



Materials Management Plan – Verification Report

Land off Roman Road

Moulton Chapel

Spalding

Lincolnshire

PE12 0XQ

Prepared for:

Allison Homes Limited

Fleet House

Cygnets Road

Hampton

Peterborough

PE7 8FD

EPS Project Reference: UK21.5680e

Date Issued: 23rd April 2024

Report Status: Issue 1

Project Reference:	UK21.5680e	
Title:	Materials Management Plan – Verification Report Moulton Chapel	
Client:	Allison Homes	
Date:	23 rd April 2024	
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Status:	Issue 1	

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Where ground investigations have been conducted, these have been limited to the level of detail required for the site in order to achieve the objectives of the investigation.

The report has been written, reviewed and authorised by the persons listed above. It has also undergone EPS' in house quality management inspection. Should you require any further assistance regarding the information provided within the report, please do not hesitate to contact us.

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1 INTRODUCTION

In March 2024, EPS was commissioned by Allison Homes to produce a Materials Management Plan (MMP) Verification Report in respect of the ‘direct transfer’ of clean soils between selected donor sites and a large housing development at Land off Roman Road, Moulton Chapel (the receiver ‘site’).

Several MMP declarations and 4No. donor sites are relevant to this verification, where the original applications were prepared by Ged Duckworth Limited on behalf of Tangent Plant Hire Limited in 2022 in accordance with CLAIRE’s *Definition of Waste: Development Industry Code of Practice* (DoWCoP). Declarations were made in 2022 by Qualified Person, Laura Legate (QP293). The original MMP form, Design Statement and Declarations are included in Appendix A, with supporting information associated with each MMP available upon request.

Under the DoWCoP, a Verification Report is required to provide an audit trail to confirm works were undertaken in accordance with the MMP(s) as well as to confirm any necessary construction phase variations. As such, this report has been prepared following confirmation of soil import completion by Allison Homes.

It should be noted that one of the declarations made by the QP in 2022 for the receiver site relates to a ‘site of origin’ scenario, whilst all others were ‘direct transfer’ applications. However, as the receiver site has been recorded as being in agricultural historical use, with no significant past development history and low potential for soil contaminants, it is understood that the ‘site of origin’ application was included to cover reuse of soils on site in line with construction earthworks management best practice, as opposed to being required under the DoWCoP. As such, this report principally focuses on verifying the ‘direct transfer’ process.

1.1 Previous Reports

To inform the suitability of soils subject to transfer under the MMP, the following geo-environmental investigations relating to both the receiver site and the 4No. donor sites were made available for review at the time of the original preparation of the MMP (with the exception of the most recent one relating to the receiver site), and during preparation of this verification assessment. The 2024 report for the receiver site is provided as Appendix B. Otherwise, all other reports can be made available upon request:

- Receiver Site
 - Ground Investigation Report – Land off Roman Road, Moulton Chapel, Spalding, Lincolnshire, PE12 0XQ (October 2018 / EPS).
 - Phase 1 Geo-Environmental Desk Study - Land off Roman Road, Moulton Chapel, Spalding, Lincolnshire, PE12 0XQ (Jan 2023 / EPS).

- Supplementary Ground Investigation Report, Land off Roman Road, Moulton Chapel, Spalding, Lincolnshire, PE12 OXQ (Jan 2024/EPS)
- Donor Site No.1 - Gosberton
 - Ground Investigation Report for High Street, Gosberton, Lincolnshire (April 2016 / Lincs Laboratory).
 - Engineer's Ground Investigation of Site for 46 New Dwellings off High Street, Gosberton, Spalding, Lincs (Sept 2021 / Morton & Hall Consulting Ltd)
- Donor Site No.2 - Sleaford
 - Geo-environmental Assessment Report – East of London Road, Sleaford (Sept 2010 / ST Consult)
- Donor Site No.3 – Market Deeping
 - Phase II Geo-environmental Assessment – Northfield Road, Market Deeping, Lincolnshire, PE6 8DW (Dec 2018 / EPS)
 - Analytical Test Report 109261 (May 2022 / Chemtech)
- Donor Site No.4 - Bourne
 - Phase 1 Site Appraisal (Desk Study) – Zone 9 Elsea Park, Bourne (Dec 2017 / GRM)
 - Phase II Site Appraisal – Zone 9 Elsea Park, Bourne (Feb 2018 / GRM)
 - Stockpile Assessment, Welland Road, Bourne, PE10 0YH (May 2022 / EPS)

In reviewing the above referenced reports (with the exception of the latest 2024 report for the receiver site) the team preparing the MMP concluded that all proposed donor material would meet the DoWCoP criteria for 'direct transfer' as there was no laboratory detected or otherwise palpable evidence of contamination, waste or putrefiable material, visual or olfactory evidence of hydrocarbon staining or asbestos within in any of the sampling locations during each of the investigations, where considered applicable. Whilst discrete areas of made ground were noted to be present at Donor Site 3 (Market Deeping), the Design Statement accompanying the MMP application stipulated that this material would not qualify for transfer.

1.2 Receiver Site Location, Description & Background

The receiver site is a c.3.5ha active residential development located north of Roman Road, Moulton Chapel, Lincolnshire, c.7km southeast of Spalding, Lincolnshire, centred around National Grid Reference (NGR): 529664, 318423.

The site formerly comprised a roughly rectangular shaped agricultural field and is bound by grass verges to the north and east, separating it from further farmland, whilst residential gardens back onto the field to the west, south and south-east.

The 2023 EPS Phase 1 Geo-Environmental Desk Study confirms that the site has never been significantly developed. A small pond was anticipated to have been previously present, located towards the centre of the study area, before having been infilled sometime between 1959 and 1975. In addition, adjacent to the southwest corner of the site, a greenhouse and adjacent unspecified tank (anticipated to be a water container) were constructed between 1938 and 1950. Both features were recorded to have been removed before the late 1990's, and otherwise the assessment concluded the contamination potential at the site to be low, such that no intrusive investigations were considered necessary.

The earlier 2018 EPS Ground Investigation Report was a geotechnically focused assessment, without any contaminant testing, but it did confirm the shallow ground conditions to generally comprise of Topsoil over Tidal Flat Deposits, with no contaminant impact recorded.

As such, based on the above and discussions with Ged Duckworth Ltd, the 'site of origin' MMP application is understood to have been prepared in line with best earthworks management practice, as opposed to being a requirement of the DoWCoP.

Further to the two historical assessments discussed above and following the import of material under the 'direct transfer' declarations, the site has been subject to additional recent geo-environmental investigations targeting the imported material – all currently the subject of verification. Whilst this assessment was undertaken to support a separate MMP application for onward movement of this material to another Allison Homes site (now approved through the DoWCoP - the background for which is provided in the MMP and Declaration (Middlegate, Kirton Receiver) provided as Appendix B), the results are relevant to confirming the nature of the material received from the various donor sites.

In summary, the results of this latest assessment which comprised the excavation of eight trial pits followed by environmental (chemical) laboratory testing, can be described as follows.

A mixture of clay, silt, gravel and sand material from the various imported donor sources was found to be present in the trial pits, all of which (with the exception of some near surface plastic and brick content) was found to be chemically suitable for retention / otherwise onward reuse in a residential context.

Whilst below thresholds for residential end use, it should be noted that some elevated TPH concentrations were recorded in trial holes TP1 and TP3. Given the carbon banding and interpretation analysis provided by the laboratory along with observations made by the engineer on site when logging the holes and taking the samples, the source of these TPH concentrations has been considered most likely attributable to naturally occurring PAHs / humic acids, or bituminous trace impact from recently placed road construction debris noted on the logs at surface level (some of which may have fallen into the hole when sampling), rather than from within the bulk of the deep placed fill material. The

trial logs confirm the absence of any significant hydrocarbon impact within the main trial holes, where no significant odours, sheens or stained were recorded. As such, it has been considered that the source of this minor impact is neither significant, nor owing to non-compliant material transported to site from the donor sites.

It is otherwise understood that Tangent Plant Hire has isolated and removed the surface debris described here to landfill, and that this will be documented in the MMP verification report associated with the onward movement of this material (pursuant to the details provided in Appendix B).

A plan showing the receiver site location and development layout is included as Figure 1.

1.3 MMP Background

Reference should be made to the MMP, Design Statement and various associated Declarations (Appendix A) and in summary; the scenario outlined within the DoWCoP relevant to the works was principally a 'direct transfer' approach, albeit with an element of 'site of origin' site won soil reuse included principally to accord with earthworks management best practice.

It was identified in the MMP documentation that a total of 36,700m³ soil was required from on- and off-site sources to meet the identified subsoil 'general fill' requirements, and that this material deficit would be sourced from site won soils and the four donor sites referenced above, namely: Gosberton, Sleaford, Market Deeping, Bourne.

The proposed volume of material to be imported from each source was identified as follows:

Material Source	Volume (m ³)
Site Won	8,000
Gosberton	1,000
Sleaford	14,000
Market Deeping	3,000
Bourne	10,700
Total	36,700

Placement locations for this material were identified in the cut/fill assessment discussed in the MMP application and Design Statement, provided as Appendix A.

As the Moulton Chapel site has not been identified as hosting significant contaminants and otherwise material reuse has been proposed under a 'direct transfer' scenario (which under the DoWCoP only allows transfer of clean and naturally occurring soils), no treatment of this material was anticipated to be necessary to improve its environmental/chemical properties.

1.4 Earthwork Activities & Records

All earthwork movements under the MMP were managed by Tangent Group Ltd. - the appointed earthworks contractor for the receiver site on behalf of Allison Homes - and took place between May 2022 and July 2022.

All records kept in support of the MMP verification have been supplied to EPS by Tangent Group Ltd., where it has been confirmed by them that all material movement has been kept between the donor sites and the Moulton Chapel Road receiver site, and no transfer or site won reuse of any made ground has taken place.

Records of the material movement and volumes during the site works have been compiled in both an excel sheet format and in an accompanying and corresponding gridded plan of the site (hereon referred to as the 'tracking documents'). The excel document, whilst it has been reviewed, is too large to include within this document, but the grid location plan is provided as Appendix C.

2 MATERIAL REUSE VERIFICATION

The following section outlines the assessment of soils during the construction programme, undertaken to ensure materials were managed in accordance with the MMP.

2.1 Environmental Testing

Environmental testing was either deemed unnecessary based on professional geo-environmental opinion or undertaken at the donor sites prior to any soil movement, as per the rationale and evidence documented in the list of reports provided within Section 1.1, which was all reviewed and approved by the QP at the point of MMP declaration.

Upon arrival at the receiver site, Tangent Group Ltd. has also confirmed that only naturally occurring subsoils were encountered, as anticipated. No soils were turned away based on visual inspection by Tangent Group Ltd. As such, no environmental testing or assessment was considered necessary; however, testing was undertaken to support onward movement of this material – as described in Section 1.2 above – whereby it has been concluded that the imported material is in keeping with the donor site characterisations of clean and naturally occurring material.

2.2 Geotechnical Testing

Placement of the soils from each of the donor sites was within landscaping areas and as deeper fill beneath road construction areas. As such, soils placed beneath the roadways have been subject to compaction and subsequent CBR assessment undertaken as part of the most recent geo-environmental investigation for the receiver site in 2024 (discussed in Section 1.2 above). Otherwise, as soils placed in landscaping areas are not considered to be geotechnically sensitive, no further geotechnical testing has been undertaken.

2.3 Unsuitable Material

None of the donor material was found to be unsuitable for the project, and no imported loads were rejected, or redirected for alternative disposal/reuse. No waste transfer documentation for off-site disposal has therefore been produced.

In e-mail correspondence with Tangent Group Ltd., their construction manager has stated:

"I can confirm as contracts manager for the Moulton Chapel project undertaken in 2022, that no made ground was exported from the donor sites or receive at Moulton the receiver site. We had a stringent procedure in place to check each and every load before it was tipped onsite at Moulton and am happy to confirm we didn't have any incidents of any wrongful tipping."

3 MATERIAL MOVEMENT

3.1 Origin and Placement of Materials

As referred to in Section 1.4, records of the material movement and volumes during the site works have been compiled in both an excel sheet format and in an accompanying and corresponding gridded plan of the site – ‘the tracking documents’. These have been reviewed and the excel spreadsheet found to include c.3,000 row entries of data, each row providing information on the following:

- Date of transfer
- Material Source
- Tonnage of each lorry load (converted to c.9m³/20tonne load as advised by Tangent Group Ltd.)
- Placement location within the gridded cells at the receiver site
- Material description
- Haulier
- Ticket number

The excel document is too large to include within this document, but the grid location plan is provided as Appendix C.

No records of site won material reuse have been provided for inclusion in this report, as only minimal reuse activity is understood to have taken place, where Tangent Group has confirmed no made ground was encountered. Otherwise, it is considered that the recording of site-won material reuse is required to accord with earthworks management best practice, as opposed to being a requirement under the DoWCoP. As such, records are not considered necessary to include in this document.

3.2 Details and Quantities of Excavated and Reused Soils

The tracking documents indicate a total ‘direct transfer’ volume from off-site sources of subsoil material of 17,423m³ (combined from the four donor sites). Material transfer took place between May 2022 and July 2022 where subsoil was placed in general areas of road and landscaping build up in the central and southern sections of the site.

- 147m³ of the total material was from Gosberton which represents 853m³ less material than was initially anticipated in the initial MMP.
- 12,130m³ of the total material was from Sleaford which represents 1,870m³ less material than was initially expected in its relevant MMP.
- 917m³ of the total material was from Market Deeping which represents 2,083m³ less material than was initially expected in its relevant MMP.
- 4,229m³ of the total material was from Bourne which represents 6,471m³ less material than was initially expected in its relevant MMP.

Whilst the MMP states the requirement for a total of 28,700m³ of fill materials from off-site donor sources, only the volumes discussed above were found to be relevant for the project. Locally sourced aggregate product is otherwise recorded to have been imported alongside to meet the required design levels and criteria at the time – the records for which have also been documented in the material tracking documents, but which are not explored further as part of this verification exercise.

As the above represents a reduction in the overall volume required under the MMP, as opposed to an increase, this variation is considered acceptable under the DoWCoP.

3.3 Details of Waste Disposal Off Site

All material that was transferred from the donor sites was used at the receiver site, therefore no waste disposal offsite was necessary. However, all waste carrier licences for the hauliers who facilitated the soils transfer under the management of Tangent Group Ltd and Allison Homes are included as Appendix D for the record.

3.4 Details and Quantities of Materials Remaining for Future Phases

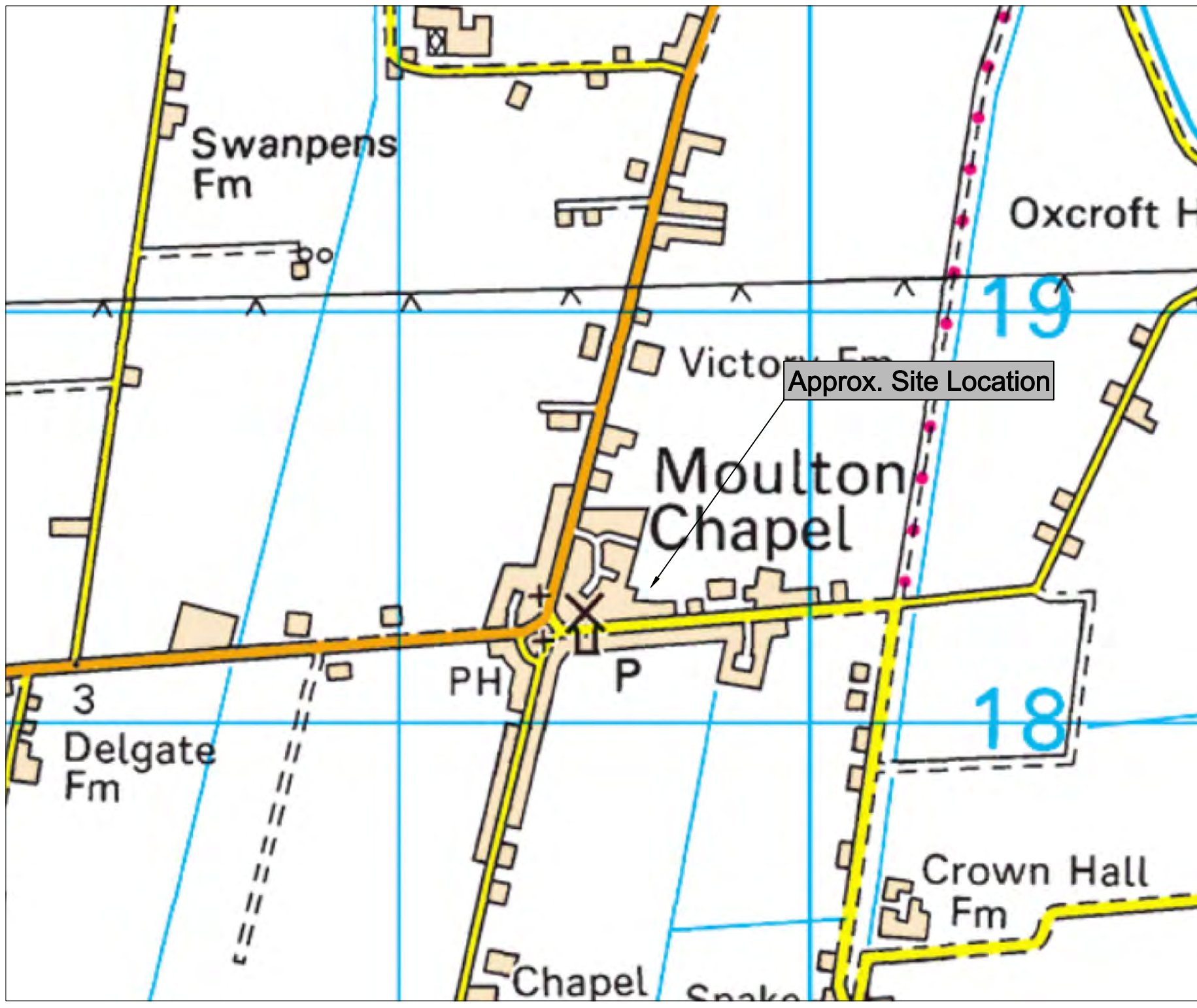
All areas of the development subject to imported general fill placement were deemed complete at the end of the direct transfer operation discussed above, as it was at this point of the project construction paused and a re-evaluation of site levels were undertaken, leading to a new requirement to export material from site (as discussed in Section 1.2 with further explanation in Appendix B). As such, no further soils import is required under this MMP.

3.5 Verification Statement – Materials Management Plan

On the basis of the information provided to EPS by Tangent Group Ltd on behalf of Allison Homes Ltd, it is concluded that the works have been carried out in general accordance with the Materials Management Plan as far as reasonably practicable in line with DoWCoP, with only deviations downwards from the volume of material originally identified for reuse.

It is recommended that a copy of this report be provided to the Project Team for approval and for the record. EPS will otherwise submit this report to CL:AIRE as is required through the MMP process on behalf of Allison Homes following their review/approval.

FIGURES



Rev	Date	Drawn	Description	Chk'd



The Geotechnical and Environmental Engineers
www.epstrategies.co.uk

Site
Moulton Chapel, Roman Road
Spalding, PE12 0XQ

Client
Allison Homes Ltd

Title
Figure 1 - Site Location

Surveyed:		Drawn by:	MC
Checked by:	TA	Date:	April 2024

Scale	NTS	Drawing Reference	UK21.5680e_01
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Job No	UK21.5680e	Rev	0
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APPENDICES

APPENDIX A

MMP, Design Statement & QP Declarations (Moulton Chapel – Receiver)

Material Management Plan – Moulton Chapel

Prepared by Ged Duckworth Ltd for
Tangent Plant Hire Limited

April 2022

Appendices

Appendix 1 – Decision Notice

Appendix 2 – Ground Investigation Report - Land off Roman Road, Moulton Chapel Spalding, Lincolnshire PE12 0XQ (EPS October 2018)

Appendix 3 - Construction Management Plan - Larkfleet Homes CMP – Roman Road (July 2021)

Appendix 4 - Extended Phase 1 Ecological Survey Report (Lockhart Garratt Ltd July 2018)

Appendix 5 – Environment Agency Planning Consultation Response

Appendix 6 - Tracking System (Ged Duckworth Ltd)

Appendix 7 – Design Statement

Source Sites:

Appendix 8a – Ground Investigation Report for High Street, Goberton, Lincolnshire (Lincs Laboratory April 2016)

Appendix 8b – Engineer’s Ground Investigation of Site for 46 New Dwellings Off High Street, Gosberton, Spalding Lincs (Morton & Hall Consulting Limited September 2021)

Appendix 9 - Geo-environmental Assessment Report – East of London Road, Sleaford (ST Consult Sept 2010)

Appendix 10a - Phase II Geo-Environmental Assessment - Northfield Road, Market Deeping, Lincolnshire PE6 8DW (EPS December 2018)

Appendix 10b – Chemtech Analytical Test Report 109261 (May 2022)

Appendix 11a - Phase I Site Appraisal (Desk Study) - Zone 9 Elsea Park, Bourne (GRM December 2017)

Appendix 11b - Phase II Site Appraisal - Zone 9 Elsea Park, Bourne (GRM February 2018)

Appendix 11c - Stockpile Assessment, Welland Road Bourne PE10 0YH (EPS May 2022)

Appendix 11d – Section 104 Plan – source of material

Appendix 11e – E-mail confirmation of source of the material (Allison Homes 26th August 2022)

Plans:

1. Drainage Strategy
2. Cut and Fill Analysis
3. Construction Management Plan
4. Section 38 (Roads)
5. Section 104 (Sewer)

Introduction

South Holland District Council has granted permission for “Erection of 86 dwellings and associated works” which includes a new access, public open space, a SUDs scheme and children’s play area, at Land North Of Roman Road Moulton Chapel Spalding, Lincolnshire PE12 0XQ .ref: H13-1215-18 and dated 8th March 2021 (Appendix 1). The site is approximately 3.9 ha and is mainly agricultural land located on the northern side of Roman Road.

Figure 1 is a Site Location Plan of the site:



The site has been the subject of a number of investigations and surveys:

As required by Condition 9 of the Decision Notice the site has been the subject of ground investigation and a Phase II Geo-environmental Report is presented as Appendix 2.

A Construction Management Plan dealing with noise, dust and vibration is presented as Appendix 3.

An Extended Phase 1 Ecological Survey Report is presented as Appendix 4.

A number of plans relate to the site which will determine final levels at the site. These are a Drainage Strategy, a Cut and Fill Isopachyte plan, site layout in the form of a Construction Management Plan and plans agreed in relation to Section 38 and 104. Section 38 plan for the estate road is an agreement where the roads will be adopted. A Section 104 (Section 104 of the Water Industry Act (1991)) agreement is a legal agreement between a developer and a water company, where the developer agrees to build sewers to an agreed standard, which the water company will then adopt. The plans are contained within and make up the Design Statement for this MMP (Appendix 7).

Appendix 6 is the Tracking System (Ged Duckworth Ltd) regarding the pre-acceptance, acceptance and placement procedures.

Table 1
Schematic – Declared Volume Table

Source Site No	Source Site Name	Declared Volume	Cumulative Declared Volume	Estimated Volume required
-	On site material	8,000	8,000	47,500m ³
1	High Street, Goberton, Lincolnshire	1,000	9,000	
2	London Road, Sleaford	14,000	23,000	
3	Northfield Road, Market Deeping, Lincolnshire	3,000	26,000	
4	Allison Homes, Welland Road, Bourne, PE10 0YH	10,700	36,7000	

Materials Management Plan (MMP) Form - October 2014

This form should be completed once the lines of evidence have been marshalled in relation to suitability for use, certainty of use and quantity required.

The answers to the questions posed within this form, together with the supporting information will constitute the MMP and must be provided to the Qualified Person.

A Qualified Person may comment on draft versions of this MMP, but will not complete the Declaration until all the relevant documents, demonstrating lines of evidence have been provided for each site.

The person / organisation who will pay the Declaration fee should confirm that they have read and understand the Terms and Conditions relating to the payment of the Declaration fee to CL:AIRE. These can be found on the CL:AIRE website.

The person / organisation agreeing to pay the Declaration Fee - Name, organisation and contact details inc. email address -	Tangent Plant Hire Limited, 2 South Brink Place, Wisbech, Cambridgeshire, PE13 1JE Jacob Goat 01945 474333 jacobgoat@tangentgroup.co.uk
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x **I confirm I have read and understood the Terms & Conditions.**

Each question must be answered. If the question is not applicable please state this and provide a brief explanation.

1. Specify the scenario to which this MMP relates, as described in the Definition of Waste: Development Industry Code of Practice (DoW CoP) (1, 2, 3 or 4):

- ☐ 1. Reuse on the Site of Origin
- ☐ 2. Direct Transfer of clean naturally occurring soil / mineral materials
- ☐ 3. Cluster Project
- x 4. Combination of any of the above

In the case of a combination of reuse scenarios, please describe it below (e.g. (i) Reuse on Site of Origin and Direct Transfer of clean naturally occurring unpolluted soils, (ii) Reuse on the Site of Origin with Direct Transfer of clean naturally occurring soil to x number of development sites etc:

(NB: A Declaration is required for reuse on the Site of Origin and for any 2 site arrangement i.e. there is no facility for a combination Declaration)

2. Organisation and name of person preparing this MMP	(Full address and contact details) Ged Duckworth Ged Duckworth Limited 52 Parkside Avenue, Littlehampton, West Sussex BN17 6BQ 07733 363136 Ged.duckworth@btinternet.com
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Document Control

Date issued	April 2022
Revision date	
Summary of revision 1	May 2022 – Added Source Site 2
Summary of revision 2	May 2022 – Added Source Site 3

Summary of revision 3	30 th August 2022 added Source Site 4
Summary of revision 4	

Insert additional lines to the table above for any subsequent revisions.

Note - revisions to the MMP do not trigger an additional Declaration by a Qualified Person, unless an additional site is added to the project.

Revisions to the MMP must be recorded and summarised in the Document Control box above.

Site Details

3. Site / Project name(s)	
Reuse / receiving site name :	Land North Of Roman Road Moulton Chapel Spalding, Lincolnshire PE12 0XQ
Donor site name (if Direct Transfer)	Source Site 1 High Street, Goberton, Lincolnshire NGR 524413 331543 Source Site 2 East of London Road, Sleaford NGR TF 064 446 Source Site 3 Northfield Road Market Deeping Lincolnshire PE6 8DW Source Site 4 Allison Homes, Welland Road, Bourne, Lincolnshire PE10 0YH

Landowners

4a. Name of Landowner(s) (full address and contact details) – where excavated materials are to be reused	Allison Homes Larkfleet House, Falcon Way, Bourne, Lincolnshire PE10 0FF Wayne Green
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	wayne.green@allison-homes.com 07717 814486.
4b. Name of Landowner(s) (full address and contact details) – where excavated materials are arising from	Source Site 1 Woodgate Developments Ltd, Kingswood House, Hallgate Road, Throckenholt, PE13 0QS Nathan Proctor nathan@woodgate-developments.co.uk 07725 305976 Source Site 2 Sleaford Property Developments Limited 3 Castlegate Grantham NG31 6SF Phone: 01476 592960 Source Site 3 Larkfleet Homes/ Allison Homes Falcon Way, Bourne, Lincs, PE10 0FF Chris Lomax chris.lomax@allison-homes.com 07485 347105 Source Site 4 Ryan Asher Powell 07826914344 Allison Homes Limited Larkfleet House, Southfields Business Park, Falcon Way, Bourne, Lincolnshire PE10 0FF Ryan Asher Powell 07826914344 Ryan.powell@allison-homes.com

Summary and objectives

5a. Provide a brief description of the planned project and how excavated materials are to be reused.	Creation of development platform for roads and residential plots, landscaping, public open space, SUDs and play area.
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General Plans and Schematics

6. Attach a location plan for the site(s) and a plan of the site(s) which identifies where different materials are to be excavated from, stockpile locations (if applicable), where materials are to be treated (if applicable) and where materials are to be reused.	Plan Document Reference(s): See Figure 1 above. Plans: 1. Drainage Strategy 2. Cut and Fill Analysis 3. Construction Management Plan 4. Section 38 (Roads) 5. Section 104 (Sewer) See source site investigation reports. Also see Schematic Table regarding required volume and Declared Volume. NB: Volumes from source sites may vary from that declared e.g. estimated volumes to be received may not be achieved e.g. over estimated, source site decision to send elsewhere, change in design levels etc...
7. Attach a schematic of proposed materials movement. Where there is only one source area and one placement area briefly describe it. For all other projects a schematic is required.	Description & Schematic Document Reference: See schematic Table 1 above.

Parties Involved and Consultation – if more than one party please provide additional details for them and identify the location that they will be working e.g. where a site is zoned

8a. Main earthworks contractor(s) (full address and contact details) – Where excavated materials are to be reused	Tangent Plant Hire Limited, 2 South Brink Place, Wisbech, Cambridgeshire, PE13 1JE Jacob Goat 01945 474333 jacobgoat@tangentgroup.co.uk
8b. Main earthworks contractor(s) (full address and contact details) - Where excavated materials are	Source Site 1 Tangent Plant Hire Limited, 2 South Brink Place, Wisbech, Cambridgeshire, PE13 1JE

arising from	Jacob Goat 01945 474333 jacobgoat@tangentgroup.co.uk Source Site 2 T Balfe Construction Richmond House Brant Road Fulbeck Grantham Lincolnshire NG34 3JZ Mark Phillis Office 01400 273700 Mobile 07761855690 Source Site 3 M V Kelly Cogen Court 151 Cranmore Boulevard, Shirley ,Solihull B90 4LN David Rowbottom david.rowbottom@mvkelly.co.uk 07795854247 Source Site 4 Tangent Plant Hire Limited, 2 South Brink Place, Wisbech, Cambridgeshire, PE13 1JE Jacob Goat 01945 474333 jacobgoat@tangentgroup.co.uk
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9. Treatment contractor(s) (full address and contact details) – for treatment on site of origin, or at a Hub site within a fixed STF / Cluster Project	NA – No treatment
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10. Where wastes and materials are to be transported between sites, provide details of the transport contractor(s) (full address, contact details and waste carriers registration	Tangent Plant Hire Limited, 2 South Brink Place, Wisbech, Cambridgeshire, PE13 1JE Jacob Goat 01945 474333 jacobgoat@tangentgroup.co.uk Waste Carriers Certificate to be provided prior to removal of
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details (if applicable))	any waste off site.
11. Provide Local Authority contact details (full address and named contacts) where excavated materials are to be reused	South Holland District Council Council Offices Priory Road Spalding Lincolnshire PE11 2XE David Gedney - Senior Planning Officer planningadvice@sholland.gov.uk 01775 764723
12a. For the site where materials are to be reused and for Hub Site locations provide Environment Agency contact details (full address and named contacts):	Nene House (Pytchley Lodge Industrial Estate), Pytchley Lodge Road, Kettering, Nothants NN15 6JQ Not consulted per sae, Route B of the DoWCoP- Direct Transfer see Table 2 of the DoWCoP Planning consultation response dated 22nd January 2019 and e-mail 22nd May 2019. No objection to the proposed scheme, only recommendation that condition imposed relating to foul sewer infrastructure. Sharon Nolan Sharon.nolan@environment-agency.gov.uk 020302 53525
For all Cluster Projects: 12b. Attach any relevant documentation from the EA relating to the excavation and reuse of the materials to demonstrate no objection to the proposals (see 3.37 of DoW CoP) If the EA has not been consulted please explain why (see paragraph 3.39 of the DoW CoP).	EA references: NA – Not a Cluster Project

Lines of Evidence

There is no one single factor that can be used to decide that a substance or object is waste, or when it is, at what point it ceases to be waste; as complete a picture as possible has to be created.

The following sections require completion to ensure the correct decision is made.

If a requested item is not relevant it is important to clearly state why this is so (e.g. no planning permission required because permitted development status exists).

Suitable for use criteria

13. Please describe or provide copies of the required specification(s) for the materials to be reused on each site.	Document Reference(s): See Design Statement - Plans 1 to 5
<i>Where contamination is suspected or known to be present</i> 14a. Please provide copies of or relevant extracts from the risk assessment(s) that has been used to determine the specification for use on the site. This must relate to the place where materials are to be used. This must be in terms of (i) human health (ii) controlled waters and (iii) any other relevant receptors. If a risk assessment is not relevant for a particular receptor given the site setting please explain why below:	Document Reference(s): NA – no contaminated materials to be used
14b. Please attach any relevant	LA Document references:

documentation from the LA relating to the excavation and reuse of the materials to demonstrate no objection (see 3.37 of the CoP)	NA
14c. Please attach any relevant documentation from the EA relating to the excavation and reuse of the materials to demonstrate no objection (see 3.37 and Table 2 of the CoP)	EA Document references: NA
14d. Please attach any relevant documentation from any other regulators (if relevant) relating to the excavation and reuse of the materials to demonstrate no objection (see 3.37 of the CoP)	Document Reference(s):

<i>Where contamination is not suspected</i> 15a. Please attach copies or relevant extracts from the Desk Top Study that demonstrates that there is no suspicion of contamination.	Document Reference(s) Source Site 1 Appendix 8a – Ground Investigation Report for High Street, Goberton, Lincolnshire (Lincs Laboratory April 2016) Appendix 8b – Engineer’s Ground Investigation of Site for 46 New Dwellings Off High Street, Gosberton, Spalding Lincs (Morton & Hall Consulting Limited September 2021) Source Site 2 Appendix 9 Geo-environmental Assessment Report – East of London Road, Sleaford (ST Consult Sept 2010) Source Site 3 Appendix 10a - Phase II Geo-Environmental Assessment - Northfield Road, Market Deeping, Lincolnshire PE6 8DW (EPS December 2018) Appendix 10b Analytical Test Report 109261 (Chemtech May 2022) Source Site 4 Appendix 11a - Phase I Site Appraisal (Desk Study) - Zone 9 Elsea Park, Bourne (GRM December 2017) Appendix 11b - Phase II Site Appraisal - Zone 9 Elsea
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	Park, Bourne (GRM February 2018) Appendix 11c - Stockpile Assessment, Welland Road Bourne PE10 0YH (EPS May 2022)
15b. Please attach copies of or relevant extracts from the site investigation/testing reports that adequately characterise the clean materials to be used (if appropriate).	Document Reference(s) See 15a above
15c. Please attach copies of any other relevant information (if available) confirming that land contamination is not an issue.	Document Reference(s)

NB: It is your responsibility to assess the nature of the material to be used and that it fits within the limitations of the scenario under which it is to be used

Certainty of use

Various lines of evidence are required to demonstrate that the materials are certain to be used. This includes:

- o The production of this MMP
- o An appropriate planning permission (or conditions that link with the reuse of the said materials)
- o An agreed Remediation Strategy(ies)
- o An agreed Design Statement(s)
- o Details of the contractual arrangements

Please identify in the following sections what lines of evidence relate to the site(s) **where the materials are to be used**.

16a. Planning Permission(s) relating to the site where materials are to be reused. Please provide a copy of the	Document Reference: See Appendix 1 Decision Notice
---	---

relevant planning permission.	
16b. Explain how the reuse of the excavated materials fits within the planning permission(s) for each site.	Creation of a development platform for roads and residential plays, landscaping, public open space, SUDs and play area.
16c. If planning permission is not required for any one site please explain why below e.g. permitted development, clean up of a chemical spill, surrender of an Environmental Permit, re-contouring within the existing permission.	NA

<i>Where contamination is suspected or is known to be present</i> 17. Please provide a copy of any Remediation Strategy(ies) that have been agreed with relevant regulators.	Document Reference(s): NA
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<i>Where contamination is not suspected</i> 18. Please provide a copy of any Design Statement(s) that have been agreed (e.g. with the planning authority or in the case of permitted developments the client).	Document Reference(s): See Design Statement - Plans 1 to 5
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Quantity of Use

19. Please provide a breakdown of the excavated materials for each site and how much will be placed at each site or sub area of each site.	Document Reference(s): See Table 1 above
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Where this is not specific to a single readily identifiable source refer to an annotated plan, schematic or attach a tabulated summary.	
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20a. How has consolidation/compaction being considered in the above mass balance calculations?	Assumed ratio of 1:1
20b. How has loss due to treatment being considered in the above mass balance calculations (if applicable)?	NA – No treatment
20c. How has the addition of treatment materials being considered in the above mass balance calculations (if applicable)? Note - An exact figure is not required but one that is reasonable in the circumstances and can be justified if challenged.	NA – no treatment

Contingency arrangements

Explain what is to happen in the following situations and **identify the appropriate clauses** in the contract(s) (Such clauses must be provided to the Qualified Person, preferably as a summary document): or

21a. What is to happen to, and who is to pay for out of specification materials?	Reference: Tangent Plant Hire Ltd will visually and olfactory inspect material upon excavation and upon placement, any suspect material will be quarantined and tested, as appropriate. If found not to be suitable will remove the material to an appropriate facility. This Tangent Plant Hire Ltd will be recorded and reported in the Verification Plan
21b. What is to happen to, and	Reference:

who is to pay for any excess materials?	In the unlikely event that surplus material is identified Tangent Plant Hire Ltd will take the material to a suitable alternative site. This will be recorded and reported in the Verification Plan
21c. What happens if the project programme slips in relation to excavated materials or materials under -going treatment?	Reference: No treatment is proposed.
21d. Other identified risk scenarios for the project (relating to excavated materials)?	Reference: None identified at this time.

The Tracking System

Where contamination is suspected or known to be present, state the procedures put in place to:

22a. For all sites please describe the tracking system to be employed to monitor materials movements.	See Appendix 6 Tracking System
<i>Where contamination is suspected or known to be present, state the procedures put in place to:</i> 22b. Prevent contaminants not suitable for the treatment process being accepted	NA – No contamination
<i>Where contamination is suspected or known to be present, state the procedures put in place to:</i> 22c. Prevent cross contamination of materials not in need of treatment, wastes awaiting treatment and treated materials	NA – No contamination
<i>Where contamination is suspected or known to be</i>	NA – No contamination

<i>present, state the procedures put in place to:</i> 22d. Demonstrate that materials that do not require treatment and successfully treated materials reach their specific destination	
<i>Where contamination is suspected or known to be present, state the procedures put in place to:</i> 22e. Ensure that waste for off-site disposal or treatment is properly characterised and goes to the correct facility	Rejected loads will be returned to the source site or appropriately authorised facility in accordance with Duty of Care Regulations, with adequate description and appropriate EWC code
23. Please attach a copy of the tracking forms / control sheets that are to be used to monitor materials movements. To include transfer of loads on site into stockpiles prior to treatment (if applicable), stockpiled after treatment (if applicable), stockpiled awaiting use (as appropriate) and final placement.	Document reference(s) See Appendix 6 Tracking System
<i>For Hub Sites within Cluster Projects & where materials need treatment before reuse</i> 24. Please attach a copy of the Environmental Permit covering the treatment process. Alternatively if the treatment is covered by a Mobile Plant	Permit reference / EA letter reference: NA – Not a Cluster project

Permit and associated Deployment Form, attach a copy of the EA agreement to the Deployment Form.	
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Records

25. Where, and in what form, are records to be kept?	Records relating to this MMP will be kept in paper and electronic format at Tangent Plant Hire Limited's head office for 2 years following completion of the project and production of the Verification Report.
Note – records e.g. transfer notes, delivery tickets, Desk Top Study, Site Investigation, Risk Assessment(s), Verification Report(s) need to be kept for at least 2 years after the completion of the works and production of the Verification Report	Records will include: Site Investigation Reports of all Source Sites Topographical surveys that may be carried out Analysis results Record of rejected loads Communications with the EA and Local Authority

Verification Plan

26. Provide or explain the Verification Plan which sets out how you will record the placement of materials and prove that excavated materials have been reused in the correct location and in the correct quantities within the development works (see 3.4 of the DoW CoP).	Document Reference The person responsible for ensuring a Verification Report is prepared Jacob Goat Tangent Plant Hire Limited, 2 South Brink Place, Wisbech, Cambridgeshire, PE13 1JE 01945 474333 jacobgoat@tangentgroup.co.uk Estimated completion date 30th June 2024 The Verification Report will contain the following information: • Site plans • Experience and qualifications of the person preparing the report in relation to the specific project • Description of the project • Description of how the use of materials links with the
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	Remediation Strategy and Design Statement • Reference to site investigation data • Reference to risk assessments • Reference to the MMP and associated tracking system, including alterations made and why • Suitable for use criteria • Laboratory analysis (if carried out) • Reference to waste transfer documentation, including return loads • Signed delivery tickets • Record of contingency arrangement(s) that had to be implemented • Record of quantity of materials used • Copies of Declaration receipt(s) issued by CLAIRE
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Design Statement

Moulton Chapel

**Report prepared by Ged Duckworth Limited for Tangent
Plant Hire Limited**

April 2022



Contents

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Plans

1. Drainage Strategy
2. Cut and Fill Analysis
3. Construction Management Plan
4. Section 38 (Roads)
5. Section 104 (Sewer)

Limitations

This Design Statement is prepared in relation to the Definition of Waste: Development Industry Code of Practice (DoWCoP).

The use of the DoWCoP is a voluntary way of demonstrating that materials used were not a waste, as such an Environmental Permit of Waste exemption is not required for their use at the site where they were used.

This report does not relate to any other materials that may have been imported under any other mechanism e.g. EA / WRAP Quality Protocol – Aggregates from inert waste or U1 waste exemption or materials not communicated by the client to aid the production of this document. Or natural aggregates that have been imported as a product.

This document is prepared on the basis of the information supplied by the client, for which this document is prepared. Ged Duckworth Limited accepts no responsibility for any inaccuracies or omissions in that information. It is the responsibility of the person(s) employed to place the material and meet any specifications relating to the placed materials.

Ged Duckworth Limited accepts no responsibility for the consequences of this document being relied upon by any other party, or being used for any other purpose, or containing any error or omission which is due to an error or omission in data supplied by other parties. Ged Duckworth Limited was not responsible for the sourcing, tracking and placement of the materials, such matters been the responsibility of the parties associated with the sourcing, tracking and placement.

Design Statement and Placement Methodology

- 1.1 South Holland District Council has granted permission for “Erection of 86 dwellings and associated works” which includes a new access, public open space, a SUDs scheme and children’s play area, at Land North Of Roman Road Moulton Chapel Spalding, Lincolnshire PE12 0XQ .ref: H13-1215-18 and dated 8th March 2021
- 1.2 The site is approximately 3.9 ha and is mainly agricultural land located on the northern side of Roman Road.
- 1.3 The intention is to use the Definition of Waste: Development Industry Code of Practice (DoWCoP) for the importation of material in an engineering operation to create the sub-grade upon which an artificial geological barrier will be placed, utilising identified source sites under the Direct Transfer Scenario of the DoWCoP.
- 1.4 The material deposited at the site will be clean naturally occurring soil and mineral material and will be imported into the site under a Materials Management Plan (MMP).
- 1.5 The Site Investigation data relating to the source site will be reviewed to show that it is clean natural occurring material so that it can be accepted under the Direct Transfer scenario of the DoWCoP.
- 1.6 The MMP and supporting information, including the test results of the source site data, will be reviewed by an independent Qualified Person registered with CL:AIRE.
- 1.7 Only after the source site has been assessed and a Qualified Person has submitted a Declaration to CL:AIRE will the material be accepted at the site. Staff will be trained to recognise the types of imported material that may be accepted at the site and to identify the details which should be presented on the documentation.
- 1.8 A record will be kept of the date of deliveries, the quantities, the nature of material and the name of the delivery company.
- 1.9 When the imported material is placed further visual checks will be carried out.
- 1.10 Documentation for the imported material received will be kept for a period of 2 years.
- 1.11 Site Plans are provided in the appendices to this Design Statement.
- 1.12. The estimated volume required for the development is 47,500m³ based on the Cut and Fill Analysis and figures provided by Tangent Plant Hire Limited (based on topographical surveys and software calculations)

Specification

2.0 The proposed works will comprise the following:

- Cut and Fill, foundation and service trench arising
- Importation of materials
- Laid in 200 to 300mm layers
- Contoured as required e.g. creation of Landscaping, Public Open Space, SUDs and Play Area
- Planted

2.1 The total volume required has been calculated from the existing levels and proposed final levels and is 47,500m³.

2.2 Material will be placed in layers of approximately 0.3m thickness and bladed in using earthmoving equipment. The layers will be laid to a slight fall to encourage surface water runoff. Any excessively wet spots will be dug out, spread and allowed to dry out prior to subsequent reuse. Any soft spots, or areas exhibiting excessive rutting shall be removed and replaced with suitable selected material and placed to minimise differential settlement surfaces. The placed material shall be free from sudden sharp or abrupt changes in grades, undulations, hollows or mounds.

2.3 If necessary previous laid material will be scrapped back to expose good clean dry material prior to the placement of the next layer and scarified as necessary to ensure adequate keying in of layers.

2.4 Regular topographical surveys will be undertaken. Markers will be placed to provide visual topographical limits so that final levels are not exceeded.

2.5 Operatives will be suitable trained and qualified and supervised by a competent manager.

Acceptable Materials

3.0 Acceptable material is defined as material that complies with the following criteria:

- Has been sourced from a pre-agreed source site
- Meets the definition of 'Clean naturally occurring soil and mineral materials' and

is as follows

- o Soil, both top-soil and sub-soil
 - o Parent Material
 - o Clays, silts, sands and gravels
 - o Underlying geology (i.e. underlying rock formation) and
 - o Made Ground consisting of the above materials only, e.g. embankment which is to be removed and is suitable for use without any processing
- Shall not comprise vegetation arising from initial site strip operations
- Shall not be frozen or containing ice
- The material shall contain no visual or olfactory evidence of contamination

Unacceptable Material

4.0 Unacceptable material may be generated during the course of work at the source site, these may include:

- Made Ground soils that do not meet the definition given above for acceptable materials or which require any further degree of processing
- Oversized materials (>150mm in any direction)
- Materials containing visual or olfactory evidence of potential contamination
- Materials containing invasive or injurious weeds (e.g. Japanese Knotweed)
- Excavated infrastructure materials (e.g. pipework, ducting, cables etc)
- Demolition wastes / arisings
- General construction materials (e.g. plasterboard, glass, wood etc)

4.1 Unacceptable material shall not be transported to the site. If any unacceptable material is accidentally or unknowingly received at the site then it shall be removed back to the site it arose from or to a suitably authorised facility in line with waste management regulations.

Slope Stability

5.0 In placing the soils the machine driver will spread the material so that no steep slopes are produced on the site. The placed material will be bladed to encourage surface water runoff to the surrounding area to reduce the amount of water infiltration.

5.1 Slopes will not be placed such that they are steeper than 1:3, unless required to produce the desired landform.



- Legend**
- Denotes Highways Swale
 - Denotes Permeable Paving
 - Denotes Surface Water Carrier pipe.
 - Denotes Foul Water Carrier pipe.

Site to have soakaway testing, however for this Strategy we have assumed minimal infiltration due to the presence of existing water structure surrounding the site.

Highways Swales will have adoptable carrier pipes with the road drainage entering the carrier drainage and the hardstanding and roads entering swale via a filter strip providing treatment and storage.

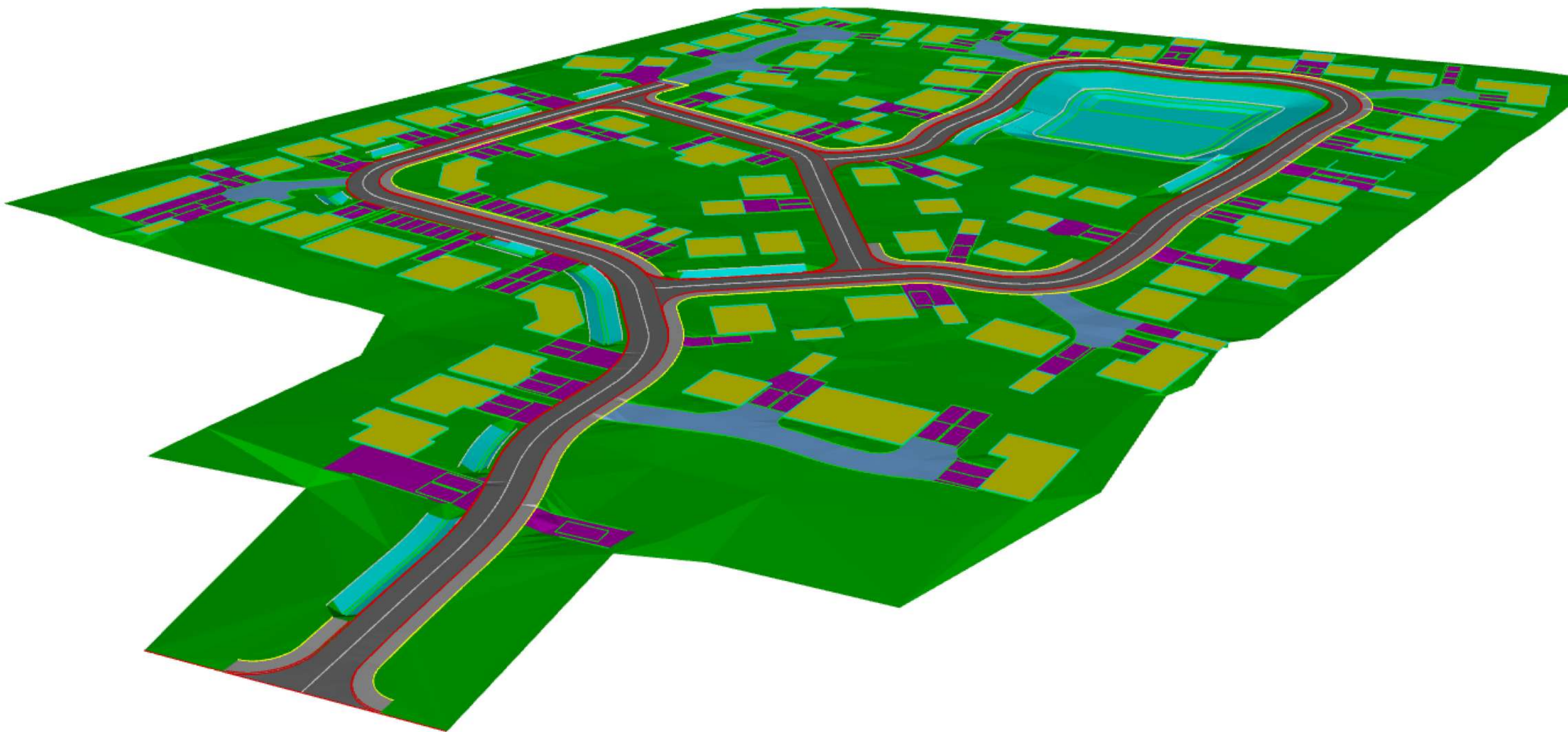
Permeable Paving allow the treatment of roofs, hardstanding and private roads. This allows storage treatment and enables the discharge point to be restricted with a flow control devices.

Surface Water Carrier pipe network allows the conveyance of stormwater underground to the pond.

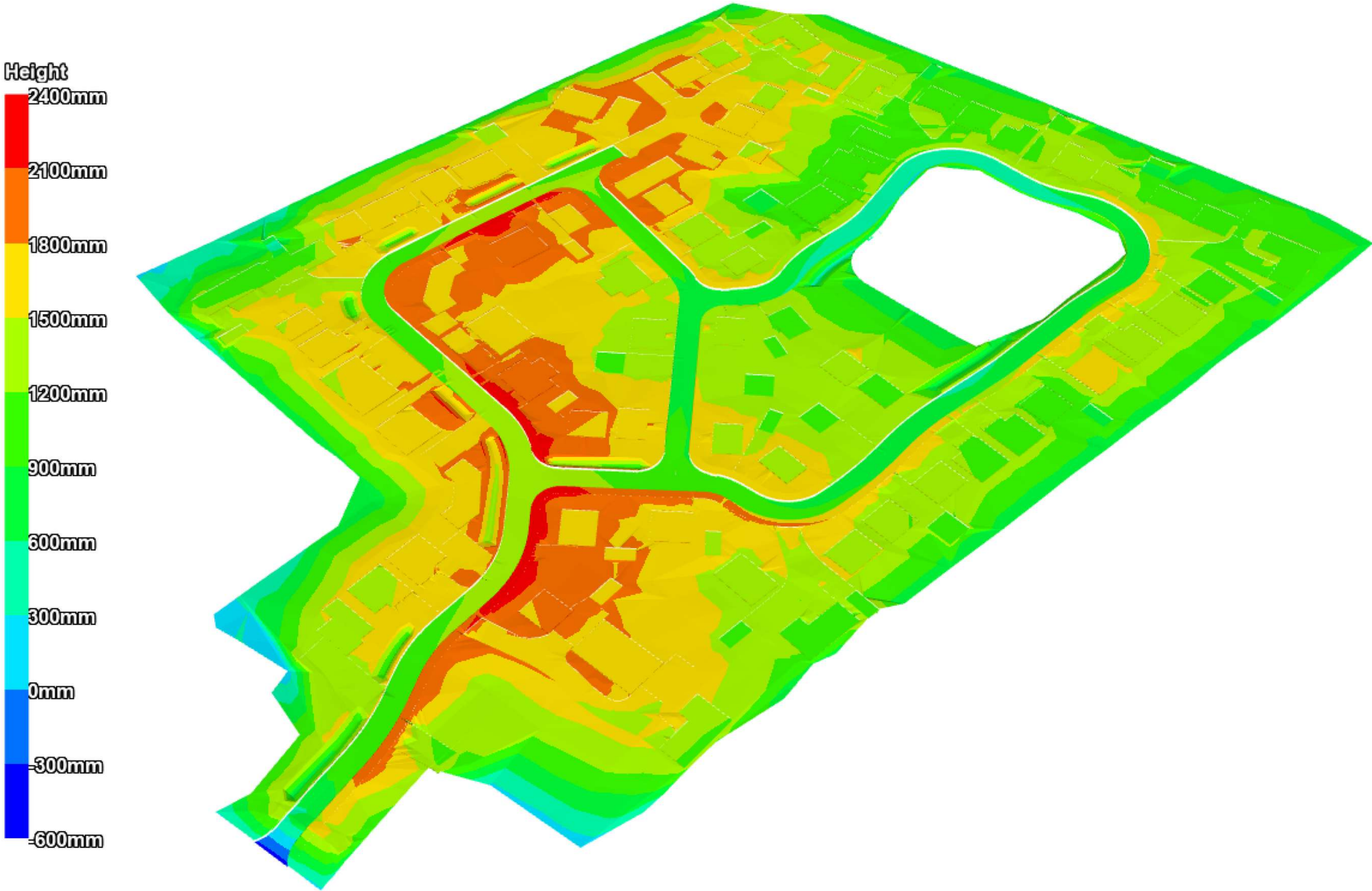
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9	2329
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78	2513
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80	2434
81	2401
82	2329
83	2329
84	2329
85	2435

PRISM VOLUMES : Proposed Group Levels to Topo - 408mm						
Group	Depth	Volumes			Avge Depths	
		Cut/Material	Fill/Void	Balance	Cut/Material	Fill/Void
Unassigned	0.000	0.0000	0.0000	-0.0000	0.000	0.000
Basin/Swale	0.250	1192.6588	1095.2402	97.4186	0.764	0.826
Footpath	0.225	0.0000	2090.3348	-2090.3348	0.000	1.744
Garages	0.550	0.0000	0.0000	-0.0000	0.000	0.000
Garden	0.250	2.0015	26721.9801	-26719.9786	0.440	1.366
Houses	0.550	0.0000	8836.9656	-8836.9656	0.000	1.370
Parking	0.350	0.0000	4955.7013	-4955.7013	0.000	1.478
Private Roads	0.450	0.0000	1731.3341	-1731.3341	0.000	1.441
Road	0.880	3.3912	3172.1691	-3168.7779	0.214	0.925
Active Groups		1198.0515	48603.7251	-47405.6736	0.758	1.331

3D Image of Proposed Levels DTM

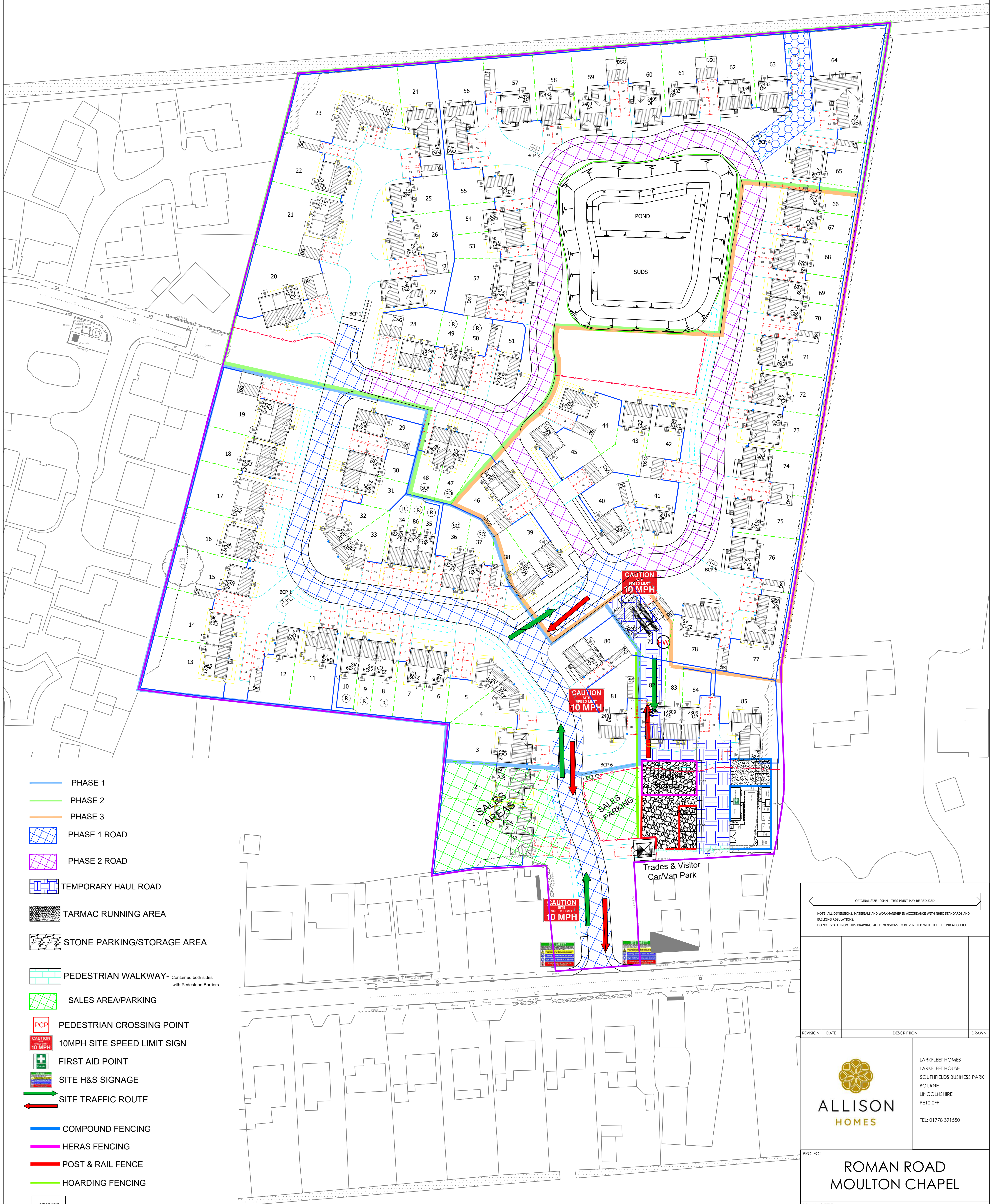
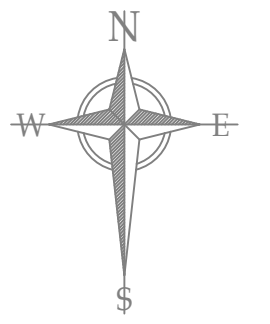


Isopachyte Image showing Cut/Fill Depths



Hi Resolution Drone Image





- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 1 ROAD
- PHASE 2 ROAD
- TEMPORARY HAUL ROAD
- TARMAC RUNNING AREA
- STONE PARKING/STORAGE AREA
- PEDESTRIAN WALKWAY - Contained both sides with Pedestrian Barriers
- SALES AREA/PARKING
- PCP PEDESTRIAN CROSSING POINT
- 10MPH SITE SPEED LIMIT SIGN
- FIRST AID POINT
- SITE H&S SIGNAGE
- SITE TRAFFIC ROUTE
- COMPOUND FENCING
- HERAS FENCING
- POST & RAIL FENCE
- HOARDING FENCING
- WHEEL WASH STATION

A Tornado D1ES Cold water pressure washer and bowser (diesel) will be used on all construction vehicles leaving the site.

NOTE: ALL DIMENSIONS, MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH NHBC STANDARDS AND BUILDING REGULATIONS. DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE VERIFIED WITH THE TECHNICAL OFFICE.

REVISION	DATE	DESCRIPTION	DRAWN
ALLISON HOMES LARKFLEET HOMES LARKFLEET HOUSE SOUTHFIELDS BUSINESS PARK BOURNE LINCOLNSHIRE PE10 0FF TEL: 01778 391550			

PROJECT ROMAN ROAD MOULTON CHAPEL			
DRAWING TITLE CONSTRUCTION MANAGEMENT PLAN			
SCALE 1:500 @ A1	DATE 27.05.2021	DRAWN DOB	APPROVED -
DRAWING NO. L181/CMP/01			REVISION -



The details provided on this drawing are subject to comments by all the relevant approving authorities. Until such time as all comments have been received and incorporated onto the drawings, all the information provided and costings, are used at Larkfleet Homes, risk and no liability will be accepted by RSK. Scheme based on Larkfleet Homes site plan L181/SITE/01. Street lighting based on Lincolnshire county council design drawing 1872_LTG_5000_A1-SL

CIVIL / STRUCTURAL DESIGN RISK MANAGEMENT

Abnormal or unusual residual risks associated with the design outcomes shown on this drawing are:-

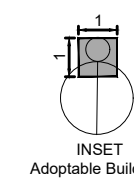
RSK LDE LTD has followed its Design Risk Management process for Hazard Elimination and Risk reduction in developing the designs shown on this drawing. Abnormal or unusual residual risks may be shown above where it is considered that such risk may not normally be expected by competent persons engaged on work of this nature or type.

- Adoptable Carriageway, Footpath
- Site Boundary
- Proposed foul water sewer and manhole
- Proposed surface water sewer and manhole
- Proposed highway drain and manhole
- Proposed road gully with Ø150 connecting pipe
- Existing combined sewer and manhole
- Road name plate
- Tactile crossing
- Proposed Dry Swale

Street Lighting Key

- Proposed 6 metre galvanised T/S lighting column c/w column rod protection to G1a (LCC) spec. Column to have vertically mounted TRT Aspect Eco 112 LED WW (3000K) General Road (GR2) lens Powerset lantern set to 10W output. Lantern to have LCC Aggressive Dim Regime overridden by internal wiring link. Lantern to have 7-pin NEMA socket c/w Westire 8480 35/18 lux Part Night (OFF: 0000-0600) photocell. Lantern inclination to be 0°.

- Drainage Easement



Road name plate locations to be agreed with Local Authority

Tactile crossing locations to be agreed with Local Authority

Proposed street lighting columns to be added on receipt of street lighting design

Notes:

- The specification in all respects shall be in accordance with the Lincolnshire County Council Development Road and Sustainable Drainage Specification and Construction
- Within the catchment of traditional drainage design, the minimum longitudinal fall for highways, without channel block shall be 1 in 150 and with channel blocks 1 in 250
- General deterioration of the existing highway/footway/verges created through construction of the new Section 38 Development will be reinstated to the Development Road and Sustainable Drainage Specification and Construction at the developers' own cost at the agreement of the Inspecting Development Management Officer.
- No private surface water shall discharge onto the adoptable highway
- No private structural features shall overhang the adoptable highway
- No retaining walls exceeding 1.37 meters shall be within 3.66 meters of the highway boundary.

Rev.	Date	Amendment	Drawn	CHKD	Appd
P4	06.12.21	Updated to suit Lincolnshire County Council comments received 08.11.21	LGS	MAR	
P3	01.10.21	Updated to suit new layout dated 06.07.21 and to suit Lincolnshire County Council comments	LGS	MAR	
P2	10.09.19	Street lighting design 1872_LTG_5000_A1-SL from Lincolnshire County Council added to drawing	JW	MAR	
P1	31.07.19	First Issue	EP	MAR	



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Email: info@rsk.co.uk
Web: www.rsk.co.uk

Client	Larkfleet Homes
Project Title	Moulton Chapel Spalding
Status	DETAIL FOR ISSUE
Drawing Title	Section 38 Assessment Plan

Drawn	Date	Checked	Date	Approved	Date
EP	JUL 19	MAR	JUL 19		
Scale	1:500	Orig Size	A0	Dimensions	
Project No.	881565	Drawing File			
Drawing No.	40-13	Rev.	P4		

Scale 1:500
0 5 10 15 20 25m



CIVIL / STRUCTURAL DESIGN RISK MANAGEMENT

Abnormal or unusual residual risks associated with the design outcomes shown on this drawing are:-

RSK LDE LTD has followed its Design Risk Management process for Hazard Elimination and Risk reduction in developing the designs shown on this drawing. Abnormal or unusual residual risks may be shown above where it is considered that such risk may not normally be expected by competent persons engaged on work of this nature or type.

Notes:

- This drawing is to be read in conjunction with all Engineering Drawings, Standard Details and specifications.
- No works shall commence on site until all relevant technical approvals are in place and agreed in writing with the appropriate approval body, any works implemented prior to approval is at risk and is the responsibility of the Principal Contractor.
- All drains and connections to be 100mm diameter, unless noted otherwise.
- This drawing is schematic for clarity, and where possible drains should be laid within 2m of houses, and connectors kept as short as possible.
- Where pipes pass under buildings, unless beam & block floors are used, they are to be surrounded in concrete.
- All branch drains, or connectors, are to discharge to the collectors obliquely, and in the direction of the main flow.
- House levels are Finished Floor Levels (F.F.L.).
- Figures quoted next to manholes (P.C.s) are cover & invert level, in metres AOD.
- Footpaths are to be laid with a crossfall (1 in 40) to allow drainage to carriageways or soft landscaped areas.
- Where possible all drainage runs shall be kept a minimum of 4.0m from any existing tree that is to be retained.
- All drainage design is subject to technical approval, no connections shall be made to any public sewers / existing watercourse without written consent from the drainage authority / EA.
- The location of SSSV/P/R/W/Ps are subject to confirmation by the Architect.
- Where proposed trees/existing trees are located within proximity to below ground drainage, root barriers should be provided in accordance with the Landscape Architect's details and specification.
- Proposed main foul and surface water sewers are to be offered for adoption to Anglian Water in accordance with SFA 6th.
- An allowance should be made for flap/non-return valves to all surface water outfall pipes, subject to confirmation by the EA.
- All proposed surface and foul water outfall invert levels to be confirmed to the Engineer prior to commencement of any drainage works.
- For locations of concrete pipe protection, refer to the road long sections.

Drainage Legend:

- Site Boundary
- Water Course
- Existing combined sewer and manhole
- Existing surface water sewer and manhole
- Proposed foul water sewer and manhole
- Proposed surface water sewer and manhole
- Proposed foul water lateral and connection
- Proposed surface water lateral and connection
- Proposed road gully with Ø150 connecting pipe
- Public sewer easement
- Proposed Dry Swale
- Proposed Dry Swale Number
- PP = Performed Pipe

Note: The drainage works are subject to Technical Approval from Anglian Water & Lincolnshire County Council and may therefore change

Notes:

- The specification in all respects shall be in accordance with the Lincolnshire County Council Development Road and Sustainable Drainage Specification and Construction
- Within the catchment of traditional drainage design, the minimum longitudinal fall for highways, without channel block shall be 1 in 150 and with channel blocks 1 in 250
- General deterioration of the existing highway/footway/verges created through construction of the new Section 38 Development will be reinstated to the Development Road and Sustainable Drainage Specification and Construction at the developers' own cost at the agreement of the inspecting Development Management Officer.
- No private surface water shall discharge onto the adoptable highway
- No private structural features shall overhang the adoptable highway
- No retaining walls exceeding 1.37 meters shall be within 3.66 meters of the highway boundary.

Rev.	Date	Amendment	Drawn	CHKD	Appd
P4	07.12.21	Updated to suit Anglian Water comments received 14.10.21	LGS	MAR	
P3	04.10.21	Updated to suit client comments received 04.10.21	LGS	MAR	
P2	01.10.21	Updated to suit new layout dated 05.07.21 and to suit Lincolnshire County Council comments	LGS	MAR	
P1	31.07.19	First Issue	JW	MAR	



LAND & DEVELOPMENT ENGINEERING LTD

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170 Chester Road
Hedley
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Tel: +44 (0) 1629 726006
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Web: www.rsk.co.uk

Client
Larkfleet Homes

Project Title
**Moulton Chapel
Spalding**

Status
DETAILED DESIGN

Drawing Title
S104 Agreement Plan

Drawn Date
JW JUL 19

Checked Date
MAR JUL 19

Approved Date

Scale
1:500

Orig Size
A0

Dimensions

Project No.
881565

Drawing File

Drawing No.
40-18

Rev
P4

Scale 1:500

0 5 10 15 20 25m



Definition of Waste Code of Practice Declaration Receipt

This Declaration has been submitted to the Environment Agency under the Definition of Waste Code of Practice (DoW CoP).

You are reminded that if materials are not used in accordance with the Materials Management Plan or risk assessment, or if it is discovered that materials were not suitable for use, were used in excessive quantity or in such a manner as to harm human health or pollute the environment, the Environment Agency may conclude that those materials were discarded and were waste.

You are also reminded that a Verification Report must be prepared on completion of the work as set out in the Remediation Strategy / Design Statement covering the site. This Verification Report must be provided to the Environment Agency upon request.

This receipt relates to the following Declaration -

1. References	
Your Reference for this Declaration	GE20831 Moulton Chapel - SoO
Related declaration references	
3. Site of Origin	Checked
4. Direct Transfer	N/A
5. Cluster Project (including use of a fixed Soil Treatment Facility as a Hub site)	N/A
2. Proposed Volumes	
Proposed Volumes in m ³	8000
Additional comments on Proposed Volumes	
3. Site of Origin	
3a. Route A: Land affected by contamination or suspected of being affected by contamination	N/A
3b. Route B: Land not suspected of being affected by contamination.	Checked
Site Address	Land North Of Roman Road Moulton Chapel Spalding, Lincolnshire PE12 0XQ
Postcode for Site of Origin	PE12 0XQ
Grid Reference for Site of Origin	Grid Ref: 529680, 318402



3d. Site Owner(s)	
Site Owner #1	
Name	Allison Homes
Address	Allison Homes Larkfleet House, Falcon Way, Bourne, Lincolnshire PE10 0FF Contact: Wayne Green wayne.green@allison-homes.com 07717 814486.
Email	wayne.green@allison-homes.com
Telephone	07717 814486
3e. Developer	
Developer #1	
Company	Allison Homes
Address	Allison Homes Larkfleet House, Falcon Way, Bourne, Lincolnshire PE10 0FF Contact: Wayne Green wayne.green@allison-homes.com 07717 814486. Groundworks Contractor: Tangent Plant Hire Limited, 2 South Brink Place, Wisbech, Cambridgeshire, PE13 1JE Jacob Goat 01945 474333 jacobgoat@tangentgroup.co.uk
Contact Name	Jacob Goat
Job Title	Project Manager and Engineer
Email	jacobgoat@tangentgroup.co.uk
Telephone	01945 474333
6. Local Authorities / Regulators	
6a. Local Authorities	
Local Authority #1	
Receiver Site Local Authority	South Holland District Council
Local Authority Address	South Holland District Council Council Offices Priory Road Spalding Lincolnshire PE11 2XE David Gedney - Senior Planning Officer planningadvice@sholland.gov.uk 01775 764723
Lead Contact Name	David Gedney



Lead Contact Role	Senior Planning Officer
Lead Contact Address (if different from above)	As above
Lead Contact Email	planningadvice@sholland.gov.uk
Lead Contact Telephone	01775 764723
Receiver Site Agency	Lincoln
Agency Address	Nene House (Pytchley Lodge Industrial Estate), Pytchley Lodge Road, Kettering, Northants NN15 6JQ Not consulted per sae, Route B of the DoWCoP- Direct Transfer see Table 2 of the DoWCoP Planning consultation response dated 22nd January 2019 and e-mail 22nd May 2019. No objection to the proposed scheme, only recommendation that condition imposed relating to foul sewer infrastructure. Sharon Nolan, Planning Advisor Sharon.nolan@environment-agency.gov.uk 020302 53525 Enquiries@environment-agency.gov.uk for the attention of the relevant waste team
Contact Telephone	020302 53525
Contact Email	Sharon.nolan@environment-agency.gov.uk & Enquiries@environment-agency.gov.uk for the attention of the relevant waste team

7. Lines of Evidence

Reference for the Materials Management Plan	Materials Management Plan for Moulton Chapel, prepared by Ged Duckworth of Ged Duckworth Limited on behalf of Tangent Plant Hire Limited, dated April 2022, for re-use on the site or origin and direct transfer for materials from SS1. Including schematic detailed in Table 1.
Reference for the Risk Assessment	- Appendix 2 – Ground Investigation Report for Land off Roman Road, Moulton Chapel Spalding, Lincolnshire PE12 0XQ, undertaken by EPS on behalf of Larkfleet Homes, Dated 26th October 2018, Ref: UK18.4158, issue 1



Reference for either Remediation Strategy or Design Statement	- Appendix 7 – Design Statement for Moulton Chapel produced by Ged Duckworth Limited on behalf of Tangent Plant Hire Limited, dated April 2022 and including the following plans: 1. Drainage Strategy 2. Cut and Fill Analysis (Drawing No: TAN-2022-02-JG-001, dated March 2022) 3. Construction Management Plan (Drawing No: L181/CMP/01, dated 27/05/2021) 4. Section 38 (Roads) (Project: 881565, Drawing No: 40-13, Rev P4, dated July 19) 5. Section 104 (Sewer) (Project: 881565, Drawing No: 40-18, Rev P4, dated July 19)
Reference for the Verification Plan	Verification Plan detailing what to be presented in Verification Report in Section 26
Company	Tangent Plant Hire Limited,
Address	Tangent Plant Hire Limited, 2 South Brink Place, Wisbech, Cambridgeshire, PE13 1JE
Name	Jacob Goat
Email	jacobgoat@tangentgroup.co.uk
Telephone	01945 474333
Expected production date for the Verification Report.	2024-06-30 00:00:00
7gi. Location plans	1. Drainage Strategy 2. Cut and Fill Analysis (Drawing No: TAN-2022-02-JG-001, dated March 2022) 3. Construction Management Plan (Drawing No: L181/CMP/01, dated 27/05/2021) 4. Section 38 (Roads) (Project: 881565, Drawing No: 40-13, Rev P4, dated July 19) 5. Section 104 (Sewer) (Project: 881565, Drawing No: 40-18, Rev P4, dated July 19)
7gii. Schematics	- Schematic detailed in Table 1 of MMP 2. Cut and Fill Analysis (Drawing No: TAN-2022-02-JG-001, dated March 2022)



7giii. Desk Top Study	- Appendix 2 – Ground Investigation Report for Land off Roman Road, Moulton Chapel Spalding, Lincolnshire PE12 0XQ, undertaken by EPS on behalf of Larkfleet Homes, Dated 26th October 2018, Ref: UK18.4158, issue 1
7giv. Mass balance calculations	2. Cut and Fill Analysis (Drawing No: TAN-2022-02-JG-001, dated March 2022)
7gv. Contingency arrangements	- Contingency Plans – Are presented in Section 21a-21d of MMP
7gvi. Tracking system	- Appendix 6 - Tracking System produced by Ged Duckworth Ltd, regarding the pre-acceptance, acceptance and placement procedures.
Additional Documentation #1	
Document Type	Planning, Construction Management Plan, Ecology and EA Planning Response



Document Reference	- Appendix 1 – Decision Notice for Erection of 86 dwellings and associated works at Land North Of Roman Road Moulton Chapel Spalding, Issued by South Holland District Council, Planning Ref: H13-1215-18, dated 8th March 2021. - Appendix 1a - Planning Committee Report for H13-1215-18, Dated 15th Jan 2020. Section 7.27 Contamination - The Geo-Environmental Desk Study Report accompanying the application indicates that there are no readily identifiable sources of contamination. - Appendix 3 - Construction Management Plan for residential Development Comprising 89 Dwellings and Associated Infrastructure at Land at Roman Road, Moulton Chapel, Larkfleet Homes CMP – Roman Road, dated July 2021. - Appendix 4 - Extended Phase 1 Ecological Survey Report for Land at Moulton Chapel, undertaken by Lockhart Garratt Ltd on behalf of Larkfleet Homes, dated 16th July 2018, Ref: 18-098 - Appendix 5 (1) – Environment Agency Planning Consultation Response from Sharon Nolan (Sustainable Places Planning Advisor) to South Holland District Council, Planning and Development, re Erection of 99 Dwellings and associated works at Land North of Roman Road, Moulton Chapel, dated 22nd January 2019, EA Ref: AN/2018/128381/01-LO1, Planning Ref: H13-1215-18. - Appendix 5 (2) - Environment Agency Planning Consultation Response from Sharon Nolan (Sustainable Places Planning Advisor) to South Holland District Council, Planning and Development, re Erection of 99 Dwellings and associated works at Land North of Roman Road, Moulton Chapel, dated 22nd May 2019, EA Ref: AN/2018/128381/02-LO1, Planning Ref: H13-1215-18. Confirmation no gate fee being charged
a) The Local Authority	Checked
b) Environment Agency	Checked



c) Natural Resources Wales	N/A
d) Other relevant environmental regulatory bodies	N/A
Reference the correspondence with the Local Authority	- Appendix 1 – Decision Notice for Erection of 86 dwellings and associated works at Land North Of Roman Road Moulton Chapel Spalding, Issued by South Holland District Council, Planning Ref: H13-1215-18, dated 8th March 2021 - Appendix 1a - Planning Committee Report for H13-1215-18, Dated 15th Jan 2020. Section 7.27 Contamination - The Geo-Environmental Desk Study Report accompanying the application indicates that there are no readily identifiable sources of contamination.



Reference the correspondence with the Environment Agency	- Appendix 5 (1) – Environment Agency Planning Consultation Response from Sharon Nolan (Sustainable Places Planning Advisor) to South Holland District Council, Planning and Development, re Erection of 99 Dwellings and associated works at Land North of Roman Road, Moulton Chapel, dated 22nd January 2019, EA Ref: AN/2018/128381/01-LO1, Planning Ref: H13-1215-18. - Appendix 5 (2) - Environment Agency Planning Consultation Response from Sharon Nolan (Sustainable Places Planning Advisor) to South Holland District Council, Planning and Development, re Erection of 99 Dwellings and associated works at Land North of Roman Road, Moulton Chapel, dated 22nd May 2019, EA Ref: AN/2018/128381/02-LO1, Planning Ref: H13-1215-18. Not consulted per sae, Route B of the DoWCoP- Direct Transfer see Table 2 of the DoWCoP Planning consultation response dated 22nd January 2019 and e-mail 22nd May 2019. No objection to the proposed scheme, only recommendation that condition imposed relating to foul sewer infrastructure. Route B and relying on the presence of a Desk Top Study to satisfy the requirements of Table 2 (in the DoW CoP): - Appendix 2 – Ground Investigation Report for Land off Roman Road, Moulton Chapel Spalding, Lincolnshire PE12 0XQ, undertaken by EPS on behalf of Larkfleet Homes, Dated 26th October 2018, Ref: UK18.4158, issue - Appendix 1a - Planning Committee Report for H13-1215-18, Dated 15th Jan 2020. Section 7.27 Contamination - The Geo-Environmental Desk Study Report accompanying the application indicates that there are no readily identifiable sources of contamination. 1
I have reviewed the planning consent including planning conditions	Checked



Planning Reference (State either the reference or Not Applicable.)	- Appendix 1 – Decision Notice for Erection of 86 dwellings and associated works at Land North Of Roman Road Moulton Chapel Spalding, Issued by South Holland District Council, Planning Ref: H13-1215-18, dated 8th March 2021 - Appendix 1a - Planning Committee Report for H13-1215-18, Dated 15th Jan 2020. Section 7.27 Contamination - The Geo-Environmental Desk Study Report accompanying the application indicates that there are no readily identifiable sources of contamination.
a) The Local Authority	Checked
b) Environment Agency	Checked
c) Natural Resources Wales	N/A
d) Other relevant environmental regulatory bodies	N/A



Please list correspondence reviewed above	- Appendix 1 – Decision Notice for Erection of 86 dwellings and associated works at Land North Of Roman Road Moulton Chapel Spalding, Issued by South Holland District Council, Planning Ref: H13-1215-18, dated 8th March 2021 - Appendix 1a - Planning Committee Report for H13-1215-18, Dated 15th Jan 2020. Section 7.27 Contamination - The Geo-Environmental Desk Study Report accompanying the application indicates that there are no readily identifiable sources of contamination. - EA: - Appendix 5 (1) – Environment Agency Planning Consultation Response from Sharon Nolan (Sustainable Places Planning Advisor) to South Holland District Council, Planning and Development, re Erection of 99 Dwellings and associated works at Land North of Roman Road, Moulton Chapel, dated 22nd January 2019, EA Ref: AN/2018/128381/01-LO1, Planning Ref: H13-1215-18. - Appendix 5 (2) - Environment Agency Planning Consultation Response from Sharon Nolan (Sustainable Places Planning Advisor) to South Holland District Council, Planning and Development, re Erection of 99 Dwellings and associated works at Land North of Roman Road, Moulton Chapel, dated 22nd May 2019, EA Ref: AN/2018/128381/02-LO1, Planning Ref: H13-1215-18. Not consulted per sae, Route B of the DoWCoP- Direct Transfer see Table 2 of the DoWCoP Planning consultation response dated 22nd January 2019 and e-mail 22nd May 2019. No objection to the proposed scheme, only recommendation that condition imposed relating to foul sewer infrastructure.
Planning consent not required	N/A

8. QP Declaration	
8a. QP Name	Laura Legate
8b. QP Number	QP293



8c. I satisfy the Qualified Person requirements set out in Appendix 6 of the Definition of Waste: Development Industry Code of Practice to complete this Declaration.	Checked
8d. I have reviewed the Materials Management Plan for the above project.	Checked
8e. I have reviewed the Risk Assessment.	Checked
8f. I have reviewed the Remediation Strategy/Design Statement covering the above site.	Checked
8g. I have requested correspondence / documentation relating to the development and how that relates to the use of materials.	Checked
8h. The risk assessment assesses human health and environmental risks in relation to the proposed uses of all the materials in the MMP. The risk assessment concludes that the objectives of preventing harm to human health and pollution of the environment will be met if materials are used in the proposed manner	Checked
8i. The Local Authority, the Environment Agency / Natural Resources Wales and other relevant environmental regulatory bodies have not objected to the proposed development / land remediation on the basis that the use of any material is likely to cause harm to human health or pollution of the environment. [This confirmation should be given regardless of whether planning consent is required for the activity. Also see paragraph 3.37 of the CoP.].	Checked
8j. The EA/NRW have not objected to the reuse of materials on the grounds that it a.) constitutes a waste management operation or b.) has had a previous application for an environmental permit for waste recovery refused (on the grounds that the project represents waste disposal).	Checked



8k. The project does not involve land-spreading / agricultural re-profiling.	Checked
8l. The project has not yet commenced; this is not a retrospective application of the DoW CoP.	Checked





Definition of Waste Code of Practice Declaration Receipt

This Declaration has been submitted to the Environment Agency under the Definition of Waste Code of Practice (DoW CoP).

You are reminded that if materials are not used in accordance with the Materials Management Plan or risk assessment, or if it is discovered that materials were not suitable for use, were used in excessive quantity or in such a manner as to harm human health or pollute the environment, the Environment Agency may conclude that those materials were discarded and were waste.

You are also reminded that a Verification Report must be prepared on completion of the work as set out in the Remediation Strategy / Design Statement covering the site. This Verification Report must be provided to the Environment Agency upon request.

This receipt relates to the following Declaration -

1. References	
Your Reference for this Declaration	GE20831 Moulton Chapel - SS1
Related declaration references	Previous Site of Origin Declaration submitted, awaiting receipt and ref
3. Site of Origin	N/A
4. Direct Transfer	Checked
5. Cluster Project (including use of a fixed Soil Treatment Facility as a Hub site)	N/A
2. Proposed Volumes	
Proposed Volumes in m ³	1000
Additional comments on Proposed Volumes	
4. Direct Transfer	
4a. Route A: Direct use of clean naturally occurring soils with elevated levels of naturally occurring substances on another development site.	N/A
4b. Route B: Direct use of clean naturally occurring soils on another development site.	Checked
4c. Donor Sites	
Donor Site #1	



Site Address	High Street, Goberton, Lincolnshire NGR 524413 331543
Company	Woodgate Developments Ltd,
Developer company address	Woodgate Developments Ltd, Kingswood House, Hallgate Road, Throckenholt, PE13 0QS Nathan Proctor nathan@woodgate-developments.co.uk 07725 305976 Earthworks Tangent Plant Hire Limited, 2 South Brink Place, Wisbech, Cambridgeshire, PE13 1JE Jacob Goat 01945 474333 jacobgoat@tangentgroup.co.uk
Name	Nathan Proctor
Email	nathan@woodgate-developments.co.uk
Telephone	07725 305976
4d. Receiver Sites	
Receiver Site #1	
Site Address	Land North Of Roman Road Moulton Chapel Spalding, Lincolnshire PE12 0XQ
Company	Allison Homes
Developer company address	Allison Homes Larkfleet House, Falcon Way, Bourne, Lincolnshire PE10 0FF Wayne Green wayne.green@allison-homes.com 07717 814486. Earthworks Contractor: Tangent Plant Hire Limited, 2 South Brink Place, Wisbech, Cambridgeshire, PE13 1JE Jacob Goat 01945 474333 jacobgoat@tangentgroup.co.uk
Name	Wayne Green
Email	wayne.green@allison-homes.com
Telephone	07717 814486

6. Local Authorities / Regulators

6a. Local Authorities

Local Authority #1

Receiver Site Local Authority	South Holland District Council
-------------------------------	--------------------------------



Local Authority Address	South Holland District Council Council Offices Priory Road Spalding Lincolnshire PE11 2XE David Gedney - Senior Planning Officer planningadvice@sholland.gov.uk 01775 764723
Lead Contact Name	David Gedney
Lead Contact Role	Senior Planning Officer
Lead Contact Address (if different from above)	As above
Lead Contact Email	planningadvice@sholland.gov.uk
Lead Contact Telephone	01775 764723
Receiver Site Agency	Lincoln
Agency Address	Nene House (Pytchley Lodge Industrial Estate), Pytchley Lodge Road, Kettering, Northants NN15 6JQ Not consulted per sae, Route B of the DoWCoP- Direct Transfer see Table 2 of the DoWCoP Planning consultation response dated 22nd January 2019 and e-mail 22nd May 2019. No objection to the proposed scheme, only recommendation that condition imposed relating to foul sewer infrastructure. Sharon Nolan Sharon.nolan@environment-agency.gov.uk 020302 53525 enquiries@environment-agency.gov.uk for the attention of the relevant waste team
Contact Telephone	020302 53525
Contact Email	enquiries@environment-agency.gov.uk & Sharon.nolan@environment-agency.gov.uk

7. Lines of Evidence

Reference for the Materials Management Plan	Materials Management Plan for Moulton Chapel, prepared by Ged Duckworth of Ged Duckworth Limited on behalf of Tangent Plant Hire Limited, dated April 2022, for re-use on the site or origin and direct transfer for materials from SS1. Including schematic detailed in Table 1.
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Reference for the Risk Assessment	Receiver site: - Appendix 2 – Ground Investigation Report for Land off Roman Road, Moulton Chapel Spalding, Lincolnshire PE12 0XQ, undertaken by EPS on behalf of Larkfleet Homes, Dated 26th October 2018, Ref: UK18.4158, issue 1 Risk Assessment for Donor Site (SS1): - Appendix 8a – Ground Investigation Report for High Street, Gosberton, Lincolnshire Undertaken by Lincs Laboratory on behalf of JH Walters, dated 21st April 2016, Ref: G39367/6/MH/MT. - Appendix 8b – Engineers Ground Investigation Report for High Street, Gosberton, Spalding, Lincs, undertaken by Morton and Hall Consulting Limited, dated Ref: H7914/RAM/RG, Dated Wed 29th September 2021. Reports indicate that the source site comprises an agricultural field with no contaminative uses reported. The Direct Transfer relates to clean naturally occurring materials only and excludes Made Ground.
Reference for either Remediation Strategy or Design Statement	- Appendix 7 – Design Statement for Moulton Chapel produced by Ged Duckworth Limited on behalf of Tangent Plant Hire Limited, dated April 2022 and including the following plans: 1. Drainage Strategy 2. Cut and Fill Analysis (Drawing No: TAN-2022-02-JG-001, dated March 2022) 3. Construction Management Plan (Drawing No: L181/CMP/01, dated 27/05/2021) 4. Section 38 (Roads) (Project: 881565, Drawing No: 40-13, Rev P4, dated July 19) 5. Section 104 (Sewer) (Project: 881565, Drawing No: 40-18, Rev P4, dated July 19)
Reference for the Verification Plan	Verification Plan detailing what to be presented in Verification Report in Section 26
Company	Tangent Plant Hire Limited
Address	Jacob Goat Tangent Plant Hire Limited, 2 South Brink Place, Wisbech, Cambridgeshire, PE13 1JE 01945 474333 jacobgoat@tangentgroup.co.uk



Name	Jacob Goat
Email	jacobgoat@tangentgroup.co.uk
Telephone	01945 474333
Expected production date for the Verification Report.	2024-06-30 00:00:00
7gi. Location plans	1. Drainage Strategy 2. Cut and Fill Analysis (Drawing No: TAN-2022-02-JG-001, dated March 2022) 3. Construction Management Plan (Drawing No: L181/CMP/01, dated 27/05/2021) 4. Section 38 (Roads) (Project: 881565, Drawing No: 40-13, Rev P4, dated July 19) 5. Section 104 (Sewer) (Project: 881565, Drawing No: 40-18, Rev P4, dated July 19)
7gii. Schematics	- Schematic detailed in Table 1 on MMP. 2. Cut and Fill Analysis (Drawing No: TAN-2022-02-JG-001, dated March 2022)
7giii. Desk Top Study	Receiver Site: - Appendix 2 – Ground Investigation Report for Land off Roman Road, Moulton Chapel Spalding, Lincolnshire PE12 0XQ, undertaken by EPS on behalf of Larkfleet Homes, Dated 26th October 2018, Ref: UK18.4158, issue 1 Risk Assessment for Donor Site (SS1) - Appendix 8a – Ground Investigation Report for High Street, Gosberton, Lincolnshire Undertaken by Lincs Laboratory on behalf of JH Walters, dated 21st April 2016, Ref: G39367/6/MH/MT. - Appendix 8b – Engineers Ground Investigation Report for High Street, Gosberton, Spalding, Lincs, undertaken by Morton and Hall Consulting Limited, dated Ref: H7914/RAM/RG, Dated Wed 29th September 2021. Reports indicate that the source site comprises an agricultural field with no contaminative uses reported. The Direct Transfer relates to clean naturally occurring materials only and excludes Made Ground.
7giv. Mass balance calculations	2. Cut and Fill Analysis (Drawing No: TAN-2022-02-JG-001, dated March 2022)
7gv. Contingency arrangements	- Contingency Plans – Are presented in Section 21a-21d of MMP



7gvi. Tracking system	- Appendix 6 - Tracking System produced by Ged Duckworth Ltd, regarding the pre-acceptance, acceptance and placement procedures.
Additional Documentation #1	
Document Type	Planning, Construction Management Plan, Ecology and EA consultee response





Document Reference	- Appendix 1 – Decision Notice for Erection of 86 dwellings and associated works at Land North Of Roman Road Moulton Chapel Spalding, Issued by South Holland District Council, Planning Ref: H13-1215-18, dated 8th March 2021. - Appendix 1a - Planning Committee Report for H13-1215-18, Dated 15th Jan 2020. Section 7.27 Contamination - The Geo-Environmental Desk Study Report accompanying the application indicates that there are no readily identifiable sources of contamination. - Appendix 3 - Construction Management Plan for residential Development Comprising 89 Dwellings and Associated Infrastructure at Land at Roman Road, Moulton Chapel, Larkfleet Homes CMP – Roman Road, dated July 2021. - Appendix 4 - Extended Phase 1 Ecological Survey Report for Land at Moulton Chapel, undertaken by Lockhart Garratt Ltd on behalf of Larkfleet Homes, dated 16th July 2018, Ref: 18-098 - Appendix 5 (1) – Environment Agency Planning Consultation Response from Sharon Nolan (Sustainable Places Planning Advisor) to South Holland District Council, Planning and Development, re Erection of 99 Dwellings and associated works at Land North of Roman Road, Moulton Chapel, dated 22nd January 2019, EA Ref: AN/2018/128381/01-LO1, Planning Ref: H13-1215-18. - Appendix 5 (2) - Environment Agency Planning Consultation Response from Sharon Nolan (Sustainable Places Planning Advisor) to South Holland District Council, Planning and Development, re Erection of 99 Dwellings and associated works at Land North of Roman Road, Moulton Chapel, dated 22nd May 2019, EA Ref: AN/2018/128381/02-LO1, Planning Ref: H13-1215-18.
a) The Local Authority	Checked
b) Environment Agency	Checked
c) Natural Resources Wales	N/A



d) Other relevant environmental regulatory bodies	N/A
Reference the correspondence with the Local Authority	- Appendix 1 – Decision Notice for Erection of 86 dwellings and associated works at Land North Of Roman Road Moulton Chapel Spalding, Issued by South Holland District Council, Planning Ref: H13-1215-18, dated 8th March 2021. - Appendix 1a - Planning Committee Report for H13-1215-18, Dated 15th Jan 2020. Section 7.27 Contamination - The Geo-Environmental Desk Study Report accompanying the application indicates that there are no readily identifiable sources of contamination.



Reference the correspondence with the Environment Agency	- Appendix 5 (1) – Environment Agency Planning Consultation Response from Sharon Nolan (Sustainable Places Planning Advisor) to South Holland District Council, Planning and Development, re Erection of 99 Dwellings and associated works at Land North of Roman Road, Moulton Chapel, dated 22nd January 2019, EA Ref: AN/2018/128381/01-LO1, Planning Ref: H13-1215-18. - Appendix 5 (2) - Environment Agency Planning Consultation Response from Sharon Nolan (Sustainable Places Planning Advisor) to South Holland District Council, Planning and Development, re Erection of 99 Dwellings and associated works at Land North of Roman Road, Moulton Chapel, dated 22nd May 2019, EA Ref: AN/2018/128381/02-LO1, Planning Ref: H13-1215-18. Not consulted per sae, Route B of the DoWCoP- Direct Transfer see Table 2 of the DoWCoP Planning consultation response dated 22nd January 2019 and e-mail 22nd May 2019. No objection to the proposed scheme, only recommendation that condition imposed relating to foul sewer infrastructure. Route B and relying on the presence of a Desk Top Study to satisfy the requirements of Table 2 (in the DoW CoP) - Appendix 2 – Ground Investigation Report for Land off Roman Road, Moulton Chapel Spalding, Lincolnshire PE12 0XQ, undertaken by EPS on behalf of Larkfleet Homes, Dated 26th October 2018, Ref: UK18.4158, issue 1 - Appendix 1a - Planning Committee Report for H13-1215-18, Dated 15th Jan 2020. Section 7.27 Contamination - The Geo-Environmental Desk Study Report accompanying the application indicates that there are no readily identifiable sources of contamination.
I have reviewed the planning consent including planning conditions	Checked



Planning Reference (State either the reference or Not Applicable.)	- Appendix 1 – Decision Notice for Erection of 86 dwellings and associated works at Land North Of Roman Road Moulton Chapel Spalding, Issued by South Holland District Council, Planning Ref: H13-1215-18, dated 8th March 2021 - Appendix 1a - Planning Committee Report for H13-1215-18, Dated 15th Jan 2020. Section 7.27 Contamination - The Geo-Environmental Desk Study Report accompanying the application indicates that there are no readily identifiable sources of contamination.
a) The Local Authority	Checked
b) Environment Agency	Checked
c) Natural Resources Wales	N/A
d) Other relevant environmental regulatory bodies	N/A



Please list correspondence reviewed above	- Appendix 1 – Decision Notice for Erection of 86 dwellings and associated works at Land North Of Roman Road Moulton Chapel Spalding, Issued by South Holland District Council, Planning Ref: H13-1215-18, dated 8th March 2021 - Appendix 1a - Planning Committee Report for H13-1215-18, Dated 15th Jan 2020. Section 7.27 Contamination - The Geo-Environmental Desk Study Report accompanying the application indicates that there are no readily identifiable sources of contamination. EA: - Appendix 5 (1) – Environment Agency Planning Consultation Response from Sharon Nolan (Sustainable Places Planning Advisor) to South Holland District Council, Planning and Development, re Erection of 99 Dwellings and associated works at Land North of Roman Road, Moulton Chapel, dated 22nd January 2019, EA Ref: AN/2018/128381/01-LO1, Planning Ref: H13-1215-18. - Appendix 5 (2) - Environment Agency Planning Consultation Response from Sharon Nolan (Sustainable Places Planning Advisor) to South Holland District Council, Planning and Development, re Erection of 99 Dwellings and associated works at Land North of Roman Road, Moulton Chapel, dated 22nd May 2019, EA Ref: AN/2018/128381/02-LO1, Planning Ref: H13-1215-18. Not consulted per sae, Route B of the DoWCoP- Direct Transfer see Table 2 of the DoWCoP Planning consultation response dated 22nd January 2019 and e-mail 22nd May 2019. No objection to the proposed scheme, only recommendation that condition imposed relating to foul sewer infrastructure. -
Planning consent not required	N/A

8. QP Declaration	
8a. QP Name	Laura Legate
8b. QP Number	QP293



8c. I satisfy the Qualified Person requirements set out in Appendix 6 of the Definition of Waste: Development Industry Code of Practice to complete this Declaration.	Checked
8d. I have reviewed the Materials Management Plan for the above project.	Checked
8e. I have reviewed the Risk Assessment.	Checked
8f. I have reviewed the Remediation Strategy/Design Statement covering the above site.	Checked
8g. I have requested correspondence / documentation relating to the development and how that relates to the use of materials.	Checked
8h. The risk assessment assesses human health and environmental risks in relation to the proposed uses of all the materials in the MMP. The risk assessment concludes that the objectives of preventing harm to human health and pollution of the environment will be met if materials are used in the proposed manner	Checked
8i. The Local Authority, the Environment Agency / Natural Resources Wales and other relevant environmental regulatory bodies have not objected to the proposed development / land remediation on the basis that the use of any material is likely to cause harm to human health or pollution of the environment. [This confirmation should be given regardless of whether planning consent is required for the activity. Also see paragraph 3.37 of the CoP.].	Checked
8j. The EA/NRW have not objected to the reuse of materials on the grounds that it a.) constitutes a waste management operation or b.) has had a previous application for an environmental permit for waste recovery refused (on the grounds that the project represents waste disposal).	Checked



8k. The project does not involve land-spreading / agricultural re-profiling.	Checked
8l. The project has not yet commenced; this is not a retrospective application of the DoW CoP.	Checked





Definition of Waste Code of Practice Declaration Receipt

This Declaration has been submitted to the Environment Agency under the Definition of Waste Code of Practice (DoW CoP).

You are reminded that if materials are not used in accordance with the Materials Management Plan or risk assessment, or if it is discovered that materials were not suitable for use, were used in excessive quantity or in such a manner as to harm human health or pollute the environment, the Environment Agency may conclude that those materials were discarded and were waste.

You are also reminded that a Verification Report must be prepared on completion of the work as set out in the Remediation Strategy / Design Statement covering the site. This Verification Report must be provided to the Environment Agency upon request.

This receipt relates to the following Declaration -

1. References	
Your Reference for this Declaration	GE20831 Moulton Chapel - SS2
Related declaration references	2022-04-19 08:44:56 2022-04-19 08:56:48
3. Site of Origin	N/A
4. Direct Transfer	Checked
5. Cluster Project (including use of a fixed Soil Treatment Facility as a Hub site)	N/A
2. Proposed Volumes	
Proposed Volumes in m ³	14000
Additional comments on Proposed Volumes	
4. Direct Transfer	
4a. Route A: Direct use of clean naturally occurring soils with elevated levels of naturally occurring substances on another development site.	N/A
4b. Route B: Direct use of clean naturally occurring soils on another development site.	Checked
4c. Donor Sites	
Donor Site #1	



Site Address	East of London Road, Sleaford, North Kesteven, Lincolnshire, East Midlands NG34 6AQ TF 064 446, NGR 506400, 344600
Company	Landowner: Sleaford Property Developments Limited, Earthworks Contractor and Developer: T Balfe Construction
Developer company address	Sleaford Property Developments Limited 3 Castlegate Grantham NG31 6SF Phone: 01476 592960 Earthworks Contractor and Developer: T Balfe Construction Richmond House Brant Road Fulbeck Grantham Lincolnshire NG34 3JZ Contact details is me, Mark Phillis Office 01400 273700 Mobile 07761855690
Name	Mark Phillis
Email	tbalfe@tbalfe.co.uk FAO Mark Phillis
Telephone	Office 01400 273700 Mobile 07761855690
4d. Receiver Sites	
Receiver Site #1	
Site Address	Land North Of Roman Road Moulton Chapel Spalding, Lincolnshire PE12 0XQ Grid Ref: 529680 , 318402
Company	Allison Homes
Developer company address	Allison Homes Larkfleet House, Falcon Way, Bourne, Lincolnshire PE10 0FF Wayne Green wayne.green@allison-homes.com 07717 814486. Earthworks Contractor: Tangent Plant Hire Limited, 2 South Brink Place, Wisbech, Cambridgeshire, PE13 1JE Jacob Goat 01945 474333 jacobgoat@tangentgroup.co.uk
Name	Wayne Green
Email	wayne.green@allison-homes.com
Telephone	07717 814486

6. Local Authorities / Regulators



6a. Local Authorities	
Local Authority #1	
Receiver Site Local Authority	South Holland District Council
Local Authority Address	South Holland District Council Council Offices Priory Road Spalding Lincolnshire PE11 2XE David Gedney - Senior Planning Officer planningadvice@sholland.gov.uk 01775 764723
Lead Contact Name	David Gedney
Lead Contact Role	Senior Planning Officer
Lead Contact Address (if different from above)	As above
Lead Contact Email	planningadvice@sholland.gov.uk
Lead Contact Telephone	01775 764723
Receiver Site Agency	Lincoln
Agency Address	Nene House (Pytchley Lodge Industrial Estate), Pytchley Lodge Road, Kettering, Nothants NN15 6JQ Not consulted per sae, Route B of the DoWCoP- Direct Transfer see Table 2 of the DoWCoP Planning consultation response dated 22nd January 2019 and e-mail 22nd May 2019. No objection to the proposed scheme, only recommendation that condition imposed relating to foul sewer infrastructure. Sharon Nolan Sharon.nolan@environment-agency.gov.uk 020302 53525 enquiries@environment-agency.gov.uk for the attention of the relevant waste team
Contact Telephone	020302 53525
Contact Email	Sharon.nolan@environment-agency.gov.uk; enquiries@environment-agency.gov.uk

7. Lines of Evidence



Reference for the Materials Management Plan	Materials Management Plan for Moulton Chapel, prepared by Ged Duckworth of Ged Duckworth Limited on behalf of Tangent Plant Hire Limited, dated May 2022 Revision 1 direct transfer for materials from SS2. Including schematic detailed in Table 1.
Reference for the Risk Assessment	- Appendix 2 – Ground Investigation Report for Land off Roman Road, Moulton Chapel Spalding, Lincolnshire PE12 0XQ, undertaken by EPS on behalf of Larkfleet Homes, Dated 26th October 2018, Ref: UK18.4158, issue 1 Risk Assessment for Donor Site (SS2) - Appendix 9 Geo-Environmental Assessment Report for East of London Road, Sleaford undertaken by ST Consult on behalf of Kimberley Plc, Ref: JN0333, Dated 30TH September 2010 The Direct Transfer relates to clean naturally occurring materials only and excludes Made Ground.
Reference for either Remediation Strategy or Design Statement	- Appendix 7 – Design Statement for Moulton Chapel produced by Ged Duckworth Limited on behalf of Tangent Plant Hire Limited, dated April 2022 and including the following plans: 1. Drainage Strategy 2. Cut and Fill Analysis (Drawing No: TAN-2022-02-JG-001, dated March 2022) 3. Construction Management Plan (Drawing No: L181/CMP/01, dated 27/05/2021) 4. Section 38 (Roads) (Project: 881565, Drawing No: 40-13, Rev P4, dated July 19) 5. Section 104 (Sewer) (Project: 881565, Drawing No: 40-18, Rev P4, dated July 19)
Reference for the Verification Plan	Verification Plan detailing what to be presented in Verification Report in Section 26
Company	Tangent Plant Hire Limited
Address	Jacob Goat Tangent Plant Hire Limited, 2 South Brink Place, Wisbech, Cambridgeshire, PE13 1JE 01945 474333 jacobgoat@tangentgroup.co.uk
Name	Jacob Goat



Email	jacobgoat@tangentgroup.co.uk
Telephone	01945 474333
Expected production date for the Verification Report.	2024-06-30 00:00:00
7gi. Location plans	1. Drainage Strategy 2. Cut and Fill Analysis (Drawing No: TAN-2022-02-JG-001, dated March 2022) 3. Construction Management Plan (Drawing No: L181/CMP/01, dated 27/05/2021) 4. Section 38 (Roads) (Project: 881565, Drawing No: 40-13, Rev P4, dated July 19) 5. Section 104 (Sewer) (Project: 881565, Drawing No: 40-18, Rev P4, dated July 19)
7gii. Schematics	- Schematic detailed in Table 1 on MMP. 2. Cut and Fill Analysis (Drawing No: TAN-2022-02-JG-001, updated May 2022)
7giii. Desk Top Study	Receiver Site: - Appendix 2 – Ground Investigation Report for Land off Roman Road, Moulton Chapel Spalding, Lincolnshire PE12 0XQ, undertaken by EPS on behalf of Larkfleet Homes, Dated 26th October 2018, Ref: UK18.4158, issue 1 Source Site 2: - Appendix 9 Geo-Environmental Assessment Report for East of London Road, Sleaford undertaken by ST Consult on behalf of Kimberley Plc, Ref: JN0333, Dated 30TH September 2010
7giv. Mass balance calculations	Risk Assessment for Donor Site (SS2) - Appendix 9 Geo-Environmental Assessment Report for East of London Road, Sleaford undertaken by ST Consult on behalf of Kimberley Plc, Ref: JN0333, Dated 30TH September 2010
7gv. Contingency arrangements	Contingency Plans – Are presented in Section 21a-21d of MMP
7gvi. Tracking system	- Appendix 6 - Tracking System produced by Ged Duckworth Ltd, regarding the pre-acceptance, acceptance and placement procedures.
Additional Documentation #1	



Document Type	Planning, Construction Management Plan, Ecology and WA Consultee Response
Document Reference	- Appendix 1 – Decision Notice for Erection of 86 dwellings and associated works at Land North Of Roman Road Moulton Chapel Spalding, Issued by South Holland District Council, Planning Ref: H13-1215-18, dated 8th March 2021. - Appendix 1a - Planning Committee Report for H13-1215-18, Dated 15th Jan 2020. Section 7.27 Contamination - The Geo-Environmental Desk Study Report accompanying the application indicates that there are no readily identifiable sources of contamination. - Appendix 3 - Construction Management Plan for residential Development Comprising 89 Dwellings and Associated Infrastructure at Land at Roman Road, Moulton Chapel, Larkfleet Homes CMP – Roman Road, dated July 2021. - Appendix 4 - Extended Phase 1 Ecological Survey Report for Land at Moulton Chapel, undertaken by Lockhart Garratt Ltd on behalf of Larkfleet Homes, dated 16th July 2018, Ref: 18-098 - Appendix 5 (1) – Environment Agency Planning Consultation Response from Sharon Nolan (Sustainable Places Planning Advisor) to South Holland District Council, Planning and Development, re Erection of 99 Dwellings and associated works at Land North of Roman Road, Moulton Chapel, dated 22nd January 2019, EA Ref: AN/2018/128381/01-LO1, Planning Ref: H13-1215-18. - Appendix 5 (2) - Environment Agency Planning Consultation Response from Sharon Nolan (Sustainable Places Planning Advisor) to South Holland District Council, Planning and Development, re Erection of 99 Dwellings and associated works at Land North of Roman Road, Moulton Chapel, dated 22nd May 2019, EA Ref: AN/2018/128381/02-LO1, Planning Ref: H13-1215-18.
a) The Local Authority	Checked



b) Environment Agency	Checked
c) Natural Resources Wales	N/A
d) Other relevant environmental regulatory bodies	N/A
Reference the correspondence with the Local Authority	- Appendix 1 – Decision Notice for Erection of 86 dwellings and associated works at Land North Of Roman Road Moulton Chapel Spalding, Issued by South Holland District Council, Planning Ref: H13-1215-18, dated 8th March 2021. - Appendix 1a - Planning Committee Report for H13-1215-18, Dated 15th Jan 2020. Section 7.27 Contamination - The Geo-Environmental Desk Study Report accompanying the application indicates that there are no readily identifiable sources of contamination.



Reference the correspondence with the Environment Agency	- Appendix 5 (1) – Environment Agency Planning Consultation Response from Sharon Nolan (Sustainable Places Planning Advisor) to South Holland District Council, Planning and Development, re Erection of 99 Dwellings and associated works at Land North of Roman Road, Moulton Chapel, dated 22nd January 2019, EA Ref: AN/2018/128381/01-LO1, Planning Ref: H13-1215-18. - Appendix 5 (2) - Environment Agency Planning Consultation Response from Sharon Nolan (Sustainable Places Planning Advisor) to South Holland District Council, Planning and Development, re Erection of 99 Dwellings and associated works at Land North of Roman Road, Moulton Chapel, dated 22nd May 2019, EA Ref: AN/2018/128381/02-LO1, Planning Ref: H13-1215-18. - Appendix 5 (1) – Environment Agency Planning Consultation Response from Sharon Nolan (Sustainable Places Planning Advisor) to South Holland District Council, Planning and Development, re Erection of 99 Dwellings and associated works at Land North of Roman Road, Moulton Chapel, dated 22nd January 2019, EA Ref: AN/2018/128381/01-LO1, Planning Ref: H13-1215-18. - Appendix 5 (2) - Environment Agency Planning Consultation Response from Sharon Nolan (Sustainable Places Planning Advisor) to South Holland District Council, Planning and Development, re Erection of 99 Dwellings and associated works at Land North of Roman Road, Moulton Chapel, dated 22nd May 2019, EA Ref: AN/2018/128381/02-LO1, Planning Ref: H13-1215-18. Not consulted per sae, Route B of the DoWCoP- Direct Transfer see Table 2 of the DoWCoP Planning consultation response dated 22nd January 2019 and e-mail 22nd May 2019. No objection to the proposed scheme, only recommendation that condition imposed relating to foul sewer infrastructure.
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I have reviewed the planning consent including planning conditions	Checked
Planning Reference (State either the reference or Not Applicable.)	- Appendix 1 – Decision Notice for Erection of 86 dwellings and associated works at Land North Of Roman Road Moulton Chapel Spalding, Issued by South Holland District Council, Planning Ref: H13-1215-18, dated 8th March 2021 - Appendix 1a - Planning Committee Report for H13-1215-18, Dated 15th Jan 2020. Section 7.27 Contamination - The Geo-Environmental Desk Study Report accompanying the application indicates that there are no readily identifiable sources of contamination.
a) The Local Authority	Checked
b) Environment Agency	Checked
c) Natural Resources Wales	N/A
d) Other relevant environmental regulatory bodies	N/A



Please list correspondence reviewed above	- Appendix 1 – Decision Notice for Erection of 86 dwellings and associated works at Land North Of Roman Road Moulton Chapel Spalding, Issued by South Holland District Council, Planning Ref: H13-1215-18, dated 8th March 2021 - Appendix 1a - Planning Committee Report for H13-1215-18, Dated 15th Jan 2020. Section 7.27 Contamination - The Geo-Environmental Desk Study Report accompanying the application indicates that there are no readily identifiable sources of contamination. - EA: - Appendix 5 (1) – Environment Agency Planning Consultation Response from Sharon Nolan (Sustainable Places Planning Advisor) to South Holland District Council, Planning and Development, re Erection of 99 Dwellings and associated works at Land North of Roman Road, Moulton Chapel, dated 22nd January 2019, EA Ref: AN/2018/128381/01-LO1, Planning Ref: H13-1215-18. - Appendix 5 (2) - Environment Agency Planning Consultation Response from Sharon Nolan (Sustainable Places Planning Advisor) to South Holland District Council, Planning and Development, re Erection of 99 Dwellings and associated works at Land North of Roman Road, Moulton Chapel, dated 22nd May 2019, EA Ref: AN/2018/128381/02-LO1, Planning Ref: H13-1215-18. Not consulted per sae, Route B of the DoWCoP- Direct Transfer see Table 2 of the DoWCoP Planning consultation response dated 22nd January 2019 and e-mail 22nd May 2019. No objection to the proposed scheme, only recommendation that condition imposed relating to foul sewer infrastructure. -
Planning consent not required	N/A

8. QP Declaration

8a. QP Name	Laura Legate
8b. QP Number	QP293



8c. I satisfy the Qualified Person requirements set out in Appendix 6 of the Definition of Waste: Development Industry Code of Practice to complete this Declaration.	Checked
8d. I have reviewed the Materials Management Plan for the above project.	Checked
8e. I have reviewed the Risk Assessment.	Checked
8f. I have reviewed the Remediation Strategy/Design Statement covering the above site.	Checked
8g. I have requested correspondence / documentation relating to the development and how that relates to the use of materials.	Checked
8h. The risk assessment assesses human health and environmental risks in relation to the proposed uses of all the materials in the MMP. The risk assessment concludes that the objectives of preventing harm to human health and pollution of the environment will be met if materials are used in the proposed manner	Checked
8i. The Local Authority, the Environment Agency / Natural Resources Wales and other relevant environmental regulatory bodies have not objected to the proposed development / land remediation on the basis that the use of any material is likely to cause harm to human health or pollution of the environment. [This confirmation should be given regardless of whether planning consent is required for the activity. Also see paragraph 3.37 of the CoP.].	Checked
8j. The EA/NRW have not objected to the reuse of materials on the grounds that it a.) constitutes a waste management operation or b.) has had a previous application for an environmental permit for waste recovery refused (on the grounds that the project represents waste disposal).	Checked
8k. The project does not involve land-spreading / agricultural re-profiling.	Checked



8l. The project has not yet commenced; this is not a retrospective application of the DoW CoP.	Checked
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Definition of Waste Code of Practice Declaration Receipt

This Declaration has been submitted to the Environment Agency under the Definition of Waste Code of Practice (DoW CoP).

You are reminded that if materials are not used in accordance with the Materials Management Plan or risk assessment, or if it is discovered that materials were not suitable for use, were used in excessive quantity or in such a manner as to harm human health or pollute the environment, the Environment Agency may conclude that those materials were discarded and were waste.

You are also reminded that a Verification Report must be prepared on completion of the work as set out in the Remediation Strategy / Design Statement covering the site. This Verification Report must be provided to the Environment Agency upon request.

This receipt relates to the following Declaration -

1. References	
Your Reference for this Declaration	GE20831a Moulton Chapel - SS3
Related declaration references	2022-04-19 08:44:56 2022-04-19 08:56:48 2022-05-16 09:51:39
3. Site of Origin	N/A
4. Direct Transfer	Checked
5. Cluster Project (including use of a fixed Soil Treatment Facility as a Hub site)	N/A
2. Proposed Volumes	
Proposed Volumes in m ³	3000
Additional comments on Proposed Volumes	
4. Direct Transfer	
4a. Route A: Direct use of clean naturally occurring soils with elevated levels of naturally occurring substances on another development site.	N/A
4b. Route B: Direct use of clean naturally occurring soils on another development site.	Checked
4c. Donor Sites	



Donor Site #1	
Site Address	Northfield Road, Market Deeping, Lincolnshire, PE6 8DW
Company	Larkfleet Homes/ Allison Homes
Developer company address	Larkfleet Homes/ Allison Homes Falcon Way, Bourne, Lincs, PE10 0FF Chris Lomax chris.lomax@allison-homes.com 07485 347105 Earthworks Contractor and Developer: M V Kelly Cogen Court 151 Cranmore Boulevard, Shirley, Solihull B90 4LN David Rowbottom david.rowbottom@mvkelly.co.uk 07795854247
Name	Chris Lomax
Email	chris.lomax@allison-homes.com
Telephone	07485 347105
4d. Receiver Sites	
Receiver Site #1	
Site Address	Land North Of Roman Road Moulton Chapel Spalding, Lincolnshire PE12 0XQ Grid Ref: 529680 , 318402
Company	Allison Homes
Developer company address	Allison Homes Larkfleet House, Falcon Way, Bourne, Lincolnshire PE10 0FF Wayne Green wayne.green@allison- homes.com 07717 814486. Tangent Plant Hire Limited, 2 South Brink Place, Wisbech, Cambridgeshire, PE13 1JE Jacob Goat 01945 474333 jacobgoat@tangentgroup.co.uk
Name	Jacob Goat
Email	jacobgoat@tangentgroup.co.uk
Telephone	01945 474333

6. Local Authorities / Regulators

6a. Local Authorities

Local Authority #1



Receiver Site Local Authority	South Holland District Council
Local Authority Address	South Holland District Council Council Offices Priory Road Spalding Lincolnshire PE11 2XE David Gedney - Senior Planning Officer planningadvice@sholland.gov.uk 01775 764723
Lead Contact Name	David Gedney
Lead Contact Role	Senior Planning Officer
Lead Contact Address (if different from above)	As above
Lead Contact Email	planningadvice@sholland.gov.uk
Lead Contact Telephone	01775 764723
Receiver Site Agency	Lincoln
Agency Address	Nene House (Pytchley Lodge Industrial Estate), Pytchley Lodge Road, Kettering, Northants NN15 6JQ Not consulted per sae, Route B of the DoWCoP- Direct Transfer see Table 2 of the DoWCoP Planning consultation response dated 22nd January 2019 and e-mail 22nd May 2019. No objection to the proposed scheme, only recommendation that condition imposed relating to foul sewer infrastructure. Sharon Nolan Sharon.nolan@environmentagency.gov.uk 020302 53525 enquiries@environment- agency.gov.uk for the attention of the relevant waste team
Contact Telephone	020302 53525
Contact Email	Sharon.nolan@environment-agency.gov.uk & Enquiries@environment-agency.gov.uk for the attention of the relevant waste team

7. Lines of Evidence



Reference for the Materials Management Plan	Materials Management Plan for Moulton Chapel, prepared by Ged Duckworth of Ged Duckworth Limited on behalf of Tangent Plant Hire Limited, dated May 2022 Revision 2 direct transfer for materials from SS3. Including schematic detailed in Table 1.
Reference for the Risk Assessment	- Appendix 2 – Ground Investigation Report for Land off Roman Road, Moulton Chapel Spalding, Lincolnshire PE12 0XQ, undertaken by EPS on behalf of Larkfleet Homes, Dated 26th October 2018, Ref: UK18.4158, issue 1 Risk Assessment for Donor Site (SS3) - Appendix 10a - Phase II Geo-Environmental Assessment for Northfield Road, Market Deeping, Lincolnshire PE6 8DW undertaken by EPS on behalf of Larkfleet Homes dated December 2018 - Appendix 10b – Chemtech Analytical Test Report 109261 (May 2022) The Direct Transfer relates to clean naturally occurring materials only and excludes Made Ground. Also excludes deeper natural soils with naturally elevated Arsenic. Additional testing has been undertaken on shallow soil proposed to be transferred to confirm acceptance re arsenic levels as referenced above.
Reference for either Remediation Strategy or Design Statement	- Appendix 7 – Design Statement for Moulton Chapel produced by Ged Duckworth Limited on behalf of Tangent Plant Hire Limited, dated April 2022 and including the following plans: 1. Drainage Strategy 2. Cut and Fill Analysis (Drawing No: TAN-2022-02-JG-001, dated March 2022) 3. Construction Management Plan (Drawing No: L181/CMP/01, dated 27/05/2021) 4. Section 38 (Roads) (Project: 881565, Drawing No: 40-13, Rev P4, dated July 19) 5. Section 104 (Sewer) (Project: 881565, Drawing No: 40-18, Rev P4, dated July 19)
Reference for the Verification Plan	Verification Plan detailing what to be presented in Verification Report in Section 26



Company	Tangent Plant Hire Limited,
Address	Jacob Goat Tangent Plant Hire Limited, 2 South Brink Place, Wisbech, Cambridgeshire, PE13 1JE 01945 474333 jacobgoat@tangentgroup.co.uk
Name	Jacob Goat
Email	jacobgoat@tangentgroup.co.uk
Telephone	01945 474333
Expected production date for the Verification Report.	2024-06-30 00:00:00
7gi. Location plans	1. Drainage Strategy 2. Cut and Fill Analysis (Drawing No: TAN-2022-02-JG-001, dated March 2022) 3. Construction Management Plan (Drawing No: L181/CMP/01, dated 27/05/2021) 4. Section 38 (Roads) (Project: 881565, Drawing No: 40-13, Rev P4, dated July 19) 5. Section 104 (Sewer) (Project: 881565, Drawing No: 40-18, Rev P4, dated July 19)
7gii. Schematics	- Schematic detailed in Table 1 on MMP. 2. Cut and Fill Analysis (Drawing No: TAN-2022-02-JG-001, updated May 2022)



7giii. Desk Top Study	Receiver Site: - Appendix 2 – Ground Investigation Report for Land off Roman Road, Moulton Chapel Spalding, Lincolnshire PE12 0XQ, undertaken by EPS on behalf of Larkfleet Homes, Dated 26th October 2018, Ref: UK18.4158, issue 1 Donor Site (SS3) - Appendix 10a - Phase II Geo-Environmental Assessment for Northfield Road, Market Deeping, Lincolnshire PE6 8DW undertaken by EPS on behalf of Larkfleet Homes dated December 2018 - Appendix 10b – Chemtech Analytical Test Report 109261 (May 2022) The Direct Transfer relates to clean naturally occurring materials only and excludes Made Ground. Also excludes deeper natural soils with elevated naturally elevated Arsenic. Additional testing has been undertaken on shallow soil proposed to be transferred to confirm acceptance re arsenic levels as referenced above.
7giv. Mass balance calculations	2. Cut and Fill Analysis (Drawing No: TAN-2022-02-JG-001, dated March 2022)
7gv. Contingency arrangements	- Contingency Plans – Are presented in Section 21a-21d of MMP
7gvi. Tracking system	- Appendix 6 - Tracking System produced by Ged Duckworth Ltd, regarding the pre-acceptance, acceptance and placement procedures.
Additional Documentation #1	
Document Type	Planning, Construction Management Plan, Ecology and WA Consultee Response



Document Reference	- Appendix 1 – Decision Notice for Erection of 86 dwellings and associated works at Land North Of Roman Road Moulton Chapel Spalding, Issued by South Holland District Council, Planning Ref: H13-1215-18, dated 8th March 2021. - Appendix 1a - Planning Committee Report for H13-1215-18, Dated 15th Jan 2020. Section 7.27 Contamination - The Geo-Environmental Desk Study Report accompanying the application indicates that there are no readily identifiable sources of contamination. - Appendix 3 - Construction Management Plan for residential Development Comprising 89 Dwellings and Associated Infrastructure at Land at Roman Road, Moulton Chapel, Larkfleet Homes CMP – Roman Road, dated July 2021. - Appendix 4 - Extended Phase 1 Ecological Survey Report for Land at Moulton Chapel, undertaken by Lockhart Garratt Ltd on behalf of Larkfleet Homes, dated 16th July 2018, Ref: 18-098 - Appendix 5 (1) – Environment Agency Planning Consultation Response from Sharon Nolan (Sustainable Places Planning Advisor) to South Holland District Council, Planning and Development, re Erection of 99 Dwellings and associated works at Land North of Roman Road, Moulton Chapel, dated 22nd January 2019, EA Ref: AN/2018/128381/01-LO1, Planning Ref: H13-1215-18. - Appendix 5 (2) - Environment Agency Planning Consultation Response from Sharon Nolan (Sustainable Places Planning Advisor) to South Holland District Council, Planning and Development, re Erection of 99 Dwellings and associated works at Land North of Roman Road, Moulton Chapel, dated 22nd May 2019, EA Ref: AN/2018/128381/02-LO1, Planning Ref: H13-1215-18.
a) The Local Authority	Checked
b) Environment Agency	Checked
c) Natural Resources Wales	N/A



d) Other relevant environmental regulatory bodies	N/A
Reference the correspondence with the Local Authority	- Appendix 1 – Decision Notice for Erection of 86 dwellings and associated works at Land North Of Roman Road Moulton Chapel Spalding, Issued by South Holland District Council, Planning Ref: H13-1215-18, dated 8th March 2021 - Appendix 1a - Planning Committee Report for H13-1215-18, Dated 15th Jan 2020. Section 7.27 Contamination - The Geo-Environmental Desk Study Report accompanying the application indicates that there are no readily identifiable sources of contamination.
Reference the correspondence with the Environment Agency	- Appendix 5 (1) – Environment Agency Planning Consultation Response from Sharon Nolan (Sustainable Places Planning Advisor) to South Holland District Council, Planning and Development, re Erection of 99 Dwellings and associated works at Land North of Roman Road, Moulton Chapel, dated 22nd January 2019, EA Ref: AN/2018/128381/01-LO1, Planning Ref: H13-1215-18. - Appendix 5 (2) - Environment Agency Planning Consultation Response from Sharon Nolan (Sustainable Places Planning Advisor) to South Holland District Council, Planning and Development, re Erection of 99 Dwellings and associated works at Land North of Roman Road, Moulton Chapel, dated 22nd May 2019, EA Ref: AN/2018/128381/02-LO1, Planning Ref: H13-1215-18. Not consulted per sae, Route B of the DoWCoP- Direct Transfer see Table 2 of the DoWCoP Planning consultation response dated 22nd January 2019 and e-mail 22nd May 2019. No objection to the proposed scheme, only recommendation that condition imposed relating to foul sewer infrastructure.
I have reviewed the planning consent including planning conditions	Checked



Planning Reference (State either the reference or Not Applicable.)	- Appendix 1 – Decision Notice for Erection of 86 dwellings and associated works at Land North Of Roman Road Moulton Chapel Spalding, Issued by South Holland District Council, Planning Ref: H13-1215-18, dated 8th March 2021. - Appendix 1a - Planning Committee Report for H13-1215-18, Dated 15th Jan 2020. Section 7.27 Contamination - The Geo-Environmental Desk Study Report accompanying the application indicates that there are no readily identifiable sources of contamination.
a) The Local Authority	Checked
b) Environment Agency	Checked
c) Natural Resources Wales	N/A
d) Other relevant environmental regulatory bodies	N/A



Please list correspondence reviewed above	- Appendix 1 – Decision Notice for Erection of 86 dwellings and associated works at Land North Of Roman Road Moulton Chapel Spalding, Issued by South Holland District Council, Planning Ref: H13-1215-18, dated 8th March 2021 - Appendix 1a - Planning Committee Report for H13-1215-18, Dated 15th Jan 2020. Section 7.27 Contamination - The Geo-Environmental Desk Study Report accompanying the application indicates that there are no readily identifiable sources of contamination. - EA: - Appendix 5 (1) – Environment Agency Planning Consultation Response from Sharon Nolan (Sustainable Places Planning Advisor) to South Holland District Council, Planning and Development, re Erection of 99 Dwellings and associated works at Land North of Roman Road, Moulton Chapel, dated 22nd January 2019, EA Ref: AN/2018/128381/01-LO1, Planning Ref: H13-1215-18. - Appendix 5 (2) - Environment Agency Planning Consultation Response from Sharon Nolan (Sustainable Places Planning Advisor) to South Holland District Council, Planning and Development, re Erection of 99 Dwellings and associated works at Land North of Roman Road, Moulton Chapel, dated 22nd May 2019, EA Ref: AN/2018/128381/02-LO1, Planning Ref: H13-1215-18. Not consulted per sae, Route B of the DoWCoP- Direct Transfer see Table 2 of the DoWCoP
Planning consent not required	N/A
8. QP Declaration	
8a. QP Name	Laura Legate
8b. QP Number	QP293



8c. I satisfy the Qualified Person requirements set out in Appendix 6 of the Definition of Waste: Development Industry Code of Practice to complete this Declaration.	Checked
8d. I have reviewed the Materials Management Plan for the above project.	Checked
8e. I have reviewed the Risk Assessment.	Checked
8f. I have reviewed the Remediation Strategy/Design Statement covering the above site.	Checked
8g. I have requested correspondence / documentation relating to the development and how that relates to the use of materials.	Checked
8h. The risk assessment assesses human health and environmental risks in relation to the proposed uses of all the materials in the MMP. The risk assessment concludes that the objectives of preventing harm to human health and pollution of the environment will be met if materials are used in the proposed manner	Checked
8i. The Local Authority, the Environment Agency / Natural Resources Wales and other relevant environmental regulatory bodies have not objected to the proposed development / land remediation on the basis that the use of any material is likely to cause harm to human health or pollution of the environment. [This confirmation should be given regardless of whether planning consent is required for the activity. Also see paragraph 3.37 of the CoP.].	Checked
8j. The EA/NRW have not objected to the reuse of materials on the grounds that it a.) constitutes a waste management operation or b.) has had a previous application for an environmental permit for waste recovery refused (on the grounds that the project represents waste disposal).	Checked
8k. The project does not involve land-spreading / agricultural re-profiling.	Checked



8l. The project has not yet commenced; this is not a retrospective application of the DoW CoP.	Checked
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Definition of Waste Code of Practice Declaration Receipt

This Declaration has been submitted to the Environment Agency under the Definition of Waste Code of Practice (DoW CoP).

You are reminded that if materials are not used in accordance with the Materials Management Plan or risk assessment, or if it is discovered that materials were not suitable for use, were used in excessive quantity or in such a manner as to harm human health or pollute the environment, the Environment Agency may conclude that those materials were discarded and were waste.

You are also reminded that a Verification Report must be prepared on completion of the work as set out in the Remediation Strategy / Design Statement covering the site. This Verification Report must be provided to the Environment Agency upon request.

This receipt relates to the following Declaration -

1. References	
Your Reference for this Declaration	GE20831b Moulton Chapel - SS4
Related declaration references	2022-04-19 08:44:56 2022-04-19 08:56:48 2022-05-16 09:51:39 2022-06-06 12:51:57
3. Site of Origin	N/A
4. Direct Transfer	Checked
5. Cluster Project (including use of a fixed Soil Treatment Facility as a Hub site)	N/A
2. Proposed Volumes	
Proposed Volumes in m ³	10700
Additional comments on Proposed Volumes	
4. Direct Transfer	
4a. Route A: Direct use of clean naturally occurring soils with elevated levels of naturally occurring substances on another development site.	N/A
4b. Route B: Direct use of clean naturally occurring soils on another development site.	Checked
4c. Donor Sites	



Donor Site #1	
Site Address	Welland Road, Bourne, Lincolnshire PE10 0YH
Company	Allison Homes
Developer company address	Allison Homes Limited Larkfleet House, Southfields Business Park, Falcon Way, Bourne, Lincolnshire PE10 0FF Ryan Asher Powell 07826914344 Ryan.powell@allison-homes.com Earthworks Contractor and Developer: Tangent Plant Hire Limited, 2 South Brink Place, Wisbech, Cambridgeshire, PE13 1JE Jacob Goat 01945 474333 jacobgoat@tangentgroup.co.uk
Name	Ryan Asher Powell
Email	Ryan.powell@allison-homes.com
Telephone	07826914344
4d. Receiver Sites	
Receiver Site #1	
Site Address	Land North Of Roman Road Moulton Chapel Spalding, Lincolnshire PE12 0XQ Grid Ref: 529680 , 318402
Company	Allison Homes
Developer company address	Allison Homes Larkfleet House, Falcon Way, Bourne, Lincolnshire PE10 0FF Wayne Green wayne.green@allison-homes.com 07717 814486. Earthworks Contractor: Tangent Plant Hire Limited, 2 South Brink Place, Wisbech, Cambridgeshire, PE13 1JE Jacob Goat 01945 474333 jacobgoat@tangentgroup.co.uk
Name	Wayne Green
Email	wayne.green@allison-homes.com
Telephone	07717 814486

6. Local Authorities / Regulators

6a. Local Authorities



Local Authority #1	
Receiver Site Local Authority	South Holland District Council
Local Authority Address	South Holland District Council Council Offices Priory Road Spalding Lincolnshire PE11 2XE David Gedney - Senior Planning Officer planningadvice@sholland.gov.uk 01775 764723
Lead Contact Name	David Gedney
Lead Contact Role	Senior Planning Officer
Lead Contact Address (if different from above)	As above
Lead Contact Email	planningadvice@sholland.gov.uk
Lead Contact Telephone	01775 764723
Receiver Site Agency	Lincoln
Agency Address	Nene House (Pytchley Lodge Industrial Estate), Pytchley Lodge Road, Kettering, Northants NN15 6JQ Not consulted per sae, Route B of the DoWCoP- Direct Transfer see Table 2 of the DoWCoP Planning consultation response dated 22nd January 2019 and e-mail 22nd May 2019. No objection to the proposed scheme, only recommendation that condition imposed relating to foul sewer infrastructure. Sharon Nolan Sharon.nolan@environment-agency.gov.uk 020302 53525 enquiries@environment-agency.gov.uk for the attention of the relevant waste team
Contact Telephone	020302 53525
Contact Email	Sharon.nolan@environment-agency.gov.uk

7. Lines of Evidence

Reference for the Materials Management Plan	Materials Management Plan for Moulton Chapel, prepared by Ged Duckworth of Ged Duckworth Limited on behalf of Tangent Plant Hire Limited, dated 30th August 2022 Revision 3 direct transfer for materials from SS4. Including schematic detailed in Table 1.
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Reference for the Risk Assessment	- Appendix 2 – Ground Investigation Report for Land off Roman Road, Moulton Chapel Spalding, Lincolnshire PE12 0XQ, undertaken by EPS on behalf of Larkfleet Homes, Dated 26th October 2018, Ref: UK18.4158, issue 1 Risk Assessment for Donor Site (SS4) - Appendix 11a - Phase I Site Appraisal (Desk Study) for Zone 9 Elsea Park, Bourne, undertaken by GRM on behalf of Taylor Wimpey homes (East Midlands), dated December 2017, Ref: GRM/P8211/DS.1 - Appendix 11b - Phase II Site Appraisal for Zone 9 Elsea Park, Bourne, undertaken by GRM on behalf of Taylor Wimpey homes (East Midlands), Dated February 2018, Ref: GRM/P8211/F.1 - Appendix 11c - Stockpile Assessment for Welland Road Bourne PE10 0YH, undertaken by EPS on behalf of Alisson Homes, dated 16th May 2022, Ref: UK22.5853 The Direct Transfer relates to clean naturally occurring materials only and excludes Made Ground.
Reference for either Remediation Strategy or Design Statement	- Appendix 7 – Design Statement for Moulton Chapel produced by Ged Duckworth Limited on behalf of Tangent Plant Hire Limited, dated April 2022 and including the following plans: 1. Drainage Strategy 2. Cut and Fill Analysis (Drawing No: TAN-2022-02-JG-001, dated March 2022) 3. Construction Management Plan (Drawing No: L181/CMP/01, dated 27/05/2021) 4. Section 38 (Roads) (Project: 881565, Drawing No: 40-13, Rev P4, dated July 19) 5. Section 104 (Sewer) (Project: 881565, Drawing No: 40-18, Rev P4, dated July 19)
Reference for the Verification Plan	Verification Plan detailing what to be presented in Verification Report in Section 26
Company	Tangent Plant Hire Limited
Address	Jacob Goat Tangent Plant Hire Limited, 2 South Brink Place, Wisbech, Cambridgeshire, PE13 1JE 01945 474333 jacobgoat@tangentgroup.co.uk



Name	Jacob Goat
Email	jacobgoat@tangentgroup.co.uk
Telephone	01945 474333
Expected production date for the Verification Report.	2024-06-30 00:00:00
7gi. Location plans	1. Drainage Strategy 2. Cut and Fill Analysis (Drawing No: TAN-2022-02-JG-001, dated March 2022) 3. Construction Management Plan (Drawing No: L181/CMP/01, dated 27/05/2021) 4. Section 38 (Roads) (Project: 881565, Drawing No: 40-13, Rev P4, dated July 19) 5. Section 104 (Sewer) (Project: 881565, Drawing No: 40-18, Rev P4, dated July 19)
7gii. Schematics	- Schematic detailed in Table 1 on MMP. 2. Cut and Fill Analysis (Drawing No: TAN-2022-02-JG-001, dated March 2022)
7giii. Desk Top Study	- Appendix 2 – Ground Investigation Report for Land off Roman Road, Moulton Chapel Spalding, Lincolnshire PE12 0XQ, undertaken by EPS on behalf of Larkfleet Homes, Dated 26th October 2018, Ref: UK18.4158, issue 1 Risk Assessment for Donor Site (SS4) - Appendix 11a - Phase I Site Appraisal (Desk Study) for Zone 9 Elsea Park, Bourne, undertaken by GRM on behalf of Taylor Wimpey homes (East Midlands), dated December 2017, Ref: GRM/P8211/DS.1 - Appendix 11b - Phase II Site Appraisal for Zone 9 Elsea Park, Bourne, undertaken by GRM on behalf of Taylor Wimpey homes (East Midlands), Dated February 2018, Ref: GRM/P8211/F.1 - Appendix 11c - Stockpile Assessment for Welland Road Bourne PE10 0YH, undertaken by EPS on behalf of Alisson Homes, dated 16th May 2022, Ref: UK22.5853 The Direct Transfer relates to clean naturally occurring materials only and excludes Made Ground.
7giv. Mass balance calculations	2. Cut and Fill Analysis (Drawing No: TAN-2022-02-JG-001, dated March 2022)



7gv. Contingency arrangements	- Contingency Plans – Are presented in Section 21a-21d of MMP
7gvi. Tracking system	- Appendix 6 - Tracking System produced by Ged Duckworth Ltd, regarding the pre-acceptance, acceptance and placement procedures.
Additional Documentation #1	
Document Type	Planning, Construction Management Plan, Ecology and WA Consultee Response



Document Reference	- Appendix 1 – Decision Notice for Erection of 86 dwellings and associated works at Land North Of Roman Road Moulton Chapel Spalding, Issued by South Holland District Council, Planning Ref: H13-1215-18, dated 8th March 2021. - Appendix 1a - Planning Committee Report for H13-1215-18, Dated 15th Jan 2020. Section 7.27 Contamination - The Geo-Environmental Desk Study Report accompanying the application indicates that there are no readily identifiable sources of contamination. - Appendix 3 - Construction Management Plan for residential Development Comprising 89 Dwellings and Associated Infrastructure at Land at Roman Road, Moulton Chapel, Larkfleet Homes CMP – Roman Road, dated July 2021. - Appendix 4 - Extended Phase 1 Ecological Survey Report for Land at Moulton Chapel, undertaken by Lockhart Garratt Ltd on behalf of Larkfleet Homes, dated 16th July 2018, Ref: 18-098 - Appendix 5 (1) – Environment Agency Planning Consultation Response from Sharon Nolan (Sustainable Places Planning Advisor) to South Holland District Council, Planning and Development, re Erection of 99 Dwellings and associated works at Land North of Roman Road, Moulton Chapel, dated 22nd January 2019, EA Ref: AN/2018/128381/01-LO1, Planning Ref: H13-1215-18. - Appendix 5 (2) - Environment Agency Planning Consultation Response from Sharon Nolan (Sustainable Places Planning Advisor) to South Holland District Council, Planning and Development, re Erection of 99 Dwellings and associated works at Land North of Roman Road, Moulton Chapel, dated 22nd May 2019, EA Ref: AN/2018/128381/02-LO1, Planning Ref: H13-1215-18.
a) The Local Authority	Checked
b) Environment Agency	Checked
c) Natural Resources Wales	N/A



d) Other relevant environmental regulatory bodies	N/A
Reference the correspondence with the Local Authority	- Appendix 1 – Decision Notice for Erection of 86 dwellings and associated works at Land North Of Roman Road Moulton Chapel Spalding, Issued by South Holland District Council, Planning Ref: H13-1215-18, dated 8th March 2021 - Appendix 1a - Planning Committee Report for H13-1215-18, Dated 15th Jan 2020. Section 7.27 Contamination - The Geo-Environmental Desk Study Report accompanying the application indicates that there are no readily identifiable sources of contamination.
Reference the correspondence with the Environment Agency	- Appendix 5 (1) – Environment Agency Planning Consultation Response from Sharon Nolan (Sustainable Places Planning Advisor) to South Holland District Council, Planning and Development, re Erection of 99 Dwellings and associated works at Land North of Roman Road, Moulton Chapel, dated 22nd January 2019, EA Ref: AN/2018/128381/01-LO1, Planning Ref: H13-1215-18. - Appendix 5 (2) - Environment Agency Planning Consultation Response from Sharon Nolan (Sustainable Places Planning Advisor) to South Holland District Council, Planning and Development, re Erection of 99 Dwellings and associated works at Land North of Roman Road, Moulton Chapel, dated 22nd May 2019, EA Ref: AN/2018/128381/02-LO1, Planning Ref: H13-1215-18. Not consulted per sae, Route B of the DoWCoP- Direct Transfer see Table 2 of the DoWCoP Planning consultation response dated 22nd January 2019 and e-mail 22nd May 2019. No objection to the proposed scheme, only recommendation that condition imposed relating to foul sewer infrastructure.
I have reviewed the planning consent including planning conditions	Checked



Planning Reference (State either the reference or Not Applicable.)	- Appendix 1 – Decision Notice for Erection of 86 dwellings and associated works at Land North Of Roman Road Moulton Chapel Spalding, Issued by South Holland District Council, Planning Ref: H13-1215-18, dated 8th March 2021
a) The Local Authority	Checked
b) Environment Agency	Checked
c) Natural Resources Wales	N/A
d) Other relevant environmental regulatory bodies	N/A



Please list correspondence reviewed above	- Appendix 1 – Decision Notice for Erection of 86 dwellings and associated works at Land North Of Roman Road Moulton Chapel Spalding, Issued by South Holland District Council, Planning Ref: H13-1215-18, dated 8th March 2021 - Appendix 1a - Planning Committee Report for H13-1215-18, Dated 15th Jan 2020. Section 7.27 Contamination - The Geo-Environmental Desk Study Report accompanying the application indicates that there are no readily identifiable sources of contamination. - EA: - Appendix 5 (1) – Environment Agency Planning Consultation Response from Sharon Nolan (Sustainable Places Planning Advisor) to South Holland District Council, Planning and Development, re Erection of 99 Dwellings and associated works at Land North of Roman Road, Moulton Chapel, dated 22nd January 2019, EA Ref: AN/2018/128381/01-LO1, Planning Ref: H13-1215-18. - Appendix 5 (2) - Environment Agency Planning Consultation Response from Sharon Nolan (Sustainable Places Planning Advisor) to South Holland District Council, Planning and Development, re Erection of 99 Dwellings and associated works at Land North of Roman Road, Moulton Chapel, dated 22nd May 2019, EA Ref: AN/2018/128381/02-LO1, Planning Ref: H13-1215-18. Not consulted per sae, Route B of the DoWCoP- Direct Transfer see Table 2 of the DoWCoP Planning consultation response dated 22nd January 2019 and e-mail 22nd May 2019. No objection to the proposed scheme, only recommendation that condition imposed relating to foul sewer infrastructure.
Planning consent not required	N/A

8. QP Declaration	
8a. QP Name	Laura Legate
8b. QP Number	QP293



8c. I satisfy the Qualified Person requirements set out in Appendix 6 of the Definition of Waste: Development Industry Code of Practice to complete this Declaration.	Checked
8d. I have reviewed the Materials Management Plan for the above project.	Checked
8e. I have reviewed the Risk Assessment.	Checked
8f. I have reviewed the Remediation Strategy/Design Statement covering the above site.	Checked
8g. I have requested correspondence / documentation relating to the development and how that relates to the use of materials.	Checked
8h. The risk assessment assesses human health and environmental risks in relation to the proposed uses of all the materials in the MMP. The risk assessment concludes that the objectives of preventing harm to human health and pollution of the environment will be met if materials are used in the proposed manner	Checked
8i. The Local Authority, the Environment Agency / Natural Resources Wales and other relevant environmental regulatory bodies have not objected to the proposed development / land remediation on the basis that the use of any material is likely to cause harm to human health or pollution of the environment. [This confirmation should be given regardless of whether planning consent is required for the activity. Also see paragraph 3.37 of the CoP.].	Checked
8j. The EA/NRW have not objected to the reuse of materials on the grounds that it a.) constitutes a waste management operation or b.) has had a previous application for an environmental permit for waste recovery refused (on the grounds that the project represents waste disposal).	Checked
8k. The project does not involve land-spreading / agricultural re-profiling.	Checked



8l. The project has not yet commenced; this is not a retrospective application of the DoW CoP.	Checked
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APPENDIX B

MMP & QP Declaration (Middlegate, Kirton – Receiver)

Materials Management Plan (MMP) Form - October 2014

This form should be completed once the lines of evidence have been marshalled in relation to suitability for use, certainty of use and quantity required.

The answers to the questions posed within this form, together with the supporting information will constitute the MMP and must be provided to the Qualified Person.

A Qualified Person may comment on draft versions of this MMP but will not complete the Declaration until all the relevant documents, demonstrating lines of evidence have been provided for each site.

The person / organisation who will pay the Declaration fee should confirm that they have read and understand the Terms and Conditions relating to the payment of the Declaration fee to CL:AIRE. These can be found on the CL:AIRE website.

The person / organisation agreeing to pay the Declaration Fee - Name, organisation and contact details inc. email address -	Dan Evans EPS (Geomatics) Ltd 17-19 Berkeley Square Clifton Bristol BS8 1HB 07915 911044 devans@epstrategies.co.uk
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☐ I confirm I have read and understood the Terms & Conditions.

Each question must be answered. If the question is not applicable, please state this and provide a brief explanation.

1. Specify the scenario to which this MMP relates, as described in the Definition of Waste: Development Industry Code of Practice (DoW CoP) (1, 2, 3 or 4):

☒ ~~1. Reuse on the Site of Origin~~

☐ 2. Direct Transfer of clean naturally occurring soil / mineral materials

☒ ~~3. Cluster Project~~

☒ ~~4. Combination of any of the above~~

In the case of a combination of reuse scenarios, please describe it below (e.g. (i) Reuse on Site of Origin and Direct Transfer of clean naturally occurring unpolluted soils, (ii) Reuse on the Site of Origin with Direct Transfer of clean naturally occurring soil to x number of development sites etc:

(NB: A Declaration is required for reuse on the Site of Origin and for any 2-site arrangement i.e. there is no facility for a combination Declaration)

2. Organisation and name of person preparing this MMP	Dan Evans EPS (Geomatics) Ltd
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MMP Appendices

- A. Site Plans
- B. GI Reports and Flood Risk Assessment
- C. Planning Permissions & Regulatory Correspondence
- D. Materials Tracking Form
- E. Design Statement
- F. Waste Carrier Registration

Document Control

Date issued	February 2024 – Issue 3
Revision date	29/02/24
Summary of revision 1	Site address details added. Amendment to section 14a. Appendix C and E updated.
Summary of revision 2	-

Insert additional lines to the table above for any subsequent revisions.

Note - revisions to the MMP do not trigger an additional Declaration by a Qualified Person unless an additional site is added to the project.

Revisions to the MMP must be recorded and summarised in the Document Control box above.

Site Details

3. Site / Project name(s)	
Reuse / receiving site name :	Middlegate Road, Kirton (Phases 2 & 3), PE20 1BX – NGR: TF 30954 39219
Donor site name (if Direct Transfer)	Moulton Chapel, Spalding, PE12 0XQ – NNGR: TF 29710 18272

Landowners

4a. Name of Landowner(s) (full address and contact details) – where excavated materials are to be reused	Allison Homes East Fleet House Cygnet Road, Hampton Peterborough PE7 8FD Stephen Cawsey - 01778 300888 stephen.cawsey@allison-homes.com
4b. Name of Landowner(s) (full address and contact details) – where excavated materials are arising from	Allison Homes East Fleet House Cygnet Road, Hampton Peterborough PE7 8FD Stephen Cawsey - 01778 300888 stephen.cawsey@allison-homes.com

Summary and objectives

5a. Provide a brief description of the planned project and how excavated materials are to be reused.	This MMP relates to the import of approximately 25,271m³ of soils to the Middlegate Road, Kirton residential development (receiver site, plan in Appendix A) to raise levels across Phases 2 & 3. Imported soils are to be used as build up beneath the piling mat, as well as general fill within garden / landscaped areas to raise levels to meet flood risk management requirements. The FRA report (ref:MA10325-FRA-R02; Appendix B) states that FFLs of plots are to be raised by a minimum of 1m. The Middlegate Road receiver site benefits from Planning Permission for 195 dwellings under Ref: B/16/0380 (outline) & B/18/0039 (reserved matters) from Boston Borough Council (see Appendix C). A detailed cut/fill assessment was undertaken by EPS Geomatics in December 2022, where the proposed design was compared to the existing ground level at the site. The conclusion of this exercise was that there is a net 'fill' / import requirement for subsoil of c.56,576m³, and a net 'surplus' / export of topsoil of c.5,950m³. Please refer to Appendix A for the cut/fill illustration and earthworks calculations. The Middlegate Road receiver site was subject to a site wide ground investigation in 2016 and a further supplementary and geotechnically focused investigation in 2022. No significant contaminant impact was identified in either, largely due to the long agricultural history of the area. The GI reports can be found in Appendix B of the MMP. The donor soils under this MMP are to be sourced from Moulton Chapel, Spalding (donor site, plan in Appendix A). The donor site comprises a small rectangular parcel of land that historically had remained as undeveloped agricultural land prior to the
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	current residential development, where the risk of contaminant impact is low. It should be noted that the material intended for transfer has already been imported and reused on the donor site under previous 'Direct Transfer' MMP declarations, as listed in the Design Statement accompanying this MMP. This import enabled levels to be raised in the southern portion of the site, and along the alignment of the spine road (to facilitate its construction), however at this point of the project (late summer 2023), a design level issue became apparent. Revised designs, which generally include a lowering of levels by c.1m across the site - have since been approved, and a cut/fill assessment on the revised designs has identified a new net 'cut' / surplus of material at the site in the order of 25,271m³. The Moulton Chapel donor site was subject to intrusive inspection and testing assessment focused on characterising the imported material in 2023. Material from the various imported sources was found to be chemically suitable for onward reuse in a residential context, resembling 'clean and naturally occurring soils', and without any significant contaminant impact. In addition, earlier investigations confirmed that while not intended for transfer, the underlying natural soils at the Moulton Chapel donor site are also free of contaminant impact when considering a residential end-use (therefore cross-contamination is not considered a concern). The GI reports can be found in Appendix B of the MMP. Whilst the movement of already imported material is generally not supported by DoWCoP, the Environment Agency has confirmed that on this occasion, they have no objection to the material transfer proposed – as per the correspondence provided in Appendix C.
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General Plans and Schematics

6. <u>Attach</u> a location plan for the site(s) and a plan of the site(s) which identifies where different materials are to be excavated from, stockpile locations (if applicable), where materials are to be treated (if applicable) and where materials are to be reused.	A location plan showing Phases 1 through to 3 within the Middlegate Road, Kirton scheme is included within Appendix A of the MMP. This also shows Phases 2 & 3 where the imported material will be used. Allison Homes intend to use the imported material as build up beneath piling mats, as well as general fill within garden / landscaped areas. Material from the Moulton Chapel donor site will be excavated primarily from where levels have been raised in the southern portion of the site, but excluding the build-up underneath the spine road, as this will be reused. An isopach drawing showing the cut/fill assessment – illustrating the 'cut' areas where the material will be excavated from is included as Appendix A of the MMP.
7. <u>Attach</u> a schematic of proposed materials movement. Where there is only one source area and one placement area briefly describe it. For all other projects a schematic is required.	At the Moulton Chapel donor site, former fill material comprising a mixture of clay, silt, gravel and sand is to be generated from where levels have been raised in the southern portion of the site, and from the build-up underneath the spine road. This soil will be transferred to Middlegate Road in stages and either used immediately or stockpiled for imminent use, until all 25,271m³ is used. The period of material transfer under this MMP is proposed between March and April 2024.

Parties Involved and Consultation – if more than one party please provide additional details for them and identify the location that they will be working e.g. where a site is zoned

8a. Main earthworks contractor(s) (full address and contact details) – Where excavated materials are to be reused	Tangent Plant Hire Ltd 2 South Brink Place Wisbech PE13 1JE 01945 474333 01778 300888 enquiries@tangentgroup.co.uk
8b. Main earthworks contractor(s) (full address and contact details) - Where excavated materials are arising from	Tangent Plant Hire Ltd 2 South Brink Place Wisbech PE13 1JE 01945 474333 01778 300888 enquiries@tangentgroup.co.uk
9. Treatment contractor(s) – for treatment on site of origin, or at a Hub site within a fixed STF / Cluster Project	n/a
10. Where wastes and materials are to be transported between sites, provide details of the transport contractor(s) (full address, contact details and waste carriers registration details (if applicable))	Davis Wright Haulage Unit 15 Harvester Way Peterborough PE1 5UT 07961 642270 Registration number: CBDU383725

	Total Aggregates Ltd Wigwam Ln Hucknall Nottingham NG15 7SZ 01159637444 Registration number: CBDU90660 Registration certificates are provided in Appendix F.
11. Provide Local Authority contact details (full address and named contacts) where excavated materials are to be reused	Planning Case Officer: Reddy Nallamilli Tel: 01205 314305 E-mail: planning@boston.gov.uk Boston Borough Council Municipal Buildings West Street Boston Lincolnshire PE21 8QR Environmental Health Officer: Nick Davis Tel: 01205 314305 Email: planning@boston.gov.uk Boston Borough Council Municipal Buildings West Street Boston

	Lincolnshire PE21 8QR
12a. For the site where materials are to be reused and for Hub Site locations provide Environment Agency contact details (full address and named contacts):	Clive Lister – Senior Environment Officer Tel: 020 302 55960 Email: Clive.Lister@environment-agency.gov.uk Non-Site Based Regulation Lincolnshire & Northamptonshire Environment Agency Kingfisher House Goldhay Way Orton Goldhay Peterborough PE2 5ZR
<i>For all Cluster Projects:</i> 12b. Attach any relevant documentation from the EA relating to the excavation and reuse of the materials to demonstrate no objection to the proposals (see 3.37 of DoW CoP) If the EA has not been consulted please explain why (see paragraph 3.39 of the DoW CoP).	n/a

Lines of Evidence

There is no one single factor that can be used to decide that a substance or object is waste, or when it is, at what point it ceases to be waste; as complete a picture as possible has to be created.

The following sections require completion to ensure the correct decision is made.

If a requested item is not relevant it is important to clearly state why this is so (e.g. no planning permission required because permitted development status exists).

Suitable for use criteria

13. Please describe or provide copies of the required specification(s) for the materials to be reused on each site.	The basis for the environmental re-use criteria are generic, nationally-recognised screening values for a residential with homegrown produce landuse setting, which is considered to present a comprehensive dataset for the source materials. The reasoning for the environmental re-use criteria is included in the Design Statement (Appendix E). It should however be acknowledged that as this MMP relates to a direct transfer, only clean naturally occurring soils can be used and therefore no anthropogenic contamination should be present. In terms of the geotechnical performance requirements, the material placed beneath the piling mat will be stabilised with lime to achieve the required CBR of 15%, the specification for which is under development and will be finalised once the earthworks
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	contract is appointed in the near future. The material placed above the piling mat will be treated as a general fill material and will not be used for structural purposes or have any geotechnical requirements/specifications.
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Where contamination is suspected or known to be present 14a. Please provide copies of or relevant extracts from the risk assessment(s) that has been used to determine the specification for use on the site. This must relate to the place where materials are to be used. This must be in terms of (i) human health (ii) controlled waters and (iii) any other relevant receptors. If a risk assessment is not relevant for a particular receptor given the site setting please explain why below:	n/a Minor surface debris recorded at the surface of the material to be exported from the Moulton Chapel donor site (including rare recordings of brick and plastic) will be removed prior to any export. Regarding the source of TPH concentrations detected in trial hole locations TP1 and TP3, given the carbon banding and interpretation analysis provided by the laboratory along with observations made by the engineer on site when logging the holes and taking the samples, it is considered most likely these are attributable to naturally occurring PAHs / humic acids, or bituminous trace impact from debris noted on the logs at surface level (some of which may have fallen into the hole when sampling). The trial logs confirm the absence of any significant hydrocarbon impact within the main trial holes, where no significant odours, sheens or stained were recorded. The minor surface debris noted during the GI will also be cleared and excluded from the transfer volume, as discussed in the Design Statement. As such, the risk of transferring material other than clean and naturally occurring former 'fill' is considered to be negligible/low.
14b. Please attach any relevant	n/a

documentation from the LA relating to the excavation and reuse of the materials to demonstrate no objection (see 3.37 of the CoP)	
14c. Please attach any relevant documentation from the EA relating to the excavation and reuse of the materials to demonstrate no objection (see 3.37 and Table 2 of the CoP)	n/a
14d. Please attach any relevant documentation from any other regulators (if relevant) relating to the excavation and reuse of the materials to demonstrate no objection (see 3.37 of the CoP)	n/a

Where contamination is not suspected 15a. Please attach copies or relevant extracts from the Desk Top Study that demonstrates that there is no suspicion of contamination.	The following geo-environmental investigation reports have confirmed the soils at the Middlegate Road site to be free of any significant contaminant impact when considering a residential end-use, leading to the conclusion that reuse of soils within the development can proceed without an MMP: - <i>UK16.2241_Middlegate Road, Kirton – Phase I & II Geo-Environmental Assessment – August 2016.</i> - <i>UK16.2241b_Middlegate Road, Kirton – Supplementary Ground Investigation (Issue 1) – January 2019.</i> - <i>UK18.2241e – Supplementary Phase II Geotechnical Assessment – September 2022.</i>
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	From the above reports, the underlying site stratigraphy at the receiver site from ground level down is understood to comprise a layer of topsoil underlain by Tidal Flat Deposits. These deposits were encountered as very loose to medium dense, clayey silts and sands and were found to the maximum depth of the boreholes undertaken (4.0m). Groundwater was recorded at approximately 2-3m across the site, within the tidal flat deposits. The following geo-environmental investigation report has confirmed the imported soils at the Moulton Chapel donor site to be free of any significant contaminant impact when considering a residential end-use, leading to the conclusion that the soils can be considered as 'clean' under the Direct Transfer scenario: - UK21.5680d Supplementary Ground Investigation - Land off Roman Road, Moulton Chapel, Spalding (Issue 1) – January 2024. From the above report, the imported fill material at the Moulton Chapel site was found to be a mixture of clay, silt, gravel and sand material from the various imported sources, all of which (with the exception of some rare surface plastic and brick content) was found to be chemically suitable for onward reuse in a residential context. Risk posed by introduction of this material to the controlled waters regime at the proposed Receiver site (Middlegate Road) has also since been considered and concluded to be acceptable, largely due to the subject material findings resembling 'clean and naturally occurring soils', but also due to groundwater not being considered as a sensitive receptor at the Middlegate site (unproductive aquifer strata), as determined by an EPS Ltd Phase I & II assessment of 2016. The following report also confirms that the underlying natural soils at the Moulton
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	Chapel donor site are free of contaminant impact when considering a residential end-use. While not intended for transfer, this demonstrates that cross-contamination is not considered a concern for the materials in question. - Ground Investigation Report - Land off Roman Road, Moulton Chapel (Issue 1) – October 2018 / UK18.4158
15b. Please attach copies of or relevant extracts from the site investigation/testing reports that adequately characterise the clean materials to be used (if appropriate).	All above reports are provided within Appendix B.
15c. Please attach copies of any other relevant information (if available) confirming that land contamination is not an issue.	n/a

NB: It is your responsibility to assess the nature of the material to be used and that it fits within the limitations of the scenario under which it is to be used

Certainty of use

Various lines of evidence are required to demonstrate that the materials are certain to be used. This includes:

- o The production of this MMP
- o An appropriate planning permission (or conditions that link with the reuse of the said materials)
- o An agreed Remediation Strategy(ies)
- o An agreed Design Statement(s)
- o Details of the contractual arrangements

Please identify in the following sections what lines of evidence relate to the site(s) **where the materials are to be used**.

16a. Planning Permission(s) relating to the site where materials are to be reused Please provide a copy of the relevant planning permission	Planning Permission for 195 dwellings under Ref: B/16/0380 (outline) & B/18/0039 (reserved matters) – Boston Borough Council. Please see Planning Permission in Appendix C.
16b. Explain how the reuse of the excavated materials fits within the planning permission(s) for each site.	Imported soils are to be used as build up beneath piling mats, as well as general fill within garden / landscaped areas, to raise levels to meet flood risk management requirements.
16c. If planning permission is not required for any one site please explain why below e.g. permitted development, clean up of a chemical spill, surrender of an Environmental Permit, re-contouring within the existing permission.	n/a

<i>Where contamination is suspected or is known to be present</i> 17. Please provide a copy of any Remediation Strategy(ies) that have been agreed with relevant regulators.	n/a
--	-----

<i>Where contamination is not suspected</i>	Please see Appendix E for the Design Statement.
--	---

18. Please provide a copy of any Design Statement(s) that have been agreed (e.g. with the planning authority or in the case of permitted developments the client).	
--	--

Quantity of Use

19. Please provide a breakdown of the excavated materials for each site and how much will be placed at each site or sub area of each site. Where this is not specific to a single readily identifiable source refer to an annotated plan, schematic or attach a tabulated summary.	A volume c.56,576m³ of subsoil is required to meet a shortfall / fill requirement as identified in the cut/fill assessment for the Middlegate Road development. This MMP relates to the reuse of approximately 25,271m³ of soils across Phases 2 & 3 to build up levels beneath piling mats, as well as general fill to form final landscaping levels. A location plan showing the development phases where imported material to be used is included within Appendix A. The 25,271m³ of material available from the Moulton Chapel donor site will be excavated primarily from where levels have been raised in the southern portion of the site, excluding the spine road build-up which will be reused. An plan illustrating the 'cut' areas where the material will be excavated from is included as Appendix A of the MMP. This soil will be transferred to Middlegate Road in stages and used immediately or stockpiled for imminent use, until all 25,271m³ is used. The period of material transfer under this MMP is proposed between March and April 2024.
--	--

20a. How has consolidation/compaction	Consolidation/compaction has been considered negligible given the equivalent likely
---------------------------------------	---

being considered in the above mass balance calculations?	bulking from excavations and then sub-soil re-compaction/topsoil firming at the placement site, and therefore not included within the calculations.
20b. How has loss due to treatment being considered in the above mass balance calculations (if applicable)?	n/a
20c. How has the addition of treatment materials being considered in the above mass balance calculations (if applicable)?	Lime stabilisation to be applied on imported fill beneath the piling mat is not considered significant in terms of the volume assessments made. As this MMP is only seeking a portion of the overall fill requirement for the receiver site, any excess material resulting from a mis-calculation of the volumes subject to lime stabilisation will serve to meet other fill requirements on site.

Contingency arrangements

Explain what is to happen in the following situations and **identify the appropriate clauses** in the contract(s) (Such clauses must be provided to the Qualified Person, preferably as a summary document): or

21a. What is to happen to, and who is to pay for out of specification materials?	Any out of specification soils will be removed from site where necessary and Allison Homes will arrange for the transport of waste material to a suitable off site licensed waste disposal or waste management facility. Allison Homes will be responsible for all costs associated with any such action.
21b. What is to happen to, and who is to pay for any excess materials?	Considered unlikely, but any excess soils will be removed from site where necessary and Allison Homes will arrange for the transport of waste material to a suitable off site licensed waste disposal or waste management facility. Allison Homes will be responsible for all costs associated with any such action.

21c. What happens if the project programme slips in relation to excavated materials or materials under -going treatment?	A large portion of the soils are not expected to undergo treatment, and otherwise the lime stabilisation process is not complex, so delays are not anticipated.
21d. Other identified risk scenarios for the project (relating to excavated materials)?	n/a

The Tracking System

Where contamination is suspected or known to be present, state the procedures put in place to:

22a. For all sites please describe the tracking system to be employed to monitor materials movements.	An example material tracking form is provided as Appendix D. Materials movement will be tracked on the material movements tracking form and also on a site plan.
<i>Where contamination is suspected or known to be present, state the procedures put in place to:</i> 22b. Prevent contaminants not suitable for the treatment process being accepted	n/a
<i>Where contamination is suspected or known to be present, state the procedures put in place to:</i> 22c. Prevent cross contamination of materials not in need of treatment, wastes	n/a

awaiting treatment and treated materials	
<i>Where contamination is suspected or known to be present, state the procedures put in place to:</i> 22d. Demonstrate that materials that do not require treatment and successfully treated materials reach their specific destination	n/a
<i>Where contamination is suspected or known to be present, state the procedures put in place to:</i> 22e. Ensure that waste for off-site disposal or treatment is properly characterised and goes to the correct facility	n/a
23. Please attach a copy of the tracking forms / control sheets that are to be used to monitor materials movements. To include transfer of loads on site into stockpiles prior to treatment (if applicable), stockpiled after treatment (if applicable), stockpiled awaiting use (as appropriate) and	Please see Appendix D.

final placement.	
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<i>For Hub Sites within Cluster Projects & where materials need treatment before reuse</i> 24. Please attach a copy of the Environmental Permit covering the treatment process. Alternatively if the treatment is covered by a Mobile Plant Permit and associated Deployment Form, attach a copy of the EA agreement to the Deployment Form.	n/a
--	-----

Records

25. Where, and in what form, are records to be kept? Note – records e.g. transfer notes, delivery tickets, Desk Top Study, Site Investigation, Risk Assessment(s), Verification Report(s) need to be kept for at least 2 years after the	It is understood that all records will be kept by the main developer: Full details are as follows: Allison Homes East Fleet House Cygnet Road, Hampton Peterborough PE7 8FD
--	---

completion of the works and production of the Verification Report	Stephen Cawsey - 01778 300888 stephen.cawsey@allison-homes.com EPS will hold records of all previous third-party reports and testing reports for 5 years.
---	--

Verification Plan

26. Provide or explain the Verification Plan which sets out how you will record the placement of materials and prove that excavated materials have been reused in the correct location and in the correct quantities within the development works (see 3.4 of the DoW CoP).	As part of these works, EPS have been commissioned to complete an MMP Verification Report upon completion. The contractor will remain responsible for any verification testing that may be required during the earthworks. EPS understand the programme for material transfer and reuse is a 2-month period, where completion is due in April 2024 following which verification records will be gathered either for issue in a standalone Verification Report by the end of 2024, or otherwise for inclusion in an overarching Verification Report which includes further MMP Declarations which may be necessary to meet the remaining required subsoil deficit. In this case, the final Verification Report is expected in late 2025. The verification report will provide a summary of records taken during the project. These records should include the following: 1 – Material inspection details (including any relevant testing data) 2 – Records of material movements including volumes, locations and levels they are installed at. 3 – Records of all soil wastes removed from site. This shall include removal tickets and details of the soil types and locations they were removed from. Reference has also been made to paragraph 3.31 of the DoW CoP document and the points included will be referred to during completion of the MMP Verification Report.
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Definition of Waste Code of Practice Declaration Receipt

This Declaration has been submitted to the Environment Agency under the Definition of Waste Code of Practice (DoW CoP).

You are reminded that if materials are not used in accordance with the Materials Management Plan or risk assessment, or if it is discovered that materials were not suitable for use, were used in excessive quantity or in such a manner as to harm human health or pollute the environment, the Environment Agency may conclude that those materials were discarded and were waste.

You are also reminded that a Verification Report must be prepared on completion of the work as set out in the Remediation Strategy / Design Statement covering the site. This Verification Report must be provided to the Environment Agency upon request.

This receipt relates to the following Declaration -

1. References	
Your Reference for this Declaration	HCE1221 - Middlegate Road, Frampton
Related declaration references	This Frampton donor site had material imported under a series of separate declarations (see details under Additional Documentation #4 of this declaration). These are set out in the Design Statement (Q7c of this declaration) with the CL:AIRE DOWCOP timestamps reproduced below for reference: - 2022-04-19 08:44:56 (relates to re-use on Site of Origin). - 2022-04-19 08:56:48 (High Street Goberton) - 2022-05-16 09:51:39 (East of London Road, Sleaford) - 2022-06-06 12:51:57 (Northfield Road, Market Deeping) - 2022-09-06 16:12:03 (Welland Road, Bourne)
3. Site of Origin	N/A
4. Direct Transfer	Checked
5. Cluster Project (including use of a fixed Soil Treatment Facility as a Hub site)	N/A

2. Proposed Volumes	
Proposed Volumes in m ³	25271



Additional comments on Proposed Volumes	A total requirement of circa 56,576 m3 subsoil and 5,950 m3 topsoil has been calculated at the Receiver Site. The MMP is to be updated with additional donor sites in due course.
---	---

4. Direct Transfer	
4a. Route A: Direct use of clean naturally occurring soils with elevated levels of naturally occurring substances on another development site.	N/A
4b. Route B: Direct use of clean naturally occurring soils on another development site.	Checked
4c. Donor Sites	
Donor Site #1	
Site Address	Moulton Chapel, Spalding, PE12 0XQ. NGR: TF 29710 18272
Company	Allison Homes East
Developer company address	Fleet House Cygnet Road, Hampton Peterborough PE7 8FD
Name	Stephen Cawsey
Email	stephen.cawsey@allison-homes.com
Telephone	01778 300888
4d. Receiver Sites	
Receiver Site #1	
Site Address	Middlegate Road, Kirton – Phases 2 & 3 PE20 1BX NGR: TF 30954 39219
Company	Allison Homes East
Developer company address	Fleet House Cygnet Road, Hampton Peterborough PE7 8FD
Name	Stephen Cawsey
Email	stephen.cawsey@allison-homes.com
Telephone	01778 300888



6. Local Authorities / Regulators	
6a. Local Authorities	
Local Authority #1	
Receiver Site Local Authority	Boston Borough Council
Local Authority Address	Municipal Buildings West Street Boston Lincolnshire PE21 8QR
Lead Contact Name	Nick Davis
Lead Contact Role	Environmental Health Officer
Lead Contact Address (if different from above)	
Lead Contact Email	planning@boston.gov.uk
Lead Contact Telephone	01205 314305
Local Authority #2	
Receiver Site Local Authority	Boston Borough Council
Local Authority Address	Municipal Buildings West Street Boston Lincolnshire PE21 8QR
Lead Contact Name	Reddy Nallamilli
Lead Contact Role	Planning Case Officer
Lead Contact Address (if different from above)	
Lead Contact Email	planning@boston.gov.uk
Lead Contact Telephone	01205 314305
Receiver Site Agency	Lincoln
Agency Address	Kingfisher House Goldhay Way Orton Goldhay Peterborough PE2 5ZR Contact: Clive Lister – Senior Environment Officer Non-Site Based Regulation Lincolnshire & Northamptonshire
Contact Telephone	020 302 55960
Contact Email	Clive.Lister@environment-agency.gov.uk

7. Lines of Evidence



Reference for the Materials Management Plan	EPS (29 February 2024) Materials Management Plan. Middlegate Road_MMP_Moulton Chapel Donor Site_Feb2024 (Issue 2) Ref: UK18.2241f
Reference for the Risk Assessment	Risk assessment included in: - EPS Geomatics (29 February 2024) Design Statement for Materials Management Plan. Ref: UK18.2241f. Issue 3. - EPS (26 April 2017) Phase I and II Geoenviromental Assessment. Land at Middlegate Road West. Ref: UK16.2241. Final (Revision B).
Reference for either Remediation Strategy or Design Statement	- EPS Geomatics (29 February 2024) Design Statement for Materials Management Plan. Ref: UK18.2241f. Issue 3.
Reference for the Verification Plan	With reference to the MMP prepared by EPS and the Design Statement, there is a requirement to verify that the recovered materials meet the required chemical and engineering specifications and this will form the fundamentals of the Verification Plan. A Verification Report is to be produced at the completion of the work. The verification plan is included within the MMP and is set out as per Sections 3.2.2 and Section 3.31 of the DOWCOP protocol. This makes specific reference to the preparation, recording and documentation of the following: - Appropriate site plans showing the source of the materials plus the final destination of materials. These plans are to be linked to the tracking system; - Tracking system recording the quantity and nature of materials transferred between areas of the site; - Copies of all testing data to demonstrate material suitability; - Copies of any waste transfer notes for any material disposed off-Site due to not meeting material specification, as appropriate; and - records of visual inspections to be held by the developer.
Company	EPS (Geomatics) Ltd
Address	17-19 Berkeley Squiare Clifton Bristol BS8 1HB



Name	Dan Evans
Email	devans@epstrategies.co.uk
Telephone	079159 911044
Expected production date for the Verification Report.	2025-12-19 00:00:00
7gi. Location plans	Receiver Site - Allison Homes (09 September 2021). Middlegate Road, Frampton. Site & Phasing Plan. Drawing No. L183/BOUND/01. Donor Site - Allison Homes (01 February 2021). Roman Road, Moulton Chapel. Site Layout Plan. Drawing No. L181/SITE/01. Rev G. - EPS (19 February 2023) Moulton Chapel, Spalding. Imported Material Locations & Revised Cut/Fill Summary. Rev 0.
7gii. Schematics	A series of plans are included as supporting documents to the MMP. These show where the soils are to be excavated from and where re-used.
7giii. Desk Top Study	Donor Site - Details of the site history and desk study confirming Site to be historically greenfield set out in: - EPS (26 October 2018). Ground Investigation Report. Land off Roman Road, Moulton Chapel. Ref: UK18.4158. Issue 1. - EPS Geomatics (29 February 2024) Design Statement for Materials Management Plan. Ref: UK18.2241f. Issue 3. Receiver Site - EPS (26 April 2017) Phase I and II Geoenvironmental Assessment. Land at Middlegate Road West. Ref: UK16.2241. Final (Revision B).
7giv. Mass balance calculations	Receiver Site - EPS (13 January 2022) Middlegate Road, Kirton. Isopachyte Illustration - Phases 2&3 Including Orthomosaic Image. Drawing No. UK18.2241g_001. Rev 0. - Email from Finlay Anderson (EPS Strategies) dated 13 January 2023. Includes oblique view of Site plus summary of subsoil and topsoil fill requirements.



7gv. Contingency arrangements	Details of the contingency arrangements are set out in Q21 of the MMP and Section 3.7 of the Design Statement. Allison Homes is the owner and developer of both the donor site and receiver site. Allison Homes is responsible for out of specification material, excess materials (not considered an issue for this material movement given significantly more material is required at receiver site than available at donor site) and programme slippages. A watching brief is to be maintained throughout the excavation works by Allison Homes' groundworker, with periodic inspections and audits undertaken by EPS.
7gvi. Tracking system	- Allison Homes example materials tracking form prepared with reference to Paragraph 3.12 of the DOWCOP scheme. Details include date, origin of material, destination of material, inspection, volume, number of lorry loads plus observations.
Additional Documentation #1	
Document Type	Flood Risk Assessment
Document Reference	Millward (September 2016) Proposed Residential Development, Middlegate Road, Kirton, Boston, PE20 1BZ. Ref: MA10325-FRA-R03.
Additional Documentation #2	
Document Type	Ground Investigation Reports
Document Reference	- EPS (25 January 2019) Supplementary Ground Investigation. Land at Middlegate Road West. Ref: UK16.2241B. Issue 1. - EPS (28 September 2022) Supplementary Phase II Geotechnical Assessment. Land at Middlegate Road (Pumping Station). Ref: UK18.2241e. Issue 1. - EPS (26 October 2018). Ground Investigation Report. Land off Roman Road, Moulton Chapel. Ref: UK18.4158. Issue 1. - EPS (26 January 2024). Supplementary Ground Investigation Report. Land off Roman Road, Moulton Chapel. Ref: UK21.5680d. Issue 1.



Additional Documentation #3	
Document Type	Waste Carrier Registrations
Document Reference	- Davis-Wright Haulage Ltd. Ref: CBDU83725. - Total Aggregates Limited. Ref: CBDU90660.
Additional Documentation #4	
Document Type	QP Note
Document Reference	Clean naturally occurring soils were historically moved to the Moulton Chapel donor Site under the DOWCOP scheme; the timestamp references are included in the Design Statement. An issue was subsequently identified with respect to finished levels on the Moulton Chapel Site (see additional documentation #5 below) which required the lowering of levels by circa 1m across the Moulton Chapel site. Whilst the movement of already imported material is generally not supported by DOWCOP scheme, the Environment Agency has confirmed that on this occasion, they have no objection to the material transfer proposed (see Question 7h). Details of the donor Site history confirming greenfield status are set out in: - EPS (26 October 2018). Ground Investigation Report. Land off Roman Road, Moulton Chapel. Ref: UK18.4158. Issue 1. - EPS Geomatics (29 February 2024) Design Statement for Materials Management Plan. Ref: UK18.2241f. Issue 3. Furthermore details of the four donor sites used to originally import material into Moulton Chapel are set out in the EPS Design Statement. All four donor sites were confirmed to be historically greenfield with the material deemed suitable for direct transfer by the QP (Laura Legate, QP#293).
Additional Documentation #5	
Document Type	Email Correspondence and Drawings Related To Levels Issue



Document Reference	- Email from Stephen Cawssey (Allison Homes Engineering Manager) dated 22 February 2024. Includes the following chain of email and drawings: - Email from Hannah Guy (Allison Homes Planning Manager) dated 15 June 2022 to David Gedney (South Holland District Council Senior Planning Officer). - Email from Hannah Guy (Allison Homes Planning Manager) dated 16 June 2022 to David Gedney (South Holland District Council Senior Planning Officer) and Kate Bellamy (South Holland District Council Planning Enforcement Team Leader Officer). - Email from Ian Reilly (Allison Homes Head of Planning) dated 17 June 2022. - Email from David Gedney (South Holland District Council Senior Planning Officer) dated 18 June 2022. - RSK (14 July 2022) Moulton Chapel, Spalding. External Works, Sheet 1 of 2. Project: 881565. Drawing No. 40-14-01. Rev. P3. - RSK (14 July 2022) Moulton Chapel, Spalding. External Works, Sheet 1 of 2. Project: 881565. Drawing No. 40-14-02. Rev. P3. - RSK (25 July 2023) Moulton Chapel, Spalding. External Works, Sheet 1 of 2. Project: 881565. Drawing No. 40-14-01. Rev. P7. - RSK (25 July 2023) Moulton Chapel, Spalding. External Works, Sheet 1 of 2. Project: 881565. Drawing No. 40-14-02. Rev. P7.
a) The Local Authority	N/A
b) Environment Agency	Checked
c) Natural Resources Wales	N/A
d) Other relevant environmental regulatory bodies	N/A
Reference the correspondence with the Environment Agency	- Email from Kate Wooldridge (EPS Strategies) dated 15 February 2023 to Clive Lister (Senior Environment Officer, Environment Agency) setting out proposed use of DOWCOP scheme for material movement. - Email from Clive Lister (EA) dated 22 February 2024 confirming no objection to proposed material movement.



I have reviewed the planning consent including planning conditions	Checked
Planning Reference (State either the reference or Not Applicable.)	Receiver Site - Boston Borough Council Application Decision Notice B/16/0380. Refusal of Outline Planning Permission. - Planning Inspectorate Appeal Decision. Appeal Ref: APP/Z2505/W/17/3170198. Land at Middlegate Road West, Frampton, Boston, PE20 1BX. Appeal allowed and outline planning permission granted. - Boston Borough Council Application Decision Notice Ref: B/18/0039./ Approval of reserved matters (scale, layout, landscaping and appearance) following outline approval B/16/0380 (Erection of up to 195 dwellings including access off Middlegate Road West, public open space and drainage infrastructure) at Land north of Middlegate Road (west), Frampton, Boston, PE20 1 BX Donor Site - South Holland District Council Planning Permission Ref: H13/0104/00. - South Holland District Council (05 October 2023) Reserved Matters approval of Details of external materials, landscaping, boundary treatments & screening, existing & proposed site levels & floor levels, construction management, contamination & pollution, storage & disposal of refuse & recycling, estate road & footways finished surface levels, surface water drainage scheme, foul water drainage works & archaeological investigation (Conditions 3, 4, 5, 6, 7, 9 (parts i-iii), 12, 15, 16, 17 & 20 of H13-1215-18)
a) The Local Authority	Checked
b) Environment Agency	N/A
c) Natural Resources Wales	N/A
d) Other relevant environmental regulatory bodies	N/A



Please list correspondence reviewed above	- Email from Nick Davis (Principal Environmental Health Officer at Boston Borough Council) dated 07 March 2022 confirming Environmental Health have no objections to the Planning Application. - Boston Borough Council Planning Committee Report dated 21 August 2018. Approval of Reserved Matters, Ref: B/18/0039.
Planning consent not required	N/A

8. QP Declaration	
8a. QP Name	Alex Large
8b. QP Number	QP314
8c. I satisfy the Qualified Person requirements set out in Appendix 6 of the Definition of Waste: Development Industry Code of Practice to complete this Declaration.	Checked
8d. I have reviewed the Materials Management Plan for the above project.	Checked
8e. I have reviewed the Risk Assessment.	Checked
8f. I have reviewed the Remediation Strategy/Design Statement covering the above site.	Checked
8g. I have requested correspondence / documentation relating to the development and how that relates to the use of materials.	Checked
8h. The risk assessment assesses human health and environmental risks in relation to the proposed uses of all the materials in the MMP. The risk assessment concludes that the objectives of preventing harm to human health and pollution of the environment will be met if materials are used in the proposed manner	Checked



8i. The Local Authority, the Environment Agency / Natural Resources Wales and other relevant environmental regulatory bodies have not objected to the proposed development / land remediation on the basis that the use of any material is likely to cause harm to human health or pollution of the environment. [This confirmation should be given regardless of whether planning consent is required for the activity. Also see paragraph 3.37 of the CoP.].	Checked
8j. The EA/NRW have not objected to the reuse of materials on the grounds that it a.) constitutes a waste management operation or b.) has had a previous application for an environmental permit for waste recovery refused (on the grounds that the project represents waste disposal).	Checked
8k. The project does not involve land-spreading / agricultural re-profiling.	Checked
8l. The project has not yet commenced; this is not a retrospective application of the DoW CoP.	Checked



Supplementary Ground Investigation Report

Land off Roman Road

Moulton Chapel

Spalding

Lincolnshire

PE12 0XQ

Prepared for:

Allison Homes Limited

Fleet House

Cygnets Road

Hampton

Peterborough

PE7 8FD

EPS Project Reference: UK21.5680d

Date Issued: 26th January 2024

Report Status: Issue 1

LAND OFF ROMAN ROAD, MOULTON CHAPEL

NON-TECHNICAL CLIENT SUMMARY

This report presents the findings of a Supplementary Geo-Environmental Assessment undertaken to assess the underlying natural soils for future development of the site as well as to analyse if there are any environmental risks associated with the imported, on-site fill which would impact its potential re-use within a separate Materials Management Plan (MMP). Pertinent findings and conclusions may be summarised as follows:

- A previous ground investigation has been undertaken by EPS in 2018, since this time, the land has been partially developed by using imported materials to raise levels with the main spine road of a residential housing scheme also constructed.
- This supplementary phase of works has been undertaken to sample and test imported soils to consider their potential re-use at another site following their excavation and removal.
- This supplementary investigation comprised the excavation of eight trial pits to a maximum depth of 2.5m in December 2023. The imported soils are understood to be sourced from a similar scheme local scheme during its residential development and varies from gravelly, slightly sandy, silty clay to gravelly, slightly sandy, clayey silt to clayey, silty gravel and gravelly, clayey, silty sand with occasional man-made constituents (such as brick and plastic). Environmental (chemical) laboratory testing has confirmed that the imported soils are chemically suitable for re-use in a residential context although depending on the specifics of where the imported material is intended to be re-used and for what purpose, the physical properties of the imported fill will need to be considered.
- Laboratory CBR testing on the natural superficial Tidal Flat Deposits (sandy silt) has been undertaken and with all due consideration to the results of this testing together with the soil type and EPS' original ground investigation, a design CBR value of 1% will likely be required together with additional confirmatory testing of the subgrade at final formation levels.
- The off-site re-use of the imported fill may need to be documented and agreed with relevant parties through a Materials Management Plan (MMP) to ensure that the imported fill material can be treated as a 'non-waste' where there is a requirement for such material at another site.

The above points represent a simplified summary of the findings of this assessment and **must not** form the basis for key decisions for the proposed development. A thorough review of the details is contained within the following report, or alternatively get in touch and we'll talk you through it.

Project Reference:	UK21.5680d	
Title:	Supplementary Ground Investigation – Land off Roman Road, Moulton Chapel	
Client:	Allison Homes Limited	
Date:	24 th January 2024	
EPS Contact Details:	7B Caxton House Broad Street Cambourne Cambridge CB23 6JN	T: 01954 710666 F: 01954 710677 E: info@epstrategies.co.uk W: www.epstrategies.co.uk
Status:	Issue 1	

Author:	Reviewed:	Authorised:
		
Matthew Cook	Tom Androsiuk	Steve Bullock
Consultant	Senior Consultant	Director

This report has been prepared for the client(s) listed on the report title page. EPS accepts no liability or responsibility for use of, or reliance upon, this report and / or the information contained within it by third parties.

If third parties have been contracted / consulted during compilation of this report, the validity of any data they may have supplied, and which are included in the report, have been assessed as far as possible by EPS however, EPS cannot guarantee the validity of these data.

Where ground investigations have been conducted, these have been limited to the level of detail required for the site in order to achieve the objectives of the investigation.

No part of this report, or references to it, may be included in published documents of any kind without approval from EPS. This report and its contents, together with any supporting correspondence or other documentation, remain the property of Environmental Protection Strategies Ltd until paid for in full.

The report has been written, reviewed and authorised by the persons listed above. It has also undergone EPS' in house quality management inspection. Should you require any further assistance regarding the information provided within the report, please do not hesitate to contact us.

The National Planning Policy Framework requires a competent person to prepare site investigation information, which is defined as a person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation. EPS considers that it fulfils these criteria and would welcome any request for staff CVs or case studies to demonstrate it.

As stated within DEFRA's Contaminated Land Statutory Guidance, with any complex risk assessment it is possible that different suitably qualified people may reach slightly different conclusions when interpreting the same information. EPS recognises this and considers the conclusions presented within this report to be robust and appropriate but input from the Local Authority and their judgement in line with this guidance would still be welcomed.

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Figure 2	Trial Pit Location Plan

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Appendices

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Appendix B	Site Specific Trial Pit Logs
Appendix C	Environmental Laboratory Results
Appendix D	Geotechnical Laboratory Results
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1 INTRODUCTION

In November 2023, Environmental Protection Strategies Ltd (EPS) was commissioned by Allison Homes Ltd to complete a Supplementary Ground Investigation for Land off Roman Road, Moulton Chapel, Spalding, Lincolnshire, PE12 0XQ ('the site'); see Figure 1.

This work was commissioned to provide information on soils that are known to have been imported from a similar site at Elsea Park, Welland Drive, Bourne, PE10 0YH. It is understood these soils are intended to be excavated and re-used at another of the clients development sites (known as Frampton Gate, Middlegate Road, Frampton, Boston, Lincolnshire, PE20 1BZ) alongside and in combination with a separate Materials Management Plan (MMP). As part of these works, it was also requested that the natural soils underlying the imported material be sampled and submitted for laboratory CBR testing as it is understood that the existing road will be replaced / reconstructed once levels have been reduced by excavating the and removing the imported materials. It is understood that following a programme of earthworks, the site will be developed into a residential housing scheme.

This report provides a summary of previous works completed by EPS in October 2018 and then goes on to document the findings, conclusions and recommendations of the most recent (supplementary) phase of intrusive investigation.

1.1 Objectives

The objectives of this supplementary investigation were as follows:

- a) To provide information on the (environmental) chemical quality of the soils imported to the site together with the geotechnical properties of the imported materials and underlying natural soils through a supplementary intrusive site investigation.

1.2 Scope of Work

To perform a supplementary assessment of the site in accordance with the principles and requirements of DEFRA's 'Contaminated Land Statutory Guidance' (2012), BS10175 – 'Investigation of Potentially Contaminated Sites' and BS5930:2015+A1:2020 – 'Code of Practice for Site Investigations', the following tasks were undertaken:

Site Work:

- Site walkover, inspection and obtaining photographic records.
- Health and safety briefing / site supervision.
- Excavation of eight trial pits, to a maximum depth of 2.5m below ground level (bgl).
- Continual logging of ground conditions including inspection of recovered soils for visual and olfactory contamination and laboratory analysis of selected soil samples.

Reporting:

- Data collection.
- Interpretation of data including completion of Generic Quantitative Risk Assessment on a precautionary basis.
- Reporting.

The findings of these investigations and their conclusions are presented in the following sections.

1.3 Limitations and Constraints

The purpose of this report is to present the findings of a soil sampling investigation conducted at the location(s) specified. When examining the data collected from the investigations made during the assessment, Environmental Protection Strategies Ltd (EPS) makes the following statements:

No investigation method is capable of completely identifying all ground conditions that might be present in the soil or groundwater under a site. Where outlined in our report, we have examined the ground beneath a site by constructing a number of boreholes and / or trial pits to recover soil and / or groundwater samples. The locations of these excavations and sampling points are considered to be representative of the condition of the whole site sub-surface for the purposes of this investigation however, ground conditions are naturally variable and it may be possible that the ground conditions may differ to those encountered during the investigation.

No visible evidence of Japanese Knotweed was identified during the site walkover. However, this plant can be difficult to identify in the early stages of growth and therefore it is not always possible to identify its presence at certain times of the year. For this reason, EPS cannot confirm that Japanese Knotweed rhizomes do not exist and it is recommended that if it is suspected that this species, or other similarly invasive plants are present at the site, a specialist contractor should be commissioned to make a detailed assessment.

This report does not include a specific survey for the presence of Potential Asbestos Containing Material (PACM), rather it is a soil-survey where asbestos may be identified as a contaminant. Specialist contractors should be commissioned to make detailed assessments and recommendations if these materials are suspected. EPS are not licensed Asbestos Surveyors but all staff involved in the works have undergone asbestos awareness training.

The investigation was carried out to assess the significance of contamination resulting from the use of the site as identified in this report. Unless EPS has otherwise indicated, no assessment of potential impact of any other previous uses has been made.

Whilst it is recognised that information contained within this report may assist relevant and suitably qualified professionals, this report does not provide a geotechnical appraisal of ground conditions with respect to suitability of foundations or future structures, nor does it intend to identify a need for any associated geotechnical ground improvement works.

2 BACKGROUND & PREVIOUS REPORTS

This section provides a background and context to the site, as well as a review of the previous work undertaken.

2.1 Previous Reports

This report supplements a previous ground investigation completed by EPS in October 2018. It should be appreciated that the previous ground investigation was undertaken prior to the any development and hence before any imported material was used at the site. For background and reference, it is recommended that the reader review the below referenced document which is briefly summarised below:

- *Ground Investigation Report, Land off Roman Road, Moulton Chapel* (EPS Ref UK18.4158 Issue 1) dated 26th October 2018

This work was instructed to provide information on the nature of the ground conditions at the site and to support geotechnical design for a residential scheme comprising circa 78 dwellings, with associated private gardens and new access routes.

At the time of the intrusive ground investigation works which took place in September 2018, the area of investigation was an undeveloped agricultural field. The intrusive works included the drilling of a combination of boreholes to maximum depths of 18m and the ground conditions were found to comprise topsoil overlying superficial Tidal Flat Deposits for the entire depth of the soil profile (>18m). Geotechnical laboratory testing was undertaken on recovered soil samples to present a geotechnical appraisal for the proposed scheme. As part of the geotechnical appraisal a number of different shallow (spread or raft) and deep (pile) foundation solutions were discussed and a design CBR value of 1% was considered appropriate for the shallow natural soils encountered (considered representative of anticipated subgrade at this time prior to levels having been raised) for road and pavement design. Given that this design CBR value is relatively low it was also suggested that it be confirmed once the final positioning and levels of roads and pavements are fully established and such a low design CBR value could also require the use of stabilisation methods for the subgrade (such as geo-grids or soil stabilisation).

Since EPS' original ground investigation, EPS (Geomatics) have also surveyed the at different stages of development by the client and some of the survey information has been used to inform cut and fill calculations for the proposed scheme.

2.2 Site & Location Description

Detail	Description
Location	The site is located north of Roman Road, Moulton Chapel, Lincolnshire, approximately 7km south east of Spalding, Lincolnshire.
National Grid Reference	529664, 318423
Topography	Based on the most recent survey undertaken in September 2023, levels throughout the area vary from approximately 2.5m – 3m in the north to approximately 4m in the south.
Description of Site (September 2018)	At the time of EPS' original ground investigation in September 2018, the area comprised a flat, roughly rectangular agricultural field approximately 9.5 acres in size, accessed by a driveway off Roman Road. The field was bound by grass verges to the north and east, separating it from further farmland, whilst residential gardens back onto the field to the west, south and south-east. Other than stubble from a recently cut crop, the local vegetation was limited to occasional mature trees around the boundaries.
Description of Site (December 2023)	A survey undertaken in November 2021 revealed that site to remain in a similar, undeveloped state as that described above however by the time of a later survey in September 2023, it is understood that works had been undertaken to raise levels (from around 2m – 2.5m Above Ordnance Datum (AOD) to current levels of around 2.5m – 4m AOD) by importing material. Additionally, the main spine road for the proposed development was also constructed by September 2023. During EPS' supplementary ground investigation works which took place in December 2023, the area was found to comprise a flat, roughly rectangular plot approximately 9.5 acres in size, accessed via a temporary heras fencing gate on a newly built road just off Roman Road in the south. Heras fencing surrounded the entire site and the initial groundworks for the new residential scheme such as the main spine road, associated drainage and the foundations for three of the proposed properties in the south had been mostly constructed. Areas of bare earthed and ankle to knee high grasses existed in many of the northern perimeter regions of the site including a large undeveloped grassy area near the north west corner, the more central areas were water logged in parts, with small to large aggregate stockpiles and various building supplies such as concrete blocks and pipework covering the surface. A bare earthed area to the south east hosts a temporary site office and welfare cabins although at the time of EPS supplementary works in December 2023, no other site activities were taking place.
Surrounding Land Use	Within the immediate area, agricultural fields can be found to the north and east of the site, whilst residential properties are found to the west, south and south east. As Moulton Chapel is a relatively small and rural village, the vast majority of land over 500m away from the boundary is agricultural land, with the bulk of the village lying to the west of the study area.

2.3 Geo-Environmental Setting

Detail	Description
Geology	Geological maps of the area show the site to lie on superficial Tidal Flat Deposits (clay and silt) overlying the bedrock West Walton Formation (mudstone and siltstone bedrock). The site is also close to (within approximately 10m to the south west) geological boundary between the bedrock Oxford Clay Formation and the West Walton Formation.
Hydrogeology	Groundwater vulnerability maps for the area show that the underlying superficial Tidal Flat Deposits and the underlying bedrock West Walton Formation are both classed as Unproductive Strata. The site was not shown to lie within a Source Protection Zone for local groundwater abstraction.
Site History	From the publicly available historical maps (dating from 1887) it appears that that the site has never been significantly developed, however a small pond is anticipated to have been previously present, located towards the centre of the study area, before having been infilled sometime between 1959 and 1975. Adjacent to the south west corner of the site, a greenhouse with an adjacent unspecified tank (anticipated to be a water container) were constructed between 1938 and 1950. Both features seem to have been removed before the late 1990's. Additionally, as mentioned above, it is understood that the area remained undeveloped until sometime between November 2021 and September 2023 when some initial works including the raising of levels by importing material and the construction of the main spine road were undertaken.

3 SUMMARY OF SUPPLEMENTARY INTRUSIVE INVESTIGATIONS

Supplementary intrusive investigations were undertaken on the 12th December 2023, in accordance with EPS standard operating procedures, copies of which will be made available on request. A summary of all site activities is presented in the following sections:

3.1 Trial Pit Locations

Trial pit hole locations were selected to target the areas where imported material has been used to raise levels and to also target the natural soils below the imported fill so that samples of the natural soils close to the existing road could be collected for laboratory CBR testing. The location of below ground utilities and infrastructure as well as operational / health and safety considerations were also used when selecting trial pit locations.

The overall objective, in terms of trial pit locations was to deliver an appropriate lateral and vertical coverage of the imported soils throughout the site in order to offer information relating to the nature and quality of the imported material. Further rationale for each sampling location is provided within the table below:

Location	Rationale
TP1 – TP8	Assess the nature and quality of the imported soils throughout the area.
TP1, TP2, TP6, TP8	Collect samples of natural soil beneath the imported material for submission for laboratory CBR testing.

All trial pits were formed in accordance with standard EPS methodologies and all sub-contractors were supervised by an EPS engineer throughout the works. Upon completion, the trial pits were backfilled with soil arisings to the surface.

The trial pit locations are highlighted on Figure 2.

3.2 In-Situ Testing & Soil Sampling

Each trial pit was logged for ground conditions encountered and inspected for any physical evidence of contamination, such as soil staining, odour and the presence of separate phase liquids.

Soil samples were recovered from each location at regular intervals for record purposes and future laboratory testing. Selection of samples from the trial pits focused on providing an assessment of the quality of the imported sub-surface materials present across the site as well as the geotechnical properties of the soils encountered which included soaked CBR testing of the underlying natural soils.

3.3 Laboratory Testing

Soil samples were obtained for analysis of selected contaminants of concern in order to identify the presence of any contamination and confirm their suitability for future use as well as their waste characteristics. Samples were submitted to Element Materials Technology of Flintshire, who hold appropriate UKAS/ MCERT accreditation for the required testing. Samples were transported in laboratory supplied containers and delivered by an approved courier.

Geotechnical testing was undertaken by Soil Property Testing, Huntingdon with Lincs Laboratory, Riseholme used to undertake soaked CBR testing, both of these are UKAS accredited laboratories.

Copies of the chain of custody documentation are held by EPS and will be made available on request. Furthermore, laboratory testing schedules detailing all samples submitted for environmental and geotechnical laboratory analysis are included within Table 1 and Table 2 respectively.

4 FINDINGS OF THE INVESTIGATION

This section of the report provides a summary of the findings of the most recent phase of intrusive investigation undertaken in December 2023.

4.1 Ground Conditions

Local geological mapping suggests the ground conditions beneath the site comprise superficial Tidal Flat Deposits and EPS' previous ground investigation has confirmed that soils of this superficial unit are present to depths of at least 17.9m below ground levels prior to the imported material being used to raise levels. A total of eight trial pits were formed across the site, to a maximum depth of 2.5m bgl, and the ground conditions encountered, from surface level, have been interpreted to comprise:

- Imported Fill
- Tidal Flat Deposits

Site specific trial pit logs are included as Appendix B and give full descriptions and depths of strata encountered. A summary of the general ground profile beneath the site is provided in the table below, with more detailed description given in the following sub-sections.

Geological Strata	Maximum Depth to Base of Strata (m bgl)	Strata Thickness (m)
Imported Fill	1.8	0.8 – 1.8 (Proven)
Tidal Flat Deposits	Not Proven (>2.5)	Not Proven

4.1.1 Imported Fill

The imported fill used to raise levels was encountered from the surface at each trial pit location (TP1 – TP8). This material but was inconsistent and variable being recovered as a light, olive to yellowish brown, gravelly, slightly sandy, silty clay in TP1, TP2, TP6 & TP8 or gravelly, slightly sandy, clayey silt in TP4. At TP3, TP5 & TP7, the profile was a similar colour but more granular as a clayey, silty gravel at TP3 & TP7 and gravelly, clayey, silty sand at TP5.

Rare construction debris such as geotextile sheeting, plastic and fragmented brick were recovered in the surface layers at each trial pit but were not found to extend into the deeper profile.

It is understood that the imported fill was sourced from a residential development with which the client is also involved with known as Elsea Park, Bourn located approximately 21km to the west.

4.1.2 Tidal Flat Deposits

Directly beneath the made ground at all trial pit locations, soils interpreted as superficial Tidal Flat Deposits were encountered and were found to progress beyond the maximum depth of each trial pit (>2.5m). These materials were consistently recovered as light orangish to yellowish brown, sandy silt with common orange staining and roots, this became noticeably sandier in TP6.

4.2 Groundwater

Whilst some of the recovered soils within the granular sections of trial pit profiles appeared to be saturated with groundwater, this appeared to be perched within more granular materials and is interpreted as to be associated with surface water rather than representing a consistent groundwater surface.

4.3 Physical Evidence of Contamination

Despite the presence of some rare and shallow man-made constituents described above, there was no palpable evidence of contamination such as significant municipal waste or putrefiable material encountered within any of the trial pits during the supplementary investigation, other physical evidence of contamination including visual or olfactory evidence of hydrocarbon staining was also absent.

4.4 Laboratory Analysis – Soil

A laboratory analysis schedule is presented as Table 1 and all environmental results obtained from the laboratory are included as Appendix C. The key results of laboratory testing on samples of the imported fill recovered as part of the supplementary works are summarised as follows:

Contaminant	No. of Samples	No of Detections	Range of Detections (mg/kg)		Highest Location & Depth (m bgl)
			Min	Max	
Arsenic	8	8	5.1	20.8	TP1 (0.1-0.4)
Cadmium	8	0	-		
Chromium III	8	8	19.3	41.3	TP2 (0.2-0.5)
Chromium VI	8	0	-		
Copper	8	8	4	21	TP8 (0.1-0.4)
Lead	8	8	7	92	TP1 (0.1-0.4)
Mercury	8	0	-		
Nickel	8	8	9.5	23.3	TP6 (0.1-0.4)
Selenium	8	1	1		TP8 (0.1-0.4)
Zinc	8	8	27	81	TP6 (0.1-0.4)
Naphthalene	8	0	-		
Benzo(a)pyrene	8	1	0.57		TP3 (0.8-1.0)
Dibenz(ah)anthracene	8	1	0.07		TP3 (0.8-1.0)
Benzo(b)fluoranthene	8	2	0.19	0.70	TP3 (0.8-1.0)
PAH (Total of 16)	8	2	1.3	6.8	TP3 (0.8-1.0)
TPH (Total Aliphatic & Aromatics)	8	3	85	867	TP3 (0.8-1.0)
MTBE	8	0	-		
BTEX	8	0	-		
Cyanide	8	0	-		
Asbestos (% of mass)	8	0	-		

Concentrations of total petroleum hydrocarbons comprising longer chain Aliphatic and Aromatic TPH fractions were recorded in the imported fill samples recovered from TP1, TP3 & TP4. Laboratory analysis suggests that PAH's, trace lubricating oil and tarmac/bitumen are the possible sources of these TPH compounds.

4.5 Geotechnical Testing

4.5.1 Laboratory Geotechnical Testing

The results of geotechnical laboratory testing are summarised in the table below.

Strata	Range of Parameters					
	Moisture Content (%)		Plasticity Index (%)		CBR (%)	
	Min	Max	Min	Max	Min	Max
Imported Fill	12.3	21.6	8	22	-	-
Tidal Flat Deposits	20	27	-	-	0.8	34.0

Strata	Range of Parameters		
	Particle Size Distribution		
	Fines (%)	Sand (%)	Gravel (%)
Imported Fill	37	44	19

The water content, liquid and plastic limits and plasticity and liquidity indexes were established for five samples of soil prepared according to BS EN ISO: 17892-1: 2014 & BS 1377: Part 2:1990:4.2 and tested in line with BS EN ISO: 17892-1: 2014 & BS 1377: Part 2:1990:3.2, 4.4, 5.3 and 5.4.

Particle Size Distribution (PSD) testing was carried out on one sample prepared and testing in accordance with BS1377: Part 1: 2016: 8.3 & 8.4.5 and BS1377: Part2: 1990: 9.2 accordingly.

Laboratory CBR testing of four bulk samples of soaked soil was also undertaken in line with soaking method BS1377: Part 4: 1990 CI 7.3, preparation method BS1377: Part 1: 1990, compaction method BS1377: Part 4: 1990 CL 7.2.2.2 Method 5 and test procedure BS1377: Part 4: 1990 CI 7.4 Surcharge Mass: 13kg.

A geotechnical laboratory analysis testing schedule is presented as Table 2 and all geotechnical sample results obtained from the laboratory are included as Appendix D.

4.6 Discussion of Laboratory CBR Testing

Natural ground conditions below the imported fill has been found to be relatively consistent with the shallow Tidal Flat Deposits described as sandy silt.

Soaked laboratory CBR testing on four bulk samples of the shallow Tidal Flat Deposits recovered from TP1, TP2, TP6 and TP8, has been undertaken and the results of this testing vary from CBR values between 0.8% to 34%. The highest CBR values recovered from the sample from TP6 range from 19% to 34% and these values are not considered to be representative of the typical Tidal Flat Deposits as this sample appeared to have a higher granular content resulting in anomalously high CBR values when compared to the results of the other three samples.

It is understood that new areas of road / pavements / hardstanding are to be incorporated into the scheme once levels have been reduced by removing the imported fill. Based on the results of the soaked laboratory CBR testing and EPS' experience with the natural Tidal Flat Deposits which have been described as sandy silts with low plasticity indexes, a design CBR value of only 1% is likely to be achievable for the natural soils anticipated at subgrade levels.

It is likely that additional CBR testing (either in situ or via bulk samples of soil submitted for laboratory testing) will be required once final formation levels have been achieved following the removal of the imported fill. Additionally, as stated in EPS' original ground investigation report, it may well be the case that some form of permanent improvement of the subgrade, such as through the use of geo-grids or soil stabilisation is required.

5 ENVIRONMENTAL APPRAISAL

The following section outlines the approach applied to assessing the risks posed to human health by the imported fill materials through a Generic Quantitative Risk Assessment, then identifies any sample results which warrant further consideration.

In accordance with the Environment Agency's *Land Contamination: Risk Management* guidance, this section represents the second tier of Stage 1, the Generic Quantitative Risk Assessment. Please note that this risk assessment has been undertaken primarily to initially assess the potential reuse of the imported fill materials so that any potential issues regarding its re-use at another residential development can be identified.

5.1 Human Health

5.1.1 Land Use Setting and Generic Screening - Soils

The final proposed destination for these imported fill materials is uncertain at this stage although it is anticipated to be used at another residential scheme. In order to screen laboratory data for concentrations of contaminants in soil with potential to cause harm to human health, a Residential (with home-grown produce) land use, which happens to be the most sensitive land use has been adopted.

The technical framework used to derive the screening values and the documents in which they are published are summarised as follows:

- *EA Science Reports* (SC050021/SR2, SC050021/SR3, and SC050021/SR7)
- *EA Soil Guideline Value Science Reports*
- *Suitable For Use Levels (S4ULs) for Human Health Risk Assessment* – LQM and CIEH (2015).
- *Soil Generic Assessment Criteria for Human Health Risk Assessment* - EIC/AGS/CL:AIRE (2010)
- *Development of Category 4 Screening Levels for assessment of land affected by contamination* - SP1010 – DEFRA (2013)

It is considered reasonable to utilise Benzo(a)pyrene (BaP) as a risk driver or marker representative of genotoxic PAHs (i.e., including Dibenzo(ah)anthracene and Benzo(b)fluoranthene) given the absence of any 'low risk' (C4SL) equivalent screening values for these compounds.

Where assessment of the risk to human health from asbestos in soil is concerned, there is no nationally recognised suitable for use / generic screening value commonly referred to through the planning system. Due to this, it is necessary to take a more qualitative approach to the risks posed to future site users from asbestos on a site-specific basis.

A summary of the screening criteria and the methodology used to derive them is included in Appendix E.

5.1.2 Assessment of Soil Results

The results of the screening process for on-site human receptors show that the adopted screening values relative to residential (with home-grown produce) have not been exceeded.

This suggests that the imported fill has come from a 'low risk source' and that it would be appropriate to re-use the imported fill at a similar residential scheme. It should be appreciated however that while the imported fill material has been proven to be suitable for use in a residential context in terms of its chemical quality, the physical quality of the imported fill (which included some artificial materials at shallow depths) will need to be considered especially if the imported fill is to be re-used for any earthworks purpose that requires specific physical properties to be achieved.

5.2 Summary of Findings & Recommendations

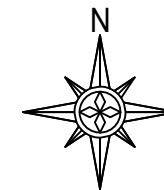
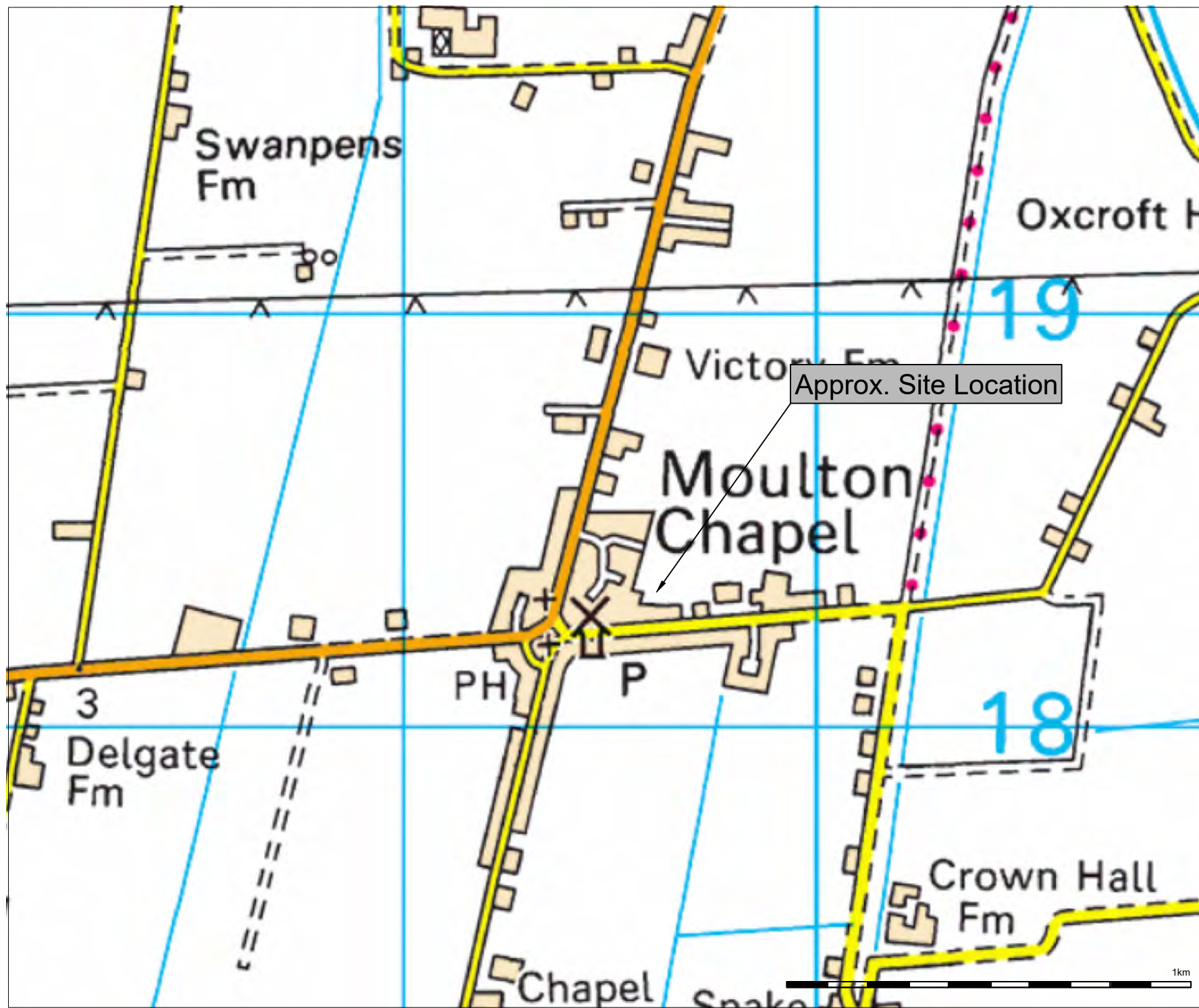
The imported fill materials are considered to comprise an inherited legacy of a similar site from which it was sourced as well as partial development of the current site off of Roman Road. The findings of this investigation are consistent with the imported fill being of a largely natural origin with only occasional amounts of man-made constituents worked into the shallow material and no significantly elevated contaminant concentrations.

It is therefore possible that this material can be re-used at another residential scheme following its removal from the land at Roman Road depending its intended use. The re-use of the material will likely need to be documented and declared via an appropriate framework for example through the undertaking of a Materials Management Plan (MMP) submitted to CL:AIRE and other involved stakeholders in line with the Definition of Waste: Code of Practice (DoWCoP). Depending on the specifics of the need to re-use the imported fill at another site, a Design Statement may be required to support an MMP.

The following recommendations are also considered necessary in order to reduce risks to construction and redevelopment workers involved with the removal and potential reuse of the imported fill:

- a) All construction workers involved with excavating and removing the imported fill material from the land off of Roman Road should be advised of the potential for contact with shallow man-made constituents. Appropriate health and safety precautions should be adopted during any excavation works to avoid exposure to the imported soils. Reference should be made to relevant health & safety guidance including the following CIRIA document: R132 *Guide to Safe Working on Contaminated Sites*.
- b) Should any palpable evidence of unexpected contamination be encountered during excavation and re-use of the imported materials, it should be reported to EPS so that an inspection can be made and appropriate sampling and assessment work carried out. A method statement for encountering any unexpected contamination is included as Appendix F of this report.

FIGURES



Rev	Date	Drawn	Description	Chk'd



The Geotechnical and Environmental Engineers
www.epstrategies.co.uk

Site
Moulton Chapel, Roman Road
Spalding, PE12 0XQ

Client
Allison Homes Ltd

Title
Figure 1 - Current Site Layout

Surveyed		Drawn by	MC
Checked by	TA	Date	January 2024

Scale	1:50,000	Drawing Reference	UK21.5680d_01
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Job No	UK21.5680d	Rev	01
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KEY:

- SITE BOUNDARY
- EPS TRIAL PIT
- EPS TRIAL PIT & CBR TEST LOCATION

Rev	Date	Drawn	Description	Chk'd



The Geotechnical and Environmental Engineers
www.epstrategies.co.uk

Site

Moulton Chapel, Roman Road
Spalding, PE12 0XQ

Client

Allison Homes Ltd

Title

Figure 2 - Exploratory Hole Location Plan

Surveyed		Drawn by	MC
Checked by	TA	Date	January 2024

Scale	(A4 Sheet) Drawing Reference
Not to Scale	UK21.5680d_02

Job No	UK21.5680d	Rev	01
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TABLES

Table 1 – Environmental Laboratory Testing Schedule

Sample ID	Sample Depth (m bgl)	EPS Mini Suite	EPS TPH Suite
TP1	0.1-0.4	1	1
TP2	0.2-0.5	1	1
TP3	0.8-1.0	1	1
TP4	0.1-0.4	1	1
TP5	0.4-0.8	1	1
TP6	0.1-0.4	1	1
TP7	0.1-0.4	1	1
TP8	0.1-0.4	1	1

Notes:

mbgl

meters below ground level

1

Sample Taken

-

Sample Not Analysed

EPS Mini Suite

Organic Matter, Cyanide, Metals, PAH's, Phenols and Asbestos screen

EPS TPH Suite

Total Petroleum Hydrocarbons, BTEX Compounds & MTBE

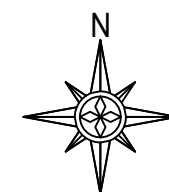
Table 2 – Geotechnical Laboratory Testing Schedule

Sample ID	Sample Depth (m bgl)	Moisture Content	Liquid & Plastic Limits	Particle Size Distribution	Soaked CBR Testing
TP1	0.8-1.0	1	1	-	-
TP1	2.0-2.5	-	-	-	1
TP2	1.0-1.2	-	-	-	1
TP4	1.0-1.1	-	-	1	-
TP5	0.8-1.0	1	1	-	-
TP6	0.8-1.0	1	1	-	-
TP6	1.4-1.6	-	-	-	1
TP7	0.5-0.8	1	1	-	-
TP8	0.5-0.8	1	1	-	-
TP8	1.0-1.2	-	-	-	1

APPENDICES

APPENDIX A

Selected Site Photographs



KEY:				
SITE BOUNDARY				
DIRECTION OF SITE PHOTOGRAPH				
SITE PHOTOGRAPH NUMBER				
Rev	Date	Drawn	Description	CHK'd
The Geotechnical and Environmental Engineers www.epstrategies.co.uk				
Site				
Moulton Chapel, Roman Road Spalding, PE12 0XQ				
Client				
Allison Homes Ltd				
Title				
Appendix A - Site Photographs				
Surveyed:		Drawn by:		MC
Checked by:		TA		Date: January 2024
Scale	(A4 Sheet)	Drawing Reference		
Not to Scale		UK21.5680d_A		
Job No				Rev
UK21.5680d				01

Photo 1 – A photo looking north west across the site from the new entrance road.



Photo 2 – A photo looking west towards the neighbouring housing estate.



Photo 3 – A photo looking south towards the entrance to the site with the store and welfare yard to the left.



Photo 4 – A photo showing the excavation at TP1



Photo 5 – A photo showing the excavation at TP3

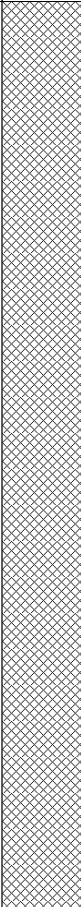


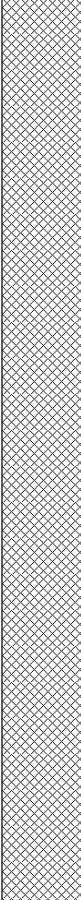
Photo 6 – A photo showing the excavation at TP5

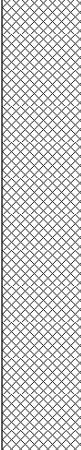
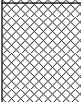


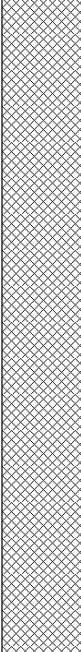
APPENDIX B

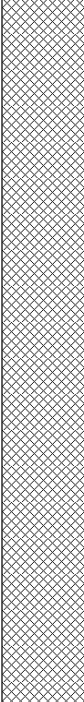
Site Specific Trial Pit Logs

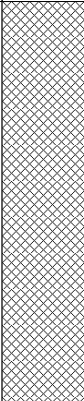
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Project Name: Moulton Chapel, Spalding				Project No. UK21.5680d		Co-ords: -8918.30 - 6936374.36		Date 12/12/2023		
Location: Moulton Chapel, Roman Road, Spalding, PE12 0XQ				Dimensions (m):		1.2		Scale 1:15		
Client: Allison Homes Ltd				Depth 2.50				Logged MC		
Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description			
	Depth	Type	Results							
	0.10 - 0.40	ES		1.80			IMPORTED FILL: Light olive brown, gravelly, slightly sandy, silty CLAY. Gravel is fine to coarse with cobble-sized siltstone and limestone fragments and rare brick and construction debris near the surface.			
	0.80 - 1.00	D					Light orangish to yellowish brown, slightly sandy SILT with common orange staining and roots. (TIDAL FLAT DEPOSITS)			
		2.00 - 2.50	B		2.50			End of pit at 2.50 m		
Remarks: No Groundwater Encountered & Reached Target Depth. No Physical Evidence of Contamination										
Stability: Stable										

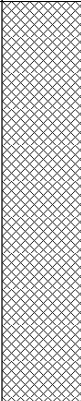
				Trial Pit Log			Trialpit No TP3 Sheet 1 of 1			
Project Name: Moulton Chapel, Spalding				Project No. UK21.5680d		Co-ords: -8993.54 - 6936384.51 Level:		Date 12/12/2023		
Location: Moulton Chapel, Roman Road, Spalding, PE12 0XQ				Dimensions (m): Depth 2.50		1.2 0.4		Scale 1:15 Logged MC		
Client: Allison Homes Ltd										
Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description			
	Depth	Type	Results							
	0.80 - 1.00	ES		1.80			IMPORTED FILL: Light yellowish brown, clayey, silty GRAVEL. Gravel is fine to coarse with cobble-sized Limestone fragments and rare brick and construction debris near surface.			
				2.50			Light orangish to yellowish brown, slightly sandy SILT with common orange staining and roots. (TIDAL FLAT DEPOSITS)			
							----- End of pit at 2.50 m			
Remarks: No Groundwater Encountered & Reached Target Depth. No Physical Evidence of Contamination										
Stability: Stable										

				Trial Pit Log				Trialpit No TP4 Sheet 1 of 1		
Project Name: Moulton Chapel, Spalding				Project No. UK21.5680d		Co-ords: -9059.82 - 6936397.05 Level:		Date 12/12/2023		
Location: Moulton Chapel, Roman Road, Spalding, PE12 0XQ						Dimensions (m): Depth 2.00		1.2 0.4 Scale 1:15 Logged MC		
Client: Allison Homes Ltd										
Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description			
	Depth	Type	Results							
	0.10 - 0.40	ES					IMPORTED FILL: Light olive brown, gravelly, slightly sandy, clayey SILT. Gravel is fine to coarse with cobble-sized siltstone and Limestone fragments and rare brick and construction debris near surface. Terram Textile Sheet			
	1.00 - 1.10	D		0.90			IMPORTED FILL: Light yellowish brown to cream, saturated, slightly gravelly, clayey, sandy SILT. Gravel is fine to coarse with cobble-sized Limestone fragments and rare brown chert.			
				1.10			Light orangish to yellowish brown, slightly sandy SILT with common orange staining and roots. (TIDAL FLAT DEPOSITS)			
			2.00				End of pit at 2.00 m			
Remarks: No Groundwater Encountered & Reached Target Depth. No Physical Evidence of Contamination										
Stability: Stable										

				Trial Pit Log			Trialpit No TP5 Sheet 1 of 1		
Project Name: Moulton Chapel, Spalding				Project No. UK21.5680d		Co-ords: -9083.71 - 6936450.20		Date 12/12/2023	
Location: Moulton Chapel, Roman Road, Spalding, PE12 0XQ				Dimensions (m):		1.2		Scale 1:15	
Client: Allison Homes Ltd				Depth 2.00				Logged MC	
Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description		
	Depth	Type	Results						
	0.40 - 0.80	ES		1.30			IMPORTED FILL: Light yellowish brown, gravelly, clayey, silty SAND. Gravel is fine to coarse with cobble-sized Limestone fragments and rare brick and construction debris near surface.		
	0.80 - 1.00	D		2.00			Light orangish to yellowish brown, slightly sandy SILT with common orange staining and roots. (TIDAL FLAT DEPOSITS)		
							End of pit at 2.00 m		
									1
									2
									3
Remarks: No Groundwater Encountered & Reached Target Depth. No Physical Evidence of Contamination									
Stability: Stable									

				Trial Pit Log				Trialpit No TP6 Sheet 1 of 1	
Project Name: Moulton Chapel, Spalding				Project No. UK21.5680d		Co-ords: -9032.35 - 6936484.23 Level:		Date 12/12/2023	
Location: Moulton Chapel, Roman Road, Spalding, PE12 0XQ						Dimensions (m): Depth 2.00		1.2 0.4 Scale 1:15 Logged MC	
Client: Allison Homes Ltd									
Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description		
	Depth	Type	Results						
	0.10 - 0.40	ES		1.40			IMPORTED FILL: Light yellowish brown, gravelly, slightly sandy, silty CLAY. Gravel is fine to coarse with cobble-sized siltstone and Limestone fragments and rare brick and construction debris near surface. Terram Textile Sheet		
	0.80 - 1.00	D					Becomes more cream coloured.		
	1.40 - 1.60	B					Light orangish to yellowish brown, sandy SILT with common orange staining and roots. (TIDAL FLAT DEPOSITS)		
				2.00			End of pit at 2.00 m		
Remarks: No Groundwater Encountered & Reached Target Depth. No Physical Evidence of Contamination									
Stability: Stable									

				Trial Pit Log			Trialpit No TP7 Sheet 1 of 1			
Project Name: Moulton Chapel, Spalding				Project No. UK21.5680d		Co-ords: -8890.23 - 6936639.50		Date 12/12/2023		
Location: Moulton Chapel, Roman Road, Spalding, PE12 0XQ				Dimensions (m):		1.2		Scale 1:15		
Client: Allison Homes Ltd				Depth 1.50				Logged MC		
Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description			
	Depth	Type	Results							
	0.10 - 0.40	ES		0.80			IMPORTED FILL: Light, yellowish brown, saturated, silty GRAVEL. Gravel is coarse to cobble-sized Limestone fragments and rare brick and construction debris near surface.			
	0.50 - 0.80	D					Becomes more light brown.			
				1.50			Light orangish to yellowish brown, slightly sandy SILT with common orange staining and roots. (TIDAL FLAT DEPOSITS)			
							End of pit at 1.50 m			
Remarks: No Groundwater Encountered & Reached Target Depth. No Physical Evidence of Contamination										
Stability: Stable										

				Trial Pit Log				Trialpit No TP8 Sheet 1 of 1		
Project Name: Moulton Chapel, Spalding				Project No. UK21.5680d		Co-ords: -8826.93 - 6936572.61		Date 12/12/2023		
Location: Moulton Chapel, Roman Road, Spalding, PE12 0XQ				Dimensions (m):		1.2		Scale 1:15		
Client: Allison Homes Ltd				Depth 2.00				Logged MC		
Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description			
	Depth	Type	Results							
	0.10 - 0.40	ES		0.80			IMPORTED FILL: Light yellowish brown to dark grey, gravelly, slightly sandy, silty CLAY. Gravel is fine to coarse with cobble-sized Siltstone, Limestone and Ironstone fragments and rare brick and construction debris near surface.			
	0.50 - 0.80	D					Light orangish to yellowish brown, slightly sandy SILT with common orange staining and roots. (TIDAL FLAT DEPOSITS)			
	1.00 - 1.20	B		2.00			End of pit at 2.00 m			
Remarks: No Groundwater Encountered & Reached Target Depth. No Physical Evidence of Contamination										
Stability: Stable										

APPENDIX C

Environmental Laboratory Results

EPS Ltd
7B Caxton House
Broad Street
Cambourne
Cambridgeshire
United Kingdom
CB23 6JN



4225



Attention : Marco Bradley
Date : 5th January, 2024
Your reference : UK21.5680d
Our reference : Test Report 23/21301 Batch 1
Location : Moulton Chapel Spalding
Date samples received : 14th December, 2023
Status : Final Report
Issue : 202401051650

Eight samples were received for analysis on 14th December, 2023 of which eight were scheduled for analysis. Please find attached our Test Report which should be read with notes at the end of the report and should include all sections if reproduced. Interpretations and opinions are outside the scope of any accreditation, and all results relate only to samples supplied.

All analysis is carried out on as received samples and reported on a dry weight basis unless stated otherwise. Results are not surrogate corrected.

The greenhouse gas emissions generated (in Carbon – Co2e) to obtain the results in this report are estimated as:

Scope 1&2 emissions - 36.779 kg of CO2

Scope 1&2&3 emissions - 86.919 kg of CO2

Authorised By:



Bruce Leslie
Project Manager

Please include all sections of this report if it is reproduced

Element Materials Technology

Client Name: EPS Ltd
Reference: UK21.5680d
Location: Moulton Chapel Spalding
Contact: Marco Bradley
EMT Job No: 23/21301

Report : Solid

Solids: V=60g VOC jar, J=250g glass jar, T=plastic tub

EMT Sample No.	1-3	4-6	7-9	10-12	13-15	16-18	19-21	22-24			Please see attached notes for all abbreviations and acronyms		
Sample ID	TP1	TP2	TP3	TP4	TP5	TP6	TP7	TP8					
Depth	0.10-0.40	0.20-0.50	0.80-1.00	0.10-0.40	0.40-0.80	0.10-0.40	0.10-0.40	0.10-0.40					
COC No / misc													
Containers	J T	J T	J T	J T	J T	J T	J T	J T					
Sample Date	12/12/2023	12/12/2023	12/12/2023	12/12/2023	12/12/2023	12/12/2023	12/12/2023	12/12/2023					
Sample Type	Clay	Clay	Clay	Clay	Clay	Clay	Clay	Clay					
Batch Number	1	1	1	1	1	1	1	1					
Date of Receipt	14/12/2023	14/12/2023	14/12/2023	14/12/2023	14/12/2023	14/12/2023	14/12/2023	14/12/2023			LOD/LOR	Units	Method No.
Arsenic ^{#M}	20.8	13.4	13.1	7.6	5.1	10.1	7.4	8.7			<0.5	mg/kg	TM30/PM15
Cadmium ^{#M}	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1			<0.1	mg/kg	TM30/PM15
Chromium ^{#M}	33.9	41.3	31.4	24.6	19.3	39.4	23.4	38.5			<0.5	mg/kg	TM30/PM15
Copper ^{#M}	14	4	14	8	6	15	7	21			<1	mg/kg	TM30/PM15
Lead ^{#M}	92	9	16	9	7	17	9	16			<5	mg/kg	TM30/PM15
Mercury ^{#M}	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1			<0.1	mg/kg	TM30/PM15
Nickel ^{#M}	22.9	12.4	15.2	12.1	9.5	23.3	12.6	20.8			<0.7	mg/kg	TM30/PM15
Selenium ^{#M}	<1	<1	<1	<1	<1	<1	<1	1			<1	mg/kg	TM30/PM15
Total Sulphate as SO4 ^{#M}	1299	803	2866	859	285	1419	394	6001			<50	mg/kg	TM50/PM29
Zinc ^{#M}	74	49	55	27	27	81	34	58			<5	mg/kg	TM30/PM15
PAH MS													
Naphthalene ^{#M}	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04			<0.04	mg/kg	TM4/PM8
Acenaphthylene	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03			<0.03	mg/kg	TM4/PM8
Acenaphthene ^{#M}	<0.05	<0.05	0.07	<0.05	<0.05	<0.05	<0.05	<0.05			<0.05	mg/kg	TM4/PM8
Fluorene ^{#M}	<0.04	<0.04	0.07	<0.04	<0.04	<0.04	<0.04	<0.04			<0.04	mg/kg	TM4/PM8
Phenanthrene ^{#M}	0.06	<0.03	0.60	<0.03	<0.03	<0.03	<0.03	<0.03			<0.03	mg/kg	TM4/PM8
Anthracene [#]	<0.04	<0.04	0.22	<0.04	<0.04	<0.04	<0.04	<0.04			<0.04	mg/kg	TM4/PM8
Fluoranthene ^{#M}	0.23	<0.03	1.32	0.07	<0.03	<0.03	<0.03	<0.03			<0.03	mg/kg	TM4/PM8
Pyrene [#]	0.20	<0.03	1.02	0.06	<0.03	<0.03	<0.03	<0.03			<0.03	mg/kg	TM4/PM8
Benzo(a)anthracene [#]	0.13	<0.06	0.62	<0.06	<0.06	<0.06	<0.06	<0.06			<0.06	mg/kg	TM4/PM8
Chrysene ^{#M}	0.14	<0.02	0.62	<0.02	<0.02	<0.02	<0.02	<0.02			<0.02	mg/kg	TM4/PM8
Benzo(b)fluoranthene ^{#M}	0.27	<0.07	0.97	<0.07	<0.07	<0.07	<0.07	<0.07			<0.07	mg/kg	TM4/PM8
Benzo(a)pyrene [#]	<0.04	<0.04	0.57	<0.04	<0.04	<0.04	<0.04	<0.04			<0.04	mg/kg	TM4/PM8
Indeno(123cd)pyrene ^{#M}	0.13	<0.04	0.32	<0.04	<0.04	<0.04	<0.04	<0.04			<0.04	mg/kg	TM4/PM8
Dibenzo(ah)anthracene [#]	<0.04	<0.04	0.07	<0.04	<0.04	<0.04	<0.04	<0.04			<0.04	mg/kg	TM4/PM8
Benzo(ghi)perylene [#]	0.12	<0.04	0.31	<0.04	<0.04	<0.04	<0.04	<0.04			<0.04	mg/kg	TM4/PM8
PAH 16 Total	1.3	<0.6	6.8	<0.6	<0.6	<0.6	<0.6	<0.6			<0.6	mg/kg	TM4/PM8
Benzo(b)fluoranthene	0.19	<0.05	0.70	<0.05	<0.05	<0.05	<0.05	<0.05			<0.05	mg/kg	TM4/PM8
Benzo(k)fluoranthene	0.08	<0.02	0.27	<0.02	<0.02	<0.02	<0.02	<0.02			<0.02	mg/kg	TM4/PM8
PAH Surrogate % Recovery	97	99	100	88	99	99	100	96			<0	%	TM4/PM8
TPH CWG													
Aliphatics													
>C5-C6 (HS_1D_AL) ^{#M}	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1			<0.1	mg/kg	TM36/PM12
>C6-C8 (HS_1D_AL) ^{#M}	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1			<0.1	mg/kg	TM36/PM12
>C8-C10 (HS_1D_AL)	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1			<0.1	mg/kg	TM36/PM12
>C10-C12 (EH_CU_1D_AL) ^{#M}	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2			<0.2	mg/kg	TM5/PM8/PM16
>C12-C16 (EH_CU_1D_AL) ^{#M}	<4	<4	<4	<4	<4	<4	<4	<4			<4	mg/kg	TM5/PM8/PM16
>C16-C21 (EH_CU_1D_AL) ^{#M}	<7	<7	<7	<7	<7	<7	<7	<7			<7	mg/kg	TM5/PM8/PM16
>C21-C35 (EH_CU_1D_AL) ^{#M}	193	<7	225	<7	<7	<7	<7	<7			<7	mg/kg	TM5/PM8/PM16
>C35-C40 (EH_CU_1D_AL)	118	<7	47	<7	<7	<7	<7	<7			<7	mg/kg	TM5/PM8/PM16
Total aliphatics C5-40 (EH_CU+HS_1D_AL)	311	<26	272	<26	<26	<26	<26	<26			<26	mg/kg	TM5/PM8/PM16

Client Name: EPS Ltd
Reference: UK21.5680d
Location: Moulton Chapel Spalding
Contact: Marco Broadley
EMT Job No: 23/21301

Solids: V=60g VOC jar. J=250g glass jar. T=plastic tub

Please see attached notes for all abbreviations and acronyms

Matrix : Solid

4 of 13

Client Name: EPS Ltd
Reference: UK21.5680d
Location: Moulton Chapel Spalding
Contact: Marco Bradley

Note:

Asbestos Screen analysis is carried out in accordance with our documented in-house methods PM042 and TM065 and HSG 248 by Stereo and Polarised Light Microscopy using Dispersion Staining Techniques and is covered by our UKAS accreditation. Detailed Gravimetric Quantification and PCOM Fibre Analysis is carried out in accordance with our documented in-house methods PM042 and TM131 and HSG 248 using Stereo and Polarised Light Microscopy and Phase Contrast Optical Microscopy (PCOM). Asbestos sub-samples are retained for not less than 6 months from the date of analysis unless specifically requested.

The LOQ of the Asbestos Quantification is 0.001% dry fibre of dry mass of sample.

Where the sample is not taken by a Element Materials Technology consultant, Element Materials Technology cannot be responsible for inaccurate or unrepresentative sampling.

Where trace asbestos is reported the amount of asbestos will be <0.1%.

EMT Job No.	Batch	Sample ID	Depth	EMT Sample No.	Analyst Name	Date Of Analysis	Analysis	Result
23/21301	1	TP1	0.10-0.40	3	Bart Kuznicki	20/12/2023	General Description (Bulk Analysis)	Brown soil with stones
					Bart Kuznicki	20/12/2023	Asbestos Fibres	NAD
					Bart Kuznicki	20/12/2023	Asbestos ACM	NAD
					Bart Kuznicki	20/12/2023	Asbestos Type	NAD
23/21301	1	TP2	0.20-0.50	6	Catherine Coles	20/12/2023	General Description (Bulk Analysis)	brown soil,stone
					Catherine Coles	20/12/2023	Asbestos Fibres	NAD
					Catherine Coles	20/12/2023	Asbestos ACM	NAD
					Catherine Coles	20/12/2023	Asbestos Type	NAD
23/21301	1	TP3	0.80-1.00	9	Bart Kuznicki	20/12/2023	General Description (Bulk Analysis)	Brown soil with stones
					Bart Kuznicki	20/12/2023	Asbestos Fibres	NAD
					Bart Kuznicki	20/12/2023	Asbestos ACM	NAD
					Bart Kuznicki	20/12/2023	Asbestos Type	NAD
23/21301	1	TP4	0.10-0.40	12	Bart Kuznicki	20/12/2023	General Description (Bulk Analysis)	Brown soil with stones
					Bart Kuznicki	20/12/2023	Asbestos Fibres	NAD
					Bart Kuznicki	20/12/2023	Asbestos ACM	NAD
					Bart Kuznicki	20/12/2023	Asbestos Type	NAD
23/21301	1	TP5	0.40-0.80	15	Catherine Coles	20/12/2023	General Description (Bulk Analysis)	brown soil,stone
					Catherine Coles	20/12/2023	Asbestos Fibres	NAD
					Catherine Coles	20/12/2023	Asbestos ACM	NAD
					Catherine Coles	20/12/2023	Asbestos Type	NAD
23/21301	1	TP6	0.10-0.40	18	Catherine Coles	20/12/2023	General Description (Bulk Analysis)	brown soil,stone
					Catherine Coles	20/12/2023	Asbestos Fibres	NAD
					Catherine Coles	20/12/2023	Asbestos ACM	NAD
					Catherine Coles	20/12/2023	Asbestos Type	NAD
23/21301	1	TP7	0.10-0.40	21	Bart Kuznicki	20/12/2023	General Description (Bulk Analysis)	Brown soil with stones
					Bart Kuznicki	20/12/2023	Asbestos Fibres	NAD
					Bart Kuznicki	20/12/2023	Asbestos ACM	NAD
					Bart Kuznicki	20/12/2023	Asbestos Type	NAD
23/21301	1	TP8	0.10-0.40	24	Bart Kuznicki	20/12/2023	General Description (Bulk Analysis)	Brown soil with stones
					Bart Kuznicki	20/12/2023	Asbestos Fibres	NAD
					Bart Kuznicki	20/12/2023	Asbestos ACM	NAD
					Bart Kuznicki	20/12/2023	Asbestos Type	NAD

Element Materials Technology

Notification of Deviating Samples

Client Name:	EPS Ltd
Reference:	UK21.5680d
Location:	Moulton Chapel Spalding
Contact:	Marco Broadley

Notification of Deviating Samples

Matrix : Solid

[illegible]

Please note that only samples that are deviating are mentioned in this report. If no samples are listed it is because none were deviating. Only analyses which are accredited are recorded as deviating if set criteria are not met.

It is a requirement under ISO 17025 that we inform clients if samples are deviating i.e. outside what is expected. A deviating sample indicates that the sample 'may' be compromised but not necessarily will be compromised. The result is still accredited and our analytical reports will still show accreditation on the relevant analytes.

NOTES TO ACCOMPANY ALL SCHEDULES AND REPORTS

EMT Job No.: 23/21301

SOILS and ASH

Please note we are only MCERTS accredited (UK soils only) for sand, loam and clay and any other matrix is outside our scope of accreditation.

Where an MCERTS report has been requested, you will be notified within 48 hours of any samples that have been identified as being outside our MCERTS scope. As validation has been performed on clay, sand and loam, only samples that are predominantly these matrices, or combinations of them will be within our MCERTS scope. If samples are not one of a combination of the above matrices they will not be marked as MCERTS accredited.

It is assumed that you have taken representative samples on site and require analysis on a representative subsample. Stones will generally be included unless we are requested to remove them.

All samples will be discarded one month after the date of reporting, unless we are instructed to the contrary. Asbestos samples are retained for 6 months.

If you have not already done so, please send us a purchase order if this is required by your company.

Where appropriate please make sure that our detection limits are suitable for your needs, if they are not, please notify us immediately.

All analysis is reported on a dry weight basis unless stated otherwise. Limits of detection for analyses carried out on as received samples are not moisture content corrected. Results are not surrogate corrected. Samples are dried at 35°C ±5°C unless otherwise stated. Moisture content for CEN Leachate tests are dried at 105°C ±5°C. Ash samples are dried at 37°C ±5°C.

Where Mineral Oil or Fats, Oils and Grease is quoted, this refers to Total Aliphatics C10-C40.

Where a CEN 10:1 ZERO Headspace VOC test has been carried out, a 10:1 ratio of water to wet (as received) soil has been used.

% Asbestos in Asbestos Containing Materials (ACMs) is determined by reference to HSG 264 The Survey Guide - Appendix 2 : ACMs in buildings listed in order of ease of fibre release.

Sufficient amount of sample must be received to carry out the testing specified. Where an insufficient amount of sample has been received the testing may not meet the requirements of our accredited methods, as such accreditation may be removed.

Negative Neutralization Potential (NP) values are obtained when the volume of NaOH (0.1N) titrated (pH 8.3) is greater than the volume of HCl (1N) to reduce the pH of the sample to 2.0 - 2.5. Any negative NP values are corrected to 0.

The calculation of Pyrite content assumes that all oxidisable sulphides present in the sample are pyrite. This may not be the case. The calculation may be an overestimate when other sulphides such as Barite (Barium Sulphate) are present.

WATERS

Please note we are not a UK Drinking Water Inspectorate (DWI) Approved Laboratory .

ISO17025 accreditation applies to surface water and groundwater and usually one other matrix which is analysis specific, any other liquids are outside our scope of accreditation.

As surface waters require different sample preparation to groundwaters the laboratory must be informed of the water type when submitting samples.

Where Mineral Oil or Fats, Oils and Grease is quoted, this refers to Total Aliphatics C10-C40.

STACK EMISSIONS

Where an MCERTS report has been requested, you will be notified within 48 hours of any samples that have been identified as being outside our MCERTS scope. As validation for Dioxins and Furans and Dioxin like PCBs has been performed on XAD-2 Resin, only samples which use this resin will be within our MCERTS scope.

Where appropriate please make sure that our detection limits are suitable for your needs, if they are not, please notify us immediately.

DEVIATING SAMPLES

All samples should be submitted to the laboratory in suitable containers with sufficient ice packs to sustain an appropriate temperature for the requested analysis. The temperature of sample receipt is recorded on the confirmation schedules in order that the client can make an informed decision as to whether testing should still be undertaken.

SURROGATES

Surrogate compounds are added during the preparation process to monitor recovery of analytes. However low recovery in soils is often due to peat, clay or other organic rich matrices. For waters this can be due to oxidants, surfactants, organic rich sediments or remediation fluids. Acceptable limits for most organic methods are 70 - 130% and for VOCs are 50 - 150%. When surrogate recoveries are outside the performance criteria but the associated AQC passes this is assumed to be due to matrix effect. Results are not surrogate corrected.

DILUTIONS

A dilution suffix indicates a dilution has been performed and the reported result takes this into account. No further calculation is required.

BLANKS

Where analytes have been found in the blank, the sample will be treated in accordance with our laboratory procedure for dealing with contaminated blanks.

NOTE

Data is only reported if the laboratory is confident that the data is a true reflection of the samples analysed. Data is only reported as accredited when all the requirements of our Quality System have been met. In certain circumstances where all the requirements of the Quality System have not been met, for instance if the associated AQC has failed, the reason is fully investigated and documented. The sample data is then evaluated alongside the other quality control checks performed during analysis to determine its suitability. Following this evaluation, provided the sample results have not been effected, the data is reported but accreditation is removed. It is a requirement of our Accreditation Body for data not reported as accredited to be considered indicative only, but this does not mean the data is not valid.

Where possible, and if requested, samples will be re-extracted and a revised report issued with accredited results. Please do not hesitate to contact the laboratory if further details are required of the circumstances which have led to the removal of accreditation.

Laboratory records are kept for a period of no less than 6 years.

REPORTS FROM THE SOUTH AFRICA LABORATORY

Any method number not prefixed with SA has been undertaken in our UK laboratory unless reported as subcontracted.

Measurement Uncertainty

Measurement uncertainty defines the range of values that could reasonably be attributed to the measured quantity. This range of values has not been included within the reported results. Uncertainty expressed as a percentage can be provided upon request.

Customer Provided Information

Sample ID and depth is information provided by the customer.

Age of Diesel

The age of release estimation is based on the nC17/pristane ratio only as prescribed by Christensen and Larsen (1993) and Kaplan, Galperin, Alimi et al., (1996).

Age estimation should be treated with caution as it can be influenced by site specific factors of which the laboratory are not aware.

ABBREVIATIONS and ACRONYMS USED

#	ISO17025 (UKAS Ref No. 4225) accredited - UK.
SA	ISO17025 (SANAS Ref No.T0729) accredited - South Africa
B	Indicates analyte found in associated method blank.
DR	Dilution required.
M	MCERTS accredited.
NA	Not applicable
NAD	No Asbestos Detected.
ND	None Detected (usually refers to VOC and/SVOC TICs).
NDP	No Determination Possible
SS	Calibrated against a single substance
SV	Surrogate recovery outside performance criteria. This may be due to a matrix effect.
W	Results expressed on as received basis.
+	AQC failure, accreditation has been removed from this result, if appropriate, see 'Note' on previous page.
>>	Results above quantitative calibration range. The result should be considered the minimum value and is indicative only. The actual result could be significantly higher.
*	Analysis subcontracted to an Element Materials Technology approved laboratory.
AD	Samples are dried at 35°C ±5°C
CO	Suspected carry over
LOD/LOR	Limit of Detection (Limit of Reporting) in line with ISO 17025 and MCERTS
ME	Matrix Effect
NFD	No Fibres Detected
BS	AQC Sample
LB	Blank Sample
N	Client Sample
TB	Trip Blank Sample
OC	Outside Calibration Range

HWOL ACRONYMS AND OPERATORS USED

HS	Headspace Analysis.
EH	Extractable Hydrocarbons - i.e. everything extracted by the solvent.
CU	Clean-up - e.g. by florisil, silica gel.
1D	GC - Single coil gas chromatography.
Total	Aliphatics & Aromatics.
AL	Aliphatics only.
AR	Aromatics only.
2D	GC-GC - Double coil gas chromatography.
#1	EH_Total but with humics mathematically subtracted
#2	EU_Total but with fatty acids mathematically subtracted
_	Operator - underscore to separate acronyms (exception for +).
+	Operator to indicate cumulative e.g. EH+HS_Total or EH_CU+HS_Total
MS	Mass Spectrometry.

EMT Job No: 23/21301

Test Method No.	Description	Prep Method No. (if appropriate)	Description	ISO 17025 (UKAS/ANAS)	MCERTS (UK soils only)	Analysis done on As Received (AR) or Dried (AD)	Reported on dry weight basis
PM4	Gravimetric measurement of Natural Moisture Content and % Moisture Content at either 35°C or 105°C. Calculation based on ISO 11465:1993(E) and BS1377-2:1990.	PM0	No preparation is required.			AR	
TM4	Modified USEPA 8270D v5:2014 method for the solvent extraction and determination of PAHs by GC-MS.	PM8	End over end extraction of solid samples for organic analysis. The solvent mix varies depending on analysis required.			AR	Yes
TM4	Modified USEPA 8270D v5:2014 method for the solvent extraction and determination of PAHs by GC-MS.	PM8	End over end extraction of solid samples for organic analysis. The solvent mix varies depending on analysis required.	Yes		AR	Yes
TM4	Modified USEPA 8270D v5:2014 method for the solvent extraction and determination of PAHs by GC-MS.	PM8	End over end extraction of solid samples for organic analysis. The solvent mix varies depending on analysis required.	Yes	Yes	AR	Yes
TM5	Modified 8015B v2:1996 method for the determination of solvent Extractable Petroleum Hydrocarbons (EPH) within the range C8-C40 by GCFID. For waters the solvent extracts dissolved phase plus a sheen if present.	PM16	Fractionation into aliphatic and aromatic fractions using a Rapid Trace SPE.			AR	
TM5	Modified 8015B v2:1996 method for the determination of solvent Extractable Petroleum Hydrocarbons (EPH) within the range C8-C40 by GCFID. For waters the solvent extracts dissolved phase plus a sheen if present.	PM8/PM16	End over end extraction of solid samples for organic analysis. The solvent mix varies depending on analysis required/Fractionation into aliphatic and aromatic fractions using a Rapid Trace SPE.			AR	Yes
TM5	Modified 8015B v2:1996 method for the determination of solvent Extractable Petroleum Hydrocarbons (EPH) within the range C8-C40 by GCFID. For waters the solvent extracts dissolved phase plus a sheen if present.	PM8/PM16	End over end extraction of solid samples for organic analysis. The solvent mix varies depending on analysis required/Fractionation into aliphatic and aromatic fractions using a Rapid Trace SPE.	Yes		AR	Yes
TM5	Modified 8015B v2:1996 method for the determination of solvent Extractable Petroleum Hydrocarbons (EPH) within the range C8-C40 by GCFID. For waters the solvent extracts dissolved phase plus a sheen if present.	PM8/PM16	End over end extraction of solid samples for organic analysis. The solvent mix varies depending on analysis required/Fractionation into aliphatic and aromatic fractions using a Rapid Trace SPE.	Yes	Yes	AR	Yes
TM5/TM36	please refer to TM5 and TM36 for method details	PM8/PM12/PM16	please refer to PM8/PM16 and PM12 for method details			AR	Yes
PM13	A visual examination of the solid sample is carried out to ascertain sample make up, colour and any other inclusions. This is not a geotechnical description.	PM0	No preparation is required.			AR	No

EMT Job No: 23/21301

Test Method No.	Description	Prep Method No. (if appropriate)	Description	ISO 17025 (UKAS/ANAS)	MCERTS (UK soils only)	Analysis done on As Received (AR) or Dried (AD)	Reported on dry weight basis
TM21	Modified BS 7755-3:1995, ISO10694:1995 Determination of Total Organic Carbon or Total Carbon by combustion in an Eltra TOC furnace/analyser in the presence of oxygen. The CO ₂ generated is quantified using infra-red detection. Organic Matter (SOM) calculated as per EA MCERTS Chemical Testing of Soil, March 2012 v4.	PM24	Preparation of Soil and Marine Sediment Samples for Total Organic Carbon.			AD	Yes
TM26	Determination of phenols by Reversed Phased High Performance Liquid Chromatography and Electro-Chemical Detection.	PM21B	As Received samples are extracted in Methanol: Water (60:40) by reciprocal shaker.			AR	Yes
TM30	Determination of Trace Metals by ICP-OES (Inductively Coupled Plasma – Optical Emission Spectrometry): WATERS by Modified USEPA Method 200.7, Rev. 4.4, 1994; Modified EPA Method 6010B, Rev.2, Dec 1996; Modified BS EN ISO 11885:2009: SOILS by Modified USEP 6010B, Rev.2, Dec.1996; Modified EPA Method 3050B, Rev.2, Dec.1996	PM15	Acid digestion of dried and ground solid samples using Aqua Regia refluxed at 112.5 °C. Samples containing asbestos are not dried and ground.	Yes	Yes	AD	Yes
TM36	Modified US EPA method 8015B v2:1996. Determination of Gasoline Range Organics (GRO) in the carbon chain range of C4-12 by headspace GC-FID. MTBE by GC/FID co-elutes with 3-methylpentane if present and therefore can give a false positive. Positive MTBE results will be re-run using GC-MS to double check, when requested.	PM12	Modified US EPA method 5021A v2:2014. Preparation of solid and liquid samples for GC headspace analysis.			AR	Yes
TM36	Modified US EPA method 8015B v2:1996. Determination of Gasoline Range Organics (GRO) in the carbon chain range of C4-12 by headspace GC-FID. MTBE by GC/FID co-elutes with 3-methylpentane if present and therefore can give a false positive. Positive MTBE results will be re-run using GC-MS to double check, when requested.	PM12	Modified US EPA method 5021A v2:2014. Preparation of solid and liquid samples for GC headspace analysis.	Yes		AR	Yes
TM36	Modified US EPA method 8015B v2:1996. Determination of Gasoline Range Organics (GRO) in the carbon chain range of C4-12 by headspace GC-FID. MTBE by GC/FID co-elutes with 3-methylpentane if present and therefore can give a false positive. Positive MTBE results will be re-run using GC-MS to double check, when requested.	PM12	Modified US EPA method 5021A v2:2014. Preparation of solid and liquid samples for GC headspace analysis.	Yes	Yes	AR	Yes
TM38	Soluble Ion analysis using Discrete Analyser. Modified US EPA methods: Chloride 325.2 (1978), Sulphate 375.4 (Rev.2 1993), o-Phosphate 365.2 (Rev.2 1993), TON 353.1 (Rev.2 1993), Nitrite 354.1 (1971), Hex Cr 7196A (1992), NH ₄ ⁺ 350.1 (Rev.2 1993) – All anions comparable to BS ISO 15923-1: 2013I	PM20	Extraction of dried and ground or as received samples with deionised water in a 2:1 water to solid ratio using a reciprocal shaker for all analytes except hexavalent chromium. Extraction of as received sample using 10:1 ratio of 0.2M sodium hydroxide to soil for hexavalent chromium using a reciprocal shaker.	Yes	Yes	AD	Yes
TM38	Soluble Ion analysis using Discrete Analyser. Modified US EPA methods: Chloride 325.2 (1978), Sulphate 375.4 (Rev.2 1993), o-Phosphate 365.2 (Rev.2 1993), TON 353.1 (Rev.2 1993), Nitrite 354.1 (1971), Hex Cr 7196A (1992), NH ₄ ⁺ 350.1 (Rev.2 1993) – All anions comparable to BS ISO 15923-1: 2013I	PM20	Extraction of dried and ground or as received samples with deionised water in a 2:1 water to solid ratio using a reciprocal shaker for all analytes except hexavalent chromium. Extraction of as received sample using 10:1 ratio of 0.2M sodium hydroxide to soil for hexavalent chromium using a reciprocal shaker.	Yes		AR	Yes
TM50	Acid soluble sulphate (Total Sulphate) analysed by ICP-OES	PM29	A hot hydrochloric acid digest is performed on a dried and ground sample, and the resulting liquor is analysed.	Yes	Yes	AD	Yes
TM65	Asbestos Bulk Identification method based on HSG 248 Second edition (2021)	PM42	Modified SCA Blue Book V.12 draft 2017 and WM3 1st Edition v1.1:2018. Solid samples undergo a thorough visual inspection for asbestos fibres prior to asbestos identification using TM065.	Yes		AR	

EMT Job No: 23/21301

Test Method No.	Description	Prep Method No. (if appropriate)	Description	ISO 17025 (UKAS/S ANAS)	MCERTS (UK soils only)	Analysis done on As Received (AR) or Dried (AD)	Reported on dry weight basis
TM73	Modified US EPA methods 150.1 (1982) and 9045D Rev. 4 - 2004) and BS1377-3:1990. Determination of pH by Metrohm automated probe analyser.	PM11	Extraction of as received solid samples using one part solid to 2.5 parts deionised water.	Yes	Yes	AR	No
TM89	Modified USEPA method OIA-1667 (1999). Determination of cyanide by Flow Injection Analyser. Where WAD cyanides are required a Ligand displacement step is carried out before analysis.	PM45	As received solid samples are extracted with 1M NaOH by orbital shaker for Cyanide, Sulphide and Thiocyanate analysis.	Yes	Yes	AR	Yes
NONE	No Method Code	NONE	No Method Code			AD	Yes

APPENDIX D

Geotechnical Laboratory Results



TEST REPORT
ISSUED BY SOIL PROPERTY TESTING LTD
DATE ISSUED: 19/12/2023



Contract	UK21.5680d - Moulton, Spalding		
Serial No.	43928_1		
Client: Environmental Protection Strategies Ltd Unit 7 Caxton House Broad Street Great Cambourne Cambridge CB23 6JN		Soil Property Testing Ltd 15, 16, 18 Halcyon Court, St Margaret's Way, Stukeley Meadows, Huntingdon, Cambridgeshire, PE29 6DG Tel: 01480 455579 Email: enquiries@soilpropertytesting.com Website: www.soilpropertytesting.com	
Samples Submitted By: Environmental Protection Strategies Ltd Samples Labelled: UK21.5680d - Moulton, Spalding		Approved Signatories: ☒ J.C. Garner B.Eng (Hons) FGS Technical Director & Quality Manager ☐ W. Johnstone Materials Lab Manager 	
Date Received: 13/12/2023		Samples Tested Between: 13/12/2023 and 19/12/2023	
Remarks: For the attention of Matthew Cook Your Reference No: UK21.5680d			
Notes: 1 All remaining samples or remnants from this contract will be disposed of after 21 days from today, unless we are notified to the contrary. 2 Opinions and interpretations expressed herein are outside the scope of UKAS accreditation. 3 Tests marked "NOT UKAS ACCREDITED" in this test report are not included in the UKAS Accreditation Schedule for this testing laboratory. 4 This test report may not be reproduced other than in full except with the prior written approval of the issuing laboratory. 5 The results within this report only relate to the items tested or sampled.			



TEST REPORT

ISSUED BY SOIL PROPERTY TESTING LTD
DATE ISSUED: 19/12/2023



Contract		UK21.5680d - Moulton, Spalding																									
Serial No.		43928_1										Target Date		22/12/2023													
Scheduled By		Environmental Protection Strategies Ltd																									
Schedule Remarks																											
Bore Hole No.	Type	Sample Ref.	Top Depth	Water Content (BS EN) Liquid Plastic Limits Wet Sieve Preparation Particle Size Distribution (BS 377)																Sample Remarks							
TP1	D	DB1	0.80	1	1	1																					
TP4	D	DB1	1.00				1																				
TP5	D	DB1	0.80	1	1	1																					
TP6	D	DB1	0.80	1	1	1																					
TP7	D	DB1	0.50	1	1	1																					
TP8	D	DB1	0.50	1	1	1																					
Totals				5	5	5	1														End of Schedule						