

BAT.PA.18.13 Non Technical Application Summary

Introduction

The Westgate development has been divided into phases, with the initial development 'Phase One', completed under bespoke Permit ref EPR/BB3206HB, which consisted of 2 plots.

Phase 2 of the development consists of 8 plots, varying in size from 14,709m² to 127,169m² with internal estate roads, transport yards, parking and landscaping. Phase 3 will cover the remaining 8 plots.

The original ground levels are shown on the Existing Levels Survey, drawing ref 2928/772/03. The profiles are shown in the cross-section plan drawing No. 2928/772/05. Due to the existing ground conditions and the high-water table an acceptable agreed level of 7.1 AOD has been used for the design of the construction platform beneath the buildings. Approximately 668,919m³ of material is required to construct the site. The finished level beneath the Commercial units is 7.1 AOD.

The construction of the development platform is expected to be fully completed within 4 years of commencement of soil importation, however initial plots will be available for construction within the first 6 months of commencement.

Site Location

The site is located at National Grid reference ST56101 83191. The area which is the subject of this permit application is outlined in Green on Drawing No. 2928/772/02. All references to 'the site' in this statement shall mean this area. The site area is approximately 46.83 hectares.

The application site is located between Marsh Common Road to the East and the M49 to the West. It is currently in agricultural use with Ellinghurst Farm and its outbuildings at its Northern end and Brook and Church Farm to the Southern end.

Tesco Distribution Depot is located to the North East of the site. There is an area of Farmland included in the Masterplan but not included within this Phase of the Permit application. It is the north eastern fringe area which runs in line with Marsh Common Road. This area will form part of Phase 3.

Proposed Activities

Importation of waste for recovery

The total volume of material used for the construction of the site is 668,919 m³. This is to be laid in layers across the site in phases. The average depth of the fill material is 1.2 metres.

Technical Standards

All works should be implemented in general accordance with BS 6031:2009 'Code of Practice for Earthworks'

Suitable Materials, Placement and Compaction Suitable materials must meet the requirements of the following fill materials classified in the Specification for Highway Works (2005):

- General Granular Fill (Class 1a – 1c);
- General Cohesive Fill (Class 2a – 2e);
- Landscape Fill (Class 4);
- Selected Granular Fill (Class 6F2, 6F5, 6H).

These classes cover a full grading range. Oversize material (max 250mm diameter) will be permitted within the fill so long as they do not comprise more than 20% of the total by weight.

Fills must be placed at a suitable moisture content, in layers of maximum 500mm thickness and each layer compacted with a minimum 4-passes of a 12-tonne tracked excavator, or suitable vibratory roller, before the next layer is placed.

This material should be compacted to a minimum of 90% maximum dry density, with a minimum undrained strength of remoulded material 50kN/m².

No frozen fill is to be placed.

Control Measures from the Risk Assessment

The pollution risk assessment revealed the following control measures must be adhered to:

Dust Suppression

Plant and machine silencers

Material run off and surface and ground water control

Conversion Factor

The amount of imported materials required to complete the construction works has been calculated to be 668,919 using Digital Terrain Modelling (DTM) software.

Using agreed conversion factor of 1.7 and 10% achieved compaction the total tonnage is 1,137,162 tonnes.

This figure has been used to inform the Waste Recovery Plan and will be used to inform the Environmental Permit for the site for all waste returns submitted.

Industry recognised conversion factor of 1.7. This was the same conversion factor used in the Westgate Phase 1 Permit and all other sites within the Severnside development.