



Taylor Wimpey South East

Stone Pit 2, Greenhithe

Reference E – Non-Technical Summary

3020079 – Permit Application

RSK GENERAL NOTES

Project No.: 3020079

Title: Reference E – Non-Technical Summary: Stone Pit 2

Client: Taylor Wimpey South East

Date: 15 November 2024

Office: RSK Environment Limited, Fourways House, 57 Hilton Street, Manchester, M1 2EJ, UK

Status: Rev 01

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Rev 00	30 June 2023	First issue	n/a	see above
Rev 01	15 November 2024	Amendments to Table 1 following assessment by Environment Agency	A. White	T. Holding

RSK Environment Limited (RSK) has prepared this report for the sole use of the client, showing reasonable skill and care, for the intended purposes as stated in the agreement under which this work was completed. The report may not be relied upon by any other party without the express agreement of the client and RSK. No other warranty, expressed or implied, is made as to the professional advice included in this report.

Where any data supplied by the client or from other sources have been used, it has been assumed that the information is correct. No responsibility can be accepted by RSK for inaccuracies in the data supplied by any other party. The conclusions and recommendations in this report are based on the assumption that all relevant information has been supplied by those bodies from whom it was requested.

No part of this report may be copied or duplicated without the express permission of RSK and the party for whom it was prepared.

Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

This work has been undertaken in accordance with the quality management system of RSK Environment Ltd.

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1 INTRODUCTION

1.1 Report context

RSK Environment Limited (RSK) was commissioned by Taylor Wimpey South East to produce to prepare a Non-Technical Summary as part of supporting documentation for an application to obtain a Bespoke Environmental Permit for their site at Stone Pit 2, St James Lane, Horns Cross, Greenhithe, Kent, hereafter referred to as the 'Site'. A Bespoke Environmental Permit is required as the Site is located on a former landfill site.

A scheme to redevelop the site is proposed comprising a new residential development, business premises, community and social facilities, provision of a primary school site and supporting retail. A Waste Recovery Plan has been developed and has been submitted to the Environment Agency for approval.

Activities will include:

- Excavation of surplus material from Phases 1, 2 and 3 of the development, which previously formed part of the now surrendered landfill permit for Stone Pit 2 (Permit No. EPR/BS6726IL).
- Treatment by screening to removal anthropogenic material to make suitable engineering fill.
- Re-deposition of the material under the Deposit for Recovery Permit.

1.1.1 Non-technical summary

To support the permit application (Form Part B2), a Non-Technical Summary is required that explains the application, in a concise, non-technical language.

The summary includes an overview of the proposed scheme and a summary of the key technical standards and control measures arising from associated risk assessment of the site.

1.2 Operator and agent

The Environmental Permit application and this summary have been prepared by RSK Environment Ltd. (RSK) which is acting as an 'Agent' on behalf of the proposed 'Operator', Taylor Wimpey UK Limited, which is registered in England and Wales as Company Number 01392762.

2 NON-TECHNICAL SUMMARY

2.1 Introduction

The site is located adjacent to London Road, Greenhithe. The north the site borders London Road, public open space and Stone Pit 1, former landfill, public open space, residential properties and the Blue Water Shopping centre to the east, to the west allotments and residential properties and to the south Watling Street and Darent Valley Hospital.

It is 'L' shaped and covers an area of approximately 20 ha. The Site Location Plan is provided at **Figure 1**. A plan showing the site boundary is provided at **Appendix B**. The site is centred on grid reference TQ 56888 73850 (closest postcode DA9 9DU).

The ground level in the north is topographically lower than that in the south with a surface level of 29.00 m above ordnance datum (AOD) along the northern boundary and a surface level of 54.00 m AOD along the southern boundary.

In the north of the site is a hardstanding concrete area. The remainder of the site is undeveloped vegetated land with some areas of exposed soils at the ground surface.

2.1.1 Proposed scheme

The requirement of the work is primarily for land development/improvement to fully redevelop the land for new residential development, business premises, community and social facilities, provision of a primary school site and supporting retail.

The scheme benefits from a planning permission from Dartford Borough Council (DA/05/00221/OUT).

The documents which form this application seek to provide sufficient information for the Environment Agency to determine and issue a Bespoke Environmental Permit which allows the recovery of 28,558 m³ of waste material at the Site to be used for reuse, following on site treatment of site-won material from the former landfill site within Phase 1 (the northern part of the site), Phase 2 (the central part of the site) and Phase 3 (the southern part of the site) to reform the topographic levels of the development site to be suitable for redevelopment.

Development of the site will be undertaken in accordance with the approved planning permission (**Reference A** of the **permit application**) from Dartford Borough Council, alongside the Waste Recovery Plan (**Reference G** of the **permit application**) which has already been submitted to the Environment Agency for approval as a waste recovery operation.

2.1.2 Development phases

Details of the proposed development scheme detailing the three Phases are presented in **Appendix B**, with a full set of design drawings available within **Reference C** of the **permit application**.

2.1.3 Waste acceptance

Waste material will comprise of site-won wastes which were deposited under the surrendered inert landfill permit in Phases 1, 2 and 3 of the development site. It is not anticipated that any waste will be received and deposit from any other sources except those from site-won materials already on site. However, topsoil is required to complete the development.

Following source segregation of the excavated materials by the remediation contractor and following removal of the identified hotspots, these materials will be screened and validated tested prior to re-deposition to the required formation levels for the development. Materials detailed in **Table 1** below are considered suitable.

Waste acceptance procedures (**Reference H** of the **permit application**) have been produced to support this application.

Table 1: Permitted waste types

Waste Code	Description
17	CONSTRUCTION AND DEMOLITION WASTES
17 01	Concrete, bricks, tiles and ceramics
17 01 01	Concrete
17 01 02	Bricks
17 01 03	Tiles and ceramics
17 01 07	Mixtures of concrete, brick, tiles and ceramics other than those mentioned in 17 01 06
17 03	Bituminous mixtures
17 03 02	Bituminous mixtures other than those mentioned in 17 03 01 (Road planings only)
17 05	Soil (including excavated soil from contaminated sites), stones and dredging spoil
17 05 04	Soils and stones other than those mentioned in 17 05 03
19	WASTES FROM WASTE MANAGEMENT FACILITIES, OFF-SITE WASTE WATER TREATMENT PLANTS AND THE PREPARATION OF WATER INTENDED FOR HUMAN CONSUMPTION AND WATER FOR INDUSTRIAL USE
19 12	Wastes from the mechanical treatment of waste (for example sorting, crushing, compacting, pelletising) not otherwise specified

Waste Code	Description
19 12 09	Minerals (for example sands, stones) only
19 12 12	Other waste (including mixtures of materials) from mechanical treatment of wastes other than those mentioned in 19 12 11

2.1.4 General site operation

No operations shall be undertaken at the Site except during the following hours:

- 0800 – 1700hrs Monday to Friday
- 0800 – 1300hrs Saturday.

Should waste be accepted at the site, all incoming road vehicles carrying waste will need to pass through the main site entrance and directed by staff to where loads will be checked in. Only pre-arranged incoming loads will be accepted at the site.

Once checks have been completed, the vehicle will be directed across the site to suitable stockpile locations within the development area.

As part of the development of Phases 1, 2 and 3, remediation will be carried out to remove or reduce the risk to receptors from asbestos, PAH, hydrocarbon, metallic contamination and anthropogenic material. Works will be carried out by suitably qualified earthworks contractors.

All tipping will be overseen by appropriately trained site staff with vigilant waste inspections to confirm it is compliant for acceptance. Relevant staff will be assessed to be technically competent for inert waste management operations under an Industry Standard Operator Competence Scheme.

Due to the inert nature of the materials that will be received at the Site there will not be a significant odour, litter, pest, vermin or fire risk.

Fuels will only be stored for the purpose of refuelling on-site plant. Fuel storage facilities will be contained within the secure receiving area with storage tanks being of modern construction featuring adequate secondary containment.

Appropriate firefighting equipment will be available at the Site.

A vehicle waiting area will be available on site for any road vehicles that have to wait.

The tipping/unloading/storage area will be relocated within the site as the overall site recovery process progresses but will wherever possible be located near to where waste is being redeposited at that time.

The location of the tipping/unloading/soil storage area will be continually assessed to ensure that the risk of impact to the environment and local amenities is minimised.

Stockpiles of waste at the Site will be present, these stockpiles will consist of:

- Waste that has been excavated.
- Waste which are awaiting remediation.
- Waste which is due to be redeposited.

- Waste that is being stored while the results of sampling and testing are pending.
- Any waste that has been rejected.

The site will be managed and operated in accordance with the Bespoke Environmental Permit and the Environmental Management System which will outline the site's operating techniques. These operating techniques will ensure that:

- The risks that the activities pose to the environment are identified.
- The measures that are required to minimise the risks are identified.
- The activities are managed in accordance with the operating techniques.
- Performance against the operating techniques is audited at regular intervals.

A summary of the site's Management System is included with the application (**Reference B** of the **Permit Application**).

The site plan will be updated whilst the site is operational and will include the location of any soil storage areas and stockpiles as the works progress.

FIGURE 1

SITE LOCATION PLAN



C01	20.06.23	First Issue	LS	AW	AW
Rev	Date	Amendment	Drawn	Chkd	Appd

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Client	Taylor Wimpey South East				
Project Name	Stone Pit 2, St James Lane, Horns Cross, Greenhithe, Kent				
Description	Site Location Plan				

Dimension	Size	Scale	Geolocation	Project ID	Drawing no.	Rev	File name
m	A4	1:25,000	556888,173850	3020079	11101	C01	3020079-MA-111-SS-D-C-11101-C01

APPENDICES

APPENDIX A

SERVICE CONSTRAINTS

APPENDIX A

SERVICE CONSTRAINTS

1. Service Constraints for all Reports

1.1. This Report (the "Report") and any study, inspection, investigation, sampling, testing and or interpretation carried out in connection with the Report (together the "Services") were compiled and carried out by RSK Environment Limited (RSK) trading as Carbon Zero Consulting, Leap Environmental or RSK Geosciences, for the Client named in the first paragraph of the Report (the "Client") in accordance with the terms of an RSK Fee Proposal including RSK Environment Standard Terms and Conditions (the "Appointment") between RSK and the Client, unless otherwise stated in the first paragraph of the Report. The Services were performed by RSK with the reasonable skill and care ordinarily exercised by a geo-environmental consultant at the time the Services were performed. Nothing in this Report shall be construed as imposing any fitness for purpose obligation. Further, and in particular, the Services were performed by RSK taking into account the limits of the scope of works required by the Client, the time scale involved and the resources, including financial and manpower resources, agreed between RSK and the Client.

1.2 Other than that, expressly contained in paragraph 1 above, RSK provides no other representation or warranty whether express or implied, in relation to the Services. RSK shall not be liable in respect of any action or proceedings arising out of or in connection with this Report whether in contract, in tort, for breach of statutory duty or otherwise after the expiry of six (6) years from either (i) the date of the Report or (ii) such earlier date as prescribed by law, unless varied in the terms of the Appointment.

1.3 Unless otherwise agreed in writing, the Services were performed by RSK exclusively for the purposes of the Client. RSK is not aware of any interest of or reliance by any party other than the Client in or on the Services. Unless expressly provided in writing, RSK does not authorise, consent, or condone any party, other than the Client relying upon the Services. Should this Report or any part of this Report, or details of the Services or any part of the Services, be made known to any such party, and such party relies thereon, that party does so wholly at its own and sole risk, and RSK disclaims any liability to such parties. Any such party would be well advised to seek independent advice from a competent geo-environmental consultant and/or lawyer.

1.4 The Client shall not, without the prior written consent of RSK, assign, transfer, charge, mortgage, subcontract, or deal in any other manner with all or any of the benefits provided in this Report. Unless specified in the Appointment, RSK shall not be obliged to assign the benefit of the Report whether by collateral warranty, third party rights pursuant to the Contracts (Rights of Third Parties) Act 1999, letter of reliance or otherwise. If RSK agrees to any assignment of the benefit of this Report, in whatever form, benefits to third parties through collateral warranties, third party rights or letters of reliance shall not be provided unless a fee for each right, warranty or letter is agreed. The form of wording used in the warranty or letter shall be provided by RSK for agreement by the Client. Any reasonable changes to the form of wording will be implemented by mutual agreement, however the terms in the warranty or letter cannot offer the third party any greater benefit than the Appointment offered to the Client.

1.5 It is the understanding of RSK that this Report is to be used for the purpose described in the introduction to the Report. That purpose was a significant factor in determining the scope and level of the Services. Should the purpose for which the Report is used, or the proposed use of the site change, this Report may no longer be valid and any further use of or reliance upon the Report in those circumstances by the Client without the review and advice of RSK shall be at the Client's sole and own risk. RSK shall not be liable for any use of this Report for any purpose other than that for which it was provided.

1.6 The passage of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could render the Report inaccurate or unreliable. The information and conclusions contained in this Report should not be relied upon in the future without the written advice of RSK. In the absence of such written advice of RSK, reliance on the Report in the future shall be at the Client's own and sole risk.

1.7 The observations and conclusions described in this Report are based solely upon the Services which were provided pursuant to the agreement between the Client and RSK. RSK has not performed any observations, investigations, studies or testing not specifically set out, or required by the Appointment between the Client and RSK. RSK is not liable for the existence of any condition, the discovery of which would require performance of services not otherwise contained in the Services. For the avoidance of doubt, unless otherwise expressly referred to in the introduction to this Report, RSK did not seek to evaluate the presence on or off site of asbestos, invasive plants, electromagnetic fields, lead paint, heavy metals, radon gas, fuel storage, persistent bio-accumulative or toxic chemicals (including PFAS and related compounds) or other radioactive or hazardous materials, unless specifically identified in the Services.

1.8 The Services are based upon RSK's observations of existing physical conditions at the Site gained from a visual inspection of the site together with RSK's interpretation of desk based publicly available information, including documentation, obtained from third parties and from the Client on the history and usage of the site, unless specifically identified in the Services and the limitations below:

- a. The Services were based on information and/or analysis provided by independent testing and information services or laboratories upon which RSK was reasonably entitled to rely.
- b. The Services were limited by the accuracy of the information, including documentation, reviewed by RSK and the observations possible at the time of the visual inspection.
- c. The Services did not attempt to independently verify the accuracy or completeness of information, documentation or materials received from the Client or third parties, including laboratories and information services, during the performance of the Services.
- d. The Client has identified in writing to RSK, the information, reports, findings, surveys and preliminary works RSK may not rely upon when providing the Services.

RSK is not liable for any inaccurate information or conclusions, the discovery of which inaccuracies required the doing of any act including the gathering of any information which was not reasonably available to RSK, and including the doing of any independent investigation of the information provided to RSK, save as otherwise provided in the terms of the Appointment between the Client and RSK.

1.9 Any site drawing(s) provided in this Report is (are) not meant to be an accurate base plan for scale measurement but is (are) used to present the general relative locations of features on, and surrounding, the site. Features (intrusive and sample locations etc) annotated on site plans are not drawn to scale but are centred over the approximate location. Such features should not be used for accurate setting out and should be considered indicative only.

1.10 Should RSK be requested to review the Report after the date of issue of this Report, RSK shall be entitled to additional payment at the existing rates, or such other terms as agreed between RSK and the Client.

2. Service Constraints where the Report provides an intrusive assessment of ground conditions:

2.1 The intrusive environmental ground investigation aspects of the Services are a limited sampling of soil from the site, at pre-determined locations based on the known historic / operational configuration of the site. The conclusions given in this Report are based on information gathered at the specific test locations and can only be extrapolated to an undefined limited area around those locations. The extent of the limited area depends on the properties of the materials adjacent and local conditions, together

with the position of any current structures and underground utilities and facilities, and natural and other activities on site. In addition, chemical analysis was carried out for a limited number of parameters (as stipulated in the scope agreed between the Client and RSK, based on an understanding of the available operational and historical information) and it should not be inferred that other chemical species (not tested) are not present.

2.2 The comments given in this Report and the opinions expressed are based on the ground conditions encountered during the site work and on the results of tests made in the field and in the laboratory. The extent of the exploratory holes, laboratory testing and monitoring undertaken may have been restricted due to a number of factors including accessibility, the presence of buried or overhead services, current development, site usage, timescales or the Client's specification. The exploratory holes only assess a small proportion of the site area with respect to the site as a whole, and as such may only provide an indicative assessment of ground conditions on site. There may be conditions pertaining to the site that have not been disclosed by the investigation and therefore could not be taken into account. In particular, it should be noted that there may be areas of made ground not detected due to the limited nature of the investigation or the thickness and quality of made ground across the site may be variable. In addition, groundwater levels and ground gas concentrations and flows, may vary from those reported due to seasonal, or other, effects and the limitations stated in the data should be recognised. The presence of hotspots of undisclosed contamination or exceptional and unforeseen ground conditions cannot be discounted.

2.3 Where the Services include Investigation of an exploratory nature or relating to physical ground works, any costings and prices provided in the Report are estimated and provided for guidance purposes only. The actual cost and time quantities shall be remeasured and shall be dependent upon the ground or other conditions, constraints present, and number and depth of the investigation locations, which shall influence the number of samples and tests required, and the quantities of soil being classified.

2.4 Asbestos is often observed to be present in soils in discrete areas. Whilst asbestos-containing materials may have been locally encountered during the fieldworks or supporting laboratory analysis, the history of brownfield and demolition sites indicates that asbestos fibres may be present more widely in soils and aggregates, which could be encountered during more extensive ground works. However, this Report does not constitute an asbestos survey. On this basis, the presence of asbestos on site cannot be discounted and a full asbestos survey should be undertaken.

2.5 Unless stated otherwise, only preliminary geotechnical recommendations are presented in this Report and these should be verified in a Geotechnical Design Report, once proposed construction and structural design proposals are confirmed. Eurocode 7 gives guidance on the type of sampling, sample quality, number and spacing of intrusive investigations, and number of laboratory tests required. It is intended that the Geotechnical Information section of this Report will fulfil the general requirements of the Ground Investigation Report as set out in section 6 of Eurocode7, although this is subject to the restrictions imposed on the investigation, as listed above. For geotechnical design, Eurocode 7 requires the Geotechnical Design Report to address both the geotechnical and structural aspects of the geotechnical design for both the limit and serviceability states. The Geotechnical Appraisal section of this Report will not meet the requirements of a Geotechnical Design Report (GDR) and should therefore be used for preliminary guidance only.

3. Service Constraints where the Report relates to Surface Water Management:

3.1 The Surface Water Management Inspection (SWMI) Report, documents provided, observations, actions, and recommendations, with respect to the management of potential pollution issues to surface waters, made during the site Inspection visit, are those present at the time of the visit, and may not represent those recorded by others on the same day.

3.2 The comments given in this Report and the opinions expressed are based on the weather, ground and ground water conditions encountered during the site work and on the results of tests made in the field and in the laboratory. However, there may be conditions pertaining to the site that have not

been disclosed by the inspection and therefore could not be taken into account. In addition, groundwater levels and flows, may vary from those Reported due to seasonal, or other, effects and the limitations stated in the data should be recognised.

3.3 RSK places a degree of dependence upon oral information provided by site representatives, which is not readily verifiable through visual inspection, or supported by any available written documentation. RSK shall not be held responsible for conditions or consequences arising from relevant facts that were not fully disclosed by facility or site representatives at the time this Report was prepared.

3.4 This Report is a live document, to be continually reviewed and updated as the development progresses or other changes occur on site. RSK can only maintain the currency of this Report through the Client requesting support with supplementary site visits or attendance at meetings ahead of key stages of the development in relation to surface water management. Our risk rating assesses a number of risk factors in line with the source-pathway- receptor model and is therefore subject to constant change.

3.5 Standard design drawings are indicative. Material types, dimensions and construction details will need to be adjusted by the Client to suit the specific conditions / flows on Site.

3.6 The full responsibility for implementing the site-specific protection and maintenance measures to protect the surface water system as stated in this Report, remains with the Client and their site management team. Additional control measures may be required to achieve the objectives set out in the Surface Water Management Plan to be implemented and financed by the Client.

4. Service Constraints where the Report relates to Waste Management:

4.1 In accordance with the definition provided in the Waste Framework Directive (WFD), materials are only considered waste if 'they are discarded, intended to be discarded or required to be discarded, by the holder'. Naturally occurring soils are not considered waste if re-used on the site of origin for the purposes of development. Soils such as made ground that are not of clean and natural origin (irrespective of whether they are contaminated or not) and other materials such as recycled aggregate, do not necessarily become waste until the criteria above are met. Excavation arisings from the development may therefore be classified as waste if surplus to requirements and/or unsuitable for re-use.

4.2 It is the duty of the waste producer, to ensure that all waste is accurately classified prior to waste disposal. Technical Guidance WM3 (EA, 2018) sets out in its Appendix D requirements for waste sampling. It is a legal requirement to correctly assess and classify waste. The level of sampling should be proportionate to the volume of waste and its heterogeneity. Unless otherwise stated, the waste assessment presented in this Report should be considered as preliminary and further testing and assessment of the waste under the provisions of a Waste Sampling Plan may be required to obtain the necessary level of data required for basic characterisation of the waste in support of disposal.

4.3 Unless stated otherwise in the Report, information relating to historical operations at the site was not reviewed as part of the assessment by RSK. In addition, unless otherwise stated in the Services, RSK was not present during the collection of the samples nor had any input on the chemical testing suite. Therefore, the waste assessment and classification detailed in this Report are based solely on any information that were provided to RSK (e.g., laboratory chemical data, exploratory hole records) and were completed without prejudice for our Client.

4.4 RSK's assumes that any ground investigation data, chemical testing results etc., that were provided by the Client to inform the waste assessment and supporting review were carried out in accordance with current best practice and relevant guidance/ standards, where applicable. Thus, the comments given in this Report and the opinions expressed are based solely on the information provided by the Client. However, it is noted that there may be conditions pertaining to the site that have not been disclosed by the investigation and therefore could not be taken into account as part of the RSK assessment.

5. Service Constraints for Construction Environmental Management Plan Reports:

5.1 This Report should be considered in the light of any changes in legislation, statutory requirement or industry practices that may have occurred subsequent to the date of issue.

5.2 The measures and comments outlined in this Report and any opinions expressed are based on the plans provided at the time and discussions with relevant parties. However, there may be conditions pertaining to the site that have not been disclosed by investigations and therefore could not be taken into account.

5.3 This CEMP is a live document and is subject to change throughout the project, as and when necessary, to ensure management of environmental aspects remains relevant, and to ensure continued compliance with legislation and commitments as they may change. RSK understands that this CEMP will be reviewed by the Client every six months and updated as and when necessary.

5.4 It is the full responsibility of the Principal Contractor/ Client to ensure that their works do not contravene legal requirements, and adherence to this CEMP alone cannot be a full defence regarding legal action against the Principal Contractor.

6. Service Constraints where the Report relates to Ground Gas Membrane Verification:

6.1 This Report is limited to the verification of the gas resistant membrane/vapour membrane/radon barrier after installation and no inspections were undertaken of the substrate (i.e. prepared ground). The Report therefore does not constitute as a full verification of ground gas protection system.

6.2 The comments given in this Report and the opinions expressed, are based on the condition of the ground gas membrane as encountered at the time of inspection by suitably qualified personnel. RSK cannot accept liability for any subsequent change to the status of the gas membrane by follow-on trades or other construction activity.

6.3 Where not designed by RSK, the verification of protection measures is carried out with reference to the gas protection design provided by the Client. RSK assume the scope of gas protection measures as determined by third parties to be correct and to have achieved any required approval from authorities.

6.4 The Ground Gas Design Report/Remediation Strategy and Verification Plan contains details of the procedures to be adopted for inspection and validation of the works. However, it should be noted that responsibility for the correct implementation of the strategy lies with the appointed contractor. RSK cannot be held responsible for any remedial works that are carried out without the agreed procedures involving either direct supervision by RSK, or inspection and validation of the works by a representative from RSK.

7. Service Constraints for Environmental Due Diligence (EDD) Reports:

7.1 The comments given in this Report and the opinions expressed are based on the information obtained and reviewed as part of the desk-based assessment. However, there may be conditions pertaining to the Site that have not been disclosed by the assessment and therefore could not be taken into account. Furthermore, no intrusive investigations, monitoring or sampling have been undertaken to confirm the environmental status of the site, therefore any comments relating to ground conditions and subsurface contamination are based solely on a review of desk-based information.

7.2 This Report describes the results of the EDD exercise. The scope of this EDD Report, where appropriate, covers legal or regulatory compliance with respect to UK or international regulations associated with environmental matters.

7.3 As with any EDD exercise, there is a certain degree of dependence upon information provided by the target company. The EDD does not include a site walkover / visit or liaison with site representatives unless identified in the Services. Therefore, the assessment is based on the available desk study information. Also, there is a certain degree of dependence upon oral information provided

by site representatives, which is not readily verifiable through visual inspection, or supported by any available written documentation. RSK shall not be held responsible for conditions or consequences arising from relevant facts that were not fully disclosed by facility or site representatives at the time this EDD exercise was performed.

7.4 This Report, including all supporting data and notes (collectively referred to hereinafter as "information"), was prepared or collected by RSK for the benefit of its Client.

7.5 The comments given in this Report and the opinions expressed are based on the information obtained and reviewed as part of the desk-based assessment and the site inspection visit. However, there may be conditions pertaining to the Site that have not been disclosed by the assessment and therefore could not be taken into account. Furthermore, no intrusive investigations, monitoring or sampling have been undertaken to confirm the environmental status of the Site therefore any comments relating to ground conditions and subsurface contamination are based solely on a review of desk-based information and observations collected during the site inspection visit.

8. Service Constraints for Ground source heat energy Reports:

8.1 It is understood that this is a desktop survey only and that there are no requirements for a site walkover, service utility survey, or provision of service plans. These services can be provided upon request if required.

8.2 At a later stage, it is possible that a thermal response test (TRT) will need to be completed, for which a test borehole will have to be drilled, and these would be costed at the time. RSK can provide all aspects of subsequent site work for a GSHP system if required.

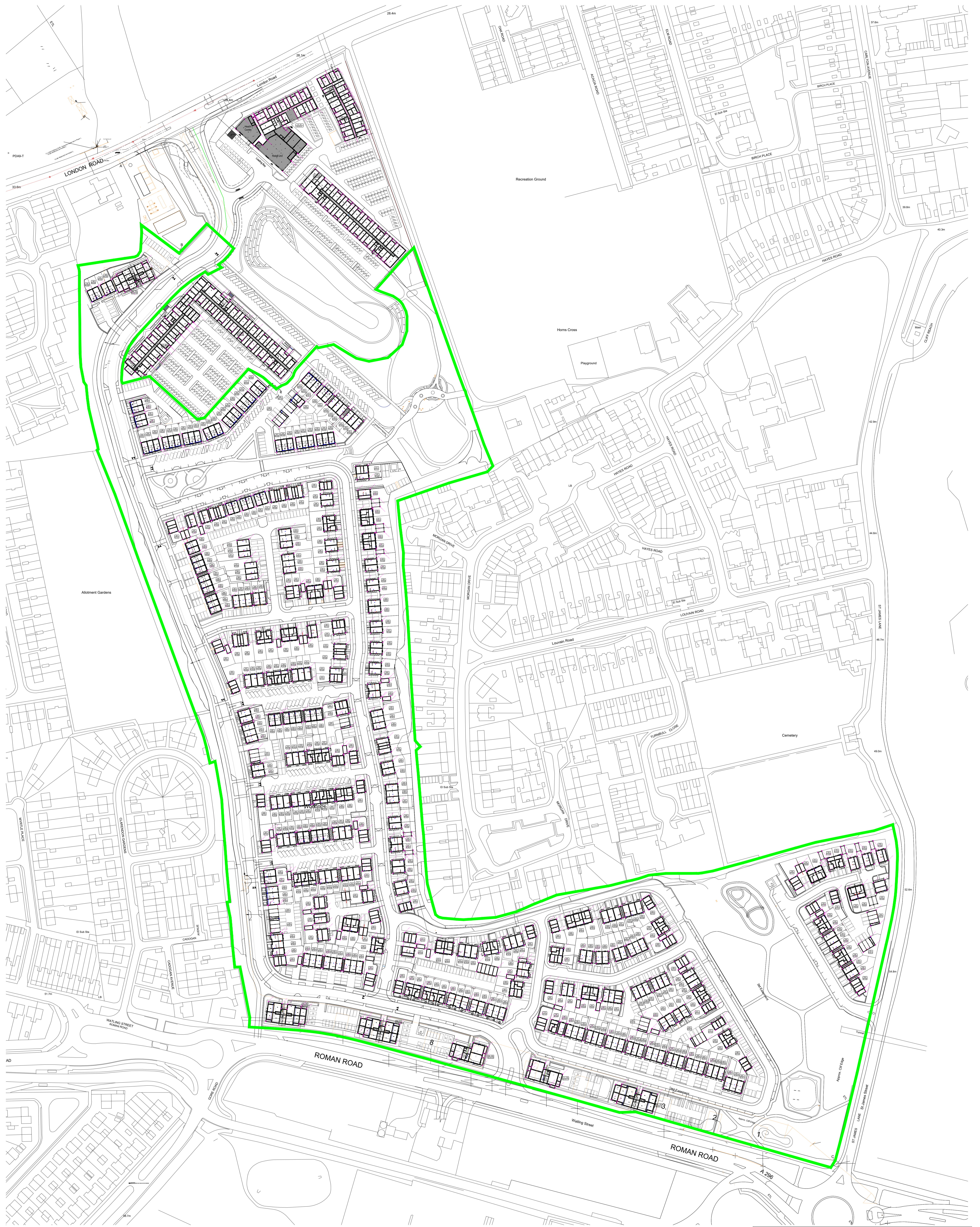
9. Service Constraints for Water Abstraction Borehole Reports:

9.1 The Report aims principally to only identify and assess the suitability of the site for a water abstraction borehole. This Report should be considered in the light of any changes in legislation, statutory requirements, and industry practices, that have occurred subsequent to the date of the Report.

9.2 Unless stated in the Report, the opinions expressed in this Report including all comments and recommendations provided are on the basis of the information obtained from a desk-based assessment.

APPENDIX B

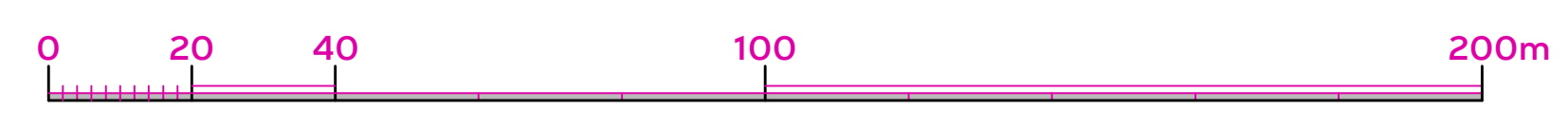
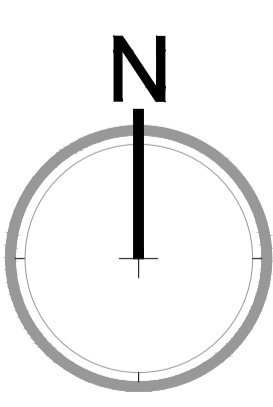
SITE BOUNDARY PLAN



Operator: Taylor Wimpey UK
 Site name: Stonepit 2

Material Re-use Plan
 National Grid ref: TQ 56904 73696

scale 1:1000@A0
 Date: 22/05/23



APPENDIX C

PROPOSED DEVELOPMENT PLAN

