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27686/R/004A/RJM

11th October 2017

MATERIALS MANAGEMENT PLAN

TOVIL QUARRY

FARLEIGH HILL

TOVIL

MAIDSTONE

MATERIALS MANAGEMENT PLAN
TOVIL QUARRY
FARLEIGH HILL
TOVIL
MAIDSTONE

INTRODUCTION

This document is laid out along the lines indicated in the CL:AIRE template and is intended to be read in conjunction with the following documents:

References

1	Tovil Quarry, Site Sub-surface Conditions & Reclamation Method Statement, Liverpool Environmental Engineering Consultants Ltd, May 2006
2	Farleigh Hill, Tovil, Maidstone, supplementary Site Investigation & Review of Site Information, Knapp Hicks & Partners Limited, September 2013
3	Request for Transfer of Land, Knapp Hicks & Partners Limited, April 2015
4	Earthworks Specification for Proposed Gas Barrier and Engineering Placement of site Won Materials at Tovil Quarry, July 2017
5	Farleigh Hill, Tovil, Maidstone, Interim Report on Remediation Works to July 2017

The above references have previously been issued to interested parties (Environment Agency, Maidstone BC, Kent County Council Waste Management). Further copies are available on request.

MATERIALS MANAGEMENT PLAN

1. This Materials Management Plan (MMP) relates to the **Re-use of materials on the Site of Origin**
2. This MMP has been prepared by Richard Moore of Knapp Hicks & Partners Limited, 1 Highpoint Business Village, Henwood, Ashford, Kent, TN24 8DH

Document control

Date Issued	6 th October, 2017
Revision Date	
Summary of Revision 1	
Summary of Revision 2	

3. Site Details

Site Name	Tovil Quarry, Farleigh Hill, Maidstone
Re-use site name	Tovil Quarry, Farleigh Hill, Maidstone
Donor site name	Not applicable

4. Landowners

Name of Landowner(s) where excavated materials are to be re-used	<p>Current land ownership is as follows and is based on the site plan (see Figure 1) reproduced below;</p> <p><u>Land edged green:</u> Maidstone Borough Council, Maidstone House, King Street, Maidstone, Kent ME15 6JQ (NOTE: This land is subject to an agreement for transferral of ownership to PJ Burke following satisfactory completion of the remediation process in that portion of the overall site. In accordance with the approved Reclamation Method Statement (Reference 1). A copy of the Land Transfer Agreement is provided in Reference 5, Appendix B.</p> <p><u>Land edged red:</u> PJ Burke Properties Limited (PJB), Moatlands Farm, Howland Road, Marden, Kent, TN12 9LB</p>
Name of Landowner(s) where excavated materials are arising from	<p><u>Land edged green:</u> Maidstone Borough Council, Maidstone House, King Street, Maidstone, Kent ME15 6JQ (NOTE: This land is subject to an agreement for transferral of ownership to PJ Burke following satisfactory completion of the remediation process in that portion of the overall site)</p> <p><u>Land edged red:</u> PJ Burke Properties Limited, Moatlands Farm, Howland Road, Marden, Kent, TN12 9LB</p>



Figure 1 – Tovil Quarry: Current Land Ownership Arrangements

5. Summary & Objectives

This Materials Management Plan is concerned with the following processes which will use site won materials to re-profile the site in order that it may be redeveloped for residential use. The methodology is described in Reference 1.

- Removal of refuse and plastic waste (This has been done and the records for removal of all materials to landfill at Sevenoaks and Cambridge have been provided in Reference 3).
- Recovery of site won ragstone and hassock cover materials which had been used to control dust and prevent spreading of refuse etc by wind.
- Recover quarry waste materials (Ragstone and hassock) which have been found underlying all areas of the site. These are used as a marker horizon to indicate the base of subsequently placed landfilled deposits.
- Provide confirmation that all materials to be re-used are below accepted assessment criteria for contamination, and do not represent a potential hazard to potential receptors, i.e. groundworkers, groundwater and the end residential user (References 1-5).
- Construct a gas barrier along the boundary between the adjacent capped KCC landfill and the Farleigh Hill landfill. Details of the gas barrier are provided in Reference 4. (Note: KCC Waste Management Team and Maidstone BC Contaminated Land Officer have been briefed on the proposed sequence of works and are in agreement that no further measures are required on condition that the backfilling is carried out without prolonged delays.
- Place the recovered, site-won, ragstone and hassock materials as engineered fill up to a nominal level at 1m below the proposed profile. This will include tying in the final site levels with the existing ground level in the KCC landfill (west) and Farleigh Hill (north). It is assumed that the gas barrier will be constructed in lifts. The bulk filling of the rest of the site being carried out up to the top level of each successive gas protection lift in accordance with the Earthworks Specification provided in Reference 4.
- Upon completion of the earthworks, a gas venting trench will be installed along the boundary between the installed gas barrier on site and the KCC landfill to the west. This in accordance with Reference 1. Monitoring wells will also be installed as a check that landfill gas is not migrating onto site from the KCC landfill. Final details of the frequency of gas monitoring and venting arrangements to be confirmed in agreement with Maidstone Borough Council's Contaminated Land Officer and KCC Waste Management Team. This will follow an initial 6 months of ground gas monitoring to be carried out at monthly intervals following completion of the backfilling against the KCC landfill, and at a range of barometric pressures.

The proposed residential use and the layout is the subject of a separate planning application (See Item 16a).

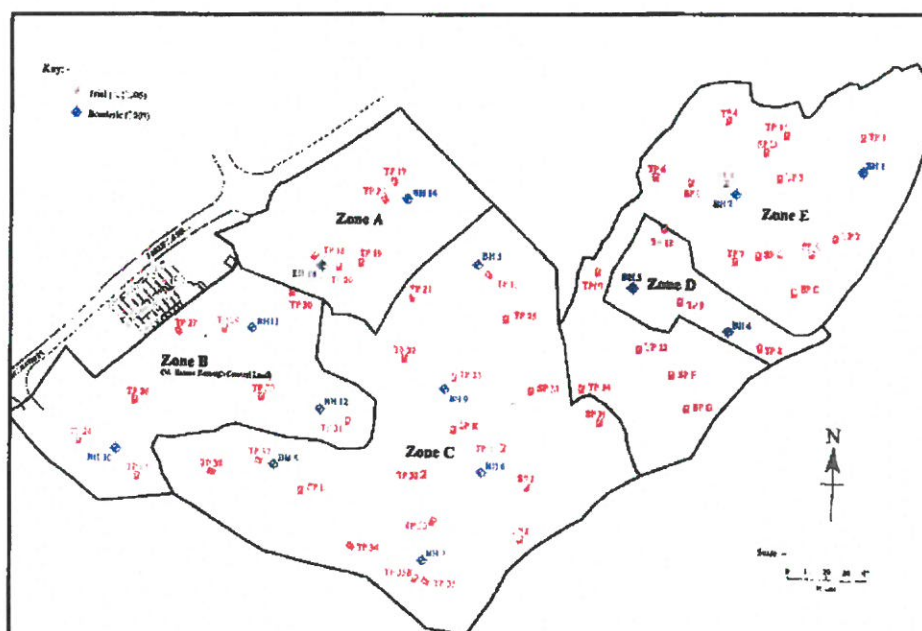


Figure 2 – Site Zones as described in Reference 1 (Reclamation method Statement, 2006)

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It may be noted that the remediation work has primarily been confined to Zones B and C, as identified on the site plan forming part of the Reclamation Method Statement prepared by Liverpool Environmental Engineering Consultants Ltd (LEEC Ltd). A remediation requirement extends also to Zones A, D and E.

Zones D and E refer to material which is predominantly quarry waste, consisting of a mix of ragstone gravel and cobble mixed with hassock fine sands, silts and clays. This is deemed unlikely to contain significant contaminants nor sources of methane or other ground gases.

Zone A is part covered with concrete hardstandings and currently serves as the site entrance area and for storage of plant and equipment. The northern portion of Zone A is a mixed deposit including ash deposits, and quarry waste deposits.

6. General Plan

Please refer to Appendix A (See also Figure 3 below) for a plan of the site which identifies the main stockpile locations, what is in them (with references to related chemical and geotechnical laboratory testing), and where/how each material will be re-used on site.

A reduced version of the drawing is provided below:

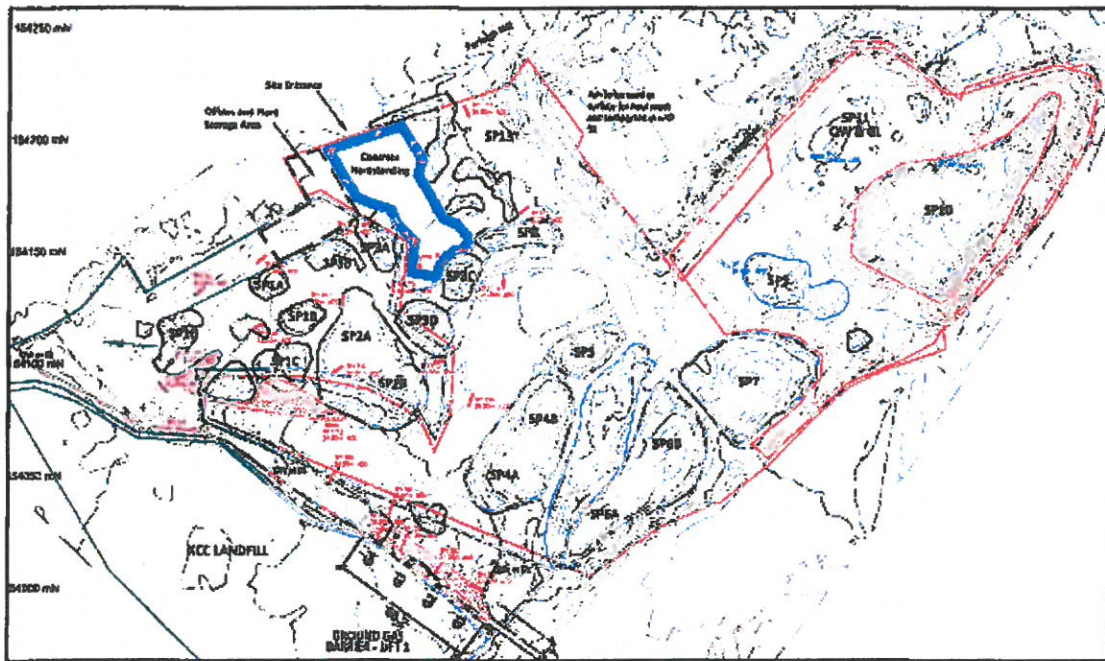
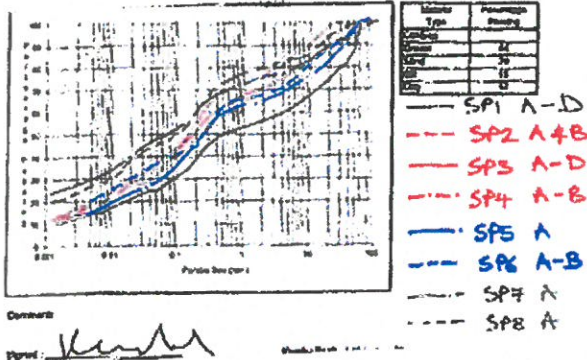
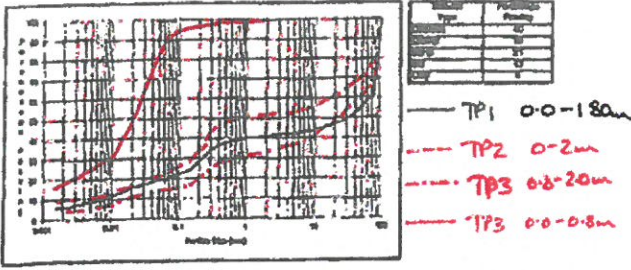


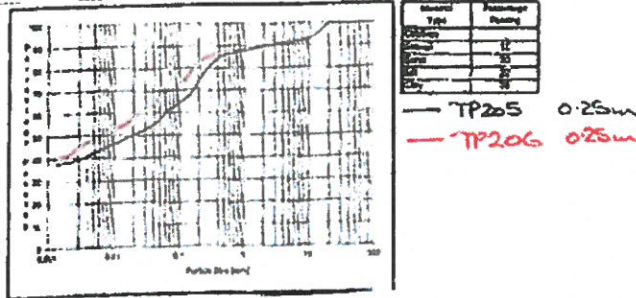
Figure 3 – Site Plan showing the various material types and key locations

(see also Appendix A and refer to Table below for details of each material)

The following table summarises the material types within the various stockpiles and elsewhere on site and their intended re-use:

Stockpile or other location reference (See annotated site plan in Figure 3 & Appendix A)	Material Type	Proposed Re-use
1A-1D	<p>Representative samples from these stockpiles have been submitted for a suite of laboratory tests to classify as engineering fill. Gradings from all of these stockpiles (see Figure 4 below) illustrate how similar the materials are in each of these stockpiles.</p> <p>Following a review of the test results, these materials have been classified as Highways Class 2C Stoney Cohesive Material</p>  <p style="text-align: center;">Figure 4 – Stockpiles 1 to 8</p>	<p>These materials, and the soils that provided the source for them, have been chemically tested at each phase of site investigation and the levels of contamination are below accepted assessment criteria for residential end use.</p> <p>It is proposed they are suitable for use as general fill and will be used to fill the lower levels of the quarry to ensure that any localised occurrences of contamination will be buried at significant depth.</p> <p>Preliminary assessment of where each stockpile will be relocated is provided in Appendix B.</p>
2A-2B		
3A-3D		
4A-4B		
5		
6A-6B		
7		
8		
9, 12	<p><u>Stockpile 9</u> Crushed concrete and ragstone. Typically coarse gravel to cobble size.</p> <p><u>Stockpile 12</u> Boulder size lumps of concrete. To be crushed and added to Stockpile 9.</p> <p>Both stockpiles derived from breaking out hardstandings to former sheds on the site.</p>	<p>These materials will be re-used as follows:</p> <p>9a - backfill to gabions when used as vertical gas venting columns installed to the KCC landfill side of the gas barrier</p> <p>9b - fill within the proposed gas venting trench to be installed along the boundary with the KCC landfill</p> <p>9c - as required, may be used as engineering sub-base and fill to temporary structures during the course of the works</p>
10	<p>1m-3m depth of brown silty clayey Topsoils, with mixed-in rotted vegetation stripped at various times from across the site.</p> <p>Locally with windblown fragments of plastic and lumps of other material</p>	<p>It is proposed that these materials will be stripped to expose the underlying quarry waste so that it can be used as engineering fill.</p> <p>During the strip, any unsuitable material will be</p>

Stockpile or other location reference (See annotated site plan in Figure 3 & Appendix A)	Material Type	Proposed Re-use
10 (continued)	It is anticipated that topsoil stockpiles may be relocated to allow other material movements to occur.	selectively excavated and/or hand-picked and removed to the designated area in Zone A. Following excavation, the topsoils will be moved and stockpiled elsewhere around the site as required to avoid cross contamination with other materials and to facilitate the ongoing filling of the quarry.
11	Tarmac debris.	Selectively excavated from former haul road located alongside the KCC landfill. To be classified and removed from site or, subject to classification and further testing re-used on site for surfacing temporary haul roads.
13	Ash derived from paper manufacturing process. Testing has confirmed that this material is not contaminated and does not represent a risk to potential receptors of contamination.	Ash is suitable for provision of temporary surfacing for haul roads during wet weather.
QW@GL	QW – Original 'insitu' Quarry Waste is typically a mix of ragstone and fine sand/silt/clay hassock materials.  <p style="text-align: center;">Figure 5 – Insitu Quarry Waste</p>	
Ground Gas Barrier (Lift 1)	Constructed from materials taken from QW at GL(1)	No further material movement required.
Clay stockpile area	Approximately 4000m ³ of clayey fill is available for use. The origins of this material are not known and it has been located on site for more than 20 years. But based on a	Approximately 2300m ³ of this deposit has been used to

Stockpile or other location reference (See annotated site plan in Figure 3 & Appendix A)	Material Type	Proposed Re-use
Clay stockpile area (Continued)	<p>review of testing (Figure 6), it classifies as Highways Class 2A (Wet cohesive fill).</p>  <p style="text-align: center;">Figure 6 – Clay stockpiled on site</p>	<p>construct Lift 1 of the the gas barrier bund.</p> <p>The remainder will be used in later lifts of the gas barrier or be left in current position and filled-over.</p>
Concrete Hardstanding	To be selectively excavated at a later stage in the works, crushed and stored at Stockpile 9.	These materials will be re-used as per Stockpile/Material Nos 9 and 12.

Sections are also provided in Reference 5 showing how the ground level has changed across Zones B and C since the Reclamation Method Statement was prepared in 2006.

All earthworks which are required to enable the re-use of the site won materials are subject to inspection of the excavations and materials as the works proceed.

It is considered that the bulk of the refuse and plastic waste has now been removed from site (as reported in Reference 3). No further processing, other than excavation, controlled placement in engineered compacted layers, and general associated earthworks is envisaged.

However, it is acknowledged that further localised deposits of unsuitable material may be encountered as the earthworks proceed. Therefore, the following precautionary measures will be adopted:

- All untreated refuse, organic material or other materials considered to be unacceptable for re-use in the backfilling works (e.g. plastic, wood, metal, macadam, excessively large lumps of rock or concrete) will be selectively excavated, stockpiled and recorded in the hardstanding area in Zone A
- All stockpiled refuse and plastic will be stored in skips located in a designated storage area in the north western portion of the site, and will be disposed to a registered landfill when sufficient quantity is accumulated
- Large lumps of concrete or rock will be stockpiled in the existing stockpile of similar material around the boundary of Zones C and D. These materials will be crushed for reuse as coarse aggregate in the gas venting trench and localised hardcore as required for temporary works purposes as the works proceed.

7. Schematic of Proposed Materials Movements

Please refer to Appendix B (reproduced as Figure 7 below) for a schematic plan of the site identifying the expected movements of materials around the site.

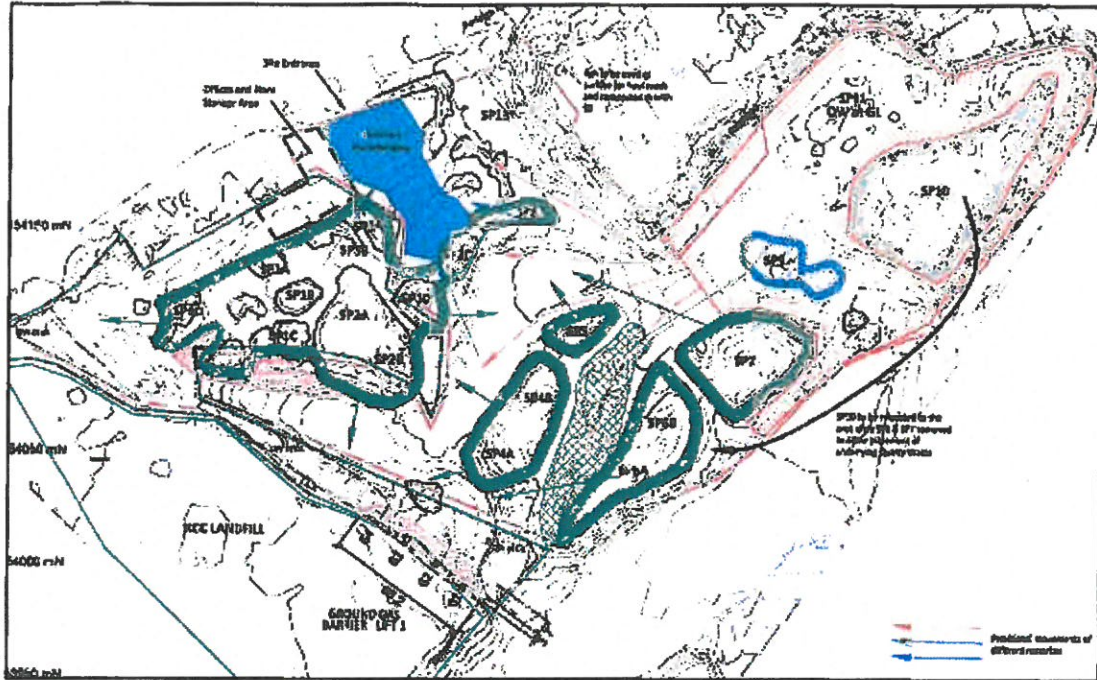


Figure 7 – Anticipated Material Movements

(Details of movements to be tracked and recorded on Daily Diaries and Annotated Site Plans)

It is envisaged that the precise destinations of the different materials may vary according to prevailing weather conditions. Where material movements and destinations differ from the plan, the Daily Diary will provide annotated site plans identifying these changes and the reasons for them. A copy of the Daily Diary sheet and the associated site plan follows overleaf:

Parties Involved & Consultation

8a	Main Earthworks Contractor (For Re-use of site won materials on site of origin):
8b	PJ Burke (Kent) Limited, Moatlands Farm, Howland Road, Marden, Kent, TN12 9LB
9	Treatment Contractor: Not Applicable
10	Transport Contractor: Not Applicable except for off-site disposal of any unsuitable materials arising during the course of the earthworks. Arrangements of this nature will follow accepted good practice.
11	Local Authority: Maidstone Borough Council, Maidstone House, King Street, Maidstone, Kent ME15 6JQ (Contact: Lucy Stroud)

	Note: A copy of the Land Transfer Agreement is provided in (Reference 5, Appendix B)
12	Environment Agency Contact Details for site where materials are being re-used i.e. Tovil Quarry: Jonathan Atkinson Groundwater & Contaminated Land - Technical Specialist, Nina Williams, Environment Agency, Orchard House, Endeavour Park, London Road, Addington, West Malling, Kent ME19 5SH, Direct Dial +44208 4746727
12a	EA Documentation & Correspondence See Appendix B for recent correspondence (emails July to September 2017) See Reference 2 for correspondence about the Reclamation Method Statement

Lines of Evidence - Suitable for use criteria

13. Specifications for materials to be reused on site

See Reference 4.

Lines of Evidence - Contamination

14. Where Contamination is suspected

Not Applicable. Testing at various stages of the site history up to after preparation of the Reclamation Method Statement (Reference 1) have demonstrated negligible levels of contamination at this site.

15. Where contamination is not suspected

15a	Attach copies of Desk Top Study to demonstrate lack of contamination: References 1 and 2 summarise the findings of previous assessments and testing
15b	Attach copies of relevant site investigation and testing that characterises the clean materials to be used: References 1, 2, 3, 4 and 5 Refer also to the attached annotated site plans in Appendix A

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15c	Attach copies of any other relevant information confirming that land contamination is not an issue: All information is described in Items 15a and 15b
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Lines of Evidence - Certainty of Use

16a	Planning permission relating to the site where materials will be re-used: Reference MA/01/0686, February 2005: Grant of Outline Planning Permission for the erection of dwellings with associated access with provision for community facilities and open space ... (Provided as an attachment with Reference 3)
16b	How re-use of materials fits within the planning permission The material to be re-used is generally free of contamination and is suitable for use as an engineered fill to re-profile the site in readiness for the proposed end-use. The materials to be re-used are predominantly a mix of ragstone and hassock fine sands, silts and clays which do not represent a hazard to potential receptors, including the end residential user.
16c	Reasons why planning permission is not required: Not Applicable as Planning Permission has previously been granted

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17. Where contamination is suspected or is known – Provide Remediation Strategies agreed with relevant regulators

The Reclamation Method Statement provided as Reference 1 has been approved by all interested parties.

This MMP is submitted to confirm the principle methodology for re-use of the site won soils to re-profile the site.

18. Where contamination is not suspected – Provide copy of Design Statements

Reference 4

Lines of Evidence - Quantity of use

19.	Breakdown of materials for each site and how it will be placed at each sub-area Refer Items 6 and 7.
20a	How has consolidation / compaction been considered in mass balance equations? Any surplus or shortfall will be addressed by the developer in due course (Refer Items 21a and 21b)
20b	How has loss due to treatment been considered in mass balance equations? Not Applicable
20c	How has addition of treatment materials been considered? Not Applicable as treatment is not required.

Lines of Evidence - Contingency Arrangements

21a	<p>What is to happen to, and who is to pay for out-of-specification materials?</p> <p>Out of specification materials will be selectively excavated and stockpiled, in readiness for off-site disposal. If it is feasible for suitable material to be recovered, eg lumps of concrete or ragstone to be recovered and crushed for use as coarse aggregate, the appropriate Mobile Plant Permit and Deployment forms shall be submitted to the Environment Agency (if PJB are not already in possession of such documents).</p>
21b	<p>What is to happen to, and who is to pay for excess materials?</p> <p>In the event that surplus material is present following the placement of engineering fill to re-profile the site, the following options will be considered: export to a soil recycling facility / consult with KCC Waste Management and Maidstone BC Contaminated Land Officer the feasibility of using the surplus material to re-level the surface of the adjacent landfill which has several depressions as a result of settlement of the landfilled deposits.</p> <p>OR, in the event there is a shortfall of materials, potential sources of suitable engineering fill will be researched and imported in accordance with the Waste Management Regulations and in consultation with the Environment Agency.</p>
21c	<p>What happens if the project programme slips in relation to excavated materials undergoing treatment?</p> <p>It is anticipated that no further treatment of the site-won materials will be required. Therefore there should be no delays associated with treatment of fill materials.</p>
21d	<p>Other identified risk scenarios for the project (relating to excavated materials)</p> <p>Asbestos screening has been carried out on representative samples across the site. The results have confirmed that asbestos is generally absent. Asbestos was encountered only locally and quantification analysis has confirmed the levels are below what would cause the soils to be classified as hazardous waste. In addition, PJB have hand picked any random fragments of asbestos containing materials (ACM's) encountered during the course of the works and these have been disposed-of separately as Hazardous Waste.</p> <p>The most significant occurrence of ACM's occurred in soils exposed in excavations alongside the Farleigh Hill site boundary. The fragments appeared to be present within a sub-base material used underneath the adjacent parking lay-by and did not arise from the Tovil Quarry. All staff working on site have been given Asbestos Awareness training and the findings of an asbestos surveyor are provided as an Appendix in Reference 5.</p>

Lines of Evidence - Records

25. Where and in what form are records to be kept?

(eg transfer notes, delivery tickets, Desk Top Study, Site Investigation, Risk Assessment(s), Verification Reports – to be kept for at least 2 years after completion of the works and production of the Verification Report)

Daily records will be maintained in the site file, and scanned at regular intervals in order that they may be incorporated in the Verification Report. In addition, daily photographic records shall also be maintained.

The Earthworks Specification (Reference 4) also lists technical records and materials testing frequencies which must be observed during the course of the works.

When unsuitable materials are encountered during excavation, the location at which they are found should be marked on the daily records and the unsuitable material should be photographed in situ. The unsuitable material should be selectively excavated and taken to the designated stockpile in Zone A. The quantity should be estimated and a description of the material provided on the Daily Record sheet.

Following excavation, further photographic records should be taken to validate that the unsuitable materials have been removed.

Testing of representative samples of the materials overlying the 'natural' quarry waste layer has already been carried out. However, where unexpected deposits of unsuitable material are encountered, it may be necessary to carry out further validation testing.

Waste Transfer Tickets shall be maintained for the removal of all unsuitable materials from site and will identify the waste handler and the receiving location. The waste handler shall be consulted prior to transfer and a schedule of chemical analysis appropriate to the type of unsuitable material shall be carried out prior to removal to ensure that it is disposed to the correct waste stream.

Lines of Evidence - 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 re-used in the correct location and in the correct quantities within the development works

The Verification Plan shall include but not be confined to the following records:

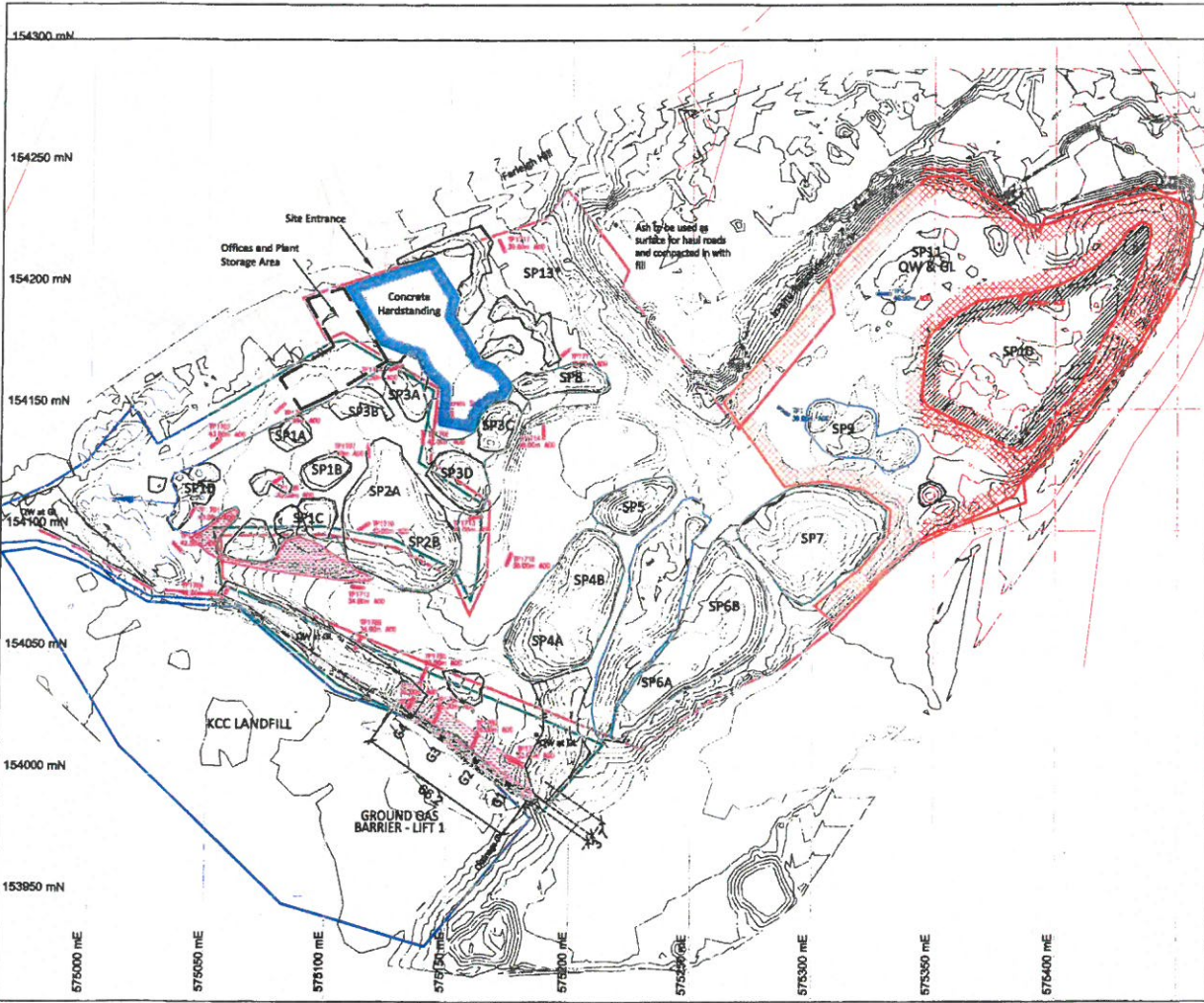
- Chain of custody records to demonstrate where unsuitable materials have been disposed to, including Waste Transfer Records.
- Daily Diaries, photographs and annotated site plans recording the progress of the site works.
- As-built records for the gas bunds, gas vent trench and finished profile following backfilling.
- Document changes implemented to the MMP.
- Relate the sequence of works to the original Reclamation method Statement.
- Reference to Site Investigation Records.
- Chemical and Geotechnical validation testing records maintained during the works.
- Tracking Records (Daily Diaries and marked up site plans).
- Treatment Records (if any treatment is required during the course of the works).
- Suitable for use criteria.
- Ground gas control measures and monitoring records, including evidence of correspondence with the Maidstone BC Contaminated Land Officer and KCC Waste Management.
- Delivery tickets for imported materials. (NOTE: at present we do not envisage the import of any materials other than ground gas membranes and construction related plant and equipment.
- Record of disposal of surplus materials and/or import of additional material to make up for a shortfall of fill.
- As-built records for the site boundaries, including slope stability measures along the northern and eastern boundaries.

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APPENDIX A

Site Plan showing the various material types and key locations

(Refer to Item 6 in text for further details)



Use figures dimensions only: Do not scale from drawing.
 All levels and dimensions are to be checked on site.
 This drawing is to be read in conjunction with all relevant documents.
 ENAPP HICKS & PARTNERS LTD. (DATE AS TITLE)

- NOTES**
- 1) KEY
 - TP10S July 2017 TRIAL PIT LOCATIONS
41.85m AOD
 - TP3 FEB 2017 TRIAL PIT LOCATIONS (Quarry Waste)
39.00m AOD
 - SP5 STOCKPILE LOCATIONS
 - SP6 June 2017 OPMARC PROBE LOCATIONS

CONSTRUCTION (DESIGN & MANAGEMENT) REGULATIONS 2015
 DESIGNERS HAZARD INFORMATION FOR CONSTRUCTION

1. CONCRETE, MASONRY, LIFTING, PLACEMENT		
2. DEEP EXCAVATIONS, COLLAPSE/FALLING		
3. SERVICE WORKERS/FALLING		

A	10.10.17	Final	CH	RM
Rev	Date	Revision	By	CHK

Client: **P J Burke**

Project: **Tovil Quarry
 Fareleigh Hill
 Maldstone**

Drawing Title: **Site Plan showing
 Material Types and Key
 Locations**

SCALE	1:1500	DRAWN	CH	A3
DATE	10.10.17	CHECK	RM	

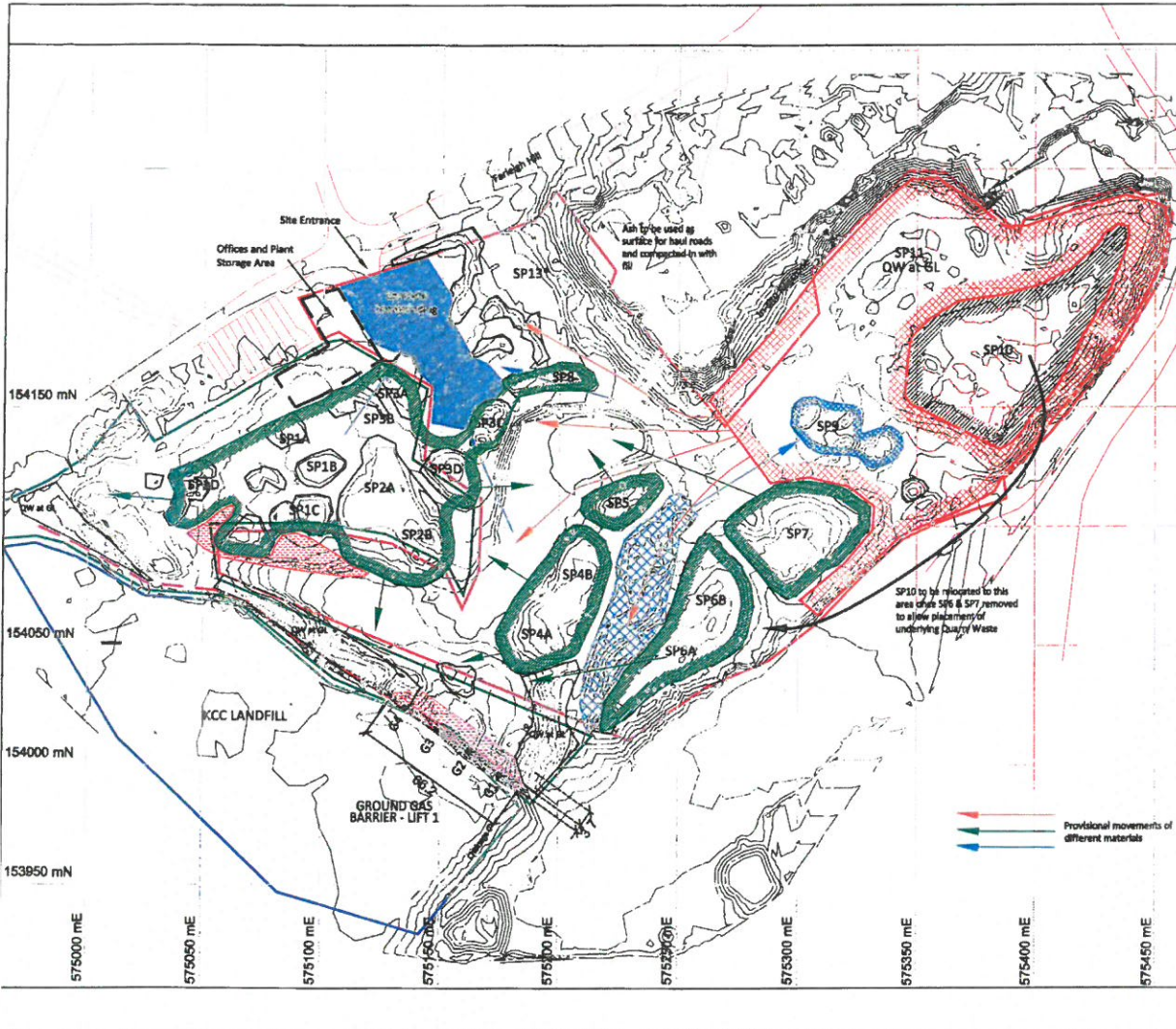
FINAL

27686/ G /Fig3 A

APPENDIX B

Anticipated Materials Movements

(Refer to Item 7 in text for further details)



Use figured dimensions only. Do not scale from drawing. All levels and dimensions are to be checked on site. This drawing is to be read in conjunction with all relevant documents.

KNAPP HICKS & PARTNERS LTD. (DATE AS TITLE)

- NOTES**
- 2) **KEY**
- Storage area for suitable materials
 - Crushed stone and concrete for gas venting trench and gabions
 - Recovered cover soils (Baginbun and Hazwood proximity) to be used as general fill
 - Clayey Fill
 - Quarry Waste to be used (where possible) to fill upper levels
 - Gas Barrier
 - Quarry Waste stored at ground level

CONSTRUCTION (DESIGN & MANAGEMENT) REGULATIONS 2015

DESIGNERS HAZARD INFORMATION FOR CONSTRUCTION

1. CONCRETE, WINDING, LIFTING, PLACEMENT
2. DEEP EXCAVATIONS, COLLAPSE/FALLING
3. SERVICE WORKERS, FALLING

Rev	Date	Revision	By	CHK
A	10.10.17	Final	CH	BM

Client: **P J Burke**

Project: **Tovil Quarry Fareleigh Hill Maldstone**

Drawing Title: **Anticipated Material Movement Plan**

Knapp Hicks
Consulting Structural, Civil & Geotechnical Engineers
Project House 1, Hockley Business Village, Hockley, Rufford, Gt. 1920 8JF
Tel: 01223 842293 | Website: www.knapphicks.co.uk

SCALE: 1:1500	DRAWN: CJH	A3
DATE: 10.10.17	CHECK: RJM	
FINAL		

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APPENDIX C

Daily Diary including Tracking Records

DAILY DIARY

Date:

--

Weather Conditions:

--

Personnel on Site:

Name	Company	Job Title

Visitors:

Name	Company	Job Title

Plant on Site:

Plant	No.	Operator

Diary:

Work Element & Description	Time	Personnel & Plant used

Continue overleaf if necessary:

Construction Issues:

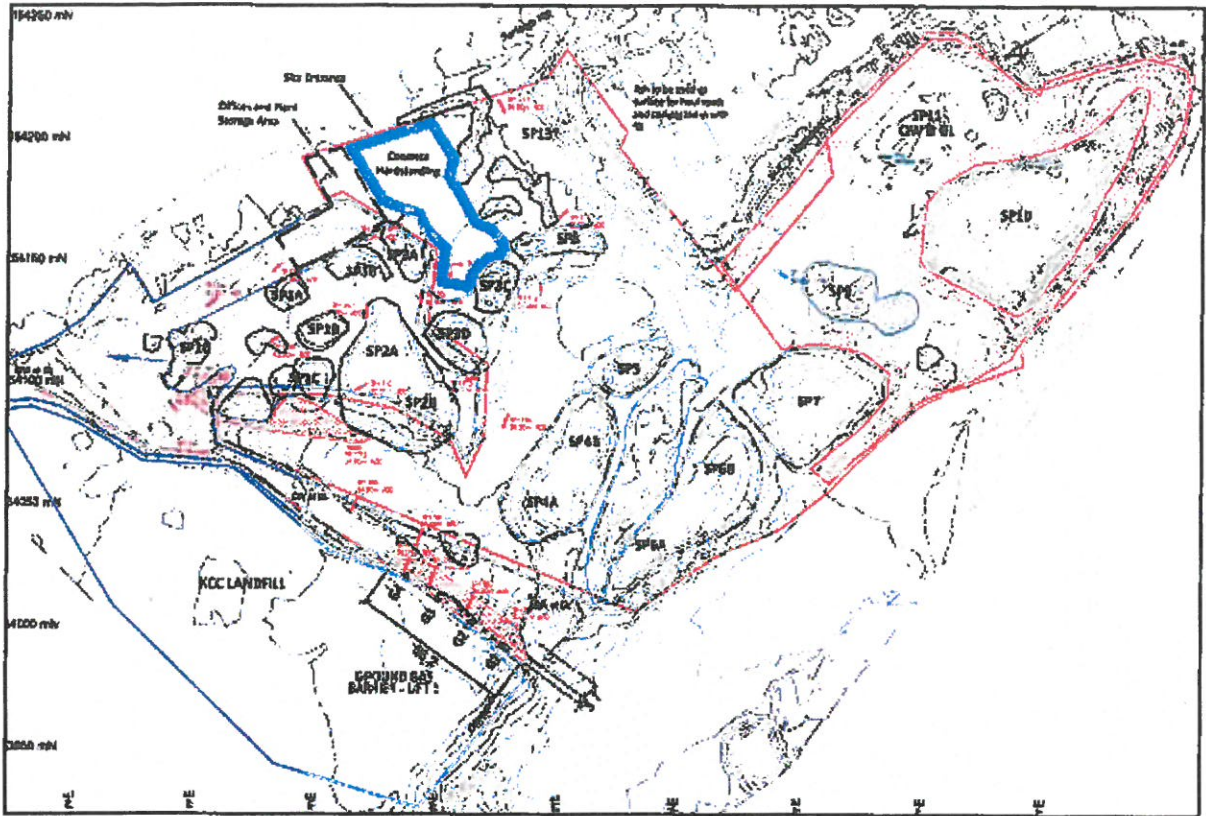
Description	Resolved Y/N	Action Completed

DAILY DIARY

Diary (continued)

Work Element & Description	Time	Personnel & Plant used

DAILY DIARY



Daily Diary Site Plan – to be annotated with daily site activities

(Add any Explanatory Notes below)