Technical design note

Project name	Land Adjacent Haldens Parkway, Thrapston, Northamptonshire		
Design note title	Non-Technical Summary to support a Deposit for Recovery Permit Application		
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1. Context

Mick George Ltd is contracted to Equities Newlands (Thrapston East) Limited to complete the earthworks associated with the development of logistical warehousing on 75 ha of land adjacent Haldens Parkway, Thrapston, Northamptonshire. The objective of the earthworks is to create a development platform for the buildings and infrastructure and areas of soft landscaping.

The address for the development, with the closest postcode is: and Adjacent Haldens Parkway, Thrapston, Northamptonshire, Titchmarsh Road, Thrapston, Northamptonshire, NN14 4NJ (NGR: 501800E, 278350N).

2. Regulatory Framework

The development site includes a former inert waste landfill and the intention is to recover the waste and re-use it, after treatment as necessary, to construct landscaped bunds on the north and east side of the development. Excavation, sorting and treatment of the inert waste will be carried out under the deployment of a Mobile Plant Permit for treatment of soils held by Mick George Ltd. The placement of the material in the bunds will be carried out under a bespoke Deposit for Recovery (DfR) permit, also held by Mick George Ltd.

The remainder of the site is previously undeveloped farmland, with farm buildings that will be demolished as part of the redevelopment. Earthworks required thereon will mainly involve the re-profiling of clean, naturally occurring materials with some Made Ground, which will be undertaken in accordance with a Materials Management Plan, prepared and declared in accordance with the DoWCoP.

3. Earthworks Proposals

3.1 Materials Classification

The earthworks will therefore comprise the recovery and re-use of inert waste and natural materials that are present within the red-line boundary of the proposed development. For strategy purposes, these materials have been classified as 'Primary' or 'Secondary' material where:

- Primary Materials consist of all uncontaminated, naturally occurring materials, including agricultural soils, undisturbed superficial deposits and bedrock, and
- Secondary materials are all Made Ground, being either:
  - Inert waste materials deposited in the permitted landfill area; or

- Other Made Ground, associated with site features such as some 'Old Stone Pits' and Castle Manor Farm and farm tracks

Secondary Materials will be subdivided into two main groups, described as either 'construction derived' or 'non-construction derived', as follows:

- Construction-Derived Material (CDM): This term has been adopted as a generic description for materials derived from construction related activities and which typically comprise a combination of clay, sand, gravel, concrete and brick.
- Non-Construction-Derived Material (NCDM): this term applies to all other Made Ground materials not classified as CDM

3.2 Earthworks Activities

3.2.1 Initial Excavation and Segregation

All Secondary Material, both that classified as waste (located within licensed landfill area) or Made Ground (other non-primary materials), will be excavated and segregated for either:

- Immediate off-site disposal as unsuitable material; or
- Classification as CDM or NCDM.

3.2.2 Re-use of Secondary Materials

Suitability for re-use of the recovered waste to form the bunds is defined in reference documentation such as the Geotechnical Design Report for the development, the Detailed Quantitative Risk Assessment, and the Remediation Strategy.

Secondary materials deposited as a licensed waste (as defined in Section 2.1 above) will be re-usable, either:

- without treatment, if suitable for use as excavated; or
- with treatment (mainly solidification and stabilisation).

Recovered waste material will only be re-used within the landscape bund. Unsuitable materials will be disposed of off-site.

3.2.3 Verification and Reporting

On completion, the earthworks will be subject to geotechnical and geo-environmental verification reporting to ensure that all design criteria have been met.

4. Environmental Protection

Environmental protection during and as a result of the works will be given high priority. Protection strategies to cover issues such as noise, dust, odour, water pollution, ground gas generation and migration, and risk to human health from exposure to potentially contaminated soils have been formulated and will be implemented. Monitoring pr construction, during construction and post constructed will be carried out to ensure compliance.