



Wroughton Closed Landfill

Waste Recovery Plan

For Hills Homes Developments Ltd.

Date 22 August 2024

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1. INTRODUCTION

1.1 Terms of reference

Hydrock Consultants (Hydrock) was commissioned by Hills Homes Developments Ltd. (the Client) to prepare a Waste Recovery Plan in support of the recovery operation planned as part of the proposed residential development at the closed landfill in Wroughton, near Swindon (hereafter referred to as the "site").

The works detailed in this report have been undertaken in accordance with Hydrock's emailed fee proposal (dated 11 July 2022) and the Client's emailed instructions to proceed (dated 13 July 2022).

1.2 Report authorship

This report has been compiled by Hydrock using reasonable skill and care, for the purpose noted in the above terms of reference and should not be used in any other context.. The report authorship, checking, and approval was undertaken by the competent professionals named in the document control sheet on page (i).

1.3 Background

The site is located in the village of Wroughton, near Swindon and comprises:

- » The closed landfill in the north (hereafter referred to as the "Former Landfill Area"), with an engineered reed bed in the northwest corner; and
- » Two undeveloped fields in the south (hereafter referred to as the "Greenfield Area").

A Site Location Plan, including the proposed accessway (Ref: 12248-HYD-XX-XX-DR-G-1000) is presented in Appendix A.

The site benefits from existing Outline Planning and Reserved Matters permissions (see Section 1.4) and the proposed development is shown on the Proposed Site Layout Plan (Ref: 50467 P1-01) in Appendix A, and comprises residential housing, public open space (POS), including a cricket pitch and a pavilion, supporting infrastructure including new cut off drains and storage basins, and a new access road off the A4361 Swindon Road to the east. The existing engineered reed bed in the northwest of the Former Landfill Area is to be retained.

An extensive enabling works phase, comprising significant earthworks, is required to construct the development platforms and infrastructure routes, and will involve the excavation, processing and re-use of site-won materials, including landfill wastes, non-waste Made Ground and naturally occurring materials. The re-use of waste materials (i.e., "waste recovery") requires an Environment Agency bespoke Deposit for Recovery (DfR) permit. In support of the bespoke permit application, a Waste Recovery Plan (i.e., this document) has been prepared for review by the Environment Agency.

1.4 Planning

The following planning permissions and applications are associated with the proposed development:

- » **S/15/1750/RM.** Planning Permission. Granted 15 February 2018. Outline Planning application for the erection of 104no. dwellings, traffic roundabout, roads and associated works - (Means of Access, Layout and Scale not reserved).
- » **S/OUT/20/0556/TB.** Planning Permission. Granted 10 February 2021. Erection of 104no. dwellings, traffic roundabout, roads and associated works - Means of Access, Layout and Scale not reserved - (without compliance with condition 29 of permission S/15/1750 regarding substitute drawings).

- » **S/RES/20/0555.** Reserved Matters Application. Granted 8 September 2023. Erection of 104no. dwellings, traffic roundabout, roads and associated works - Reserved Matters from previous Outline Planning permission S/OUT/20/0556.

The above planning permissions are all presented in Appendix B.

1.5 Context and purpose

This Waste Recovery Plan has been compiled to comply with current GOV.UK guidance on "Waste recovery plans and deposit for recovery permits", where, in the context of the project described herein, it is required to demonstrate the applicability for a DfR permit, that is the replacement of a non-waste material with a waste material that performs the same function. This report contains relevant information required under the guidance.

Due recognition has been taken of Section 1.4.5 of the European Commission (2012) "Guidelines on the interpretation of key provisions of Directive 2008/98/EC on waste" (titled: What is meant by 'recovery?'), especially reference to the requirement to demonstrate that the waste will serve a useful purpose as a principal result of the recovery operation.

Sections 2 and 3 provide background information on the project and Section 4 is the Waste Recovery Plan, which is sub-divided in accordance with the list of required information detailed in the GOV.UK guidance.

1.6 Consultations

A pre-permit application meeting was held with a Permitting Officer from the Environment Agency at Hydrock's Bristol office on 13 February 2020. This was undertaken through the Environmental Agency's enhanced pre-application advice service. The objective of the meeting was to discuss the proposed earthworks, the methods to demonstrate that the proposals are recovery, and the submission of a Waste Recovery Plan. including the specific information required in relation to the scheme.

The Environmental Agency's write up of the meeting (Ref: EPR/JB3008CM/A001, dated 13 February 2020) and their basic service advice letter (Ref: EPR/JB3008CM/A001, dated 7 September 2020) are presented in Appendix C.

In addition, following guidance from the Environment Agency, advice was also sought from CL:AIRE (Contaminated Land: Applications in Real Environments) on the potential re-use of non-waste site-won materials under a Materials Management Plan (MMP) that would be prepared in accordance with the Definition of Waste Code of Practice (DoWCoP). A copy of the request sent to CL:AIRE through their online help desk (Ref: CBUM-NADR-HYVP, dated 13 May 2022) and their emailed response (dated 19 May 2022) are also presented in Appendix C.

1.7 Supporting technical documents

The supporting technical documents listed below have been prepared for the site.

- » Hydrock. Ground Surface Investigation and Risk Assessment at Wroughton Closed Landfill Site, Wiltshire. Ref: R/08180/001, dated July 2008.
- » Hydrock. Gas Risk Assessment at Wroughton Closed Landfill Site, Wiltshire. Ref: R/08180/002 Issue 2, dated October 2009.
- » Hydrock. Surface Water Monitoring at Wroughton Closed Landfill Site, Wiltshire. Ref: R/08180/003, dated October 2009.
- » Atkins. H1 Environmental Assessment Ref: 5099580/TR/003, dated July 2011.
- » Hydrock. Geo-constraints Study at Wroughton Closed Landfill. Ref: R/11229/001, dated September 2011.

- » Hydrock. Wroughton Closed Landfill – Revised ground gas assessment. Ref: C11229/Note 01, dated August 2012.
- » Hydrock. Trial Pit Investigation of the Eastern Portion of the Site. Land off Woodland View Wroughton, Near Swindon. Ref: R/11229/002, dated August 2015.
- » Cole Easdon Consultants. Flood Risk Assessment. Land at North Wroughton, Swindon. Ref: 4175 (Issue 2), dated October 2015.
- » Hydrock. Land off Woodland View, Wroughton, Near Swindon – Update on Geo-constraints to Development. Ref: C11229/Note 03, dated September 2015.
- » Hydrock. Wroughton Closed Landfill – Report on Trial Trenching. Ref: C11229/Note 02 ver2, dated November 2015.
- » Hydrock. Ground Conditions Report. Land off Woodland View Wroughton, Near Swindon. Ref: R/11229/003 Issue 1, dated January 2016.
- » Hydrock. Wroughton – Gas and Groundwater Assessment. Ref: C11229/G1002, dated 30 May 2018.
- » Hydrock. Geotechnical Option Appraisal Report. Wroughton Closed Landfill. Ref: 02753-HYD-XX-XX-RP-GE-1001, dated 28 June 2019.
- » Cole Easdon Consultants. SuDS Maintenance Plan. Woodland View, Wroughton. Ref: 4175/01 (Issue 3), dated November 2019.
- » Cole Easdon Consultants. Drainage Statement Technical Note. Woodland View, Wroughton. Ref: 4175/02 (Issue 2), dated November 2019.
- » Hydrock. Updated Ground Conditions Report. Wroughton Closed Landfill. Ref: R/11229/003 (P03), dated 27 April 2020.
- » Hydrock. Regulatory Framework for Materials Management. Ref: 02753-HYD-XX-XX-RP-GE-1004, dated 27 May 2022.
- » Hydrock. Supplementary Ground Investigation. Wroughton Closed Landfill. Ref: 02753-HYD-XX-XX-RP-G-1001 (P02), dated 11 August 2022.
- » Hydrock. Summary Controlled Waters Risk Assessment. Wroughton Closed Landfill. Ref: 12248-HYD-XX-XX-TN-GE-1001, dated 11 August 2022.
- » Hydrock. Remediation Strategy. Wroughton Closed Landfill. Ref: 02753-HYD-XX-XX-RP-G-1002 (P02), dated 12 August 2022.
- » Hydrock. Response to Contaminated Land Officer correspondence. Ref: 12248-HYD-XX-XX-TN-GE-1002, dated 19 January 2023.
- » Hydrock. Geotechnical Design Report – Earthworks Specification & Settlement Analysis. Wroughton Closed Landfill. Ref: 02753-HYD-XX-XX-RP-G-1003 (P03), dated 23 January 2023.
- » Hydrock. Earthworks Specification. Ref: 12248-HYD-XX-XX-DR-G-1002 (P02), dated 23 January 2023.

Full copies of the above documents and are available upon request.

1.7.1 *Supporting drawings*

A detailed list of the supporting drawings, schematics and flowcharts presented in the appendices is provided below for reference.

Appendix A:

- » Hydrock. Site Location Plan. Ref: 12248-HYD-XX-XX-DR-G-1000 (P02), dated 15 April 2024.
- » Pro Vision. Proposed Site Layout Plan. Ref: 50467 P1-01 (Rev P), dated 26 April 2023).
- » Brunel Surveys. Topographical Survey Land at Wroughton (Sheets 1 & 2). Ref: 13418-500-001, dated October 2013.
- » Hydrock. Historical Landfill Records drawing. Ref: 12248-HYD-XX-XX-DR-G-1003, dated 16 April 2024.
- » Hydrock. Extent of Fill (from Aerial Photos). Ref: 11229-G021, dated 15 December 2014.
- » Hydrock. Topsoil and Capping Layer Thicknesses. Ref: 020753-HYD-XX-XX-DR-G-1009, dated 25 July 2022.

- » Hydrock. Thickness of Waste Materials .Ref: 02753-HYD-XX-XX-DR-G-1010, dated 14 April 2024.
- » Hydrock. Base of Waste Materials Where Proven (m AOD) Ref: 02753-HYD-XX-XX-DR-G-1011, dated 23 April 2024.
- » Hydrock. Zonation Plan. Ref: 11229-G018 (Rev F), dated 16 April 2024.
- » Hydrock. Perched Water Contours. Ref: C11229-GO39 (Rev B), dated 8 October 2019.
- » Brunel Surveys. Reed Bed Construction Details Ref: WR/RB/007A, dated 19 March 2017.
- » Hydrock. Cross Sections Through Infrastructure Routes. Ref: WRO-HYD-XX-XX-DR-G-1003, dated 8 April 2022.
- » Hydrock. Cross Sections through Section A-A' Showing Proposed Engineered Fill Extents. Ref: WRO-HYD-XX-XX-DR-G-1004, dated 8 April 2022.
- » Hydrock. Preferred geotechnical engineering approach (schematic through Section A-A') (Ref: Sketch 0001).
- » Cole Easdon Consultants. Detailed Drainage Strategy & Finished Levels drawings (Sheets 1 to 3). Ref: 4175/507/01-03 (Rev A), dated 18 February 2022.

Appendix D:

- » Hydrock. Cut & Fill and Materials Management Strategy. Ref: 12248-HYD-XX-XX-DR-G-1001 (P02), dated 9 November 2022).

Appendix E:

- » Hydrock. Proposed Regulatory Framework for Materials Management Ref: 02753-HYD-XX-XX-DR-GE-0001 (P02), dated 17 April 2024.
- » Hydrock. Conceptual sequence for the recovery of waste and the re-use of site-won soils - gateways to compliance. Ref: Flowchart 12248-0001, dated 17 April 2024.
- » Hydrock. Indicative materials recovery and treatment sequence. Ref: Flowchart 12248-0002, dated 17 April 2024.

2. SITE SETTING

The site has been subject to multiple phases of ground investigation and risk assessment over many years. The findings are detailed within the documents listed in Section 1.7, and most notably summarised in the Updated Ground Conditions Report (Ref: R/11229/003).

A high-level summary of the pertinent site characterisation and Ground Model information is provided below.

2.1 Site description

A Site Location Plan, including the proposed accessway (Ref: 12248-HYD-XX-XX-DR-G-1000) is presented in Appendix A.

The site is currently accessed via a track off Swindon Road in the southeast corner of the Former Landfill Area. The site is closed off by fencing and a locked gate, but it is understood that the site is still used by local residents as an informal recreation area for dog walking.

The Former Landfill Area has been built up by the process of landfilling, evident by its raised topography and sloping nature of its northern, western and southern flanks. The centre lies at approximately 113m above Ordnance Datum (AOD), with the base of the slopes approximately 104m AOD. An engineered reed bed (constructed 2012) is present in the northwest corner of the Former Landfill Area (further details is provided in Section 2.5.2). The existing topographical survey (Sheets 1 & 2) (Ref: 13418-500-001) is presented in Appendix A.

The Greenfield Area comprises two open fields sloping from 109m AOD (east) to 104m AOD (west).

2.2 Site history

The Former Landfill Area was historically used for the extraction of clay from pits excavated into the underlying natural geology of the Kimmeridge Clay Formation (the "Kimmeridge Clay"). This was followed by the landfilling of wastes (and some non-waste materials i.e. haul road and restoration soils) that were deposited into the unlined former clay pits. The maximum depth that waste materials have been encountered is approximately 10m below ground level (bgl).

The Environment Agency Historic Landfill Sites database lists two relevant historical landfills for the site as detailed in Table 2.1. The spatial extents of the historical landfill sites are also presented on the Historical Landfill Records drawing (Ref: 12248-HYD-XX-XX-DR-G-1003) in Appendix A.

Table 2.1. Relevant records from Environment Agency Historic Landfill Sites database

Database Ref.	Site Name	License	First / Last Input	Types
EAHLD32395	Hills, Swindon Road, Wroughton, Wiltshire	N/A (pre-license)	31 December 1951 to 28 February 1971	Commercial
EAHLD13665	Wroughton Brickworks, Wroughton Road, North Wroughton	Hills Aggregates Ltd. Ref: T/77/0005/WD, TP0587, Swindon Council-504 Issue: 22 July 1977 Surrender: 24 February 1994	1 June 1959 to 31 December 1994	Inert Industrial Household Special Liquid sludge

Historical documents and records reviewed as part of the desk-based studies and ground investigations refer to the placement of the following types of fill within the Former Landfill Area:

Pre-license:

- » The "deep pit" in the south-eastern corner as filled by 1955-56 with "clay, rubble, etc.".
- » A central spine filled with "hardcore" as a haul road.
- » To the north of the haul road a 1971 memo records that the then local authority deposited domestic and household refuse on old clay workings and marshland to a thickness of between 2.5m and 2.7m.
- » An area south of the haul road and immediately to the west of the deep pit is reported to have been used from 1966 for landfilling of "excavated muck, general waste, rubble and container waste".
- » Post-1972 landfilling shall be "of inert materials only and no domestic refuse, industrial waste or toxic materials shall be deposited on the site" and that "upon completion of tipping operations the whole area shall be covered with a minimum of 0.3m of topsoil sufficient to sustain plant growth".

Under license:

- » A waste disposal licence (dated 1977) lists the waste types as (a) "waste produced in the course of constructing, improving, repairing or demolishing any building or structure provided it does not contain any hazardous quantity or concentration of poisonous, noxious or polluting substance" and (b) "excavated material in its natural state". Asbestos was allowed provided it was immediately covered.
- » Wiltshire Council archive records indicates that the waste disposal licence was surrendered on 24 February 1993 and 2,000m³ of topsoil was required to complete the reprofiling works.
- » The GroundSure environmental database report reviewed as part of the desk-based studies also lists a licence dated 1977 for inert, industrial, household and liquid sludge wastes. The report also records that surrender was on 24 February 1994 (consistent with the Environment Agency records in Table 2.1 above).

The approximate extents and associated dates of the filling that has historically been undertaken at the site are summarised on the Extent of Fill (from Aerial Photos) drawing (Ref: 11229-G021) in Appendix A. The extents presented on the drawing are based on excavations shown on historical aerial photos and provide a record of that particular time only. It is anticipated that filling has taken place across the full footprint of the Former Landfill Area consistent with the Environment Agency's spatial records that are indicated on the Historical Landfill Records drawing (Ref: 12248-HYD-XX-XX-DR-G-1003) in Appendix A.

For the purposes of this Waste Recovery Plan and due to no clear distinction between them, the materials both deposited pre-license (i.e., from the 1950s and up to 1977) and under the waste disposal license (dated 1977) are all referred to as "waste".

A predominantly cohesive capping layer has been placed across the majority of the Former Landfill Area, comprising clay with rare to occasional brick fragments and concrete (i.e., it is largely free of any anthropogenic materials and asbestos has not been identified). This distinct layer is interpreted as being the final restoration cohesive cap of the former landfill and was deposited with a predetermined use and, most significantly, was not discarded as waste. The overlying topsoil is understood to have been imported prior to 1998 to complete the profiling works and was similarly deposited with a predetermined use, and is not a waste.

As confirmed by CL:AIRE (see Appendix C), the topsoil and Capping Layer materials were never discarded as a waste and are considered to be non-waste Made Ground materials. These materials can be re-used under a Qualified Person (QP) declared MMP in accordance with the DoWCoP.

The Greenfield Area has remained undeveloped open fields up to the present day.

2.3 Ground conditions

The collated Ground Models for both the Former Landfill Area and the Greenfield Area of the site are presented in Table 2.2.

Table 2.2. Summary of ground conditions

Stratum	Waste / non-waste	Depth to top (m bgl) (range)	Depth to base (m bgl) (range)	Thickness (m) (range)	Thickness (m) (average)
Former Landfill Area					
Topsoil	Non-waste	0.00	0.05 - 0.40	0.05 - 0.40	0.20
Capping Layer	Non-waste	0.05 - 0.40	0.30 - 2.40	0.20 - 2.30	0.80
Recent Construction Waste	Waste	0.05 - 1.50	0.45 - 6.80	0.80 - 5.60	2.80
Landfill Waste	Waste	0.15 - 5.50	1.45 - 10.00	0.55 - 8.00	3.70
Reworked Site-Won Material	Waste	2.20 - 6.20	3.50 - 7.10	0.60 - 1.50	1.00
Kimmeridge Clay Formation	Natural	0.80 - 10.00	3.00 - 13.00	Not proven	Not proven
Greenfield Area					
Topsoil	Natural	0.00	0.30	0.30	0.30
Kimmeridge Clay Formation	Natural	0.30	3.00 - 3.10	Not proven	Not proven

The interpreted ground conditions encountered across the Former Landfill Area to date are summarised below (from shallowest to deepest).

Non-waste Made Ground

- » **Topsoil:** comprising brown sandy organic clay and subsoil encountered to a maximum proven depth of 0.4m bgl.
- » **Capping Layer:** a cohesive landfill cap predominantly comprising brown silty clay with occasional brick and concrete encountered to a maximum depth of 2.4m bgl.

The proven thicknesses of topsoil and the Capping Layer across the site are presented on Hydrock's Topsoil and Capping Layer Thicknesses drawing (Ref: 02753-HYD-XX-XX-DR-G-1009) in Appendix A.

Waste materials

- » The recent waste stream deposited between 1974 and licence surrender in the early-1990s:
 - » **Recent Construction Waste:** comprising a variable material of brown to grey sandy gravelly clay or clayey gravelly sand, typically with fragments of brick and concrete, occasional metal, plastic and wood, and includes rare asbestos. Encountered to a maximum proven depth of 6.8m bgl.
- » The older waste streams collectively referred to as "Pits Backfill" (deposited prior to 1974), subdivided into:
 - » **Landfill Waste:** comprising a variable material of grey-black sandy gravelly clay or clayey gravelly sand, including significant anthropogenic materials (e.g., brick, concrete, ash, metal, plastic, wood, textiles, glass, ceramic and asbestos). Encountered to a maximum proven depth of 10.0m bgl, but the base wasn't proved at all points so may be locally thicker.
 - » **Reworked Site-Won Material:** comprising blue-grey (almost black) silty clay, with occasional gravel of brick and concrete, and pockets of peat. Encountered to a maximum proven depth of 7.1m bgl.

The combined thicknesses of all the waste materials encountered across the Former Landfill Area are presented on the Thickness of Waste Materials drawing (Ref: 02753-HYD-XX-XX-DR-G-1010) in Appendix A. This provides an approximate extent of the historical filling that has taken place and is consistent with the Environment Agency's spatial records for the historical landfill.

The base of the waste materials, where proven, is presented on the contour plot drawing in (Ref: 02753-HYD-XX-XX-DR-G-1011) in Appendix A. Contours are only presented for locations where the base of waste has been proven. Waste has been encountered across the full footprint of the former landfill but has not been fully penetrated so locally waste may be deeper than 10.0m.

Natural Solid Geology:

- » **Kimmeridge Clay:** comprising stiff brown grey and yellow silty clay. Encountered to a maximum proven depth of 13.00m bgl.

The ground conditions across the Greenfield Area comprise natural soils only and are summarised below (from shallowest to deepest).

- » **Topsoil:** comprising brown sandy organic clay and subsoils encountered to a maximum proven depth of 0.3m bgl.
- » **Kimmeridge Clay:** comprising firm to stiff yellowish-brown mottled orange silty clay (moderately weathered) to maximum proven depth of 2.2m bgl, overlying stiff brown grey and yellow silty clay (slightly weathered / unweathered) to maximum proven depth of 3.1m bgl.

2.4 Site zonation

The distribution of the different deposits identified across the Former Landfill Area is very heterogeneous at the small scale (i.e., of the order of metres) but appears to be similar at the larger scale (i.e., general distinct areas of the site).

Based on the ground investigation data collated to date, the site has been characterised into three separate zones explaining the spatial distribution and sequence of the ground conditions present on site. These are presented on the Zonation Plan drawing (Ref: 11229-G018) in Appendix A. The individual zones are also summarised below. The full characterisation of the different materials, including the percentage breakdown of the different constituents from the screening and riddling exercise, is detailed in the Updated Ground Conditions Report (Ref: R/11229/003).

Area A: Greenfield Area

This area was formerly called "Area of No Fill" in historical reports. This area comprises topsoil to 0.3m bgl, overlying deposits of the Kimmeridge Clay becoming less weathered with depth.

Area B: Recent Constriction Waste deposits

This area formerly partly encompassed the areas historically known as "Area of Domestic Type Fill" and partly the "Area of Builders Waste". The area comprises (shallowest to deepest): topsoil, Capping Layer, Recent Construction Waste, and Kimmeridge Clay.

The greatest thicknesses are found in the southern portion of the Former Landfill Area, where it is found to lie directly on the underlying Kimmeridge Clay.

The general characterisation of the Recent Construction Waste is similar to that which would be expected from building sites and skips, with a high proportion of soil, rubble and anthropogenic materials such as ash.

Area C: Recent Construction Waste over Landfill Waste

This area formerly included the "Area of Domestic Type Fill", and comprises (shallowest to deepest): topsoil, Capping Layer, Recent Construction Waste, Landfill Waste, Reworked Site-Won Materials, and Kimmeridge Clay.

The greatest thicknesses of this material are found in the northern portion of the Former Landfill Area, where it predominantly lies directly on the Kimmeridge Clay Formation.

In some areas, particularly across the centre of the Former Landfill Area, the Landfill Waste overlies the Reworked Site-Won Material, which is also encountered in the deepest excavation pits. This material is found overlying the Kimmeridge Clay Formation and is associated with the deepest excavation pits and was presumably placed as the first backfill material.

2.5 Hydrology and hydrogeology

The Kimmeridge Clay is dominated by low permeability clay and the Environment Agency designate the formation as "unproductive". The Kimmeridge Clay has a very low hydraulic conductivity and for all practical purposes is considered impermeable. The nearest recorded groundwater abstraction licences are a domestic supply approximately 1.4km to the southeast and a public water supply 1.7km to the south. The site is not within 500m of a Source Protection Zone.

There is no engineered containment of the landfilled materials, nor does the former landfill contain any engineered drainage layer. A proportion of the rainfall will infiltrate the cover and becomes "perched water" that is confined within the excavations created by the former clay pits. This is not considered to be a "groundwater" body.

The site is bordered to the north and west by drainage ditches, with the ditch along the western boundary known as the Wroughton Ditch. This flows northwards to its confluence with the Wroughton Brook approximately 1.3km downstream and eventually the River Ray. There are no licensed surface water abstractions within 1km of the site.

2.5.1 *Perched water flow*

Perched water will accumulate within the waste deposits in the former clay pits, mainly from infiltration of rainwater, plus a very small proportion from biodegradation of the relatively low percentage of putrescible material. Significantly, water will sit on top of the low permeability Kimmeridge Clay, and will gradually fill pore spaces within the waste materials until the water level reaches the lowest lip of the former clay pits from where it will egress into the surrounding surface water system. This is evidenced by ochreous outbreaks within the drainage ditches that flank the Former Landfill Area.

The perched water levels indicate a general flow direction towards the northwest, although flow is likely to vary locally due to the heterogeneous nature of the deposits. The perched water contours from the monitoring undertaken on 15 February 2018 are presented on the Perched Water Contours drawing (Ref: C11229-GO39, dated 8 October 2019) in Appendix A.

The perched water flows towards the northwest and seeps out into the drainage ditches, notably along the northern and western perimeters.

2.5.2 *Engineered reed bed*

Following identification of the ochreous outbreaks in the drainage ditches, Hydrock undertook a Controlled Waters risk assessment using historical soil leachate data from samples of the waste materials, surface water data from the drainage ditches, and also additional data from sampling undertaken along the surface water network at locations agreed with the local authority. The findings are presented within the Hydrock Surface Water Monitoring report (Ref: R/08180/003).

The raw soil leachate data from the samples of waste materials recorded several exceedances of the Water Quality Targets (WQT) derived for the protection of inland aquatic ecosystems (i.e., Environmental Quality Standards [EQS]), including several heavy metals, ammoniacal nitrogen and chloride. The former landfill was not engineered and hence operated on the dilute and disperse principle and since the corresponding samples of surface water from the perimeter drains only recorded EQS exceedances of iron and ammoniacal nitrogen, the containment provided by the Kimmeridge Clay is considered to be providing a level of protection to the surface water environment. In addition, the ammoniacal nitrogen exceedances were consistent with general background concentrations of the wider groundwater environment. However, since minor pollution of Controlled Waters was occurring, the local authority stated that corrective action was required. The Environment Agency's stated betterment preference of the time was the construction of an engineered reed bed.

The engineered reed bed was constructed in 2012, with subsequent improvements made in 2017 and 2019. The reed bed is detailed on the Brunel Surveys Reed Bed Construction Details drawing (Ref: WR/RB/007A) in Appendix A. The reed bed is maintained by Hills Waste Solutions Ltd. (Hills Waste) in accordance with an environmental permit (Ref: EPR/JP3120XW, determined 25 November 2011) (the "Discharge Consent").

The surface water within the perimeter drainage ditches flows towards the northwest corner where it is now treated by passing through the engineered reed bed prior to flowing off site. Hills Waste undertake regular monitoring and sampling of the surface water network across the site, including upstream of the reed bed, at the outlet of the reed bed and downstream of the reed bed. The samples are analysed for the contaminants listed within the Discharge Consent and compared against the consented limits.

The 2017-2022 surface water data were provided to Hydrock and included as part of the Summary Controlled Waters Risk Assessment (Ref: 12248-HYD-XX-XX-TN-GE-1001) which has been prepared to support the proposed development of the site. Following treatment through the reed bed, no exceedances are recorded at the outlet location with the exception of rare suspended solids (4 exceedances out of a total of 19 samples).

Based on multiple lines of evidence, the risk assessment concluded that following the proposed development of the site, the residual risk to both the Controlled Waters receptor (i.e., the Wroughton Ditch) and also to human health through direct contact with the perched water outbreaks into the drainage ditches will be low.

3. EARTHWORKS PROPOSALS

3.1 Engineering options

Various engineering options to render the site suitable for the proposed development have been considered as part of the ground investigations and interpretive reporting undertaken to date.

An appraisal of the different engineering options is detailed in the Geotechnical Option Appraisal Report (Ref: 02753-HYD-XX-XX-RP-GE-1001).

It is considered that partial excavation and engineering of the highways and deep service corridors (i.e., storm and foul) across the residential footprint on the Former Landfill Area is technically feasible and is also the preferred approach.

Due to the proposed mitigation measures of a clean cover system across soft landscaping areas, excavation into the former landfill will also be required across the remainder of the residential footprint of the Former Landfill Area (i.e., outside of the highways and deep service corridors) to allow for the future installation of the clean cover system. This will involve the careful stripping and segregation of the topsoil and Capping Layer for re-use (under MMP as agreed with CL:AIRE).

The supporting design for the preferred option is presented in the Geotechnical Design Report (Ref: 02753-HYD-XX-XX-RP-G-1003), which provides settlement analysis and an Earthworks Specification for the placement of fill (Ref: 12248-HYD-XX-XX-DR-G-1002).

3.2 Principal concepts

An extensive enabling works phase, comprising significant cut and fill earthworks, will be required to construct the development platform and infrastructure routes. The earthworks will be undertaken in accordance with a materials management strategy that involves:

- » Recovery and re-use of waste materials that are present within the Former Landfill Area (under DfR permit);
- » Re-use of other Made Ground and clean naturally occurring materials that are present within the boundary of the proposed development (under a MMP);
- » Import of clean naturally occurring materials; and
- » Off site disposal of unacceptable materials.

Therefore, the earthworks as a whole comprise a combination of waste recovery, the re-use of other site-won materials, and also the import of clean naturally occurring materials.

It is envisaged that the highways and deep service corridors of the proposed development on the Former Landfill Area will be partially and systematically excavated, with the arisings screened and sorted into the various constituents using a "treatment train" approach. Broadly, the material would be sorted into:

- » Recyclables (i.e., wood/metal etc.);
- » Unacceptable, miscellaneous or hazardous material (i.e., handpicking of visible ACM where practicable) for off site disposal; and
- » Recoverable soil materials suitable for engineering.

The soil arisings suitable for engineering would be screened, separated, graded, and potentially shredded, blended and conditioned/stabilised or bailed as appropriate to render them suitable to be engineered as a blended or layered fill. The engineered fill would be used in the reinstatement of the partial excavations for the improvement of the highways and services corridors across the residential footprint of the Former Landfill Area.

In addition, the earthworks proposals include the placement of Capping Layer soils excavated from the Former Landfill Area on the Greenfield Area for the ground level raise (which is at a significantly

lower elevation and the levels raise is required for the drainage strategy). The Capping Layer soils have been extensively tested (both soils and soil leachate) and demonstrated as chemically suitable for this use, without posing significant risk to human health or Controlled Waters.

A cut and fill volumetric assessment of the materials management strategy has been undertaken for the preferred engineering route. Approximately 6m of excavation and reinstatement is required across the Former Landfill Area and up to approximately 2.5m of fill is required across the Greenfield Area to construct the stable development platforms and infrastructure routes.

The cut and fill volumes and proposed sequencing are presented on the Cut & Fill and Materials Management Strategy drawing (Ref: 12248-HYD-XX-XX-DR-G-1001) in Appendix D. The volumes are discussed in detail in subsequent Section 4.4. It should be noted that a deficit of fill has been identified for the scheme and the import of additional material is required.

The Ground Models along the proposed infrastructure route pre- and post-earthworks are presented on the cross sections in Appendix A (Ref: WRO-HYD-XX-XX-DR-G-1003 [existing Ground Model] and WRO-HYD-XX-XX-DR-G-1004 [post-earthworks]).

This engineering concept is also illustrated on Sketch 0001 in Appendix A, which shows is a schematic through the post-earthworks Section A-A' (long section).

3.3 Material types

For strategy purposes, the site-won materials have been classified as "Primary" or "Secondary" materials based on the findings of the ground investigations completed to date.

- » **Primary Materials:** are all uncontaminated and naturally occurring soils. The primary materials proposed for re-use are present across the Greenfield Area of the site, comprising
 - » Topsoil; and
 - » Kimmeridge Clay.
- » **Secondary Materials:** include all Made Ground across the site, comprising:
 - » Waste materials deposited in the former landfill both pre-license and under license, including the Recent Construction Waste, Landfill Waste and Re-Worked Site Won Material; and
 - » Other Made Ground materials.

For clarity, the "Other Made Ground" materials comprise non- wastes:

- » The topsoil used to complete the reprofiling works across the Former Landfill Area;
- » The Capping Layer of the former landfill that comprises mostly cohesive material and was used as a capping material; and
- » Any general Made Ground associated with cutting of the route of the new proposed accessway off Swindon Road to the northeast of the site.

The 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.

3.4 Materials management strategy

The materials management strategy and proposed regulatory framework for the project is illustrated conceptually on the flowchart (Ref: 02753-HYD-XX-XX-DR-GE-0001) in Appendix E and

Table 3.1 below for ease of reference. The flowchart shows the fate of materials as related to the appropriate regulatory framework.

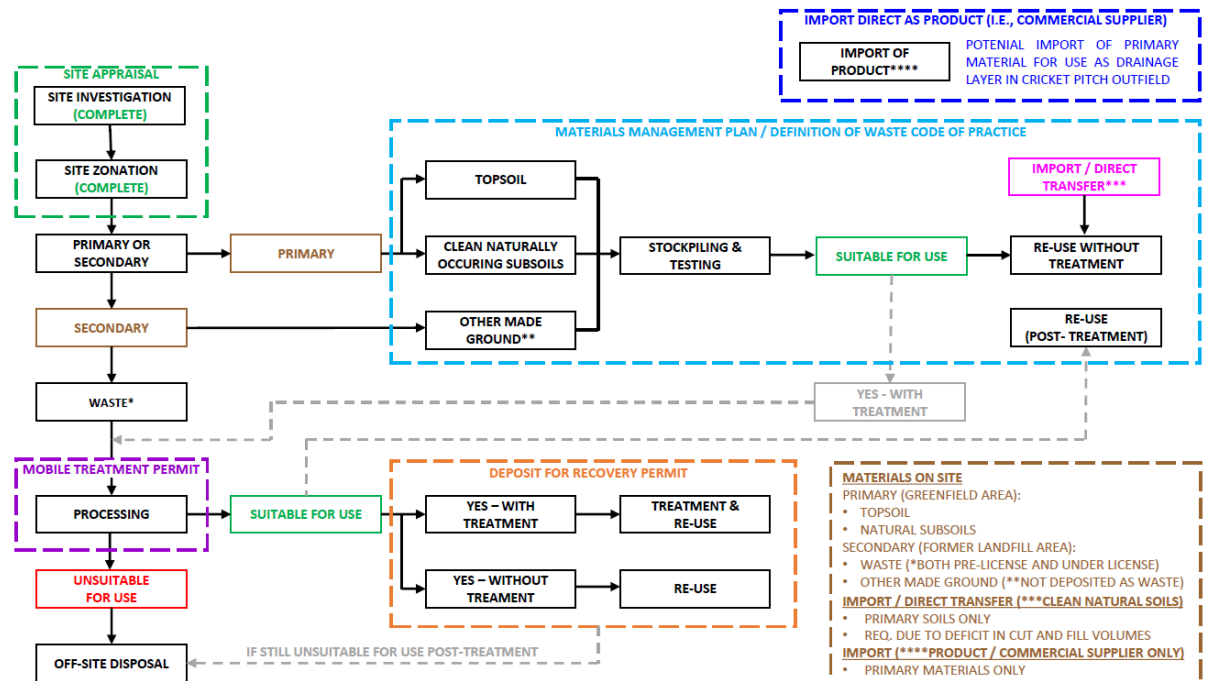
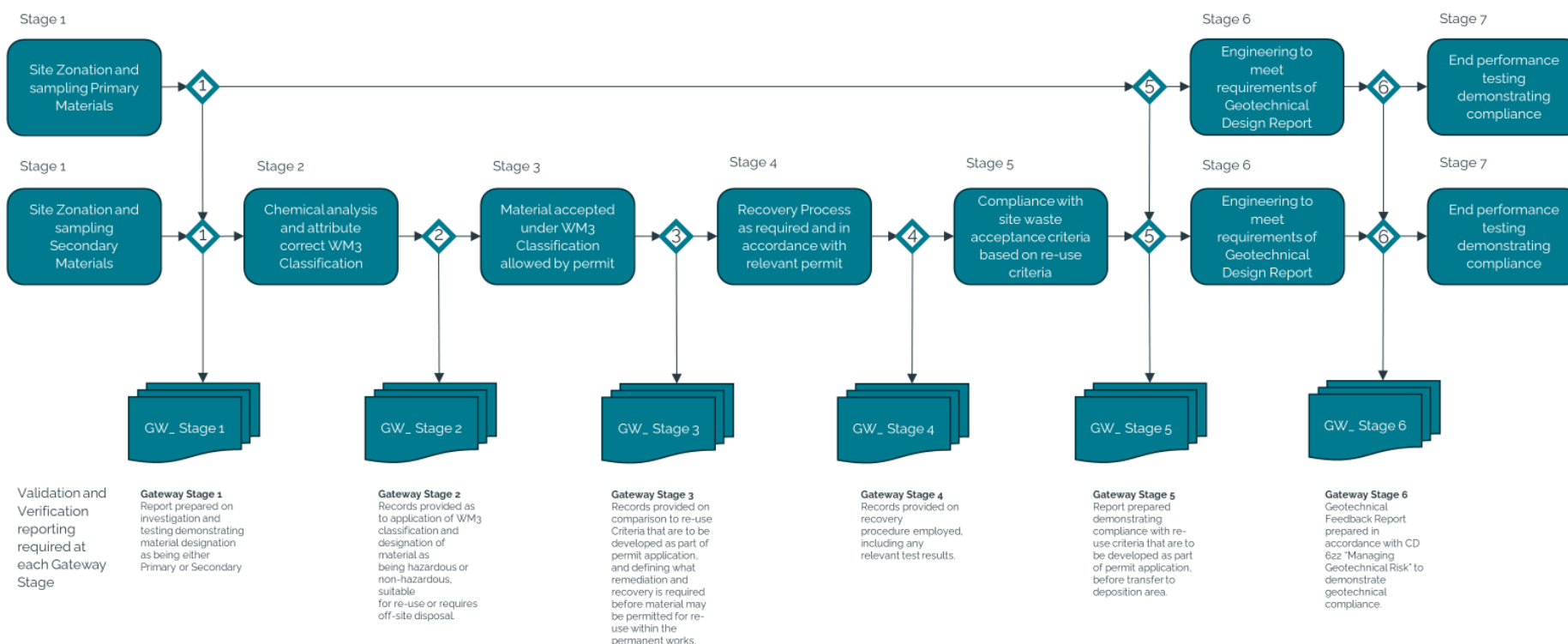


Figure 3.1: Proposed Regulatory Framework for Materials Management

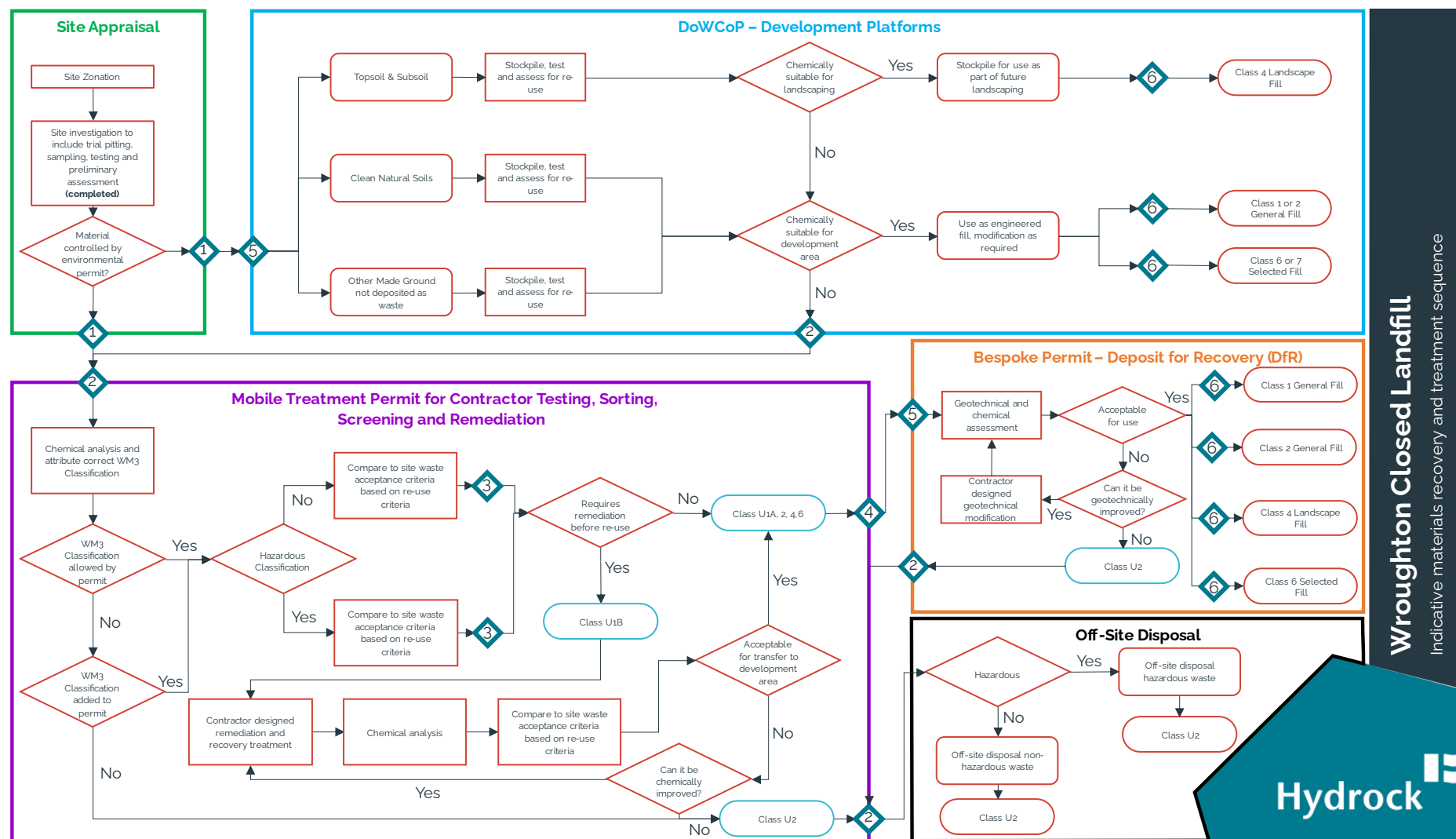
The general concepts and the indicative recovery and treatment sequencing for how these materials will be re-used are shown on the Figure 3.2 and Figure 3.3. Again, drawing-sized versions of these two figures are presented in Appendix E.



Wroughton Closed Landfill

Conceptual sequence for the recovery of waste and the re-use of site-won soils – gateways to compliance

Figure 3.2: Materials recovery and indicative treatment processes (flowchart 0001)



Wroughton Closed Landfill

Indicative materials recovery and treatment sequence

Figure 3.3: Materials recovery and indicative treatment processes (flowchart 0002)

The different characterised materials (i.e., Primary or Secondary), their proposed use, and the proposed associated regulatory mechanism are summarised in Table 3.1.

Table 3.1. Summary of materials and proposed mechanism for re-use

Material	Source	Proposed Use	Regulatory Mechanism
Primary Materials - Natural			
Topsoil	Greenfield Area	Private gardens and POS	MMP / DoWCoP
Kimmeridge Clay	Greenfield Area	Storage basins cut & fill	MMP / DoWCoP
Subsoil	Imported	Private gardens and POS	MMP / DoWCoP
Granular material (e.g., stone, shingle, etc.)	Imported	Drainage layer cricket pitch	Product / commercial supplier
Secondary Materials - Other Made Ground (non-waste)			
Topsoil (reprofiling)	Former Landfill Area	Private gardens and POS	MMP / DoWCoP
Capping Layer	Former Landfill Area	Level raise in Greenfield Area	MMP / DoWCoP
General Made Ground	Accessway off Swindon Road	Level raise in Greenfield Area	MMP / DoWCoP
Secondary Materials - Landfill waste materials (both pre-license and under license)			
Waste materials from reduced level for future 1,000mm clean cover	Former landfill Area – Residential Footprint	Engineered fill for reinstatement of highways (beneath clean cover)	DfR permit
Waste materials from excavation of drainage beneath highways	Former landfill Area – Highway Alignment	Engineered fill for reinstatement of highways (beneath clean cover)	DfR permit

It should be noted that there is provision at any stage during the earthworks process for materials to be identified as unsuitable for their proposed use (see flowchart on Figure 3.1). Materials that are identified as unsuitable will be segregated and disposed of off site to an appropriate facility following full duty of care procedures.

4. WASTE RECOVERY PLAN

This section of the waste recovery plan seeks to provide the necessary supporting evidence for the proposed scheme and is sub-divided in accordance with the list of required information detailed in the GOV.UK (2023) guidance.

All supporting plans, cross sections and drawings are listed in Section 1.7.1 and are presented in Appendix A.

4.1 Purpose of the work

The waste recovery element of the earthworks is the re-use of waste materials from the Former Landfill Area to construct the development platforms and infrastructure routes for the proposed development.

4.1.1 Function of proposed scheme

The function of the work covered by this Waste Recovery Plan is to construct the stable development platforms and infrastructure routes associated with the proposed residential development. This is an integral part of the proposed development as the current ground conditions are unsuitable for the proposed structures and infrastructure routes.

A cut and fill volumetric assessment of the materials management strategy has been undertaken for the preferred engineering route. Approximately 6m of excavation and reinstatement is required across the Former Landfill Area and up to approximately 2.5m of fill is required across the Greenfield Area to construct the stable development platforms and infrastructure routes.

The associated levels of the earthworks are in accordance with the design of the infrastructure and drainage that has been carried out by the Client and is presented on the Cole Easdon Consultants Detailed Drainage Strategy & Finished Levels drawings (Sheets 1 to 3) (Ref: 4175/507/01-03) in Appendix A. The drainage and levels drawings were submitted and agreed as part of the approved Reserved Matters planning application (Ref: S/RES/20/0555) granted on 8 September 2024.

4.1.2 Need of proposed scheme

Planning conditions

The Outline Planning (Ref: S/OUT/20/0556/TB) granted on 10 February 2021 includes a pre-commencement condition with respect to contaminated land (specifically Condition 11).

"No development shall commence on any phase or area until the following has been completed:
...c) A Method Statement detailing the remediation requirements, including measures to minimise the impact on human health, ground and surface waters and other relevant receptors, using the information obtained from the Site Investigation has been submitted to the Local Planning Authority..."

The Hydrock Remediation Strategy (Ref: 02753-HYD-XX-XX-RP-G-1002), which constitutes the Method Statement, has been submitted to Swindon Borough Council as part of the planning regime and proposes the recovery and reuse of on-site waste materials to construct the development platforms and infrastructure routes, where geotechnically and chemically suitable. The strategy also incorporates mitigation measures to ensure the proposed development is suitable for use with respect to human health and Controlled Waters.

The Contaminated Land Officer is supportive of the re-use of site-won materials and has provided several rounds of comments on the proposed scheme, notably on the status of the Waste Recovery Plan and DfR permit application. Hydrock subsequently revised the Remediation Strategy

and also provided a response to the comments, which is presented in the Response to Contaminated Land Officer correspondence technical note (Ref: 12248-HYD-XX-XX-TN-GE-1002). The Contaminated Land Officer subsequently confirmed that their queries were satisfactorily addressed (see Consultee Comments for Planning Application S/RES/20/O555 in Appendix C).

Condition 11 of the Outline Planning Permission states that '...no development shall take place at any time other than in accordance with a remediation strategy'. Hydrock's Remediation Strategy and Verification Plan (RS&VP) (NFL-HYD-SGT-SM1-RP-GE-1002), which constitutes the Remediation Scheme, has been submitted and approved by the Local Planning Authority and proposes the recovery and reuse of on-site waste materials to construct the development plateau, where geotechnically and chemically suitable. This condition has been discharged based on provided information.

It is considered that the construction of the development platform and the area of POS (and the associated mitigation measures) across the Former Landfill Area is needed in order to comply with the planning permission.

The Hydrock Remediation Strategy is considered a working document and further detail will be included within future revisions as the design of the scheme progresses as part of the full permit application. The updated strategy will be

Neighbourhood plan

The development of the site is included as part of Wroughton Parish Council's (2016) Wroughton Neighbourhood Plan 2016-2026. The neighbourhood plan details the need for a sufficient quantity of good quality housing that meets the needs of the local community, and should include a range of housing and affordable homes. The proposed development is to provide a range of 1 to 4 bedroom properties, including 31 affordable homes.

In addition, the neighbourhood plan also details that the needs of Wroughton should be achieved by maximising development opportunities within the settlement boundary by re-using disused sites rather than greenfield, wherever possible. The site is predominantly brownfield and disused, therefore, meets the needs of the parish council and local community.

The site is known as 'Land at North Wroughton' in the neighbourhood plan and has been allocated as Development Proposal 2 (DP2) to provide up to 120 properties (the approved planning permission is for 104). The site is the largest allocation of the plan's proposals to provide a total of 150 properties across Wroughton (104 is approximately 70% of the total).

The site benefits from an existing Outline Planning and Reserved Matters permission (see Section 1.4 for a breakdown of relevant planning applications).

4.2 Evidence of obligations

Although the information presented in Section 4.1 provides general obligations and justification for the for the works to be undertaken, there is insufficient evidence to support specific obligations based on current guidance.

Therefore Sections 4.3 to 4.5 present the additional information required in the absence of specific obligations, in accordance with current guidance.

4.3 How the scheme will be carried out and completed

4.3.1 Relevant standards

The geotechnical design applicable to the development platform and infrastructure routes is presented in the Geotechnical Design Report (Ref: 02753-HYD-XX-XX-RP-G-1003), which provides

settlement analysis and an Earthworks Specification for the placement of fill (Ref: 12248-HYD-XX-XX-DR-G-1002).

The Geotechnical Design Report is underpinned by the extensive ground investigation works and the resulting Ground Model as described in Section 2. The Geotechnical Design Report has been prepared in accordance with relevant British Standards as follows:

- » BS EN 1997-1:2004+A1:2013 (Eurocode 7): Geotechnical Design - General Rules.
- » BS 6031:2009: Code of Practice for Earthworks.

To fulfil the requirements of the above standards, the content and structure of the Geotechnical Design Report also complies with the Highways England CD 622 Managing Geotechnical Risk (Revision 1, dated March 2020).

The geotechnical assessment of the earthworks detailed within the Geotechnical Design Report has determined the minimum engineering performance to be met by the materials that are to be used for the construction of the development platform and infrastructure routes. This will include control measurement and monitoring, notably through a settlement monitoring regime, that is to be undertaken during construction.

4.3.2 *Earthworks Specification*

An Earthworks Specification (Ref: 12248-HYD-XX-XX-DR-G-1002) has been prepared and details the methodology for the placement of fill as part of the earthworks. The Earthworks Specification is included as part of the Geotechnical Design Report (Ref: 02753-HYD-XX-XX-RP-G-1003).

4.3.3 *Compliance with standards*

To ensure compliance with the standards and requirements set out with the Geotechnical Design Report, Earthworks Specification and Remediation Strategy the following will be implemented.

- » A suitably experienced geo-environmental and/or geotechnical specialist working on behalf of the Client will be present on site (in a minimum part-time capacity) to audit the Contractor's day-to-day site activities. This will include: works inspection, review of chemical and geotechnical soil tests, record keeping, etc.
- » Testing will be carried out in accordance with earthworks criteria stipulated in the Earthworks Specification as well as re-use criteria to be stipulated in the Remediation Strategy (the latter will require further revisions and will be finalised prior to the full permit application).

4.3.4 *Works description*

The proposed earthworks concept, notably the recovery of waste materials from the former landfill, is detailed in Section 3.2. The waste recovery operation will be undertaken as part of an enabling and earthworks programme.

The proposed sequencing of the earthworks is presented on the Cut & Fill and Materials Management Strategy drawing (Ref: 12248-HYD-XX-XX-DR-G-1001) in Appendix D. The current sequencing of the earthworks proposals are also summarised in Table 4.1 below. The waste recovery related activities are ***bold and italicised*** with shading.

The components of work that make up the waste recovery operation are illustrated in Figure 3.2 and Figure 3.3 above.

Table 4.1 Current sequencing of the earthworks proposals

Step	Description
1	Strip of existing topsoil across residential areas of both Former Landfill Area and Greenfield Area, cricket pitch and any additional areas across POS required to facilitate development. Screening and removal of oversize materials as far as reasonably practicable (e.g., brick and/or concrete) undertaken as part of strip. Topsoil stockpiled (SP1 and SP2).
2A	Reduced level dig across residential area of Former Landfill Area to 800mm below existing level (base of Capping Layer). Screening and removal of oversize materials as far as reasonably practicable (e.g., brick and/or concrete) undertaken as part of excavation.
2B	Partial filling across Greenfield Area to 600mm below proposed final level. Uses Capping Layer material from Step 2A.
2C	<i>Further reduced level dig across residential area of Former Landfill Area to 1,000mm below final development level (depth to allow for future installation of clean cover system) (anticipated into waste materials).</i> <i>Waste materials stockpiled for processing (SP3).</i>
3(i)	Reduced level dig across the cricket pitch to 600mm below final development level (anticipated into Capping Layer only). Screening and removal of oversize materials as far as reasonably practicable (e.g., brick and/or concrete) undertaken as part of excavation.
3(ii)	Remaining filling across Greenfield Area to 600mm below proposed final level. Uses Capping Layer material from Step 3(i). Remaining Capping Layer material stockpiled (SP4).
4	<i>Excavation of highway alignment across Former Landfill Area from base of Step 2C to 400mm below deep drainage system.</i> <i>Excavated waste materials processed using "treatment train" approach, including stockpile SP3.</i> <i>Processed materials stockpiled (SP5-SP9) and non-re-usable materials removed as far as reasonably practicable and segregated for off site disposal (W1-W6).</i>
5	Cut and fill earthworks for attenuation ponds in Greenfield Area using site-won materials (cut/fill neutral).
6	<i>Reinstatement of highway alignment across Former Landfill Area with processed materials to 1,000mm below proposed final level (depth to allow for future installation of clean cover system).</i> <i>Surplus/unsuitable processed materials disposed of off site (anticipated from stockpiles SP8 and SP9).</i>
7	Installation of 1,000mm clean cover system across Former Landfill Area (private gardens and POS), comprising minimum 700mm subsoil (imported) and maximum 300mm topsoil (SP1).
8	Installation of soft landscaping areas across Greenfield Area (private gardens and POS), comprising 300mm subsoil (imported) and 300mm of topsoil (SP2).
9A	Installation of the cricket pitch outfield. Anticipated to comprise Capping Layer materials overlain with granular bedding (imported) for drainage etc. (combined 300mm) and completed with maximum 300mm topsoil (SP1 or SP2).
9B	Reinstatement of 300mm topsoil elsewhere across the POS areas (SP1 and SP2).

4.4 Quantity of waste used

4.4.1 Use as a direct replacement for non-waste materials

The earthworks volumes and proposed sequencing are presented on the Cut & Fill and Materials Management Strategy drawing (Ref: 12248-HYD-XX-XX-DR-G-1001) in Appendix D.

The volumes are based on a comparison between the following information:

- » The existing surface elevation from the topographical survey (Ref: 13418-500-001) in Appendix A;
- » The base of the different materials as proven during extensive ground investigations as detailed in Section 2.3; and
- » The proposed final development levels as presented on the Detailed Drainage Strategy & Finished Levels drawings (Sheets 1 to 3) (Ref: 4175/507/01-03) in Appendix A.

The volumes of the different materials to be used as fill are also summarised in Table 4.2.

Table 4.2. Summary of materials and estimated volumes

Material	Source	Proposed Use	Estimated Volume Used (fill) (m³)
Primary Materials - Natural			
Topsoil	Greenfield Area	Private gardens and POS	5,220
Kimmeridge Clay	Greenfield Area	Storage basins cut & fill	656
Subsoil	Imported	Private gardens and POS	7,063
Granular material (e.g., stone, shingle, etc.)	Imported	Drainage layer cricket pitch	3,685
Secondary Materials - Other Made Ground			
Topsoil (placed)	Former Landfill Area	Private gardens and POS	17,107
Capping Layer	Former Landfill Area	Level raise in Greenfield Area	19,274*
General Made Ground	Accessway off Swindon Road		
Secondary Materials - Landfill waste materials (both pre-license and under license)			
Waste materials from reduced level dig across residential area	Former landfill Area – Residential Footprint	Engineered fill for reinstatement of highways (beneath clean cover)	16,356
Waste materials from excavation of drainage beneath highways	Former landfill Area – Highway Alignment		

Notes:

The current cut and fill drawing in Appendix A does not split out the Capping Layer and General Made Ground from the accessway off Swindon Road. However, based on the approximate area of 1,850 m² and an estimated minimum cut of 0.5 m the volume of General Made Ground is estimated to be approximately 925 m³.

In summary, the estimated volume of waste materials that will be recovered and placed as an engineered fill is 16,356 m³. This volume is proposed for re-use as part of the construction of the development platform and infrastructure routes across the Former Landfill Area.

The volumes in the above table are approximate and are based on current information. The final volumes will be dependent on further detailed design (and will need to be incorporated into the full permit application) as well as actual ground conditions encountered during excavation and placement.

If the waste materials were not available for re-use to construct the development platform, the proposed site levels would not differ, and the only alternative would be to use a primary non-waste material. Thus, use of the waste material for this purpose is a direct replacement for non-waste.

4.4.2 Fixed quantity

With regard to the following statement from the GOV.UK (2023) guidance:

"...only use the amount of waste needed to carry out the function that would otherwise be provided by non-waste",

The "function" is considered to be the construction of the development platform and infrastructure routes across the Former Landfill Area.

The volume of material required to create the development platform is fixed by its geometry, which is an outcome of the levels that are set as part of the planning permission as well as the civil engineering (e.g., drainage strategy) and geotechnical design for the proposed scheme.

The overall volume of waste materials that are estimated to be excavated during the earthworks is 20,140 m³. This is based on the cut and fill analysis and extensive ground investigation data, which have also provided details of the physical and chemical characteristics of the waste materials, and hence an estimate of the volume of material that is potentially suitable for re-use.

The recovered waste materials are only proposed for re-use as an engineered fill for reinstatement of the highways as part of the development platform across the Former Landfill Area and will only be placed beneath the clean cover level (this is set at 1,000mm below the final development level). This results in an estimated maximum re-use volume of 16,356 m³, which leaves an estimated volume of 3,784 m³ of waste materials that will be disposed of off site. The potential surplus includes an estimated 1,036m³ of geotechnically unsuitable material as well as an estimated 1,104m³ of non-re-useable materials (e.g., stockpiles W1-W6, which include glass, timber, metal, etc.).

In summary, only the volume of waste materials that are required to complete the development are proposed for recovery and re-use. Any volume of waste material that is unsuitable, or deemed to be surplus, will be disposed of off site.

4.4.3 Alternative proposals to use smaller volumes

The construction of the development platform and infrastructure routes across the Former Landfill Area could be completed using non-waste materials, or a smaller volume of waste could be re-used by disposing of more/all of the waste off site, and importing primary (non-waste) materials to provide the same function. This has also been discussed as part of the substitution test in Section 4.7.2.

However, completing the development this way would be contrary to the Waste Framework Directive (Ref: Directive 2008/98/EC) and the waste hierarchy (Defra, 2011), which is reproduced as Figure 4.1, where recycling and recovery of waste should be prioritised over disposal.

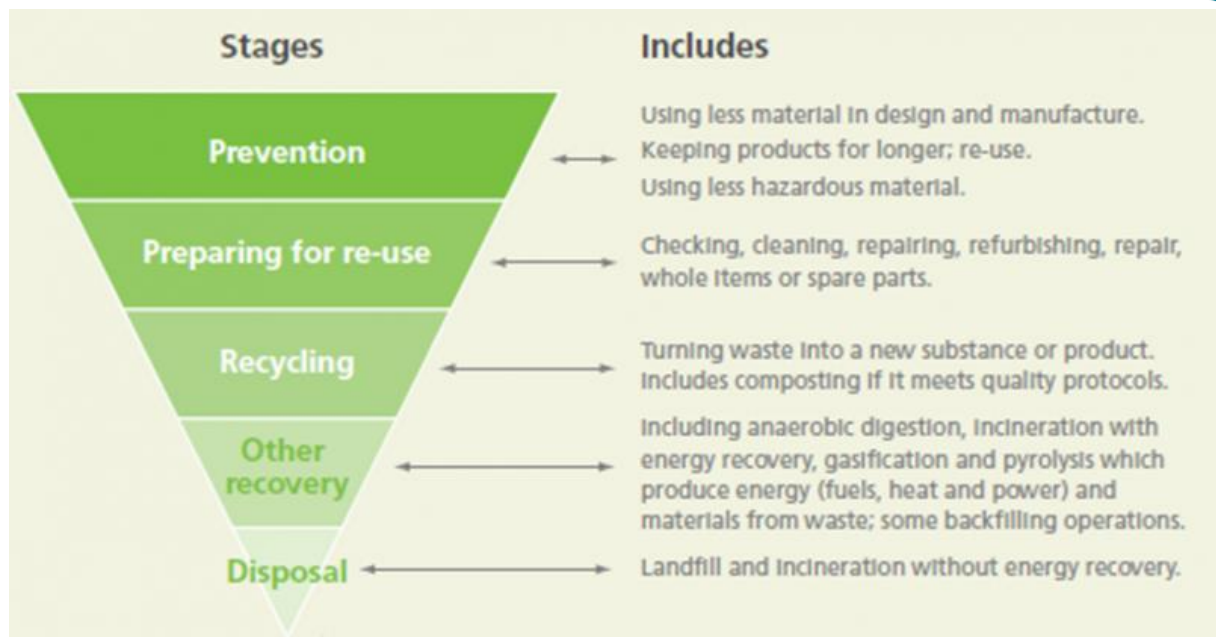


Figure 4.1: Waste hierarchy

It would also be contrary to the Waste Strategy for England 2007 (Defra, 2007), of which a key target is to increase diversion of non-municipal waste (including soil) from landfill.

Further discussion on compliance with current guidance is presented in Section 4.6.

4.5 Meeting quality standards

4.5.1 Design

As noted in Section 4.3, the proposed works detailed within this Waste Recovery Plan are the outcome of an extensive ground investigation and geotechnical design process. The design proposals are detailed in the Geotechnical Design Report (Ref: 02753-HYD-XX-XX-RP-G-1003) and are fully compliant with the relevant British Standards. All such work has been undertaken by competent professionals.

Adherence to the requirements of the Geotechnical Design Report will ensure that the recovered waste material is suitable and that the scheme is fit for purpose.

4.5.2 Construction

Quality standards during construction will be achieved by mandatory compliance by the appointed Contractors with the following guiding principles that are incorporated within the Geotechnical Design Report.

- » The data required for the design has been collected, recorded and interpreted by appropriately qualified personnel.
- » The structures are designed by appropriately qualified and experienced personnel.
- » There shall be adequate continuity and communication between the personnel involved in the data collection, design and construction.
- » There shall be adequate supervision and quality control on site.
- » The execution of the works shall be carried out in accordance with the relevant standards and specifications, by personnel having the appropriate skill and experience.
- » The construction materials and products used are as specified in the design and accompanying specifications.

4.5.3 Avoidance of environmental problems (finished scheme)

Soil erosion

A 1,000mm clean cover system will be installed in all soft landscaping areas across the residential footprint of the Former Landfill Area (e.g., private gardens and POS). In addition, the historical requirement for 300 mm of topsoil will be reinstated across the remainder of the Former Landfill Area. The details of the cover systems are included within the Hydrock Remediation Strategy (Ref: 02753-HYD-XX-XX-RP-G-1002).

The presence of the clean cover system above the recovered waste materials, as well as the proposed hardstanding areas, will result in reduced soil erosion of the recovered waste.

Will not cause pollution

The risk of pollution from the finished scheme relates to the potential for rainwater to infiltrate through the recovered waste present in the development platform, leach out contaminants, and flow towards the surrounding surface water system. Significantly, water will not enter the underlying Kimmeridge Clay, but will gradually fill the pore spaces within the waste materials until the water level reaches the lowest lip of the former clay pits from where it will flow out into the adjacent drainage ditches, notably along the northern and western perimeters and subsequently through the reed bed.

Based on the laboratory data collected to date, notably soil, groundwater, soil leachate and surface water, the waste materials at the site do not appear to be significantly impacting on the water environment, and no complete contaminant linkage with respect to Controlled Waters has been identified. Therefore, re-use of site-won waste materials should not present any unacceptable risk to Controlled Waters. Full details are provided in the Summary Controlled Waters Risk Assessment.

In addition, the clean cover system, drainage arrangements and the presence of roadways and buildings will further reduce the potential for infiltration (i.e. most rainwater in the residential footprint will either run-off into drainage systems or be lost by evapotranspiration) and the overall permeability of the completed structures will be so low that infiltration through the recovered waste in this area of the site will be essentially eliminated.

Based on the multiple lines of evidence, following the proposed development of the site, the residual risk to both the Controlled Waters receptor and also to human health is considered to be low.

Flooding

Flood risk is discussed in detail in the following reports that have been prepared by Cole Easdon Consultants:

- » Flood Risk Assessment (Ref: 4175).
- » SuDS Maintenance Plan (Ref: 4175/01).
- » Drainage Statement Technical Note (Ref: 4175/02).

The reports have been prepared by a competent professional team and refer to the whole development site, of which the development platforms form a significant feature. The documents were all submitted and approved as part the relevant planning permissions presented in Appendix B.

The above reports should be read in conjunction, however, the following conclusions have been summarised for ease of reference:

- » The site is in Flood Zone 1 with a low risk (0.1%) of flooding from rivers or the sea.
- » The site has no known history of flooding.

- » No significant risks of flooding from various sources has been identified (e.g., sewers, overland flow, groundwater, ditches.).
- » The development will incorporate the following measures to mitigate residual flood risks and limited overland flow:
 - » Incorporation of suitable overland flow routes and cut off trenches.
 - » Setting finished floor levels at least 150 mm above adjoining finished ground levels.
 - » Provision of adequate gullies or interceptor drains..
 - » Maintenance of existing drainage ditches and reed bed.
- » The development proposals can be suitably accommodated without increasing flooding risks within the site or the locality.

4.6 Compliance with current guidance

4.6.1 Compliance with Waste Framework Directive

At point (5) of Page 1 of the Waste Framework Directive (Ref: 2008/98/EC), it is noted that:

...the recovery of waste and the use of recovered materials should be encouraged in order to conserve natural resources.

The development proposals also support the concepts described in Section 1.4.5 of the European Commission's (2012) "Guidelines on the interpretation of key provisions of Directive 2008/98/EC on waste", wherein it is noted that:

Paragraph 3, page 30:

... the principal result of a recovery operation is 'waste serving a useful purpose by replacing other materials which would otherwise have been used to fulfil a particular function'

Paragraph 4, page 31:

The fact that the waste has to serve a useful purpose 'as a principal result' of the recovery operation is an important aspect of distinguishing recovery from disposal operations.

4.6.2 Compliance with Defra (2009) guidance

The Defra (2009) document entitled "Environmental Permitting Guidance The Waste Framework Directive" provides guidance on the issue of waste recovery. The content complements the European Commission's (2012) guidelines referred to in 4.6.1 above.

At Section 3.10 of the document, it is noted that:

The key feature of a recovery operation is that its principal objective is to ensure that the waste serves a useful purpose by replacing other substances which would have had to be used for that purpose (thereby conserving natural resources).

4.6.3 Compliance with Code of Practice for Earthworks

BS 6031:2009: Code of Practice for Earthworks requires that sustainability is taken into account in designing project earthworks. The use of recovered waste to create a development platform is in keeping with this requirement.

Specifically, BS 6031:2009: Clause 5.2:

Earthworks should be designed with sustainability in mind. For the purposes of this standard, sustainable development is taken to mean: "an enduring balanced approach to economic activity, environmental responsibility and social progress" (BS 8900:2006).

In future projects, evaluation of options will increasingly be required to consider construction cost and whole life cost, but also include an evaluation of the "carbon footprint" of various scheme options.

...this requires consideration of all aspects of an earthwork solution e.g. import/export of fill materials.

This process is intended to prioritise carbon critical design.

In addition, BS 6031:2009: Clause 5.4:

The earthworks design team should be aware of the overall environmental objective to minimise environmental impact... by following:

Rethink – e.g. consider whether any particular course of action is actually necessary.

Reduce – e.g. reduce the overall environmental impact, such as reducing the volume of material excavated or the requirement for aggregate.

Re-use – e.g. re-use all earthworks materials generated on a project whenever possible (within earthworks or landscaping), or use of stabilisation techniques to render materials suitable for re-use.

Recycle – e.g. recycling of materials between sites such as use of secondary aggregates.

In this case, the geotechnical design process has adopted the four key principles defined in BS 6031:2009, as described by the slogan of "Rethink, Reduce, Re-use, Recycle". The design has maximised the reduction requirement for Primary Materials to be imported to the site and maximised the re-use and recycle opportunity (by using materials currently available within the current site).

4.7 Other Evidence

4.7.1 Source of evidence

As indicated in the control sheet on page (i) this Waste Recovery Plan and supporting documentation has been prepared by competent professionals.

4.7.2 Financial benefit by using non-waste materials (substitution test)

The Client has undertaken a detailed substitution test to evaluate the costs of the proposed development utilising the proposed earthworks scheme, which includes the recovery of the waste materials from the Former Landfill Area, and also an alternative earthworks scheme that disposes of the excavated waste materials off site and replaces them with imported non-waste materials.

The full details of the substitution test are provided in Appendix F. The outcome of the substitution test demonstrates that the development of the site would be viable using the non-waste material earthworks scheme. However, this is considered to be the least sustainable option when suitable materials are present for re-use on site.

4.7.3 Evidence the waste is suitable and serving a useful purpose

The site has been subject to multiple phases of ground investigation and the different materials encountered at the site have undergone extensive characterisation, sampling and testing.

The Geotechnical Design Report (Ref: 02753-HYD-XX-XX-RP-G-1003) has been prepared by a competent person and in accordance with relevant British Standards. The Geotechnical Design Report provides settlement analysis and an Earthworks Specification for the placement of fill (Ref: 12248-HYD-XX-XX-DR-G-1002). The geotechnical assessment of the earthworks has determined the minimum engineering performance to be met by the materials and will render the recovered materials geotechnically suitable for use.

Further detail is provided on the geotechnical suitability and how the scheme will be carried out in Section 4.3.

The various risk assessments that have been undertaken following multiple phases of ground investigation have confirmed the materials on site do not pose a significant pollution risk, therefore, the recovery and re-use of these materials will also not pose a pollution risk and will provide betterment.

4.7.4 Waste types proposed for recovery

The ground conditions as proven by ground investigation are described in Section 2.3. The waste materials include waste deposited both pre-license and under license, notably:

- » **Recent Construction Waste:** comprising a variable material of brown to grey sandy gravelly clay or clayey gravelly sand, typically with minor constituents of fragments of brick and concrete, occasional metal, plastic and wood, and rare asbestos.
- » **Landfill Waste:** comprising a variable material of grey-black sandy gravelly clay or clayey gravelly sand, including significant anthropogenic materials (e.g., brick, concrete, ash, metal, plastic, wood, textiles, glass, ceramic and asbestos).
- » **Reworked Site-Won Material:** comprising blue-grey (almost black) silty clay, with minor constituents of occasional gravel of brick and concrete, and pockets of peat.

Table 4.3 describes the waste types and respective waste codes that apply to the waste materials on site that are proposed for recovery. Any waste materials falling outside of these waste codes (such as wood and metal) will be disposed of off site.

Table 4.3. Waste types proposed for recovery

Waste type	Waste code
Concrete	17 01 01
Bricks	17 01 02
Tiles and ceramics	17 01 03
Mixtures of concrete, bricks, tiles and ceramics (other than those mentioned in 17 01 06)	17 01 07
Soil and stones (topsoil, peat, subsoil and stones)	17 05 04

The waste materials will be screened and sorted into the various constituents using a "treatment train" approach. As detailed on the Cut & Fill and Materials Management Strategy drawing (Ref: 12248-HYD-XX-XX-DR-G-1001) in Appendix D. It is proposed that the non-re-usable materials are removed as far as reasonably practicable during the processing, however, incidental volumes of these materials that cannot be fully removed during the processing may still be present. This includes stockpiles W1-W6 as part of the earthworks (e.g., glass, wood, metal, plastic, etc.).

References

- British Standards Institution. 2009. BS 6031:2009: Code of Practice for Earthworks.
- British Standards Institution. 2013. BS EN 1997-1:2004+A1:2013 (Eurocode 7): Geotechnical Design - General Rules.
- Directive 2008/98/EC of the European Parliament and of the Council of 19 November 2008 on waste and repealing certain Directives.
- Defra. 2007. Waste Strategy for England 2007,
- Defra. 2009. Environmental Permitting. Environmental Permitting Guidance. The Waste Framework Directive. For the Environmental Permitting (England and Wales) Regulations 2007. Version 2.0.
- Defra. 2011. Guidance on applying the Waste Hierarchy.
- European Commission. 2012. Guidelines on the interpretation of key provisions of Directive 2008/98/EC on waste.
- GOV.UK. 2023. Waste recovery plans and deposit for recovery permits. Accessed: <https://www.gov.uk/government/publications/deposit-for-recovery-operators-environmental-permits/waste-recovery-plans-and-deposit-for-recovery-permits#additional-information-you-may-need-to-include-in-your-waste-recovery-plan>
- Highways England. 2020. CD 622 Managing Geotechnical Risk. Revision ..
- Wroughton Parish Council. 2016. Wroughton Neighbourhood Plan 2016-2026. Accessed: https://www.swindon.gov.uk/downloads/download/973/wroughton_neighbourhood_plan_2016_to_2026

Appendix A Drawings



KEY PLAN Site Boundary - Including Accessway	NOTES 1. Contains OS data © Crown copyright and database right (2024).	REVISIONS <table><tr><th>REV.</th><th>DRAWN BY INITIALS</th><th>CHECKED BY INITIALS</th><th>DATE</th><th>REVISION NOTES/COMMENTS</th></tr><tr><td>P01</td><td>MK</td><td>MK</td><td>13/07/22</td><td>First issue</td></tr><tr><td>P02</td><td>MK</td><td>MK</td><td>15/04/24</td><td>Second issue</td></tr></table>	REV.	DRAWN BY INITIALS	CHECKED BY INITIALS	DATE	REVISION NOTES/COMMENTS	P01	MK	MK	13/07/22	First issue	P02	MK	MK	15/04/24	Second issue	Hydrock TITLE SITE LOCATION PLAN		
		REV.	DRAWN BY INITIALS	CHECKED BY INITIALS	DATE	REVISION NOTES/COMMENTS														
		P01	MK	MK	13/07/22	First issue														
		P02	MK	MK	15/04/24	Second issue														
HYDROCK PROJECT NO. 12248			SCALE @ A3 1:2,500																	
CLIENT HILLS HOMES DEVELOPMENTS LTD.			PURPOSE OF ISSUE SUITABLE FOR INFORMATION		STATUS S2															
PROJECT WROUGHTON CLOSED LANDFILL			DRAWING NO. 12248-HYD-XX-XX-DR-GE-1000		REVISION P02															



KEY

Proposed Strategic Landscape

Retained habitat to support reptile mitigation

Existing trees to be retained

Existing trees to be removed

Proposed trees

Proposed footpath diversion

Existing footpath (FP 78)

Other footpath

Mown grass path

Primary (Spine) Road - Asphalt
6m + 2m footpath on both sides

Secondary (Residential) Road - Asphalt
5m + 2m footpath

Adoptable Shared Surface - Block Paving TBA
Min 5m + no footpath

Private Shared Surface - Block Paving TBA
Min 4.5m + no footpath

Affordable Unit - Shared Ownership

Affordable Unit - Rented

111.35 Finished Floor Level

122.51 Ridge Level

Site Area = 11.6 Ha approx.

Development Area = 5.2 Ha approx.

Houses = 98

Apartments = 6

TOTAL = 104

Approx. 21 DPH

LAND OFF WOODLAND VIEW , WROUGHTON



SHEET 1

name	Ending	beginning	height	Rank
N1	415014.935	181727.476	109.575	Rep
N2	414874.990	181716.614	109.593	Rep
N3	414844.272	181729.380	109.602	Rep
N4	414482.600	181738.675	109.519	Rep
N5	414811.905	180605.401	107.535	Rep
N6	411706.451	181679.336	109.600	Rep
N7	414890.435	181655.824	109.614	Rep
N8	413021.855	181651.582	109.605	Rep
N9	413707.653	181681.880	109.611	Rep
N10	413010.395	181701.894	109.604	Rep
N11	414892.895	181664.666	109.604	Rep
N12	414706.141	180986.317	111.086	Rep
N13	414706.937	180985.692	110.214	Rep

UTILITIES LEGEND

	STORM WATER SEWER (SWS)
	FOUL WATER SEWER (FWS)
	COMBINED SEWER (CWS)
	ELECTRIC CABLE
	H.V. HIGH VOLTAGE CABLE
	L.V. LOW VOLTAGE CABLE
	TELEPHONE CABLE
	CATV CABLE TELEVISION
	TRAFFIC LIGHT SIGNAL CABLE
	WATER UNDERGROUND WATER SUPPLY
	GAS GAS
	GAS (M) GAS MEDIUM PRESSURE
	GAS (P) GAS INTERMEDIATE PRESSURE
	GAS (HP) GAS HIGH PRESSURE
	HEATING PIPES
	MULTIPLE SERVICE ROUTE
	UNKNOWN SERVICE DUCT
	UNKNOWN SERVICE METALLIC
	UNKNOWN SERVICE FOUND WITH
	UNKNOWN SERVICE CABLE
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NOTES:

This survey has been carried out to the standard, as described by The Survey Association (TSA), for a Level 4 Survey.

Utilities on this drawing have been detected using non-invasive technologies. The performance of these technologies can not be adversely affected by ground conditions which are out of the control of the surveyor.

It is not possible to detect all services, and therefore, whilst Brunel Surveys uses best endeavours to detect all utilities, consequently some utilities may be undetectable and therefore, whilst Brunel Surveys uses best endeavours to detect all utilities, we cannot guarantee that 100% detection can always be achieved.

The responsibility of the information provided by a utility survey and statutory plans, only groundworks should be undertaken with extreme caution and in accordance with health and safety executive guidance H50 AT AVOIDING DAMAGE FROM UNDERGROUND SERVICES

[illegible]

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Land and Measured Building Surveys
Photomontage, 3D Visualisations and
Underground Utility Surveys

CLIENT

Nick King
Hills Group

B TITLE

Topographical Survey
Land At Wroughton
(Sheet 1)

REVISIONS			
SCALE A0 Sheet @ 1 to 500			
DATE Oct 13		SURVEYED BY ND	
DRAWN BY ND		CHECKED BY PAH	
DRAWING No. 13418-500-001			



Grid and Levels to National Grid
Projection OSTN02 and OSGM02
Scale Factor = 1

SHEET 2

Name	Code	Symbol	Height	Notes
101	101010101	101010101	101.00	
102	102010101	102010101	102.00	
103	103010101	103010101	103.00	
104	104010101	104010101	104.00	
105	105010101	105010101	105.00	
106	106010101	106010101	106.00	
107	107010101	107010101	107.00	
108	108010101	108010101	108.00	
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199	199010101	199010101	199.00	
200	200010101	200010101	200.00	

UTILITIES LEGEND

STORM WATER SEWER (SWS)

SEWER WATER SEWER (SWS)

COMBINED SEWER (CWS)

ELECTRIC CABLE

HIGH VOLTAGE CABLE

LOW VOLTAGE CABLE

CABLE TELEVISION

TELEPHONE CABLE

UNDERGROUND WATER SUPPLY

GAS (MP)

GAS (LP)

GAS (IP)

GAS (INT)

HEATING PIPES

UNKNOWN SERVICE METALLIC

UNKNOWN SERVICE FOUND WITH GPS

UNKNOWN SERVICE CABLE

EMPTY QUOT

NOTES

The Survey has been carried out to the standards, as described by The Survey Association (TSA), for a Level 4 Survey. Utilities or this drawing have been detected using non invasive technologies. The performance of these technologies can be potentially affected by ground conditions which are out of the control of Brunel Surveys. Consequently some utilities may be undetectable and therefore, whilst Brunel Surveys uses best endeavours to detect all utilities we cannot guarantee that 100% detection can always be achieved. Irrespective of the information provided by a utility survey and statutory plans, any groundworks should be undertaken with extreme caution and in accordance with health and safety executive guidelines HSG 47 AVOIDING DANGER FROM UNDERGROUND SERVICES

LEGEND

AA Air Valve
BB Barbed Beacon
BN Bone Hole
LC Lamp Column
MH Manhole
MK Marker Post
MK-PT Marker Post (Telephone)
MK-SV Marker Post (Stop Valve)
MK-MH Marker Post (Water Meter)
MK Marker Post
MW Monitoring Well
MTC Mercury Telemetry C
NPV No Pipe Visible
OHC Overhead Cable
PB Post Box
PO Post
RE Rodding Eye
RSP Road Sign Plate
RP Reflector Post
RS Road Sign
SA Sock Away
SC Stop Clock (Water)
SD Sump Depth
SH Still Level
SL Silt Level
SP Sign Post
SV Stop Valve (Water)
THL Threshold Level
TL CAB Traffic Light Cabinet
TP Telephone Pole
TS Traffic Sign
TVC Cable TV Inspection Cover
UTL Unable to Lift
UTS Unable to Survey
UTV Unable to Trace
VP Vent Pipe
WL Water Level
WM Water Meter
WO Work Out
IL Inset Level
KI Kerb Inlet
LC Lamp Column
MH Manhole
MK Marker Post
MK-PT Marker Post (Telephone)
MK-SV Marker Post (Stop Valve)
MK-MH Marker Post (Water Meter)
MK Marker Post
MW Monitoring Well
MTC Mercury Telemetry C
NPV No Pipe Visible
OHC Overhead Cable
PB Post Box
PO Post
RE Rodding Eye
RSP Road Sign Plate
RP Reflector Post
RS Road Sign
SA Sock Away
SC Stop Clock (Water)
SD Sump Depth
SH Still Level
SL Silt Level
SP Sign Post
SV Stop Valve (Water)
THL Threshold Level
TL CAB Traffic Light Cabinet
TP Telephone Pole
TS Traffic Sign
TVC Cable TV Inspection Cover
UTL Unable to Lift
UTS Unable to Survey
UTV Unable to Trace
VP Vent Pipe
WL Water Level
WM Water Meter
WO Work Out

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CLIENT

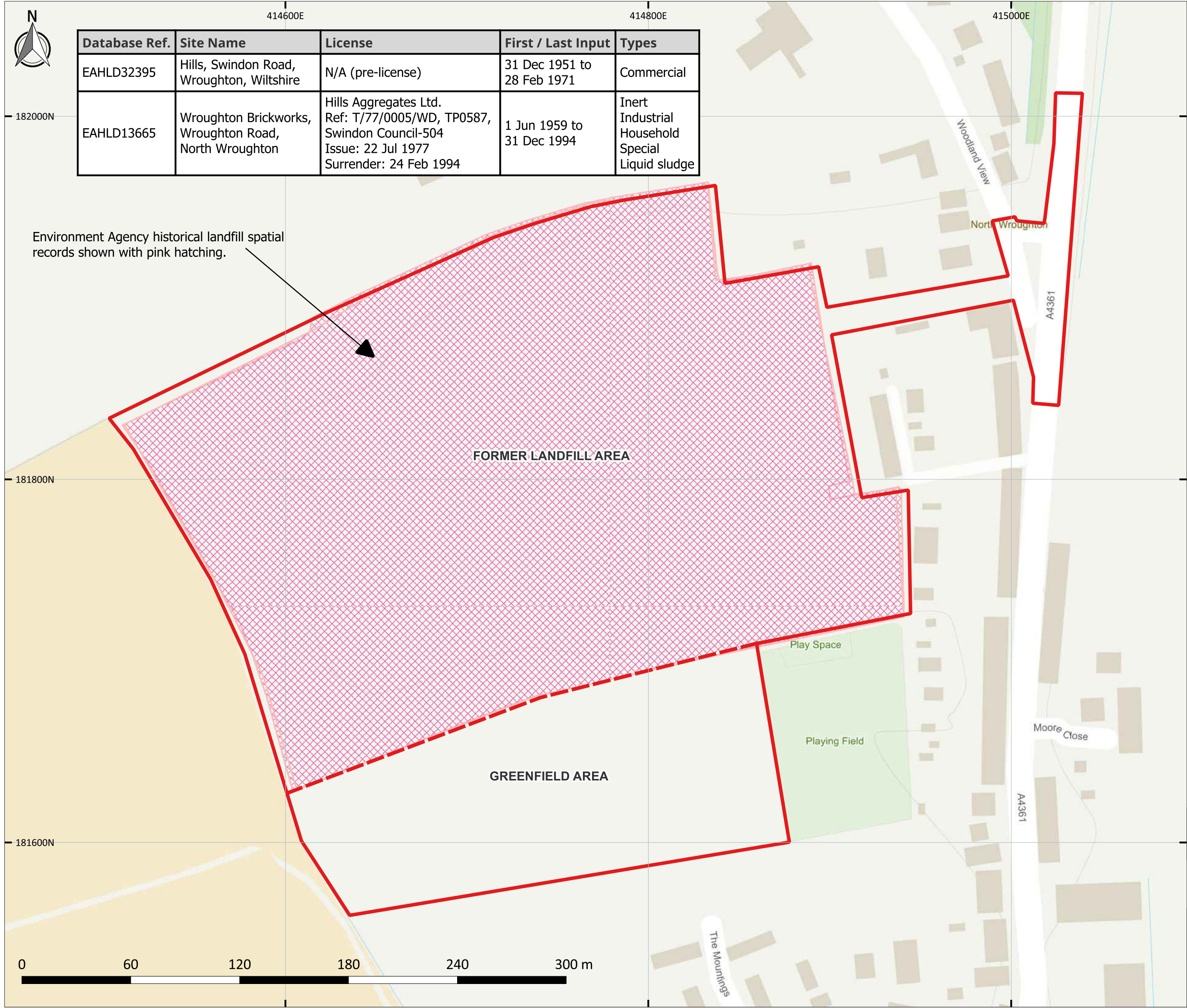
Nick King
Hills Group

JOB TITLE

Topographical Survey
Land At Wroughton
(Sheet 2)

REVISIONS

SCALE	A0 Sheet @ 1 to 500		
DATE	Oct 2013	SURVEYED BY	ND
DRAWN BY	ND	CHECKED BY	PAH
DRAWING No. 13418-500-001			



Database Ref.	Site Name	License	First / Last Input	Types
EAHLD32395	Hills, Swindon Road, Wroughton, Wiltshire	N/A (pre-license)	31 Dec 1951 to 28 Feb 1971	Commercial
EAHLD13665	Wroughton Brickworks, Wroughton Road, North Wroughton	Hills Aggregates Ltd. Ref: T/77/0005/WD, TP0587, Swindon Council-504 Issue: 22 Jul 1977 Surrender: 24 Feb 1994	1 Jun 1959 to 31 Dec 1994	Inert Industrial Household Special Liquid sludge

 Site Boundary - Including Accessway

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REV.	DRAWN BY INITIALS	CHECKED BY INITIALS	DATE	REVISION NOTES/COMMENTS
P01	MK	CD	16/04/24	First issue



CLIENT
HILLS HOMES DEVELOPMENTS LTD.

PROJECT
WROUGHTON CLOSED LANDFILL

HISTORICAL LANDFILL RECORDS

HYDROCK PROJECT NO.
12248

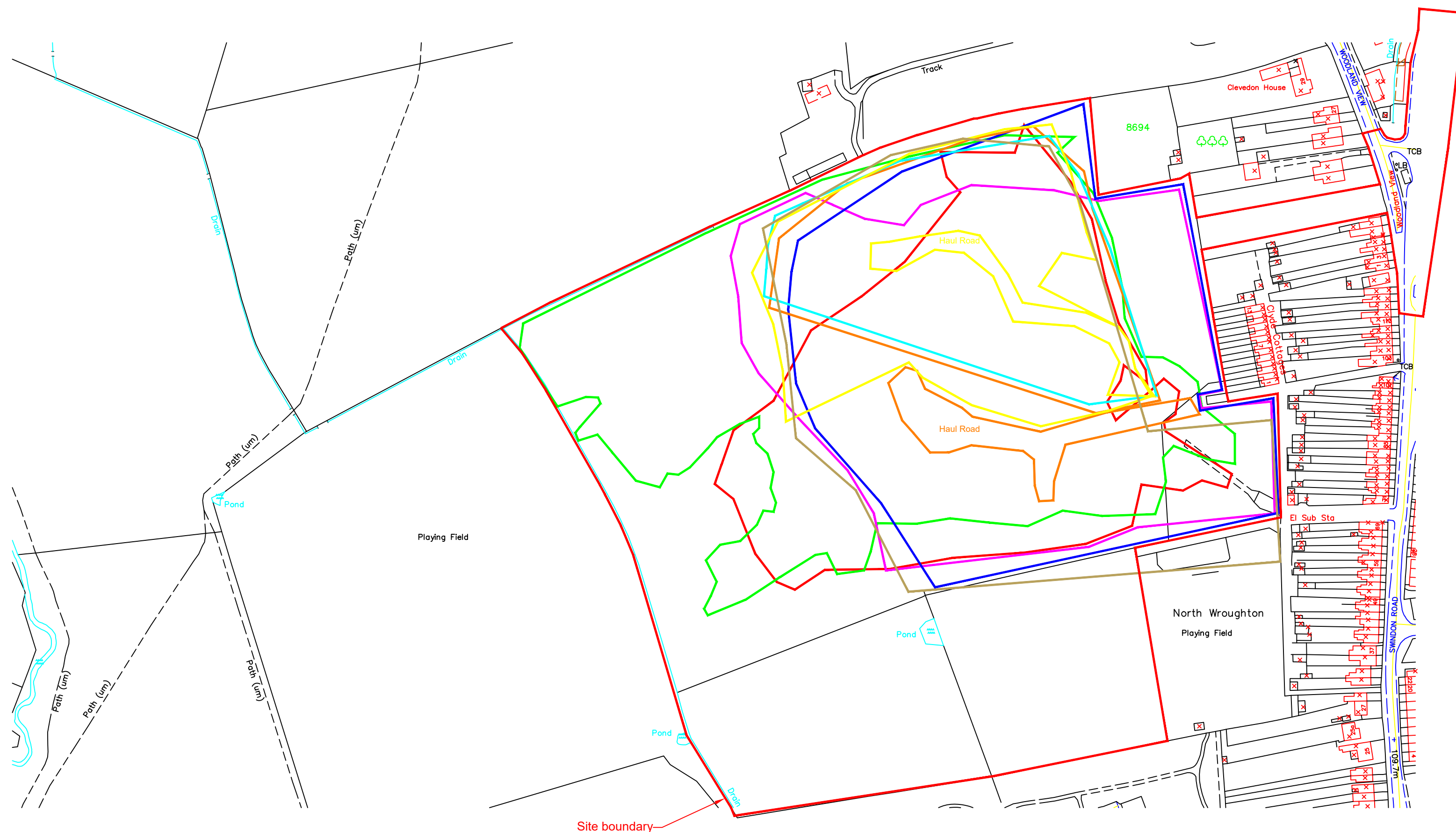
SCALE @ A3
1:2,000

PURPOSE OF ISSUE
SUITABLE FOR INFORMATION

STATUS
S2

DRAWING NO.
12248-HYD-XX-XX-DR-GE-1003

REVISION
P01



Fill Legend

1995	—	Restoration area (no grass)
1989	—	Extent of builders waste (note skips visible)
1974	—	Extent of fill
1971	—	Extent of fill
1968	—	Extent of fill and haul road shown
1967	—	Extent of fill
1962	—	Extent of fill
1958	—	Extent of fill (pits still open at this time)

B	15/12/14	Survey data added	KP	KP
A	14/09/11	Original issue	AJ	KP
Rev	Date	Description	By	Ckd

Client



Project

WROUGHTON CLOSED
LANDFILL

Title

Extent of Fill
(from Aerial Photos)

Drawing Status

INFORMATION



Over Court Barns
Over Lane
Almondsbury
Bristol BS32 4DF
TEL: 01454 619 533
FAX: 01454 614 125
E-Mail: bristol@hydrock.com
or visit www.hydrock.com

Job No.

C11229

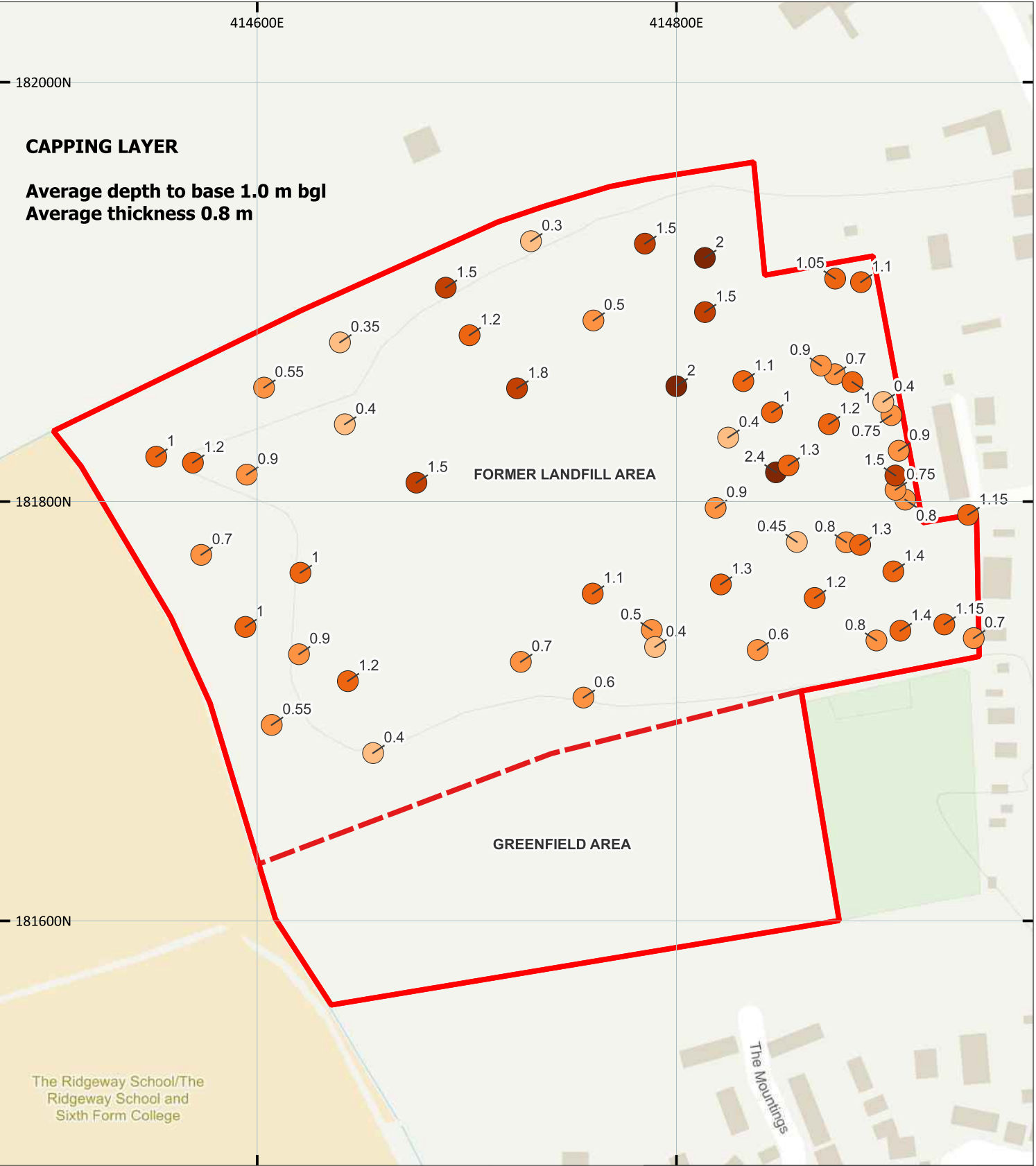
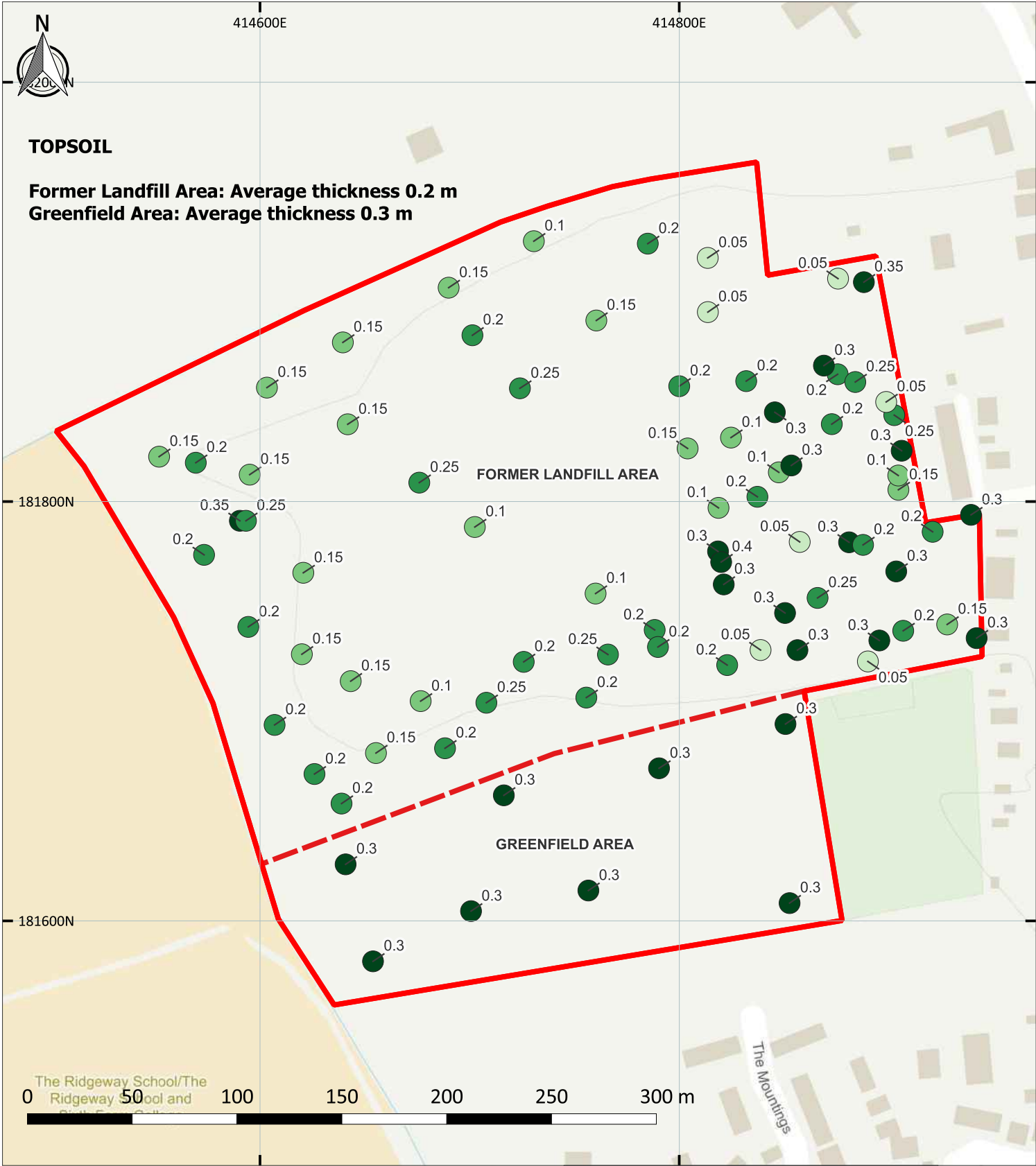
Drawn AJ	Checked KP	Scale 1:2,000	Date 14/09/11	Issue Date 15/12/14
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Drawing No.

11229-G021

Revision

B



KEY PLAN Site Investigation Boundary Topsoil - depth to base (m bgl) Not Logged / Not Identified <0.1 0.1 - <0.2 0.2 - <0.3 ≥0.3 Capping Layer - depth to base (m bgl) Not Logged / Not Identified <0.5 0.5 - <1.0 1.0 - <1.5 1.5 - <2.0 ≥2.0
--

NOTES

1. Contains OS data © Crown copyright and database right (2022).

2. Average depths and thicknesses are based on ground conditions encountered during all ground investigations undertaken to date (2008 to 2022).

3. m bgl = metres below ground level.

REVISIONS

REV.	DRAWN BY INITIALS	CHECKED BY INITIALS	DATE	REVISION NOTES/COMMENTS
P01	MK	NA	25/07/22	First issue.

Hydrock

CLIENT

HILLS HOMES DEVELOPMENTS LTD.

PROJECT

WROUGHTON CLOSED LANDFILL

TITLE

TOPSOIL AND CAPPING LAYER THICKNESSES

HYDROCK PROJECT NO.

12248

PURPOSE OF ISSUE

SUITABLE FOR INFORMATION

DRAWING NO.

02753-HYD-XX-XX-DR-GE-1009

SCALE @ A3

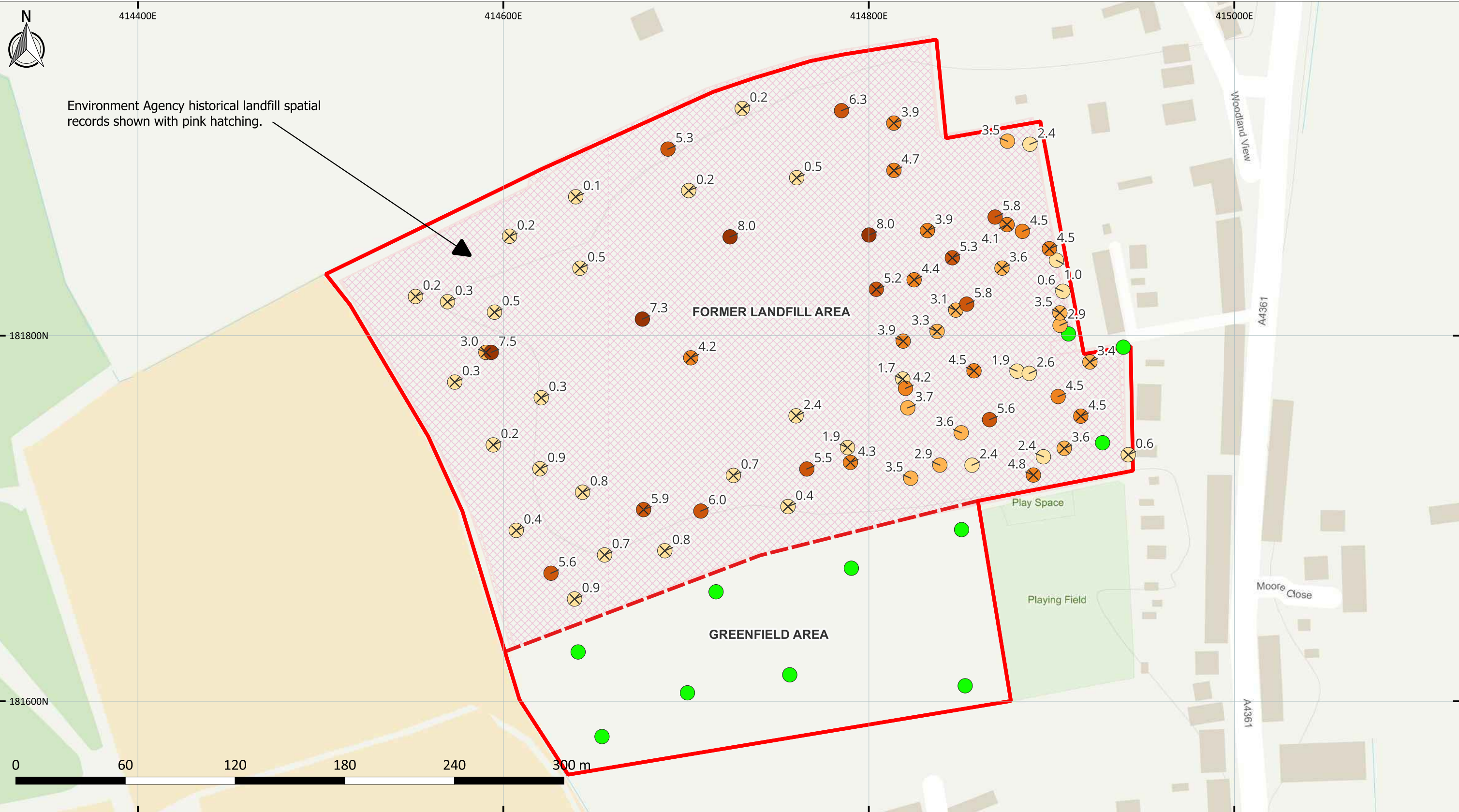
1:2,500

STATUS

S2

REVISION

P01



KEY PLAN

Site Investigation Boundary

All Waste Materials - thickness of waste (m)

Not Logged / Not Identified

0.1 - 2.6

2.6 - 3.7

3.7 - 4.8

4.8 - 6.3

6.3 - 8.0

X

Base not proven

NOTES

1. Contains OS data © Crown copyright and database right (2024).

2. Waste includes materials deposited pre-license and under licence, but do not include the overlying topsoil and Capping Layer materials.

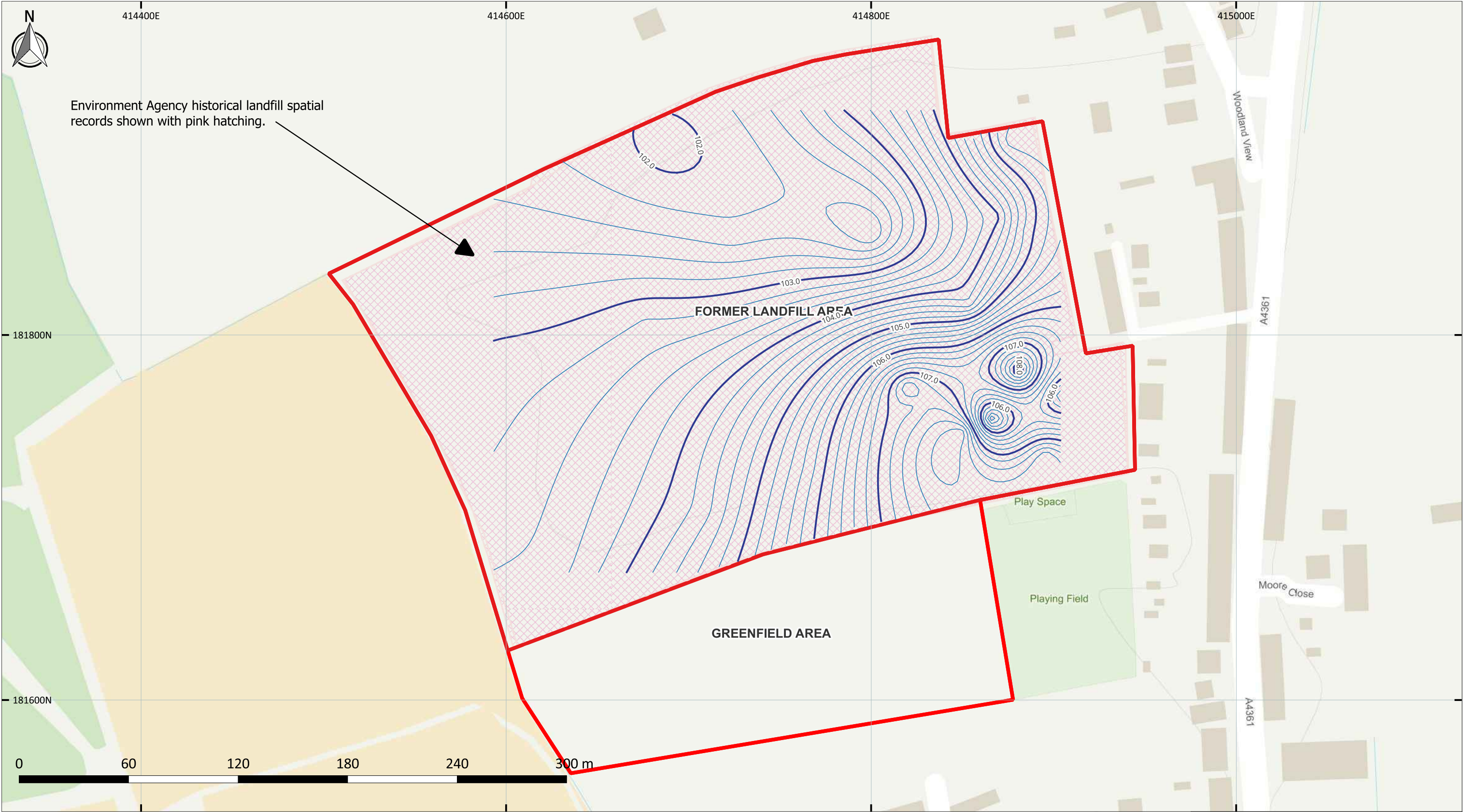
3. Thickness of waste materials not proven at all locations (as shown by X).

REVISIONS				
REV.	DRAWN BY INITIALS	CHECKED BY INITIALS	DATE	REVISION NOTES/COMMENTS
P01	MK	CD	14/04/24	First issue.

CLIENT
HILLS HOMES DEVELOPMENTS LTD.

PROJECT
WROUGHTON CLOSED LANDFILL

TITLE THICKNESS OF WASTE MATERIALS		
HYDROCK PROJECT NO. 12248		SCALE @ A3 1:2,000
PURPOSE OF ISSUE SUITABLE FOR INFORMATION		STATUS S2
DRAWING NO. 02753-HYD-XX-XX-DR-GE-1010		REVISION P01



KEY PLAN

Site Investigation Boundary

Depth to base of waste (mAOD)

NOTES

1. Contains OS data © Crown copyright and database right (2024).

2. Waste includes materials deposited pre-license and under licence, but do not include the overlying topsoil and Capping Layer materials.

3. Contours only shown for locations where base of waste has been proven. Waste has been encountered across the full footprint of the former landfill but has not been fully penetrated.

REVISIONS

REV.	DRAWN BY INITIALS	CHECKED BY INITIALS	DATE	REVISION NOTES/COMMENTS
P01	MK	CD	23/04/24	First issue.

Hydrock

TITLE

BASE OF WASTE MATERIALS WHERE PROVEN (M AOD)

HYDROCK PROJECT NO.

12248

SCALE @ A3

1:2,000

CLIENT

HILLS HOMES DEVELOPMENTS LTD.

PURPOSE OF ISSUE

SUITABLE FOR INFORMATION

STATUS

S2

PROJECT

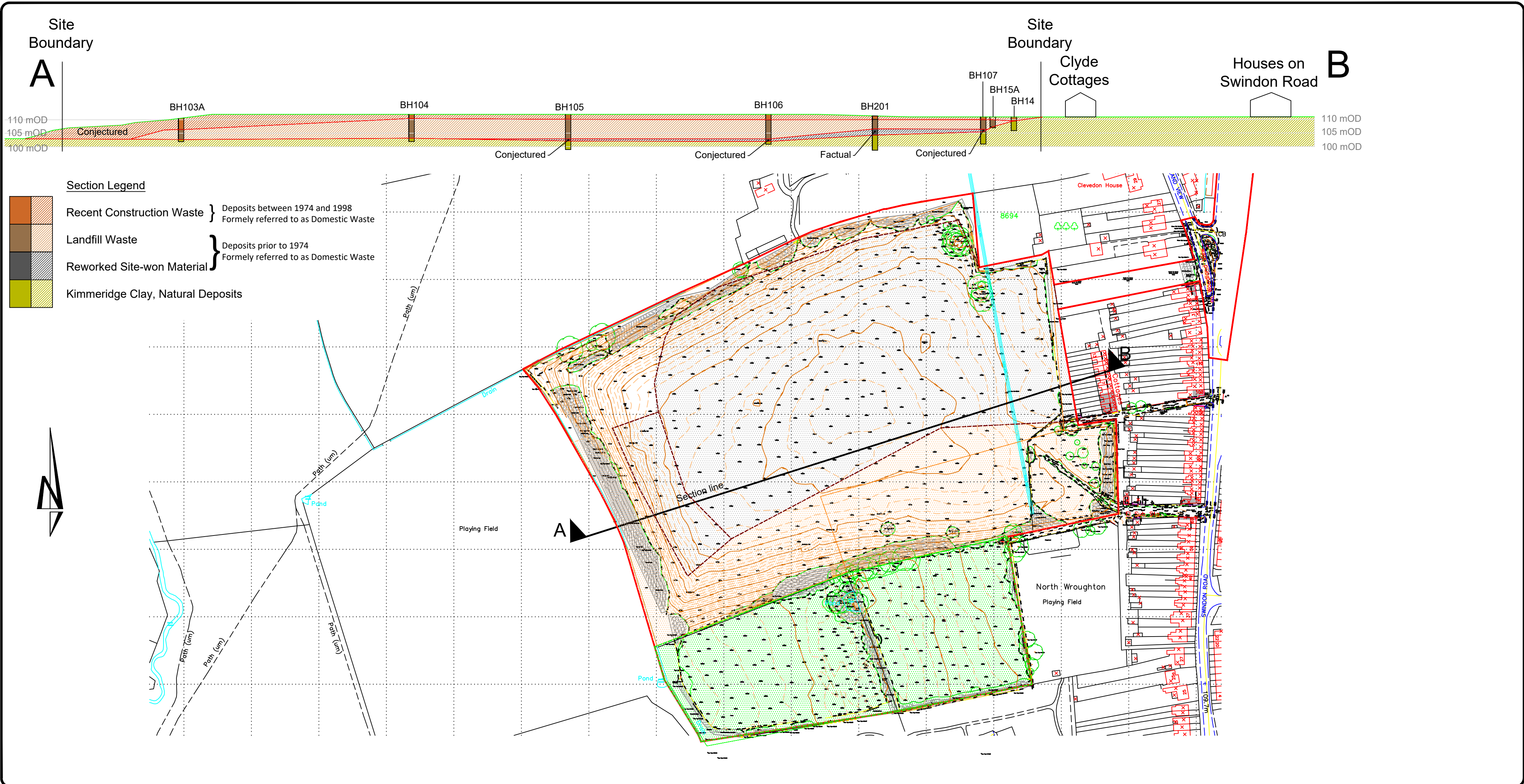
WROUGHTON CLOSED LANDFILL

DRAWING NO.

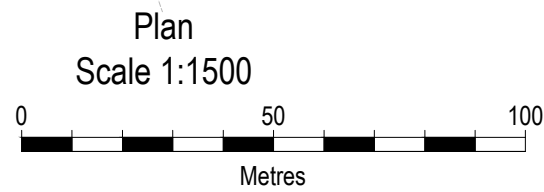
02753-HYD-XX-XX-DR-GE-1011

REVISION

P01



Legend Site boundary BH2 Pre-existing gas monitoring borehole BH13 Hydrock gas monitoring borehole (June 2008) SW4 Surface water monitoring point (June 2008) SS3 Surface soil sample location (June 2008) BH101 Supplementary Shell & Auger Borehole (July 2011) TP01 Trial pits (Aug 2015) TT1 Trial trenches (Jan 2015) BH120 Hydrock borehole (December 2017) BH13 Hydrock borehole (June 2019) TP210 Trial pit (June 2019) CPT203 Cone Penetration Test (June 2019) Area A: Greenfield Area B: Recent Construction Waste Area C: Landfill Waste												Client Hills		Hydrock Consultants Over Court Barns Over Lane Almondsbury Bristol BS32 4DF TEL: 01454 619 533 FAX: 01454 614 125 E-Mail: bristol@hydrock.com or visit www.hydrock.com																																						
						Project WROUGHTON CLOSED LANDFILL																																														
						Title Zonation Plan						Job No. C11229																																								
						Drawing Status INFORMATION						Drawn EP				Checked MK		Plan=1:2,000 Section = 1:1,000		Date 14/09/11		Issue Date 16/04/24																														
												Drawing No. 11229-G018				Revision F																																				
<table><tr><td>F</td><td>16/04/24</td><td>Only zonation layers shown</td><td>MK</td><td>MK</td></tr><tr><td>E</td><td>10/10/19</td><td>Supplementary GI added</td><td>EP</td><td>PLA</td></tr><tr><td>D</td><td>06/01/16</td><td>Trial pits added</td><td>KP</td><td>KP</td></tr><tr><td>C</td><td>15/01/15</td><td>Trial trenches added</td><td>KP</td><td>KP</td></tr><tr><td>B</td><td>15/12/14</td><td>Survey data added</td><td>KP</td><td>KP</td></tr><tr><td>A</td><td>14/09/11</td><td>Original issue</td><td>AJ</td><td>KP</td></tr><tr><td>Rev</td><td>Date</td><td>Description</td><td>By</td><td>Ckd</td></tr></table>						F	16/04/24	Only zonation layers shown	MK	MK	E	10/10/19	Supplementary GI added	EP	PLA	D	06/01/16	Trial pits added	KP	KP	C	15/01/15	Trial trenches added	KP	KP	B	15/12/14	Survey data added	KP	KP	A	14/09/11	Original issue	AJ	KP	Rev	Date	Description	By	Ckd												
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B	15/12/14	Survey data added	KP	KP																																																
A	14/09/11	Original issue	AJ	KP																																																
Rev	Date	Description	By	Ckd																																																



- KEY
- Site boundary
 - BH2 Pre-existing gas monitoring borehole
 - BH13 Hydrock gas monitoring borehole (June 2008)
 - BH101 Supplementary Shell & Auger Borehole (July 2011)
 - BH120 Hydrock borehole (December 2017)
 - BH13 Hydrock borehole where observed groundwater level is below base of waste/made ground (February 2018)
 - 100.00 Groundwater level at monitoring location (mAOD)



SECOND ISSUE					
B	MK	08/10/19	RH	08/10/19	RH
FIRST ISSUE					
A	AT	27/02/18	SN	27/02/18	JF
REVISION NOTES/COMMENTS					
REV.	DRAWN BY	DATE	CHECKED BY	DATE	APPROVED BY

Over Court Barns
Over Lane
Almondsbury, Bristol BS32 4DF
TEL: 01454 619 533
FAX: 01454 614 125
E-Mail: bristol@hydrock.com
or visit www.hydrock.com

CLIENT

HILLS GROUP

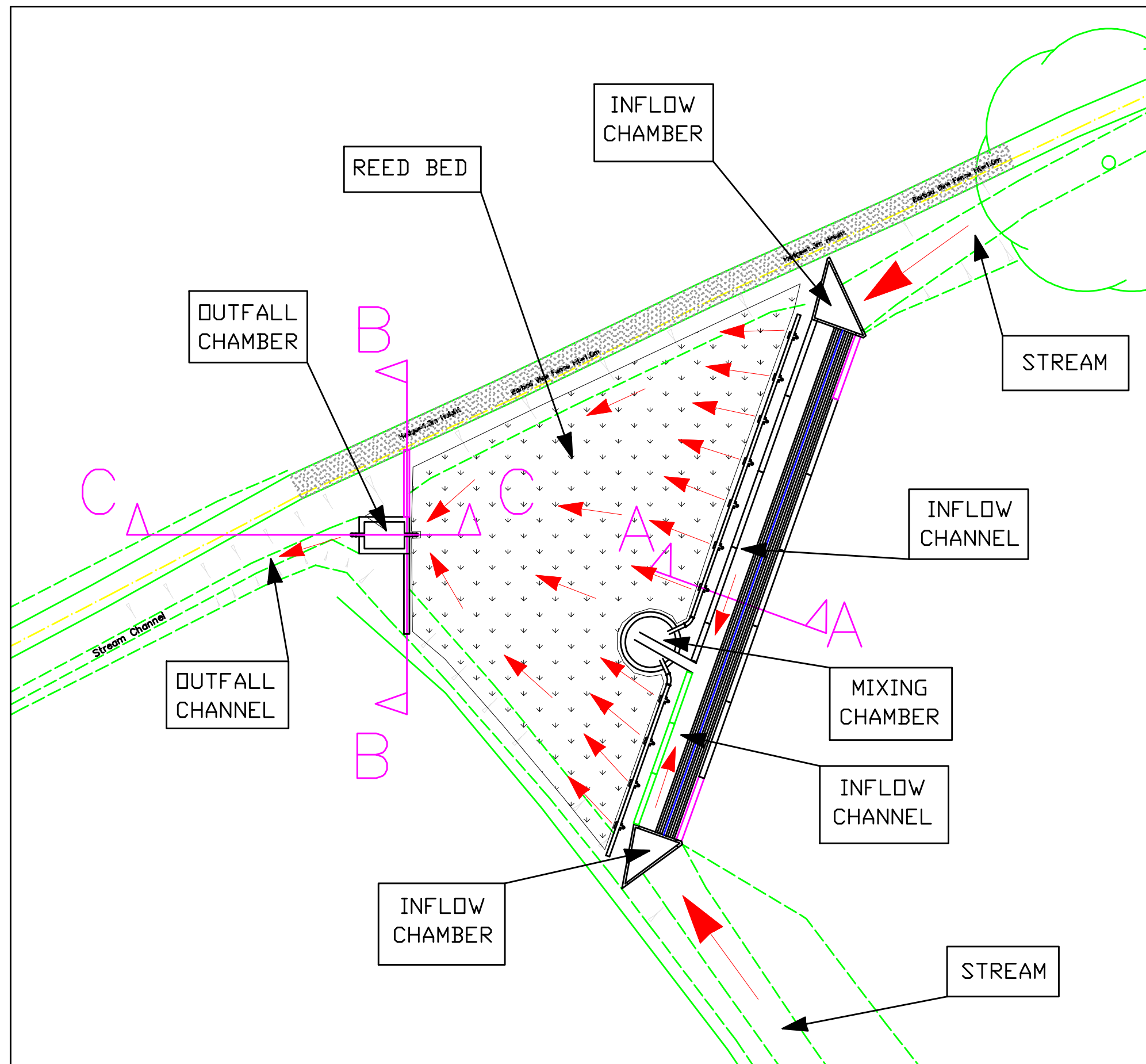
PROJECT

WROUGHTON CLOSED LANDFILL

TITLE

PERCHED WATER CONTOURS mAOD
(15/02/18)

HYDROCK PROJECT NO. C11229		SCALE @ A2 AS SHOWN	
PURPOSE OF ISSUE SUITABLE FOR INFORMATION			STATUS S2
DRAWING NO. (PROJECT CODE-ORIGINATOR-ZONE-LEVEL-TYPE-ROLE-NUMBER) 11229-G039			REVISION B



Brunel Surveys Ltd

Unit 59, Shrivenham Hundred Business Park
 Watchfield, Swindon, Wiltshire, SN6 8TZ
 Tel : (01793) 784700 Fax : (01793) 784664
 Web : www.brunelsurveys.com



Client



Minerals & Waste

Ailsbury Court, High Street,
 Marlborough, Wilts. SN8 1AA

Job Title

WROUGHTON
 LANDFILL SITE

REED BED/
 SETTLEMENT POND

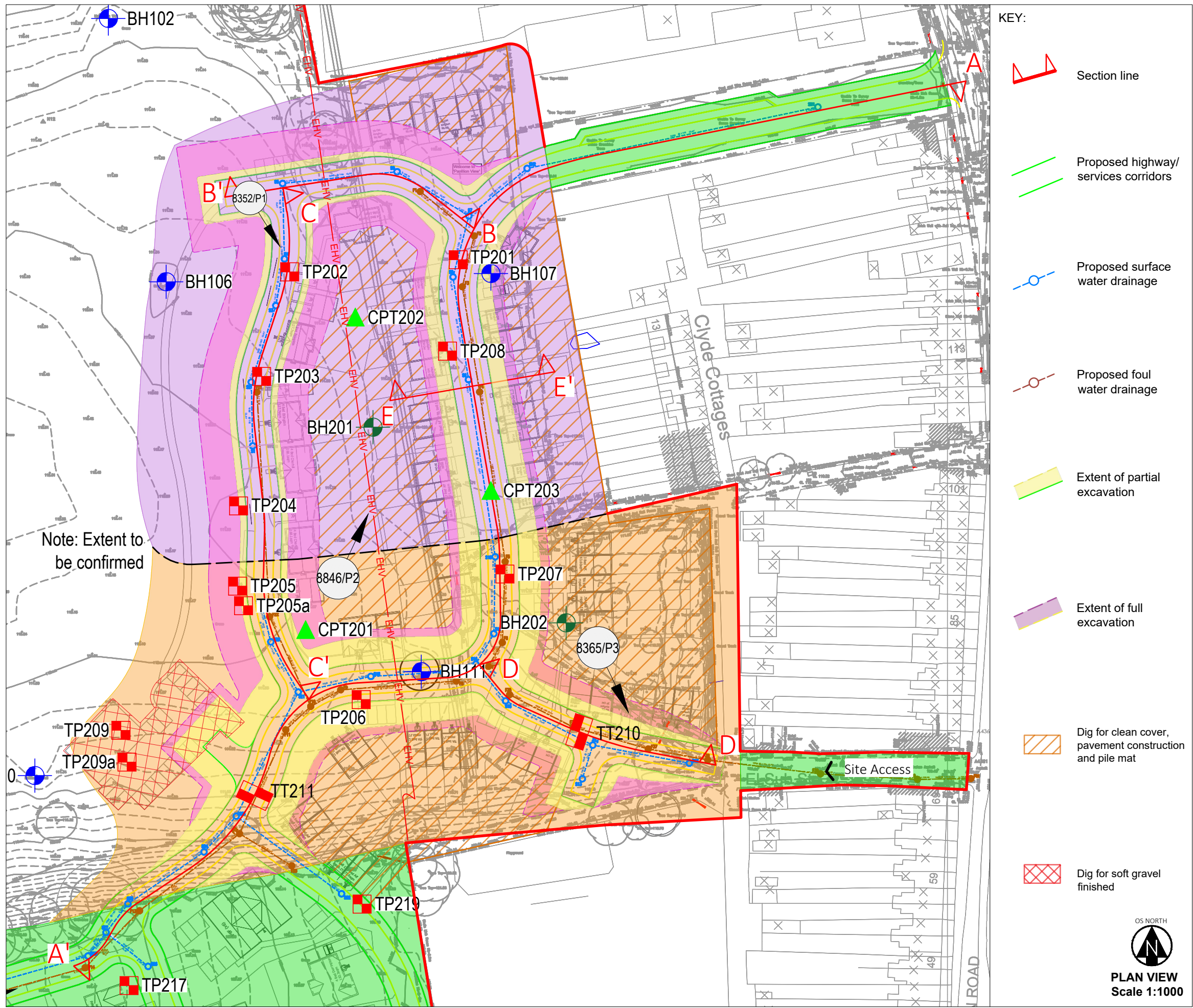
CONSTRUCTION DETAILS

Scale 1:200 (A3)

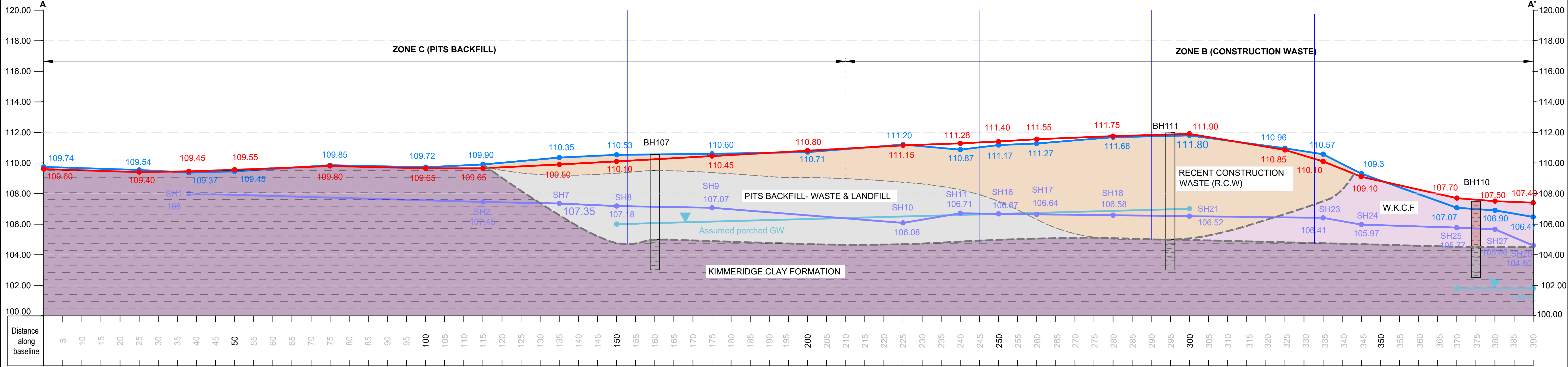
Date 19/03/17

Surveyed by SP/SMC

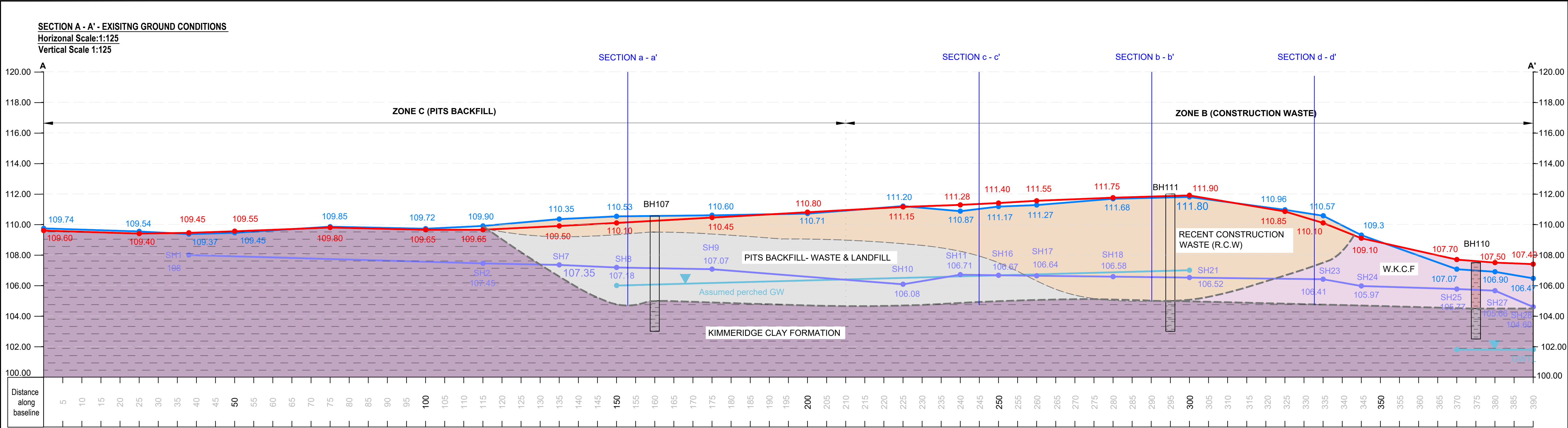
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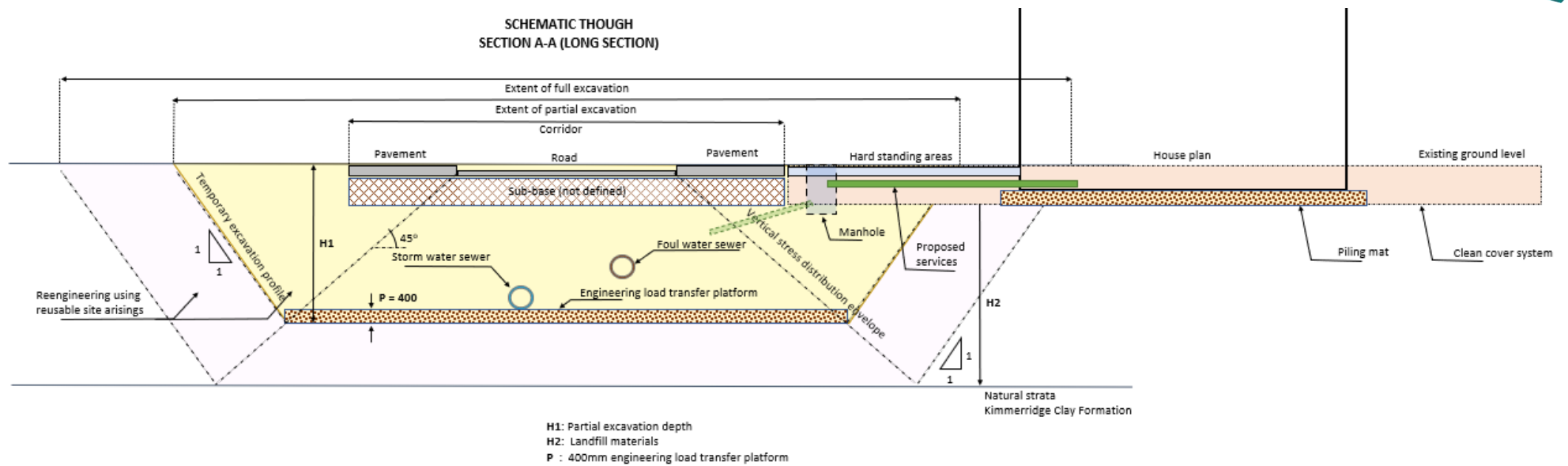


SECTION A - A' - EXISITNG GROUND CONDITIONS
Horizontal Scale:1:125
Vertical Scale 1:125



KEY		NOTES								Hydrock Over Court Barns Over Lane Almondsbury, Bristol BS32 4DF TEL: 01454 619 533 FAX: 01454 614 125 E-Mail: bristol@hydrock.com or visit www.hydrock.com		TITLE CROSS SECTIONS THROUGH INFRASTRUCTURE ROUTES	
										CLIENT THE HILLS GROUP		HYDROCK PROJECT NO. C-02753-C	
										PROJECT WROUGHTON CLOSED LANDFILL		SCALE @ A1 1:1000	
												PURPOSE OF ISSUE SUITABLE FOR INFORMATION	
												STATUS S2	
												DRAWING NO. (PROJECT CODE-ORIGINATOR-ZONE-LEVEL-TYPE-ROLE-NUMBER) WRO-HYD-XX-XX-DR-G-1003	
												REVISION P1	

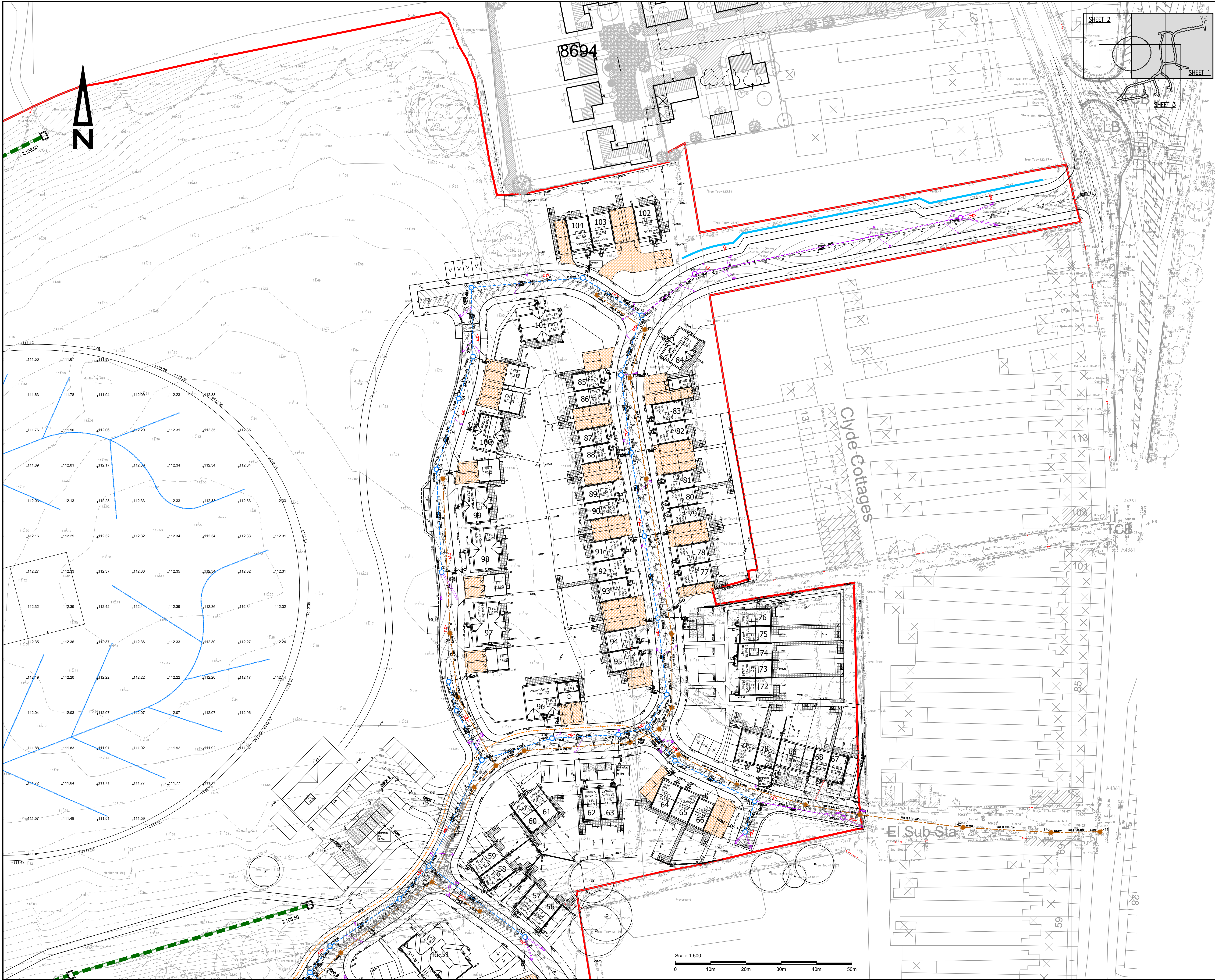




Sketch 0001. Preferred geotechnical engineering approach (schematic through Section A-A')

Notes:

The route of the cross section A-A' is shown on the Cross Sections Through Infrastructure Routes drawing (Ref: WRO-HYD-XX-XX-DR-G-1003) also in Appendix A.



KEY:

---	ROAD CENTRE LINE
---	ROAD KERBS
---	FOOTWAY EDGING KERB
---	ROAD CHAINAGE
---	PROPOSED ROAD CONTOURS
F.F.L. 110.60	FINISHED FLOOR LEVELS
+110.50	PROPOSED SPOT LEVELS
-1/30	FALL ARROWS
---	PROPOSED GRADIENT INDICATOR
---	RETAINING WALL & MAXIMUM RETAINED HEIGHT
---	EXPOSED BRICKWORK
---	TANKING
---	TANKED PERMEABLE BLOCK PAVED DRIVEWAYS
---	STORM WATER SEWER, MANHOLE & PIPE DETAILS
---	FOUL WATER SEWER, MANHOLE & PIPE DETAILS
---	HIGHWAY DRAIN, MANHOLE & PIPE DETAILS
---	HIGHWAY GULLY & CONNECTION
---	FOUL WATER RISING MAIN & CHAINAGE
---	SITE BOUNDARY
---	FLOOD FLOW ROUTE
1.002	PIPE NUMBERS (ADOPTABLE SEWERS)
---	CUT OFF DRAIN & INSPECTION CHAMBER
---	OVERLAND FLOW SWALE
150mm PERF	150mm PERFORATED PIPE LAND DRAINAGE TO CRICKET PITCH

A JRC 18/02/22 Cricket pitch land drainage shown. Shallow pond with permanent water & low flow channel added to ponds.

Client

Hills

No.	By	Date	Revision	Details
©	Copyright			

YORK HOUSE
EDISON PARK
DORCAN WAY
SWINDON
WILTSHIRE
SN3 3RB
Tel : 01793 619965

COLE EASDON
CONSULTANTS

Web Site www.ColeEasdon.com
E-mail cec@ColeEasdon.com

Client

Hills Homes Developments Ltd.

Job Title

Land at North Wroughton
Swindon
Wiltshire

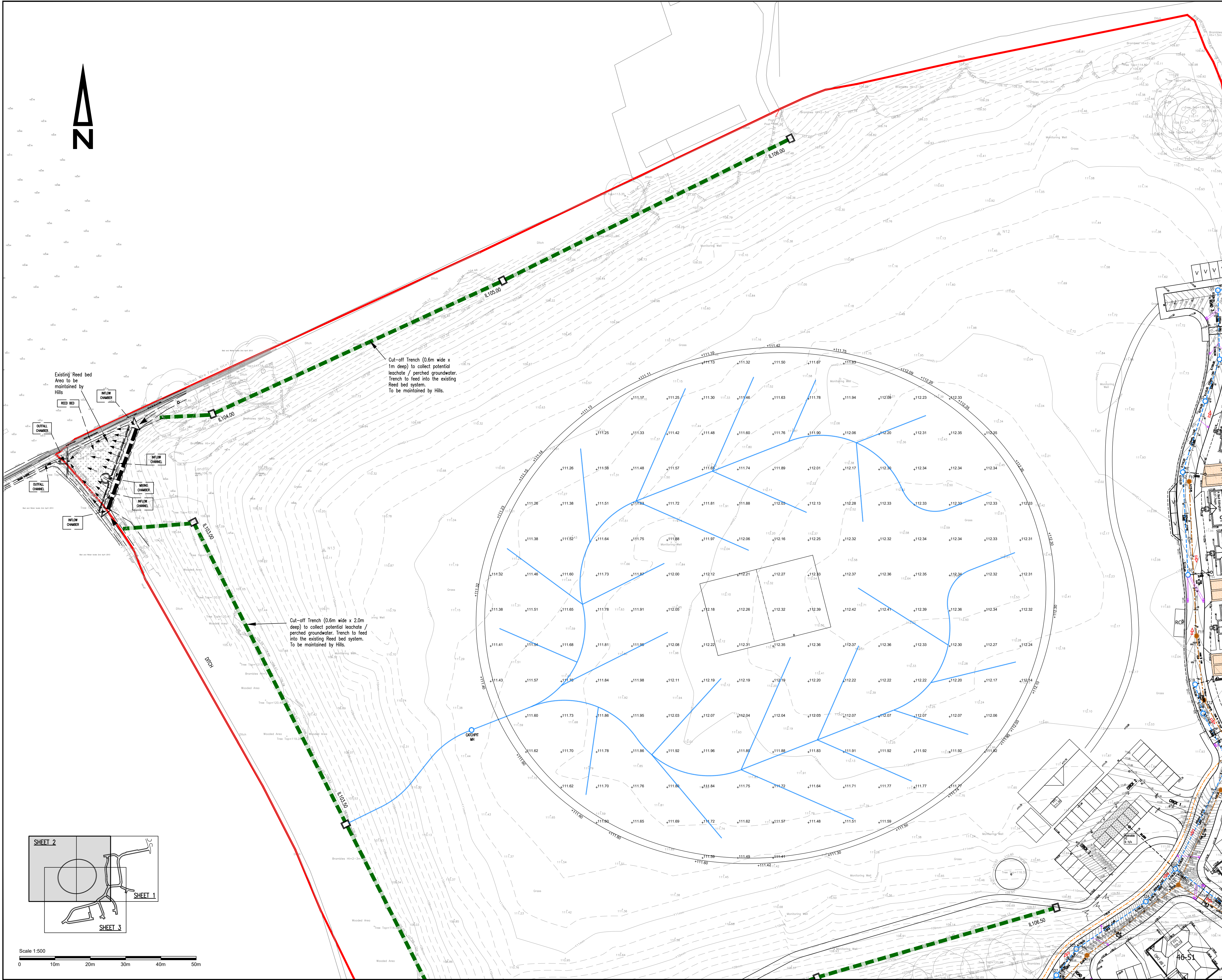
FOR PLANNING

Drawing Title

Detailed Drainage Strategy &
Finished Levels

Sheet 1 of 3

Drawing Status				
FOR COMMENT	FOR TENDER	FOR APPROVAL	FOR CONSTRUCTION	AS BUILT
CONSTRUCTION AT CLIENT / CONTRACTOR RISK				
Designed by CEC	Drawn by JRC	Checked by PW		
Date October 2019	Scale 1:500 @ A1			
Dwg. No. 4175/507/01				Rev. A



KEY:	
	ROAD CENTRE LINE
	ROAD KERBS
	FOOTWAY EDGING KERB
	ROAD CHAINAGE
	PROPOSED ROAD CONTOURS
	FINISHED FLOOR LEVELS
	PROPOSED SPOT LEVELS
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	SITE BOUNDARY
	FLOOD FLOW ROUTE
	PIPE NUMBERS (ADOPTABLE SEWERS)
	CUT OFF DRAIN & INSPECTION CHAMBER
	OVERLAND FLOW SWALE
	150mm PERFORATED PIPE LAND DRAINAGE TO CRICKET PITCH

A JRC 18/02/22 Cricket pitch land drainage shown. Shallow pond with permanent water & low flow channel added to ponds.



No.	By	Date	Revision Details
1	CEC	18/02/22	Initial Issue



COLE EASDON CONSULTANTS

Client: Hills Homes Developments Ltd.

Job Title: Land at North Wroughton Swindon Wiltshire

FOR PLANNING

Detailed Drainage Strategy & Finished Levels

Sheet 2 of 3

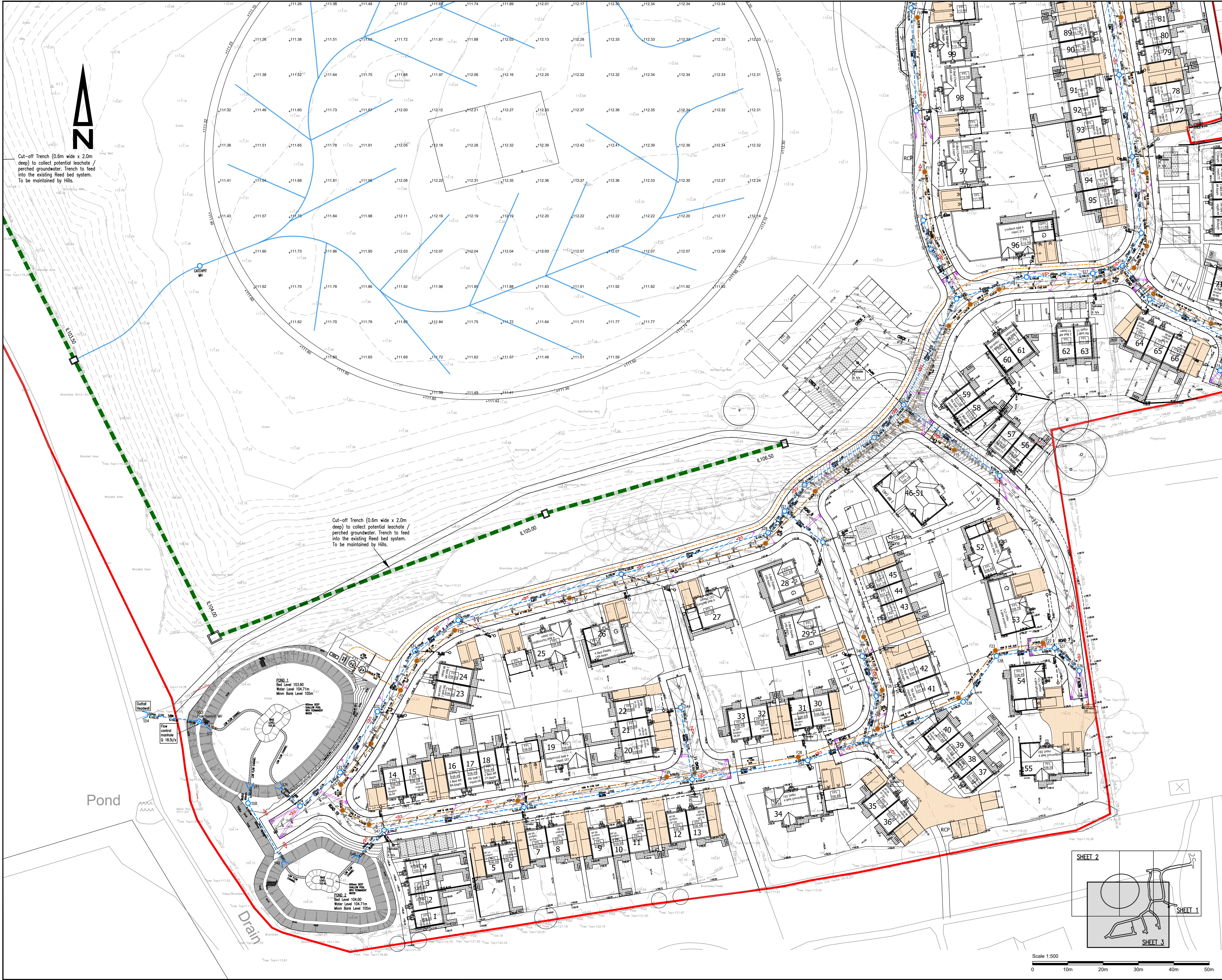
Drawing Status: FOR COMMENT FOR PLANNING FOR TENDER FOR APPROVAL FOR CONSTRUCTION AS BUILT

Prepared by: CEC Drawn by: JRC Checked by: PW

Date: October 2019 Scale: 1:500 @ A1

Dwg No: 4175/507/02

Rev: A



KEY:	
	ROAD CENTRE LINE
	ROAD KERBS
	FOOTWAY EDGING KERB
	ROAD CHAINAGE
	PROPOSED ROAD CONTOURS
	FINISHED FLOOR LEVELS
	PROPOSED SPOT LEVELS
	FALL ARROWS
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	RETAINING WALL & MAXIMUM RETAINED HEIGHT
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	STORM WATER SEWER, MANHOLE & PIPE DETAILS
	FOUL WATER SEWER, MANHOLE & PIPE DETAILS
	HIGHWAY DRAIN, MANHOLE & PIPE DETAILS
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A JRC 18/02/22 Cricket pitch land drainage shown. Shallow pond with permanent water & low flow channel added to ponds.



No.	By	Date	Revision Details
1	CEC	18/02/22	YORK HOUSE EDISON PARK DORCAN WAY SWINDON WILTSHIRE SN3 3RB Tel : 01793 619965
Cole Easdon Consultants			Web Site : www.ColeEasdon.com E-mail : cec@ColeEasdon.com

Client
Hills Homes Developments Ltd.

Job Title
Land at North Wroughton
Swindon
Wiltshire

FOR PLANNING

Detailed Drainage Strategy &
Finished Levels

Sheet 3 of 3

Drawing Status			
FOR COMMENT	FOR PLANNING	FOR TENDER	FOR APPROVAL
FOR CONSTRUCTION	AS BUILT	**CONSTRUCTION AT CLIENT / CONTRACTOR RISK**	
Designed by	CEC	Drawn by	JRC
Checked by	PW	Date	October 2019
Scale	1:500 @ A1	Drp No.	4175/507/03
Rev.	A		

Appendix B Planning permission



(REVISED DECISION) GRANT PLANNING PERMISSION Town and Country Planning Act 1990

Application Number: S/15/1750/RM

Ward: Wroughton And Wichelstowe

Parish: Wroughton

Proposal: Outline application for the erection of 104no. dwellings, traffic roundabout, roads and associated works - (Means of Access, Layout and Scale not reserved).

Site Address: Land To The Rear Of Woodland View, Wroughton Swindon

Agent:

Mr Stephen Young
Pro Vision Planning & Design
Grosvenor Court
Winchester Road
Ampfield
Winchester
Hampshire
SO51 9BD

Applicant:

Mr Nick King
Hills UK Ltd.
C/o Agent

The Local Planning Authority **HEREBY GRANT PLANNING PERMISSION** for the development proposed in the application subject to the scheduled conditions.

**WARNING:
IF YOU DO NOT COMPLY WITH THE CONDITION(S) BELOW,
THE COUNCIL MAY TAKE LEGAL ACTION AGAINST YOU**

Conditions

1. Prior to the commencement of works on site in connection with the development hereby permitted, details of appearance and landscaping of the development (hereinafter called 'the Reserved Matters') shall have first been submitted to and approved in writing by the Local Planning Authority .

Reason: To accord with Section 92 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be commenced either before the expiration of 3 years from the date of this permission, or before the expiration of 2 years from the date of the last of the reserved matters to be approved, whichever is the later.

Reason: To enable the Council to review the suitability of the development in accordance with Section 92(2) of the Town and Country Planning Act 1990.

Temporary Access and Parking

3 No site works or use by site traffic shall commence until a temporary access and a site compound to include car parking area for site operatives and for construction traffic has been laid out and constructed in accordance with details to be submitted to and agreed in writing with the Local Planning Authority.

Reason: To ensure the proper planning of the development in the interests of highway safety.

Landscape Protection and Maintenance

4 All landscaping shall be carried out in accordance with the reserved matters approved schemes of landscaping; this shall include a planting schedule, timetable of works, details of the positions, species and crown spread of all existing trees and hedgerows on the land, detailing those to be retained, together with measures for their protection during development. Any planting which, within a period of 5 years from the date planted, dies, is removed or becomes seriously damaged or diseased, shall be replaced by one of similar size(s) and species within the next planting season.

Reason: To ensure that the appearance of the development is acceptable.

Tree Protection

5 No materials, plant, soil or spoil shall be stored underneath, and no burning of materials shall take place within 5 metres of the furthest extent of, the canopy of any tree or group of trees or hedges on the site shown for retention on the approved plans. No existing tree shall be lopped, topped, felled, destroyed or wilfully damaged including any damage to roots, without the prior written consent of the Local Planning Authority

Reason: To ensure minimal interference with trees that are to be retained on the land and ensure that damage does not occur to the trees during building operations.

Construction Management Plan

6 No development shall commence until a Construction Management Plan for each phase or sub-phase has been submitted to the Local Planning Authority for approval in writing and shall include the following information;

- a) A scheme to show the routes of construction vehicles and vehicles associated within the construction work, for example site operatives and deliveries to and from any part or phase of the development, from the adjacent highway network.
- b) Details of construction operation hours and delivery hours including for site workers;
- c) A method statement for the control of noise, dust, smoke vibration, fumes and debris during construction.

Reason: To ensure the proper planning of the development in the interest of highway safety.

Temporary Access and Parking

7 No site works or use by site traffic shall commence until a temporary access and a site compound to include car parking area for site operatives and for construction traffic has been laid out and constructed in accordance with details to be submitted to and agreed in writing with the Local Planning Authority.

Reason: To ensure the proper planning of the development in the interest's highway safety.

Wheel Washing

8 Prior to the commencement of any site construction works, wheel cleaning facilities shall be provided, used and maintained on site for the duration of the site construction all in accordance with details that shall be submitted to and agreed in writing with the Local Planning Authority .

Reason: In the interest of highway safety.

Vehicular Parking

9. The building(s) hereby permitted shall not be occupied until the vehicular parking and turning facilities, including garages where provided, have been provided in accordance with the submitted plan (drawing no. 1313/PO2 rev T), and those facilities shall be maintained available for those proposes thereafter.

Reason: To reduce the potential highway impact by ensuring that adequate parking and manoeuvring facilities are available within the site.

SPEED/TRAFFIC/ON STREET PARKING CONTROL SCHEMES

10 Prior to first occupation of the development, a speed restriction and parking restriction scheme(s) broadly in accordance with that shown on drawing numbered 4175/204(C) shall be implemented and opened to the public.

Reason: To provide safe and suitable access for all in accordance with Policy TR2 of Swindon Borough Council Local Plan 2026.

Junction

11 No works shall commence on site (other than those required by this condition) on the development hereby permitted until the first 100m of the access road, including the junction with the existing public road, associated visibility splays, footways and replacement of street parking bays, has been completed to at least binder course level.

Reason: To reduce potential highway impact by ensuring that there is a satisfactory access at the commencement of construction works and for the duration of the development, in accordance with policy TR2 of the Swindon Borough Local Plan 2026.

12. No dwelling on the development hereby approved shall be occupied until the carriageway(s) (including surface water drainage/disposal, vehicular turning head(s) and street lighting) providing access from the nearest public highway to that dwelling have been completed to at least binder course level and the footway(s) to surface course level.

Reason: To ensure a satisfactory means of access for occupants of the development.

Link to school

13. The area of land in the south of the site between the two storage basins shall be kept available for a future vehicle link to the school site, no item shall be built or placed here until such time as the vehicular access to the school site is implemented.

Reason: In the interests of providing future safe and suitable access to the school site.

Contaminated Land, Ground and Surface Water - site assessment

14 No development shall commence on any phase or area until the following has been completed:

a) A site investigation has been designed for the site using the information obtained from the desktop study and any diagrammatical representations (Conceptual Model). This should be submitted to, and approved in writing by the Local Planning Authority prior to

that investigation being carried out on site. The investigation must be comprehensive enough to enable:

- A risk assessment to be undertaken relating to human health, groundwater and surface waters and other relevant receptors associated on and off the site that may be affected, and
- Refinement of the Conceptual Model, and
- The development of a Method Statement detailing the remediation requirements.

b) The site investigation has been undertaken and completed in accordance with the details approved by the Local Planning Authority and the risk assessment has been undertaken.

c) A Method Statement detailing the remediation requirements, including measures to minimise the impact on human health, ground and surface waters and other relevant receptors, using the information obtained from the Site Investigation has been submitted to the Local Planning Authority. This should be approved in writing by the Local Planning Authority prior to that remediation being carried out on the site.

d) A scheme to prevent the ingress of landfill gas, including full details of proposed building construction techniques to be incorporated into the development to prevent the ingress of landfill gas.

Reason: To protect the safety of future occupants of the development and to ensure that the proposed site investigations and remediation will not cause pollution of Controlled Waters.

Contaminated Land, Ground and Surface Water - remedial works

15 The remediation requirements in the Method Statement as detailed above pursuant to conditions 14 a) to c) and as may be agreed in writing by the Local Planning Authority, shall be fully implemented before the development is commenced. The remediation requirements in the Method Statement as detailed above pursuant to conditions 14 d) shall be completed before the occupation of the development. Upon completion of the remediation measures detailed in the Method Statement, a report shall be submitted to the Local Planning Authority to verify that the required works regarding human health, ground and surface water and other relevant receptors have been carried out in accordance with the approved Method Statement(s) for those areas. Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report.

Reason: To protect Residents and Controlled Waters by ensuring that the remediated site has been reclaimed to an appropriate standard.

Reporting of Unexpected Contamination

16 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority and development must be halted on the part of the site affected by the unexpected contamination.

An assessment must be undertaken in accordance with the requirements of condition 14, and where remediation is necessary a remediation scheme, together with a timetable for its implementation, must be submitted to and approved in writing by the Local Planning Authority in accordance with the requirements of condition 15.

The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme written confirmation that all works were completed must

be submitted to and approved in writing by the Local Planning Authority in accordance with condition 15.

Reason: To ensure any contamination of the site is identified and appropriately remediated.

Soakaways on Contaminated Ground

17 No soakaways shall be constructed in contaminated ground

Reason: To prevent pollution of groundwater.

Access to dwellings

18 The proposed roads, including footpaths and turning spaces where applicable, shall be constructed in such a manner as to ensure that each dwelling before it is occupied shall be served by a properly consolidated and surfaced footpath and carriage way to at least base course level between the dwelling and the existing highway.

Reason: To ensure that the development is served by an adequate means of access.

Waste and Recycling Storage

19 No dwellinghouse hereby approved shall be occupied until facilities have been provided for the storage of refuse and recycling materials, details of which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of visual amenity.

Utilities

20 Unless otherwise approved in writing by the Local Planning Authority, no utility meter boxes shall be affixed or installed at the front of any dwellinghouse or to the side of any dwellinghouse where it fronts a highway or footway.

Reason: In the interests of visual amenity.

Wheelchair User Homes

21 'Not less than 2% (rounded up) of the total residential development shall be provided as Wheelchair User Homes and, as a minimum, meet the standards specified within Part M4 (3) Category 3 of the Building Regulations 2010 (2015 edition).

- Wheelchair user dwellings provided for sale on the open market should, as a minimum, meet the standards for wheelchair adaptable homes specified within Part M4 (3) (2a) of the Building Regulations 2010 whereby the building 'will allow simple adaptation of the dwelling to meet the needs of occupants to use wheelchairs'. Homes shall provide ramped access with flush thresholds into all doorways, doorway widths and use of a bathroom, toilet and kitchen at entry level as well as sufficient space to enable internal circulation, through-the-floor lift vertical circulation and for kitchens and bathrooms to be fully adapted in the future for use by wheelchair user occupiers in accordance with a plan or schedule, which shall have first been submitted to and approved in writing by the Local Planning Authority.
- For wheelchair user homes provided as social housing (distributed according to the Council's allocation scheme), the dwellings should, as a minimum, meet the standards for wheelchair accessible homes specified within Part M4 (3) (2b) of the Building Regulations 2010 whereby the building will 'meet the needs of occupants who use wheelchairs' from the point of completion. Homes shall provide ramped access with flush thresholds into all doorways, doorway widths, space for internal circulation, a fitted through-the-floor lift and a fully adapted bathroom, toilet and

kitchen (all at entry level), in accordance with a plan or schedule, which shall have first been submitted to and approved in writing by the Local Planning Authority .

These design features and provisions shall be retained for so long as the buildings hereby permitted remain in use as dwelling houses. This requirement shall be implemented as a cumulative total across the site triggered for every 50th dwelling submitted for approval. Wheelchair user homes will be provided as one or two storey dwellings only and meet the current specialist housing need within the Borough.

Reason: for reasons of inclusivity and accessibility.

Maintenance of Streets

22. No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as either a dedication agreement has been entered into or a private management and maintenance company has been established.

Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway.

Drainage Strategy

23. Development shall not begin until a surface water drainage scheme and strategy for the site, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include, but not be limited to:

- Details of how the drainage scheme has incorporated SuDS techniques to manage water quantity and maintain water quality in accordance with best practice guidance including the latest SuDS Manual C753;
- Detailed drainage plan showing the location of the proposed SuDS and drainage network with exceedance flow routes clearly identified;
- Details to demonstrate the SuDS Scheme has been designed in accordance with best practice guidance including the latest SuDS Manual C753;
- General arrangement, which should be coordinated with the landscape proposals and the masterplan;
- Manhole Schedules;
- Detailed drainage calculations for all rainfall events up to and including the 1 in 100 year plus climate change to demonstrate that all SuDS features and the drainage network can cater for the critical storm event for its lifetime;
- Details of how the scheme shall be maintained and managed after completion;
- Any drainage systems offered for adoption will be designed to Sewers for Adoption 7th edition and/or SBC standards as part of the detailed design and relevant technical approval processes.

Reason: the development may lead to sewage flooding, to ensure that sufficient capacity is made available to cope with the new development and in order to avoid adverse environmental impact upon the community.

Noise condition (indoor ambient noise levels)

24 The proposed residential units shall be designed to meet the indoor ambient noise levels contained in British Standard 8233:2014 (or later versions) which currently require: Resting 35 dB LAeq,16hour

Dining 40 dB LAeq,16hour
Sleeping 30 dB LAeq,8hour
45dB LAFmax

55 dB LAeq, 16hour in external amenity spaces

The details shall be supplied to and agreed in writing by the Local Planning Authority and carried out in accordance with these agreed details.

Reason: In the interest of residential amenity.

Noise condition

25 Where the specified internal noise levels in bedrooms and living rooms can only be achieved by closing windows, supply air mechanical ventilation (MVHR) shall be provided to the room to a standard of ventilation to be agreed in writing by the Local Planning Authority. All supply air ventilation systems shall be supplied with heat recovery to reduce energy loss in winter and shall be supplied with a heat recovery by-pass in summer. All supply air ventilation systems shall have a standard and boost facility. All the controls on mechanical ventilation systems shall be easily and practically accessible by the occupants of the dwelling.

The details shall be supplied to and agreed in writing by the Local Planning Authority and carried out in accordance with these agreed details.

Reason: In the interest of residential amenity.

Noise condition

26 Prior to the commencement of any development a BS 4142:2014 (or later versions) assessment should be undertaken to consider the impact of operational noise from the nearby farm, including any plant/machinery on nearby residential premises. Where the rating level of any noise source exceeds 5dB below the background level (LA90), as determined by a BS 4142:2014 assessment, a scheme of noise mitigation should be implemented and maintained.

The details shall be supplied to and agreed in writing by the Local Planning Authority and carried out in accordance with these agreed details.

Reason: In the interest of residential amenity.

Noise condition (traffic noise)

27 Further acoustic assessment of road traffic noise shall be submitted prior to commencement of any development. This assessment shall consider the impact of road traffic noise on existing properties along Woodland view resulting from changes to the road layout and traffic flow upon implementation of the proposed roundabout. In particular, consideration shall be given to the character component of road traffic noise as well as the overall sound pressure levels. In addition, the assessment shall further consider and develop the proposed barrier mitigation in respect of lower frequency noise from vehicles passing existing properties via the proposed access road.

The details shall be supplied to and agreed in writing by the Local Planning Authority and carried out in accordance with these agreed details.

Reason: In the interest of residential amenity.

Noise condition (noise survey)

28 Prior to occupation of the residential units, a pre-occupation validation noise survey shall be conducted in order to demonstrate that the noise mitigation measures detailed are effectual in reducing external noise to an acceptable level and a certificate of compliance by an approved acoustic assessor should be submitted to the Local Planning Authority to

demonstrate that the standards required under BS 8233:2014 have been achieved. The survey shall demonstrate compliance with the following criteria:

Resting 35 dB LAeq,16hour

Dining 40 dB LAeq,16hour

Sleeping 30 dB LAeq,8hour

45dB LAFmax

55 dB LAeq,16hour in external amenity spaces

The details shall be supplied to and agreed in writing by the Local Planning Authority and carried out in accordance with these agreed details.

Reason: In the interest of residential amenity.

29. This approval shall be in respect of

Site location plan	1313	PO1	
Proposed site layout	1313	PO2	rev T
Proposed site sections	1313	PO3	rev C
Proposed site layout 1 of 5	1313	PO4-1	rev E
Proposed site layout 2 of 5	1313	PO4-2	rev C
Proposed site layout 3 of 5	1313	PO4-3	rev C
Proposed site layout 4 of 5	1313	PO4-4	rev C
Proposed site layout 5 of 5	1313	PO4-5	rev C
Site layout - Phase 1	1313	PO6	
Proposed roundabout access arrangement	4175	201	rev D
Accessibility Plan	4175	203	rev A
Site Access via priority junction	4175	204	rev C
Proposed roundabout swept path analysis	4175	SK 201	rev D
Site Junction vis splays and forward vis splays	4175	210	
Refuse vehicle and large car swept path	4175	SPA 201	rev C
Refuse vehicle tracking	4175	SPA 202	rev D
Swept path analysis - private drives and STW	4175	SPA 203	
Site access via priority junction arrangement	4175	SPA 204	rev B
Topographical Survey Sheet 1	13418	500 001	rev A
Topographical Survey Sheet 2	13418	500 001	rev A
Topographical Survey Highway Survey Extended	15400	500 001	rev A
Preliminary Drainage Layout	4175	SK501	rev E
SUDS Maintenance plan	4175	SK503	rev A
SUDS details	4175	SK504	rev A
Drainage Areas Plan	4175	SK505	
Planning statement 20 October 2015;			
Transport Assessment Plan 20 October 2016			
Ground conditions 2 Sept 2016			
Phase 11 bat activity and reptile report 20 October 2015			
Arboricultural Impact Assessment 20 October 2015			
Infrastructure Services Report 20 October 2015			
Ecological Assessment 20 October 2015			
Landscape and visual impact assessment 20 October 2015			
Geo-constraints study at Wroughton closed landfill 20 October 2015			
Environmental Noise Assessment 2 September 2016			
Ground conditions 2 September 2016			

All received by the Local Planning Authority on various dates.

Reason: To define the scope of the development hereby permitted, in accordance with section 72 of the Town and Country Planning Act 1990.

30. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any Order revoking and re-enacting that Order no ground floor extensions falling within Schedule 2, Part 1, Class A or developments falling within Schedule 2, Part 1, Classes D and E of the Order shall be carried out on plots 54 to 104 inclusive, without express planning permission of the Local Planning Authority.

Reason: The implementation of permitted development rights would be unacceptable due to possible contamination.

Informatives

1. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow of 9 litres/minutes at the point where it leaves Thames Water pipes. The developer should take account of this minimum pressure in the design of the proposed development.

2. The proposed development will require works to be carried out on the public highway and the Applicant/Developer is required to enter into a legally binding Highway Works Agreement (including an appropriate bond) with the Local Highway Authority before commencing works on the development. TransportDevelopment@Swindon.gov.uk

3. The applicant is advised that to fully comply with condition 10 above, the Local Planning Authority requires a copy of a completed dedication agreement between the applicant and the Local Highway Authority or the constitution and details of a Private Management and Maintenance Company confirming funding, management and maintenance regimes. TransportDevelopment@Swindon.gov.uk

4. The Local Highway Authority will require the developer/landowner to provide a surety under the Advance Payment Code (APC) provisions within the Highways Act 1980 (Sections 219 to 225), to ensure the proper implementation of new private highway which may be offered for adoption to the LHA at a later date, either by way of a Section 38 Agreement, or at the request of the frontagers. Further information in this respect may be obtained by contacting Swindon Borough Council's Transport Development Management team. TransportDevelopment@Swindon.gov.uk

5. The weather will have an impact on construction sites which in turn will require roads to be swept in addition to using wheel wash facilities. Swindon Borough Council are on winter service alert for gritting roads around the Borough from mid-October to mid-April each year, the treated roads are shown on the attached plan. The de-icing material used for road treatment by this council is Thorox, this material is rock salt treated with an agricultural by-product similar to molasses and has the advantage of being active on the carriageway for up to three days providing there is no substantial precipitation or sweeping. It is imperative that any salt removed from the treated network by sweepers clearing mud and debris is replaced straight away at a spread rate of 15g/m². Where a sweeper is used on the roads around your site, you have a responsibility to retreat roads after washing or sweeping to ensure safety of road users is maintained during the winter period. In order to assist with this retreatment, Swindon Borough's Highway Operations Team can provide a filled grit bin at a cost available on request for use by developers, it should be noted that once delivered the bin and its contents will be in the property of the developer. In the

first instance, please contact, Duty Winter Service Engineer, 01793 466354 to discuss and confirm site specific requirements.

6. In addition to this consent, under the Town Improvement Clauses Act 1847 the applicant is required to contact SBC's Street Naming & Numbering Officer as soon as possible with regard to registering new or changes to the official address of any properties within this development. http://www.swindon.gov.uk/info/20031/roads_parking_and_transport/321/apply_for_street_name_or_number

Public Rights of Way 17.

7. The grant of planning permission does not permit any changes, alterations, obstructions, diversions, closures or additional use by motor vehicles of any public rights of way affected by the proposal, the developer is required to contact the Council's public rights of way team for permission prior to undertaking any works.

Public Rights of Way 28.

8. In addition to this consent, the developer will require Local Highway Authority approval in connection with the Public Right of Way. The Applicant is required to obtain this approval before works commence, and is therefore recommended to contact Swindon Borough Council's Highway Infrastructure Asset Management Department in this respect as soon as possible.

9. CIL Liable Development: This development constitutes Community Infrastructure Levy (CIL) liable development. CIL is a mandatory financial charge on development. For more information on CIL visit www.swindon.gov.uk/cil or telephone the SBC CIL Team on 01793 466289 or 466397 or email cil@swindon.gov.uk. To avoid additional financial penalties the requirements of the impact of CIL must be managed before development is commenced and subsequently payment made in accordance with the requirements of the CIL Demand Notice issued. Information on possible exemptions that may be capable of being applied for can be found at: https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy and <https://www.gov.uk/guidance/community-infrastructure-levy>. CIL remains relevant in the event that planning permission is allowed by Planning Appeal.



Head of Planning, Regulatory Services and Heritage

Date: 15th February 2018

Notes

“The Local Planning Authority”, and “the application” referred to within this notice, are described on page 1 of this notice. The conditions have been imposed for the reasons set out within this notice.

In addition to this consent, if this permission results in amendments to or provision of new properties please contact gazetteers@swindon.gov.uk or telephone: 01793 466378 for information and advice regarding the registration of new or revised property addresses. The naming of streets and addressing of properties within the Borough, is controlled by Swindon Borough Council under the Town Improvement Clauses Act 1847. The Act is used to make sure that any new street names, building names and numbers are allocated logically and that a unique and unambiguous address is provided for every property within the Borough.

If the Applicant is aggrieved by the decision of the Local Planning Authority to grant permission for the proposed development with conditions, the applicant may appeal to the Secretary of State in accordance with section 78 of the Town and Country Planning Act 1990, within 12 weeks of the date of the decision. Appeals must be made on a form that is obtainable from the Secretary of State at The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or alternatively you may appeal online at <https://www.gov.uk/government/organisations/planning-inspectorate>

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by the Secretary of State.

If the permission to develop land is granted with conditions, the owner of the land may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner, may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land in accordance with the provision of Chapter I of Part 6 of the Town and Country Planning Act 1990.



GRANT PLANNING PERMISSION

Town and Country Planning Act 1990

Application Number: S/OUT/20/0556/TB

Ward: Wroughton And Wichelstowe

Parish: Wroughton

Proposal:

Erection of 104no. dwellings, traffic roundabout, roads and associated works - Means of Access, Layout and Scale not reserved - (without compliance with condition 29 of permission S/15/1750 regarding substitute drawings).

Site Address:

Land To The Rear Of Woodland View, Wroughton Swindon

Agent:

Mr James Blake
Pro Vision
Grosvenor Court
Ampfield Hill
Ampfield
Romsey
SO51 9BD

Applicant:

Mr Nick King
Hills UK Ltd.
C/o Agent

The Local Planning Authority **HEREBY GRANT PLANNING PERMISSION** for the development proposed in the application subject to the scheduled conditions.

WARNING:
IF YOU DO NOT COMPLY WITH THE CONDITION(S) BELOW,
THE COUNCIL MAY TAKE LEGAL ACTION AGAINST YOU

Conditions

1. Approval of the details of the appearance and landscaping of the development (herein known as the reserved matters) shall be obtained from the Local Planning Authority prior to the commencement of any development. The application(s) for the approval of reserved matters shall be submitted to the Local Planning Authority before the expiration of 3 years from the date of this permission.

Reason: To accord with Section 92(2) of the Town and Country Planning Act as the application is in outline.

2. The development hereby permitted shall be commenced either before 15th February 2021 or before the expiration of 2 years from the date of the last of the reserved matters to be approved, whichever is the later.

Reason: To enable the Council to review the suitability of the development in accordance with Section 92(2) of the Town and Country Planning Act 1990.

CMP

3. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall:

- i. specify the type and likely number of vehicles;
- ii. specify point of construction access and access route to the site;
- iii. provide for the parking of vehicles of site operatives and visitors;
- iv. provide for the loading and unloading of plant and materials;
- v. provide for the storage of plant and materials used in constructing the development;
- vi. provide for wheel washing facilities;
- vii. specify the intended hours of construction operations;
- viii. measures to control the emission of dust and dirt during construction

Reason: To reduce the potential impact on the public highway during the site preparation and construction phase(s) of development in accordance

Landscape Protection and Maintenance

4. All landscaping shall be carried out in accordance with the reserved matters approved schemes of landscaping; this shall include a planting schedule (an appropriately scaled planting plan to include the location, numbers, size, species and positions of all new trees and shrubs, details of existing and proposed walls, fences, other boundary treatment), timetable of works, details of the positions, species and crown spread of all existing trees and hedgerows on the land, detailing those to be retained, together with measures for their protection during development. Any planting which, within a period of 5 years from the date planted, dies, is removed or becomes seriously damaged or diseased, shall be replaced by one of similar size(s) and species within the next planting season.

Reason: To ensure that the appearance of the development is acceptable and in the interests of amenity.

Tree Protection

5. No materials, plant, soil or spoil shall be stored underneath, and no burning of materials shall take place within 5 metres of the furthest extent of, the canopy of any tree or group of trees or hedges on the site shown for retention on the approved plans. No existing tree shall be lopped, topped, felled, destroyed or wilfully damaged including any damage to roots, without the prior written consent of the Local Planning Authority

Reason: To ensure minimal interference with trees that are to be retained on the land and ensure that damage does not occur to the trees during building operations.

Vehicular Parking

6. The building(s) hereby permitted shall not be occupied until the vehicular parking and turning facilities, including garages where provided, have been provided in accordance with the submitted plan (drawing no. 1313/PO2 rev T), and those facilities shall be maintained available for those proposes thereafter.

Reason: To reduce the potential highway impact by ensuring that adequate parking and manoeuvring facilities are available within the site.

Speed/Traffic/On Street Parking Control

7. Prior to first occupation of the development, a speed restriction and parking restriction scheme(s) broadly in accordance with that shown on drawing numbered 4175/204(C) shall be implemented and opened to the public.

Reason: To provide safe and suitable access for all in accordance with Policy TR2 of Swindon Borough Council Local Plan 2026.

Junction

8. No works shall commence on site (other than those required by this condition) on the development hereby permitted until the first 100m of the access road, including the junction with the existing public road, associated visibility splays, footways and replacement of street parking bays, has been completed to at least binder course level.

Reason: To reduce potential highway impact by ensuring that there is a satisfactory access at the commencement of construction works and for the duration of the development, in accordance with policy TR2 of the Swindon Borough Local Plan 2026.

9. No dwelling on the development hereby approved shall be occupied until the carriageway(s) (including surface water drainage/disposal, vehicular turning head(s) and street lighting) providing access from the nearest public highway to that dwelling have been completed to at least binder course level and the footway(s) to surface course level.

Reason: To ensure a satisfactory means of access for occupants of the development.

Link to school

10. The area of land in the south of the site between the two storage basins shall be kept available for a future vehicle link to the school site, no item shall be built or placed here until such time as the vehicular access to the school site is implemented.

Reason: In the interests of providing future safe and suitable access to the school site.

Contaminated Land, Ground and Surface Water - site assessment

11. No development shall commence on any phase or area until the following has been completed:

a) A site investigation has been designed for the site using the information obtained from the desktop study and any diagrammatical representations (Conceptual Model). This should be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:

- o A risk assessment to be undertaken relating to human health, groundwater and surface waters and other relevant receptors associated on and off the site that may be affected, and

- o Refinement of the Conceptual Model, and

- o The development of a Method Statement detailing the remediation requirements.

b) The site investigation has been undertaken and completed in accordance with the details approved by the Local Planning Authority and the risk assessment has been undertaken.

c) A Method Statement detailing the remediation requirements, including measures to minimise the impact on human health, ground and surface waters and other relevant receptors, using the information obtained from the Site Investigation has been submitted to the Local Planning Authority. This should be approved in writing by the Local Planning Authority prior to that remediation being carried out on the site.

d) A scheme to prevent the ingress of landfill gas, including full details of proposed building construction techniques to be incorporated into the development to prevent the ingress of landfill gas.

Reason: To protect the safety of future occupants of the development and to ensure that the proposed site investigations and remediation will not cause pollution of Controlled Waters.

Contaminated Land, Ground and Surface Water - remedial works

12. The remediation requirements in the Method Statement as detailed above pursuant to conditions 14 a) to c) and as may be agreed in writing by the Local Planning Authority, shall be fully implemented before the development is commenced. The remediation requirements in the Method Statement as detailed above pursuant to conditions 14 d) shall be completed before the occupation of the development. Upon completion of the remediation measures detailed in the Method Statement, a report shall be submitted to the Local Planning Authority to verify that the required works regarding human health, ground and surface water and other relevant receptors have been carried out in accordance with the approved Method Statement(s) for those areas. Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report.

Reason: To protect Residents and Controlled Waters by ensuring that the remediated site has been reclaimed to an appropriate standard.

Reporting of Unexpected Contamination

13. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority and development must be halted on the part of the site affected by the unexpected contamination.

An assessment must be undertaken in accordance with the requirements of condition 14, and where remediation is necessary a remediation scheme, together with a timetable for its implementation, must be submitted to and approved in writing by the Local Planning Authority in accordance with the requirements of condition 15.

The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme written confirmation that all works were completed must be submitted to and approved in writing by the Local Planning Authority in accordance with condition 15.

Reason: To ensure any contamination of the site is identified and appropriately remediated.

Soakaways on Contaminated Ground

14. No soakaways shall be constructed in contaminated ground

Reason: To prevent pollution of groundwater.

Access to dwellings

15. The proposed roads, including footpaths and turning spaces where applicable, shall be constructed in such a manner as to ensure that each dwelling before it is occupied shall be served by a properly consolidated and surfaced footpath and carriage way to at least base course level between the dwelling and the existing highway.

Reason: To ensure that the development is served by an adequate means of access.

Waste and Recycling Storage

16. No dwellinghouse hereby approved shall be occupied until facilities have been provided for the storage of refuse and recycling materials, details of which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of visual amenity.

Utilities

17. Unless otherwise approved in writing by the Local Planning Authority, no utility metre boxes shall be affixed or installed at the front of any dwellinghouse or to the side of any dwellinghouse where it fronts a highway or footway.

Reason: In the interests of visual amenity.

Wheelchair User Homes

18. 'Not less than 2% (rounded up) of the total residential development shall be provided as Wheelchair User Homes and, as a minimum, meet the standards specified within Part M4 (3) Category 3 of the Building Regulations 2010 (2015 edition).

- o Wheelchair user dwellings provided for sale on the open market should, as a minimum, meet the standards for wheelchair adaptable homes specified within Part M4 (3) (2a) of the Building Regulations 2010 whereby the building 'will allow simple adaptation of the dwelling to meet the needs of occupants to use wheelchairs'. Homes shall provide ramped access with flush thresholds into all doorways, doorway widths and use of a bathroom, toilet and kitchen at entry level as well as sufficient space to enable internal circulation, through-the-floor lift vertical circulation and for kitchens and bathrooms to be fully adapted in the future for use by wheelchair user occupiers in accordance with a plan or schedule, which shall have first been submitted to and approved in writing by the Local Planning Authority.

- o For wheelchair user homes provided as social housing (distributed according to the Council's allocation scheme), the dwellings should, as a minimum, meet the standards for wheelchair accessible homes specified within Part M4 (3) (2b) of the Building Regulations 2010 whereby the building will 'meet the needs of occupants who use wheelchairs' from the point of completion. Homes shall provide ramped access with flush thresholds into all doorways, doorway widths, space for internal circulation, a fitted through-the-floor lift and a fully adapted bathroom, toilet and kitchen (all at entry level), in accordance with a plan or schedule, which shall have first been submitted to and approved in writing by the Local Planning Authority.

These design features and provisions shall be retained for so long as the buildings hereby permitted remain in use as dwelling houses. This requirement shall be implemented as a cumulative total across the site triggered for every 50th dwelling submitted for approval. Wheelchair user homes will be provided as one or two storey dwellings only and meet the current specialist housing need within the Borough.

Reason: for reasons of inclusivity and accessibility.

Maintenance of Streets

19. No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and

maintenance details until such time as either a dedication agreement has been entered into or a private management and maintenance company has been established.

Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway.

Drainage Strategy

20. Development shall not begin until a surface water drainage scheme for the site, in accordance with the approved drainage strategy 'Drainage Statement Technical Note (4175/02), Issue 2, November 2019', has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include, but not be limited to:

- o Evidence that the proposed flows from the site will discharge at or below greenfield runoff rates, or as close as practical for any areas that have been previously developed;
- o Details of how the drainage scheme has incorporated SuDS techniques to manage water quantity and maintain water quality in accordance with best practice guidance including the latest SuDS Manual C753;
- o Detailed drainage plan showing the location of the proposed SuDS and drainage network with exceedance flow routes clearly identified;
- o Details to demonstrate the SuDS Scheme has been designed in accordance with best practice guidance including the latest SuDS Manual C753;
- o General arrangement, which should be coordinated with the landscape proposals and the masterplan;
- o Manhole Schedules;
- o Detailed drainage calculations for all rainfall events up to and including the 1 in 100 year plus climate change to demonstrate that all SuDS features and the drainage network can cater for the critical storm event for its lifetime;
- o Details of how the scheme shall be maintained and managed after completion;
- o Any drainage systems offered for adoption will be designed to Sewers for Adoption 7th edition and/or SBC standards as part of the detailed design and relevant technical approval processes.

Reason: To prevent flooding.

Drainage Maintenance

21. Development shall not be occupied until a surface water drainage maintenance scheme for the site, in accordance with the approved maintenance regime 'SuDS Maintenance Plan (Technical Note 4175/01), Issue 3, November 2019', has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be maintained in accordance with the approved details.

Reason: To prevent flooding.

Noise condition (indoor ambient noise levels)

22. The proposed residential units shall be designed to meet the indoor ambient noise levels contained in British Standard 8233:2014 (or later versions) which currently require:

Resting 35 dB LAeq,16hour

Dining 40 dB LAeq,16hour

Sleeping 30 dB LAeq,8hour

45dB LAFmax

55 dB LAeq, 16hour in external amenity spaces

The details shall be supplied to and agreed in writing by the LPA and carried out in accordance with these agreed details.

Reason: In the interest of residential amenity.

Noise condition

23. Where the specified internal noise levels in bedrooms and living rooms can only be achieved by closing windows, supply air mechanical ventilation (MVHR) shall be provided to the room to a standard of ventilation to be agreed in writing by the Local Planning Authority. All supply air ventilation systems shall be supplied with heat recovery to reduce energy loss in winter and shall be supplied with a heat recovery by-pass in summer. All supply air ventilation systems shall have a standard and boost facility. All the controls on mechanical ventilation systems shall be easily and practically accessible by the occupants of the dwelling.

The details shall be supplied to and agreed in writing by the LPA and carried out in accordance with these agreed details.

Reason: In the interest of residential amenity.

Noise condition

24. Prior to the commencement of any development a BS 4142:2014 (or later versions) assessment should be undertaken to consider the impact of operational noise from the nearby farm, including any plant/machinery on nearby residential premises. Where the rating level of any noise source exceeds 5dB below the background level (LA90), as determined by a BS 4142:2014 assessment, a scheme of noise mitigation should be implemented and maintained.

The details shall be supplied to and agreed in writing by the LPA and carried out in accordance with these agreed details.

Reason: In the interest of residential amenity.

Noise condition (traffic noise)

25. Further acoustic assessment of road traffic noise shall be submitted prior to commencement of any development. This assessment shall consider the impact of road traffic noise on existing properties along Woodland view resulting from changes to the road layout and traffic flow upon implementation of the proposed roundabout. In particular, consideration shall be given to the character component of road traffic noise as well as the overall sound pressure levels. In addition, the assessment shall further consider and develop the proposed barrier mitigation in respect of lower frequency noise from vehicles passing existing properties via the proposed access road.

The details shall be supplied to and agreed in writing by the LPA and carried out in accordance with these agreed details.

Reason: In the interest of residential amenity.

Noise condition (noise survey)

26. Prior to occupation of the residential units, a pre-occupation validation noise survey shall be conducted in order to demonstrate that the noise mitigation measures detailed are effectual in reducing external noise to an acceptable level and a certificate of compliance by an approved acoustic assessor should be submitted to the Local Planning Authority to demonstrate that the standards required under BS 8233:2014 have been achieved. The survey shall demonstrate compliance with the following criteria:

Resting 35 dB LAeq,16hour

Dining 40 dB LAeq,16hour
Sleeping 30 dB LAeq,8hour
45dB LAFmax

55 dB LAeq,16hour in external amenity spaces

The details shall be supplied to and agreed in writing by the LPA and carried out in accordance with these agreed details.

Reason: In the interest of residential amenity.

PD Rights

27. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any Order revoking and re-enacting that Order no development falling within Schedule 2, Part 1, Classes A, D and E of the Order shall be carried out on plots 54 to 104 inclusive, without express planning permission of the Local Planning Authority.

Reason: The implementation of permitted development rights would be unacceptable due to possible contamination.

28. Ecology

Prior to the commencement of works on site in connection with the development hereby permitted an updated desk study and Phase 1 habitat survey/ecological appraisal shall have been undertaken and have been submitted to and approved in writing by the Local Planning Authority. Where appropriate, mitigation and enhancement measures and provision for further update surveys shall be included in the development in accordance with a timetable to be agreed by the Local Planning Authority.

Reason: To protect and enhance biodiversity.

29. This approval shall be in respect of drawing numbers: 1313/P01, 1313/P03 C, 1313/P04-1 E, 1313/P04-2 C, 1313/P04-3C, 1313/P04-4C, 1313/P04-5C and 817-01.2 received by the Local Planning Authority on 7th May 2020, drawing numbers: P1-01 B, P1-02 B, P1-03 B, P1-04 B, P1-05 B, P1-06 B and P1-07 B received on 10th August 2020, drawing number P1-09 C received on 7th September 2020 and drawing number P1-01 G received on 11th November 2020.

Reason: To define the scope of the development hereby permitted, in accordance with section 72 of the Town and Country Planning Act 1990.

30. Prior to the occupation of the development hereby permitted bird boxes (including swift boxes/bricks) shall have been installed at the site in accordance with details (number, type and location) that shall have first been submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interests of biodiversity net gain/mitigation.

Informatives

1. 1. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow of 9 litres/minutes at the point where it leaves Thames Water pipes. The developer should take account of this minimum pressure in the design of the proposed development. 2. The proposed development will require works to be carried out on the public highway and the Applicant/Developer is required to enter into a legally binding Highway Works

Agreement (including an appropriate bond) with the Local Highway Authority before commencing works on the development. TransportDevelopment@Swindon.gov.uk 3. The applicant is advised that to fully comply with condition ## above, the local planning authority requires a copy of a completed dedication agreement between the applicant and the local highway authority or the constitution and details of a Private Management and Maintenance Company confirming funding, management and maintenance regimes. TransportDevelopment@Swindon.gov.uk 4. The Local Highway Authority will require the developer/landowner to provide a surety under the Advance Payment Code (APC) provisions within the Highways Act 1980 (Sections 219 to 225), to ensure the proper implementation of new private highway which may be offered for adoption to the LHA at a later date, either by way of a Section 38 Agreement, or at the request of the frontagers. Further information in this respect may be obtained by contacting Swindon Borough Council's Transport Development Management team. TransportDevelopment@Swindon.gov.uk 5 The weather will have an impact on construction sites which in turn will require roads to be swept in addition to using wheel wash facilities. Swindon Borough Council are on winter service alert for gritting roads around the Borough from mid-October to mid-April each year, the treated roads are shown on the attached plan. The de-icing material used for road treatment by this council is Thorox, this material is rock salt treated with an agricultural by-product similar to molasses and has the advantage of being active on the carriageway for up to three days providing there is no substantial precipitation or sweeping. It is imperative that any salt removed from the treated network by sweepers clearing mud and debris is replaced straight away at a spread rate of 15g/m². Where a sweeper is used on the roads around your site, you have a responsibility to retreat roads after washing or sweeping to ensure safety of road users is maintained during the winter period. In order to assist with this retreatment, Swindon Borough's Highway Operations Team can provide a filled grit bin at a cost available on request for use by developers, it should be noted that once delivered the bin and its contents will be in the property of the developer. In the first instance, please contact, Duty Winter Service Engineer, 01793 466354 to discuss and confirm site specific requirements. 6. In addition to this consent, under the Town Improvement Clauses Act 1847 the applicant is required to contact SBC's Street Naming & Numbering Officer as soon as possible with regard to registering new or changes to the official address of any properties within this development.

http://www.swindon.gov.uk/info/20031/roads_parking_and_transport/321/apply_for_street_name_or_number 7. The grant of planning permission does not permit any changes, alterations, obstructions, diversions, closures or additional use by motor vehicles of any public rights of way affected by the proposal, the developer is required to contact the Council's public rights of way team for permission prior to undertaking any works. 8. In addition to this consent, the developer will require Local Highway Authority approval in connection with the Public Right of Way. The Applicant is required to obtain this approval before works commence, and is therefore recommended to contact Swindon Borough Council's Highway Infrastructure Asset Management Department in this respect as soon as possible. 9. CIL Liable Development: This development constitutes Community Infrastructure Levy (CIL) liable development. CIL is a mandatory financial charge on development. For more information on CIL visit www.swindon.gov.uk/cil or telephone the SBC CIL Team on 01793 466289 or 466397 or email cil@swindon.gov.uk. To avoid additional financial penalties the requirements of the impact of CIL must be managed before development is commenced and subsequently payment made in accordance with the requirements of the CIL Demand Notice issued. Information on possible exemptions that may be capable of being applied for can be found at: https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy and <https://www.gov.uk/guidance/community-infrastructure-levy>. CIL remains relevant in the event that planning permission is allowed by Planning Appeal.

Richard Ben.

Director of Strategic Development

Date: 10th February 2021

Notes

“The Local Planning Authority”, and “the application” referred to within this notice, are described on page 1 of this notice. The conditions have been imposed for the reasons set out within this notice.

In addition to this consent, if this permission results in amendments to or provision of new properties please contact gazetteers@swindon.gov.uk or telephone: 01793 466271 for information and advice regarding the registration of new or revised property addresses. The naming of streets and addressing of properties within the Borough, is controlled by Swindon Borough Council under the Town Improvement Clauses Act 1847. The Act is used to make sure that any new street names, building names and numbers are allocated logically and that a unique and unambiguous address is provided for every property within the Borough.

If the Applicant is aggrieved by the decision of the Local Planning Authority to grant permission for the proposed development with conditions, the applicant may appeal to the Secretary of State in accordance with section 78 of the Town and Country Planning Act 1990, within 6 months of the date of the decision. Appeals must be made on a form that is obtainable from the Secretary of State at The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or alternatively you may appeal online at <https://www.gov.uk/government/organisations/planning-inspectorate>

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by the Secretary of State.

If the permission to develop land is granted with conditions, the owner of the land may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner, may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land in accordance with the provision of Chapter I of Part 6 of the Town and Country Planning Act 1990.



APPROVAL OF MATTERS RESERVED IN A PLANNING PERMISSION GRANTED ON AN OUTLINE APPLICATION

**Application
Number:**

S/RES/20/0555/TB

Parish:
Wroughton

Ward: Wroughton And Wichelstowe

Proposal:

Erection of 104no. dwellings, traffic roundabout, roads and associated works - Reserved Matters from previous outline permission S/OUT/20/0556.

Site Address: Land To The Rear Of Woodland View, Wroughton Swindon

Agent:

Mr James Blake
Pro Vision
Grosvenor Court
Ampfield Hill
Ampfield
Romsey
SO51 9BD

Applicant:

Mr Nick King
Hills UK Ltd
C/o Agent

WARNING;

**IF YOU DO NOT COMPLY WITH THE TIMING OF DISCHARGE AND
SUBMISSION REQUIREMENTS OF THE CONDITION(S) BELOW, YOU
MAY INVALIDATE YOUR PLANNING PERMISSION AND/OR CREATE A
BREACH OF CONDITION RESULTING IN LEGAL ACTION.**

1. The Local Planning Authority HEREBY APPROVE the details submitted by the applicant in the application which is expressly incorporated herewith of which brief details are by way of identification only set out in the Schedule being details which were reserved in an outline planning permission.
2. The expressions "the Local Planning Authority", "the applicant" and "the application" referred to above are those described in the schedule below.

Note: This approval is not a planning permission, but must be read in conjunction with the outline planning permission and any conditions attached thereto. In particular, this approval relates only to the matters contained in the application and the applicant should obtain separate approval of any other matters reserved by the outline planning permission if they have not already done so.

Conditions

1. The development hereby permitted shall be carried out in accordance with the following approved drawing numbers and documents: 1313/P01, E501 and P5-01 received by the Local Planning Authority on 7th May 2020, P2-01-AVE C, P2-01 AFF2B C, P2-01- FOX C, P2-01-EDI B, P2-01-FOG A, P2 01- GA2 A, P2-01- PAV received on 25th June 2021, P3-01-AFF4B E, P3-01-AFF3B E, P2-01-AFF4B D, P2-01-AFF3B D received on 18th October 2021, P5-03-PAV, P3-01-AFFWC E, P2-01-KIN E, P2-01-GRA D, P2-01-DUR D, P2-01-CHE D, P2-01-BAR D, P2-01-AFFWC D, P5-01 C, P3-01-GRA E, P3-01-FOX E, P3-01-FOG C, P3-01-EDI D received on 22nd April 2022, P3-01-FOG C, P3-01-DUR F, P3-01-CHE G, P3-01- BAR F, P3-01-AVE E, P3-01- AFF4B F, P3-01- AFF3B F, P3-01- AFF2B E, P3-02-KIN F received on 27th May 2022, the Ecological Impact Assessment received on 14th April 2023, P3-02-AP1 E, P3-01-AP1 F, P2-03-AP1 D, P2-02-AP1 C and P2-01- AP1 C received on 3rd March 2023, WHL-833-1 G, WHL-833-02 C, WHL-833-03 D, WHL-833-04 F, WHL-833-05 F and P1-08 F received on 14th April 2023 and P1-01 P received on 3rd May 2023.

Reason: To define the scope of the development hereby permitted, in accordance with section 72 of the Town and Country Planning Act 1990.

2. For the avoidance of doubt all access alleyways shall be gated at the point of entry from the street.

Reason: In the interests of minimising crime and the fear of crime.

3. The development shall be carried out in accordance with the recommendations in the Ecological Impact Assessment report (Pro Vision, April 2023) and the associated approved drawings at timescales as detailed in the report or where no timescales are set then no later than prior to occupation of the development hereby permitted.

Reason: In the interests of biodiversity.

4. Prior to the commencement of works on site in connection with the development hereby permitted 6no. tree mounted bat boxes by Bark Boxes, 3no. reptile hibernacula, reptile exclusion fences, and the reptile receptor site as detailed in the Ecological Impact Assessment report (Pro Vision, April 2023) are to be installed/provided. Photos of these wildlife features in their installed locations plus context photos are first to be submitted to approved in writing by the Local Planning Authority prior to the commencement of development on site. The wildlife boxes, reptile hibernacula and

reptile receptor site are to be retained in that manner.
Reason: to mitigate construction impacts on wildlife.

5. Prior to the occupation of the development hereby permitted photos of the integral bat and bird boxes, and hedgehog gaps in fences (as detailed in in Ecological Impact Assessment report (Pro Vision, April 2023)) in their installed locations plus context photos are to be submitted to agreed in writing by the Local Planning Authority. The wildlife features are to be retained in that manner thereafter.
Reason: To achieve biodiversity net gain.

Informatives

1. CIL Liable Development: This development constitutes Community Infrastructure Levy (CIL) liable development. CIL is a mandatory financial charge on development. For more information on CIL visit www.swindon.gov.uk/cil and <https://www.gov.uk/guidance/community-infrastructure-levy> and <https://www.planningportal.co.uk/planning/policy-and-legislation/CIL/about-CIL> . To avoid additional financial penalties the requirements of the impact of CIL and correct process must be managed before development is commenced and subsequently where relevant payment made in accordance with the requirements of the CIL Demand Notice(s) issued. Information on possible exemptions that may be capable of being applied for and all the forms can be found at these links. Note: CIL remains relevant in the event that planning permission is allowed or relevant development is permitted by Planning Appeal.

2. In the interests of safety, the applicant is recommended to incorporate fire prevention measures within the development, such as sprinkler systems. Further advice can be obtained from Wiltshire Fire Brigade by visiting www.wfb.org.uk

3. In addition to this consent, please contact gazetteers@swindon.gov.uk or ring 01793 466271 for information and advice regarding the registration of new or revised property addresses. The naming of streets and addressing of properties within the Borough, is controlled by Swindon Borough Council under the Town Improvement Clauses Act 1847. The Act is used to make sure that any new street names, building names and numbers are allocated logically and that a unique and unambiguous address is provided for every property within the borough.

4. There is a risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species Regulations 2017 (as amended) even when

bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or to contact the Bat Advice Service on 0845 1300 228, email enquiries@bats.org.uk or visit the Bat Conservation Trust website.

**Authorised by Richard Bell,
Director Of Strategic Development And
Growth**

A handwritten signature in black ink that reads "Richard Bell". The signature is written in a cursive, flowing style.

**Decision Dated: 8th September
2023**

Appendix C Correspondence

Matthew Keehn
Hills Group Limited
Wiltshire House
County Park Business
Shrivenham Road

Our reference: EPR/JB3008CM/A001
Date: 07/09/2020
Swindon
SN1 2NR

Dear Mr Keehn

Pre application advice – Basic service

Site: Former landfill at North Wroughton

Thank you for your pre application enquiry on 04/12/2019 and for taking the time to speak with me on 13/02/2020. Following final review of the enhanced discussion on the 05/09/2020 below is a basic pre-application letter for the proposed operation.

Forms

You need to submit the following forms – Part A, Part B2, Part B4 and Part F1. You will need to ensure you download the latest version of the forms, as your application will be returned if an old version of the forms is used:

<https://www.gov.uk/government/collections/environmental-permit-application-forms-for-a-new-bespoke-permit>.

You must read all accompanying guidance when completing the forms to ensure you do not miss anything out.

You must ensure you provide dates of birth for all appropriate people as per Appendix 1 in form Part A, and Appendix 2 in form B2. Failure to do so will delay your application being put into our systems. Please note that these details will not be made available on the Public Register.

Declaration (Form F1)

Ensure the Declaration section is completed by each “relevant person”.

- For an application from an individual, a relevant person is the person to be named on the permit.
- For an application from more than one individual, each person who is applying for their name to be on the permit must complete the declaration – you will have to

print a separate copy of the declaration page for each additional individual to complete.

- In the case of a company, a relevant person must be an active director/company secretary as listed on Companies House – <https://beta.companieshouse.gov.uk/>
- For a charity, a relevant person is a key post holder, i.e., chair, chief executive, director or trustee.

Mandatory information required

The following additional documents and supporting information will be required as part of your application:

Site Plan

The site location drawing should clearly outline the site boundary in a green, unbroken line. The site plan should not be an aerial photograph. The site plan should include a date and a reference, and must be drawn accurately to a defined scale. It is helpful if local features are shown on the plan to help us clearly identify the exact location of the site.

If you are sending us a paper copy of your site plan it must be either A3 or A4 size. Alternatively you can send us an electronic copy on CD or via email.

You should also provide plans showing the site's infrastructure, storage and drainage arrangements.

Evidence of appropriate technical competence

If you already have an appropriate qualification, you must provide a copy of the original technical competence certificate, along with the most recent continuing competency certificates, if required.

If you do not yet have the appropriate award but have registered for it, you must provide written confirmation from the course provider of your registration.

If you are relying on the EPOC qualification for a medium or high risk activity, you must provide a copy of the original EPOC certificate and any continuing competencies, along with confirmation from the course provider that you are registered on the appropriate full award.

For further information, including who to contact for advice on the appropriate level of qualification and alternative routes, refer to the B2 guidance which can be found at:

<https://www.gov.uk/government/publications/application-for-an-environmental-permit-part-b2-new-bespoke>

Environment Management System

We require you to submit a summary of your Environment Management System. Your summary should cover all the points in 'Develop a management system: environmental permits' at

<https://www.gov.uk/guidance/develop-a-management-system-environmental-permits>

Non-Technical Summary

You need to send us a non-technical summary which should explain your proposal using non-technical language. This should summarise your operations (including how waste is handled, treated and stored), key technical standards you will adhere to and the main control measures arising from your risk assessment.

Site-specific risk assessment produced in line with our guidance or equivalent

You should describe the environmental risk posed by your proposals. This must take the form of an environmental risk assessment which should follow the methodology set out in 'Risk assessments for your environmental permit' at <https://www.gov.uk/guidance/risk-assessments-for-your-environmental-permit>

Site condition report (SCR)

We require a site condition report in line with the H5 Site Condition Report Guidance. This guidance includes a template you can use:

<https://www.gov.uk/government/publications/environmental-permitting-h5-site-condition-report>

Note that the SCR is not needed for areas where you permanently deposit waste you should refer to the Environmental Setting and Site Design (ESSD) template (more information below) for further information. We recommend you complete your ESSD first as you may be able to use that content for your SCR.

Waste Recovery Plan

You must send a waste recovery plan that complies with our guidance (link below). You can apply for a pre-application assessment of your waste recovery plan. We will assess your plan to check your operation is, in principle, a waste recovery activity.

We recommend a pre-application assessment prior to permit application submission because if you cannot demonstrate that your activity is a recovery operation then any application is likely to be refused. If that did happen you would lose your full application fee.

If we complete a pre-application assessment of your waste recovery plan prior to permit application submission, you will need to include the approved plan with your permit application.

The charge to assess your waste recovery plan (whether completed at pre-application or on application) is £1,231.00.

For further guidance see:

<https://www.gov.uk/guidance/waste-recovery-plans-and-permits>.

Environmental setting and site design (ESSD)

You must describe your site by developing a conceptual model and appropriate 'source - receptor' risk pathway poses to water, land or people. A template is available at:
<https://www.gov.uk/government/publications/report-template-environmental-setting-and-site-design>

Waste acceptance procedures

You must confirm in waste acceptance procedures how you will confirm that you will only accept waste that is suitable and will not cause pollution. For further guidance, see:
<https://www.gov.uk/guidance/waste-acceptance-procedures-for-waste-recovery-on-land>

Further information which may be required (as per the B4 application form and guidance)

The following documents will need to be provided or justification why they are unnecessary for your operations. You only need to include the risks relevant to your activity. Your ESSD may identify that these do not apply to your site, in which case you should refer to the parts of your ESSD that explain why they do not apply. Below are the main documents and useful guidance should you require it:

- Hydrogeological risk assessment (see below)
- Benefit statement (see below)
- Outline engineering Plan
<https://www.gov.uk/guidance/waste-recovery-engineering-create-a-construction-quality-plan>
- Stability Risk Assessment
<https://www.gov.uk/government/publications/stability-risk-assessment-report-template>
- Monitoring Plan <https://www.gov.uk/guidance/waste-recovery-plans-and-permits#gas-monitoring>
- A plan for closing the site and procedures for looking after the site once closed
<https://www.gov.uk/government/publications/landfill-epr-502-and-other-permanent-deposits-of-waste-how-to-surrender-your-environmental-permit>

Hydrogeological risk assessment report template

Note, in our experience a HRA is likely required for your application, the complexity of this risk assessment will be subject to site setting but could be qualitative or quantitative. Your site risk assessment and ESSD will help inform you what complexity of HRA is required. Here is the link:
<https://www.gov.uk/government/publications/hydrogeological-risk-assessment-report-template>

Further information is given under the section “Carry out a groundwater risk assessment” at:

<https://www.gov.uk/guidance/landfill-operators-environmental-permits/plan-the-environmental-setting-of-your-site>.

For more information on other requirements see the form guidance available via the following link:

<https://www.gov.uk/government/publications/application-for-an-environmental-permit-part-b4-new-bespoke-waste-operation>.

Benefit Statement

Subject to the proposed limits of your activity and your responses to our application forms. If your activity involves the deposit of waste to provide a growing medium for agricultural benefit or ecological improvement you may need to provide a benefit statement in accordance with EPR 8.01 section 6.

For further guidance see:

<https://www.gov.uk/government/publications/landspreading-additional-guidance>.

Management Plans

Odour Management Plan (OMP)

In this case we have advised you consider this as whether the waste is or is not odorous may only be evident during excavation.

Consult with gov.uk to see if the type of site is listed as requiring an OMP:

<https://www.gov.uk/guidance/control-and-monitor-emissions-for-your-environmental-permit#odour>

Where your site is accepting odorous waste an OMP will need to be supplied for assessment. You should follow the H4 guidance on our website:

<https://www.gov.uk/government/publications/environmental-permitting-h4-odour-management>

Emissions (Dust) Management Plan (DMP)

We consider that this application will require the submission of a DMP because of the nature of the activity and the site's proximity to receptors. To see which sites commonly require a DMP and for information about how to write a DMP, see:

<https://www.gov.uk/guidance/control-and-monitor-emissions-for-your-environmental-permit#emissions-that-do-not-have-set-limits>

Noise Impact Assessment (NIA)

If you think that your operation is likely to cause pollution from noise or vibration beyond your site boundary you must provide a noise impact assessment (NIA) based on BS4142:2014+A1:2019 – ‘Methods for rating and assessing industrial and commercial sound’.

<https://www.gov.uk/guidance/control-and-monitor-emissions-for-your-environmental-permit#noise-and-vibration-management-plan>

Where your assessment has used calculations or modelling to predict sound pressure levels at receptors, you must follow our guidance on the presentation of your acoustic data: Noise impact assessments involving calculations or modelling.

<https://www.gov.uk/guidance/noise-impact-assessments-involving-calculations-or-modelling>

Your NIA must be accompanied by a Noise Management Plan based on the results of your NIA.

Noise Management Plan (NMP)

Where your risk assessment cannot screen out impacts from noise and vibration beyond your site boundary you must produce a noise and vibration management plan. The aim of the management plan is to prevent, or where that is not possible minimise, impacts to receptors.

Your noise management plan must take into consideration the outcomes of any noise and vibration impact assessment and provide evidence that appropriate mitigation measures have been taken to control the risks from the activity and operations undertaken on your site.

The Environment Agency have published guidance on appropriate measures and requirements of a management plan to assist you in the preparation of the plans.

<https://www.gov.uk/government/publications/environmental-permitting-h3-part-2-noise-assessment-and-control>

If you are unsure as to whether a Noise Impact Assessment and Noise Management Plan are required for your proposal request further enhanced pre application advice. We may return the application, and potentially retain part of your fee, if we find a Noise Impact Assessment and Noise Management Plan should have been included as part of your application.

Further guidance

I would highly recommend that you read our Core Guidance document which will tell you about the permitting process and provide information about your responsibility as a waste operator. Here is the link:

customer service line **03706 506 506**

floodline **03459 88 11 88**

incident hotline **0800 80 70 60**

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https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/211852/pb13897-ep-core-guidance-130220.pdf

You should use the Technical Guidance WM3 to help you classify your wastes which is found at:

<https://www.gov.uk/government/publications/waste-classification-technical-guidance>

You might also find useful to read relevant sections of the Sector Guidance Note S5.06 for the recovery and disposal of hazardous and non-hazardous waste, which can be found here:

<https://www.gov.uk/government/publications/sector-guidance-note-s506-recovery-and-disposal-of-hazardous-and-non-hazardous-waste>

Is it a waste?:

Our pre-application advice is given on the basis you would like to apply for an environmental permit for waste operations.

It does not include an assessment of whether the material you are proposing to [treat, store, and/or use] is a waste or non-waste.

For guidance on the legal requirements (duty of care) for waste producers and the classification and definition of waste see:

- Waste duty of care code of practice – including your responsibility if you produce waste -: <https://www.gov.uk/government/publications/waste-duty-of-care-code-of-practice>
- Legal definition of waste guidance: <https://www.gov.uk/government/publications/legal-definition-of-waste-guidance>
- IsItWaste tool: for advice on the by-products and end of waste tests – including how to apply to our charged Definition of Waste service -: <https://www.gov.uk/government/publications/isitwaste-tool-for-advice-on-the-by-products-and-end-of-waste-tests>

Definition of Waste: Code of Practice (DoW:CoP):

For advice on use of the DoW:CoP we would advise that you make contact with Contaminated Land: Applications in Real Environments (CL:AIRE)

<https://www.claire.co.uk/home>.

Application Fees

Here is a summary of the charging components which make up the application charge for this proposal:

Baseline line fee of £9,207 for deposit of waste for recovery – see table 1.16 of the charging guide, row 1.17.9.

customer service line **03706 506 506**
incident hotline **0800 80 70 60**

floodline **03459 88 11 88**

You will also need to pay £1,231.00 for the assessment of your waste recovery plan - see table 1.19 of the charging guide, row 1.19.1. Note, if you have already paid for a pre-application assessment and your plan does not require re-assessment you do not need to pay this fee again.

Subject to being necessary at the site, as per guidance under section *Management Plans* (above), the following plans and assessments should also be added to the baseline fee(s):
£1,241.00 Emissions management plan – see table 1.19 of the charging guide, row 1.19.5.
£1,246.00 Odour management plan – see table 1.19 of the charging guide, row 1.19.6.
£1,246.00 Noise and vibrations management plan – see table 1.19 of the charging guide, row 1.19.7.

The cost of this application (including all management plans and assessments listed), will be £14,171.00. Should your risk assessment show that name plan(s) are not required, remove the relevant fees from this amount.

Note, your application will not be processed until we receive the full application fee payment.

The charging scheme can be found at:

<https://www.gov.uk/government/publications/environmental-permitting-charging-scheme-2019>

You will need to pay a first year of operation charge once a permit is issued. This is a one off extra charge of £672 for the first year of your operations. This charge covers the costs of an additional site visit from the Environment Agency to provide you with advice at the start of your operations. We do this to make sure your operation is compliant from the beginning as this is more cost effective than trying to put things right later. You will also have to pay an annual subsistence charge which you can find in section 2.16 of the charging scheme.

Note, a subsistence charge is an annual charge which is based on the type and scale of the activity. Payment of this charge must not be included with payment of an application fee. Subsistence charges are invoiced to operators annually, after a permit is issued. The subsistence charge given above may change if we issue you a permit for an activity of a different type and/or scale to the proposed activity in this pre-application request.

What happens next?

If you submit an environmental permit application then please quote this pre-application reference number: EPR/JB3008CM/A001.

If the advice above details using the [online digital application form](#), your application can be submitted using this method. If not, send your completed application documents via email to: psc@environment-agency.gov.uk

We are not currently processing paper applications as our offices are closed. Any applications submitted via post will be stored at the Permitting Support Centre until we are able to re-open the office. For further information, check our latest operational update on the [Environment Agency website](#).

Dealing with the impact of COVID-19

We are following Government advice to manage the risks of Coronavirus to our organisation, to protect the health, safety and wellbeing of our staff and sustain our critical operations.

We are doing all we can to maintain our service, however it may take us longer than usual to respond to you. It is important that you inform us of any applications that are critical to maintain national resilience, national infrastructure and critical environmental protection.

Our current queues are large and we are taking longer than usual to allocate work for duly made checks. Please see the table below for current average queue times.

Application type	Average time on queue
New standard rules	7-9 weeks
New Bespoke	10-12 weeks
Admin variation	2-4 weeks
Minor variation	6-8 weeks
Normal variation	9-11 weeks
Substantial variation	9-11 weeks
Transfer	6-8 weeks
Surrender	6-8 weeks

Disclaimer

The advice given is based on the information you have provided, and does not constitute a formal response or decision of the Environment Agency with regard to future permit applications. Any views or opinions expressed are without prejudice to the Environment Agency's formal consideration of any application. Note, any application is subject to duly making and then full technical checks during determination, and additional information may be required based on your detailed submission and site specific requirements and the advice given is to address the specific pre-application request.

This advice covers waste only. Other permissions from the Environment Agency and/or other bodies may be required for associated or other activities.

This pre-application request is now closed.

Further enquiries resulting from this response must be logged as a new request using the online form:

<https://www.gov.uk/government/publications/environmental-permit-pre-application-advice-form>

Our basic pre-application service is free and is limited to the information detailed on section 2 of the [Environmental permitting charges guidance](#) on gov.uk.

If you need more extensive or technical pre-application advice, you can ask for further enhanced pre-application service. The enhanced pre-application advice is charged at £100 per hour plus VAT. You will need to complete and submit a new online pre-application request to request further enhanced pre-application advice.

If you have any questions please find my contact details below.

Yours sincerely,

Guy Price

Guy.price@environment-agency.gov.uk

Wroughton Closed Landfill Pre-application meeting (enhanced re: EPR/JB3008CM/A001):

Date: 13 February 2020

Attendees:

- Matthew Keehn (Hydrock)
- Robert Hooker (Hydrock)
- Mark Tinson (Hills Group)
- Steven Smallman (Pro-vision)
- Guy Price (Environment Agency).

Meeting start: 14:00

Meet close: 15:15

Summary:

The meeting covered an agreed agenda (questions 1 – 4 below) as well as additional points raised during the meeting. Of the agreed points question 2 was discussed first and then a general discussion took place in which 1, 3, and 4 were answered alongside additional points raised.

At the outset of the meeting the Environment Agency advised that their understanding was, and is, that the material being considered for re-use is waste. Advice was given on the basis the proposed operation would re-use waste material (likely through deposit for recovery and treatment) during planned construction works at the site.

Any information contained within square brackets has been added following post meeting discussion.

Agenda:

1. Methods of meeting 'obligation' test and whether the planning permission fits the requirements.
2. Methods of meeting 'substitution' and whether the scheme would fit the requirements and what info would be required for this.
3. Submission of Waste Recovery Plan and the required information.
4. The possibility of using DoWCoP on site, particularly around reusing the top 1m uncontaminated clay capping layer on site.

Additional points raised during the meeting:

5. Definition of waste, provide guidance on definition of waste.
6. Confirm conflict of permit conditions between mobile plant and site based permit.
7. Confirm limits for hazardous waste treatment under a waste operation.
8. Check permit in northwest area of the site.

Meeting Advice:

2) Methods of meeting 'substitution' and whether the scheme would fit the requirements and what info would be required for this.

The following definition taken from the Waste Framework Directive, Article 3(15) (the directive can be found in full at: <https://ec.europa.eu/environment/waste/framework/>):

“‘recovery’ means any operation the principal result of which is waste serving a useful purpose by replacing other materials which would otherwise have been used to fulfil a particular function, or waste being prepared to fulfil that function, in the plant or in the wider economy.”

This test was considered by the Court of Appeal in *R (Tarmac) v Secretary of State for the Environment, Food & Rural Affairs*. In that case the Court of Appeal emphasised the importance of substitution, i.e. that waste is “...replacing other materials which would otherwise have been used...” (emphasis added). We are unable to grant a permit for the deposit of waste onto or into land as a recovery operation unless we are satisfied that the proposed works would be carried out using waste in substitution for a non-waste material (i.e. that they could and would be carried out with a non-waste material, if waste was not available).

An application for recovery needs to demonstrate that you are using waste in place of non-waste.

Within our guidance “*Waste recovery plans and permits*” (link below) we confirm that there are:

“... 3 main ways you can show evidence that you’re using waste in place of non waste.

- *Financial gain by using non-waste materials;*
- *Funding to use non waste;*
- *Obligations to do work.”*

Guidance can be found in full at <https://www.gov.uk/guidance/waste-recovery-plans-and-permits> (hereafter “*Guidance: WRP&P*”).

1) Methods of meeting ‘obligation’ test and whether the planning permission fits the requirements.

We cannot assess during pre-application conversations if the details of your planning permission and any associated requirements amount to an obligation (specific or general).

We do have an established pre-application service to a Waste Recovery Plans (as detailed within our Basic pre-application letter).

Note, a planning permission allows you to do certain work without setting obligations.

To support you in considering obligations prior to your application you should review “*Guidance: WRP&P*” especially the heading “*Obligations to do work: evidence*”.

We categorise an obligation as either general or specific.

General obligation:

You are required to achieve a result but it is not specified how you must do that.

We discussed the example of the need to achieve a noise reduction from an activity but not being required to achieve it in a specific way.

For more information on evidence required see “*Guidance: WRP&P*” especially section headed “*General obligations*”.

Specific obligation:

Specify the work you have to carry out.

For more information on evidence required see “*Guidance: WRP&P*” especially section headed “*Specific obligations*”.

Other main ways of demonstrating recovery:

- ***Financial gain by using non-waste materials;***

We discussed financial gain as an option to demonstrate recovery. As discussed, you will need to demonstrate that the scheme using non-waste would be commercially worthwhile. To do this you would need to provide, amongst other evidence, a cost model with supporting evidence that can demonstrate meaningful financial gain.

For this development you would need to demonstrate the profit Hills Group (as the owner and developer) can reasonably expect to make against costs following sale of either:

- o land post-engineering works;
- o properties on completion (i.e. sale of residential properties).

As per our guidance (“*Guidance: WRP&P*” section “*Financial gain by using non-waste materials: evidence*”) where demonstrating financial gain you must include:

- *“your expected income and any capital gain*
- *all the costs of generating this income and any capital gain*
- *all the costs of carrying out the work with non waste and any ongoing operating costs”*

- ***Funding to use non waste;***

This approach is more likely to be relevant for charitable organisations who, for example, have agreed funding available for a project which meets their aims as an organisation even if it is not commercially worthwhile.

3) Submission of Waste Recovery Plan and the required information.

Our guidance ("*Guidance: WRP&P*") details what is required.

The requirements differ subject to the way in which you are demonstrating recovery.

For all but a specific obligation you must include:

- Purpose of the work;
- Quantity of waste;
- Meeting quality standards;
- Evidence required under the relevant heading in the guidance e.g. "*Financial gain by using non-waste materials: evidence*";
- Evidence the waste is suitable for the intended purpose and will not cause pollution (note this will be considered in principle but not technically assessed until permit application); and if using waste to grow or feed plants (other than in the ways described under form B4, Appendix 4, question 8)
- an Agricultural Benefit or Ecological Improvement statement.

For a specific obligation you must include:

- "*evidence of the obligation*"
- *plans and cross sections that show your proposal matches the obligation on you*
- *evidence that the waste is suitable for the intended purpose*" and
- Evidence the waste is suitable for the intended purpose and will not cause pollution (note this will be considered in principle but not technically assessed until permit application); and if using waste to grow or feed plants (other than in the ways described under form B4, Appendix 4, question 8)
- an Agricultural Benefit or Ecological Improvement statement.

4) The possibility of using DoWCoP on site, particularly around reusing the top 1m uncontaminated clay capping layer on site.

We would recommend that advice is sought from CL:AIRE if consideration is given to a DoW:CoP declaration.

5) Guidance: Legal definition of waste:

As confirmed at the start of the meeting our understanding is that you are proposing the excavation and use of waste (through deposit for recovery with treatment).

That said, and your consideration of DoW:CoP aside, I also confirmed that we have guidance available to support organisations deciding if a material is a waste or not.

Our guidance will support you in working out if the wastes rules apply.

This guidance can be found at:

<https://www.gov.uk/government/publications/legal-definition-of-waste-guidance>

Guidance: Turn your waste into a new non-waste product or material

Further, at the bottom of the page linked above you will find a link for the following which provides details of how you can achieve end of waste status to create new products to the extent that waste controls no longer apply:

<https://www.gov.uk/guidance/turn-your-waste-into-a-new-non-waste-product-or-material>.

- 6) Confirm conflict of permit conditions between mobile plant and site based permit &**
- 7) Confirm limits for hazardous waste treatment under a waste operation.**

Where there is an inconsistency between a mobile plant and site based permit the requirements imposed by the site based permit will prevail.

Regulations for a waste operation (the proposed deposit for recovery permit with or without treatment) restrict hazardous waste storage to 50 tonnes at any one time and treatment to 10 tonnes per day (above these limits the activity would require an installation permit). Any mobile plant deployment that overlaps the site based permit would be restricted to these limits.

If you are proposing to deploy a mobile plant permit for the treatment of hazardous waste deploying it in a location not covered by the site based permit will mean that the conflict would not arise.

8) Check permit in northwest area of the site

[It is our understanding that the leachate treatment permit (labelled Reed bed in Photograph 1) is directly associated with the waste activity that took place on the proposed development site. That it is managing the leachate from this waste mass. As the excavations planned at the site will only result in a partial excavation of the waste mass it is likely the permit will continue to be needed, though hopefully the removal of some waste will reduce the required lifespan of this permit. As discussed the intent is to keep the permit operational until it can be surrendered. As the development will result in dwellings in close proximity to the treatment facility then consideration to the accessibility and/or security of the site is advised, these points could be discussed with the relevant Area officer as part of compliance activity.

Photograph 1: aerial photograph including proposed site boundary and location of leachate treatment facility (labelled Reed bed).]



Ticket Details

Title	Application of DoWCoP on non-waste materials at a closed landfill
Reference	CBUM-NADR-HYVP
Department	Definition of Waste
Category	Definition of Waste Code of Practice (DoW CoP)
Last Update	13 May 2022, 16:10
Please select the most appropriate:	I am a Supporter Member
Status	Open

Messages

Application of DoWCoP on non-waste materials at a closed landfill

Matthew Keehn

Hello,

11 secs ago

I am a registered Qualified Person (QP440) and work for Hydrock, who are a Supporter Member of CL:AIRE.

Hydrock are working on behalf of a developer for a closed landfill site. The former landfill historically accepted domestic and commercial waste streams prior to the license surrender in the early-1990s. Significantly, no active Environmental Permit is currently associated with the former landfill area.

The site was historically used for the excavation of clay from the underlying natural geology for use in a brick works. Waste was subsequently deposited in the former clay pits under license until 1989. The final deposits placed across the footprint of the former landfill area are cohesive in nature and have been interpreted to be the final ‘Capping Layer’ that was placed to cap the former landfill and limit infiltration through to the underlying waste deposits. In addition, a thickness of topsoil has also been placed across the footprint to provide a suitable growing medium.

Through extensive ground investigations undertaken at the site, the Capping Layer has been encountered across the footprint of the former landfill to typical depths of between 1.0 m to 1.4 m below ground level (bgl) and comprises clay with rare to occasional brick fragments and concrete (i.e., it is free of the any significant volume of anthropogenic constituents that have been encountered in the underlying domestic and commercial waste streams). In addition, the overlying topsoil has been encountered at a thickness of 0.3 m, and comprises grass over a sandy organic clay.

The ground model of the former landfill can be summarised from shallowest to deepest as:

- **Topsoil:** comprising grass over sandy organic clay encountered to a maximum depth of 0.4 m bgl.
- **Capping Layer:** comprising silty clay encountered to typical depths of between 1.0 m and 1.4 m bgl.
- **Recent Construction Waste:** deposited post-1974 up to license surrender and encountered to a maximum proven depth of 6.8 m bgl.
- Collectively referred to as 'Pits Backfill' and deposited prior to 1974, and is subdivided into:
- **Landfill Waste:** domestic type waste materials encountered to a maximum proven depth of 10.0 m bgl.
- **Reworked Site-Won Material:** which is essentially ‘quarry discards’ encountered to a maximum proven depth of 7.1 m bgl.

An extensive enabling works phase comprising significant earthworks will be required to create the development platform, and will involve the excavation and re-use of site-won materials, including the topsoil and the Capping Layer, and also the underlying waste streams. It is recognised that all such works will need to be undertaken in accordance with a regulatory framework that is acceptable to the Environment Agency. Early consultations have been held with the Environment Agency to discuss the proposed works, and included the following agenda item:

‘4. The possibility of using DoWCoP [Definition of Waste: Code of Practice] on site, particularly around reusing the top 1m uncontaminated clay capping layer on site.’

The distinct cohesive Capping Layer is interpreted as being the final landfill cap and was deposited with a predetermined use and, significantly, is not considered to have been discarded as waste (unlike the underlying domestic and commercial waste streams that have been encountered).

Similarly, the 0.3 m thickness of topsoil, which is understood to have been imported prior to 1998 to complete the reprofiling works, was also placed with a predetermined use to complete the reprofiling and provide a growing medium. Significantly, the topsoil is also not considered to have been discarded as waste.

Both the topsoil and the Capping Layer have been sampled and assessed as part of the extensive ground investigations that have been undertaken across the site to date. No active pollutant linkages have been identified specifically with regard to either of the topsoil or Capping Layer materials (relating to either human health or the environment) and the materials are considered to be suitable for their current use.

Therefore, to all intents and purposes the topsoil and the Capping Layer materials are not considered to be waste.

We are seeking advice regarding the specific re-use of the topsoil and Capping Layer, which, as described above, are considered to never have been discarded as waste.

As part of the consultations held to date, the Environmental Agency provided the following advice with regard to the agenda item (4) detailed above:

‘We would recommend that advice is sought from CL:AIRE if consideration is given to a DoWCoP declaration.’

A copy of the Environment Agency’s meeting write up can be provided upon request, if required.

Please can CL:AIRE provide advice on the following:

1. Whether CL:AIRE would agree that the topsoil and cohesive Capping Layer materials present across the former landfill were placed with a predetermined use and were not discarded as waste.
2. A Materials Management Plan prepared in accordance with the DoWCoP is a suitable mechanism for re-use of the topsoil and Capping Layer materials, provided all the relevant factors, including suitability, certainty, and quantity, can be demonstrated and undergoes declaration by a registered Qualified Person.

As detailed above, we are seeking advice on the re-use of the topsoil and Capping Layer only. It is recognised that any proposed excavation, processing and re-use of the underlying waste streams that were deposited under license will require permitting in acceptance with the Environment Agency (through application and acceptance of a Deposit for Recovery permit). Hydrock are continuing to seek advice from the Environment Agency with regard to this.

If you would like to discuss this further, please do not hesitate to contact us.

Kind regards.

Matthew Keehn
Principal

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Matthew Keehn

From: Georgina Dixon <georgina.dixon@claire.co.uk>
Sent: 19 May 2022 14:37
To: Matthew Keehn
Subject: Re: [Hydrock: 02753_1-GSWB] FW: [CBUM-NADR-HYVP] Application of DoWCoP on non-waste materials at a closed landfill

Categories: Scanned by Gekko

CAUTION: This email originated from outside of Hydrock. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good Afternoon Matthew,

Thank you for your inquiry.

On the basis of the information provided, the DoW CoP would be applicable to the topsoil and capping material described.

An MMP should be in place, with the accompanying lines of evidence to demonstrate that all requirements of the DoW CoP have been met.

Kind regards
Georgina

From: Georgina Dixon <georgina.dixon@claire.co.uk>
Sent: 16 May 2022 11:57
To: Matthew Keehn <MatthewKeehn@hydrock.com>
Subject: Re: [Hydrock: 02753_1-GSWB] FW: [CBUM-NADR-HYVP] Application of DoWCoP on non-waste materials at a closed landfill

Good Morning Matthew,

Thank you for your inquiry, I will discuss this internally with the DoW CoP team and provide a response in due course.

Kind regards
Georgina

--

Georgina Dixon
Standards Officer
georgina.dixon@claire.co.uk

CL:AIRE
Leading Sustainable Land Reuse
www.claire.co.uk

From: Matthew Keehn <MatthewKeehn@hydrock.com>

Sent: 13 May 2022 16:18

To: Georgina Dixon <georgina.dixon@claire.co.uk>

Subject: FW: [Hydrock: 02753_1-GSWB] FW: [CBUM-NADR-HYVP] Application of DoWCoP on non-waste materials at a closed landfill

Hi Georgina,

I normally email Yueming but I understand she is now on maternity leave.

I have submitted a request via the help desk (I am a QP and Hydrock are a Supporter Member). I thought I'd also email directly to a representative of CL:AIRE to get the ball rolling as well.

Please see a printout of our request attached.

If any further information is required, please do not hesitate to contact us.

Kind regards.

Matthew Keehn

Principal Geo-Environmental Consultant

Hydrock

Over Court Barns, Over Lane, Almondsbury, Bristol BS32 4DF

Tel: +44 (0)1454 619533 Ext: 2220 Mob: 07825 908399

hydrock.com

From: Matthew Keehn

Sent: 13 May 2022 16:14

To: Yueming Lu <yueming.lu@claire.co.uk>

Subject: [Hydrock: 02753_1-GSWB] FW: [CBUM-NADR-HYVP] Application of DoWCoP on non-waste materials at a closed landfill

Hi Yueming,

I have just submitted a help request via the CL:AIRE help desk.

I also attached a printout of the request for ease (Ref: CBUM-NADR-HYVP, dated 13 May 2022).

Please can you consider the request and come back to use with advice at your earliest convenience.

If any further information is required, please do not hesitate to contact us.

Kind regards.

Matthew Keehn

Principal Geo-Environmental Consultant

Hydrock

Over Court Barns, Over Lane, Almondsbury, Bristol BS32 4DF

Tel: +44 (0)1454 619533 Ext: 2220 Mob: 07825 908399

hydrock.com

From: admin=claire.co.uk@email.claire.co.uk <admin=claire.co.uk@email.claire.co.uk> **On Behalf Of** CL:AIRE

Sent: 13 May 2022 16:10

Subject: [CBUM-NADR-HYVP] Application of DoWCoP on non-waste materials at a closed landfill

CAUTION: This email originated from outside of Hydrock. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Matthew Keehn,

A new help request has been created on the CL:AIRE Help Desk. Your ticket has been assigned to **Georgina Dixon**, who will respond as soon as possible.

Ticket Summary:-

Subject: Application of DoWCoP on non-waste materials at a closed landfill

Ticket reference number: CBUM-NADR-HYVP

Department: Definition of Waste

Category: Definition of Waste Code of Practice (DoW CoP)

Message:

You can view and reply to the ticket by going to <https://www.claire.co.uk/help-desk/create-a-help-request?view=ticket&layout=view&ticketid=1726>

Please **do not** reply to this email as this address is not regularly monitored.

Thanks,

Support Team

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Consultee Comments for Planning Application

S/RES/20/0555

Application Summary

Application Number: S/RES/20/0555

Address: Land To The Rear Of Woodland View Wroughton Swindon

Proposal: Erection of 104no. dwellings, traffic roundabout, roads and associated works - Reserved Matters from previous outline permission S/OUT/20/0556.

Case Officer: Tom Buxton

Consultee Details

Name: Mr David Rudland

Address: Civic Offices, Civic Campus, Euclid Street, Swindon SN1 2JH

Email: Not Available

On Behalf Of: SBC Contaminated Land Officer

Comments

I acknowledge receipt of the following:

Hydrock, Technical Note Response to Contaminated Land Officer correspondence, ref 12248-HYD-XX-XX-TN-GE-1002, dated 19 January 2023.

This is addressing comments I made on 20th September 2022 with regard to the approval of the method statement detailing the proposed remediation measures and details of proposed building construction techniques to be incorporated into the development to prevent the ingress of landfill gas.

I confirm that the responses to my queries have been satisfactorily addressed, although I await the further detail that will emerge as the scheme design progresses. In particular more detail will be required (before construction of the relevant dwellings are commenced) around the development of ground gas protection measures commensurate with the classification of CS-2.

Other detail will be required in due course (and before commencement of siteworks) around the movement, sorting and depositing of site-won materials, which will be shaped by a Deposit for Recovery environmental permit and its supporting Waste Recovery Plan, to be agreed with the Environment Agency.

I understand a future revision to the Hydrock RS and the detailed design will be prepared as the scheme develops.

I would be grateful if I could be kept up to date with the progress of the deposit for recovery permit

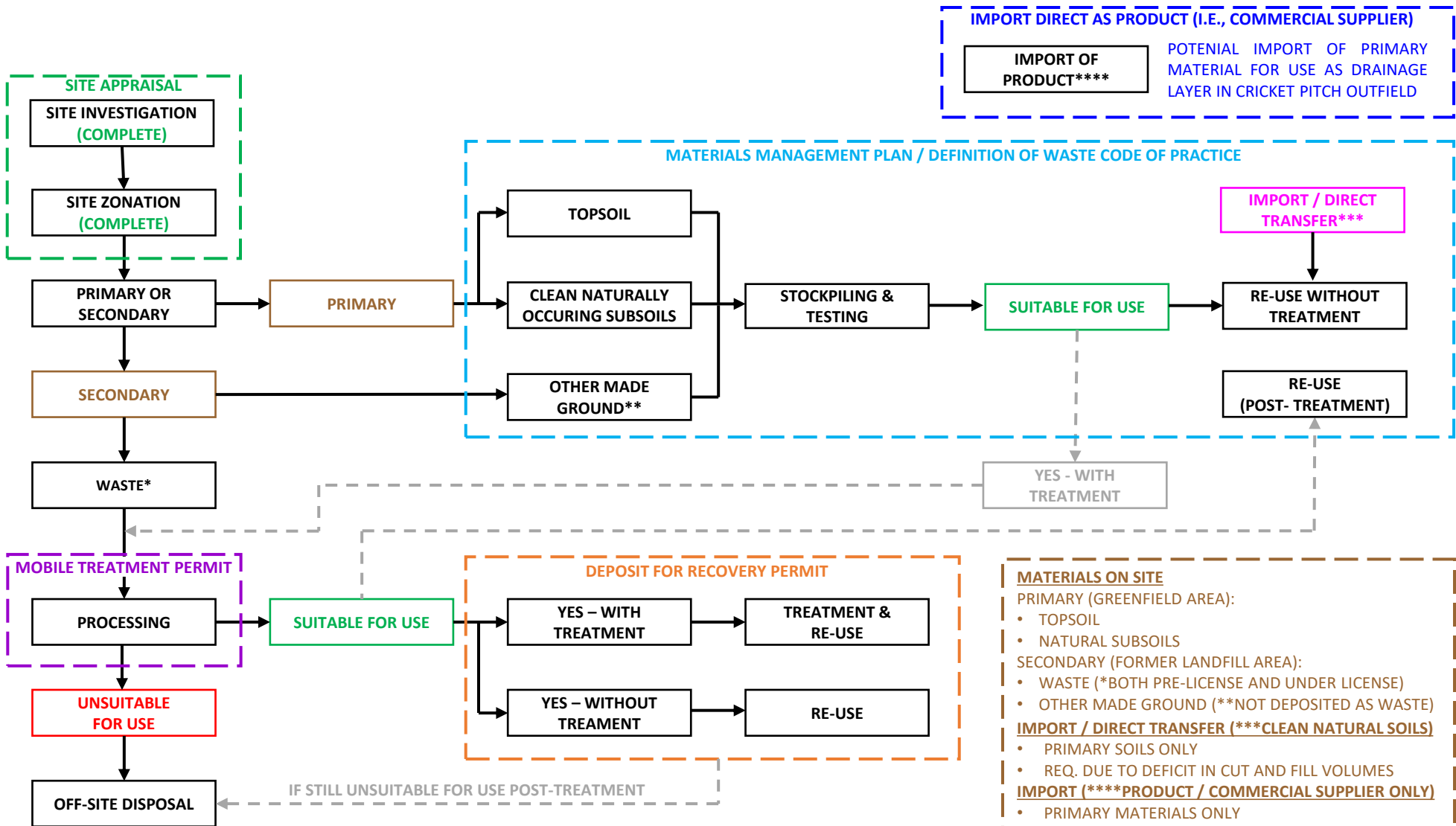
application to the Environment Agency.

David Rudland
Contaminated Land Officer
Swindon Borough Council

Appendix D Cut and fill volumetrics

Not included in PDF of report due to size see standalone electronic file.

Appendix E Sequencing flowcharts



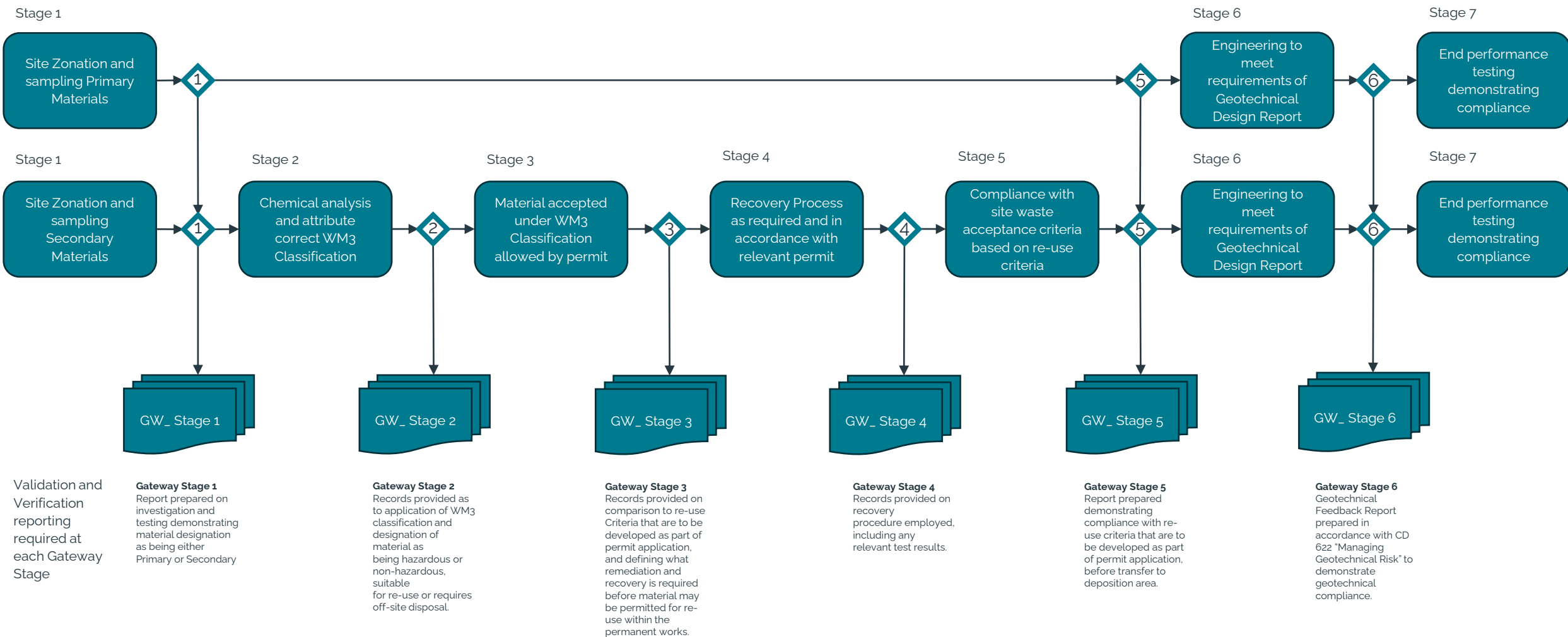
REGULATORY FRAMEWORK FOR MATERIALS MANAGEMENT

WROUGHTON CLOSED LANDFILL

REF: 02753-HYD-XX-XX-DR-GE-0001

STATUS / ISSUE: S2 P02

DATE: 17 APRIL 2024



Wroughton Closed Landfill

Conceptual sequence for the recovery of waste and the re-use of site-won soils – gateways to compliance

Site Appraisal

DoWCoP – Development Platforms

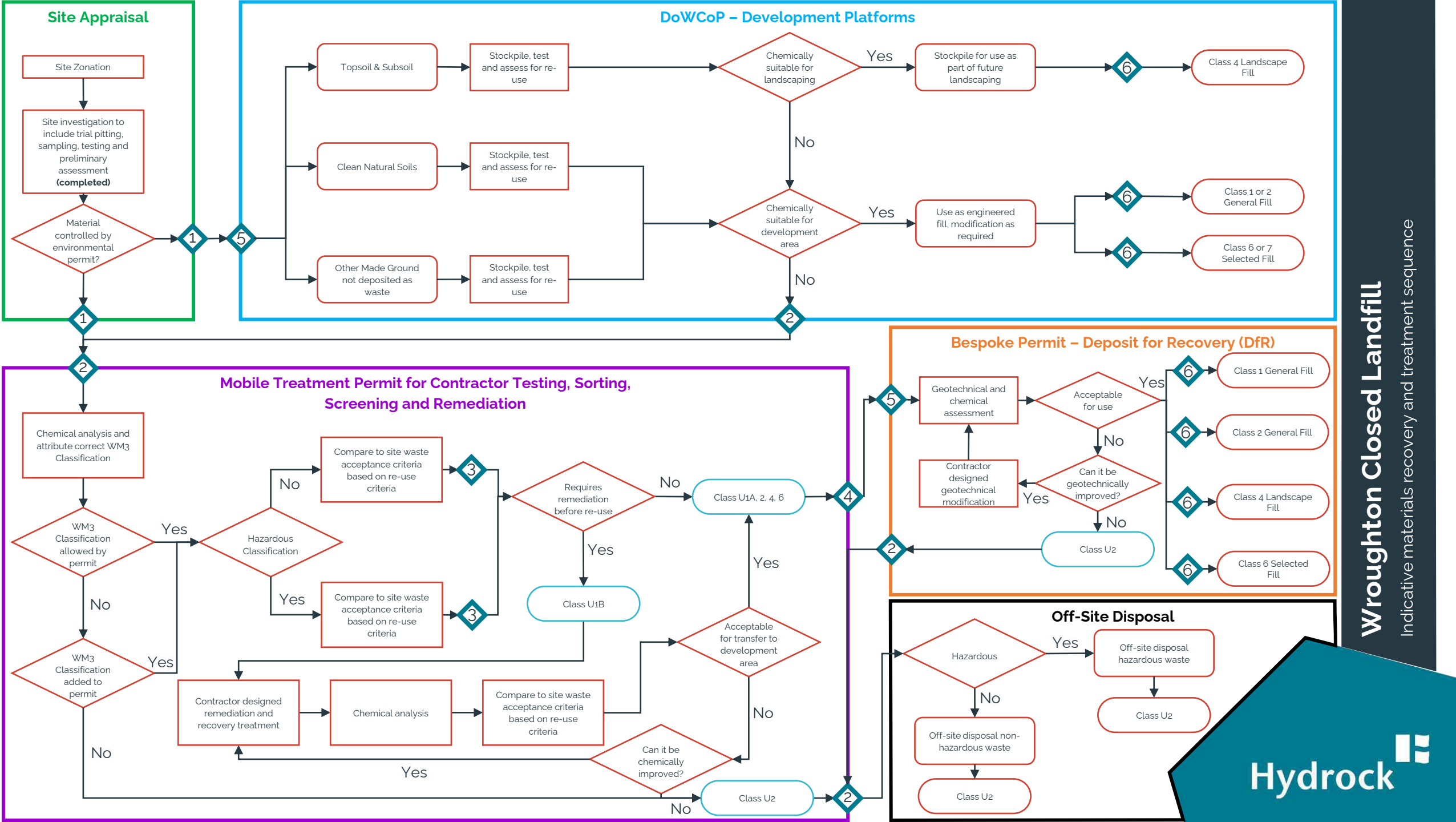
Bespoke Permit – Deposit for Recovery (DfR)

Off-Site Disposal

Wroughton Closed Landfill

Indicative materials recovery and treatment sequence

Hydrock



Appendix F Substitution test

Grand Summary

	GIFA	£m2	Total
Open Market - 73	£ 7,245.00	£ 4,195.69	£ 30,405,000.00
Affordable (30%) - 31	£ 2,442.00	£ 2,352.58	£ 5,745,000.00
Sub-total			£ 36,150,000.00
Current asset value			£ 1,450.00

Sales & Marketing

Sales Agents Fees	1.3%	£ 395,265.00	£ 395,265.00
Legal Fees (Private) 73	£ 650.00	£ 47,450.00	£ 47,450.00
Legal Fees (HA)		£ 15,000.00	£ 15,000.00
Legal Fees (Site Set-up, Insurance & Manco)		£ 25,000.00	£ 25,000.00
Show Area & Show Homes		£ 194,500.00	£ 194,500.00
Sales & Marketing sub-total			£ 677,215.00

Construction Costs

	Qty	Unit	Rate
Plot Works			
Civils Groundworks up to DPC	1	Sum	£ 2,302,896.71
Superstructure Works	1	Sum	£ 9,704,653.15
Plot Works sub-total			£ 12,007,549.86

Civils - Site Works

Cricket Pavillion & Associated Costs	1	Sum	£ 563,234.36
S38 Roads & Junctions	1	Sum	£ 2,103,200.00
Remaining External Works	1	Sum	£ 1,593,390.24
Drainage Works	1	Sum	£ 901,639.20
S278 Highway Works	1	Sum	£ 262,847.60
Civils Site Works sub-total			£ 5,424,311.40

Installation of Services

Water	1	Sum	£ 254,575.00
Electric	1	Sum	£ 359,892.00
Telephone	1	Sum	£ 69,870.00
Water connections	1	Sum	£ 124,800.00
			£ 809,137.00

Construction Costs Total £ 18,240,998.26

Other items

Contingency	1	Sum	£ 547,229.95
Prelim costs	1	Sum	£ 1,163,373.75
CIL/s.106 costs	1	Sum	£ 577,657.97
Historical Professional Fees	1	Sum	£ 553,442.16
Development Fees	1	Sum	£ 977,599.00
Other items Total			£ 3,819,302.83

Main Variables

Dispose & Import All Material	1	Sum	£ 9,388,180.49
Reuse treated Materials	1	Sum	£ 3,015,504.58

Below Calculations based on Main Variable, Other items & Construction Costs Totals

	Dispose & Import All Material	Reuse treated Materials
	£ 31,448,481.58	£ 25,075,805.67
Sales & Marketing	£ 677,215.00	£ 677,215.00
Finance	£ 1,335,618.67	£ 447,874.96
Totals	£ 33,461,315.25	£ 26,200,895.63
Profit (cost minus GDV) £	£ 2,688,684.75	£ 9,949,104.37

Earthworks sequencing and associated volumes - Summary

The sequencing and volumes below are based on the assoicated Cut & Fill and Materials Management Strategy drawing (Ref: 12248-HYD-XX-XX-DR-G-1001 [P02], dated 9 November 2022). Volumes are all in m3, unless other units are specified.

Step	Source	Material	Cut/fill	Volume	Comments		
Step 1							
200mm topsoil	LFA	TS	CUT	17,107	Remaining:	17,107	SP1
300mm topsoil	GFA	TS	CUT	7,506	Remaining:	7,506	SP2
Step 2A & B							
800mm below existing	LFA-RESI	CAP	CUT	11,804			
Partial raise	GFA	CAP	FILL	11,804			
Step 2C							
Further cut to 1000mm below proposed	LFA-RESI	WASTE	CUT	3,784	Remaining:	3,784	SP3 Eventually moved to processing area
Step 3							
Further cut to 600mm below proposed	LFA-CP	CAP	CUT	7,470			
Remaining raise to 600mm below proposed	GFA	CAP	FILL	5,691	Remaining:	1,779	SP4
Step 4							
Cut to 400mm below drainage	LFA-RESI	WASTE	CUT	16,356			
Following processsing, including SP3 Disposed		WASTE	SP	1,104	See Stockpiles W1-W6 >>		
	SP5	WASTE	SP	2,203			
	SP6	WASTE	SP	4,451			
	SP7	WASTE	SP	8,674			
	SP8	WASTE	SP	2,658			
	SP9	WASTE	SP	1,036			
Sum available, post-processing	ALL	WASTE	SP5-SP9	19,022	Remaining:	19,022	SP5-SP9
Step 5 & 6							
Storage basins cut	GFA	SS	CUT	656			
Storage basins fill	GFA	SS	FILL	656	Neutral		
Reinstatement of highway alignmnents	LFA-RESI	WASTE	FILL	16,356	Remaining:	1,630	SP8
						1,036	SP9
					Total	2,666	Total remaining
Step 7 & 8							
Gardens and POS subsoil - imported	LFA-RESI	SS	FILL	3,787	<- Imported		
Gardens and POS topsoil - from SP1	LFA-RESI	TS	FILL	1,623	Remaining:	15,484	SP1
Gardens and POS subsoil - imported	GFA	SS	FILL	3,276	<- Imported		
Gardens and POS topsoil - from SP2	GFA	TS	FILL	1,638	Remaining:	5,868	SP2
Step 9A & 9B							
Capping Layer to cricket pitch	LFA-POS	CAP	FILL	1,779	Remaining:	0	SP4
Cricket pitch topsoil 300mm - from SP1	LFA-POS	SS	FILL	5,395			
POS area topsoil 300mm - from SP1 & SP2	LFA-POS	TS	FILL	13,671	Remaining:	0	SP1 2,286 SP2

KEY	
LFA	Former Landfill Area
GFA	Greenfield Area
-RESI	Residential Area
-POS	Public Open Space
-Cricket	Cricket Pitch
TS	Topsoil
SS	Subsoil
CAP	Capping Layer
WASTE	Waste materials from former landfill

W1	Glass	623
W2	Timber	157
W3	Metal	152
W4	Plastic	98
W5	Asbestos	14
W6	Other	74
	Total	1,104

Summary		Comments	
Topsoil - Former Landfill Area	LFA	CUT	17,107
	LFA	FILL	17,107 Reuse
		LEFT	0
Topsoil - Greenfield Area	GFA	CUT	7,506
	GFA	FILL	5,220 Reuse
		LEFT	2,286 SP2 remainder
Capping Layer	LFA	CUT	19,274
	LFA	FILL	19,274 Reuse
		LEFT	0
Waste Materials - Former Landfill Area	LFA	CUT	20,140
	LFA	FILL	16,356 Reuse
		DISPOSED	1,118 Non-reuseable waste materials see W1-W6
		LEFT	2,666 Surplus waste for disposal
Import - above formation level	LFA - Soil	FILL	3,787 Gardens/POS
	GFA- Soil	FILL	3,276 Gardens/POS
Import - assumes granular fill for cricket pitch outfield	LFA-Cricket	FILL	3,685 Cricket Pitch outfield - See Step 9A

Overall summary of costs for each scenario (pulled to Grand Summary to support Subsitution Test)

The below summaries are based on volumes from the above cut and fill, where relevant.

<u>Dispose & Import All Material</u>	m³	Rate per m³		Total	Comment	
Total Waste Materials Removed to Landfill	20,126	£	416.88	£	8,390,126.88	Assumes higher rate of landfill tax as worst-case scenario
Total Asbestos Removed	14	£	663.58	£	9,290.12	Stockpile W5
Import Fill (subsoil) Materials - fill to formation level	16,356	£	28.52	£	466,473.12	
Import Fill (subsoil) for gardens/POS above formaiton level	7,063	£	28.52	£	201,436.76	
Import Fill (subsoil) for cricket pitch outfield	3,685	£	60.73	£	223,790.05	
Export Remaining Topsoil	2,286	£	42.46	£	97,063.56	
	Total to summary		£	9,388,180.49		
<u>Reuse treated Materials</u>						
Dispose of Re-worked Non Hazardous Materials	1,104	£	28.75	£	31,740.00	
Total Asbestos Removed	14	£	663.58	£	9,290.12	
Process Material incl. movement	19,274	£	69.48	£	1,339,157.52	
Export Surplus Waste Materials	2,666	£	416.88	£	1,111,402.08	
Import Fill (subsoil) for gardens/POS above formaiton level	7,063	£	28.75	£	203,061.25	
Import Fill (subsoil) for cricket pitch outfield	3,685	£	60.73	£	223,790.05	
Export Remaining Topsoil	2,286	£	42.46	£	97,063.56	
	Total to summary		£	3,015,504.58		

Construction Cost Summary

		Wroughton Construction Costs			
Item	DESCRIPTION	Qty	Unit	Rate	Total
	<u>Plot Works</u>				
A	Civils Groundworks up to DPC	1	sum	£ 2,302,896.71	£ 2,302,896.71
B	Superstructure Works	1	sum	£ 9,704,653.15	£ 9,704,653.15
	Plot Works Total				£ 12,007,549.86
	<u>Civils - Site Works</u>				
C	External Works			£ 4,259,824.60	
D	Drainage Works			£ 901,639.20	
E	S278 Highway Works as per drawing 210			£ 262,847.60	
	Civil's Site Works Total				£ 5,424,311.40
	<u>Installation of Services</u>				
F	Water			£ 254,575.00	
H	Electric			£ 359,892.00	
I	Telephone			£ 69,870.00	
	Installation of Services Total				£ 684,337.00
	<u>Infrastructure Charges</u>				
J	Water connections			£ 124,800.00	
	Infrastructure Charges Total				£ 124,800.00
				Construction Sub-total	£ 18,240,998.26

									£
					New Build Works				
					External Works Summary				
					Site Preparation				
				A	Excavate topsoil and set to on site spoil heap	5200	m3	5.40	£ 28,080.00
52000.00	1.00	1.00	0.10		Site development area 5.2HA 52000m2				
			5200.00						
					Roadways				
				B	Primary spine road 6m wide with 2m foot paths each side	570	m	1538.00	£ 876,660.00
1.00	1.00	1.00	110.00			cbr 5%		per m	
1.00	1.00	1.00	40.00			kerb	x2	1080.00	
1.00	1.00	1.00	100.00					70.00	
1.00	1.00	1.00	50.00						
1.00	1.00	1.00	50.00		4mx£82/m2=£328 per m	f path		328.00	
1.00	1.00	1.00	40.00		2mx£30 =£60 per m	edge	x2	60.00	
1.00	1.00	1.00	100.00						
1.00	1.00	1.00	80.00						
			570.00					1538.00	
				C	Secondary spine road 5m wide with 2m foot paths each side	320	m	1358.00	£ 434,560.00
1.00	1.00	1.00	70.00					per m	
1.00	1.00	1.00	10.00			cbr 5%		900.00	
1.00	1.00	1.00	40.00			kerb	x2	70.00	
1.00	1.00	1.00	80.00						
1.00	1.00	1.00	10.00						
1.00	1.00	1.00	110.00			f path		328.00	
						edge	x2	60.00	
			320.00					1358.00	
				D	Shared tanked permable block paving no footpaths 4.50m wide	138	m	975.00	£ 134,550.00
1.00	1.00	1.00	20.00					per m	
1.00	1.00	1.00	20.00			cbr 5%		810.00	
1.00	1.00	1.00	5.00			perm pav		81.00	
1.00	1.00	1.00	3.00			kerb	x2	84.00	
1.00	1.00	1.00	10.00						
1.00	1.00	1.00	80.00		clyde cottage access				
			138.00					975.00	
				E	Adoptable Shared tanked permable block paving no footpaths 4.50m wide	275	m	975.00	£ 268,125.00
1.00	1.00	1.00	110.00						
1.00	1.00	1.00	60.00						
1.00	1.00	1.00	10.00						
1.00	1.00	1.00	60.00						
1.00	1.00	1.00	10.00						
1.00	1.00	1.00	25.00						

			275.00						
				F	Street Lighting Trenching & Cabling Trenching / cabling £110	1343	m	110.00	£ 147,730.00
1.00	1.00	1.00	570.00						
1.00	1.00	1.00	320.00						
1.00	1.00	1.00	138.00						
1.00	1.00	1.00	275.00						
1.00	1.00	1.00	40.00						
			1343.00						
				G	5m Street Lighting (fabrication & installation)	51	m	1245.00	£ 63,495.00
1.00	1.00	1.00	51.00						
			51.00						
				H	Car Parking v and w dwg P02	400	m2	180.00 HPR	£ 72,000.00
1.00	1.00	50.00	3.00						
1.00	1.00	5.00	10.00						
1.00	1.00	7.50	10.00						
2.00	1.00	5.00	10.00						
1.00	1.00	5.00	5.00						
			400.00						
				I	Drive ways	4163	m2	180.00 HPR	£ 749,250.00
1.00	1.00	6.00	5.00						
2.00	1.00	15.00	2.50						
1.00	1.00	8.00	15.00						
1.00	1.00	6.00	15.00						
2.00	1.00	8.00	8.00						
3.00	1.00	6.00	8.00						
1.00	1.00	12.50	3.00						
1.00	1.00	10.00	8.00						
1.00	1.00	3.00	12.00						
1.00	1.00	6.00	6.00						
1.00	1.00	15.00	6.00						
6.00	1.00	10.00	6.00						
1.00	1.00	10.00	3.00						
1.00	1.00	6.00	10.00						
1.00	1.00	12.00	15.00						
1.00	1.00	6.00	5.00						
1.00	1.00	12.00	3.00						
1.00	1.00	6.00	5.00						
1.00	1.00	10.00	15.00		flats				
1.00	1.00	12.00	3.00						
1.00	1.00	15.00	3.00						
1.00	1.00	10.00	3.00						
1.00	1.00	3.00	5.00						
1.00	1.00	10.00	6.00						
1.00	1.00	5.00	3.00		rcp				
3.00	1.00	8.00	6.00						
2.00	1.00	6.00	6.00						
1.00	1.00	6.00	10.00						
1.00	1.00	3.00	10.00						
3.00	1.00	8.00	6.00						
2.00	1.00	8.00	8.00						
7.00	1.00	3.00	12.00						
10.00	1.00	6.00	12.00						
1.00	1.00	3.00	6.00						
2.00	1.00	6.00	6.00						
2.00	1.00	8.00	6.00						

7 of 41

7.00	1.00	1.00	3.00										
18.00	1.00	1.00	20.00										
56.00	1.00	1.00	10.00										
9.00	1.00	1.00	25.00										
1.00	1.00	1.00	4.00										
9.00	1.00	1.00	1.00										
3.00	1.00	1.00	40.00										
3.00	1.00	1.00	12.00										
23.00	1.00	1.00	5.00										
7.00	1.00	1.00	30.00										
2.00	1.00	1.00	60.00										
1.00	1.00	1.00	50.00										
2.00	1.00	1.00	8.00										
2.00	1.00	1.00	2.00										
1.00	1.00	1.00	85.00										
1.00	1.00	1.00	70.00										
			2516.00										
				Z									
					Landscaping								
					Excavate topsoil from spoil heaps and spread and lightly consolidate	7427	m3	5.00		£	37,136.72		
52000.00	1.00	1.00	0.20		Site development area 5.2HA 52000m2				topsoil		5.00		
-570.00	1.00	1.00	0.20		6m road								
-320.00	1.00	1.00	0.20		5m road								
-138.00	1.00	1.00	0.20		shared block paved areas								
-275.00	1.00	1.00	0.20		ditto no footpaths								
-400.00	1.00	1.00	0.20		car parking								
-750.00	1.00	1.00	0.20		pavillion carpaking								
-9448.28	1.00	1.00	0.20		housing footprint								
-2015.00	1.00	1.00	0.20		patios								
-947.00	1.00	1.00	0.20		house paths								
			7427.34		area of gardens/etc								
				AA	Excavate topsoil from spoil heaps and remove from site	2973	m3	45.00		£	133,769.52		
52000.00	1.00	1.00	0.20		Site development area 5.2HA 52000m2								
-7427.34	1.00	1.00	1.00		green areas								
			2972.66										
				AB									
98.00	1.00	5.00	3.00		Turf front lawn areas	1470	m2	6.00		£	23,520.00		
			1470.00										
97.00	1.00	55.00	1.00		Rear Turf lawn areas (Based on Average Garden size of 55m2 x 97 plots)	5335.00	m2	6.00		£	32,010.00		
			5335.00										
				AC	Cricket Square	640	m2	72.00		£	46,080.00		
1.00	1.00	32.00	20.00										
			640.00										

				AD	Outfield	18158	m2	5.40	£ 98,054.36
3.14	1.00	82.50	72.50						
-1.00	1.00	1.00	640.00						
			18158.21						
				AE	Areas of strategic landscaping	11486	m2	7.00	£ 80,402.00
1.00	1.00	20.00	30.00						
1.00	1.00	15.00	20.00						
1.00	1.00	15.00	10.00						
1.00	1.00	30.00	10.00						
1.00	1.00	15.00	20.00						
1.00	1.00	70.00	10.00						
1.00	1.00	20.00	20.00						
1.00	1.00	15.00	25.00						
1.00	1.00	20.00	30.00						
1.00	1.00	40.00	25.00						
1.00	1.00	20.00	30.00						
1.00	1.00	35.00	25.00						
1.00	1.00	30.00	15.00						
1.00	1.00	20.00	15.00						
1.00	1.00	20.00	25.00						
1.00	1.00	10.00	10.00						
1.00	1.00	8.00	10.00						
1.00	1.00	5.00	30.00						
1.00	1.00	15.00	8.00						
1.00	1.00	8.00	10.00						
0.50	1.00	20.00	5.00						
1.00	1.00	25.00	10.00						
1.00	1.00	3.00	5.00						
1.00	1.00	15.00	10.00						
1.00	1.00	8.00	12.00						
2.00	1.00	10.00	15.00						
1.00	1.00	15.00	15.00						
1.00	1.00	25.00	15.00						
2.00	1.00	15.00	20.00						
1.00	1.00	30.00	5.00						
1.00	1.00	10.00	20.00						
1.00	1.00	15.00	15.00						
1.00	1.00	8.00	10.00						
1.00	1.00	5.00	10.00						
2.00	1.00	10.00	8.00						
1.00	1.00	10.00	10.00						
0.50	1.00	15.00	8.00						
1.00	1.00	12.00	10.00						
2.00	1.00	10.00	15.00						
			11486.00						
				AF	Area of Retained Habitat	6575	m2	4.00	£ 26,300.00
1.00	1.00	50.00	20.00						
1.00	1.00	75.00	20.00						
1.00	1.00	70.00	15.00						
1.00	1.00	10.00	15.00						
1.00	1.00	20.00	15.00						
1.00	1.00	90.00	15.00						
1.00	1.00	35.00	20.00						
1.00	1.00	35.00	15.00						
			6575.00						
					Miscellaneous				

1.00	1.00	16.00	12.00	AG	Cricket Pavillion	192	m2	1300.00	£ 249,600.00
			192.00						
				AH	Reptile Hibernaculum	1	Nr	6000.00	£ 6,000.00
1.00	1.00	1.00	1.00						
			1.00						
					To Summary				£ 4,259,824.60
					Breakdown				
					Roads				£ 2,103,200.00
					Pavillion				£ 563,234.36
					Remaining External Works				£ 1,388,021.52
					Turfing				£ 55,530.00
					Landscaping				£ 112,702.00
					Remaining External Works				£ 37,136.72
					Remaining External Works Total				£ 1,593,390.24
					External Works Total				£ 4,259,824.60

				N	Excavate and remove spoil	245	m3	36.00	8,813
1.00	100.00	1.20	0.60						
1.00	240.00	1.20	0.60						
			244.80						
					Existing Ditch				
				P	Clear out and lower invert level	180	m3	36.00	6,480
1.00	300.00	1.50	0.40						
			180.00						
					Main Foul Water Sewer				
					Drainage				
				R	Excavate for and install 150mm dia drain	1705	m	88.00	150,040
1.00	1.00	1.00	873.00		Sewer				
104.00	8.00	1.00	1.00		House connections			dwg sk 501	
						1-2		24.00	
						2-3		18.00	
						3-4		26.00	
						4-5		40.00	
						5-6		26.00	
						6-11		14.00	
						11-7		12.00	
						7-8		30.00	
						8-9		53.00	
						9-10		34.00	
						11-12		41.00	
						12-13		20.00	
						13-14		32.00	
						14-15		26.00	
						16-17		20.00	
						17-18		12.00	
						18-19		11.00	
						19-20		26.00	
						20-21		10.00	
						21-22		18.00	
						22-23		30.00	
						23-24		14.00	
						24-25		36.00	
						23-26		58.00	
						26-27		45.00	
						27-28		45.00	
						28-29		14.00	
						29-30		34.00	
						30-PM		8.00	
						30-31		16.00	
						31-32		16.00	
						32-33		64.00	
								873.00	
			1705.00						
				S	Excavate for and install 150mm dia rising main	219	m	140.00 HPR	30,660
1.00	1.00	1.00	219.00		Sewer				
								dwg sk 501	

[illegible]

£	9,704,653.15
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Preliminaries Summary

Ref	Description	
4	Preliminaries - General	
A	Site Managers	203,000.00
B	Assistant Site Managers	143,500.00
C	Labourers x 2	182,000.00
C	Forklift Driver x 2	203,000.00
	Sum	731,500.00
6	Method Related Charges	
	<i>Accommodation and Buildings</i>	
B	Cabins	42,000.00
C	Stores	15,750.00
C	Furniture	1,050.00
	Toilets	14,000.00
D	Canteen & Mess rooms	30,800.00
	Generator	7,700.00
	Fuel	18,410.00
	Cleaning (including offices, toilets, plots, mess etc)	28,560.00
	Sum	158,270.00
E	Electricity	11,733.75
F	Water	9,310.00
G	Security	10,500.00
H	Hoardings	10,000.00
K	Personnel Transport (Tipper)	15,750.00
	Plant (Forklift)	93,310.00
M	Cranes	70,400.00
N	Transport	8,750.00
P	Protective Equipment	7,000.00
Q	Sundry Materials	5,950.00
R	Mortar silo x 2	13,500.00
S	Skips	17,400.00
U	Traffic Diversions	0.00
V	Traffic Regulation	0.00
W	Access Roads	0.00
X	Access Scaffolding	0.00
	Sum	273,603.75
9	Preliminaries Total To Summary	£ 1,163,373.75

								£	£
					Services Summary				
					Water				
				A	Excavate for and install 25mm MDPE water pipe backfilling etc	1141	m	75.00	85,575
1.00	1.00	1.00	1141.00		as surface water			HPR	
					23-21			10.00	
					24-25			12.00	
					30-30			8.00	
					31-30			10.00	
					35-34			18.00	
					34-32			32.00	
					33-32			11.00	
					1 - 2			22.00	
					2-3			45.00	
					9-8			10.00	
					8-7			30.00	
					5-4			12.00	
					14-15			11.00	
					17-16			5.00	
					18-17			24.00	
					19-18			15.00	
					20-18			16.00	
					22-21			15.00	
					25-26			30.00	
					28-29			10.00	
					29-30			34.00	
					30-32			12.00	
					38-37			4.00	
					41-40			6.00	
					7-6			25.00	
					3-4			51.00	
					4-6			21.00	
					16-15			11.00	
					40-SB			6.00	
					sb-str			25.00	
					10-6			15.00	
					11-10			30.00	
					43-SB			6.00	
					44-43			18.00	
					43-42			50.00	
					42-sb			12.00	
					sb-sb			20.00	
					11-12			40.00	
					12-13			21.00	
					15-13			12.00	
					15-21			50.00	
					21-25			36.00	
					25-27			36.00	
					32-36			30.00	
					36-37			30.00	
					37-39			46.00	
					39-40			38.00	
					27-46			20.00	
					46-43			38.00	
					43-44			52.00	
								1141.00	
			1141.00						
				B	Onsite Water Main Developer Contributions	1	No	90000.00	90,000
				C	Onsite Water Connections & Bulk Supplies	1	No	40000.00	40,000

				D	Self Lay Water Agreement	1	No	39000.00	39,000	
					Water Mains To Summary					£ 254,575.00
					Electric					
				E	Excavate for and install Electric Main backfilling and duct etc	1141	m	75.00	85,575	
1.00	1.00	1.00	1141.00							
			1141.00							
				F	Sub-Station	1	Nr	20000.00	20,000	
1.00	1.00	1.00	1.00							
			1.00							
				G	Onsite HV Network	1	Nr	85000.00	85,000	
1.00	1.00	1.00	1.00							
			1.00							
				H	Onsite Mains & Connections	1	Nr	50000.00	50,000	
1.00	1.00	1.00	1.00							
			1.00							
				I	Electric EVC Infrastructure	1	Nr	2500.00	2,500	
104.00	1.00	1.00	1.00							
			104.00							
				J	Electric Connection Charge	104	Nr	405.50	42,172	
104.00	1.00	1.00	1.00							
			104.00							
					SSEN POC Cost	1	Nr	74645.00 HPR	74,645	
					Electric Mains To Summary					£ 359,892.00
					Telephone					
				K	Excavate for and install BT duct	1141	m	70.00	79,870	
1.00	1.00	1.00	1141.00							

				Infrastructure Charges Summary				£	£
				Water					
104.00	1.00	1.00	1.00	A	Connection charges	104	Nr	500.00 HPR	52,000
					House connections				
			104.00						
104.00	1.00	1.00	1.00	B	Infrastructure Charge Water	104	Nr	350.00	36,400
			104.00						
104.00	1.00	1.00	1.00	C	Infrastructure Charge Sewerage	104	Nr	350.00	36,400
			104.00						
				Water Infrastructure To Summary					
								£	124,800.00

Development Fees Summary

Architect working drawings - Trower Davies	£	53,750.00
Landscape design - eo say £2,500	£	2,500.00
Structural Eng - Clegg Associates (£13,510 + 104 x £130)	£	27,030.00
Civil Eng - CEC (£27,750 + £4,500 + £2,750)	£	35,000.00
SAP's, air test & EPC's (£220 x 104)	£	18,950.00
Robust Details (£33 x 85)	£	2,805.00
CGI's (£260 + £50 amends x 9 types)	£	2,790.00
CGI's - Street scenes - £150 x 4	£	600.00
Postal addresses	£	3,900.00
Conveyance plans - £75 x 73 + 12*2	£	7,275.00
BT box K8 refurbishment cost £3,300 + VAT	£	3,300.00
Building control fees - NHBC Estimate	£	25,000.00
Planning condition discharge fees (£116 x 4)	£	464.00
Additional topo + as built - eo say £3,500	£	3,500.00
Commuted sums - TBC	£	15,000.00
Further GI/SI - say £25,000	£	133,000.00
S.38 costs - say ECW >£999,001	£	189,735.00
S.104 costs - Nil	£	-
S.278 costs - say ECW >£75,001 - £125,000	£	12,500.00
TRO	£	5,500.00
Section agreements legal costs (£5,000 x 3)	£	15,000.00
Bond costs - £2,000,000 x 2.5% x 4 years	£	200,000.00
Warranty NHBC Estimate	£	165,000.00
Mains diversions - TBC	£	50,000.00
Service agreements legal costs - say electric £5,000	£	5,000.00

To Summary	£	977,599.00
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Wroughton

Historical Professional Fees incurred whilst taking the project up to detailed planning stage as of 30.10.23

Historical Professional Fees HUK	£ 266,748.09
Historical Professional Fees HHDL	£ 286,694.07
Professional Fees Total	£ 553,442.16

Finance Summary - Dispose & Import All Material

Cashflow for Interest

1.0 Gross Development Value

Private residential	£	30,405,000.00
Affordable residential	£	5,745,000.00
Total Gross Sales:	£	36,150,000.00

Gross Sales

2.0 Disposal Fees

Sales Agents Fees	£	395,265.00
Conveyancing/legal fees	£	87,450.00
	£	482,715.00

Nett Sales Proceeds:

3.0 Land Cost:

Land Value		
Legal fees	sum	
Stamp Duty	sum	
Agent fees	0.00%	£ -
Total Land Cost:		£ -

4.0 Build Costs:

Build Costs:	£	9,704,653.15
Substructures	£	2,302,896.10
Cricket Pavillon & Associated Costs	£	563,234.36
S38 Roads & Junctions	£	2,103,200.00
Remaining External Works	£	1,593,390.24
Drainage Works	£	296,000.00
S278 Highway Works	£	901,639.20
Services	£	809,137.00
Re-use Treated Materials	£	9,867,919.47
Preliminaries	£	1,163,373.75
Contingency	£	547,229.95
Total Build Costs:	£	29,852,673.22

5.0 Professional Fees:

Professional Fees	sum	£ 977,599.00
Total Professional Fees:		£ 977,599.00

6.0 Finance Costs:

Interest	%	£ -
Total Finance Costs:		£ -

7.0 Other Costs:

Marketing costs	sum	£ 194,500.00
S38/S104 etc	sum	£ 577,657.97
S106 costs	sum	
CIL costs	sum	
Total other costs:		£ 772,157.97

Total Costs:

Net Cash:

8.0 Developer Profit

4,064,854.81

Interest at	6% Interest cost	-	1,335,618.67
Developer Profit after notional finance charge			2,729,236.14

MONTHLY BREAKDOWN Quick Cash Flow

Month>>	1	2	3	4
project investment no months>>	35	34	33	32
years>>	2.92	2.83	2.75	2.67

Total Gross Sales>>

Total Disposal Fees>>

Total Land Cost>>

Total Build Costs>>	950,000	1,850,000	1,850,000	1,850,000
Total Professional Fees>>	97,760	97,760	97,760	97,760

Total Finance Costs>>

Other Costs>>

Marketing costs
S38/S104 etc

192,553

Total Costs>> 1,047,760 2,140,313 1,947,760 1,947,760

Net Cash>> - 1,047,760 - 2,140,313 - 1,947,760 - 1,947,760

Total Interest Costs>> - 183,358 - 363,853 - 321,380 - 311,642

5	6	7	8	9	10	11
31	30	29	28	27	26	25
2.58	2.50	2.42	2.33	2.25	2.17	2.08

1,850,000	1,750,000	850,131	850,131	750,131	750,131	750,131
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97,760	97,760	97,760	97,760	97,760	97,760	
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192,553						
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2,140,313	1,847,760	947,891	947,891	847,891	847,891	750,131
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-	2,140,313 -	1,847,760 -	947,891 -	947,891 -	847,891 -	847,891 -	750,131
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-	331,748 -	277,164 -	137,444 -	132,705 -	114,465 -	110,226 -	93,766
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12	13	14	15	16	17	18	19
24	23	22	21	20	19	18	17
2.00	1.92	1.83	1.75	1.67	1.58	1.50	1.42

1,506,250	1,506,250	1,506,250	1,506,250	1,506,250	1,506,250	1,506,250	1,506,250
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20,113	20,113	20,113	20,113	20,113	20,113	20,113	20,113
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750,131	650,131	650,131	650,131	650,131	650,131	650,131	650,131
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97,250

750,131	670,244	670,244	670,244	767,494	670,244	670,244	670,244
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-	750,131	836,006	836,006	836,006	738,756	836,006	836,006	836,006
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-	90,016	96,141	91,961	87,781	73,876	79,421	75,241	71,060
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20	21	22	23	24	25	26	27
16	15	14	13	12	11	10	9
1.33	1.25	1.17	1.08	1.00	0.92	0.83	0.75
1,506,250	1,506,250	1,506,250	1,506,250	1,506,250	1,506,250	1,506,250	1,506,250
20,113	20,113	20,113	20,113	20,113	20,113	20,113	20,113
650,131	650,131	650,131	650,131	650,131	650,131	650,131	650,131
	97,250						
				-			
670,244	767,494	670,244	670,244	670,244	670,244	670,244	670,244
836,006	738,756	836,006	836,006	836,006	836,006	836,006	836,006
66,880	55,407	58,520	54,340	50,160	45,980	41,800	37,620

28 8 0.67	29 7 0.58	30 6 0.50	31 5 0.42	32 4 0.33	33 3 0.25	34 2 0.17
1,506,250	1,506,250	1,506,250	1,506,250	1,506,250	1,506,250	1,506,250
20,113	20,113	20,113	20,113	20,113	20,113	20,113
650,131	650,131	650,131	650,131	650,131	650,131	650,131
		192,553				-
670,244	670,244	862,797	670,244	670,244	670,244	670,244
836,006	836,006	643,453	836,006	836,006	836,006	836,006
33,440	29,260	19,304	20,900	16,720	12,540	8,360

35	36	Total		
1	0			
0.08	0.00			
1,506,250	1,506,250	36,150,000	£	36,150,000.00
		-		
		-		
		-		
20,113	20,113	482,715	£	482,715.00
		-		
		-		
		-		
		-		
		-		
		-		
		-		
		-		
		-		
		-		
		-		
		-		
		-		
		-		
		-		
398,872	350,131	29,852,673	£	29,852,673.22
		-		
		-		
		977,599	£	977,599.00
		-		
		-		
		-		
		-		
		-		
		-		
		194,500	£	194,500.00
		577,658		
		-		
		-		
		-		
418,986	370,244	32,085,145		31,507,487
		-		
1,087,264	1,136,006	4,064,855		4,642,513
		-		
		-		
		-		
5,436	-	-		1,335,619

Finance Summary - Reuse treated Materials

Cashflow for Interest

1.0 Gross Development Value

Private residential	£	30,405,000.00
Affordable residential	£	5,745,000.00
Total Gross Sales:	£	36,150,000.00

Gross Sales

2.0 Disposal Fees

Sales Agents Fees	£	395,265.00
Conveyancing/legal fees	£	87,450.00
	£	482,715.00

Nett Sales Proceeds:

3.0 Land Cost:

Land Value		
Legal fees	sum	
Stamp Duty	sum	
Agent fees	0.00%	£ -
Total Land Cost:		£ -

4 Build Costs:

Build Costs:	£	9,704,653.15
Substructures	£	2,302,896.10
Cricket Pavillon & Associated Costs	£	563,234.36
S38 Roads & Junctions	£	2,103,200.00
Remaining External Works	£	1,593,390.24
Drainage Works	£	296,000.00
S278 Highway Works	£	901,639.20
Services	£	809,137.00
Re-use Treated Materials	£	4,019,178.15
Preliminaries	£	1,163,373.75
Contingency	£	547,229.95
Total Build Costs:	£	24,003,931.90

5 Professional Fees:

Professional Fees	sum	£ 977,599.00
Total Professional Fees:		£ 977,599.00

6 Finance Costs:

Interest	%	£ -
Total Finance Costs:		£ -

7 Other Costs:

Marketing costs	sum	£ 194,500.00
S38/S104 etc	sum	£ 577,657.97
S106 costs	sum	
CIL costs	sum	
Total other costs:		£ 772,157.97

Total Costs:

Net Cash:

8 Developer Profit

9,913,596.13

Interest at	6% Interest cost	-	447,874.96
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Developer Profit after notional finance charge

9,465,721.17

<u>MONTHLY BREAKDOWN</u>		Quick Cash Flow					
		Month					
	Month>>	1	2	3	4	5	6
project investment no months>>		35	34	33	32	31	30
	years>>	2.92	2.83	2.75	2.67	2.58	2.50
Total Gross Sales>>							
Total Disposal Fees>>							
Total Land Cost>>							
Total Build Costs>>							
		850,000	850,000	850,000	850,000	850,000	750,000
Total Professional Fees>>							
		97,760	97,760	97,760	97,760	97,760	97,760
Total Finance Costs>>							
Other Costs>>							
Marketing costs							
	S38/S104 etc		192,553			192,553	
Total Costs>>							
		947,760	1,140,313	947,760	947,760	1,140,313	847,760
Net Cash>> -							
		947,760 -	1,140,313 -	947,760 -	947,760 -	1,140,313 -	847,760
Total Interest Costs>> -							
		165,858 -	193,853 -	156,380 -	151,642 -	176,748 -	127,164

7	8	9	10	11	12	13	14	15	16
29	28	27	26	25	24	23	22	21	20
2.42	2.33	2.25	2.17	2.08	2.00	1.92	1.83	1.75	1.67

1,506,250	1,506,250	1,506,250	1,506,250
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20,113	20,113	20,113	20,113
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750,131	750,131	750,131	650,131	650,131	650,131	650,131	650,131	650,131	650,131
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97,760	97,760	97,760	97,760
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97,250

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847,891	847,891	847,891	747,891	650,131	650,131	670,244	670,244	670,244	767,494
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-	847,891	-	847,891	-	847,891	-	747,891	-	650,131	-	650,131	836,006	836,006	836,006	738,756
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-	122,944	-	118,705	-	114,465	-	97,226	-	81,266	-	78,016	96,141	91,961	87,781	73,876
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17	18	19	20	21	22	23	24	25
19	18	17	16	15	14	13	12	11
1.58	1.50	1.42	1.33	1.25	1.17	1.08	1.00	0.92
1,506,250	1,506,250	1,506,250	1,506,250	1,506,250	1,506,250	1,506,250	1,506,250	1,506,250
20,113	20,113	20,113	20,113	20,113	20,113	20,113	20,113	20,113
650,131	650,131	650,131	650,131	650,131	650,131	650,131	650,131	650,131
				97,250				
							-	
670,244	670,244	670,244	670,244	767,494	670,244	670,244	670,244	670,244
836,006	836,006	836,006	836,006	738,756	836,006	836,006	836,006	836,006
79,421	75,241	71,060	66,880	55,407	58,520	54,340	50,160	45,980

26 10 0.83	27 9 0.75	28 8 0.67	29 7 0.58	30 6 0.50	31 5 0.42	32 4 0.33	33 3 0.25	34 2 0.17
1,506,250	1,506,250	1,506,250	1,506,250	1,506,250	1,506,250	1,506,250	1,506,250	1,506,250
20,113	20,113	20,113	20,113	20,113	20,113	20,113	20,113	20,113
650,131	650,131	650,131	650,131	650,131	650,131	550,131	550,131	550,131
				192,553				-
670,244	670,244	670,244	670,244	862,797	670,244	570,244	570,244	570,244
836,006	836,006	836,006	836,006	643,453	836,006	936,006	936,006	936,006
41,800	37,620	33,440	29,260	19,304	20,900	18,720	14,040	9,360

35	36	Total		
1	0			
0.08	0.00			
1,506,250	1,506,250	36,150,000	£	36,150,000.00
		-		
		-		
		-		
20,113	20,113	482,715	£	482,715.00
		-		
		-		
		-		
		-		
		-		
		-		
		-		
		-		
		-		
		-		
		-		
		-		
		-		
450,131	350,131	24,003,932	£	24,003,931.90
		-		
		-		
		977,599	£	977,599.00
		-		
		-		
		-		
		-		
		-		
		-		
		194,500	£	194,500.00
		577,658		
		-		
		-		
		-		
470,244	370,244	26,236,404		25,658,746
		-		
1,036,006	1,136,006	9,913,596		10,491,254
		-		
		-		
		-		
5,180	-	-		447,875