# Rail Central Strategic Rail Freight Interchange

Northamptonshire

## Materials Management Plan

Report for

Ashfield Land Management Limited and Gazeley GLP Northampton s.à.r.l.

Hydrock Ref. RCL-HYD-XX_REM-RP-GE-3001-S2-P4

February 2018

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**Issued by:** Hydrock
22 Long Acre
London
WC2E 9LY

Tel: 020 3846 8456
www.hydrock.com

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|---|---|---|---|
| Prepared | | **Paul Shelley** BSc, MSc PIEMA | |
| Checked | | **Allan Bell** BSc, MSc, C.Geol, FGS, RoGEP. | |
| Approved | | **Allan Bell** BSc, MSc, C.Geol, FGS, RoGEP. | |

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## APPENDICES

# 1.0 INTRODUCTION

## 1.1 Background

This Materials Management Plan (MMP) has been prepared for the enablement and construction works to be undertaken for Ashfield Land Management Limited and Gazeley GLP Northampton S.à r.l (the Applicant) at a site known as Rail Central, Northamptonshire. It has been produced in accordance with the Definition of Waste: Development Industry Code of Practice (DoW CoP).

The proposed development is to comprise a Strategic Rail Freight Interchange (SRFI) including warehousing, an intermodal facility, express freight platform, lorry park and associated infrastructure. Works to J15a of the M1 and minor highway works are also proposed.

A site location plan (Drawing 151171/D001), and a Site Extents Plan (151171/D002) are presented in Appendix A.

This MMP is a draft document to accompany the S42 consultation, and eventually the proposed planning application for the scheme. It will be subject to variation as required.

At this stage a Principal Contractor has not been appointed. Consequently this document will be up updated taking into account the Principal Contractors construction methodology and any relevant implications arising from detailed design. Comments will also be incorporated from stakeholders, the Applicant and local regulators.

On production of the final version of the MMP the Principal Contractor will submit the MMP to a Qualified Person who, on receipt of all necessary documentation, will complete the declaration. This will then be submitted and lodged with CL:AIRE who manage the DoW CoP.

It is considered that adherence to the MMP can be controlled through a requirement of the Development Consent Order (DCO).

## 1.2 Purpose & Objectives

Definition of Waste: Development Industry Code of Practice sets out good practice for the development industry to use when assessing whether excavated materials are classified as waste or not. It also allows the determination, on a site specific basis, when treated excavated waste can cease to be waste for a particular use. Further it describes an auditable system to demonstrate that this Code of Practice has been adhered to.

If materials are dealt with in accordance with this Code of Practice the Environment Agency (EA) considers that those materials are unlikely to be waste if they are used for the purpose of land development. This may be because the materials were never discarded in the first place, or because they have been submitted to a recovery operation which has been completed successfully so that they have ceased to be waste.

Good practice has three basic steps:

1. Ensuring that an adequate Materials Management Plan (MMP) is in place, covering the use of materials on a specific site.
2. Ensuring that the MMP is based on an appropriate risk assessment, that underpins the Remediation Strategy or Design Statement, concluding that the objectives of preventing harm to human health and pollution of the environment will be met if materials are used in the proposed manner.

3. Ensuring that materials are actually treated and used as set out in the MMP and that this is subsequently demonstrated in a Verification Report.

This MMP is designed to address steps one and two as far as is possible given the stage of design. Input from the appointed Principal Contractor will be necessary to finalise the MMP. A verification report will also be required to demonstrate works were undertaken in accordance with the MMP.

The MMP follows a prescriptive form set out by CL:AIRE. This has been completed as far as possible and is presented within Appendix B.

## 1.3 Previous Reports

This draft MMP is based on the following reports:

- Hydrock Consultants Limited. April 2015, Updated February 2018. 'Milton Malsor Northamptonshire - Desk Study Report', Ref R/151171/001 Issue 8
- Appendix 13.2: Hydrock Consultants Limited. April 2015, Updated February 2018. 'Rail Central. Milton Malsor, Northamptonshire. Ground Investigation Report - Main SRFI Site', Ref R/151171/002 Issue 4.
- Hydrock Consultants Limited. July 2017, Updated February 2018. 'Rail Central, Milton Malsor. Ground Conditions Desk Study Report, M1 Junction 15A Improvements', Ref R/151171/003 Issue 2.
- Hydrock Consultants Limited. September 2017, Updated February 2018. 'Rail Central. Milton Malsor, Northamptonshire. Ground Investigation Report - Main Strategic Rail Freight Interchange - Conceptual Geotechnical Design', Ref R/151171/005 Issue 3.
- Appendix 13.8 – Hydrock Consultants Limited. September 2017, Updated February 2018. 'Rail Central. Milton Malsor, Northamptonshire. Ground Investigation Report - Main Strategic Rail Freight Interchange - Remediation Method Statement', Ref R/151171/006 Issue 3.
- Hydrock Consultants Limited. February 2018. 'Rail Central Strategic Rail Freight Interchange Northamptonshire. Pollution Prevention Method Statement, Ref. Hydrock Ref. RCL-HYD-XX_REM-RP-GE-3003-S2-P4.
- Hydrock Consultants Limited. February 2018. 'Rail Central Strategic Rail Freight Interchange, Northamptonshire. Construction Environmental Management Plan, Ref. RCL-HYD-XX_REM-RP-GE-5001-S2-P4.
- Hydrock Consultants Limited. February 2018. 'Rail Central Strategic Rail Freight Interchange, Northamptonshire. Site Waste Management Plan, Ref. RCL-HYD-XX_REM-RP-GE-3002-S2-P4.
- Hydrock Consultants Limited. February 2018. 'Rail Central Strategic Rail Freight Interchange, Northamptonshire. Code of Construction Practice, Ref. RCL-HYD-XX_REM-RP-GE-5002-S2-P2.

The assessment and conclusions of the reports have not been replicated within this MMP. The reader is directed to the original documents within the PEIR.

## 1.4 Limitations

Hydrock has prepared the report based on available information obtained during the study period. Although every reasonable effort has been made to gather all relevant information, all

potential environmental constraints or liabilities associated with the site may not have been revealed.

The report has been prepared for the exclusive benefit of the Applicant and those parties designated by them for the purpose of providing information on the environmental management of works to be undertaken during the enablement and construction phase of the development. The report contents should only be used in that context. Furthermore, new information, changed practices or new legislation may necessitate revised interpretation of the report after the date of its submission.

Hydrock has used reasonable skill, care and diligence in reporting. Information provided by third parties has been used in good faith and is taken at face value. However, Hydrock cannot guarantee the accuracy or completeness of any information provided by others.

The work has been undertaken out in general accordance with recognised best practice as detailed in this document.

Any site boundary line depicted on plans does not imply legal ownership of land.

# 2.0 SITE DETAILS

This section summarises the background and environmental site conditions.

## 2.1 Site Location

The site is located at:

Rail Central,
Main SFRI Site
Milton Malsor,
Northamptonshire

NGR: 473080, 254830.

A site location plan (Drawing 151171/D001), and a Site Extents Plan (151171/D002) are presented in Appendix A.

## 2.2 Site Description and Setting

A summary of site conditions within the full order limits and the immediate surroundings is detailed in Table 2.1 below.

**Table 2.1: Site Description**

| Item | Brief Description |
|---|---|
| Site description | Predominantly agricultural, bound by the A43 to the west, the West Coast Main Line to the south and the Northampton Loop Railway Line to the east. There are two farms, a derelict filling station, two former sand pits, a horticultural nursery and a private dwelling present on site. Works to J15a of the M1 and minor highway works are also proposed. |
| Site area | Approximately 260 ha. |
| Elevation, topography and any geomorphic features | Generally the site is located within a shallow south to north orientated valley associated with the Milton Malsor Brook. Higher ground is present in the northwest, north and east reflecting variation in the geological conditions, specifically the occurrence of Glaciofluvial sands in the north and Glacial Till in the west and east. There are a number of small ponds or springs within the site.<br>Earthworks are present in the southwest of the site in the form of embankments for the Grand Union Canal and former Great Central Railway, and in the southeast of the site, understood to be arisings deposited following excavation of Roade Cutting which is located to the southeast of the site along the West Coast Main Line. |
| Present land use | The site consists of predominately agricultural land. There are two farms, Lodge Farm and Manor Farm, in the east and centre of the site respectively. Lodge Farm is a fully operational farm, whereas Manor Farm is a private residence and stables. There is a horticultural nursery and a private dwelling within the centre and east of the site. |
| Vegetation | The majority of the site is used for agriculture, predominantly arable but with some grassland supporting livestock.<br>Field boundaries are generally characterised by mature hedgerows and trees with occasional trees within fields. There is a small plantation in the west of the site immediately to the north of the former filling station. |
| Site boundaries and surrounding land | The site is generally in a rural setting and surrounded by the A43, Gayton Marina and farmland to the west, the village of Milton Malsor to the north, the Northampton Loop Line and farmland to the east, and the West Coast Main Line and village of Blisworth to the south. The M1 motorway is located approximately 1km to the east. |

| Item | Brief Description |
|---|---|
| Site boundaries and surrounding land | Between the southern boundary and the West Coast Main Line, there is a row of terraced houses and a small business park, known as JBJ Business Park, and a redundant small sewage treatment works. The business park includes a workshop, food recycling facility, garage, carpet and caravan sales. An abattoir was formerly located at the business park site. There is a transport yard immediately adjacent to the northwest corner of the site, in what appears to be a former sand pit. |

## 2.3 Site History

A detailed summary of the site history derived from a review of historic mapping is provided in the desk study report. The site has remained mainly as farmland since the earliest map edition of the late 19th century with development essentially limited to:

- a filling station in the west adjacent to the A43 (now disused, the tanks were decommissioned and filled with foam in 2004);
- Lodge and Manor Farms in the centre and east of the site;
- two former sand and gravel pits in the northwest and north of the site, with the pit in the northwest later filled as an inert landfill; and
- embankments carrying the Grand Union Canal and former Great Central Railway in the southwest corner of the site.

In addition, numerous small farm buildings have been constructed across the site and demolished later in the 20th century. Adjacent development includes the existing highways and railways, the transport yard to the northwest and the Business Park and housing to the south.

## 2.4 Geology and Soils

The general geology of the site area is shown on the 1:50,000 geological map of Towcester (Sheet 202) and is summarised in Table 2.2.

**Table 2.2: Geology**

| Location | Age | Stratigraphic Name | Description |
|---|---|---|---|
| Central valley | Recent | Alluvium | Normally consolidated sandy clay. |
| Northeast | | | |
| North | Pleistocene | Glaciofluvial Deposits | Sand and gravel. |
| Locally in the northwest | | Glacial Till (Oadby Member) | Over consolidated gravelly clay with associated sand and gravel deposits. |
| Locally in the east | | | |
| Entire Site | Jurassic | Whitby Mudstone Formation | Dark grey, fossiliferous mudstone and siltstone with fine grained sandstone beds and fossiliferous limestones. |
| Centre and northwest | | Marlstone Rock Formation | Sandy, ooidal, ferruginous limestone with shell fragments. |
| Centre and northwest of the area | | Dyrham Formation | Pale to dark grey, silty, sandy mudstone weathering to a yellow clay. |

Made Ground may be present associated with areas of former or current development and landfilling.

## 2.5 Hydrogeology

The aquifer designations given in Table 2.3 are based on the Environment Agency interactive aquifer designation map. Additional information on the hydraulic characteristics of the geological units has been abstracted from Allen et al (1997)[1] and Jones et al (2000)[2].

**Table 2.3: Hydraulic Characteristics of Strata**

| Stratum | Aquifer Designation | Hydraulic Characteristics |
|---|---|---|
| Alluvium | Secondary Undifferentiated | May be a source of groundwater but vertical and lateral variability means these aquifers are locally changeable. |
| Oadby Member | Unproductive Strata | Maybe a source of localised groundwater but low permeability and porosity make these poor aquifers.<br>Likely to behave as an aquiclude. |
| Glaciofluvial Deposits | Secondary A Aquifer | May be a localised source of groundwater. |
| Whitby Mudstone Formation | Unproductive Strata | Maybe a source of localised groundwater but low permeability and porosity make these poor aquifers.<br>Likely to behave as an aquiclude. |
| Marlstone Rock Formation | Secondary A Aquifer | May be a localised source of groundwater. |
| Dyrham Formation | Secondary Undifferentiated | May be a source of groundwater but vertical and lateral variability means these aquifers are locally changeable. |

The site is not within a Source Protection Zone (SPZ) and there are no SPZ in the vicinity of the site. There are no recorded groundwater abstraction licenses within 2km of the site.

## 2.6 Hydrology

The following surface waters are present at the site (Table 2.4).

**Table 2.4: Surface Water Features**

| Feature | Location Relative to Site |
|---|---|
| Milton Malsor Brook | Crosses the western side of the site on a south to north course. |
| Ditches | The centre and west of the site is drained by open ditches which ultimately fall to the Milton Malsor brook. The ditches appear to originate at the railway, and may collect water from small ponds or springs present within the site at various places along the field boundaries. |
| Surface Water Springs | There are a number of small ponds and springs in the west and centre of the site which are drained via agricultural ditches to the Milton Malsor Brook |
| Abstraction Borehole | Anecdotal evidence water abstraction borehole at Lodge Farm. |
| Wootton Brook | The Wootton Brook rises in a marsh area to the northwest of Lodge Farm in the east of the site. |

[1] ALLEN, D. L., BREWERTON, L. J., COLEBY, L. M., GIBBS, B. R., LEWIS, M. A., MACDONALD, A. M., WAGSTAFF, S. J. and WILLIAMS, A.T. 1997. The physical properties of major aquifers in England and Wales. *British Geological Survey Technical Report WD/97/34.* 312pp. Environment Agency R&D Publication 8.

[2] JONES, H. K., MORRIS, B. L., CHENEY, C. S., BREWERTON, L. J., MERRIN, P. D., LEWIS, M. A., MACDONALD, A. M., COLEBY, L. M., TALBOT, J. C., MCKENZIE, A. A., BIRD, M. J., CUNNINGHAM, J. and ROBINSON, V. K. 2000. The physical properties of minor aquifers in England and Wales. *British Geological Survey Technical Report WD/00/04.* 234pp. Environment Agency R&D Publication 68.

| Feature | Location Relative to Site |
|---|---|
| Grand Union Canal | The Grand Union Canal is carried on an embankment adjacent to the southwest corner of the site. There is a culvert underneath the canal carrying surface water, presumably originating from pre-existing land drainage constructed prior to the canal and railway. The canal appears to be leaking causing overland flow over the field in the southwest corner of the site. |

## 2.7 Mining & Ground Stability

There are two former sand pits onsite. The first is in the northwest corner, and the second in the north immediately to the east of Northampton Road. There is a further pit immediately offsite to the north of Gayton Road beyond the northwest corner of the site. The transport yard located in the to the northwest of the site is at a reduced level which is anticipated to be a continuation of the former sand pit in the northwest of the site itself and subsequently landfilled.

An unrecorded pit is present in the northeast of the site.

Northamptonshire Minerals and Waste Local Plan (MWLP) defines a Minerals Safeguarding Area (MA2) for sand resources within the Milton Malsor area. The MA2 area does not include any of the proposed development site is separated from the site by the Northampton Loop Line and the village of Milton Malsor.

## 2.8 Pollution Incidents

A significant pollution incident occurred at Gayton Marina in June 2015 when kerosene leaked from the BPA pipeline into the Grand Union Canal. Whilst it is not anticipated that this event will have had a significant impact on land quality at the site, there is a small possibility of an impact in the southwest if the canal had been leaking at the time. Further details are provided in the Desk Study Report.

## 2.9 Radon

A British Geological Society (BGS) radon risk report (GR210997/1) has been obtained for the site and indicates that it is in a Radon Affected Area where recorded radon concentrations in 1-3% of homes are above the action level. The source of radon at this site is likely to be the Marlstone Rock Formation.

## 2.10 Ecology

Significant ecological assessment has been undertaken on the site. A summary of the ecological surveys completed to date is shown below in Table 2.5

**Table 2.5: Summary of Ecological Surveys Undertaken**

| Survey Type | Details of Survey | Main Site Month/ Year | Junction 15a Month/Year | Other Minor Junction Improvements Month/Year |
|---|---|---|---|---|

| | | | | |
|---|---|---|---|---|
| Ecological Background Data Search | Data search of records from the local record centre, and freely available data. A 10km search area was used for internationally designated sites, 5km search area was used for statutory designated sites and 2km for non-statutory designated sites and protected species records. | October 2016, updated in January 2018. | May 2017, updated in January 2018. | July 2017, updated in January 2018. |
| Phase 1 Habitat Survey and assessment of habitat for protected animals | Identification of broad habitat types and habitat suitability for protected species following the JNCC methodology for Phase 1 Habitat Survey and CIEEM Preliminary Ecological Assessment methods. | March 2015 and 2016 (Additional areas surveyed in February 2017 where access has previously been denied). | February, April and May 2017. | No field surveys completed. |
| Phase 2 Botany – NVC and other surveys | Species listing throughout the site and NVC surveys in selected areas, mostly grassland, but also representative examples of other vegetation types. | April to July 2017. | May to July 2017 | No field surveys completed. |
| Phase 2 Botany - Hedgerow surveys | Survey of all hedges to estimate their ecological value, principally by reference to ecological aspects of the Hedgerows Regulations 1997. | June 2016. | May to July 2017. | No field surveys completed. |
| Veteran Tree Survey | All trees were viewed from ground-level and from within the site boundary only. The trees were inspected and data recorded following guidance from 'Ancient and other veteran trees; further guidance on management' . | 2016 [Development Tree Survey] | July 2017 | No field surveys completed. |
| Amphibians - Habitat Suitability Index and presence / absence for great crested newt | Nineteen ponds where access was granted were assessed for their suitability for great crested newts using a Habitat Suitability Index. This was followed by eDNA surveys and presence / likely absence surveys. These involved undertaking four surveys between mid-April and mid-June. The surveys were undertaken by licensed ecologists and in accordance with English Nature survey guidelines. | May and June 2016 (Pond 13 surveyed in 2017 due to access restrictions in 2016) | March to June 2017 | No field surveys completed. |
| Aquatic invertebrates | Surveys of a single baseline sample site in each of the watercourses (Milton Malsor Brook and Rothersthorpe Stream) were carried out on 5 October 2017 by RSK Ecologists This used a combination of the standard three minute hand-net | October 2017 | Not required | No field surveys completed. |

| | | | | |
|---|---|---|---|---|
| | sampling surveys with one minute visual search technique, developed for the National Pond Survey and the Natural England protocol for shallow waterbodies**.** Samples were collected in order to assess diversity and conservation importance of aquatic macro-invertebrates present within the watercourses on the site. | | | |
| Badger | Habitat assessment of the study area for its suitability for badgers. Locations of setts and foraging activity were recorded. | March 2016 (to be updated in August 2017) | To be completed in August 2017 | No field surveys completed. |
| Bats (tree roost potential) | Ground-level Tree assessment – to establish which trees had potential roosting features for bats and to grade those trees as: Grade 1 – low potential, Grade 2 - medium potential or Grade 3 - high potential for roosting bats and to identify where more detailed surveys such as tree climbing assessments would be required (if individual trees were to be impacted during development). | January to May 2016 | To be completed in May and June 2017 | No field surveys completed. |
| Bats – tree climbing surveys | Trees with medium of high potential identified during the ground level tree assessment were subject to climbing surveys to inspect features that were identified to have potential for roosting bats. | May to September 2017 | May and June 2017 | No field surveys completed. |
| Bats – tree emergence and dawn surveys | Emergence surveys were completed for some trees that were identified as high or moderate following the climbing surveys. | May to August 2016 | June to August 2017 | No field surveys completed. |
| Bats (initial building assessment) | The buildings within the red line boundary of the main SRFI site and the J15a works were surveyed for roosting bats. Buildings surveyed included farm houses and associated barns at Manor Farm and Lodge Farm. This involved consideration of the age and condition of the structure, and identifying features that roosting bats may favour (e.g. holes, cracks and cavities that might be used as bat-entrance points or roost sites). Detailed searches were made for signs of bats using ladders, high powered torches, binoculars and an endoscope. All accessible cracks crevices and voids were searched. Where definite signs of bats or other evidence was found (such as actual sightings, droppings, urine stains, odour, scratch marks, grease stains and feeding remains), they were recorded. | May-August 2016 (further surveys undertaken in April 2017 for properties where access was unavailable in 2016). | April 2017 | No field surveys completed. |

| | | | | |
|---|---|---|---|---|
| Bats (emergence / dawn re-entry) | Following the initial building surveys, any buildings which were identified as Low, Moderate or High potential for roosting bats were subject to emergence and dawn re-entry surveys. Surveyors were positioned at pre-selected survey points so that potential bat roosting features were visible. Surveyors used bat detectors and edirols to record bat calls to allow analysis at a later date. | May to July 2016 | June, July and August 2017 | No field surveys completed. |
| Bats (activity) | Three transect surveys were completed – to assess the level of activity of commuting and foraging bats. Each transect commenced 15 minutes before sunset and lasted for approximately 3 hours. | May to October 2016 (April surveys were called off due to unsuitable weather). | May to October 2017 (April surveys were called off due to unsuitable weather). | No field surveys completed. |
| Breeding birds and barn owls | Breeding bird survey, consisting of three surveys in March to June was undertaken using methods based on Common Bird Census (CBC) methodology **(Ref 16.x)** . A specific barn owl survey, involving an inspection of the buildings and trees on site for nests, was undertaken on 4 May 2016. Further activity surveys were conducted throughout 2017 were undertaken to assess the known barn owl breeding sites. | May and June 2016 | April to June 2017 | No field surveys completed. |
| Golden plover and lapwing surveys | Golden plover surveys were conducted by experienced ornithologists using pre-selected viewpoints to observe the site from pre-dawn or pre-dusk. Surveys were undertaken for 6 hours and all golden plover or lapwing observations marked on a map of the site. Habitat was assessed for suitability for golden plover within the Order Limits and for 500m outside the Order Limits. | February and March 2016. November, December and January 2017. | Not required. | Not required. |
| Reptiles | Protected species presence/absence survey using 200 felt tiles (artificial refuges) placed in three areas across the Main SRFI Site. These were checked on seven separate occasions in line with guidance by Froglife.<br><br>Surveys on the Junction 15a site focused on the boundary of the canal and stream within the tall herb swamp to the west of the canal and involved | May and September 2016 | September 2017 | No field surveys completed. |

| | | | | |
|---|---|---|---|---|
| | 120 felt tiles. The surveys were conducted in September 2017. | | | |
| Otter and water vole | During the Phase 1 Habitat Survey the suitability of the site for otters and water voles was assessed. Specific surveys were subsequently carried out and signs were recorded, if present, including footprints and slides, feeding remains, holts and couches (resting places) and spraint (droppings). Habitat was classified as suitable, suitable (sub-optimal), or unsuitable. | 3 May and 27 July 2016 | 3 May and 27 July 2016 | No field surveys completed. |
| White clawed crayfish | A walkover survey was undertaken at both watercourses in May 2017 to assess their suitability for white-clawed crayfish. Both watercourses were subsequently surveyed using day time hand searching / hand netting methods and night time torch surveys which are in accordance with standard survey methods for white-clawed crayfish. | May 2017 | Not required. | No field surveys completed. |
| Fish | Two survey sites were electrofished, one on each of the two watercourses on the Main SRFI Site, and these were selected following the crayfish walkover survey. Electrofishing took place on 5 October 2017. | May 2017 | Not required. | Not required. |
| Terrestrial invertebrates | An initial walkover survey of the Main SRFI Site was performed on 21 July 2016 and 23 June 2017 at J15a. Invertebrate species sampling was then undertaken on 22 July, on 7 August and 18 September 2016 at the Main SRFI Site and 5-7 July 2017 at J15a. This spread of dates recognises the seasonal appearance of most invertebrate species and was aimed at maximising the number of taxa available for listing and analysis. Sampling affected the whole area of the Main SRFI site. However, for practical reasons it was concentrated in a number of areas that were judged likely to generate samples that were representative of the whole area. | July 2016 | July to September 2017. | Not required. |

## 2.11 Archaeology & Heritage

The archaeological evaluation (including geophysical work and trial trenching) demonstrated that the Main SRFI Site contains archaeological remains of later pre-historical, Romano-British and medieval and later date, which could be divided into 15 discrete archaeological sites. Desk-based assessment indicated that the M1 J15a and the A43/A5 Tove Roundabout locations have some archaeological potential, with the possibility that archaeological remains of comparable date to those within the Main SRFI Site could be present. A programme of archaeological mitigation works will be carried out to offset the predicted direct impacts on archaeological assets.

## 2.12 Unexploded Ordnance

A non-specialist Unexploded Ordinance (UXO) screening exercise has been undertaken which indicates low bomb risk.

## 3.0 SITE ROLES AND RESPONSIBILITIES

The Applicant, and the Project Manager will establish roles, responsibilities, authorities and accountabilities in advance of the construction phase and these will be embedded within the construction contract performance requirements. All works will be carried out in accordance with the requirements of the DCO and general law. A summary of the anticipated roles are detailed in Table 3.1 below.

**Table 3.1: Draft MMP Summary of Anticipated Roles & Responsibilities**

| Role | Responsibilities |
|---|---|
| **Client: Ashfield Land Management Limited and Gazeley GLP Northampton S.à r.l** | |
| **Project Manager (tbc)** | Overall environmental management of the site on behalf of the owner. |
| **Principal Contractor, to be appointed.**<br>Overall responsibility to ensure works are undertaken in accordance with all legislation, best practice and the MMP Team will include: | |
| Construction Manager | Day-to-day management of the site. |
| Waste & Environmental Manager | Plan the works, and those of their sub-contractors |
| Site Staff | Obligations under Duty of Care |
| **Designer**, Various | |
| Design out adverse effects on the environment as reasonably practicable, in accordance with legislation and best construction practice. Where effects cannot be designed out, advise Contractors on environmental hazard that a competent Contractor cannot reasonably anticipate. | |
| Other Stakeholders, Northampton Borough Council ; South Northamptonshire Council, Environment Agency, Natural England, Highways England, HSE, Historic England. | |
| Environmental Officer | Enforce planning requirements and liaise with public enquiries received. |
| Environment Agency Waste Team | Manage and coordinate waste related development aspects. |

It is anticipated that the Applicant will nominate a Project Manager for the site.

The successful Principal Contractor will have overall responsibility to ensure works are undertaken in accordance with all legislation, best practice and the MMP. The Principal Contractor will appoint a suitably qualified and experienced:

- Site Manager, will monitor the day-to-day management of the site, including legal and environmental responsibilities, site health and safety, and to ensure adherence to the MMP and all approved method statements and the consent. The Site Manager will be responsible for ensuring that all site staff receive a briefing on the MMP and other planning conditions as part of their site induction and are aware of their roles and responsibilities in fulfilling the requirements of the MMP.
- The Principal Contractor's Waste & Environmental Manager (if necessary), shall carefully plan the works, and those of their sub-Contractors. The Principal Contractor will provide these details in a Health and Safety Plan (as required under the Construction (Design and Management) Regulations (CDM) 2015). The Principal Contractor and sub-contractors will be required to adhere to the MMP.
- Ecology Manager, will supervise the habitat clearance activities and licensable activities, including supervision of an Ecological Clerk of Works (ECoW). They will also plan and oversee implementation of ecology mitigation including habitat creation, protection of retained habitat, and the licensable activities. The Ecology Manager will be responsible for the implementation of the Habitat Management Plan for the site.

- Site Staff will have an obligation under Duty of Care to follow training, inductions, method statements, briefings and toolbox talks.

As part of the contract management, between the Client, the project manager, designer(s) and the Principal Contractor, the following will need to occur (responsibilities should be allocated in the Contract documents):

- Advising and assisting in avoiding, minimising and mitigating adverse effects of environmental aspects associated with construction.
- Review the construction progress on site and the upcoming works in the context of environmental mitigation.
- Review the environmental monitoring.
- Review the effectiveness of the environmental mitigation.

Should any unexpected environmental issues arise during construction; such as complaints the Principal Contractor will immediately report them to the Site Management Team so that suitable measures can be implemented consistent with the various component plans within this draft MMP.

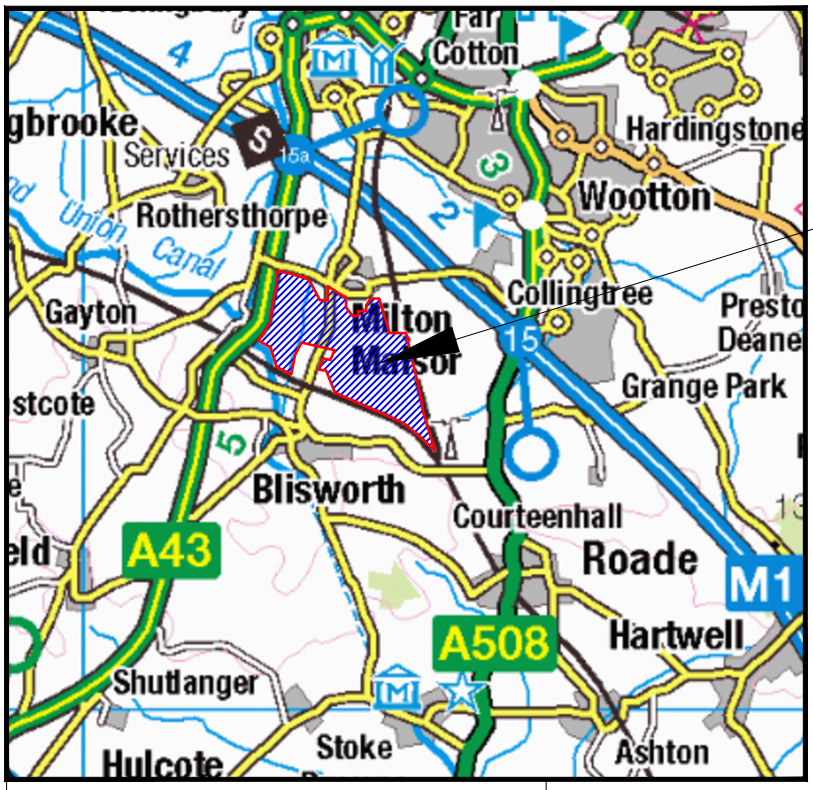
The environmental impacts of the works will be assessed within the risk assessments, method statements and control measures developed for the works. Should complaints be received, the appointed Principal Contractor will liaise with the design team, establish the cause of the complaint and propose mitigations to the relevant stakeholder. Further monitoring should then be undertaken to ensure the scenario that first caused the complaint is addressed.

# Appendix A

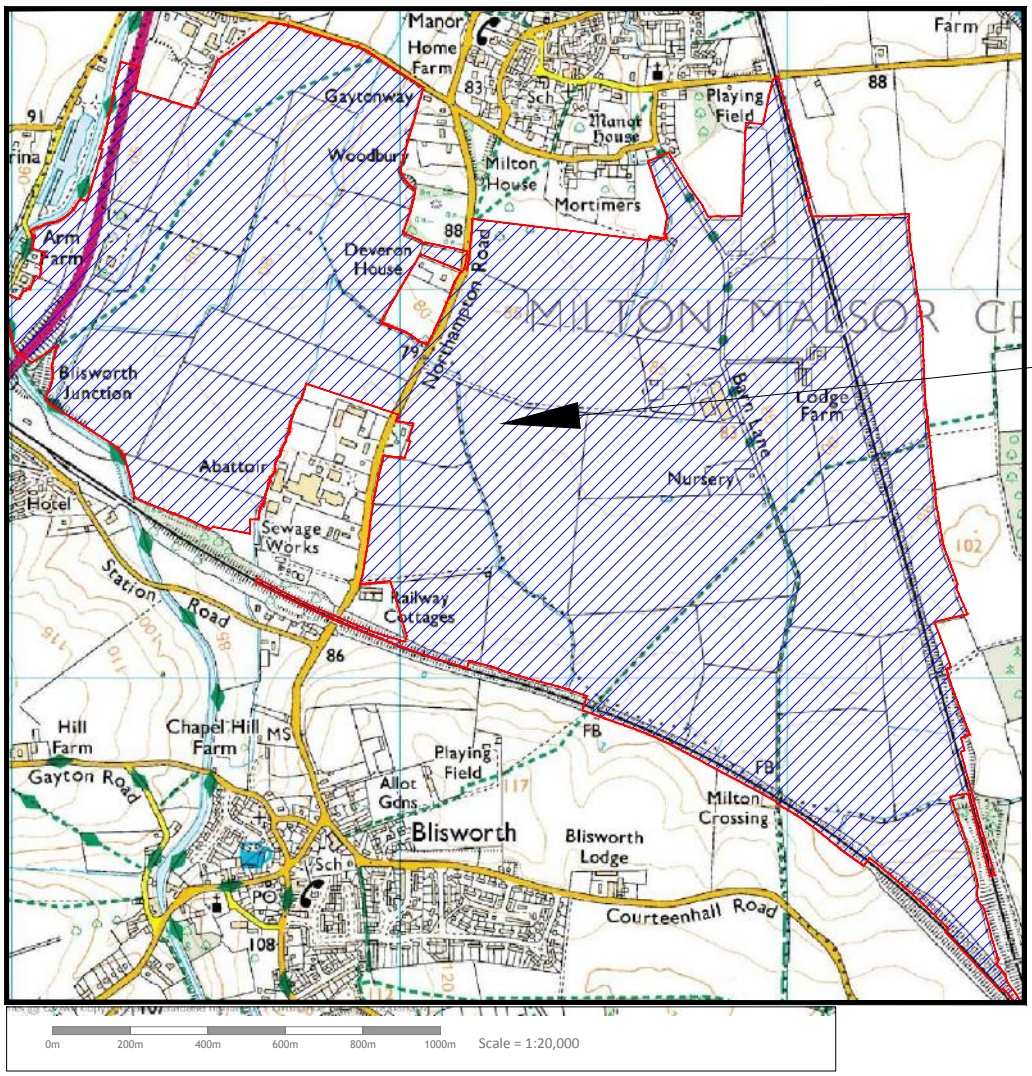
## Drawings

Notes:

1. Contains Ordnance Survey data © Crown copyright and database right 2015




THE SITE


THE SITE

| Rev | Date | Description | By | Ckd |
|---|---|---|---|---|
| C | 09/02/18 | Boundaries revised | NS | AB |
| B | 07/06/17 | Boundaries revised | RB | AB |
| A | 14/02/17 | Boundaries revised | RB | AB |

Architect :

Hydrock Consultants Ltd
3 Hawthorn Park
Holdenby Road
Spratton, Northampton
NN6 8LD
T +44 (0)1604 842888
www.hydrock.com

Client : Ashfield Land

Project Title: Rail Central, Milton Malsor

Drawing Title: Site Location Plan

Drawing Status: FINAL

Hydrock Job No: C151171

| Drawn | Checked | Scale @ A4 | Date | Issue Date |
|---|---|---|---|---|
| NS | AB | See Drawing | 09/02/18 | 09/02/18 |

Drawing Number: C151171/D001 Revision: C


Notes:

1. All dimensions are to be checked on site before the commencement of works. Any discrepancies are to be reported to the Architect & Engineer for verification. Figured dimensions only are to be taken from this drawing.
2. This drawing is to be read in conjunction with all relevant Engineers' and Service Engineers' drawings and specifications.

Key

- Railway line
- Road
- Footpath
- Foul sewer
- BPA Oil Pipeline
- Watercourses
- Trees/Hedges

| Rev | Date | Description | By | Ckd |
|---|---|---|---|---|
| C | 09/02/18 | Updated Site Boundary | NS | AB |
| B | 06/07/17 | Updated | RB | AB |
| A | 14/02/17 | Updated | RB | AB |

Architect :

Hydrock

Hydrock Consultants Ltd
3 Hawthorn Park
Holdenby Road
Spratton, Northampton
NN6 8LD
T +44 (0)1604 842888
northampton@hydrock.com
www.hydrock.com

Client :

ASHFIELD LAND

Project Title:

MILTON MALSOR, NORTHAMPTONSHIRE

Drawing Title:

Site Extents Plan

Drawing Status:

FINAL

Hydrock Job No:

C151171

| Drawn | Checked | Scale @ A1 | Date | Issue Date |
|---|---|---|---|---|
| NS | AB | 1:5000 | 09/02/18 | 09/02/18 |

Drawing Number: 151171/D002

Revision: C

# Appendix B

# CL:AIRE Materials Management Plan

## Materials Management Plan (MMP) Form - October 2014

This form should be completed once the lines of evidence have been marshalled in relation to suitability for use, certainty of use and quantity required.

The answers to the questions posed within this form, together with the supporting information will constitute the MMP and must be provided to the Qualified Person.

A Qualified Person may comment on draft versions of this MMP, but will not complete the Declaration until all the relevant documents, demonstrating lines of evidence have been provided for each site.

The person / organisation who will pay the Declaration fee should confirm that they have read and understand the Terms and Conditions relating to the payment of the Declaration fee to CL:AIRE. These can be found on the CL:AIRE website.

| | |
|---|---|
| **The person / organisation agreeing to pay the Declaration Fee - Name, organisation and contact details inc. email address -** | TBC |

**☑I confirm I have read and understood the Terms & Conditions.**

**Each question must be answered. If the question is not applicable please state this and provide a brief explanation.**

1. Specify the scenario to which this MMP relates, as described in the Definition of Waste: Development Industry Code of Practice (DoW CoP) (1, 2, 3 or 4):

☑1. Reuse on the Site of Origin

☐2. Direct Transfer of clean naturally occurring soil / mineral materials

☐3. Cluster Project

☐4. Combination of any of the above

In the case of a combination of reuse scenarios, please describe it below (e.g. (i) Reuse on Site of Origin and Direct Transfer of clean naturally occurring unpolluted soils, (ii) Reuse on the Site of Origin with Direct Transfer of clean naturally occurring soil to x number of development sites etc:

(NB: A Declaration is required for reuse on the Site of Origin and for any 2 site arrangement i.e. there is no facility for a combination Declaration)

| | |
|---|---|
| 2. Organisation and name of person preparing this MMP | (Full address and contact details)<br>TBC |

**Document Control**

| | |
|---|---|
| Date issued | June 2017 |
| Revision date | |
| Summary of revision 1 | Initial Issue |
| Summary of revision 2 | |

Insert additional lines to the table above for any subsequent revisions.

Note - revisions to the MMP do not trigger an additional Declaration by a Qualified Person, unless an additional site is added to the project.

Revisions to the MMP must be recorded and summarised in the Document Control box above.

**Site Details**

| | |
|---|---|
| 3. Site / Project name(s) | Rail Central, Main SFRI Site, Milton Malsor, Northamptonshire |
| Reuse / receiving site name : | Rail Central, Main SFRI Site, Milton Malsor, Northamptonshire |
| Donor site name (if Direct Transfer) | N/A |

**Landowners**

| | |
|---|---|
| 4a. Name of Landowner(s) (full address and contact details) – where excavated materials are to be reused | TBC |
| 4b. Name of Landowner(s) (full address and contact details) – where excavated materials are arising from | As above |

**Summary and objectives**

| | |
|---|---|
| 5a. Provide a brief description of the planned project and how excavated materials are to be reused. | The proposed development is to comprise a Strategic Rail Freight Interchange (SRFI) including warehousing, an intermodal facility, express freight platform, lorry park and associated infrastructure.<br>As a result of the development, significant earthworks are anticipated.<br>Re-use of all suitable material is proposed on site in order to minimise negative off site impacts.<br>The specifics of the earthworks will be subject to detailed design and with consultation with the appointed Principal Contractor. The appointed Principal Contractor will update this document as necessary. |

**General Plans and Schematics**

| | |
|---|---|
| 6. **Attach** a location plan for the site(s) and a plan of the site(s) which identifies where different materials are to be excavated from, stockpile locations (if applicable), where materials are to be treated (if applicable) and where materials are to be reused. | Plan Document Reference(s):<br><br>TBC |

| | |
|---|---|
| 7. **Attach** a schematic of proposed materials movement. Where there is only one source area and one placement area briefly describe it. For all other projects a schematic is required. | Description & Schematic Document Reference:<br>TBC |

**Parties Involved and Consultation – if more than one party please provide additional details for them and identify the location that they will be working e.g. where a site is zoned**

| | |
|---|---|
| 8a. Main earthworks contractor(s) (full address and contact details) – Where excavated materials are to be reused | TBC |
| 8b. Main earthworks contractor(s) (full address and contact details) - Where excavated materials are arising from | TBC |

| | |
|---|---|
| 9. Treatment contractor(s) (full address and contact details) – for treatment on site of origin, or at a Hub site within a fixed STF / Cluster Project | TBC |

| | |
|---|---|
| 10. Where wastes and materials are to be transported between sites, provide details of the transport contractor(s) (full address, | No export of materials are anticipated from the site. |

| | |
|---|---|
| contact details and waste carriers registration details (if applicable)) | |

| | |
|---|---|
| 11. Provide Local Authority contact details (full address and named contacts) where excavated materials are to be reused | South Northants District Council,<br>Guildhall, St. Giles Square,<br>Northampton,<br>NN1 1DE<br><br>Lead Planning Officer<br>Tel: 0300 330 7000 |

| | |
|---|---|
| 12a. For the site where materials are to be reused and for Hub Site locations provide Environment Agency contact details (full address and named contacts): | Environment Agency - Lincolnshire and Northamptonshire (LNA)<br><br>Waterside North, Lincoln, LN2 5HA<br><br>Contact: TBC<br>Tel: TBC |
| ***For all Cluster Projects:***<br><br>12b. Attach any relevant documentation from the EA relating to the excavation and reuse of the materials to demonstrate no objection to the proposals (see 3.37 of DoW CoP)<br><br>If the EA has not been consulted please explain why (see paragraph 3.39 of the DoW CoP). | EA references:<br>N/A |

**Lines of Evidence**

There is no one single factor that can be used to decide that a substance or object is waste, or when it is, at what point it ceases to be waste; as complete a picture as possible has to be created.

The following sections require completion to ensure the correct decision is made.

If a requested item is not relevant it is important to clearly state why this is so (e.g. no planning permission required because permitted development status exists).

**Suitable for use criteria**

| | |
|---|---|
| 13. Please describe or provide copies of the required specification(s) for the materials to be reused on each site. | Document Reference(s):<br>The intended use of the materials within the site is as part of a site wide cut/fill exercise. Details of the required cut and fill volumes will be established in consultation with the appointed contractor and will be detailed in due course.<br><br>Hydrock Report (Ground Investigation Report, Rail Central, Milton Malsor by Hydrock. Ref R/151171/002 dated May 2017) outlines the sites environmental condition relating to the Made Ground and underlying natural material. |

| | |
|---|---|
| ***Where contamination is suspected or known to be present*** | Document Reference(s):<br>A ground investigation report has been compiled (Hydrock Report Ground Investigation Report, Rail Central, Milton Malsor by Hydrock. Ref R/151171/002 dated May 2017) |

| | |
|---|---|
| 14a. Please provide copies of or relevant extracts from the risk assessment(s) that has been used to determine the specification for use on the site. **This must relate to the place where materials are to be used.** This must be in terms of (i) human health (ii) controlled waters and (iii) any other relevant receptors. If a risk assessment is not relevant for a particular receptor given the site setting please explain why below: | Based on intrusive works across the site area undertaken by Hydrock and historic works by others. The investigation undertaken to date provides a preliminary assessment of the entire site. Further investigation, risk assessment and detailed geotechnical design will be necessary for the individual plots and key infrastructure elements within the development.<br><br>The works identified the presence of PAH and petroleum hydrocarbons within the Made Ground materials encountered at Lodge Farm and the former Petrol Filling Station which posed a potential risk to human health receptors. The report indicated no significant risks being posed to controlled waters or other receptors.<br><br>Site preparation works are likely to include:<br><br>• Removal by specialist contractors of asbestos from buildings in accordance with the asbestos survey and relevant legislation, followed by controlled decommissioning, decontamination and demolition of site buildings and ancillary structures such as tanks and the existing drainage system.<br>• Removal of the former fuel tanks at Lodge Farm and the Filling Station together with any petroleum hydrocarbon impacted soils around and below the tanks. Any free phase hydrocarbons should be removed from the surface of the groundwater and treated or disposal of according to current legislation.<br>• It is anticipated that remediation can be undertaken by excavating the impacted soils which can then be stockpiled, screened or otherwise treated (bioremediation, if necessary) on site. Material is likely to consist of hardcore and Made Ground from Lodge Farm and the filling station area and discrete areas of contaminated material from around the farms. Suitable material can be reused where appropriate under a Materials Management Plan and the unsuitable material removed from site. Given the volume of earthworks proposed, it is anticipated that unsuitable material from the perspective of human health is likely to be suitable for reuse in the platforms in areas external to the proposed buildings, for example in noise bunds. |

| | |
|---|---|
| | • Earthworks on site should be subject to a watching brief by an independent geo-environmental specialist to identify any areas of suspected contamination and recommend remedial measures.<br>• Since the site is in a Radon Affected Area with recorded radon levels in 1-3% of homes above the action level, it is recommended that consideration be given to incorporating basic protection measures.<br>• Protectaline pipework is potentially required subject to discussion with the Water Authority. |
| 14b. Please attach any relevant documentation from the LA relating to the excavation and reuse of the materials to demonstrate no objection (see 3.37 of the CoP) | LA Document references:<br>The Local Authority (South Northamptonshire District Council) will be consulted as a part of the planning process.<br><br>To be updated with conditions following planning. |
| 14c. Please attach any relevant documentation from the EA relating to the excavation and reuse of the materials to demonstrate no objection (see 3.37 and Table 2 of the CoP) | EA Document references:<br>The Environment Agency (EA) are a statutory consultee (within the planning process), and therefore will be consulted as a part of the proposed planning process.<br><br>Update following correspondence / submission |
| 14d. Please attach any relevant documentation from any other regulators (if relevant) relating to the excavation and reuse of the materials to demonstrate no objection (see 3.37 of the CoP) | Document Reference(s):<br>N/A |

| | |
|---|---|
| ***Where contamination is not suspected*** | Document Reference(s)<br>N/A |

| | |
|---|---|
| 15a. Please attach copies or relevant extracts from the Desk Top Study that demonstrates that there is no suspicion of contamination. | |
| 15b. Please attach copies of or relevant extracts from the site investigation/testing reports that adequately characterise the clean materials to be used (if appropriate). | Document Reference(s)<br>Hydrock Report (Ground Investigation Report, Rail Central, Milton Malsor by Hydrock. Ref R/151171/002 dated May 2017) indicates that the underlying natural materials are chemically clean when considering the proposed end use. |
| 15c. Please attach copies of any other relevant information (if available) confirming that land contamination is not an issue. | Document Reference(s)<br>N/A |

**NB: It is your responsibility to assess the nature of the material to be used and that it fits within the limitations of the scenario under which it is to be used**

**Certainty of use**

Various lines of evidence are required to demonstrate that the materials are certain to be used. This includes:

- The production of this MMP
- An appropriate planning permission (or conditions that link with the reuse of the said materials)
- An agreed Remediation Strategy(ies)
- An agreed Design Statement(s)
- Details of the contractual arrangements

Please identify in the following sections what lines of evidence relate to the site(s) **where the materials are to be used**.

| | |
|---|---|
| 16a. Planning Permission(s) relating to the site where materials are to be reused<br><br>Please provide a copy of the relevant planning permission | Document Reference:<br>To be updated on receipt of planning. |
| 16b. Explain how the reuse of the excavated materials fits within the planning permission(s) for each site. | To be updated on receipt of planning. |
| 16c. If planning permission is not required for any one site please explain why below e.g. permitted development, clean up of a chemical spill, surrender of an Environmental Permit, re-contouring within the existing permission. | n/a |

| | |
|---|---|
| ***Where contamination is suspected or is known to be present***<br><br>17. Please provide a copy of any Remediation Strategy(ies) that have been agreed with relevant regulators. | Document Reference(s):<br><br>Outline remedial recommendations were provided within Hydrock Report (Ground Investigation Report, Rail Central, Milton Malsor by Hydrock. Ref R/151171/002 dated May 2017).<br><br>Details of the outline remedial recommendations are presented within Section 14a. |

| | |
|---|---|
| ***Where contamination is not suspected***<br><br>18. Please provide a copy of any Design Statement(s) that have been agreed (e.g. with the planning authority or in the case of permitted developments the client). | Document Reference(s):<br>n/a |

**Quantity of Use**

| | |
|---|---|
| 19. Please provide a breakdown of the excavated materials for each site and how much will be placed at each site or sub area of each site.<br><br>Where this is not specific to a single readily identifiable source refer to an annotated plan, schematic or attach a tabulated summary. | Document Reference(s):<br>To be updated following detailed design and consultation with the appointed contractor. |

| | |
|---|---|
| 20a. How has consolidation/compaction being considered in the above mass balance calculations? | To be updated following detailed design and consultation with the appointed contractor. |
| 20b. How has loss due to treatment being considered in the above mass balance calculations (if applicable)? | n/a |

| | |
|---|---|
| 20c. How has the addition of treatment materials being considered in the above mass balance calculations (if applicable)?<br><br>Note - An exact figure is not required but one that is reasonable in the circumstances and can be justified if challenged. | n/a |

**Contingency arrangements**

Explain what is to happen in the following situations and **identify the appropriate clauses** in the contract(s) (Such clauses must be provided to the Qualified Person, preferably as a summary document): or

| | |
|---|---|
| 21a. What is to happen to, and who is to pay for out of specification materials? | Reference:<br>To be updated following detailed design and consultation with the appointed contractor. |
| 21b. What is to happen to, and who is to pay for any excess materials? | Reference:<br>As above. |
| 21c. What happens if the project programme slips in relation to excavated materials or materials under -going treatment? | Reference: To be updated following detailed design and consultation with the appointed contractor. |
| 21d. Other identified risk scenarios for the project (relating to excavated materials)? | Reference:<br>N/A |

**The Tracking System**

Where contamination is suspected or known to be present, state the procedures put in place to:

| | |
|---|---|
| 22a. For all sites please describe the tracking system to be employed to monitor materials movements. | To be updated following detailed design and consultation with the appointed contractor. |
| ***Where contamination is suspected or known to be present, state the procedures put in place to:*** 22b. Prevent contaminants not suitable for the treatment process being accepted | To be updated following detailed design and consultation with the appointed contractor. |
| ***Where contamination is suspected or known to be present, state the procedures put in place to:*** 22c. Prevent cross contamination of materials not in need of treatment, wastes awaiting treatment and treated materials | To be updated following detailed design and consultation with the appointed contractor. |
| ***Where contamination is suspected or known to be present, state the procedures put in place to:*** 22d. Demonstrate that materials that do not require treatment and successfully treated materials reach their specific destination | To be updated following detailed design and consultation with the appointed contractor. |

| | |
|---|---|
| ***Where contamination is suspected or known to be present, state the procedures put in place to:***<br><br>22e. Ensure that waste for off-site disposal or treatment is properly characterised and goes to the correct facility | Duty of Care/Waste Transfer/Consignment Notes to be provided by successful Contractor and retained and incorporated into the Verification Report. |

| | |
|---|---|
| 23. Please attach a copy of the tracking forms / control sheets that are to be used to monitor materials movements.<br><br>To include transfer of loads on site into stockpiles prior to treatment (if applicable), stockpiled after treatment (if applicable), stockpiled awaiting use (as appropriate) and final placement. | Document reference(s)<br>To be updated following detailed design and consultation with the appointed contractor. |

| | |
|---|---|
| ***For Hub Sites within Cluster Projects & where materials need treatment before reuse***<br><br>24. Please attach a copy of the Environmental Permit covering the treatment process. | Permit reference / EA letter reference:<br>N/A |

| | |
|---|---|
| Alternatively if the treatment is covered by a Mobile Plant Permit and associated Deployment Form, attach a copy of the EA agreement to the Deployment Form. | |

**Records**

| | |
|---|---|
| 25. Where, and in what form, are records to be kept?<br><br>Note – records e.g. transfer notes, delivery tickets, Desk Top Study, Site Investigation, Risk Assessment(s), Verification Report(s) need to be kept for at least 2 years after the completion of the works and production of the Verification Report | The location of placement will be recorded during the works, and confirmed by a completion topographic survey. In addition, all duty of care tickets, consignment notes, Method statements and Risk Assessments will be kept in hard copy by the Earthworks Contractor for subsequent inclusion within the Verification Report (See Section 26).<br><br>The verification of the placement of clean soils will also be provided as part of their approval process for discharging development conditions.<br><br>To be updated following detailed design and consultation with the appointed contractor. |

**Verification Plan**

| | |
|---|---|
| 26. Provide or explain the Verification Plan which sets out how you will record the placement of materials and prove that excavated materials have been reused in the correct location and in the correct quantities within the development works (see 3.4 of the DoW CoP). | Document Reference<br>An independent Consultant should be appointed and instruct the appointed contractor to prepare the Verification Statement/Report.<br><br>The earthworks contractor will contact the appointed consultant to advise when movement of material is taking place in order that the appointed Consultant can observe the excavation/placement activities on site and confirm that the materials are |

| | |
|---|---|
| | being appropriately placed and will prepare a Verification Statement to include lines of evidence for these activities.<br><br>The verification plan will provide details of material movement to substantiate the volumes of material movement from and around site. Pre and post topographical surveys will demonstrate the areas of received fill, and substantiate the site records.<br><br>The plan will detail the control testing undertaken on both material quality and compaction, to satisfy the requirement of the following engineering works. A plan shall be provided detailing the areas of filling, and the location of the various control testing undertaken. |