

Site: Strowdes Estate
Planning Application Number: 25166
Condition: 16

Excavated Material Management Plan (EMMP)

This EMMP outlines procedures for the safe handling, classification, reuse, and disposal of materials arising from basement excavation works. The plan aims to demonstrate that:

- All excavated materials will be retained and reused on-site
- No waste material will be removed from site
- Materials will remain in continuous use, avoiding waste status where possible
- Excavation works will be undertaken in an environmentally responsible manner

Estimated Excavation Volume:

The type and volume of material can be summarised as follows;

Topsoil

Main House 2,430m³
West Wing Basement 390m³
Sunken Garden 320m³

Subsoil

Main House 2,430m³
West Wing Basement 390m³
Sunken Garden 320m³

Chalk

Main House 43,390m³
West Wing Basement 9,070m³
Sunken Garden 4,080m³
Sub Basement 6,280m³

Excavation, Material Handling and Storage

The grass is to be close mown and can be left on the surface.

The teeth of the excavator bucket will thoroughly break up the grass root before excavating the topsoil.

The topsoil, with the vegetation, will be stripped to its full depth, approximately 300mm and careful monitoring will take place to ensure the topsoil is not mixed with subsoil.

The topsoil will be loaded into dump trucks and transported to the designated topsoil storage area.

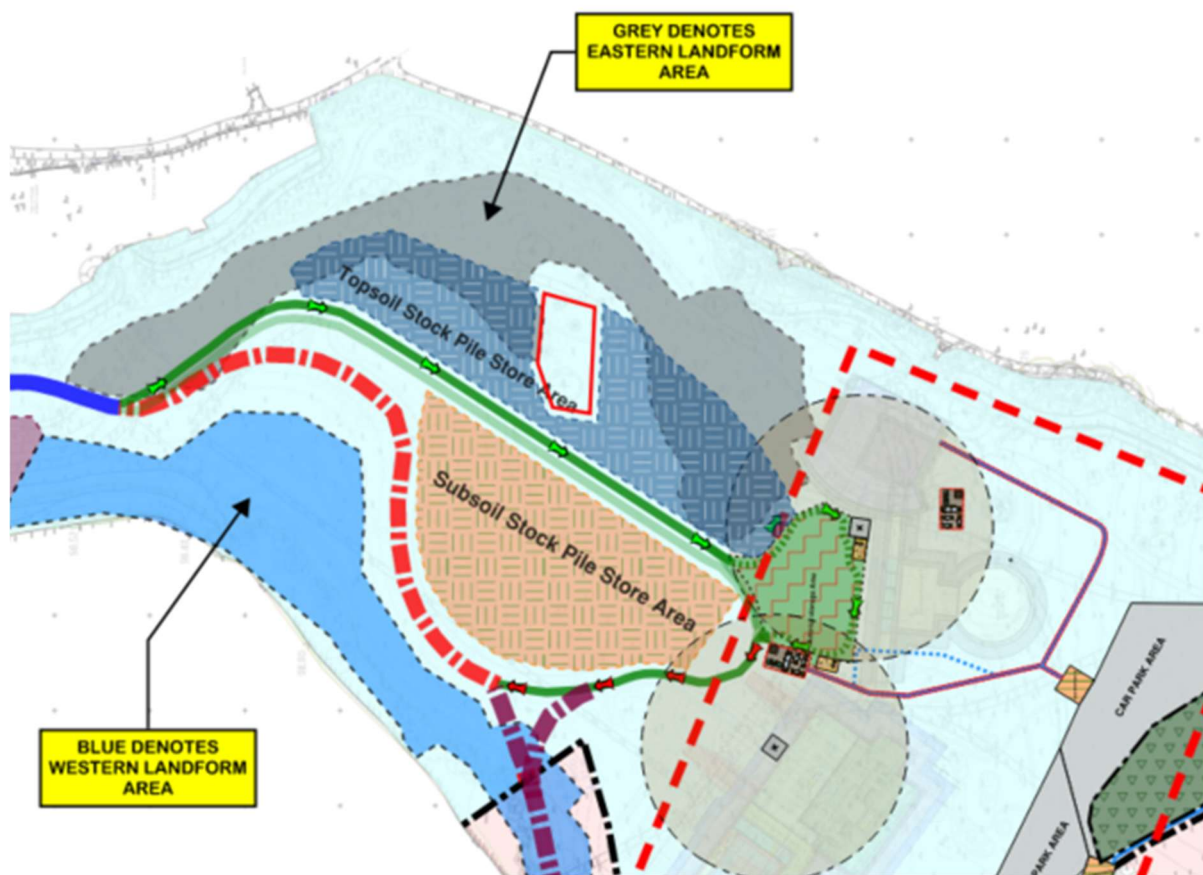
This process will then be repeated for the subsoil, which is stored in the subsoil storage area.

All temporary soil storage areas will be set out and clearly marked with coloured fencing to differentiate between the topsoil and subsoil areas.

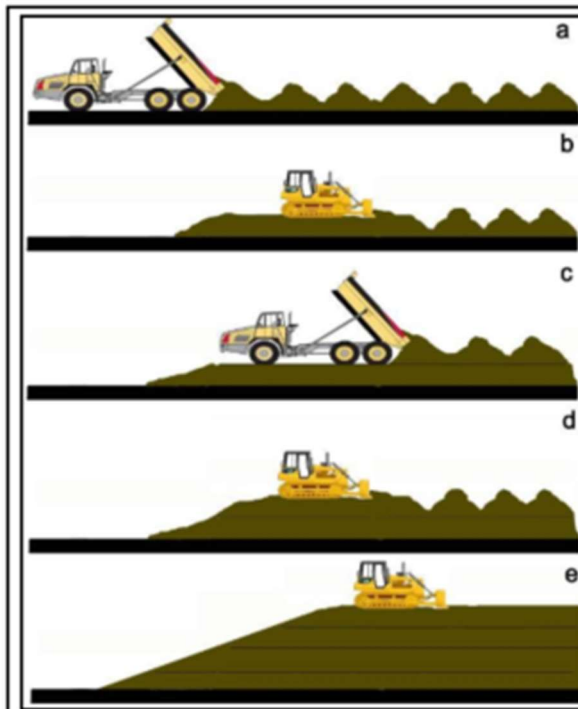
It is anticipated that the soils will be stored in these areas for a period of 6-9 months.

The excavated chalk will be stored in the landform areas to minimize the handling of the chalk and to preserve its integrity. These mounds will then be tested and either used as backfill for the main house or left as it is to form the base of the landforms.

This chalk will then be dressed with the subsoil and topsoil, as per the landscaping design, in accordance with the guidance from the soil specialist.



Stockpile areas for top and sub soil



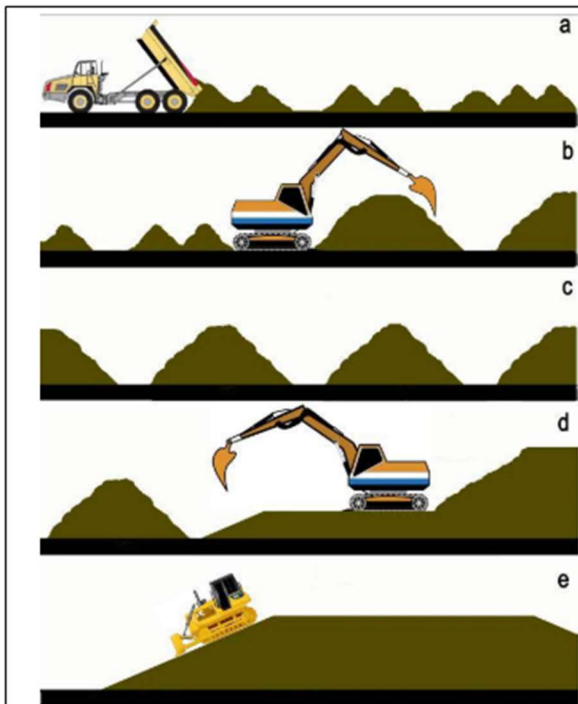
The topsoil, having been transported to the storage area in a dump truck, should be 'loose tipped' in a series of heaps, starting at the furthest point and working back towards the storage area access point (a).

Once the heaps cover the storage area, a suitable tracked dozer (e.g. D6 Caterpillar) should level the heaps to form a level, stable platform for dump trucks to travel across to tip a second layer of soil (b and c). This sequence should be repeated until the maximum stockpile height is achieved (d).

Assuming that the soil is reasonably dry and friable during the stripping and storage operation, the soil should be heaped to a maximum of 3.0 metres (health and safety permitting).

To protect from wet weather once the final height is achieved, the tracked dozer should regrade the sides and top of the stockpile to encourage water to runoff. It should then compact down the stockpile surface by tracking across it to seal in the dry topsoil and reduce rainfall infiltration (e).

Dry Stockpiling Method



The soil is tipped in a line of heaps to form a 'windrow', starting at the furthest point in the storage area and working back toward the access point (a).

Any additional windrows are spaced sufficiently apart to allow tracked plant to gain access between them so that the soil can be heaped up to a maximum height of 2.5m (b). To avoid compaction no machinery, even tracked plant, traverses the windrow.

Once the soil has dried out and is non-plastic in consistency (this usually requires several weeks of dry and windy or warm weather), (c) the windrows can be combined to form a larger stockpile(s) with a maximum height of 6.0m, using a tracked excavator (d).

The surface of the stockpile should be re-graded and compacted (e) by a tracked machine (dozer or excavator) to reduce rainwater infiltration.

Wet Stockpiling Method

Logistics and Vehicle Movements

All haulage routes will be within the curtilage of the site utilising several temporary and permanent haul roads.

There will be up to 8no dumpers operating within the, LPA approved, site working hours.

Material Reuse

Approximately 7,000m³ of the chalk from the deeper excavations in the Main House and the chalk from the Sub Basement will be used to backfill batters around the Main House Basement.

The remaining chalk from this area will be used to create landforms in the areas shown below.
The subsoil and topsoil will then be used to dress these areas.



Landform and Landscaping Compliance

All landforms will be constructed strictly in accordance with the approved landscaping plans and associated planning conditions, ensuring full compliance with the relevant regulatory bodies and sign off from the Local Planning Authority.

Off Site Removal of Excavated Material

The intention is that no material will be exported off-site.

Any variation from this strategy, whether due to contamination or any other unforeseen issues, will be managed strictly in accordance with all relevant regulations and statutory requirements.

Environmental Controls

The following measures will be implemented:

Dust Control

- Damping down during dry conditions
- Covering of stockpiles if necessary

Surface Water Management

- Prevention of sediment runoff into the adjacent land
- Temporary drainage controls where required

Noise & Disturbance

- Full compliance with the local authority approved site working hours
- Use of appropriate, well-maintained plant

Contamination Management

In the unlikely event that unexpected contamination is encountered:

- Works will stop in the affected area
- Material will be assessed by a qualified specialist
- Appropriate mitigation will be agreed with the Local Planning Authority

Monitoring & Review

- Excavation activities will be monitored by the contractor
- Material volumes and reuse will be tracked
- The plan will be reviewed if site conditions differ from expectations