

1 – Background & Planning

Nicholsons undertook an Agricultural Land Classification (ALC) and soil survey in October 2019 of the Wood Farm on Stanton Lane site to inform the planning application for the development of two logistics warehouses. Planning permission was granted under ref. 21/00531/HYB, with reserved matters then approved under ref. 23/00080/REM. Condition 8 of the reserved matters application states:

‘Pre-commencement of the landscape area (as defined by the Parameters Plan ref. 30865-PL-202W, approved under the outline permission ref. 21/00531/HYB), a Soil Management Plan shall be submitted to and approved in writing by the local planning authority. Development shall be implemented and thereafter maintained in accordance with the approved Management Plan.’

A detailed landscape design has been produced by Barry Chinn Associates (BCA) for the creation of wildflower grassland and woodland to the east of the site with more formal planting by the new buildings to the west. This detailed landscaping scheme was approved under the reserved matters application ref. 23/00080/REM. A Cut and Fill plan has been produced by Complete Design Partnership Ltd (CDPL) confirming the main earthworks movements for the development. Nicholsons have referred to these background documents in forming this document.

The 32.5 ha site at Wood Farm on Stanton Lane is currently grazed for beef cattle production with more permanent swards near to the main farmyard and 5 year leys used elsewhere. The site slopes from 192m towards the south at 161m. An earthworks package will be implemented across the site to form a development plateau for two warehouses and to create landscape bunds for visual screening. A main bund will be constructed to 6-8m in height through the site centre and planted with woodland. Ponds, woodland and wildflower meadows will be created to the east. It is important that the soil is handled and placed correctly to provide an effective growing medium for the establishment of the new habitat and landscape.

2 – Objectives

- To sustainably re-use the soil lifted ahead of earthworks, to deliver the landscaping
- To prevent loss, damage or contamination of soil during construction works
- To re-use all soil on-site, to ensure no net export from site

3 – Purpose of Document

To confirm:

- soil types present and suitability for re-use in the landscaping scheme.
- stripping, movement and replacement procedures
- sequence and direction of movement
- outline soil volumes for movement along with placement depth
- seeding specification for stockpiles and placed soils

4 – Appendices

1) Location/Access	5a) Geotechnical Lab Results	8b) Photos – Site Visit 2023	13a) Phase 1: Soil Strip & Store
2) Published Soils & Geology	5b) Geotechnical Sampling Map	9) Illustrative Landscape Strategy Plan	13b) Phase 2: Earthworks
3) Wind & Rainfall	6) ALC Grade Map	10) Approved Landscape Plan (Summary)	13c) Phase 3: Soil Replacement
4a) ALC Survey Table	7) Soils Type and Volumes Map	11) Soil Requirements Table	13d) Phase 4: Pond Construction & Soil Placement
4b) ALC Lab Results	8a) Photos – Site Survey 2019	12) Cut and Fill Plan	

5 – Soil Description

The site is in the National Character area of Leicestershire and South Derbyshire Coalfield, containing new woodland and commercial developments between the rolling landscape. The 1:50,000 BGS geological maps online show a sedimentary mudstone bedrock (Edwalton Member) under most of the site. National soil maps indicate ‘Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils’ (**Appendix 2**) which is consistent with the ALC survey findings. The site is within an area of low to moderate exposure (**Appendix 3**) which would not restrict the growth of the woodland and tree planting proposed and the approximate annual rainfall of 800mm will be adequate for the grassland and woodland species within the landscaping scheme.

The ALC survey from 2019 included field and lab data from auger holes at 1 per hectare (**Appendix 4a/b**, see *appendix 7 for auger locations*) and referred to existing geotechnical lab results (**Appendix 5a/b**). The ALC map (**Appendix 6**) presents the change in soil grades across the site, with the main grades 3a & 3b being limited by wetness and texture. As described in the ALC report, the site was divided into two soil types (**Appendix 7/8a**):

Type A: The topsoil is a medium clay loam, slightly lighter than ‘soil type B’ and therefore more suitable for the ornamental beds and standard trees in the formal public space. Topsoils average 7% stone content which was mainly small to medium quartzite. The topsoil averages pH. 6.0 is more acidic than Type B. This soil type is classed as ‘undisturbed’. Organic matter averages 24%.

Type B: Topsoil averages pH.6.7, over a slightly alkaline upper subsoil of pH. 7.5. This soil type covers the north and east of the site and is classed as ‘disturbed’ having been deepened, on receiving soil material from the extension of Cliff Hill Quarry around the 1970-80s. This placement is likely to have caused some mixing of topsoil and subsoils, hence the lower pH in the topsoil. Topsoils average 6% small to medium sized siliceous (quartzite) stone. Nutrients are low, with an average phosphate content (5.7 mg/kg) being half the amount of Type A. Phosphorous values are below the BS 3882: 2015 minimum threshold for multipurpose topsoil, but this material is still suitable for low fertility use in wildflower grasslands. Wildflowers can thrive in soil of low fertility because there is less competition from grasses for resources. However, due to the ample depth of topsoil (300mm) proposed for the woodland planting areas this P value is not thought to be limiting to tree growth.

Summary: Topsoils comprise clay loams with an average clay content of 24%. They will therefore be susceptible to damage if moved in a wet condition due to air pockets being kneaded out of the structure. It will be very important to move the soils in a dry or slightly moist condition to avoid loss of structure and compaction on placement. Topsoils have a neutral pH. 6.6. Whilst the soil organic matter content of 1.5% is relatively low, this would not require the addition of compost to establish the landscaping proposed. Nitrogen and phosphorus levels within the soil are also low, averaging 0.18 % w/w and 8 mg/kg respectively and therefore well suited to wildflower meadow mixes. Equally, these nutrients are not so low that they would require fertiliser addition to establish the tree planting on the informal public open space. Subsoils are clay loams over clays and should also be moved in a dry to slightly moist condition.

6 – Landscaping Scheme

The landscaping scheme covers approximately 14.0 ha of the overall 32.5 ha site. The illustrative plan is at **Appendix 9** and a summary of the detailed plans **Appendix 10**. This provides a basic overview of the proposed design. The proposed plant species within the landscape scheme are listed in the BCA detailed planting plans (ref. 2289-22)¹. A table summary of the soil requirements of each feature / habitat type is provided at **Appendix 11** and summarised below:

- Broadleaf, Thicket and Wet Woodland (5.45 ha) will require 1m of uncompacted soil for roots to access water and nutrients and to penetrate deeply enough for good wind stability of trees at maturity. The first 300-400mm depth of the soil will be uncompacted topsoil, above a 600mm depth of uncompacted subsoil.
- Translocated Trees (0.26 ha) as existing 4-5m tall young trees will be taken from the parkland and young hedgerows to the southwest of the site and moved to the three locations within the new woodland planting.
- Species Rich Grassland Mixes (7.30 ha) have been selected which are correct for the soils texture and moisture levels, with EM2 general purpose meadow mixture for the main grasslands and EP1 pond edge mix selected for the banks and voids of the balancing ponds. The soil has low levels of nutrients across the site which will favour wildflowers by reducing growth of competing species such as grasses and nettles.
- Amenity Grassland (0.74 ha) will border carparks and footpaths. Any large surface stone will need to be removed as this feature will be mown regularly to approximately 3cm in height. The slow growing grass mix (DLF PM 120 'Slow growth') will help to minimise mowing.
- Ornamental Planting (0.20ha) and Standard trees will favour the lighter medium clay loam (Type A) to reduce water logging and should be ameliorated with fertiliser upon planting. Planting pits for the large standard trees should receive a 20% addition of sand mixed into the subsoil by complete cultivation by mini-excavator, to increase drainage and this can be implemented at point of planting, by the landscaping contractor.

7 – Cut / Fill Strategy & Unit 1 Construction

A cut and fill strategy for the entire site can be found at **Appendix 12**, this is indicative of subsoil movements around the site but will be subject to final contractor design and adjustment. Soil in the northwest will be cut down to create a plateau for the warehouses. The excess material will be used to form a main bund to the east of the units which will contain approx. 377 000m³ of fill. The bund will be planted with the main broadleaf woodland on its western edge and hold a mixture of open grassland and woodland groups on its eastern side.

Two areas of land to the east of the site will be excavated to form two ponds with the cut material used to form the water retaining banks to the south of each. The ponds will contain wet woodland and grassland. Standard trees will be planted throughout the car parks and as feature trees within the public access area of the eastern woodland and grassland.

Aspects of the site are to be retained and therefore excluded from the cut-and-fill strategy. These include a wall structure to the southeast of Unit 2, along with the existing pond (0.15ha) in the southeast corner of the site. A tree protection zone for mature trees on a southern boundary (**Appendix 13a**) will also be maintained.

¹ BCA Design Landscape Architects (2022) Detailed Planting Plan, Wood Farm Holdings, 2289-22 (01B, 02C, 03E, 04, 05)

8 – Soil Volumes for Re-Use

The medium clay loam topsoil within Type A is an average of 0.20m deep. This gives a topsoil volume of 13 961m³. This slightly lighter soil texture is suitable for the formal public space.

The heavy clay loam topsoil within Type B is an average of 0.22m deep. This gives a topsoil volume of 53 475m³ with slightly lower soil fertility, these favour the informal public space.

In total, there is approximately 67 400 m³ of topsoil across the site (**Table 1**). It is important that this topsoil is re-used effectively.

Table 1: Soil Depth and Volumes

Soil Type	Layer	Average Thickness (m)	Area (m ²)	Volume (m ³)
A	Topsoil	0.20	69805	13961
	Upper Subsoil	0.27	69805	18847
	Lower Subsoil	0.73	69805	50958
B	Topsoil	0.22	243066	53475
	Upper Subsoil	0.29	243066	70489
	Lower Subsoil	0.47	243066	114241
Total	Topsoil	-	312871	67436
	Upper Subsoil	-	312871	89336
	Lower Subsoil	-	312871	165199

Topsoils contain more organic matter than subsoils. This is accumulated in the form of leaf litter and root material and broken down in a cyclical process by micro-organisms within the soil. It provides a means of moisture retention to allow plant roots to obtain the water and nutrients needed for good growth. Topsoils are largely defined by their higher content of organic matter. If this organic matter is placed too deeply then the micro-organisms cannot access sufficient air to respire and instead of breaking down the organic matter aerobically it can rot, creating unwanted methane gas.

The average topsoil organic matter is relatively low at 1.5% so there is much less risk of anaerobism if placed more deeply than the 20-22cm detailed above. There is also a surplus of topsoil with the landscaping areas being 13.95 ha of the 32.5 ha site. For these reasons, it is recommended that topsoils should be placed a minimum 30cm deep for final landscaping use but can be placed up to 40cm deep, particularly on woodland areas, if needed to achieve the correct levels at final implementation.

It is understood that Wood Farm Holdings have made their own separate assessment of top and subsoils and determined that due to their low organic matter content, all are suitable as engineering fill material. Wood Farm Holdings have therefore confirmed that some topsoil material will be placed within the deeper earthworks fill of the 6-8m tall main bund (e.g. 10-15% of its volume) to increase its stability as an engineered earthworks.

9 – Soil Movements

The following phases have been discussed with Wood Farm Holdings and CDPL to achieve the Cut / Fill and soil placement required. N.B. at this stage, the contract for the earthworks has not been assigned by Wood Farm Holdings so the details below will be refined and subphases identified once that contractor was appointed, to bring their working knowledge of soil movement campaigns into the strategy.

9.1 – Phase 1 – Soil Strip & Store (Appendix 13a)

Initially, the topsoil will be moved into temporary stockpiles (67 436m³), with Type A topsoils moved to the stockpile along the western boundary next to the retained roadside woodland. Type B topsoil will be moved to the far eastern boundary, with one main stockpile, and a smaller stockpile created from the footprint of the proposed southern pond. Then, the upper subsoil, which is not remaining in position, will be moved into two stockpiles in the eastern area of

the site. The footprint of buildings and main bund will be left exposed to allow phase 2 (earthwork cut and fill). Stockpiles must not disturb the existing pond in the southwest corner because this will remain.

9.2 – Phase 2 – Earthworks Cut & Fill (Appendix 13b)

In Phase 2, the landform will be cut to form the steep northern bank which will not then require cement stabilisation or compaction. The northeastern part of the building footprints will then be cut. This soil will be moved to the central large bund as the main fill, and onto the land in the southwest of the site to create plateaus for building construction. The building footprints will be lime stabilised and compacted to an engineering specification. The patches to receive woodland planting on the northern steep bank will be decompacted using a 1.2m long ripper tooth on an excavator's arm to 600mm depth (prior to topsoil placement in Ph3). There will then be a 'hold point' at the end of Phase 2 when the Soil Scientist inspects the site to identify any areas for compaction and associated decompaction methods prior to topsoil placement in Phase 3.

9.3 – Phase 3 – Soil Re-placement (Appendix 13c)

Topsoil Type A will be moved onto the planned locations of ornamental beds, standard trees and hedgerows; these will surround the car parks to the western half of the site. The Soil Scientist will also oversee topsoil placement on these ornamental beds and standard trees, to work with the Landscape Contractor and ensure careful loose placement and light consolidation. From the stockpiles, Type B upper subsoil will be moved onto the main bund, followed by Type B topsoil being placed to a depth of 300mm onto planting groups along the steeper northern bank and onto the main bund.

9.4 – Phase 4 – Pond Construction & Soil Placement (Appendix 13d)

Two proposed balancing ponds in the eastern half of the site will be created by localised cutting and banking to the lower (south) side of each, to create the water holding capacity required. Topsoil remaining within stockpiles will be placed to the ponds base and banks. Topsoil on stockpile footprints will be cut back to retain 30cm depth above subsoil. The existing pond in the southeast corner will be retained and remain undisturbed.

10 – Stripping Method

Current vegetation is a 15cm tall grass sward with no significant weed cover. This will be kept short by grazing and then, after the livestock are removed permanently, by mowing to keep a short sward. At that height, the green material can simply be mixed into the topsoil on stripping. No attempt should be made to scrape off this grass sward prior to topsoil lifting.

It is anticipated that the soils will be stripped using a large (40+ tonne) tracked excavator loading self-propelled large capacity (20 tonne) 6 wheeled (i.e., 3 axel) dump trucks, which will transport the material out to the site boundaries to form the temporary stockpiles. Stripping is to be undertaken by the excavator standing on the surface of the topsoil, digging the topsoil to its maximum depth of 0.20-0.22m (any deeper would contaminate the topsoil with subsoil) and loading the dump trucks. The dump trucks will then run on the subsoil layer (*Figure 1*).

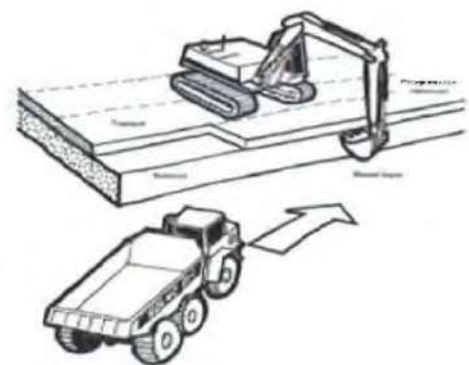


Figure 1: Topsoil Stripping Method

The topsoils are to be removed in sequential strips that can be up to 6m wide (to correspond with the reach of the excavator). Use of an excavator bucket without teeth is preferable to avoid mixing of subsoil with topsoil.

11 – Haulage

The soil arrows shown on the plans show the broad directions of haulage routes. Routes will be confirmed with the Earthwork's Contractor once appointed.

The routes should be stripped down to a firm base and be no wider than necessary to accommodate two passing vehicles. Where these routes are required to be placed with topsoil on completion, they will need to be subsoil ploughed to 500mm depth at 0.5m centres to relieve compaction, before back tipping and spreading of topsoil.

12 – Stockpiling

The topsoils will need to be temporarily stockpiled on the site perimeter to minimise the surface area of the site occupied and maximise access to the subsoil material for the engineering earthworks.

Stockpiled soils can become anaerobic over time but there is less risk of this with the low organic matter present. If the stockpiles are formed when the material is dry then once respread, they will re-aerate in a matter of days and retain a proportion of their structure, to allow them to break down into a tilth more easily.

Topsoil stockpiles are not to exceed 3-5m height to mitigate the anaerobic effects whilst in the pile and to avoid over compaction of the lower layers. Side slopes are required on the edges of the pile for surface drainage but are not to exceed 1 in 2 (25 degrees), to avoid side slippage and erosion.

Piles are to be formed by loose tipping from the dumpers in dry conditions

(Figure 2):

- Start at the furthest point in the storage area and work back towards the access point.
- When the storage area has been filled with heaps then level with a tracked machine and firm the surface with the tracked machine ready for the second layer to be tipped
- Repeat back tipping with dumpers travelling on the new surface.
- Level with tracked machine and firm surface in layers - repeat until the pile reaches the required height.
- Regrade the sides with a tracked machine to form a smooth gradient, to help shed rainwater and prevent infiltration.

Piles are to be placed outside the root or crown spread of retained trees and hedgerows (as cordoned off by the perimeter tree protection fencing) and away from surface water drains and water courses.

Where piles are to be in place for more than 6 months, they are to be seeded. In addition, stockpiles remaining in place longer than 6 months are to be strimmed annually in September to control weed spread. Stockpiles are to be clearly labelled with A3 sized waterproof sign boards every 50m along their length at ground level, to confirm whether they are top or subsoil.

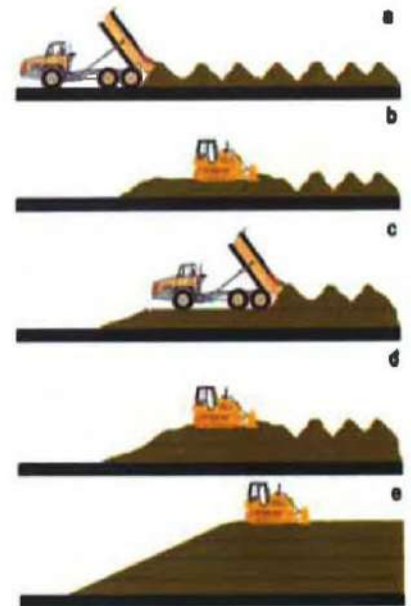


Figure 2: Stockpiling

13 – Placement

In some cases, on the outer site margins, the topsoils stockpiled onto the final landscaping areas can be cut back to 40cm total depth above the indigenous subsoil. Where topsoils need to be placed, the underlying subsoils will need to be loosened with a subsoil plough to 500mm depth at 0.5m centres prior to topsoil placement.

The following placement method is to be used (Figure 3):

- a) loosening the subsoil of the receiving ground (sub-soil)
- b) loading of topsoil from stockpile
- c) back tipping soil onto loosened subsoil
- d) levelling topsoil

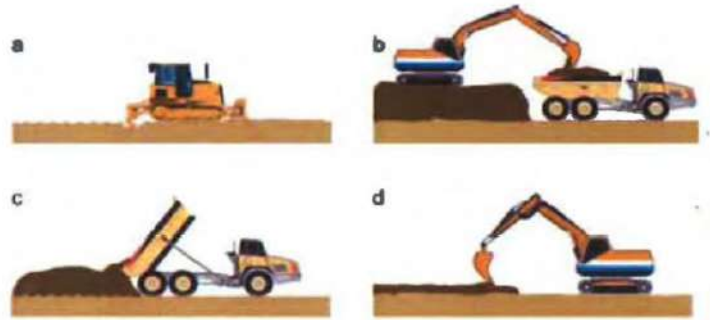


Figure 3: Soil Re-placement

Levelling with the excavator bucket will avoid trafficking over placed topsoils and thus avoid compaction. Pushing out with a dozer is also an option in limited circumstances, provided the machine is not running on the placed topsoils.

14 – Stockpile Grass Seeding

The topsoils remaining in stockpiles to the east of the site for more than 6 months are to be seeded with a low maintenance amenity mix of red fescue (30%), common bent (5%), smooth stalked meadow grass (15%) and perennial rye grass (50%) at 100 kg/ha. No clover is to be included in the mix. Seed can be broadcast and on the flatter surfaces of the piles can be Cambridge rolled. The work is to take place in the first available Spring or Autumn after soil placement when there is sufficient warmth and rainfall to allow good germination.

Approved selective herbicide can be applied as required once the grasses have established (i.e., reached 3 leaf stage and 5-10 cm height) to control weeds. The sward is to be flail mulch mown to 5cm height or strimmed in the case of stockpile surfaces four times a year during the March to September period to deter colonisation by wildlife, considering future development plans.

15 – Weather Conditions

Soil gains strength and becomes more resistant to damage as it dries. It should therefore be handled in the driest conditions possible and be in a dry, very slightly moist or slightly moist state. Soil that is wet or moist (i.e., wetter than its plastic limit) should be allowed to dry further. If sustained heavy rainfall (e.g., >10mm in 24 hours) occurs during stripping operations then work is to be suspended until the ground has had a full dry day. If pools of water are still present on the surface, then this is an indication that the soils need to dry further.

16 – Roles & Responsibilities

- Earthworks Contractor – To be confirmed. Responsible for review of this document alongside the earthworks build specification to price the work in line with this strategy. Contribute refinements to the phasing plan and deliver in liaison with the Soil Scientist and Construction Director. Liaise with the Landscape Contractor during final earthworks and prior to topsoil placement.
- Construction Director - Marc Moran – Mountpark – mmoran@mountpark.com . Provide this document to the Earthworks Contractor when pricing and emphasise to them the importance of good soil handling to avoid damage and ensure good establishment of the landscaping.
- Earthworks Design Engineer - Charl Koorts - Complete Design Partnership Ltd - charl@cdpbroms.co.uk . Answer volume and phasing questions from the Earthworks Contractor during pricing.
- Soil Scientist - Robin Truslove – Nicholsons – Principal Environmental Consultant - robin.truslove@nicholsonsgb.com . Meet with Mountpark and the appointed Earthworks Contractor ahead of implementation to refine the soil strategy. Monitor the work by regular inspection and reporting (as detailed below) and liaise with the Planning Authorities to confirm progress. Manual check of soil moisture to inform suitability for movement and compaction on placement to confirm decompaction techniques. Aim to identify issues ahead of time and adjust methods, to pro-actively avoid damage and costly retrospective remediation.
- Landscaping Contractor – Whiting Landscapes – Liaise with Soil Scientist towards the end of the soil placement works to confirm final remediation treatments post earthworks and main decompaction works, to prepare the ground for planting and seeding.

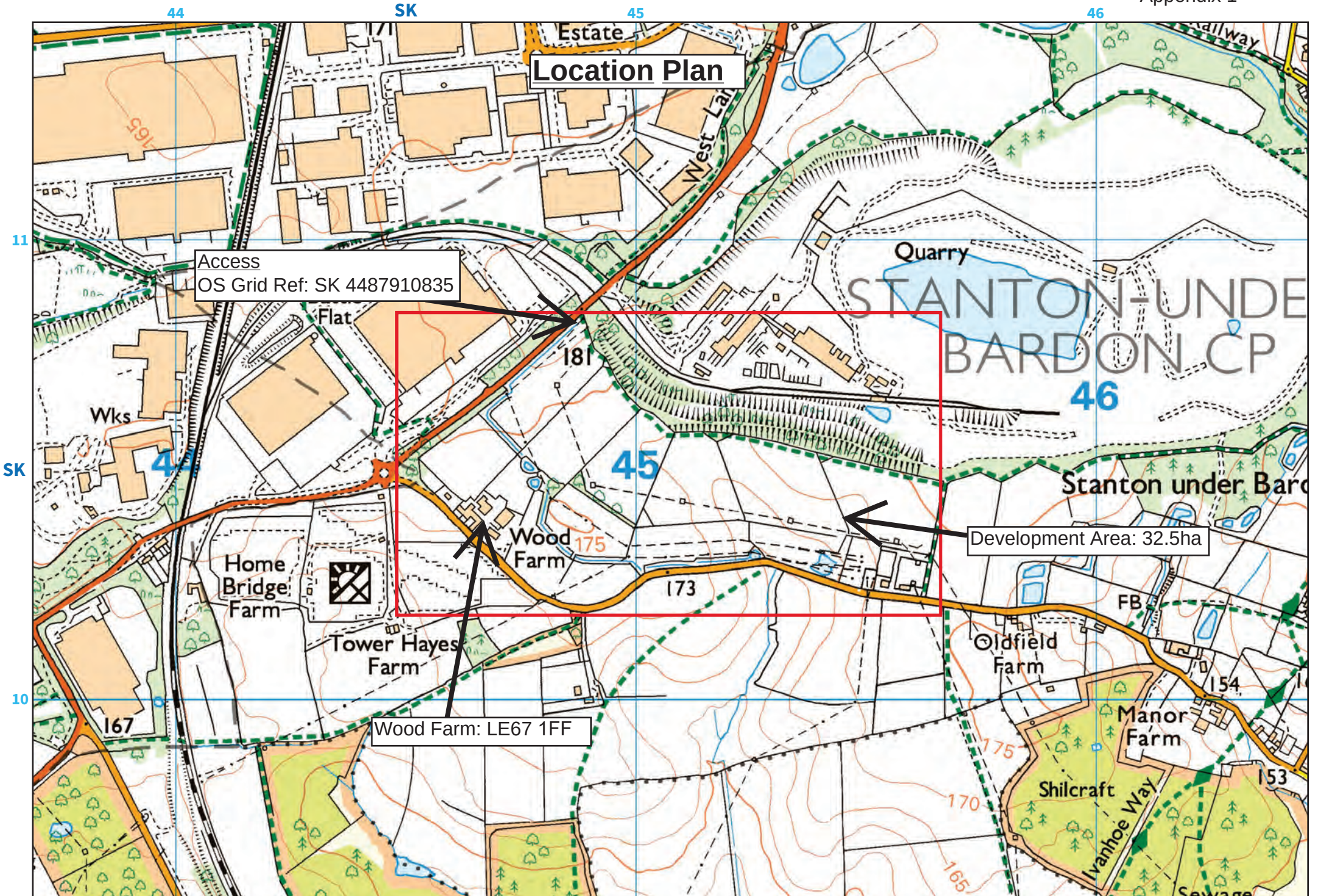
17 – Monitoring by Soil Scientist

- Phase 1 – 3-4 weekly site inspections by Nicholsons to track soil stripping and storage with Earthworks Contractor. Monitor haul routes, stripping depth, weather conditions and stockpile management. Ensure sufficient volume of material is retained and marked for re-use. Reports to Mountpark and confirm actions to all parties.
- Phase 2 – 6-8 weekly inspection by Nicholsons and reporting as above during main cut and fill work. Soil Scientist meeting with Earthworks Contractor and Landscaping Contractor on completion of Phase 2 for compaction assessment 'hold point'.
- Phase 3 & 4 – 4-6 weekly inspection and reporting by Nicholsons. These are likely to be longer in duration as the material is brought back into the landscaping areas and graded to level / decompacted.

The frequency of visits by Nicholsons will depend on the progress of the earthworks but it is proposed that the local planning authority Landscape or Ecology Officer and the National Forest Planning Officer are invited to join a site meeting 2-3 times a year.

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WOOD FARM ON STANTON LANE – SOILS MOVEMENT PLAN

SOILS & GEOLOGY

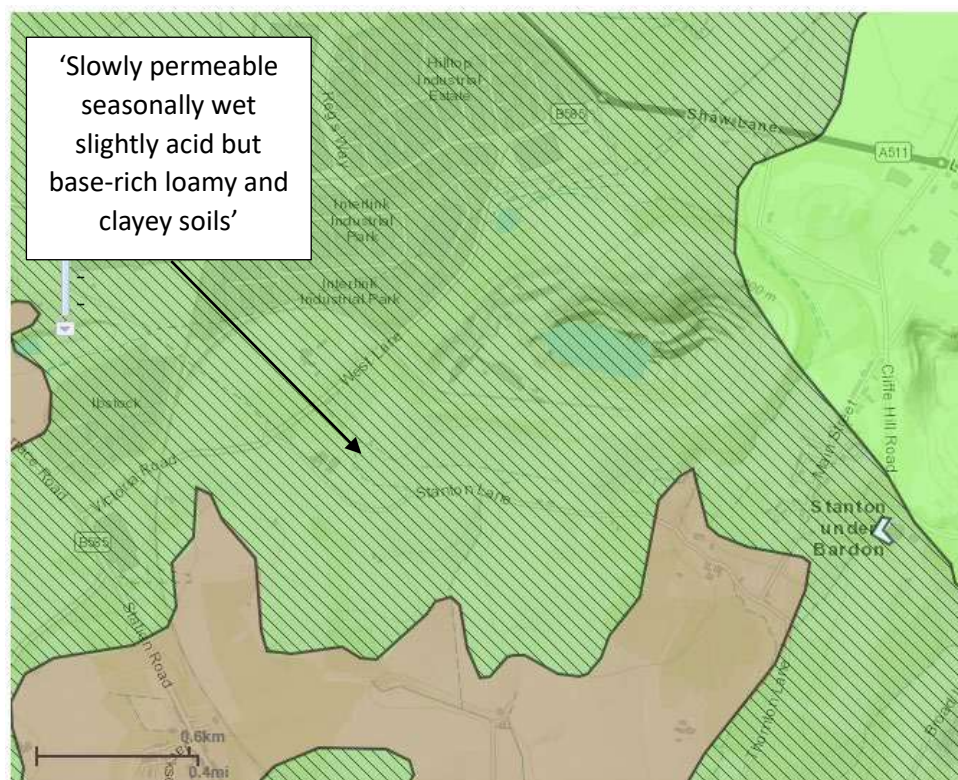


Figure 1: Soils at Wood Farm on Stanton Lane, www.landis.org.uk/soilscales

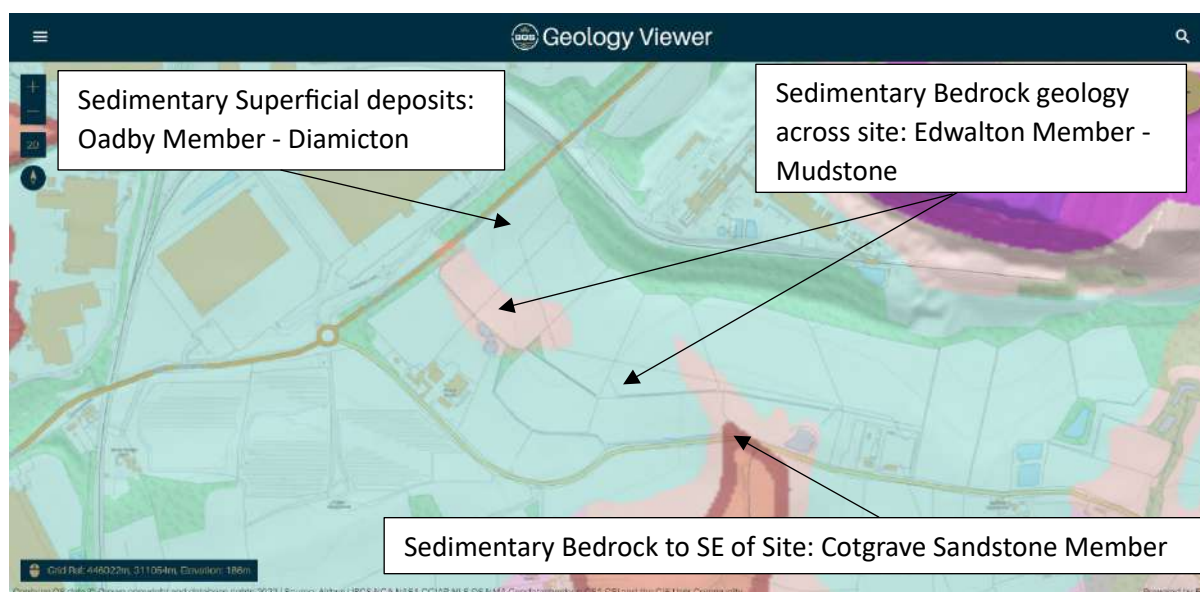
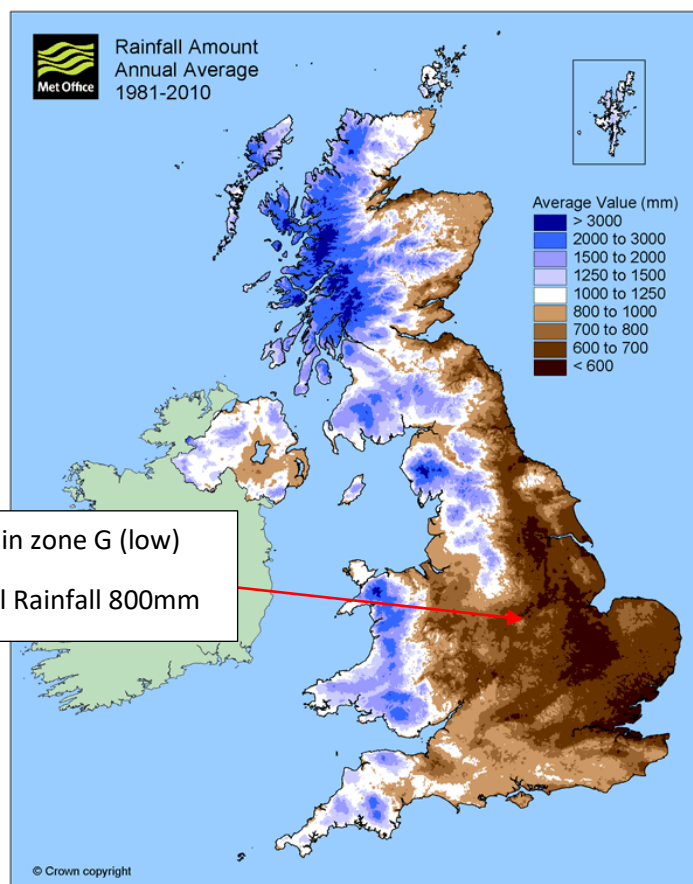
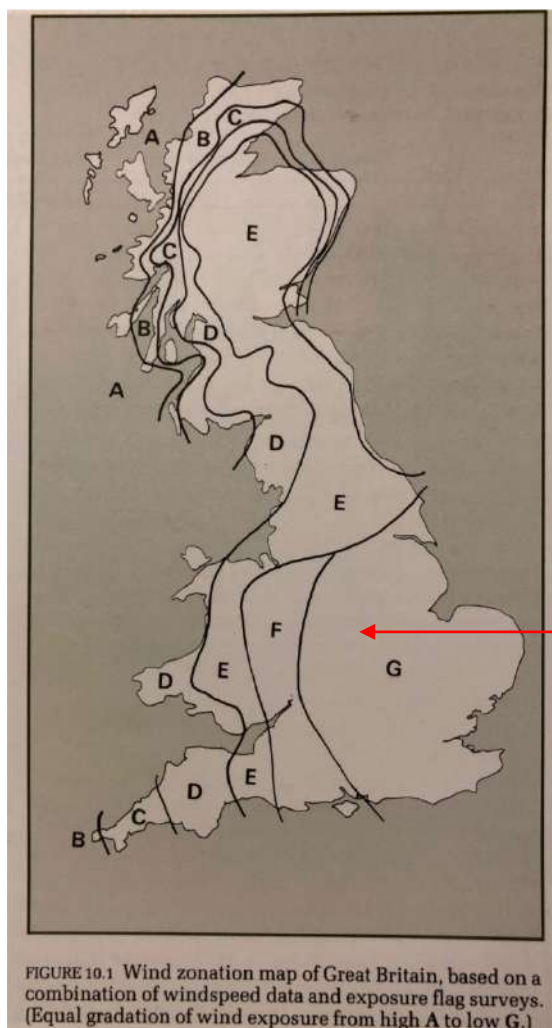


Figure 2: Geology at Wood Farm on Stanton Lane, <https://geologyviewer.bgs.ac.uk/> (accessed 03/10/2023)

WOOD FARM ON STANTON LANE – SOIL MOVEMENT PLAN**FC WIND EXPOSURE RISK & RAINFALL***Handbook 6 – Forestry Practice – 1991 – HMSO**Met Office Rainfall Data*

WOOD FARM HOLDINGS LTD - LAND AT WOOD FARM, STANTON LANE - ALC SURVEY - OCT 2019
DETAILS OF OBSERVATIONS AT EACH SAMPLING POINT

Produced: Robin Truslove (18-02-20)

Location	Depth (cm)	Texture	Stone %	Matrix Colour	Mottle Colour	Mottle Freq.	Slope (degrees)	Disturbed Profile	Depth to Gley (cm)	Wetn. Class	Grade	Limitation
1	0-18	HCL	6				3	Y	n/a	IV	3b	Wetn / Text
	18-40	HCL		10YR4/2	5YR5/3	Common						
	40-70	C		5YR4/6	5YR4/2	Common						
	70-120	C		2.5YR4/4	5GY5/1							
2	0-20	HCL	4				2	Y	n/a	IV	3b	Wetn / Text
	20-42	HCL		10YR4/2	5YR3/3	Common						
	42-80	C		5YR4/4	5YR4/2	Common						
	stopped by stones											
3	0-20	HCL	6				2	Y	n/a	III	3b	Wetn / Text
	20-70	HCL		7.5YR4/2	10YR5/2							
	70-110	C		5YR5/6								
	stopped as dry and dense											
4	0-25	MCL	8				<3	Y	n/a	IV	3b	Wetn / Text
	25-43	SCL		10YR6/3	10YR5/8	Many						
	43-120	C		5YR4/4	5YR5/1							
5	0-20	MCL	4				3	Y	n/a	III	3a	Wetn / Text
	20-40	MCL		10YR4/2	5YR3/4	Common						
	40-55	C		7.5YR4/4	10YR5/8	Few						
	55-80	C		5YR4/4	5YR5/3							
	80-100	C		2.5YR4/4	-							
	stopped as dry and dense											
6	0-20	MCL	5				3	Y	n/a	III	3a	Wetn / Text
	20-40	HCL		10YR3/3	7.5YR4/4	Common						
	40-60	C		10YR4/3	10YR5/6							
	60-85	C		10YR5/2	5YR4/4							
	stopped as inundated											
7	0-20	HCL	4				3	Y	n/a	III	3b	Wetn / Text
	20-80	HCL		10YR4/4	5YR3/4							
	stopped as inundated											
8	0-12	MCL	7				<3	N	40	IV	3b	Wetn / Text
	12-28	MCL		2.5YR3/2	5YR3/3	Few						
	28-40	HCL		10YR6/6	10YR6/3	Many						
	40-70	C		5YR4/4	5YR5/1	Many						
	70-120	C		5YR4/4	5YR5/1	Many						
9	0-18	MCL	7				<3	N	18	IV	3b	Wetn / Text
	18-40	MCL		10YR6/2	5YR4/8	Abundant						
	40-55	C		5YR4/6	5YR5/1	Abundant						
	55-120	C		5YR4/6	5YR5/1	Abundant						
10	0-20	MCL	7				4	Y	n/a	III	3a	Wetn / Text
	20-68	HCL		10YR4/2	10YR5/4							
	68-120	C		5YR4/4	5YR4/1	Common						
11	0-20	HCL	6				1.5	Y	n/a	III	3b	Wetn / Text
	20-35	HCL		10YR4/2	5YR3/4	Common						
	35-75	C		7.5YR4/4	7.5YR5/6							
	75-120	C		5YR4/4	5YR4/3							
12	0-20	MCL	6				3	Y	n/a	IV	3b	Wetn / Text
	20-42	HCL		10YR4/2	5YR4/4							
	42-52	C		5YR4/6	5YR5/2	Few						
	stopped by stones											
13	0-20	HCL	8				3	Y	n/a	III	3b	Wetn / Text
	20-35	HCL		10YR4/2	5YR3/4							
	35-55	HCL		10YR4/2	5YR3/4							
	55-70	C		5YR4/6	5YR5/2							
	70-80	HCL		10YR4/2	5YR3/4							
	stopped as dry and dense											
14	0-25	MCL	8				4	Y	n/a	III	3a	Wetn / Text
	25-55	MCL		10YR4/2	5YR4/6							
	55-65	C		5YR4/6	5YR5/6							
	stopped by stones											
15	0-25	MCL	4				8	Y	n/a	III	3b	Gradient (8°)
	25-55	MCL		10YR4/3	5YR5/8	Few						
	55-92**	C		5YR4/4	5YR5/2	Few						
	stopped as dry and dense											
	0-22	MCL	6									

Location	Depth (cm)	Texture	Stone %	Matrix Colour	Mottle Colour	Mottle Freq.	Slope (degrees)	Disturbed Profile	Depth to Gley (cm)	Wetn. Class	Grade	Limitation
16	22-48	MCL		10YR4/3	5YR4/6	Few	3-4	Y	n/a	III	3a	Wetn / Text
	48-75	C		2.5YR4/6	2.5YR4/4	Few						
	75-120	C		7.5YR5/6	7.5YR6/3							
20	0-25	HCL	6				2-3	Y	n/a	III	3b	Wetn / Text
	25-70	C		10YR4/3	5YR4/6	Many						
	70-110	C		10YR4/4	10YR5/1							
	stopped as dry and dense											
21	0-25	HCL	7				<3	Y	n/a	III	3b	Wetn / Text
	25-65	HCL		10YR4/2	5YR4/6	Common						
	65-110	C		10YR4/4	10YR4/6	Common						
	stopped as dry and dense											
22	0-20	HCL	5				2-3	Y	n/a	III	3b	Wetn / Text
	20-52	HCL		10YR4/3	5YR4/4	Many						
	52-92	C		2.5YR4/6	5GY6/2							
	92-120	C		5YR4/4								
23	0-20	MCL	5				2	Y	n/a	IV	3b	Wetn / Text
	20-60	HCL		10YR4/1	5YR3/3	Abundant						
	60-70	C		7.5YR5/5	7.5YR5/6							
	70-100	C		5YR4/4	5YR5/2	Many						
	100-120	C		2.5YR4/6	5GY5/1							
24	0-25	HCL	6-7				<3	Y	n/a	III	3b	Wetn / Text
	25-50	HCL		7.5YR4/2	5YR4/4	Many						
	50-120	C		5YR4/6	5YR4/2	Few						
25	0-22	HCL	6				4	Y	n/a	IV	3b	Wetn / Text
	22-38	HCL		7.5YR4/2	5YR4/4							
	38-75	C		5YR4/4	5YR5/4							
	75-120	C		2.5YR4/4	5GY6/1							
26	0-22	HCL	6				4	Y	n/a	III	3b	Wetn / Text
	22-65	C		7.5YR4/2	7.5YR4/4							
	65-85	C		10YR5/8	7.5YR4/6							
	85-120	C		5YR6/3	7.5YR5/1							
33	0-28	MCL	8				<3	N	28	IV	3b	Wetn / Text
	28-40	HCL		10YR6/3	7.5YR4/6	Abundant						
	40-120	C		5YR4/6	5YR4/3	Abundant						
34	0-30	MCL	4				2.5	Y	n/a	III	3a	Wetn / Text
	30-50	HCL		10YR3/2	5YR4/4	Common						
	50-85	C		7.5YR4/2	5YR4/6	Few						
	85-98	C		5YR4/4								
	stopped as dry and dense											
35	0-20	HCL	9				<3	N	20	IV	3b	Wetn / Text
	20-42	HCL		10YR4/2	5YR3/3	Abundant						
	42-65	C		7.5YR5/6	10YR6/3							
	65-120	C		5YR4/4	5YR6/2							
36	0-20	HCL	4				<3	N	60	III	3b	Wetn / Text
	20-42	HCL		10YR4/3	10YR5/6							
	42-60	C		10YR4/2	5YR5/2							
	60-120	C		5YR5/6	5YR5/3							
37	0-18	HCL	6				5	N	38	IV	3b	Wetn / Text
	18-38	C		7.5YR4/2	5YR5/8							
	38-50	C		7.5YR4/4	7.5YR5/2							
	50-120	C		5YR4/6	5YR4/2							
38	0-22	HCL	9				<3	Y	n/a	III	3b	Wetn / Text
	22-35	C		5YR4/4	5YR4/2	Few						
	stopped by stones											
39	0-25	MCL	10				<3	Y	n/a	III	3a	Wetn / Text
	25-75	C		10YR4/1	5YR4/3	Many						
	stopped by stones											
45	0-20	MCL	6				1	N	85	III	3a	Wetn / Text
	20-85	SCL		7.5YR5/4	5YR5/6							
	85-120	C		5YR4/6	5YR5/3							

Key

C Clay
 HCL Heavy Clay Loam
 MCL Medium Clay Loam
 SCL Sandy Clay Loam
 SZL Sandy Silt Loam

WOOD FARM HOLDINGS LTD -LAND AT WOOD FARM, STANTON LANE
LAB RESULTS FROM LOCKHART GARRATT SOIL SURVEY
COMPARISON TO BS 3882 - 2015

All samples taken from 0-25cm depth

Location	Method	pH.	Sand	Silt	Clay	Texture	Nitrogen	Available Phosphorus	Available Pottassium	Available Magnesium
			% w/w	% w/w	% w/w	% w/w	% w/w	mg/kg	mg/kg	mg/kg
Top Soil										
6	Auger	6.3	40	36	24	MCL	-	7.8	78.6	163
8	Trial Hole	5.9	39	37	24	MCL	-	10.2	175	191
9	Auger	5.5	41	38	21	MCL	0.222	15.0	207	119
12	Trial Hole	6.5	40	38	22	MCL	0.158	4.4	53.2	113
32	Auger	7.2	40	35	25	MCL	0.215	5.8	95.5	236
34	Auger	5.7	39	36	25	MCL	-	6.4	58.8	63.7
37	Auger	6.0	37	36	27	HCL	0.143	5.2	123	174
39	Auger	5.8	41	33	26	MCL	-	4.8	90.3	246
40	Auger	6.0	39	36	25	MCL	0.184	13.4	218	174
46	Auger	7.8	39	39	22	MCL	-	8.4	75.3	357
Average		6.3	40	36	24	MCL	0.184	8	117	184
Comparison to BS 3882 - 2015		Suitable for multi-purpose or neutral habitat creation.	Suitable for multi-purpose landscaping use.			Above threshold of 0.15 so acceptable for multi-purpose use. Equally, not high enough to limit use in low fertility applications.		Below threshold of 20 so suitable for low fertility use. Acceptable for low intensity growing applications in formal landscaping, such as amenity grassland. Could be ameliorated for use in formal / ornamental landscaping beds.	On the lower limit (120) of use for multi-purpose applications. Low enough not to limit use in low fertility applications.	Within range (51-600) for multi-purpose use. Not limiting for low fertility use.

Data taken from NRM Reports:

- 76727-19 dated 13th Nov 2019 (Location 12)
- 76613-19 dated 11th Nov 2019 (Nitrogen data for Locations 9, 32, 37, 40)
- 76360-19 dated 8th Nov 2019 (Locations 6, 8, 9, 32, 34, 37, 39, 40, 46)

Abbreviations:

- MCL - Medium Clay Loam (less than 27% clay)
- HCL - Heavy Clay Loam (27-35% clay)

Refer to **Appendix 1** for sample locations

WOOD FARM HOLDINGS LTD - LAND AT WOOD FARM, STANTON LANE
 LGL SUMMARY OF LAB RESULTS FROM GEOTECHNICAL SURVEY (AS PROJECT MANAGED BY CDP LTD)
 COMPARISON TO BS 3882 - 2015

Produced: R Truslove (18-02-20)

Location	Depth (m)	pH.	Organic Matter %	Zn	Cu	Ni
				mg/kg	mg/kg	mg/kg
Top Soil						
CP2	0.10	6.9	2.0	58.6	14.0	13.9
CP6	0.30	6.4	0.6	45.6	11.9	15.3
CP8	0.30	7.8	1.7	43.7	10.9	12.1
TP4	0.30	6.8	1.4	54.1	11.0	13
TP10	0.30	7.8	1.6	61.9	14.8	16.4
TP12	0.20	6.9	1.7	54.9	14.0	15.1
TP21	0.30	6.8	1.4	56.2	14.4	12.8
	Average	7.0	1.5	53.6	13.0	14.1
Comparison to BS 3882.		All suitable for multi-purpose or <u>neutral</u> low fertility use.	Values slightly low for multi-purpose use (would benefit from increase by amelioration) but acceptable for low fertility use.	All values below threshold of 200. Acceptable for multipurpose and specific use.	All values below threshold of 100. Acceptable for multipurpose and specific use.	All values below threshold of 60. Acceptable for multipurpose and specific use.
Sub-soil						
CP1	0.60	7.9	0.4	55.1	14.0	28.6
CP3	0.40	5.9	0.5	55.7	14.0	19
CP5	0.40	7.3	1.5	56.1	10.4	13.6
CP7	0.50	7.7	0.6	62	20.9	22.6
CP10	0.60	7.7	0.8	56.7	15.6	22.7
CP11	0.50	7.9	1.2	60.9	30.2	16
CP12	0.50	7.9	0.5	56.3	18.4	21.5
TP6	0.60	8.2	0.4	69.1	18.7	27.7
TP15	0.50	7.0	0.4	64.1	26.5	25
TP22	0.90	7.7	0.5	47.9	18.2	17.3
	Average	7.5	0.7	58.4	18.7	21.4
-		All suitable for multi-purpose or <u>neutral</u> low fertility use.	Acceptable for sub-soil use	All values below threshold of 200. Acceptable for multipurpose and specific use.	All values below threshold of 100. Acceptable for multipurpose and specific use.	All values below threshold of 60. Acceptable for multipurpose and specific use.

Data taken from:

- 1 - Ground Investigation & Piling Ltd report ref 28384 dated Sep 2019 (Cu, Ni, Zn)
- 2 - ALS Environmental report ref 520310 dated 4th Sep 2019 (pH., Organic Matter)

Notes:
 DO NOT SCALE DRAWING
 Dimensions provided are indicative only, and should be confirmed and read in conjunction with the Architect's construction drawings at such times as they are available, and/or from site measurement.
 All setting out to be in accordance with the Architect's drawings, any ambiguities to be raised prior to construction.

RESIDUAL RISK REGISTER			
No.	Description of Hazard	Control Measures	Action By
	Standard construction		

Appendix 5b

Samples (main site):

○ Top Soil

□ Upper Sub-soil

PRELIMINARY

P1 AM Preliminary Issue Details 04.09.19 Date
 Rev By (P=Preliminary, T=Tender, C=Construction, R=Record)

Client:
 Mountpark

Project:
 Bardon 3

Drawing Title:
 GIP Trial Pit Location Plan

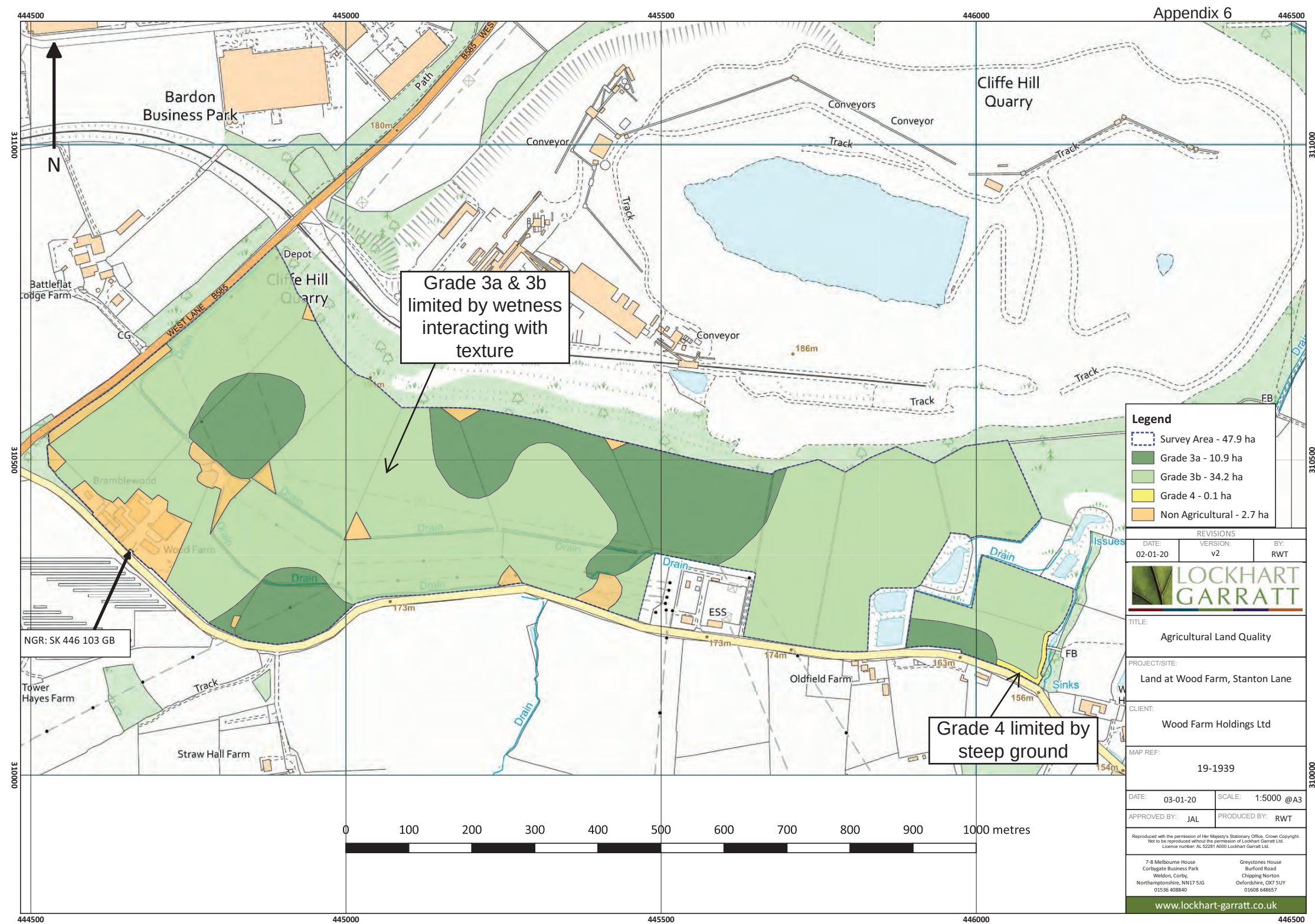
CDP
 CONSULTING CIVIL & STRUCTURAL ENGINEERS
 CHAFFORD LODGE
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 TEL: +44 (0)1527 832307
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 E-mail: admin@cdpbrons.co.uk

Date: Sept 19
 Scale: 1:2,500 @ A3
 Drawn: AM
 Chkd:
 © copyright CDP Ltd

Drawing No.
 19-7688 - SK0006

Issue Rev.
 P 1

Geotechnical survey, sampling plan
 annotated by R Truslove of
 Lockhart Garratt Ltd for inclusion
 with Soils Report - Feb 2020



Legend

- Survey Area - 47.9 ha
- Grade 3a - 10.9 ha
- Grade 3b - 34.2 ha
- Grade 4 - 0.1 ha
- Non Agricultural - 2.7 ha

REVISIONS		
DATE:	VERSION:	BY:
02-01-20	v2	RWT

LOCKHART GARRATT

TITLE:

Agricultural Land Quality

PROJECT/SITE:

Land at Wood Farm, Stanton Lane

CLIENT:

Wood Farm Holdings Ltd

MAP REF:

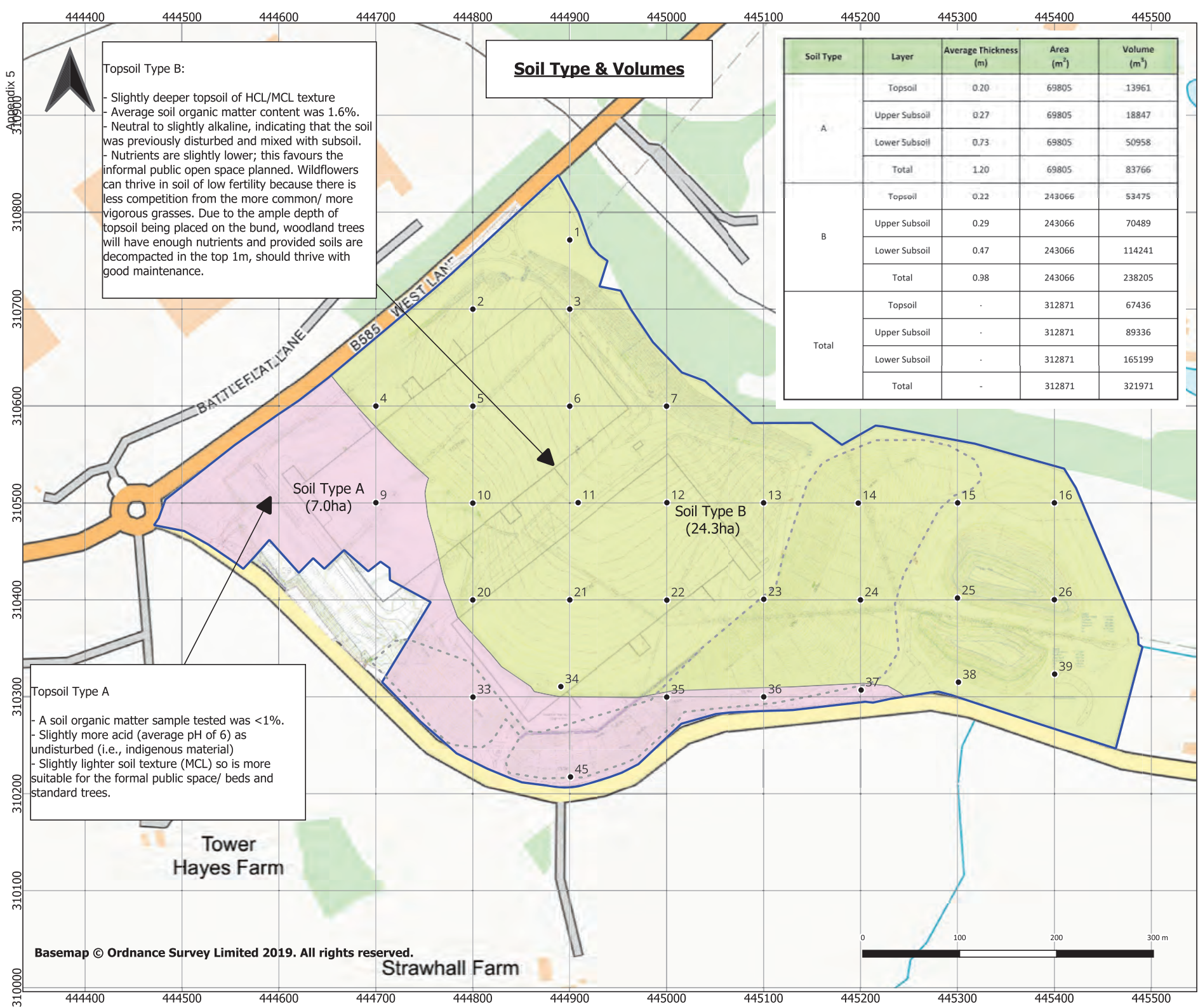
19-1939

DATE:	03-01-20	SCALE:	1:5000 @A3
APPROVED BY:	JAL	PRODUCED BY:	RWT

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7-8 Melbourne House Corbygate Business Park Weldon, Corby, Northamptonshire, NN17 5JG 01536 408840	Greystones House Burford Road Chipping Norton Oxfordshire, OX7 5UY 01608 648657
--	---

www.lockhart-garratt.co.uk



Topsoil Type B:

- Slightly deeper topsoil of HCL/MCL texture
- Average soil organic matter content was 1.6%.
- Neutral to slightly alkaline, indicating that the soil was previously disturbed and mixed with subsoil.
- Nutrients are slightly lower; this favours the informal public open space planned. Wildflowers can thrive in soil of low fertility because there is less competition from the more common/ more vigorous grasses. Due to the ample depth of topsoil being placed on the bund, woodland trees will have enough nutrients and provided soils are decompacted in the top 1m, should thrive with good maintenance.

Soil Type & Volumes

Soil Type	Layer	Average Thickness (m)	Area (m ²)	Volume (m ³)
A	Topsoil	0.20	69805	13961
	Upper Subsoil	0.27	69805	18847
	Lower Subsoil	0.73	69805	50958
	Total	1.20	69805	83766
B	Topsoil	0.22	243066	53475
	Upper Subsoil	0.29	243066	70489
	Lower Subsoil	0.47	243066	114241
	Total	0.98	243066	238205
Total	Topsoil	-	312871	67436
	Upper Subsoil	-	312871	89336
	Lower Subsoil	-	312871	165199
	Total	-	312871	321971

Topsoil Type A

- A soil organic matter sample tested was <1%.
- Slightly more acid (average pH of 6) as undisturbed (i.e., indigenous material)
- Slightly lighter soil texture (MCL) so is more suitable for the formal public space/ beds and standard trees.

- Legend**
- Topsoil Boundary
 - Earthwork Drawing
 - © copyright CDP Ltd.
 - Preliminary Earthworks
 - 19-7688 - SK0001 (P14)
 - March 2019
 - - - Main Bund
 - ALC Survey Locations
 - Soil Type (Topsoil):
 - A - 7.0ha
Medium Clay Loam & Slightly Acidic
 - B - 24.3ha
Heavy Clay Loam & Slightly Alkaline & Lower Nutrients



TITLE: Soil Type and Volumes	
PROJECT/SITE: Wood Farm on Stanton Lane	
CLIENT: Mountpark Ltd.	
MAP REF: -	
DATE: 27/09/2023	SCALE: 1:3,500 @A3
APPROVED BY: RT	PRODUCED BY: ED
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www.nicholsonsgb.com	

WOOD FARM ON STANTON LANE – SOIL MANAGEMENT PLAN

PHOTOS – SITE SURVEY 2019

Images taken from ALC Report (24/03/2021; Ref: 19-1940)



Figure 1: Example soil within area 'Soil Type A':

- MCL over HCL over C
- Average 7% stone
- Average pH of 6
- Average phosphorus content of 10%



Figure 2: Example soil within area 'Soil Type B'

- HCL over C
- Average 6% stone
- Average pH of 7
- Average phosphorus content of 5.7%



Figure 3: Surface water pooling in 'soil Type A'

- Clayey soils will need to be handled in a suitably dry condition to avoid damage.

WOOD FARM ON STANTON LANE – SOIL MOVEMENT PLAN**PHOTOS – SITE VISIT 08/09/2023**

Figure 1: West of the site (looking west) - Parkland trees to be retained and transplanted into new landscaping scheme.



Figure 2: Northeast of site (looking west) - The new main bund will separate Unit 1 and 2 from the grassland and balancing ponds to the east. The land slopes to the south so material will be cut from the upper slopes to the north (right of photo) and filled to the south (left of photo).

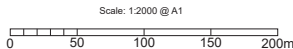
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-  Existing Trees / Woodland
-  Existing Hedgerows / Other Planting
-  Proposed Woodland / Structural Planting
-  Potential Translocated Hedgerow
-  Proposed Individual / Hedgerow Trees or small groups of Trees
-  Grassland / Open Space (Existing and Proposed)
-  Proposed Ponds / Wetlands / Drainage Features
-  Existing Public Rights of Way (including Bardon II footpaths)
-  Landscape Maintenance Access (for Landscape Area only)



client
Wood Farm Holdings Ltd.

project
Land at Wood Farm, Stanton Lane

drawing title
ILLUSTRATIVE LANDSCAPE STRATEGY PLAN

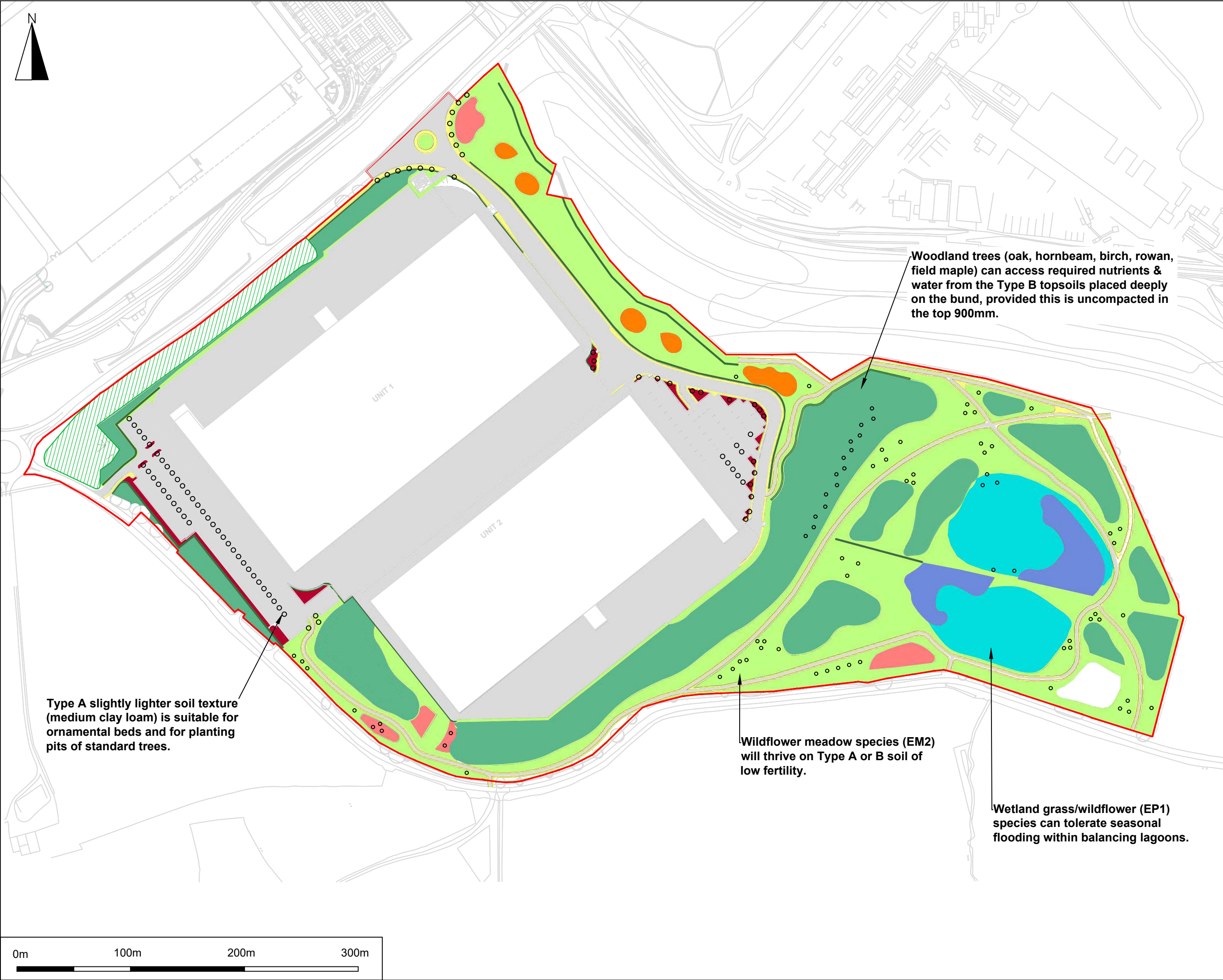
scale
1:2000 @ A1

drawn
HT/TRJ

check date
11 March 2021

rev
A

6756-L-18



- Legend:
- Site Boundary (32.50ha)
 - Broadleaf Woodland Shrubs (4.77ha)
 - Broadleaf Thicket Trees (0.19ha)
 - Wet Woodland (0.49ha)
 - Translocated Trees Woodland (0.26ha)
 - Amenity Grassland - DLF (0.74ha)
 - Wildflower Grassland - EM2 (5.86ha)
 - Wetland Grass - EP1 (1.44ha)
 - Ornamental Beds (0.20ha)
 - Hardstanding (7.85ha)
 - Pond to be Retained 0.15 (ha)
 - Existing Woodland 0.72 (ha)
 - Hedgerow (1845m)
 - Standard Trees (x162)

NICHOLSONS
Leading solutions for the natural environment

TITLE: Approved Landscape Plan	
LAYOUT: Overview	
PROJECT/SITE: Wood Farm on Stanton Lane	
CLIENT: Mountpark Developments	
MAP REF: -	
REVISION: v5	
DATE: 12.10.2023	SCALE: 1:3000@A3
APPROVED BY: ED	PRODUCED BY: SF

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www.nicholsonsgb.com	

Item	Type	Species	Approx. Size	Location Proposed	Soil Requirements and Tolerance	pH	Soil Organic Matter (%)	Carbon: Nitrogen Ratio	Phosphorus (P)* (mg/kg)	Potassium (K)* (mg/kg)	Magnesium (Mg)* (mg/kg)	
					Texture & Moisture (%)							Depth & Compaction
1	Woodland	Broadleaf woodland core mix, including 32 tree and 6 shrubs species (e.g. English Oak, Silver birch, Common hazel, Wild Cherry, Field Maple) Broadleaf woodland edge trees & shrubs, including 9 tree species and 6 shrub species (e.g., Hazel, Hawthorn, Midland Hawthorn, Holly, Wild Privet)	4.77ha	Larger woodland area over bund with smaller groups scattered around the site	Very tolerant. Species proposed will grow well on a range of soils except: - permanently waterlogged - very thin over rock - very sandy and drought prone soils. Will thrive on the loamy and clayey soil (HCL & C) present	~300mm depth of uncompacted topsoil ~700mm depth uncompacted subsoil i.e., 1m depth that can be rooted.	5-20	<20:1	16-140	121-1500	51-600	
2	Wet Woodland	7 Tree species (e.g. Black Alder, Crack Willow, River Birch, Osier Willow, Downy Birch) 4 Shrub species (e.g. Hawthorn, Guelder Rose)	0.49ha	On the side banks of two ponds to the east	Will tolerate seasonal inundation and a high water table - Species proposed are very versatile with regards to texture but will not thrive on sandy drought prone soils. - Will thrive on the loamy and clayey soil present							
3	Thicket Mix	9 shrub species, including: Hawthorn, Dogwood, Hazel, Spindle, Holly	0.19ha	Four patches on steep bank to the northeast of Units 1 and 2	Very tolerant. Species proposed will grow well on a range of soils except: - permanently waterlogged - very thin over rock - very sandy and drought prone soils. Will thrive on the loamy and clayey soil (HCL & C) present							
4	Hedgerows	8 hedgerow species, including: Common & Midlands Hawthorn, Common Hazel, Holly, Blackthorn, Guelder-rose (with some ornamental Beech hedges)	1845m	New hedgerow to be planted around the units and margins of car parks	Very tolerant. Species proposed will grow well on a range of soils except: - permanently waterlogged - very thin over rock - very sandy and drought prone soils. Will thrive on the loamy and clayey soil (HCL & C) present							
5	Species Rich Grassland (EM2 Standard General Purpose Meadow Mixture)	5 grasses, including: Smooth-stalked Meadow Grass 15 wildflowers, including: Musk Mallow, Ribwort Plantain, Common Knapweed	5.86ha	Main wildflower mix on public open space to the south and east and north	Meadow Mixture tolerates a variety of soils with low fertility (i.e. low phosphate content as per the soil present). Wildflowers can thrive in soil of low fertility because there is less competition from grasses for resources.	~150mm of uncompacted topsoil	6.5-8.5	2-20	<35:1	<20	-	-
6	Species Rich Wetland Grass (EP1 Pond Edge Mixture)	6 grasses, including: Crested Dogtail, Red Fescue, Quaking Grass 16 wildflowers, including: Ragged Robin, Yellow Iris, Red Campion,	1.44ha	Within the water balancing ponds	Seed mixture tolerates a variety of soils with low fertility (i.e. low phosphate content as per the soil present). Plant species can tolerate seasonal inundation and a high water table							
7	Amenity Grass seeded areas (DLF PM 120 'Slow growth')	3 grasses: Perennial Ryegrass, Slender Creeping Red Fescue, Browntop Bent	0.74ha	Bordering the car park and footpaths	Avoid heavy clays on the surface to allow better drainage of these areas by public paths Avoid stones larger than 50 mm in top soil which could damage mowing equipment as these areas would be cut 3-4 times a year	~300mm uncompacted soil Slow growing so mowing is reduced	5-20	<20:1	16-140	121-1500	51-600	
8	Ornamental Shrubs/Herbaceous Plants	4 Tall species, including: White Dogwood, Red Osier Dogwood, Spiraea Nipponica, Laurustinus 6 Low species, including: Escallonia 'Iveyi', Honeysuckle May Green	0.20ha	Bordering the car park	Favours well drained loams and lighter textured soil such as in 'soil type A to southwest of site. Watering maybe required for 3 years.	~300mm depth of uncompacted topsoil ~300mm depth uncompacted subsoil	5-20	<20:1	16-140	121-1500	51-600	
9	Standard Trees	11 Heavy Standard Trees, including: English Oak, Small-leaved Lime 3 Extra Heavy Trees, including: Field Maple 'Streetwise', Silver Birch 'Edinburgh', European Hornbeam 'Lucas' 1 Semi-Mature Tree, English Oak	162 trees	Larger trees by car park and others in groups with grassland to east	Favours well drained loams and lighter textured soil such as in 'soil type A to southwest of site. Watering maybe required for 3 years.	~750mm depth for heavy trees ~900mm depth for extra heavy trees ~1000mm depth for semi-mature trees	5-20	<20:1	16-140	121-1500	51-600	
Total Hedgerow Length:			1845m	*range of values has been taken from BS 3882-2015 Specifications for Topsoil								
Total Standard Trees:			162 trees									
Total Other Habitat:			13.7ha									

Legend

Site Boundary

Earthwork Drawing

- © copyright CDP Ltd.
- Preliminary Earthworks
- 19-7688 - SK0001 (P14)
- March 2019
- (Blue Lines - Cut)
- (Green Lines - Fill)
- - - Main Bund
- - - Eastern Pateau Divide

NICHOLSONS
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TITLE:
Summary of Cut & Fill Plan

PROJECT/SITE:
Wood Farm on Stanton Lane

CLIENT:
Mountpark Ltd.

MAP REF:
-

DATE: 28/09/2023 SCALE: 1:3,300 @A3

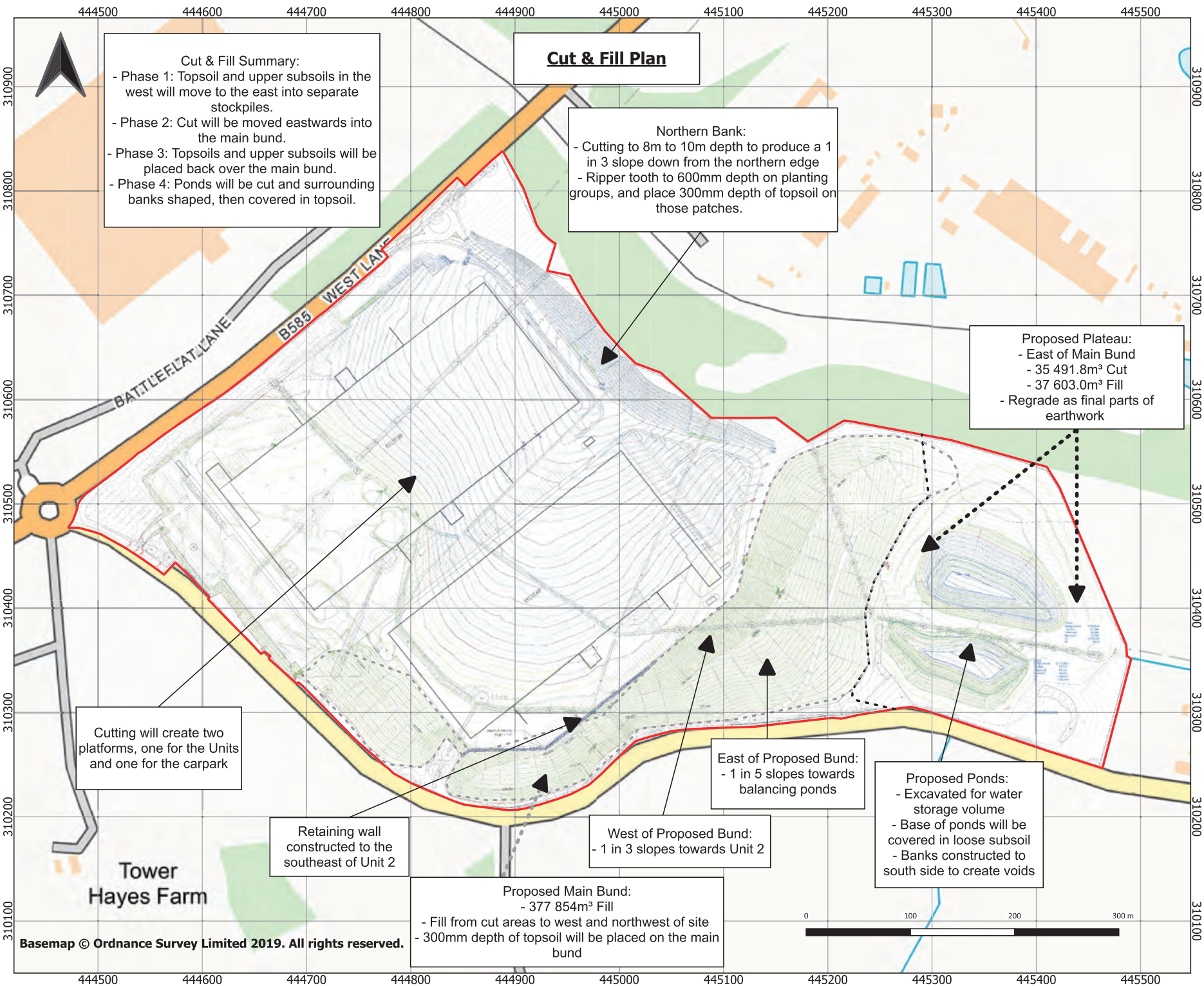
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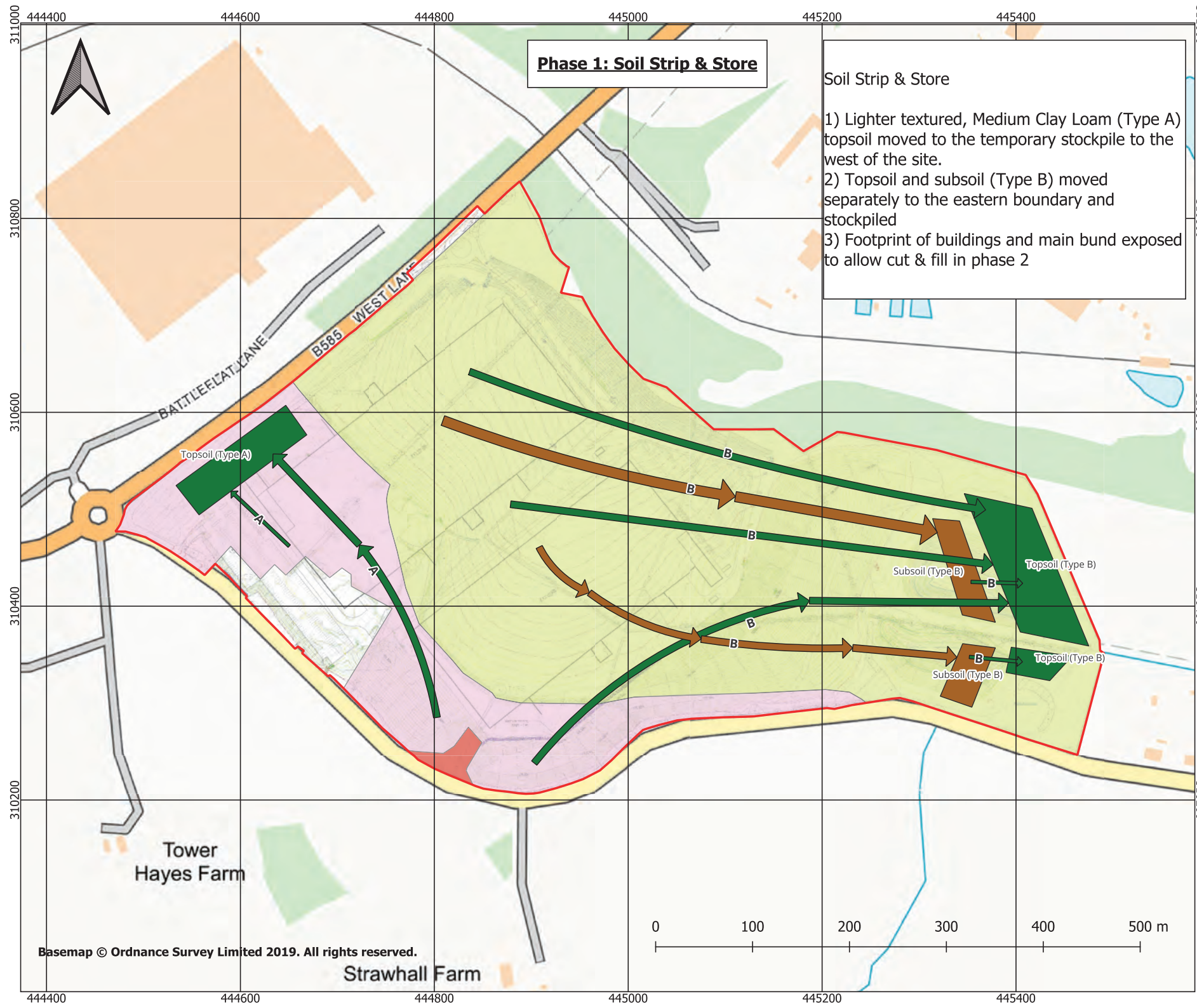
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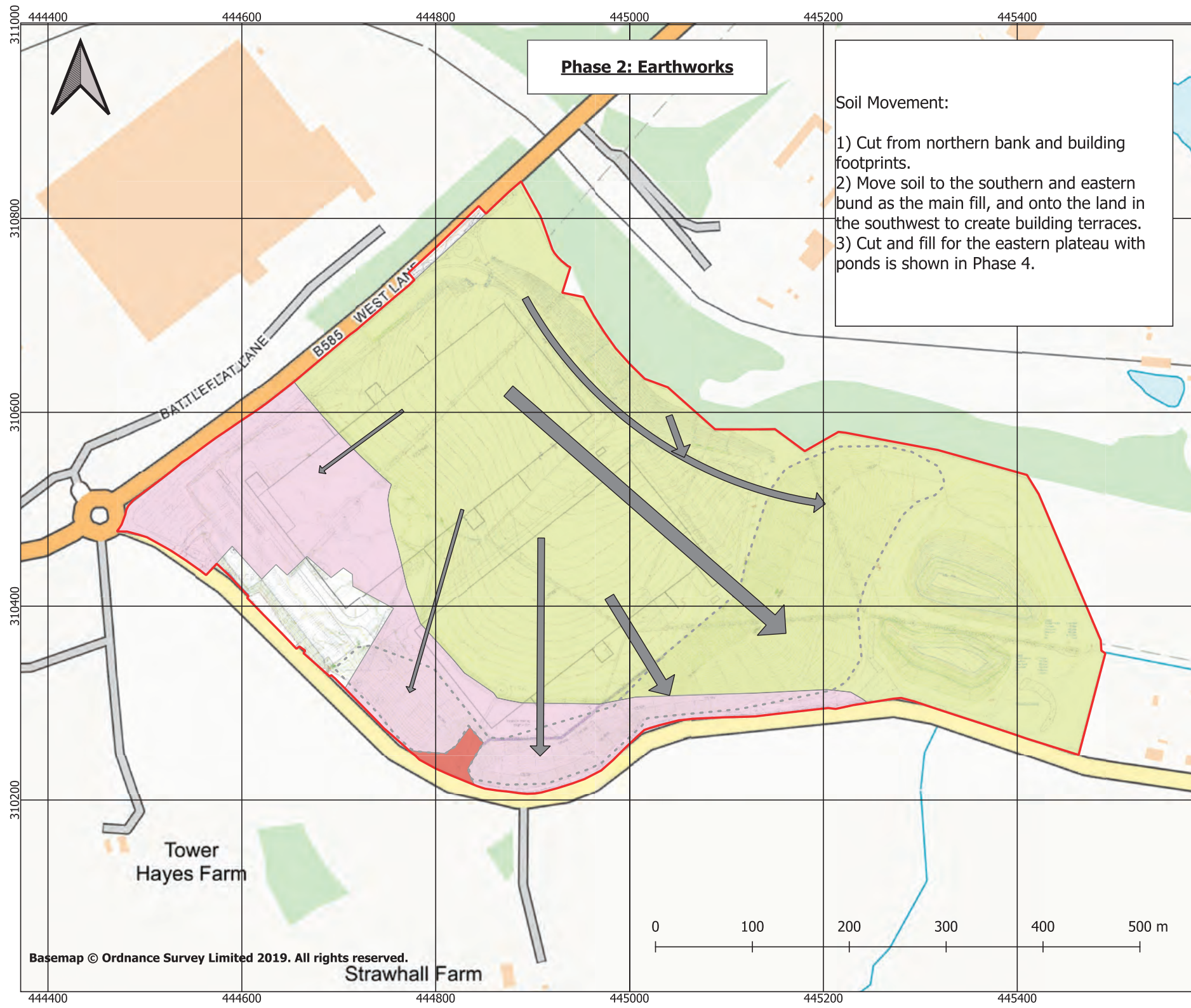
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Legend

- Site Boundary
- Earthwork Drawing
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 - Preliminary Earthworks
 - 19-7688 - SK0001 (P14)
 - March 2019
- Main Bund
- Tree Protection Zone
- Soil Type
 - A
 - B
- Phase 2
 - Earthworks Cut & Fill
 - Fill Material

REVISIONS		
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28/09/2023	V1	ED

NICHOLSONS
Leading solutions for the natural environment

TITLE:
Soil Movements Plan (Phase 2)

PROJECT/SITE:
Wood Farm on Stanton Lane

CLIENT:
Mountpark Ltd.

MAP REF:
-

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Phase 4: Pond Construction & Soil Placement

Pond Construction & Soil Placement:

- 2 No. balancing ponds, voids formed by localised cut to create capacity required and fill to form bank to the south of each pond.
- Remaining topsoil placed to form pond base and banks.
- Topsoil on stockpile footprints cut back to retain 300mm depth above subsoil
- Existing pond retained to southeast

Main bund formed in Phase 2 and covered with soil in Phase 3

Legend

Site Boundary

Earthwork Drawing

- © copyright CDP Ltd.
- Preliminary Earthworks
- 19-7688 - SK0001 (P14)
- March 2019

Stockpile

Topsoil for Ponds

Phase 4

- Pond Creation

Earthwork Cut & Fill

Topsoil Re-placement

REVISIONS

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28/09/2023	V1	ED

NICHOLSONS
Leading solutions for the natural environment

TITLE:
Soil Movements Plan (Phase 4)

PROJECT/SITE:
Wood Farm on Stanton Lane

CLIENT:
Mountpark Ltd.

MAP REF:
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