



Soil Management Plan

Cheadle Road, Upper Tean, Stoke-on-Trent, ST10 4EW

Prepared for:
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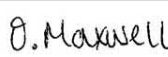
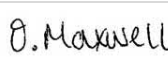
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1 INTRODUCTION

1.1 Background

Omnia have been commissioned by Keepmoat West Midlands to undertake a Soil Management Plan (SMP) at the site of Cheadle Road, Upper Tean, Stoke-on-Trent, ST10 4EW.

The Soil Management Plan has been commissioned by the client to aid them discharge Condition 10 of Planning Conditions relating to the associated development.

Condition 10 –

Prior to any ground works or excavation associated with the development hereby approved, a Soils Management Plan should be submitted that provides due regard to stripping and reserving existing soils or other material from the existing areas prior to spreading at agreed locations within the development. The submitted soils plan require information regarding the reservation and storage of the existing soils on the proposed spreading areas. Spreading areas will require their existing topsoil cover to be stripped, reserved, temporarily stored and re-laid in accordance with the DEFRA Construction Code of Practice for Sustainable Use of Soils on Construction Sites.

A site location plan is presented as Figure 1.0 within Appendix II.

1.2 Proposed Development

It is understood that the proposed is to comprise ‘residential development of 67 houses with a mix of two and two and a half storey dwellings, consisting of new access to Cheadle Road, new public open space, sustainable urban drainage, landscaping, pumping Station and associated works’ as set out within Approved Planning Permission [SMD/2022/0249](#).

The outline proposed site layout is presented as Figure 2.0 within Appendix II.

At this time, it is understood the site is proposed to be developed under five phases in addition to a sales area and construction welfare area. As indicted within the build programme ‘Upper Tean – Compound and Sales Location & Build Route’ (Ref: 3038-BB-0-T2-5000) dated March 2023, included within Appendix II.

1.3 Objectives

The objectives of the Soil Management Plan are to:

- Encourage the sustainable use of materials through careful management of Topsoil;
- Outline the strategy for the procedures for Topsoil stripping, storage and respreading;
- Set out procedures to re-use site won Topsoil for soft landscaping purposes only;
- Matters relating to geotechnical and geo-environmental issues are outside the scope of this document.

This SMP is for submission to and approval by Staffordshire Moorlands District Council Planning Authority.

This SMP is an active document and will therefore be subject to any necessary changes which arise as a result of any alterations to the scope and methods of the works as they are progressed.

1.4 Sources of Information

Background information was sought from the following sources:

- GRM Development Solutions Ltd '*Phase II Site Appraisal Report*' dated June 2021 (ref: GRM/P9710/F.1);
- GRM Development Solutions Ltd '*Gas Addendum Letter*' dated September 2021 (ref: P9710/GAL.1);
- GRM Development Solutions Ltd '*Supplementary Site Investigation Report*' dated December 2022 (ref: GRM/P9710/LET-1);
- Cheshire Woodlands '*Arboricultural Statement*' dated January 2024 (ref: CW/10778-AS-5);
- British Geological Survey (BGS) map, Ashbourne, Sheet 124, Solid and Drift Edition at a scale of 1: 50,000, 1983;
- DEFRA Construction Code of Practice for the Sustainable Use of Soils on Construction Sites (2009);
- BS3882 (2015) '*Specification for Topsoil*'.

1.5 Limitations

The limitations of this report are presented in Appendix I.

1.6 Confidentiality

Omnia has prepared this report solely for the use of the Client and those parties with whom a warranty agreement has been executed, or with whom an assignment has been agreed. Should any third party wish to use or rely upon the contents of the report, written approval must be sought from Omnia; a charge may be levied against such approval.

2 SITE SETTING

2.1 Site Details

Site Address	Cheadle Road, Upper Tean, Stoke-on-Trent, ST10 4EW
National Grid Reference	SK 006 403*
Site Area	4.00 ha*

*Information obtained from Geo-Environmental Desk Study Report ref: GRM/P9710/F.1

A site location map is presented as Figure 1.0 within Appendix II.

2.2 Current Site Use

For the purposes of this report, a site walkover has not been undertaken, however from available aerial imagery the site is considered to comprise an approximately rectangular shaped parcel of land, with the site extending toward the southeast at the southernmost extent of the site.

The following site walkover description was conducted by GRM in May 2021. At the time, the site comprised a disused scrubland with areas of dense vegetation in the western and central areas of the subject site. The western portion of the site was flat with the River Tean flowing along the western site boundary. A surface run-off stream was noted at the site of the GRM site walkover running from the northern central area towards the south western boundary, producing marshy conditions in the vicinity of the stream. The eastern half of the site sloped down from Cheadle Road. The vegetation was less dense in the eastern portion of the site with the ground noted to be hummocky. Several overhead service crossed the site, mainly concentrated in the north eastern corner of the site running parallel with the eastern site boundary. A sewage pumping station was noted immediate adjacent to the northern boundary off-site.

Access to the site during the GRM site walkover was gained in both the northern and southern parts of the eastern boundary, through a hawthorn hedgerow exiting onto Cheadle Road.

2.3 Historical Site Use

From review of the Phase II Site Appraisal Report (ref: GRM/P9710/F.1) it is understood that the majority of the subject site has comprised of fields with associated tree lined boundaries from the earliest available mapping of the subject site (1879). Croft Mill has been mapped immediately south of the subject site with a house mapped in the north-western area of the site. Two paths were recorded at the time linking the house to Breach Lane and Cheadle Road. A drain was recorded in the south western corner of the site with a slope being recorded along the southern and central part of the western boundary.

In 1922, an additional path is recorded linking the house in the western area to Croft Mill immediately south of the subject site. By 1969, the house and paths in the northern portion of the subject site are no longer recorded with the western third of the subject site recorded as marshland.

2.3 Surrounding Area

The surrounding land uses are summarised below:

Direction	Land Use
North	Breach Lane with the River Tean and residential housing beyond.
East	The Anchor Inn and Cheadle Road (A522) with residential housing and Tean Hills public open space beyond.
South	The River Tean and an unnamed pond with residential housing and mechanics building and associated yard beyond.
West	River Tean with agricultural land and The Breach Farm beyond.

3 ENVIRONMENTAL SETTING

Information obtained from the previous site reports as detailed below and the British Geological Survey (BGS) map, Ashbourne, Sheet 124, Solid and Drift Edition at a scale of 1: 50,000, 1983, has been used in the following sections:

- GRM Development Solutions Ltd 'Phase II Site Appraisal Report' dated June 2021 (ref: GRM/P9710/F.1);
- GRM Development Solutions Ltd 'Supplementary Site Investigation Report' dated December 2022 (ref: GRM/P9710/LET-1);

3.1 Geology

The British Geological Survey (BGS) map for the site (Ashbourne, Sheet 124) indicates that the site is underlain by the following geological sequence:

Geological Unit	Classification	Description	Aquifer Classification
Superficial	Alluvium (across the central area of the subject site)	Clay, Silt, Sand and Gravel	Secondary A
	River Terrace Deposits (along the western site boundary, the south-eastern portion of the subject site and the north-eastern corner of the subject site)	Sand and Gravel	Secondary Undifferentiated
	No Superficial Deposits recorded along the majority of the eastern site boundary		
Bedrock	Chester Formation	Interbedded Sandstone and Conglomerate	Principal

3.1.1 Summary of Ground Conditions Identified

The ground investigation generally confirms the published geology. Topsoil or Re-laid Topsoil was immediately underlain by the Alluvium or River Terrace Deposits or Chester Formation depending on the intrusive location. However, as indicated within WS07 Topsoil was noted to be stratigraphically underlain by Alluvium followed by River Terrace Deposits.

3.1.2 Re-laid Topsoil

Re-laid Topsoil was identified within one (1no.) intrusive location (SS2) and was described by GRM as comprising sandy gravelly CLAY with varying proportions of extraneous inclusions such as brick and possible asbestos sheeting.

The depth to the base of the Re-laid Topsoil was not determined with report GRM/P9710/F.1. However, the re-laid Topsoil was proven to a depth of 0.20m bgl.

3.1.3 Topsoil

Topsoil was encountered across the site within twenty-three (23no.) of twenty-four (24no.) intrusive locations undertaken by GRM.

Topsoil generally comprised both dark brown slightly gravelly sandy CLAY (TP01-TP03, WS02-WS07 and SS1-SS3) and dark brown clayey gravelly SAND (TP04-TP08f and WS01) with abundant rootlets.

It is considered that where anthropogenic constituents are present at less than 5% of the composition of the soil, it shall be classified as a Topsoil.

The depth of Topsoil ranged from 0.00 – 0.40m bgl.

3.1.4 Superficial Deposits – Alluvium

Soils attributed to the Superficial Alluvium Deposits were encountered directly beneath Topsoil in thirteen (13no.) out of twenty-four (24no.) intrusive locations (TP02, TP05, TP07-TP08f, WS04, WS06 and WS07) to a maximum observed depth of 3.00m bgl. The depth of the Superficial Alluvium Deposits ranged from 0.30-3.00m bgl.

Superficial Alluvium Deposits were described by GRM generally as:

- Loose to medium dense, light greyish-brown to orangish-brown, slightly clayey SAND AND GRAVEL;
- Loose to medium dense, orangish-brown to dark brown, slightly clayey, sandy GRAVEL;
- Medium dense, brown slightly gravelly, very clayey SAND;
- Black and dark brown, pseudo-fibrous PEAT; and,
- Soft, locally friable, low strength, orangish-brown and light grey sandy gravelly CLAY.

The base of the formation was encountered in one (1no.) intrusive location (WS07) during the investigation.

3.1.5 Superficial Deposits – River Terrace Deposits

Soils attributed to the Superficial River Terrace Deposits were encountered directly beneath Topsoil in six (6no.) out of twenty-four (24no.) intrusive locations (TP01, TP03, TP04 and WS01-WS03) to a maximum observed depth of 3.00m bgl. Superficial River Terrace Deposits were also encountered directly beneath Superficial Alluvium Deposits in one (1no.) intrusive location (WS07). The depth of the Superficial River Terrace Deposits ranged from 0.40-3.00m bgl beneath Topsoil. However, within intrusive location WS07 this was noted to be between 2.30-3.00m bgl.

Superficial River Terrace Deposits were described by GRM generally as:

- Medium dense reddish-brown slightly silty slightly clayey gravelly SAND;
- Medium dense reddish-brown sandy GRAVEL; and,
- Medium dense to dense reddish-brown slightly clayey orangish-brown SAND AND GRAVEL.

The base of the formation was not encountered during the investigation.

3.1.6 Bedrock Deposits – Chester Formation

Soils attributed to the Chester Formation were encountered directly beneath Topsoil in two (2no.) out of twenty-four (24no.) intrusive locations (TP06, WS05) to a maximum depth of 3.00m bgl. The depth of the Chester Formation ranged from 0.40-3.00m bgl.

The Chester Formation was described by GRM as medium dense, reddish-brown sandy GRAVEL and

medium dense to dense, light reddish-brown SAND AND GRAVEL. Gravels comprised fine to coarse, sub-angular to sub-rounded gravel of quartzite and sandstone.

The base of the formation was not encountered during the investigation.

3.2 Hydrogeology

The northern half of the site is within an Outer Catchment (Zone 2) groundwater Source Protection Zone (SPZ). While the southern half of the subject site is within a Total Catchment (Zone 3) groundwater Source Protection Zone relating to a potable groundwater abstraction 157m north of the site.

Groundwater vulnerability data indicates that the site is underlain by superficial deposits classified as a Secondary A Aquifers with Medium High vulnerability across the majority of the subject site. However, is noted to be absent from the north-eastern portion of the site. The site is further underlain by bedrock deposits classified as a Principal Aquifer with High vulnerability.

It is considered that if shallow groundwater was present, it would flow in a west and south direction with towards the River Tean.

3.3 Hydrology

The nearest recorded surface watercourse to the site is the River Tean recorded immediately adjacent to the western boundary flowing to the south.

The western half of the site has been identified to lie within a Flood Zone 2 and Zone 3 in the vicinity of the River Tean. An area of land within a Flood Zone 2 has a '0.1-1% annual probability of flooding/ medium probability of flooding'. An area of land within a Flood Zone 3 has a '1% or more annual probability of flooding/ high probability of flooding'.

No development is proposed within this area of the site, and it is understood no soil movements are to occur in this area of the site.

3.3 Sensitive Land Uses

The site is considered to be located within a moderate sensitivity setting due to the following reasons:

- Site is underlain by a Secondary A and Secondary Undifferentiated Superficial Aquifer;
 - Site is underlain by a Principal Bedrock Aquifer;
 - Site is located within a Zone 2 and Zone 3 Source Protection Zone (SPZ);
 - Limited historic use of the subject site;
 - Underlying soils have a medium-high to high groundwater vulnerability; and,
 - The closest body of surface water is immediately adjacent to the western site boundary.
-

4 SITE SOIL RESOURCES

4.1 Areas Excluded from Topsoil Strip

Remediation Area

The GRM Report '*Supplementary Site Investigation Report*' dated December 2022 ref: GRM/P9710/LET-1 concluded that the area surrounding intrusive location SS2 would require remedial measures, likely to comprise the removal of asbestos contaminated soils from site. The '*Supplementary Site Investigation Report*' delineated the identified asbestos contamination at SS2. The report concluded that the contamination identified within the previous GRM Report '*Phase II Site Appraisal Report*' was from a hotspot associated with the former building in this area of the site.

Determinants above the adopted Tier 1 screening criteria were identified within the near surface in these areas, and therefore the soils have not been included for the Topsoil Strip at this stage. It is further noted that this area falls outside of the area of Topsoil Strip, as no soil movements are to occur within the Flood Zone area of the site.

The areas detailed above will be subject to the protocols set out within the Remediation Method Statement for the site and fall outside of the scope of this report.

Protected Trees

A number of trees have been designated as 'protected trees' as part of the planning application, as detailed within Cheshire Woodlands Arboriculture Statement (ref: CW/10778-AS-5 dated January 2024) and drawing ref: CW/10778-P-TP-5 dated January 2024 (provided within Appendix II). The areas detailed to be within the protected tree area, as well as within areas of root protection will be excluded from areas of Topsoil strip.

4.2 Soil Type and Profile

Based on the site investigations undertaken by GRM ('*Phase II Site Appraisal Report*' dated June 2021 ref: GRM/P9710/F.1) and '*Supplementary Site Investigation Report*' dated December 2022 (ref: GRM/P9710/LET-1) the ground conditions identified are summarised within Section 3.1. As per the above summary, for the area suitable, two (2no.) soil profiles have been identified for the purposes of the Topsoil strip.

Soil Profile 1 – Topsoil (slightly gravelly sandy CLAY)

At the time of the first Geo-Environmental site investigation (June 2021), and the supplementary site investigation (December 2022) these soils were in-situ and undisturbed, it is understood these soils are distributed across the south-western portion surface of the site.

Topsoil generally comprised dark brown slightly gravelly sandy CLAY with frequent rootlets.

A soil resource survey, separate from a geotechnical or geo-environmental survey, should be carried out on site at the earliest convenience by a suitably qualified and experienced soil scientist and prior to any earthworks operations to further classify the soil.

Soil Profile 2 – Topsoil (clayey gravelly SAND)

At the time of the first Geo-Environmental site investigation (June 2021), and the supplementary site investigation (December 2022) these soils were in-situ and undisturbed, it is understood these soils are generally distributed across the northern and southernmost portion surface of the site.

Topsoil generally comprised dark brown clayey gravelly SAND with frequent rootlets.

A soil resource survey, separate from a geotechnical or geo-environmental survey, should be carried out on site at the earliest convenience by a suitably qualified and experienced soil scientist and prior to any earthworks operations to further classify the soil.

Areas suitable for the Topsoil strip are detailed within Appendix II Figure 3.0.

4.3 Considerations for Re-use

At present the Topsoil identified on-site is suitable for re-use as a Topsoil, and care must be taken to maintain the physical properties of the soil through the earthworks phase.

Topsoil is a vulnerable and non-renewable resource and therefore care must be taken throughout all handling, transporting and stockpiling activities to ensure that the soil resources of the site are protected and conserved.

Construction activities including moving of plant and vehicles, mixing soil with other materials or lower grade soils and lime-stabilisation have the potential to damage soils and lead to degradation such as:

- Soil erosion;
- Loss of soil organic matter (and therefore loss of nutrients and fertility);
- Soil compaction (leading to waterlogging of soils and reduced rooting potential); and,
- Loss of soil biological activity.

Measures are provided in this Soil Management Plan to ensure as far as is practicable, that soils on site are stripped, handled and stored appropriately so that they can be re-used as Topsoil within gardens and open spaces.

4.4 Stockpile Parameters

4.4.1 Stockpile Location

To ensure the Topsoil is appropriately stored for reuse on site, a suitable stockpile location has been assessed based on the environmental setting and site requirements.

It is understood that the client intends to complete a site wide Topsoil strip ahead of enabling works. As handling soil to create the stockpiles invariably damages the physical condition of the soil, soil handling should be kept to a minimum, and therefore it is recommended that one Topsoil stockpile should be created for the site. If site constraints dictate that this is not possible, one Topsoil stockpile should be created for each phase of development, to limit double handling the soils wherever possible.

It is understood that the client also intends to excavate the peat from the northern area of the development and stockpile this to be removed off site.

A location of the stockpile should be chosen to limit the requirement to move the stockpile as construction works progress across the site.

The stockpile should be located at the highest topographic elevation where possible to limit the impact from any shallow groundwater.

The stockpile should not be positioned within the root or crown spread of trees, or adjacent to ditches, watercourses or existing or future excavations.

Surface water mitigation measures are not required given the location of the proposed stockpiles on site, as they will not be within influencing distance of a surface water body. Best practice guidance should be followed to construct the stockpile to mitigate ponding and infiltration (as detailed in Section 5.2).

Following review of the provided phasing plan, the anticipated volume of Topsoil, and the site constraints it is considered that Topsoil will be required to be stripped in phases in accordance with the phasing plan and stored on subsequent parcels, as detailed within Figure 4.0. Keepmoat Homes have indicated where Topsoil will be stockpiled for each phase. Topsoil within Phase 5 will be stored within the courtyard, within the centre of the phase.

All stockpiles will be placed outside of the area of tree protection and root protection areas.

It is understood that some import of soils may be required, and the storage of these soils should be adequately managed and within a suitable location to limit handling of the soils wherever possible.

4.4.2 Stockpile Size

It is assumed the stockpile will be grass seeded and maintained, given the length of time anticipated for the stockpile to be used, however no build timeframe has been provided at this time. For stockpiles that are to be grass seeded and maintained, a maximum side slope of 1 in 2 (25°) is appropriate.

Where Topsoil is stockpiled under plastic conditions it should be stockpiled to a maximum height of 2m in a loose tip windrow until it behaves non plastically. Non plastic Topsoil stockpiles are generally limited to 3-4m in height but may be greater where storage space is limited. The height of the stockpile may be limited by the planning conditions imposed.

5 SOIL MANAGEMENT STRATEGY

The Soil Management Strategy sets out the procedures for the recovery, storage and reuse of the Topsoil on-site as set out within the DEFRA Construction Code of Practice for the Sustainable Use of Soils on Construction Sites (2009).

The Principal Contractor should ensure that all contractors working under the Soil Management Plan understand the requirements and that their Method Specification is in accordance with the procedures set out below. If any amendment to the SMP is required, the changes should be detailed within the SMP Document Control Sheet on page iii.

5.1 Methods for Stripping

In order to re-use Topsoil sustainably on-site, it should be stripped in accordance with the method set out within the Code of Practice (2009), as detailed below:

- Remove surface vegetation prior to stripping the Topsoil
The vegetation can be removed by:
 - i. Blading off;
 - ii. Scarification and raking;
 - iii. Applying a suitable non-residual herbicide not less than two weeks before stripping works to kill off surface vegetation.
- Strip the Topsoil utilising a tracked excavator standing on the surface of the Topsoil;
- The Topsoil should be dug out to its maximum depth, based on the colour differences between the Topsoil and superficial deposits;
- Topsoil should be loaded into on-site transport vehicles;
- The transport vehicle should use the designated haul roads in accordance with the Site Traffic Management Plan;
- The transport vehicle shall run on the basal layer (directly under the Topsoil) to avoid damage to the Topsoil layer.

Alternative stripping methods that can be shown to afford the same degree of soil protection are acceptable in accordance with the Code of Practice (2009).

Topsoil should be handled in suitable weather conditions, as it becomes more resistant to damage as the soil dries. If sustained heavy rainfall (>10mm in 24 hours) occurs during soil stripping operations work must be suspended and not restarted until the ground has had at least a full dry day.

5.2 Methods for Stockpiling

To ensure the Topsoil stripped is suitable for its reuse at a later stage on site, it needs to be stored appropriately to prevent damage from the weather and other construction activities. If stockpiling is done incorrectly, the physical condition of the soil can be damaged irreversibly, and therefore the method provided by the Code of Practice should be utilised.

Stockpiling should not cause soil erosion, pollution to water courses or increase flooding risk to the surrounding area.

Soil should be stockpiled in an area of the site where it can be left undisturbed and will not interfere with site operations, more details on the location of the stockpile are provided in Section 4.4.1.

Given that the Topsoil is described as a slightly gravelly sandy CLAY or clayey gravelly SAND it comprises both a plastic soil and non-plastic soil, and Method 1 and 2 of the Code of Practice should be applied, unless the construction programme or prevailing weather conditions result in the soil having to be stockpiled when wet, then Method 2 of the Code of Practice should be applied.

Method 1 – Dry and non-plastic soils

- Ground beneath the proposed stockpile should be cleared of vegetation and any waste;
- Topsoil from the land beneath the proposed stockpile should be stripped in accordance with the method specification in Section 5.1;
- Soil from the Topsoil stripping should be loose tipped in heaps from a dump truck;
- Tipping should start at the furthest point in the storage area and work backwards towards the access point;
- When the entire storage area has been filled with heaps, a tracked excavator or tracked dozer should level them and firm the surface;
- A second layer of heaps can then be tipped in the same way as before, on top of the first layer of Topsoil;
- This sequence is repeated until the stockpile reaches its planned height;
- A tracked machine should then compact and re-grade the sides and top of the stockpile to form a smooth gradient to prevent ponding and infiltration.

Method 2 – Wet or plastic soils

- Ground beneath the proposed stockpile should be cleared of vegetation and any waste;
- Topsoil from the land beneath the proposed stockpile should be stripped in accordance with the method specification in Section 5.1;
- Soil from the Topsoil stripping should be tipped in a line of heaps to form a 'windrow';
- Tipping should start at the furthest point in the storage area and work backwards towards the access point;
- Any additional windrows should be spaced to allow tracked plant access between lines;
- Tracked plant should heap the windrows up to a maximum height of 2m;
- No machinery should traverse the windrow to avoid compaction;
- The windrows should be left to dry out for several weeks of dry and windy or warm weather;
- Once the soil has dried out and is non-plastic the windrows should be combined to form larger stockpiles using a tracked excavator;
- The surface of the stockpile should then be regraded and compacted by a tracked machine to reduce rainwater infiltration.

Once the stockpile has been completed the area should be cordoned off with secure fencing to prevent any disturbance or contamination by other construction activities. If the soil is to be stockpiled for more than six months, the surface of the stockpiles should be seeded with a grass/clover mix to minimise soil erosion and to help reduce infestation by nuisance weeds.

An agreement relating to the length of storage time will need to be agreed with the Environment Agency if it is envisaged that the use of materials will occur in excess of one year from being stockpiled.

5.3 Methods for Respreading

The Topsoil that has been stockpiled for reuse in the establishment of new landscapes, gardens or other greenspaces will involve respreading of soil.

It is essential to provide a structured, uncompacted, and well-aerated soil profile for the successful establishment and subsequent growth of plants and grass. Over compacted soil can lead to poor establishment or failure of plantings, increased surface water runoff and surface ponding.

The following method should be utilised to respread stockpiled Topsoil on site, in accordance with the Code of Practice (2009) to ensure damage to soil structure is kept to a minimum and the soil recovers to a healthy state quickly.

- The receiving ground should be loosened with a wing-tine ripper;
- The Topsoil should be replaced sequentially using a strip system which will be determined by the reach of the excavator;
- A hydraulic excavator fitted with a toothed bucket to avoid excessive smearing should be used to load the soil from the stockpile into a dump truck;
- The dump truck should use the haul roads in accordance with the Traffic Management Plan for the site;
- The dump truck will discharge the soil onto the receiving surface;
- An excavator spreads the deposited Topsoil to the required thickness using a strip system to ensure they do not track over the placed material;
- The thickness of the Topsoil should be in accordance with best practice as set out within BS3882 (2015) '*Specification for Topsoil*'. The depth of Topsoil should not normally exceed 300mm;
- Once the strip is completed the next is started;
- After resspreading Topsoil, any large, compacted lumps should be broken down by appropriate cultivation to produce a fine tilth suitable for planting (<50mm maximum aggregate size) or turfing and seeding (<10mm maximum aggregate size)

Topsoil should be handled in suitable weather conditions, as it becomes more resistant to damage as the soil dries. If sustained heavy rainfall (>10mm in 24 hours) occurs during soil handling operations work must be suspended and not restarted until the ground has had at least a full dry day.

END OF REPORT

APPENDIX I - LIMITATIONS

1. This report and its findings should be considered in relation to the terms of reference and objectives agreed between Omnia and the Client as indicated in Section 1.2.
 2. For the work, reliance has been placed on publicly available data obtained from the sources identified. The information is not necessarily exhaustive and further information relevant to the site may be available from other sources. When using the information, it has been assumed it is correct. No attempt has been made to verify the information.
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 4. New information, revised practices or changes in legislation may necessitate the re-interpretation of the report, in whole or in part.
-

APPENDIX II

DRAWINGS

Key

Site Boundary



Scale
1:10,000

Paper Size
A4

Contains © OpenStreetMap contributors.

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Job Title:
Upper Tean

Client:
Keepmoat West Midlands

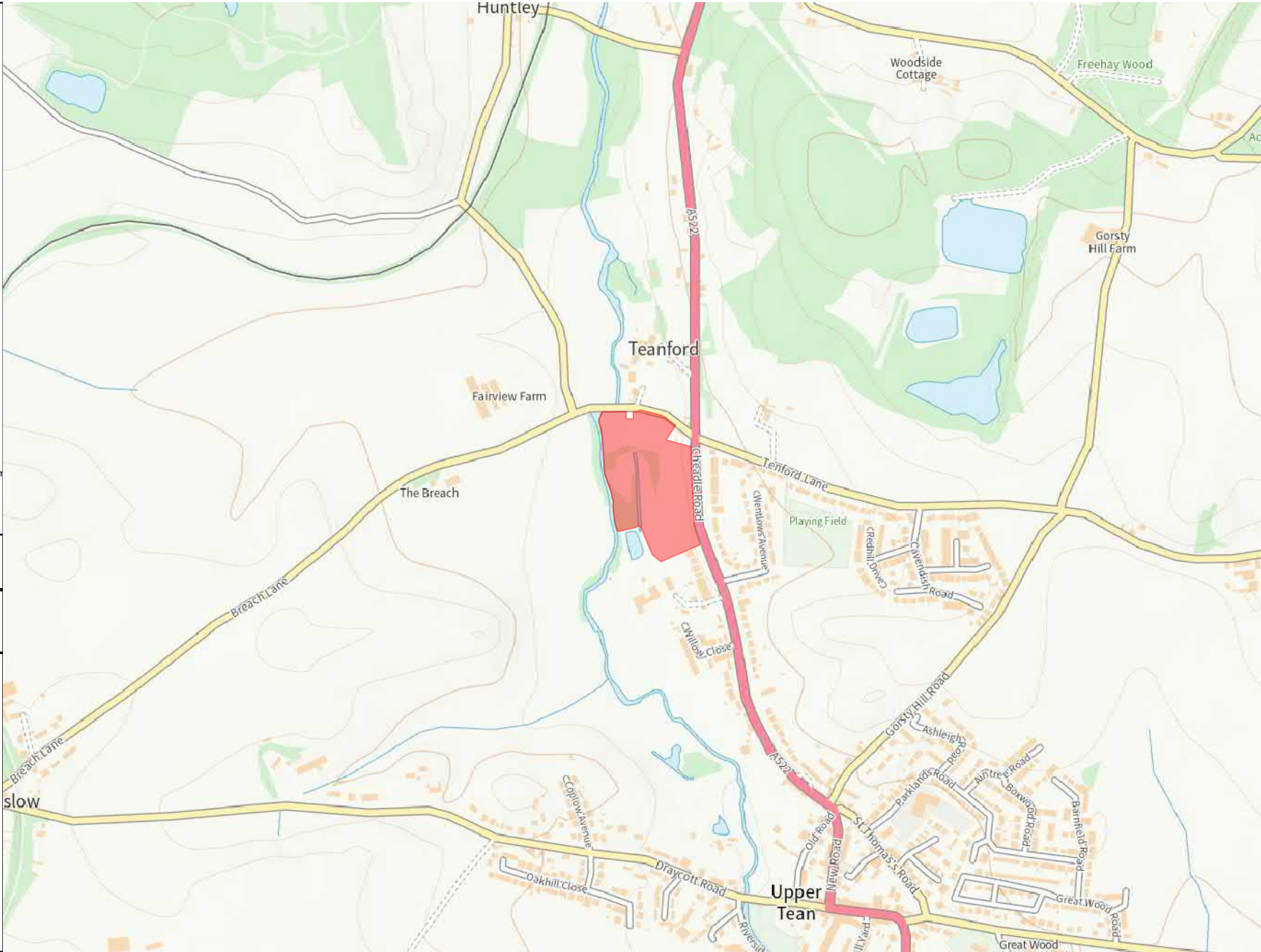
Project Number:
B11067

Drawn By:
R. Bradley

Date:
04/10/2023

Authorised By:
W. Bennett

Drawing Title:
Figure 1.0
Site Location Plan



Key

Site Boundary

Site Boundary





Scale	Paper Size
1:1,600	A4

Contains Coloini + Lane drawing on behalf of Keepmoat Homes Site Plan for Cheadle Road, Upper Tean (Ref: 3038-CLA-SITE-DR-A-5000-SITE PLAN-T11) dated January 2024.

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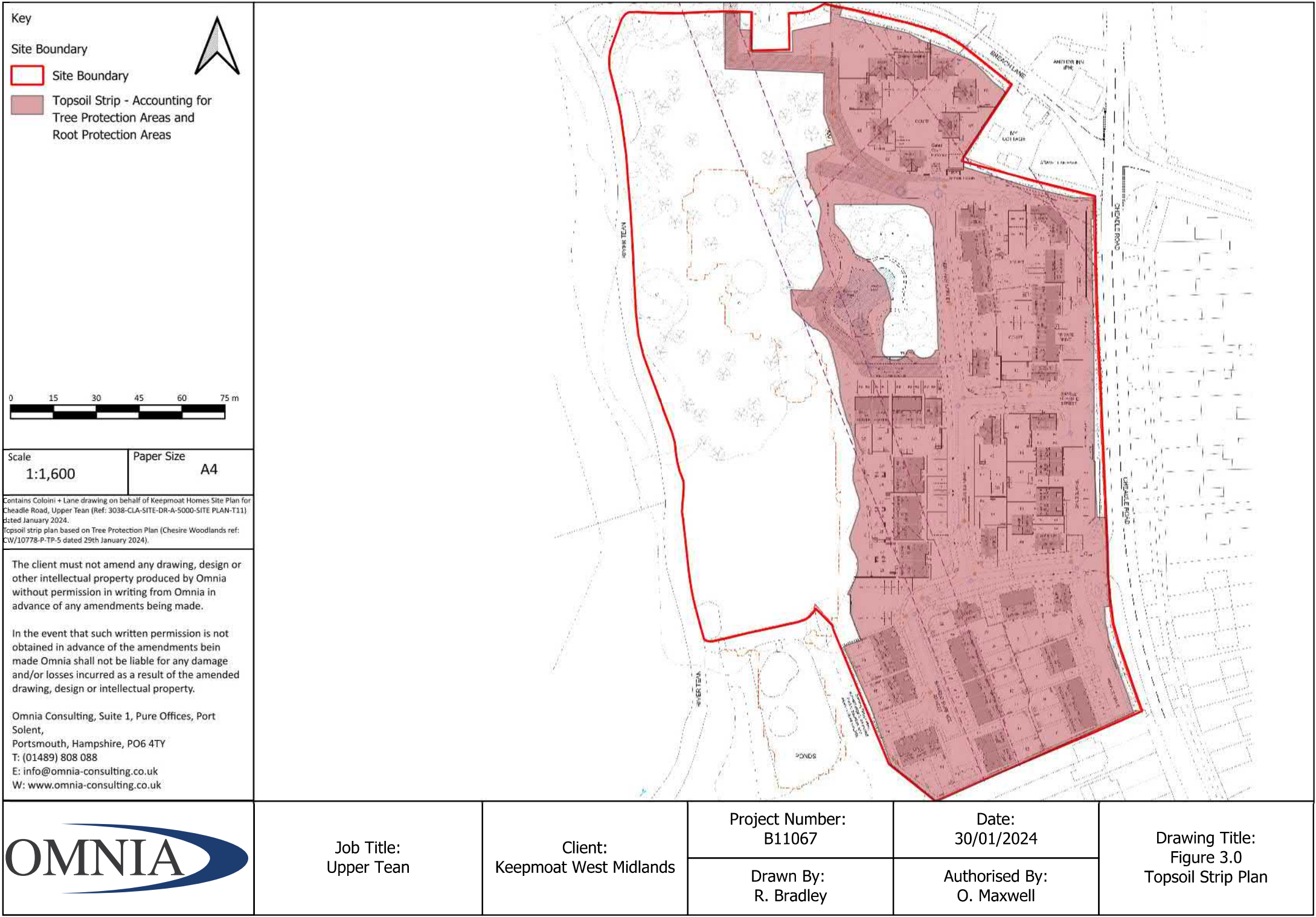
Project Number:
B11067

Drawn By:
R. Bradley

Date:
30/01/2024

Authorised By:
O. Maxwell

Drawing Title:
Figure 2.0
Proposed Development
Layout



Key

Site Boundary

Site Boundary



The location of proposed stockpile locations has been specified by Keepmoat Homes.

Topsoil will be stripped by phase during the development.

Topsoil withn Phase 5 will be stored within the proposed courtyard, and used as it is brought into site.



Scale	Paper Size
1:1,600	A4

Contains Coloini + Lane drawing on behalf of Keepmoat Homes Site Plan for Cheadle Road, Upper Tean (Ref: 3038-CLA-SITE-DR-A-5000-SITE PLAN-T11) dated January 2024.

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Project Number:
B11067

Drawn By:
R. Bradley

Date:
30/01/2024

Authorised By:
O. Maxwell

Drawing Title:
Figure 4.0
Approximate Location of
Topsoil Stockpiles

