

Materials Management Plan (MMP) Form – March 2025

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 -	Smith Grant LLP Bryn Estyn Business Centre, Bryn Estyn Road, Wrexham, LL13 9TY Tel: 01978 822367 Email: megan.jones@smithgrant.co.uk
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✓ 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 *All information contained in this document and its appendices has been provided and confirmed as accurate by the person / organisation agreeing to pay the Declaration Fee named above. Smith Grant LLP and the individual preparing this MMP accept no responsibility for any inaccuracies on the basis of incorrect factual information provided to it and accept no liability for the actions of any party carried out outside of the provisions of the MMP.	Meg Jones BSc MSc MEnvSc Smith Grant LLP Bryn Estyn Business Centre, Bryn Estyn Road, Wrexham, LL13 9TY Tel: 01978 822367 Mobile: 07943 792644 Email: megan.jones@amithgrant.co.uk
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Document Control

Date issued	V1.0 - 06.03.25
Summary of revision	

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)	Bevis Green Works, Mill Road, Bury BL9 6RE
Reuse / receiving site name:	Bevis Green Works, Mill Road, Bury BL9 6RE
Donor site name (if Direct Transfer)	Donor Site 1: Leyland Test Track, Centurion Village, Leyland, Lancashire, PR26 7UX
	Donor Site 2: Rake's Park, Thornton, L23 1AJ

Landowners

4a. Name of Landowner(s) (full address and contact details) – where excavated materials are to be reused	Barratt Homes Manchester (A trading name of BDW Trading Ltd) 4 Brindley Road Manchester M16 9HQ Tel: 0161 8720161 email: ryan.jones@barratthomes.co.uk	
4b. Name of Landowner(s) (full address and contact details) – where excavated materials are arising from	<u>Site of Origin + Donor Site 1:</u> Barratt Homes Manchester (A trading name of BDW Trading Ltd) 4 Brindley Road Manchester M16 9HQ Tel: 0161 8720161 email: ryan.jones@barratthomes.co.uk	<u>Donor Site 2: Rake's Park</u> David Wilson Homes (A trading name of BDW Trading Ltd) 303 Bridgewater Place Birchwood, Warrington WA3 6XF Tel 01925 846 600

Summary and objectives

5a. Provide a brief description of the planned project and how excavated materials are to be reused.	Following site preparatory earthworks, an application of topsoil and subsoil is required for gardens and soft landscaped Public Open Space areas. A small greenfield area was identified in the north of the Site which will partially fulfil topsoil requirements under <i>Reuse at Site of Origin</i> . Further topsoil and subsoil material will be sourced to import from one or more external donor sites under <i>Direct Transfer</i> .
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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.	<u>Plan Document Reference(s):</u> <u>Receiving site</u> <i>App A1 - Location Plan – 00071215</i> – Plan showing the location of the site with the surrounding environs. <i>App A2 - Topographical Survey Plan – 00214357</i> – Topographical survey of the site showing original levels. <i>App A3 - 456-ED-05_Remediation_TEN_Remediation Phasing Plan_F</i> - Planning Layout showing proposed garden and soft landscaped areas where soils to be placed. <u>Donor sites</u> <i>App A4 - Leyland Location Plan - 471-ED-24_Roads and Sewers_AFU_..Site Location Plan_A</i> – Location Plan showing Donor Site 1 (Leyland Test Track). <i>App A5 - Rakes Park LP - DC_2022_01518-LOCATION_PLAN-2537115</i> – Location Plan showing Donor Site 2 (Rakes Park)
7. Attach a schematic of proposed materials movement. Where there is only one source area	<u>Plan Document Reference(s):</u> <i>App D1-Schematic of material movement</i> - Material will be removed from temporary stockpiles directly into the various gardens and landscaped areas indicated on the development layout.

and one placement area briefly describe it. For all other projects, a schematic is required.	
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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	<u>Site of Origin & Receiving Site:</u> MKC Groundwork Ltd. 6 Collingham Rd, West Timperley, Timperley, Altrincham WA14 5WE Tel: 0161 962 8516	
8b. Main earthworks contractor(s) (full address and contact details) - Where excavated materials are arising from	<u>Donor site 1</u>	<u>Donor site 2</u>
	Westbourne Civil Engineering 237 Chaddock Lane, Worsley, M28 1DW Tel: 0161 434 3023 Mob: 07841456849	Westbourne Civil Engineering 237 Chaddock Lane, Worsley, M28 1DW Tel: 0161 434 3023 Mob: 07841456849
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	NA: No treatment required	
10. Where wastes and materials are to be transported between sites, provide details of the transport contractor(s) (full address, contact details and waste carrier's registration details (if applicable))	Clive Hurt Sandham House Redrose Drive Lancashire Enterprise Business Park Leyland	

	Lancashire PR26 6TJ Waste Carrier Licence Number CBDU77821
11. Provide Local Authority contact details (full address and named contacts) where excavated materials are to be reused	Rebecca Jones Environmental Protection Officer Environmental Health Town Hall Knowsley Street Bury BL9 0SW Tel: 0161 253 6392 Email: rebecca.jones@bury.gov.uk
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):	Sylvia Whittingham Planning Advisor The Environment Agency Richard Fairclough House Knutsford Road Latchford, Warrington Cheshire WA4 1HT Office Tel: 02030251059 Email: sylvia.whittingham@environment-agency.gov.uk
For all Cluster Projects:	NA: Not a cluster project

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)	
If the EA has not been consulted please explain why (see paragraph 3.39 of the DoW CoP).	

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) Site of origin: <u>App C1a - R2174-R01-v2 Final</u> <u>7.3. Garden and Landscaping Soils</u> <i>7.3.3. Verification testing frequencies for soil quality will be 1 sample per 100m³ for topsoil, and 1 sample per 250m³ for natural subsoil (equivalent to an overall test rate of 1 sample per 3 plots), with a minimum of 3 samples to be taken from each source of imported soil</i> The compliance criteria is provided in Table 6.2 Cover Soil Screening Criteria (residential use) which has not been reproduced here due to size.
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Where contamination is suspected or known to be present 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:	Document Reference(s) Site of origin: SGP visited Site on 04.12.24 to sample approximately 400m³ of topsoil that was recovered from the far north 'greenfield' area of the Site. A total of 4 samples were taken, achieving a sampling rate of 1 sample per 100m³. No exceedances of the Cover Soil Screening Criteria (Table 6.2 in App C1a) were reported. Document Reference(s) Donor Sites: <u>Donor Site 1:</u> <u>App C2b – Leyland Test Track Topsoil Validation – R2910B-L01</u> <i>"It is concluded following sampling and further assessment that the stockpiled topsoil is suitable for reuse as garden soils and that the single lead exceedance is a localised incidence (outlier) which is not representative of the larger volume of soil.</i> <u>Donor Site 2:</u> <u>App C3a - 51 Ground Investigation Report - Lydiate Lane Thornton - DS SI REV 1 FINAL - Jan 21 COMPILED</u> <i>"Section 13.3 Site-end Users</i> <i>No other significant risks to end users present on-site."</i> <u>App C3b – Stockpile N Certificate</u> Smith Grant LLP (SGP) have sampled Stockpile N at the Donor Site on three occasions (August 2023, February 2024, and March 2025). The testing undertaken was compared to generic assessment criteria (GACs) for the reuse of soils within a residential scenario with plant uptake and no exceedances were reported. This demonstrates that the topsoil is suitable for reuse in gardens.
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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)	Document Reference(s) <u>App F1 - Environmental Health - Contaminated Land Outline RSv2 & SI response July 2019</u> The LA approved the Outline Remediation Strategy in July 2019.
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)	Document reference(s): <u>App F2 - EA Response to SGP report scope (20201114)</u> <i>"The outline remediation strategy appears to be reasonable in its proposals for how the works will be carried out. A detailed remedial strategy and method statements will be required prior to commencement of the remedial works to ensure that controlled waters are adequately protected by the proposed remedial measures."</i>
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): NA No other regulatory bodies relevant to scheme
Where contamination is not suspected	Document Reference(s): NA
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): NA
15c. Please attach copies of any other relevant information (if available) confirming that land contamination is not an issue.	Document Reference(s): NA

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 Please provide a copy of the relevant planning permission	Document Reference(s): <u>App B2 - 2019 Planning permission - 00235578</u> - Condition 4: <i>No development, other than site clearance, demolition, or works relating to site investigation remediation or ground works, shall commence unless and until:</i> • <i>A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;</i> • <i>Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority;</i> • <i>Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.</i>
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	Reason. The scheme does not provide full details of the actual contamination and subsequent remediation, which is required to secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to National Planning Policy Framework Section 15 Conserving and enhancing the natural environment. - Condition 5: Following the provisions of Condition 4 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use. Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
16b. Explain how the reuse of the excavated materials fits within the planning permission(s) for each site.	Document Reference(s): <u>App G1 - FW EXTERNAL RE Centurion Village - Waldmers Wood</u> Approximately 7,850m³ of topsoil is required to complete the gardens within Phase 2. To fulfil this, 400m³ of site-won topsoil will be used within garden areas and approximately 7,050m³ will be imported from Donor Site 1 (Leyland Test Track) and 400m³ will be imported from Donor Site 2 (Rakes Park).
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.	NA: Site has Planning Consent

Where contamination is suspected or is known to be present 17. Please provide a copy of any Remediation Strategy(ies) that have been agreed with relevant regulators.	Document Reference(s): App C1a - R2174-R01-v2 Final
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Where contamination is not suspected 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): NA
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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. 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): Approximately 7,850m³ of topsoil is required to complete gardens on Phase 2 which will be partially fulfilled with site-won topsoil and imported from donor site 1 (Leyland Test Track) and Donor Site 2 (Rakes Park). Total volume = 7,850m³
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20a. How has consolidation/compaction been considered in the above mass balance calculations?	In the garden / POS areas, the soils are being placed to a depth of 600mm and will not be subject to compaction, consolidation is considered likely to approximately equate to levels in the stockpiles so no net change in volume is anticipated: if more or less bulking than anticipated occurs the contingency arrangements in S.21 provide detail on how the resultant surplus/deficit will be managed.
20b. How has loss due to treatment being considered in the above mass balance calculations (if applicable)?	No treatment required
20c. How has the addition of treatment materials been considered in the above mass balance calculations (if applicable)? Note - An exact figure is not required but one that is reasonable in the circumstances and can be justified if challenged.	No treatment required

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?	Removed from site as waste to licensed tip. Barratt Homes to be responsible for any additional costs due to out of specification materials. No contractual arrangements are required.
21b. What is to happen to, and who is to pay for any excess materials?	Where naturally occurring soil material is suitable for re-use, it will be made available for use on other developments or sold to other developers for re-use on their developments using a direct transfer MMP <u>for the receiving site</u> . Where this is not possible, the excess will be removed from

	site as waste to licensed tip. Barratt Homes to be responsible for any additional costs due to excess materials. No contractual arrangements are required.
21c. What happens if the project programme slips in relation to excavated materials or materials under -going treatment?	No treatment required, material may remain in stockpile until required for individual plot areas and be used over entire construction programme. No Changes to the MMP/process are required where the programme slips. Where the site involves the importation of soils, Barratt will only import soil as necessary and when required and stockpile in the plots where it is to be used under an amended MMP. Barratt Homes to be responsible for any additional costs due to programme slippage. No contractual arrangements are required.
21d. Other identified risk scenarios for the project (relating to excavated materials)?	Not anticipated: Materials will either be re-used for their intended purpose as garden soils or will be removed from site, either as waste or under a direct transfer MMP associated with a different receiving site.

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.	Materials are to be placed in specific, fenced-off stockpile areas, and moved directly from here to the garden and landscaped areas requiring soil cover system. Soils placed as part of the soil cover system will be inspected and verified by an independent consultant while in stockpile and Barratt will maintain a record of which stockpile is placed in which gardens as part of their tracking system. This will include a detailed soil description which will be compared to the descriptions made of the source material and sample analysis at an appropriate frequency. A record of soil delivery orders, hauliers' tickets and acceptance records will be maintained to cover the transfer of the materials between the donor and receiving site. Imported materials will be transferred from the nominated temporary stockpiles directly to the garden / POS areas. The tracking system adopted for the site cover soils element of the MMP will then be implemented as described above with the surplus removed as waste under the provisions of 21b above.
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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	No treatment required
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	Soils materials are to be placed in specific, fenced-off stockpile areas, within a separate fenced off area and moved directly from here to the garden areas requiring growing medium. No other site arisings are to be stored in the soil stockpile area & garden areas are to be subject to a final reduced level dig to the depth of the approved growing medium thickness to preclude inclusion of other arisings.
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	Soils testing will be requested by Barratt to be undertaken by an independent consultant to the prescribed frequencies and analysis suite as set out in the Outline Remediation Strategy: This will generally be in stockpiles as described above. Soils placed as part of a growing medium to garden / landscaped areas will be inspected and verified by an independent consultant. This will include a detailed soil description which will be compared to the descriptions made of the source material, the validation certificate will form a permanent record of the movement and include details of the specific source of material used in each garden or landscaped area.
Where contamination is suspected or known to be present, state the procedures put in place to: 22e. Ensure that waste for off-site disposal or treatment is properly characterised and goes to the correct facility	Waste testing will be requested by Barratt to be undertaken by an independent consultant to the appropriate frequencies and analysis suites in stockpiles in accordance with WM3. This will generally be in stockpiles as described above.
Where contamination is suspected or known to be present, state the procedures put in place to:	Barratt Manchester have advised that they will maintain digital tracking records.

22f. Is digital tracking being used for all transfer of soils?	
23. Please attach a copy of the tracking forms / control sheets that are to be used to monitor materials movements. 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.	Control sheets are relevant to stockpiles awaiting use and final placement: Document reference(s) App H1/App H2 are examples of the forms used by Barrett to request independent testing of materials for re-use on the site or export as waste or direct transfer under a different MMP (App H1), to request soils be removed as waste or direct transfer under a different MMP (App H2). There is only one materials movement planned – From the topsoil stockpiles to the garden areas. Barratt will maintain records of all transfer documentation (Hauliers tickets).
<i>For Hub Sites within Cluster Projects & where materials need treatment before reuse</i> 24. Please attach a copy of the Environmental Permit covering the treatment process. 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.	NA Not cluster project.

Records

25. Where, and in what form, are records to be kept? 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	Copies of all the relevant information including the control sheets confirming testing and materials movement requests are to be held by Barratt for a minimum of two years, as will be all waste documentation associated with the site. The consultant carrying out the independent materials testing, and verification reporting will retain copies of all reports, drawings, and analysis results for a minimum of 6 years.
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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 Ref(s): <i>App C1a - R2174-R01-v2 Final</i> App C1a outlines the verification requirements for the site. Smith Grant LLP on behalf of Barratt Manchester will produce the verification report for the use of imported topsoil and subsoil, incorporating: a) Summary of objectives and methods used b) Details of inspections to sample soils and summary of results c) Results of imported soils and risk assessment to confirm suitability for use / remediation strategy compliance. The contact at Smith Grant LLP for queries regarding the verification report is: Meg Jones (Tel: 01978 822367 :Email: megan.jones@smithgrant.co.uk)
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	These results will be compiled into a verification report for the whole site on completion of the works, the timing of this report is dependent on factors such as sales, but it is anticipated the report will be issued December 2026.
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