



TECHNICAL NOTE

26002-TGL-00-XX-RP-G-001

Project: Victoria Road, Warminster

Subject: Remediation Method Statement

Date: 07/02/26

Technical Note Prepared by:

Tim Thornburn
Director

Date	Issue	Status	Description of Amendments
9 th February 2026	P01	S2	First Issue

This document is provided for the benefit of the Client. We do not accept responsibility in the event that the document contents are used in whole or in part by a third party and we exercise no duty of care to any such third party.

This RMS must be submitted to and agreed with by the local planning authority and warranty providers prior to undertaking any remedial works.

1 Introduction

Trusted Geotechnical Ltd was commissioned by Keepmoat Homes to undertake a Remedial Statement on a site known as Victoria Road, Warminster. The site is proposed for a residential development.

This RMS provides the following information:

- A review of the previous site investigation data
- The recommended remedial strategy to mitigate future risks to human health in the proposed development area;
- Details of the verification requirements to ensure the correct implementation of the measures prescribed in this RMS.

The RMS is intended to address concerns relating to the site soils. Environmental risks associated directly with construction will be addressed separately within a construction environmental management plan (CEMP).

1.1 Proposed Development

It is understood that the site is being considered for residential redevelopment.

1.2 Site Location and Description

The site is located off Victoria Road on the south-western margins of Warminster in Wiltshire. The National Grid Reference of the centre of the site is (ST) 385319 144624 and the postcode is BA12 7RB.

The site comprises an irregular shaped parcel of land some 100m to 250m in width (north to south) and around 550m in length (west to east), and occupying an area of approximately 9ha. It currently



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comprises an operational arable farm, with two main, grassed large fields to the south-west and south-east of the central farm buildings complex – a plan of existing site features is presented as Figure 3. The south-western field appears to have recently been harvested for straw/hay.

The site was previously operated as a dairy farm, and several former cattle housing structures (barns, large capacity sheds etc.) remain within the central area. The farmhouse and further farm buildings lie outside the site boundaries to the north of these buildings. Areas of concrete hardstanding and loose gravel surfacing surround the farm complex with apparent remnant concrete floor slabs in the north-western part of the farm buildings. A mound of probable sub-base materials which may also contain tarmacadam is present within this area.

The farm buildings are generally of brick or concrete block construction with asbestos cement roofs, and some asbestos cement panel side cladding. One of the buildings includes a large generator/engine which was apparently used to power a probable air extraction system for the barns (probably used during the dairy farming). A small above-ground, steel diesel tank lies adjacent to the engine, within the building. Large plastic circular tanks are located adjacent to the farmhouse around 10m north of the site boundary and are apparently for the storage of heating oil.

Immediately to the south of the hardstanding and farm buildings in the central part of the site, lies a former slurry pit. This is unlined and filled with soft sludge type material.

2 Previous Investigation

The site has been subject to a Phase I & II Ground Investigation by Earth Science Partnership, reference report 6271t.2676 dated January 2017. This was unable to undertake exploratory holes within the existing concrete hardstanding around the present farm buildings in the centre of the site.

Once access was possible an additional investigation within the farmyard area was undertaken by Earth Science Partnership, reference report 6271t.02.3602 dated February 2022.

2.1 Ground Conditions

Outside the farmyard area the site was generally underlain by a thin veneer of Topsoil overlying weathered Boyne Hollow Chert Member and Shaftesbury Sandstone Member bedrock (both of the Upper Greensand formation). Localised Made Ground was identified around the slurry pit and beneath the north-west of the site.

The farmyard area was generally underlain by a variable thicknesses of Made Ground, overlying natural Boyne Hollow Chert Member and Shaftesbury Sandstone Member bedrock.

Within the Made Ground frequent anthropogenic materials were identified including brick, metal and wood and possible asbestos containing materials.

2.2 Geoenvironmental Data

Levels of Benzo(a)pyrene (8.8mg/kg), Benzo(b)fluoranthene (11mg/kg) and Dibenzo(a,h)anthracene (0.94mg/kg) are elevated above the generic assessment criteria and therefore are present at



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unacceptable levels with respect to the users of the proposed residential development. The elevated levels were identified from one sample, from WS208 at 0.45m within the Made Ground.

No other contaminants were recorded at levels which are considered to present a risk to Human Health of current or future site users.

Bacterial contamination may be present within the slurry pit materials as these originate partly from animal waste products. However, there are currently no assessment criteria for evaluating risks from biological contaminants.

3 Remedial Requirements

The shallow Made Ground is unsuitable to remain within gardens due to the presence of elevated PAH. This area appears to be restricted to the immediate area associated with the former farm yard area. Although only WS208 recorded any elevated contaminants, a cautious approach would be to assume all made ground would be unsuitable within the upper 600mm of gardens due to the high content of anthropogenic materials.

The affected area would be Plots 2 to 17, 121 to 123 and 126 to 128. An overlay of the proposed development and the former buildings is shown overleaf.



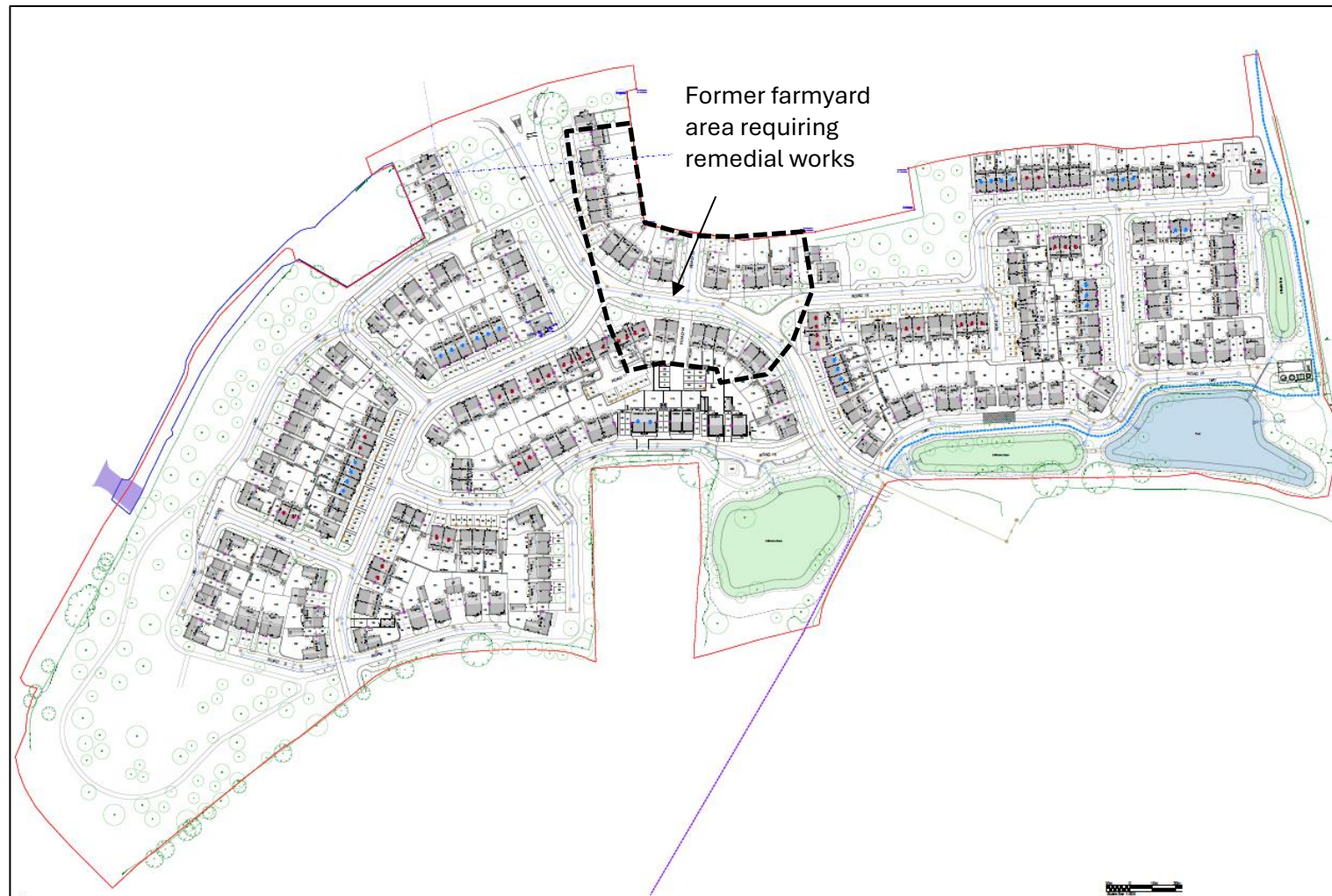
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A simple clean cover of 600mm within gardens and soft landscaping will remove the pathway between the potentially contaminated Made Ground and end users.

The site will be subject to a degree of cut and fill which in places will remove some or all of the made ground within the farmyard area, and in others will entail over 600mm of fill being placed. A proposed cut and fill plan is included in Appendix A.

The remedial works require removal of all Made Ground materials within 600mm of final ground levels within gardens and soft landscaping, and subsequently bringing levels back up to finished level using clean natural site won subsoil and topsoil from the remainder of the site, where the ground investigations have shown that these are acceptable for use in gardens and landscaping.

Although no contaminated soils were identified within the slurry pit, the materials are of very low strength and unsuitable to remain in place. Bacterial contaminants may also be present. The area should be reduced down to natural ground. As part of the development the area is in an area of proposed fill, circa 1.50m to 2.00m. Site won natural soils will be used as fill, and therefore this will act as a significant clean cover layer and mitigate any possible bacterial agents within the remaining soils.

It is understood that the site will generate a surplus of soils which will require off site disposal, therefore it is recommended that the Made Ground and contents of the slurry pit are prioritised for off site disposal.

4 Asbestos

It is understood that ACMs (bonded cement) were identified on site during demolition works. The fragments were hand picked by Category B (Cat B) asbestos trained operatives and removed from site.

5 Material Movement

Records should be kept of any soil movements from the farmyard area and slurry pit. If these soils are stockpiled before being taken off site then the stockpiles need to be clearly labelled as not to be used on site, and all relevant site personnel are informed of this.

Any material which is generated from construction activities shall be stockpiled separately by material type. Similarly, any materials being imported to site shall also be stockpiled separately.

Stockpile management shall be undertaken in accordance with the following protocol:

- Separate stockpiles shall be created for each material type, whether site won or imported, and they shall be appropriately labelled/identified on site.
- The Site Manager shall record the status of each stockpile, in terms of material type, source site, volume and intended use on site.
- Stockpiles shall be suitably graded to shed water and shall have stable side slopes.



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- Cover layer soils shall not be stockpiled or taken from stockpiles during or after heavy or prolonged periods of rainfall.
- Stockpiles shall not be cross contaminated, double handling should be avoided and stockpiles of cover soil shall remain 'quarantined' until ready for use.
- A record of all imported materials (i.e. deliveries) shall be maintained by the Site Manager, recording details of material type, source of the imported material, and copies of the carrier's delivery notes/tickets including reference numbers. These records shall be made available for inspection by the quality control representative and for subsequent inclusion within the Verification Report.

6 Verification

To demonstrate that the remedial works have been completed to satisfaction, the verification of the cover thickness would be required, this can either be by taking levels after the reduced dig and again after placing the cover to demonstrate 600mm has been placed, or by excavating down through the cover layer after completion.

The area of the slurry pit should be inspected by a suitably experienced person to ensure all unsuitable materials have been removed. Photographic records should be taken and included within the verification report.

The client shall separately maintain copies of all Waste Consignment Notes for off-site treatment, re-use and/or disposal of materials.

The verification report will include a summary of the asbestos removal during the demolition works.

A copy of the final Verification Report following sign-off by the Regulators should be incorporated within the Site File in accordance with the CDM Regulations.

7 Unexpected Ground Conditions

As with any site, potential exists for encountering materials that were not recorded during the original site investigation works.

Should any previously unidentified material suspected (by visual or olfactory means) of being contaminated be encountered during the development of the site, then the following protocol should be implemented:

- Site activities in the immediate vicinity shall cease and the client shall be contacted and provided with a summary of the observations made.
- A suitably experienced contaminated land professional to attend site and undertake appropriate investigations to establish the extent of the materials in question, including chemical assessment of the soils if required. Depending upon the extent and hence volume of material present, the materials may be removed and temporarily



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stockpiled (on heavy grade polythene sheeting) to enable construction activities to continue.

- The resultant chemical analyses shall be compared with the appropriate trigger concentrations for the land use in question. The findings and recommendations shall be discussed and agreed with the relevant Regulator(s).
- Update to this RMS if required. In the majority of cases it would be proposed that unexpected contaminative issues are dealt with via independent correspondence, but upon occasion it may be necessary to revisit and update the RMS.

Prior to implementing any amendments to the remedial strategy, as presented within this RMS, the regulators shall be consulted, and the amendments agreed in writing.



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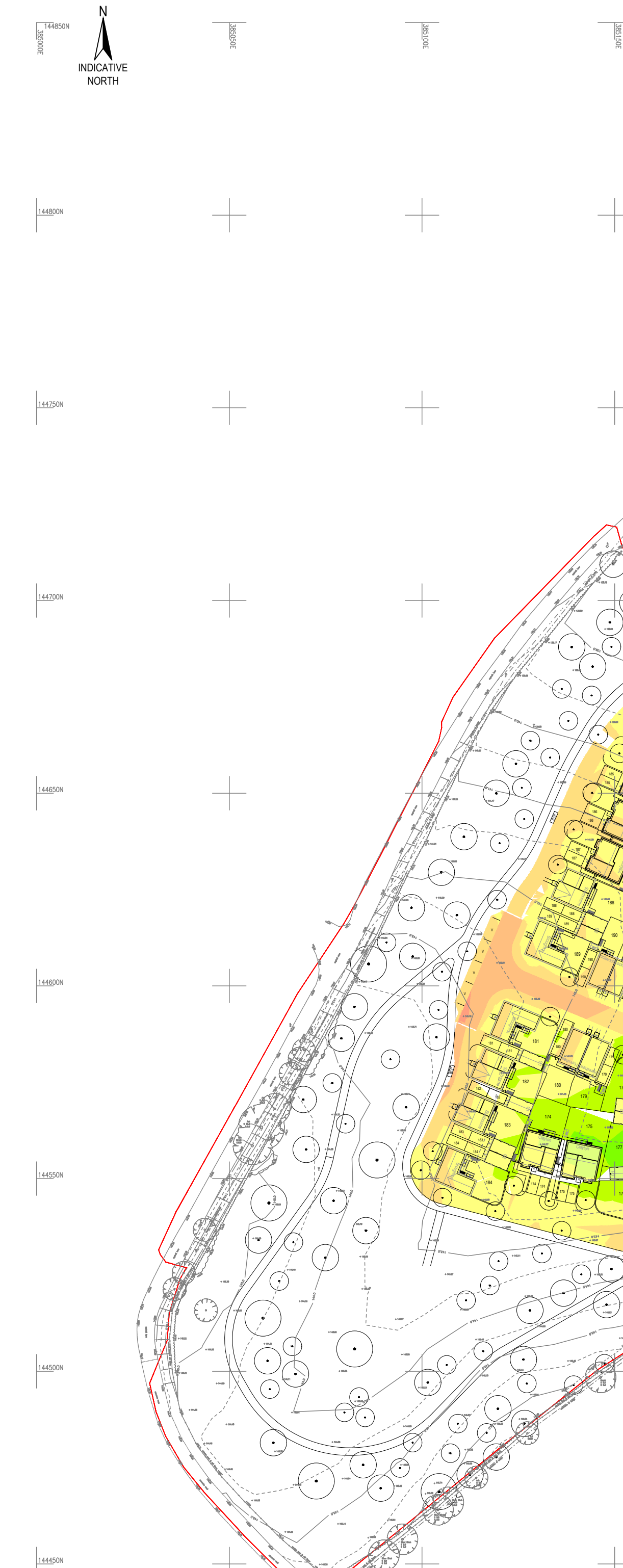
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APPENDIX A Proposed Cut & Fill Plan

SURFACE LEVEL DATA			
NUMBER	MINIMUM DEPTH	MAXIMUM DEPTH	COLOUR
1	-3.00	-2.50	■
2	-2.50	-2.00	■
3	-2.00	-1.50	■
4	-1.50	-1.00	■
5	-1.00	-0.50	■
6	-0.50	0.00	■
7	0.00	0.50	■
8	0.50	1.00	■
9	1.00	1.50	■
10	1.50	2.00	■



DRAINAGE FW	1.000	1.000	1316sq.m	3350 Cu. M.	5 Cu. M.	33
Totals			3065sq.m	6328 Cu. M.	63 Cu. M.	62

Farm Area (Hardstand)	1.000	1.000	9,157	-803	+1,411	
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Cut/fill assessment based on the following:

- Topsoil strip depth = 350mm
- Formation construction depths:
 - Road Type AR2 = 990mm
 - Road Type AR32 = 870mm
 - Private shared access roads/driveways = 450mm
 - Footways = 305mm
 - Houses = 600mm
 - Landscape & Gardens = 300mm
- Permeable driveway volumes based on locations where additional excavation will be required, ie plots only in cut or plots within 0.5m of fill. Construction depths as follows:
 - All plots in areas of cut = 650mm (Plots - 14-21, 68-69, 74-76, 85-98, 111-113, 115, 119-122, 151, 206, 223)
 - Plots in areas between 0-0.5m of fill, average depth allowed = 325mm (Plots - 7-10, 22-29, 56-57, 62-67, 77-80, 108-110, 116-118, 183-190, 207-209, 220-222, 224-225, 227)
- 5m offset at the edge of the developed site where levels will tie back in with existing
- Additional hard dig for farmhouse hardstanding and foundations not included in the above figures.
- Drainage excavation volumes taken as a comparison between site strip and the invert levels of the pipe. The width of excavation has been taken as the maximum width according to the proposed drainage construction details. This allows for a box cut trench and does not include any side slope/batter during excavation, the pipe bedding or shared trenches. Reasonable allowances for this additional volume to be made by the contractor.

Topsoil Strip (available for re-use in garden and landscape)

Name	Cut Factor	Fill Factor	2D Area	Cut	Fill	Net
SITE STRIP (-350mm) to EXISTING GROUND	1.000	1.000	80631sq.m	6639 Cu. M.	43297 Cu. M.	36658 Cu. M.<Fill>
Totals			80631sq.m	6639 Cu. M.	43297 Cu. M.	36658 Cu. M.<Fill>

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2D Area	Cut	Fill	Net
PRIVATE ROADS FORMATION (-450mm) (1)	1.000	1.000	3364sq.m	274 Cu. M.	1109 Cu. M.	835 Cu. M.<Fill>
ROAD TYPE AR2 FORMATION (-990mm) (2)	1.000	1.000	3228sq.m	2127 Cu. M.	86 Cu. M.	2041 Cu. M.<Cut>
FOOTWAY FORMATION (-305mm) (1)	1.000	1.000	5202sq.m	880 Cu. M.	1563 Cu. M.	684 Cu. M.<Fill>
LANDSCAPE FORMATION -300mm	1.000	1.000	26827sq.m	3564 Cu. M.	7901 Cu. M.	4337 Cu. M.<Fill>
PERMEABLE DRIVE FORMATION -325mm	1.000	1.000	5916sq.m	221 Cu. M.	2463 Cu. M.	2242 Cu. M.<Fill>
SITE STRIP TO HOUSE FORMATION	1.000	1.000	12697sq.m	2270 Cu. M.	3579 Cu. M.	1309 Cu. M.<Fill>
PERMEABLE DRIVE FORMATION -650mm	1.000	1.000	1161sq.m	948 Cu. M.	123 Cu. M.	825 Cu. M.<Cut>
ROAD TYPE AR3 FORMATION (-870mm) (1)	1.000	1.000	4142sq.m	2307 Cu. M.	230 Cu. M.	2077 Cu. M.<Cut>
Totals			62536sq.m	12591 Cu. M.	17054 Cu. M.	4463 Cu. M.<Fill>

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2D Area	Cut	Fill	Net
POND B	1.000	1.000	1042sq.m	418 Cu. M.	61 Cu. M.	357 Cu. M.<Cut>
POND C	1.000	1.000	1581sq.m	131 Cu. M.	484 Cu. M.	353 Cu. M.<Fill>
POND D	1.000	1.000	441sq.m	0 Cu. M.	326 Cu. M.	326 Cu. M.<Fill>
POND A	1.000	1.000	2298sq.m	2304 Cu. M.	150 Cu. M.	2154 Cu. M.<Cut>
Totals			5361sq.m	2853 Cu. M.	1021 Cu. M.	1832 Cu. M.<Cut>

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2D Area	Cut	Fill	Net
DRAINAGE SW	1.000	1.000	1749sq.m	2978 Cu. M.	58 Cu. M.	2919 Cu. M.<Cut>
DRAINAGE FW	1.000	1.000	1316sq.m	3350 Cu. M.	5 Cu. M.	3345 Cu. M.<Cut>
Totals			3065sq.m	6328 Cu. M.	63 Cu. M.	6264 Cu. M.<Cut>

Farm Area (Hardsland)	1.000	1.000	9,157	-803	+1,411	+608
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NOTES:

- CUT AND FILL ANALYSIS BASED ON THE FOLLOWING ARCHITECTS LAYOUT:
 - SITE LAYOUT - P24-0579_DE_01_L_01, PEGASUS GROUP, APRIL 2025
- CUT AND FILL ANALYSIS IS BASED ON THE LATEST PROPOSED SITE LEVELS, FFLs, AND DRAINAGE. AS SHOWN ON THE FOLLOWING DRAWINGS:
 - PROPOSED LEVELS - 24233-JUB-ZZ-XX-DR-C-700 TO 704, ALL REV P5
 - PROPOSED S104 DRAINAGE - 24233-JUB-ZZ-XX-DR-C-S20 P2, S21 P3, S22 P2, S23 P2, S24 P2, S25 P2
 - PROPOSED PLOT DRAINAGE - 24233-JUB-ZZ-XX-DR-S50 TO S55, ALL REV P1
- DUE TO DENSE VEGETATION, PARTICULARLY TO THE SOUTH OF THE EXISTING FARMHOUSE, THE TOPOGRAPHICAL SURVEY HAS INSUFFICIENT LEVELS AND ASSUMPTIONS HAVE BEEN MADE.
- VOLUMES QUOTED ARE APPROXIMATE - APPROPRIATE ALLOWANCE SHOULD BE MADE BY THE QS / CONTRACTOR FOR SUITABLE MARGINS IN THE EVENT THE ACTUAL MATERIAL VOLUME IS SLIGHTLY LESS/MORE THAN APPROXIMATED.
- THIS CUT AND FILL ANALYSIS ACCOUNTS FOR BULK EXCAVATION ONLY, IT DOES NOT ACCOUNT FOR SECONDARY EXCAVATIONS SUCH AS :-
 - EXCAVATION ARISING FROM RETAINING WALL FOOTINGS.
 - EXCAVATION ARISING FROM EXTERNAL STEP CONSTRUCTION.
 - EXCAVATION ARISING FROM BELOW GROUND DRAINAGE INC. ATTENUATION TANKS AND SERVICES INSTALLATIONS.
 - EXCAVATION ARISING FROM TREE PLANTING, THE QS / CONTRACTOR IS EXPECTED TO MAKE THEIR OWN ALLOWANCES FROM THE ABOVE EXCAVATION WORKS.
- NO SHRINKAGE OR BULKING FACTORS HAVE BEEN APPLIED. THE QS / CONTRACTOR IS EXPECTED TO MAKE THEIR OWN ALLOWANCES FOR SUCH FACTORS.
- ASSUMPTIONS HAVE BEEN MADE TYING INTO THE EXISTING GROUND AT THE SITE BOUNDARY, WITH LEVELS BEING INTERPOLATED WHERE NO LEVEL INFORMATION WAS PRESENT ON THE BOUNDARY.

P9	16/12/25	Cut & Fill updated to provide more detail following client comment.	SH	WH
P8	03/12/25	Updated to suit updated topographical survey, received via email 19/11/2025.	SH	EPH
P7	01/10/25	Updated to exclude existing highway. Site strip and proposed level volumes updated to suit.	SH	EPH
P6	26/09/25	Public Open Space cut volume added.	SH	EPH
P5	10/09/25	Updated to suit amended drainage. Public Open space included for cut & fill.	SH	EPH
P4	21/08/25	Updated with revised layout and levels	SH	KM
P3	23/08/24	Updated to allow for 5m offset tie-in with developed site	T.E	K.M
P2	25/07/24	Updated to allow for 350mm topsoil strip.	S.H	K.M
P1	17/07/24	Preliminary issue	S.H	K.M

Rev	Date	Description	By	Apvd
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PROJECT:
VICTORIA ROAD
WARMINSTER

TITLE:
PROPOSED CUT & FILL
ANALYSIS

CLIENT:
KEEPMOAT HOMES LTD

SCALE@A1:
1:1000

PROJECT REF:
24233
DRAWING No: 24233-JUB-ZZ-XX-DR-C-100
REV: P9

Revision Referencing
P = Preliminary A = Approval T = Tender C = Construction