

January 2026

# **Segregation of Inappropriate Materials (Condition 5)**

## **Method Statement**

at

**Broadway Farm**

**Caerleon**

**Newport**

**NP18 1AU**

**Beechwood Court**

**Long Toll**

**Woodcote**

**RG8 0RR**

**01491 684 233**

**[reading-ag.com](http://reading-ag.com)**

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## 1 Introduction

1.1 The purpose of this Method Statement is to provide details of the means of segregation of inappropriate materials which may be held within the stockpiles of deposited material sited alongside the west bank of the River Usk. This Method Statement is written in compliance with Condition 5 of the Decision Notice for planning application reference 24/0635 (dated 6<sup>th</sup> March 2025) relating to the upgrading and repairing of an existing flood prevention bund and farm track at Broadway Farm, Caerleon, Newport, NP18 1AU.

1.2 The Decision Notice and associated Conditions are attached at Appendix 1. Condition 5 of the permission relates to ‘*Inappropriate Materials*’ and requires that:

*“Prior to the commencement of any further works a method statement shall be prepared and submitted to the Council in writing describing how inappropriate materials will be identified, how they will be separated from the construction materials already onsite, where they will be stockpiled and how they will be removed from the site and where they will be removed to and how all of these processes will be recorded. The Method Statement shall also include the same measures in regard to any other construction materials that may be imported onto the site to complete the scheme. Following the completion of the importation of construction materials into the site in accordance with Condition 03 (CTMP) all inappropriate materials shall be removed from the site within 3 months of the end date of material importation entirely in accordance with the agreed methodology. A report detailing the type, quantity, dates of removal and destination of removed inappropriate materials fully in accordance with the record keeping identified in the Method Statement shall be submitted to the Council within 6 months of the completion of importation of construction materials.”*

1.3 The Method Statement is to be reviewed by the site construction manager and any environmental advisors to ensure compliance with each element and relevant legislative requirements, policies and guidance. The relevant details within it will be made available at the site office and all contractors and visitors will be made aware of its location.

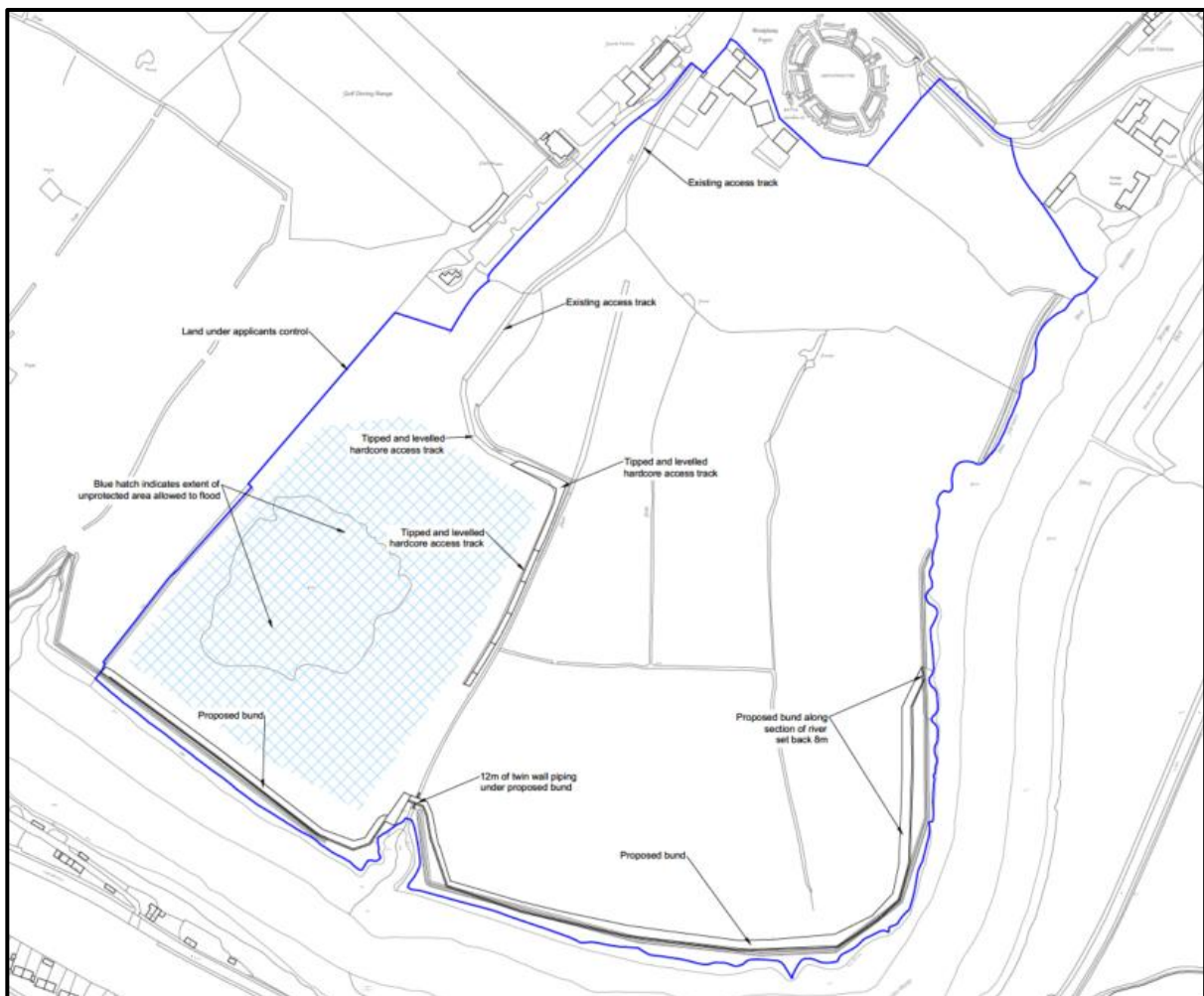
## 2 The Proposal

2.1 The proposal is to reinstate the flood defence system on non-Scheduled Land only, in order to restore the agricultural capabilities of the fields at Broadway Farm, as successive overtopping of the existing flood defence system is degrading the fields and reducing both grass quality and yield, thereby limiting the Applicant’s income and ability to pay a rent to his landlords, as well as reducing the value of the land. Construction and maintenance of the bund will be serviced by the existing access track.

2.2 The track will continue to be used to service the bund, to avoid trafficking over fields, particularly during wet conditions, thereby avoiding soil compaction and damage to any archaeological features which may exist below the surface. It also provides access to the fields

when harvesting or undertaking fieldwork. The pre-existing track currently stops some 100m short of the riverside bund.

- 2.3 The bund's width is to be approximately 10m, with a 1m wide crest. The outer, riverside slope of the bund will be retained at a 1:2 slope, whilst the field-side slope will be 1:4. It will comprise a mixture of clay-based soil interspersed with stone no greater than 200mm. Any non-inert elements such as wood, plastic, metal will be removed and disposed of off-site in an appropriate manner. This Method Statement considers the removal of such items from the site.
- 2.4 Broadway Farm is located on the southern boundary of Caerleon, on land adjacent to, and east of, Caerleon Golf Course and is bounded to the south and east by the River Usk. It is accessed from the north *via* the one-way B4596 (High Street), and Broadway. The application site comprises the entire bunded section of Broadway Farm's non-scheduled land bordering the River Usk where material has been deposited; together with a track within the field, much of which is pre-existing. The closest buildings on the northern side of the river are at the Caerleon Golf Club, which is in excess of 100m away from the northern end of the access track and well screened by trees and hedgerows. To the south of the river there are a number of homes and businesses along Caerleon Road, the closest of which are around 100m from the bund, and many of which are partially screened by mature trees.



**Figure 1: Site plan of proposed development**

|                         |                                                                                                                            |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------|
| <b>Project Address:</b> | Broadway Farm,<br>Caerleon,<br>Newport,<br>NP18 1AU                                                                        |
| <b>Start Date:</b>      | Spring 2026                                                                                                                |
| <b>Duration:</b>        | TBC                                                                                                                        |
| <b>Hours of Work</b>    | Monday to Friday      8am to 6pm<br>Saturday                8am to 1pm<br>There will be no Sunday working or Bank Holidays |

### 3 Responsibilities

- 3.1 The main contractor [Mr Michael Haines] is responsible for ensuring that the Method Statement is adhered to and implemented.
- 3.2 The main contractor should designate a responsible person, who shall undertake regular site inspections to monitor compliance with the Method Statement. Where non-compliance is identified, they shall ensure that corrective action is taken.

### 4 Rationale

- 4.1 A plan showing the stockpile locations is provided in Appendix 2. The stockpiled materials are classified as non-hazardous and the receiving ground is good quality, uncontaminated agricultural land. However, NRW have specified in an enforcement notice (20<sup>th</sup> March 2025), following contravention of conditions of the Environmental Permit FRA/SE/2020/0056, that all material greater than 200mm *“including but not exclusively any non-inert element such as wood, plastic, metal etc. must be removed from the Site and disposed of to a licensed facility.*

*The screened material in this area, in relation to condition number 2 of this notice, must be stockpiled in small discreet heaps no higher than 1.2 metres above the existing floodplain level.”*

The definition of *“inappropriate materials”* identified in Condition 5 of the permission is taken to refer to oversized construction debris, non- natural non-inert materials, such as wood, plastics, glass and metal.

- 4.2 Oversized material, plus small amounts of wood, plastic and metal have been identified within the deposited material during site investigation and, therefore, will require segregation and removal from the site, or possibly re-purposed. It is recommended a watching brief is maintained during works and any visible unauthorised materials encountered removed.

- 4.3 This Method Statement outlines the procedures for the safe and efficient removal of inappropriate materials, such as oversized construction debris, concrete, metal and plastics, from stockpiled materials to render the remaining material suitable for bund construction.

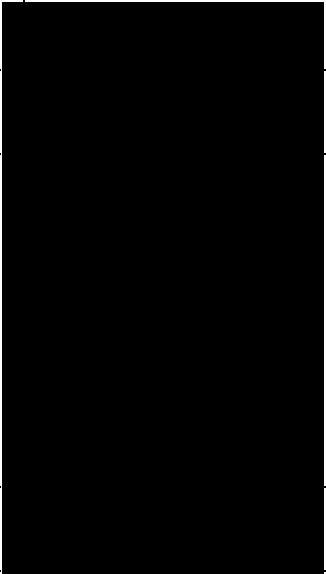
## **5 Methodology**

- 5.1 Work on the deposited material should only be undertaken in dry conditions and timing should avoid previous periods of prolonged rainfall or flooding.
- 5.2 There are some large pieces of brickwork/concrete, tree trunks and metal tubing in the vicinity of the site. These will be removed using a materials handler or telehandler, or be manually picked prior to working on the deposited material.
- 5.3 Following removal of surface vegetation from the existing stockpile, using a tracked 360<sup>0</sup> excavator fitted with a toothed bucket, the deposited material should be excavated to reveal the components of the stockpile. The material will be monitored closely by both the driver and staff wearing PPE: high-visibility vests, hard hats, safety boots and gloves.
- 5.4 Mechanical segregation would be the primary means of removing inappropriate materials, using excavators buckets to lift and separate large components such as stones or building rubble. Manual sorting (hand picking) would be employed for materials like smaller pieces of wood, glass and plastic, where safe and practical.
- 5.5 If initial excavation reveals large volumes of inappropriate material it is recommended that a riddle/screening bucket should be used once the deposited material is loosened.
- 5.6 It is anticipated that there would be three separate components which need removal from the site, so it is proposed to site three skips or agricultural trailers in close proximity to the work area. These would be accessible to the excavator (for larger heavier material) and staff (for smaller items). Each temporary store should be clearly marked with its allotted contents.
- 5.7 It is proposed that oversized stone/concrete/brick would be crushed on the site to a size less than 200mm and either used as a surface layer for the existing track or incorporated in the re-styled bund. As a consequence, it is not anticipated that there would be any off-movements of such material.
- 5.8 The stone crusher would be hired and remain on site until the work is completed. Once the storage container is full it will be taken to the crusher and emptied in readiness for loading onto the crusher. The crushed material would be loaded into a waiting trailer and when full, taken to its destination on the site for re-use.
- 5.9 The wood, glass and plastics, and metals trailers will be taken from the site when full and taken to appropriate locations for either recycling or to a licensed waste management facility *via* registered contractors.
- 5.10 The manager will keep accurate records, waste transfer notes (WTNs), and consignment notes for all material moved off-site.

- 5.11 Upon completion, the operating area will be thoroughly inspected and a validation report verifying the removal of material provided to the Local Authority.

## 6 Emergency Contacts

- 6.1 In the event of an emergency, the following people should be contacted:

| Name           | Position                                                                        | Telephone number                                                                     |
|----------------|---------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| Michael Haines | Farmer of land                                                                  |  |
| Michael Haines | Principal contractor                                                            |                                                                                      |
| TBC            | Any other required –<br>Eg.<br>Ecological clerk of works<br>Archaeological team |                                                                                      |
| Michael Haines | Site Manager                                                                    |                                                                                      |

## Appendix 01

# Notice of Decision



I. Williams  
Reading Agricultural Consultants Ltd  
Beechwood Court  
Long Toll  
Woodcote  
Reading  
RG8 0RR

#### TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: 24/0635  
Application Type: Full  
Proposal: ENGINEERING WORKS INCLUDING UPGRADING AND REPAIRING A FLOOD PREVENTION BUND AND FARM TRACK (PART RETROSPECTIVE)  
Site/Location: Broadway Farm, Broadway, Caerleon, Newport, South Wales, NP18 1AY  
Decision Date: 6th March 2025

In pursuance of its powers under the above Act the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 9th October 2024. The application has been:

### Granted with Conditions

#### STANDARD CONDITIONS

The development must begin not later than the expiration of FIVE YEARS from the date of this permission.  
**Reason:** To conform with the requirements of Section 91 of the Town and Country Planning Act 1990

#### ADDITIONAL CONDITIONS

- Plans: The development shall be implemented in accordance with the following plans and documents:
  - Proposed site plan (1 of 2) RAC/BFC/003c Issue D
  - Proposed site plan (2 of 2) RAC/BFC/004c Issue D
  - RAC/BFC/005b Revision D
  - Typical Cross-sections RAC/10032/4 Revision A
  - Otter Method Statement dated 5/02/25 by BE Ecological
  - Ornithology Technical Note dated 4/2/25 by BE Ecological, Ecological Assessment Issue 1 July 2024
  - Written Scheme of Investigation for Archaeological Monitoring and Recording July 2024

**Reason:** In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

*Pre- commencement conditions*

2. **Archaeology:** No further development shall take place until the applicant, or their agents or successors in title, has secured implementation of a programme of archaeological work in accordance with that out-lined in "Written scheme of Investigation for Archaeological Monitoring and Recording - Broadway Farm Caerleon" (Archaeological Perspectives Analysis Consultancy Report no. WSI: AMR/BC3/24).  
**Reason:** To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource in accordance with Policy CE6 of the NLDP.
  
3. **CTMP:** No further works or development shall take place on the site at all until a method statement comprehensively detailing the phasing and logistics of demolition/construction has been submitted to and approved in writing by the Council.  
 The method statement shall include, but not be limited to:
  - Construction traffic routes, including provision for access to the site
  - Entrance/exit from the site for visitors/contractors/deliveries
  - Location of directional signage within the site
  - Siting of temporary containers
  - Parking for contractors, site operatives and visitors
  - Identification of working space and extent of areas to be temporarily enclosed and secured during each phase of demolition/construction
  - Temporary roads/areas of hard standing
  - Schedule for large vehicles delivering/exporting materials to and from site and details of manoeuvring arrangements
  - Storage of materials and large/heavy vehicles/machinery on site
  - Measures to control noise and dust
  - Details of street sweeping/street cleansing / wheelwash facilities
  - Details for the recycling/disposing of waste resulting from demolition and construction works
  - Hours of working
  - Phasing of works including start/finish dates
 For the avoidance of doubt all construction vehicles shall load/unload within the confines of the site and not on the highway.  
 The development shall be carried out in accordance with the approved plan, unless otherwise agreed in writing with the Council.  
**Reason:** To ensure that adequate on-site provision is made for construction traffic, including allowance for the safe circulation, manoeuvring, loading and unloading of vehicles, as well as parking, and to reduce impact on residential amenity and the general amenity of surrounding occupiers in accordance with Policies GP2 and GP4 of the NLDP.
  
4. **CEMP:** No further development or phase of development, including site clearance, shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority.  
 The CEMP should include the below:
  - Construction methods: details of materials, how waste generated will be managed
  - General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containment areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
  - Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan. GPP5 Works and maintenance in or near water is particularly relevant for this development. Measures to protect the river from sedimentation run-off.
  - Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details.
 The CEMP shall be implemented as approved during the site preparation and construction phases of the development.  
**Reason:** A CEMP should be submitted to ensure necessary management measures are agreed prior to construction and implemented for the protection of the environment in accordance with Policy GP5 of the NLDP.
  
5. **Inappropriate Materials:** Prior to the commencement of any further works a method statement shall be prepared and submitted to the Council in writing describing how inappropriate materials will be identified, how they will be separated from the construction materials already onsite, where they will be stockpiled and how they will be removed from the site and where they will be removed to and how all of these processes will be recorded. The Method Statement shall also include the same measures in regard to any other construction materials that may be imported onto the site to complete the scheme. Following the completion of the importation of construction materials into the site in accordance with Condition 03 (CTMP) all inappropriate materials shall be removed from the site within 3 months of the end date of material importation entirely in accordance with the agreed methodology. A report detailing the type, quantity, dates of removal and destination of removed inappropriate materials fully in accordance with the record keeping identified in the Method Statement shall be submitted to the Council within 6 months of the completion of importation of construction materials.  
**Reason:** to protect the interests of the River Usk SAC and SSSI in the interests of protected species and wider biodiversity. Policies GP5 & GP7.

6. **Planting Scheme:** Prior to the commencement of any further development, full details of seeding to the bund and track as hereby approved shall be submitted to and approved by the Local Planning Authority. The details shall include a timetable for the seeding to be carried out. Seeding which fails to establish is to be reseeded in the same growing season and adequately maintained to provide good grass cover. Successful establishment of grass cover is to be confirmed by a short report submitted towards the end of the first (April to September) growing season after the seeding takes place, with photo evidence provided at intervals along the track and representative photos of the bund. The report is also to highlight any issues, locations/extent of reseeded required, and the timetable for reseeded.

**Reason:** In the interests of visual amenity in accordance with Policies SP5, SP8 and GP6 of the NLDP.

7. **Bio-diversity Enhancement:** Prior to any further works being completed, a biodiversity enhancement scheme shall be submitted to and agreed in writing by Local Planning Authority. Thereafter the biodiversity enhancements shall be implemented in accordance with an implementation timetable to be submitted with the scheme of enhancement. Thereafter the bio-diversity enhancements shall be retained as agreed.

**Reason:** In the interest of protected species, in accordance with Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

**General condition**

8. **Otters:** The development as hereby approved shall be carried out fully in accordance with the Otter Method Statement dated 5/02/25 by BE Ecological.

**Reason:** To ensure the integrity of the River Usk SAC is safeguarded in accordance with Policy GP5 of the NLDP.

9. **Birds:** The development as hereby approved shall be carried out fully in accordance with the Ornithology Technical Note dated 4/2/25 by BE Ecological.

**Reason:** To ensure the integrity of the River Usk SAC is safeguarded in accordance with Policy GP5 of the NLDP.

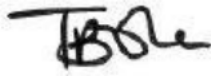
**NOTE TO APPLICANT**

1. The development shall be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission.
2. This decision notice is issued in respect of Planning Permission only and does not convey any approval which may be required under any other legislation or provisions, such as, but not limited to, Highways and Building Regulations. For advice on the requirements of the Building Regulations and allied legislation, and/or whether there is a need for a Building Regulations submission, please contact the Council's Building Control Section on 01633 656656 or email [building.control@newport.gov.uk](mailto:building.control@newport.gov.uk). For advice on obtaining relevant permissions from the Highway Authority, please contact [highway.planning@newport.gov.uk](mailto:highway.planning@newport.gov.uk).
3. Where there are conditions which require details to be approved prior to the commencement of development, failure to submit these details prior to commencement of development may result in the permission being invalidated.
4. The Local Planning Authority has a target to determine Discharge of Condition applications within 8 weeks of receipt of the details, and so you are advised to programme any work accordingly.
5. The plans have been assessed on the basis of the scale or dimensions stipulated and any statement of 'do not scale' (or similar) has been disregarded.
6. This decision relates to plan Nos: GIS November 2024, Landscape and Visual Appraisal July 2024, Existing site plan, Proposed site plan RAC/BFC/003a Issue D, RAC/BFC/004c Issue D, Landscape and Visual Appraisal July 2024, Flooding site plan, Otter Method Statement dated 5/02/25 by BE Ecological, Ornithology Technical Note dated 4/2/25 by BE Ecological, Ecological Assessment Issue 1 July 2024, Written Scheme of Investigation for Archaeological Monitoring and Recording July 2024, site location plan RAC/10032/1, supporting statement July 2024.
7. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP3, SP5, SP8, GP4, GP5, GP6, GP7, CE4, CE6, CE7, CE9 and M1 were relevant to the determination of this application.
8. The proposed development (including any demolition) has been screened under the Environmental Impact Assessment Regulations, and it is considered that an Environmental Statement is not required.

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Signed on behalf of the Council

Newport City Council



Regeneration and Economic Development  
Civic Centre  
Newport  
South Wales  
NP20 4UR

Tracey Brooks Bsc Hons Dip TP MRTPI ILM  
Pennaeth Adfywio a Datblygu Economaidd / Head of Regeneration and Economic Development  
Cyngor Dinas Casnewydd / Newport City Council

Application Number: 24/0635

Decision Date: 6th March 2025

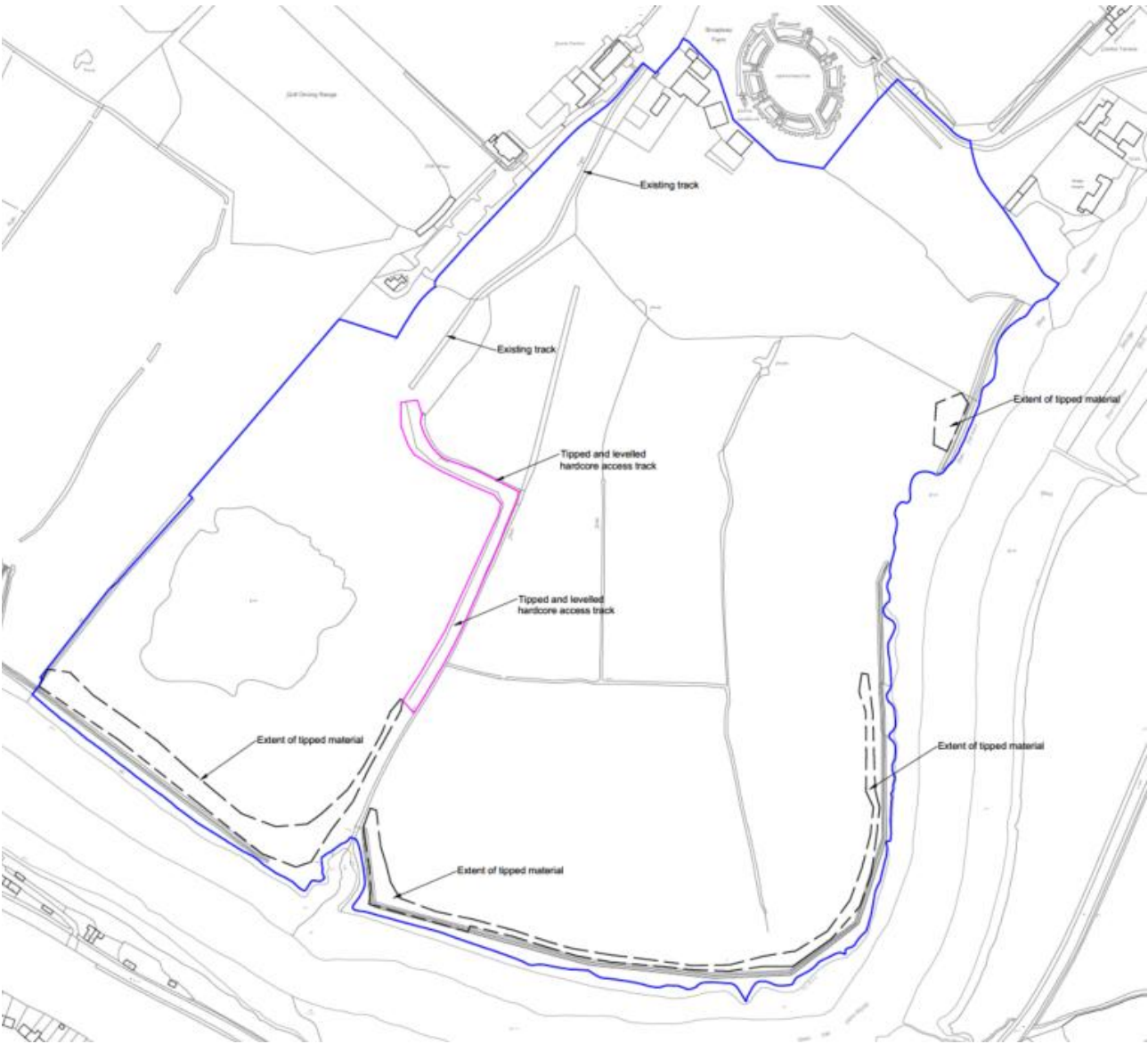
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IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM

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Appendix 02

Locations of deposited Material at Broadway Farm



This report was prepared by:

**I.D.Williams BSc. (Hons), MA**

Independent Consultant in Agriculture and Rural Land Use

Associate. Reading Agricultural Consultants

26 January 2026