

## IMPORTED MATERIALS STRATEGY

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| Location         | Helm Farm, Colne Bridge, Bradley, Huddersfield, HD5 0PU.                             |
| application      | Conversion/Demolition and Restoration of Former Agricultural Buildings to Dwellings. |
| client/applicant | Mrs Dransfield & Mrs Atkinson                                                        |
| job number       | 21/703.                                                                              |
| date             | August 2026.                                                                         |

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### ARCHITECTURE | PLANNING | DESIGN

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## **INTRODUCTION**

This Imported Materials Strategy has been prepared in support of the discharge of the planning condition relating to the importation of materials associated with the approved residential development.

The purpose of this strategy is to establish procedures to ensure that any materials imported onto the site are suitable for their intended use and do not introduce unacceptable risks to human health, controlled waters or the wider environment.

The strategy addresses the proposed location, source, characterisation, assessment, testing and verification of imported materials.

## **PROPOSED USE AND PLACEMENT OF IMPORTED MATERIALS**

Imported materials may be required in connection with the construction and landscaping of the development, including:

- Formation and finishing of private residential gardens.
- General landscaping and soft landscaped areas.
- Ground-level adjustments and associated filling operations, where necessary.
- Construction-related fill and sub-base materials, where applicable.

We trust timber and concrete (for foundations and ground works/floor slabs) do not form part of the imported materials as these will come from recognised local, reputable and controlled suppliers.

The precise locations of imported materials is identified on the accompanying plan (21/703/10 (Proposed Site Layout (indicating Imported Materials Compound)). It is intended once works get fully underway that the existing portal frame, more modern former agricultural building, will be removed. This will free up space capable of safely accommodating imported materials.

The importation of materials will be logged with quantities, dates, times and source of materials by the site agent/principle contractor. This will be made available to view, on site, by the LPA/environmental health department if required.

Only materials demonstrated/selected to be suitable for their intended use will be accepted onto the site.

## **SOURCE AND CHARACTERISATION OF MATERIALS**

All imported materials will be obtained from identifiable and traceable sources.

Prior to acceptance, the developer/principal contractor will obtain relevant information concerning:

- The supplier and original source of the material.
- The nature, composition and intended use of the material.
- The previous use and contamination history of the source site, where relevant.
- Any existing chemical analysis, certification or supporting documentation.
- The potential presence of unsuitable constituents, including asbestos, hydrocarbons, waste or other contaminants.

Imported soils will be subject to appropriate chemical assessment and testing to establish their suitability for the proposed residential end use, certification will be required for imported spoil. The certification will also be retained for inspection by the LPA and/or the KMC environmental team.

Materials of unknown origin or with inadequate supporting information will not be accepted.

## **ASSESSMENT AND TESTING OF MATERIALS**

A suitably competent environmental professional will establish the sampling and testing requirements appropriate to the source, volume, nature and intended use of each material.

The testing strategy will identify:

- The required sampling frequency and method.
- The contaminants to be analysed, informed by the source history and site-specific risk assessment.
- The laboratory analytical methods and accreditation requirements.
- The assessment criteria appropriate to the proposed residential use.
- The process for reviewing and accepting test results prior to material placement.

Potential contaminants for consideration include heavy metals and metalloids, petroleum hydrocarbons, polycyclic aromatic hydrocarbons and asbestos, together with any additional contaminants identified by the source assessment.

Results will be assessed against appropriate, justified, risk-based criteria for the intended end use, including private residential gardens where applicable.

No material will be placed on site unless it has been formally assessed and accepted in accordance with the approved strategy.

## **MATERIAL ACCEPTANCE AND PLACEMENT PROCEDURES**

Prior to importation, the source and suitability of materials will be reviewed against the approved testing strategy.

Materials will be inspected upon delivery by the developer/principal contractor to confirm that they are consistent with the approved source and material description.

Any material exhibiting evidence of contamination, unusual odours, staining, asbestos-containing material or other unsuitable constituents will be rejected or quarantined pending further assessment.

Records will be maintained of material sources, quantities, delivery dates and placement locations.

The developer/principal contractor will ensure that materials are placed only in the allocated site compound.

## **VERIFICATION AND RECORD KEEPING**

Following completion of the material importation and placement works, a Verification Report can be prepared and submitted to Kirklees Council.

The report can include, as applicable:

- A summary of the imported materials and their sources.
- Supplier information and relevant certification.
- Chemical laboratory analysis and assessment results.
- Delivery and quantity records.
- Photographic evidence of material placement.
- An as-built plan showing the location and extent of imported materials.
- Details of any rejected materials, deviations or corrective actions.
- Confirmation of compliance with the approved strategy.

The Verification Report will demonstrate that imported materials are suitable for their intended use and have been placed in accordance with the approved arrangements.

## **CONCLUSION**

This strategy establishes a controlled approach to the sourcing, assessment, importation and verification of materials used in connection with the approved residential development.

The developer/Principal contractor will implement the approved strategy and provide the necessary supporting evidence to demonstrate that imported materials do not introduce unacceptable contamination risks.

The Verification Report will be submitted for written approval by Kirklees Council prior to any part of the site being brought into use/units occupied, in accordance with the requirements of the planning condition.