

Remediation Strategy

Site address	FORMER WATERWORKS, HOLMFIELD ROAD, LONGWOOD, HUDDERSFIELD, HD3 4TY	
Planning application reference	2023/62/92703/W	
Applicant / developer	Simeon Beaumont	
Principal contractor	Simeon Beaumont	
Site manager	Simeon Beaumont	
Site manager contact details		
Document date	17/10/2026	

1. Purpose and Status

This strategy explains the work that will be completed to make the site safe for one home, a garden and parking. It is based on Phase 2 Geo-environmental Report C4923/25/E/8347. All work, checks and records in this strategy will be completed.

This strategy is submitted to meet the remediation-strategy requirements of the contaminated-land planning condition attached to the permission for Victoria Works.

This strategy must be read with the approved development plan, proposed levels plan, drainage and service plan, Phase 1 Desk Study C4923/25/E/7503_Rev1 and Phase 2 Geo-environmental Report C4923/25/E/8347. The development, levels, drainage and service plans will be submitted with this strategy.

2. Basis of the Strategy

- The site will be used for one home with a garden.
- Topsoil is about 0.30–0.40 m deep at WS01 and WS02.
- Made ground is present at WS01 and WS04. It is up to about 1.30 m deep.
- Topsoil at WS01 contains 490 mg/kg of lead. This is above the residential limit of 200 mg/kg.
- The natural soil and tested made ground were suitable for the proposed residential use.
- No asbestos was found in the three soil samples tested.
- The site is Characteristic Situation 1 for ground gas. No special methane or carbon dioxide protection is required.
- No basic radon protection is required.
- Buried concrete will meet DS-1, AC-1s and DC-1 requirements.

3. Remediation Objectives

1. Protect workers, residents and visitors from contaminated soil and dust.
2. Keep contaminated soil away from garden users, plants and home-grown food.

3. Stop contaminated soil, dust and dirty water leaving the site or entering drains and sewers.
4. Use only clean, tested soil and stone on the site.
5. Protect new water pipes and other plastic services.
6. Keep clear records to show that the site is safe for residential use.

4. Remediation Approach

4.1 SELECTED REMEDIATION METHOD

The selected method is to remove topsoil containing more than 200 mg/kg of lead, take it to an authorised waste facility, test the excavation, and install a verified 600 mm clean cover across all garden and landscaped areas. This removes the identified source where it exceeds the limit and breaks the direct-contact, ingestion and plant-uptake pathways. It is preferred to leaving contaminated topsoil beneath the cover because less affected soil will remain on the site and the completed work can be clearly verified.

4.2 BEFORE WORK STARTS

- Send this strategy and the final site plan to the Local Planning Authority before work starts.
- The main contractor will prepare and follow the construction phase plan, COSHH assessments, dust controls and unexpected-contamination procedure.
- Mark out the garden, building, parking, drains, service routes and soil storage areas.
- Set up secure work areas, clean and dirty zones, controlled vehicle routes and separate soil stockpiles.
- Classify contaminated topsoil before removal. Complete WAC testing if the waste facility requires it. Take the soil to an authorised waste facility.

4.3 TESTING AND REMOVAL OF AFFECTED TOPSOIL

Lead contamination was found in shallow topsoil at WS01. Before digging starts, take shallow soil samples around WS01 and across every proposed garden and soft-landscaped area. Test the samples for lead at an accredited laboratory. The lead limit is 200 mg/kg.

Remove all topsoil containing more than 200 mg/kg of lead. Keep digging until natural soil or made ground is reached and test results from the base and sides are at or below 200 mg/kg. Keep contaminated soil separate on covered, impermeable sheeting. Label it and take it to an authorised waste facility. Do not reuse contaminated topsoil on the site.

After excavation, collect one validation sample from the base for each 25 m² of excavation, with at least two base samples from each separate excavation. Collect one sample from each excavation side for every 10 linear metres, with at least one sample from each side. Take extra samples from stained, odorous or otherwise suspect material. Show every sample location and depth on the validation plan.

4.4 GARDENS AND LANDSCAPED AREAS

Cover every garden and soft-landscaped area with a total of 600 mm of verified clean material. The cover will comprise 100 mm of clean, free-draining stone forming a capillary break and root barrier, with 500 mm of certified clean subsoil and topsoil above it.

Place a brightly coloured geotextile marker layer below the clean cover. The site manager will inspect and photograph it before clean material is added. Remove standing water, waste, debris and visibly affected soil first. Finished levels must keep the full 600 mm clean-cover depth.

4.5 BUILDINGS, HARDSTANDING AND FLOORS

- Buildings, driveways and hardstanding will form a permanent barrier over retained soil.
- Inspect and photograph the ground before construction. Remove any suspect material.
- Use verified clean stone below buildings, paving and hardstanding.
- Use suspended ground floors because made ground and soft soil reach about 1.30 m deep in places.
- The structural engineer will design the foundations and suspended floors using the Phase 2 report.

4.6 SERVICES AND DRAINAGE

- Remove or permanently seal unused services.
- Inspect and test any existing services that will remain.
- Select new drinking-water pipes using the water company's contaminated-land assessment and current UKWIR guidance.
- Test the soil along new pipe routes for the chemicals required by the water company.
- Lay all new plastic services in a continuous surround of verified clean material. Do not place affected soil around the pipes.
- Protect drains and control silt and dirty water so they cannot leave the site.

4.7 EXCAVATED SOIL AND WASTE

Excavated soil will be assessed and managed in accordance with waste legislation. Soil sent off site will be transported by a registered waste carrier to a facility authorised to receive it. Waste classification, WAC results where required, transfer or consignment notes, carrier details, facility permits and weighbridge tickets will be included in the verification report. No excavated soil will be reused on site under this strategy.

5. Remediation Workflow

Step	What must be done	Evidence to keep
1. Set up	Mark out the work areas, service routes, clean and dirty zones and stockpiles.	Site plan and photographs.
2. Test	Take shallow samples around WS01 and across all garden areas.	Sampling plan, logs and accredited lead results.
3. Dig	Remove topsoil containing more than 200 mg/kg of lead.	Excavation survey, photographs and soil movement log.
4. Check	Test the base and sides. Keep digging until	Sample locations, laboratory

	results are at or below 200 mg/kg.	results and acceptance record.
5. Remove waste	Use a registered waste carrier to take contaminated topsoil to an authorised facility.	Waste classification, WAC results, transfer notes, carrier details and weighbridge tickets.
6. Add marker	Inspect the ground and install the coloured geotextile marker layer.	Dated photographs showing the location and a scale.
7. Add clean cover	Place 100 mm of clean stone and 500 mm of certified clean soil.	Test certificates, delivery tickets and placement records.
8. Measure	Check the full 600 mm cover depth and complete buildings, hardstanding and protected services.	Level survey, trial-pit logs, photographs and service records.
9. Report	Submit the final verification report to the Local Planning Authority and obtain written approval before anyone moves into the home.	Final verification report and compliance statement.

6. Construction-Phase Controls

- Tell every worker about the contaminated topsoil and the soil and dust controls.
- Provide the correct gloves, protective clothing and breathing protection for each task.
- Provide handwashing and welfare facilities. Do not allow eating, drinking or smoking in soil-handling areas.
- Use water to control dust, but do not create dirty runoff.
- Cover soil stockpiles and loaded vehicles.
- Check vehicle routes every day. Use wheel washing and road cleaning to stop soil leaving the site.
- Keep clean and contaminated materials separate.
- Store imported clean material on impermeable sheeting or verified clean ground.
- Use secure fencing to keep the public away from excavations, stockpiles and unfinished clean-cover areas.
- Keep a daily record of soil movements, waste loads, imported materials, inspections, samples and photographs.

7. Imported Material Acceptance

All imported topsoil, subsoil and stone must come from a known source and be safe for residential use. Before delivery, the site manager will check the source, previous land use, supplier information and accredited test results. Test topsoil and subsoil for metals, metalloids, PAHs, petroleum hydrocarbons, pH, organic matter and asbestos. Test stone for the substances linked to its source. The site manager must approve each source and

stockpile in writing before use. Keep all certificates, delivery tickets, quantities and stockpile records.

For each imported topsoil or subsoil source, collect at least one representative sample for every 250 m³ supplied, with a minimum of three samples from each source. For quarried granular material supported by current source certification, retain the supplier certificate and complete visual checks for every delivery. Test any recycled or previously used granular material at a frequency agreed in writing with the Local Planning Authority before delivery.

8. Verification Requirements

- Survey and record the position, size and depth of every excavation.
- Take lead samples from the base and sides of each excavation.
- Do not backfill until accredited results are at or below 200 mg/kg.
- Take dated photographs of excavations, sample points, marker layers, clean-cover placement and finished levels. Show the location and a scale in each photograph.
- Use surveys and logged trial pits to confirm the full 600 mm clean-cover depth across every garden and landscaped area.
- Keep waste classification, WAC results, transfer or consignment notes, weighbridge tickets and waste-facility details.
- Keep source details, test certificates, delivery tickets, quantities and placement records for imported material.
- Record removed or sealed services, tests on retained services, new pipe specifications and clean pipe surrounds.
- Prepare a final plan showing excavations, sample points, retained soil, clean-cover checks, service routes and areas beneath buildings or hardstanding.

Verify the clean-cover thickness using a level survey and hand-dug trial pits. Complete at least one trial pit for every 50 m² of garden or landscaped area, with a minimum of three trial pits in each separate area. Record the coordinates, total cover depth and thickness of each component layer. Reinstate every trial pit with verified clean material.

9. Unexpected Contamination

If the remediation cannot proceed as set out in this strategy, or if workers find stained soil, unusual smells, ash, buried waste, tanks, suspected asbestos, liquid contamination or any other unexpected material, work in the affected area will stop immediately. Secure the area and do not disturb the material. Notify the Local Planning Authority and the site manager within two days. The site manager will inspect the area, arrange testing where required and prepare revised remediation and verification measures. Work will not restart in the affected area until the revised measures have been submitted to the Local Planning Authority and agreed in writing. Contain, remove and record any construction spill.

Step	What to do
1. Stop	Stop work immediately if the remediation cannot proceed as planned or unexpected contamination is found.
2. Secure	Keep people out of the affected area and leave the material untouched.

3. Notify within two days	Notify the Local Planning Authority and the site manager within two days.
4. Revise	Inspect the area, complete any required testing and prepare revised remediation and verification measures.
5. Submit and agree	Submit the revised measures to the Local Planning Authority and obtain written agreement.
6. Restart	Do not restart work in the affected area until written agreement has been received.

10. Implementation and Completion Timetable

The remediation will be implemented and completed in the stages set out below. The dates will be confirmed in the construction programme before work starts. Any change to this timetable that affects the agreed remediation will be reported to the Local Planning Authority.

Stage	Work to be completed	Target time	Completion evidence
1. Planning submission	Submit this strategy and the development, levels, drainage and service plans to the Local Planning Authority.	Before remediation starts.	Submission record and planning correspondence.
2. Site preparation	Set out the work areas, complete the construction controls and establish clean and dirty zones.	Week 1 after the agreed start date.	Site plan, photographs and contractor records.
3. Soil testing	Complete shallow lead sampling around WS01 and across all garden and landscaped areas.	Week 1.	Sampling plan, logs and accredited laboratory results.
4. Excavation and disposal	Excavate affected topsoil, complete validation sampling and remove waste to an authorised facility.	Weeks 2–3, subject to laboratory turnaround.	Excavation records, validation results and waste documents.
5. Clean cover and services	Install the marker layer, clean cover, clean service surrounds and required sub-base.	Weeks 3–4, after validation results confirm acceptance.	Material certificates, delivery tickets, photographs and service records.

6. Cover verification	Complete the level survey and trial pits to confirm the full 600 mm clean-cover depth.	Week 4.	Survey information, trial-pit logs and photographs.
7. Final verification report	Compile and submit the final verification report to the Local Planning Authority.	Within 20 working days of completing the remediation works.	Final verification report and submission record.
8. Planning approval	Obtain written approval of the final verification report.	Before the home is occupied.	Written approval from the Local Planning Authority.

11. Completion and Final Verification Report

When the work is complete, the site manager will prepare the final verification report. The report will show that this strategy was followed and that the site is suitable for residential use. It will include:

- The final site plan.
- Remediation and excavation records.
- Waste documents.
- Validation test results.
- Imported-material test results and delivery records.
- Clean-cover surveys and trial-pit logs.
- Dated photographs.
- Service-protection records.
- A clear statement that the completed work meets this strategy.

The final verification report will be submitted to the Local Planning Authority for approval. The home will not be occupied until the Local Planning Authority has approved the report in writing.