The Material Management Plan condition is a Pre-importation / Pre-placement of material condition.

Prior to importation or reuse of material for the development (or phase of) a Materials Management Plan (MMP) shall be submitted to and approved in writing by the Local Planning Authority. The MMP shall:

a) Include details of the volumes and types of material proposed to be imported or reused on site
b) Include details of the proposed source(s) of the imported or reused material
c) Include details of the chemical testing for ALL material to be undertaken before placement onto the site.
d) Include the results of the chemical testing which must show the material is suitable for use on the development
e) Include confirmation of the chain of evidence to be kept during the materials movement, including material importation, reuse placement and removal from and to the development. All works will be undertaken in accordance with the approved document.

Reason: To ensure that no unsuitable material is brought onto the site in the interest of environmental and public safety in accordance with Cambridge Local Plan 2006 policy 4/13.

Q: Why has this condition been attached to the planning permission?
A: This condition has been attached to the planning permission in order to ensure that no unsuitable material is brought into the development.

Q: What material does the condition relate to?
A: The term 'material' refers to any material used for piling, engineering and landscaping purposes. This could include (but is not limited to):

- Topsoil/Subsoil
- Crushed Concrete
- Limestone
- Sands and Gravels
- 6F2 Material
- Type 1 and Type 2 Material

Q: I am not importing or reusing any material for landscaping/engineering/piling purposes. Do I still need to submit a MMP?
A: In this case you do not need to submit a MMP. You should apply for the discharge of the condition after the development has been completed and will need to demonstrate in writing that no material was imported or reused on site.

The condition does not refer to material used for construction (bricks, stones etc).

Q: What are the sources of material?
A: The term ‘sources’ refers to the suppliers of the material that will be used for piling/engineering/landscaping purposes.
Q: Can we discharge parts of the condition if we have some of the information?
A: The condition cannot be partially discharged. All the information required by the condition need to be included in the MMP.

Q: Is this a pre-commencement condition? Do I have to discharge the condition before I start groundworks on site?
A: This is not a pre-commencement condition. You can start the development and groundworks before discharging this condition.

Q: When do I need to provide the information and discharge this condition?
A: You need to provide the information and discharge this condition before any material (associated with this condition) is placed around the development. We would therefore advise the applicant that they apply for the discharge of the condition once they have ALL the information available.

Q: I have already undertaken chemical testing in line with BS3882:2015 and know that the material is suitable for landscaping. Do I need to do additional testing and why?
A: Yes you need to do additional chemical testing. Chemical testing in line with BS3882: 2015 relates only to the suitability of the imported material for plant growth. In order to comply with Condition 7 you need to undertake chemical testing to show that the material is free from contamination with respect to human health. That includes testing for substances such as polycyclic aromatic hydrocarbons, petroleum hydrocarbons and the full list of heavy metals (not just those harmful to plants but also to human health).

Q: How much detail should I include in the Material Management Plan?
A: The amount of detail included presented in the Material Management Plan will depend on the size of the development and volume of material brought into the site. For small developments it may be sufficient to include details of the suppliers of the material, the volumes of the material and the proposed chemical testing. For large developments it may be more appropriate to submit a Material Management Plan in line with Claire Waste Code of Practice.

For any further on the above or anything relating to contaminated land please contact us at: EQG@cambridge.gov.uk