

Mr Nick Hirst
Kirklees Metropolitan Borough Council
Development Management
PO Box B93
Huddersfield
West Yorkshire
HD1 2JR

Our ref: RA/2020/142466/01-L01
Your ref: 2020/93954
Date: 21 December 2020

Dear Mr Hirst

Proposal: ERECTION OF 57 DWELLINGS AND ASSOCIATED WORKS
Location: LAND AT, LINGARDS ROAD, SLAITHWAITE, HUDDERSFIELD, HD7 5HY

Thank you for your consultation regarding the above proposal which was received on 1 December 2020.

We have reviewed the information submitted with the application and we have no objection to the proposal. Our detailed comments for the applicant and the planning authority to note are as follows.

Environment Agency position

We have no objection to the proposed development but provide comments with regards to landfill sites. We have not assessed this proposal with regards to flood risk as our current Flood Map for Planning shows that the site lies within Flood Zone 1, with a low probability of flooding from rivers and/or sea. The LPA would be expected to assess the applicant's Flood Risk Assessment using our [Flood Risk Standing Advice for Local Planning Authorities](#).

Historic landfill sites

Sally Bank Tip is a historic landfill site on Hollins Lane and Lingards Road, Slaithwaite, Huddersfield. It is within 250m of the proposed development area and our records show that this site accepted Inert industrial and commercial waste. The records show that the site accepted inert and non-flammable construction and demolition waste which may also include foundry sand. The licence was issued on the 09 August 1977 and surrendered on the 12 January 1989. The date of first waste inputs was the 01 January 1975 and the date of last input was the 31 December 1989.

We deem these as historic landfills because these sites stopped operating prior to the Agency coming into operation in 1995. All land that may be classed as contaminated under section 2A of the Environmental Protection Act (EPA) 1990 are looked after by

the local authority. (Although it doesn't mean that the land is or is not contaminated).
The local authority might have more information regarding these sites.

Given the nature of the materials permitted to be deposited in these sites and how long ago waste was last deposited in them it can be considered unlikely that they pose any environmental risk to the proposed development. However, the developer may wish to undertake, and / or the planning authority may wish to require, a further risk assessment as they see fit.

We trust the above advice is useful.

If I can be of any further assistance, please don't hesitate to contact me.

Yours sincerely

Mrs Frances Edwards

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cc William Best RIBA