Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2025/90450 - Land at, Blue Hills Farm, Whitehall Road West, Birkenshaw, BD11 2DU		
Discharge of details reserved by condition 16 (Validation Report) of outline permission 2019/90527 for erection of up to 127 dwellings with details of access		
Date Responded: **14th March 2025**	**Responding Officer:** **NH**	**Responding Ref:** **WK/202505309**

Condition 16 – Validation Report

The following documents have been received in support of the application to discharge Condition 16:

- Topsoil Testing Letter (21st August 2023, 23-666.01L)
- Validation of Hotspot Removal Letter (8th November 2024, 22-110.01L)
- Ground Gas Protection Measures Verification Plan (23rd February 2024, 24-116)
- Supplementary Intrusive Ground Investigation Work Letter (22nd March 2024, 24-054.01L)
- Verification of Hazardous Ground Gas Protection Measures (18th November 2024, 24-116.03L, 1st October 2024, 24-116.02L and 5th March 2025, 24-116.04),

The reports include geotechnical information, which is outside the remit of Environmental Health, this consultation response therefore only relates to the land contamination aspect of the reports. We have read the reports provided and make the following observations:

(1) Topsoil Testing Letter (21st August 2023, 23-666.01L) is accepted
(2) Ground Gas Protection Measures Verification Plan (23rd February 2024, 24-116) is accepted.
(3) Supplementary Intrusive Ground Investigation Work Letter (22nd March 2024, 24-054.01L): This is geotechnical in nature. However, we request a revised risk assessment and conceptual model to confirm whether there is any risk to human health considering the findings.
(4) Validation of Hotspot Removal Letter (8th November 2024, 22-110.01L): Only four tests were undertaken on samples from four locations. We request additional commentary on the number of samples taken as this does not appear to be sufficient.
(5) In relation to plots 13,22-24, and 41 onwards, we have not received evidence to confirm the installation of gas protection elements at all dwellings.
(6) We have not received evidence to confirm the replacement of clean and suitable material in the area of Area B.

Recommendations

Condition 16 – Validation Report

Overall, information received in support of Condition 16 must confirm that remediation has bene completed for the entire application site. For these reasons, we recommend that Condition 16 remain until further notice.