

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2025/90708 - Land at, Merchant Fields Farm, off Hunsworth Lane, Cleckheaton

Discharge of details reserved by conditions 3 (Construction (Environmental) Management Plan), 6 (Temporary surface water management details), 8 (Proposed internal adoptable roads), 9 (Permanent site entrance details), 16 (Surface water attenuation details), 17 (Details of Swale/ditch management), 19 (Phase II Site Investigation details), 20 (Remediation Strategy), 25 (Noise Impact Assessment), 30 (Arboricultural Method Statement/ Tree Protection Plan), 34 (Biodiversity Gain Plan) of permission 2024/91260 for Variation of conditions 2 (plans and specifications) and 35 (removal of permitted development rights) on previous permission 2021/92801 for erection of 291 dwellings with associated works and access from Hunsworth Lane and Kilroyd Drive – revisions to house types, unit size mix and layout

Date Responded:
 3rd July 2025

Responding Officer:
 NH

Responding Ref:
 WK/202518353

Condition 20 - Remediation Strategy

In our previous response date 14th May 2025 (wk/202509959) we reviewed and commented on a Remediation Method Statement by Vertase FLI (23/12/2021, 1874HAR RMS Rev A). We did not accept the document. The reasons for this were in relation to the clean cover proposals and potentially combustible materials onsite.

A Remediation Method Statement by Vertase FLI (23/12/2021, 1874HAR RMS Rev B) has been received in support of the application to discharge Condition 20. The report includes geotechnical information, which is outside the remit of Environmental Health, this consultation response therefore only relates to the land contamination aspect of the report.

The previous proposals for 600mm clean cover to the rear gardens and 300mm to the front garden has been revised to 600mm in the rear and front gardens. The public open space clean cover proposals where made ground is to remain in-situ are still 300mm thick.

We still have concerns that the remediation proposals do not adequately address the combustion risk and the risk to end-users at the depth proposed. There also insufficient information in relation to service trenches etc. In sites of this nature, we would expect a greater depth of clean cover and inert service trenches to ensure proper isolation of combustible material e.g. 1 metre of inert clean cover. This is in accordance with best practice guidance. Alternatively, the consultant may wish to reconsider the current remediation approach.

Recommendations
Condition 20 - Remediation Strategy

For these reasons, we recommend that Condition 20 remain until further notice. A revision to the existing strategy is required, or the planning officer should seek a direct response to the concerns outlined above

