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Our Ref: E25/8264/MD/04

Date: 23 December 2025

Dear Sir and Madam,

**Re: Proposed development at The Homestead, Hurst Knowle, Almondbury
Planning Application 2025/91579 (WK202524957)**

Further to the correspondence from Kirklees Council Contaminated Land Team, dated 28th August 2025, we would respond to the comments as follows:

The Phase 1 Desk Top Study and subsequent site investigation works were based on the latest Phase 1 information available which indicated no likely sources of ground gas generation in the vicinity of the site. From previous investigation works undertaken, it has been requested that up to date desk top study information is required.

Further to the comments from the contaminated land team we have reviewed the report for site investigation works that have previously been undertaken on site by HSP Consulting, which included land to the south of the proposed development area.

This has indicated elevated levels of carbon dioxide up to 16.8% and a single elevated level of methane of 1.4% in gas monitoring stations located in deeper areas of made ground to the south of the proposed development area. The monitoring station within the site recorded no elevated levels of ground gas.

We are therefore recommending that as a precautionary measure that the gas regime for the site is categorised as CS2 by BS8485:2015+A1:2019 and have updated the site investigation report and remediation method statement accordingly.

We trust that the above is sufficient for your current requirements, however should you need any further information please do not hesitate to contact me direct.

Yours faithfully,

MICHAEL DEAN BSc (Hons) HND