

**Consultation Response from: KC Environmental Health (Pollution & Noise Control)**

**2025/92541 Land off, Roslyn Avenue, Netherton, Huddersfield, HD4 7EW**

**Operational development to create development plateau comprising land level changes, highways construction, utilities diversions and drainage construction**

**Responding Date:**  
8<sup>th</sup> December 2025

**Responding Officer:**  
SR

**Responding Ref:**  
WK202537541

**Comments**

The application is linked to an earlier Outline application 2023/93503 - Land off, Roslyn Avenue, Netherton, Huddersfield, HD4 7EW. Outline application for residential development of 82 dwellings and associated works, with layout and access as considerations. Environmental Health were consulted and recommended conditions in relation to air quality/dust mitigation – condition 12, contaminated land – conditions 17 through 20 and construction environmental management plan – condition 15. Due to the complexities of land contamination issues at site we are unable to consider this application as a stand alone development as it is linked to the creation of dwellings which will introduce sensitive receptors at a future stage. We therefore make the following comments and recommendations.

**Contaminated Land**

In support of the application a Geoenvironmental Appraisal by Lithos, ref: 5080/1, dated July 2024, has been submitted. The report contains geotechnical information, which is beyond the remit of Environmental Health, this response considers land contamination only.

A site walkover survey was undertaken on the 14th of June 2024, with the site described as largely grassed with a small greenhouse present. Historic sandstone quarries are identified with a historic tip immediately to the northeast of the site. Section 4.2 provides known details of the tip and possible infilling of nearby quarries. Section 4.4 provides an appraisal of the agricultural use risk. The preliminary conceptual site model, presented as Drawing 5080/5 in Appendix B, identifies risks associated with made ground (contaminants and ground gas), topsoil (contaminants) and a nearby electricity substation.

The table in section 7.2.1 details the ground investigation comprising; 24 trial pits, one trial pit excavated adjacent to the electricity substation to schedule shallow soils for PCB chemical testing and 10 window sample boreholes to install monitoring gas monitoring wells across the site and inform on groundwater levels.

The report informs in section 7.2.5, the methodology for chemical analysis concentrating on topsoil samples initially. Section 8 updates the information regarding additional trial pits; TPs 25 to 27 To enable better delineation of the depth and lateral extent of the made ground identified in TP06.

Fieldwork was undertaken between 26th and 28th June 2024 and comprised: -

TPs 01 to 28 1.1m to 2.7m All trial pits refused at less than 3m,

Window sample boreholes Ws 01 to 10 at depths 1.0m to 1.9m. All boreholes refused at less than 2m in probable Sandstone bedrock.

Gas and groundwater monitoring wells installed in all boreholes to depths of between 1.0m and 1.9m.

Exploratory hole logs are presented in Appendices F & G, details include samples taken, description of the solid strata, and groundwater encountered and the results of in-situ testing.

Investigation findings inform reworked natural materials were found to depth of 2.4m in Trial pit 06 TP06 comprising; Cobbles and Boulders of Sandstone with a matrix of gravelly Sand, the investigation advanced to additional pits around this TP25-27 which encountered bedrock at 1m depth. The report author intensifies this as a localised small quarry. Very loose sandy Gravel of Sandstone, was also encountered in WS03 & WS06 to depths of 1.8m and 1.9m respectively. The report author identifies that the site possibly contains additional small areas where sandstone has been removed and filled.

Natural ground was encountered in all of the exploratory holes, comprising topsoil, granular residual soil and rough rock flags at depths of 1m and 2.5m.

No visual or olfactory evidence of significant organic contamination was noted in any of the trial pits or window sample boreholes.

A table within section 10.2 informs the methodology for chemical analysis. The 16 samples have been classified by comparison with Tier 1 Soil Screening Values for an end use including domestic gardens and any area where plants are to be grown, the samples have been classified as uncontaminated. Asbestos has not been identified, visually on site or in the 16 samples tested. Section 10.3 goes on to consider additional agricultural and electricity sub-station risks, concluding no contamination has been identified above guidelines.

In relation to ground gas , we are informed 9 visits have been scheduled over a 6-month period and a hazardous gas risk assessment will be issued on completion, scheduled to be January 2026.

A revised conceptual site model is presented in appendix B, identifying a risk from ground gas.

We acknowledge the report, whilst we largely accept the information provided, the report has been submitted with incomplete monitoring. We also note that a letter within appendix c recommends at least 3 samples be analysed for pesticides, but only 1 sample has been assessed from TP02. We require additional commentary on this within any updated report. For these reasons we are unable to accept the report at this time. Groundworks should not begin until a report with complete data has been submitted. We therefore recommend the conditions 17,18,19 and 20 from the outline application are applied.

#### Other Comments

As conditions 12 and 15 of the original outline application 2023/93503 are pertinent to construction (including groundworks), we recommend these are also applied to this application.

