

Good Afternoon Nick,

In response to your email dated 18th May 2026 to Mark Ballantyne, I am responding on behalf of Lovell. This is in respect of our Interim Validation Report, "Former Greenside Mills, Skelmanthorpe", Report No. 4540 dated April 2026. Your queries were as follows;

1. The applicant must confirm in writing precisely which plots they are seeking formal discharge/approval

The plots we are referring to as having been completed are;

Plots 2, 3, 4, 5, 6, 8, 9 and 22.

As such, the Interim Validation Report (No. 4540) refers to these plots.

2. The report has referred to additional testing of old material brought onto site.....

I do not understand the question. I believe you are referring to new material brought onto site and not old material.

Where the clean cover sources have changed, we have carried out appropriate/additional testing. Irrespective of whether it is old or new material, we believe sufficient testing has been carried out. This is documented in the respective validation reports.

If this does not address your concerns, we respectfully ask you to be clear in your questioning.

3. "None of the information confirms the sub-floor voids beneath the plots were inspected"

Lovell can confirm that, as part of its site inspections, a sub-floor void has been provided to each plot in accordance with YALPAG requirements. The sub-floor construction has been inspected and verified as achieving a minimum clear void of 150mm and has been constructed in accordance with the relevant NHBC-approved drawings. In respect of the membrane, Keytec has confirmed the following;

"The gas protection membrane on this development is installed above the ground floor slab construction, rather than beneath it. As such, the membrane forms part of the floor build-up at slab level and is not located within or below the sub-floor void. Consequently, the condition, preparation and verification of the sub-floor void beneath the slab do not affect the integrity or performance of the gas protection membrane itself."

The purpose of the ventilated sub-floor void is to provide dilution and dispersal of any ground gases beneath the building, whilst the membrane installed above the slab acts as the primary barrier preventing gas ingress into the occupied accommodation. These elements operate as separate components of the overall gas protection system. The preparation of the slab is referred to within the verification reports.

It is therefore considered that any comments relating to the preparation of the sub-floor void should be assessed in the context of the actual membrane location and construction detail. The installed arrangement is consistent with the approved design strategy, whereby the membrane is positioned above the structural floor slab and is independent of the formation of the void beneath & in accordance with YALPAG requirements. Accordingly, concerns regarding the preparation of the sub-floor void should not be interpreted as evidence of a defect in, or compromise to, the membrane installation or its effectiveness as part of the gas protection measures"

As such, we believe the full requirements of YALPAG have been provided in respect of the gas protection measures.

4. No confirmation of amounts of material imported etc.....

We have attached details of the topsoil and subsoil materials brought onto site. To be clear, these are only brought onto site as and when needed. They are stockpiled in small quantities in quarantined areas on the relevant plots, and placed in-situ as needed. Further testing is carried out once they have been placed as part of the clean cover. There are no materials that are being reused on site, i.e. no clean cover materials are being sourced from the existing site.

Going forward, we propose to issue validation reports covering both the clean cover and gas protection measures for future plots.

If any of the foregoing is 'unacceptable', we request Kirklees Council is explicit in its concerns, referencing any specific issues contrary to YALPAG and providing corresponding plot numbers.

5. Has anything been removed from site

We have attached the Duty of Care: Controlled Waste Transfer Notes for materials removed from site upto the 28th December 2025.

Further, Controlled Waste Transfer Notes will be issued in due course.

Kind regards

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