

## DC Admin

---

**From:**  
**Sent:** 25 May 2026 07:20  
**To:** DC Admin  
**Subject:** Concerns Regarding Geoenvironmental and Ground Investigation Report – Planning Application 2026/90310

Dear Planning Officer,

I wish to raise serious concerns regarding the submitted Geoenvironmental and Ground Investigation Report in support of planning application 2026/90310.

Rather than reassuring residents regarding the suitability of the site for housing, the report appears to confirm that the land is heavily constrained and requires extensive engineering intervention before it could be considered safe for residential development.

The report confirms that backfilled or collapsed mine workings were encountered in approximately 60% of the boreholes across the site. It also identifies evidence of a surface crown hole near the northern boundary together with widespread broken ground and historic colliery spoil. These findings demonstrate that the site is located within a highly unstable former mining area and raise serious concerns regarding long-term ground stability and public safety.

Furthermore, the report acknowledges that significant remediation and stabilisation works would be required across the site, including grouting and treatment beneath roads, gardens and open spaces. This further reinforces concerns that the site is fundamentally unsuitable for housing without substantial artificial intervention.

The report also identifies elevated arsenic levels within the topsoil and confirms that portions of the soil may be unsuitable for reuse within residential garden areas. This raises understandable concerns regarding contamination risks for future residents.

In addition, the report confirms poor natural drainage conditions, noting that water did not dissipate within trial pits due to impermeable ground conditions. This is highly concerning when considered alongside the formal objections from both Yorkshire Water and the Lead Local Flood Authority, who have already deemed the drainage proposals unacceptable. The latest drainage strategy remains unresolved and heavily reliant on engineered attenuation systems and combined sewer connections.

It is also concerning that aspects of the investigation rely on historic data and that further gas monitoring and reporting are still ongoing. Environmental Health has already highlighted concerns that previous reports are outdated and no longer compliant with current standards and guidance.

Taken together, the submitted report does not demonstrate that the site is suitable for safe and sustainable residential development. Instead, it highlights extensive instability, contamination concerns, drainage limitations and unresolved technical risks. In my view, this further strengthens the case that the site is inappropriate for housing development and that planning permission should be refused.