

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2026/90506 - Land Off, Soothill Lane, Batley

Discharge of details reserved by condition 20 (validation) on previous permission 2022/90889 for variation of condition 8 (Highway Works) on previous permission 2020/94202 variation conditions 1, 9, 19, 28 on previous permission 2018/94189 for outline application for residential development of up to 366 dwellings with details of access points only to allow for minor changes to the red line boundary plan and minor variations to the approved southern highways access point and approved remediation strategy specifications

Date Responded:
Monday, 30 March 2026
Responding Officer:
Hannah Kent
Responding Ref:
WK/202605597

Thank you for consulting Environmental Health on the above discharge of condition. Condition 20 states:

Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Validation Report shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as the remediation measures have been completed for that part of the site in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Validation Report in respect of those remediation measures has been approved in writing by the Local Planning Authority. Where validation has been submitted and approved in stages for different areas of the whole site, a Final Validation Summary Report shall be submitted to and approved in writing by the Local Planning Authority

COMMENTS

The applicant has submitted a Slope Stability Review & Assessment Ref: 4313/2, dated February 2026, prepared by Lithos Consulting Ltd. The report outlines its purpose, stating it provides a:

Review of an existing slope stability assessment, supplemented by an intrusive ground investigation with geotechnical testing, and a 'revised' slope stability assessment (taking account of ground conditions and geotechnical test results) for land off Soothill Lane in Batley, Kirklees, West Yorkshire.

An existing slope (a post-glacial landform formed of drift soils and bedrock) has been regraded and 'steepened' as part of a wider residential development. The slope crest is to the rear of plots 68 to 74; the toe is to the rear of Plots 234 to 254; the slope face is occupied by an area of POS, including an outdoor play area, and a below ground surface water attenuation tank.

This is not a contaminated validation report, which is what Environmental Health were anticipating from a submission for the discharge of condition 20 above. There appears to be some confusion regarding what should be submitted for the purposes of discharging this condition.

The applicant or their agent are advised to review the Remedial Strategy, carried out by Groundtech Consulting, dated 01st October 2019 (18058/633 revision 1.3) approved in accordance with 2018/94189, particularly the recommendations for remediation – this section should outline the proposed remediation recommendations and advise what information/data

is required to be recorded and submitted to the local planning authority as a Validation Report. Alternatively, the applicant or their agent could discuss the requirements of the contaminated land condition with their contaminated land consultants for clarification of what is required for the discharge of condition 20.

RECOMMENDATION

The submitted report is not a contaminated land Validation Report and therefore does not satisfy the requirements of condition 20.

Environmental Health are unable to recommend the discharge of condition 20 due the reasons outlined above.