

Consultation Response from: KC Environmental Health (Pollution & Noise Control)		
2026/91615 - Land off, Roslyn Avenue, Netherton, Huddersfield, HD4 7EW		
Discharge of details reserved by Conditions 14 (Phasing Plan), 15 (Construction Ecological Management Plan (CEMP)), 16 (Construction Environmental Management Plan: Biodiversity), 17 (Phase 2 Investigation), 18 (Remediation Strategy), 19 (unexpected contamination), 20 (verification), 21 (Surface water drainage scheme), 22 (Flood routeing), 23 (temporary surface water), 24 (Arboricultural method statement), 25 (road condition survey), 26 (highway structures), 27 (retaining wall spec), 28 (Written Scheme of Archaeological Investigation (WSI)), 29 (Ecological Design Strategy (EDS)), 30 (PROW HUD/228/10 improvement spec), 31 (road, footway, and footpath spec), 32 (site access spec), 33 (internal estate streets spec), 34 (Local Equipped Area of Play (LEAP) spec), 35 (Travel Plan), 36 (Cycle store details), 37 (ancient woodland information boards spec), and 38 (ancient woodland information packs spec) on previous permission 2025/91870 for variation of conditions 5 (plans and specifications), 29 (Ecological Design Strategy), 32 (site access works and road marking improvements), 33 (internal estate streets scheme), 34 (play area), 37 (information boards), 39 (vehicle parking areas surface and drainage), 41 (bin storage area and waste collection point) on previous outline permission 2023/93503 for residential development of 82 dwellings and associated works, with layout and access as considerations.		
Date Responded: 23/06/2026	Responding Officer: KB	Responding Ref: WK/202618850
The applicant has applied to discharge Conditions 17 (Phase 2 Investigation), 18 (Remediation Strategy), 19 (unexpected contamination), 20 (verification) on the previous permission (2023/93503). At this time, we can provide comment on Condition 17 (Phase 2 Investigation). Condition 17 – Phase 2 Investigation For the purpose of discharging condition 17 (Phase 2 Investigation), on previous permission 2023/93503, a report by Lithos has been received regarding the ‘Phase 2 Geoenvironmental Appraisal’ (dated July 2024. Ref: 5080/1). The report includes geotechnical information, which is outside the remit of Environmental Health, this consultation response therefore only relates to the land contamination aspect of the reports. We have read and reviewed the Lithos report and make the following observations. The Phase 2 Geoenvironmental Appraisal has been undertaken to support the proposed residential development of the site and follows on from the preliminary risk assessment previously reviewed by Environmental Health (Ref: WK/202339608). The site itself comprises undeveloped agricultural land, but is located in a sensitive setting, with a former quarry and recorded refuse tip immediately to the north and north-east, and several additional infilled quarries within approximately 250 metres of the site boundary. These surrounding features form the principal potential sources of contamination and ground gas risk. The intrusive site investigation is relatively extensive in terms of ground coverage. A total of twenty-eight trial pits and ten window sample boreholes were excavated across the site, and gas and groundwater monitoring wells were installed within the boreholes. Soil sampling included fifteen topsoil samples supported by a small number of targeted samples, including		

one sample of localised made ground and one sample adjacent to the electrical substation for PCB analysis. Ground gas monitoring was initiated, although only a single monitoring visit had been completed at the time of the report.

Ground conditions encountered across the site are typical of a greenfield location underlain by sandstone geology. A shallow topsoil layer, generally around 300 mm thick, overlies granular residual soils and shallow sandstone bedrock which is encountered at relatively shallow depths, typically between 1.0 m and 2.5 m below ground level. Localised made ground was encountered in a single trial pit and is interpreted as reworked natural material associated with historic small-scale quarrying rather than made ground.

The results of the contamination testing indicate that the soils underlying the site are generally suitable for residential end use. All soil samples tested for inorganic and organic contaminants fall below the relevant Tier 1 screening values for a residential development with gardens, and there is no evidence of significant contamination from hydrocarbons, polycyclic aromatic hydrocarbons, or polychlorinated biphenyls. No asbestos fibres were identified in any of the samples analysed. Overall, the consultant concludes that the site is not adversely affected by contamination and does not require remediation.

Limited pesticide testing was undertaken on three topsoil samples. One of these samples returned a low-level detection of Picloram, an agricultural herbicide. The consultant has interpreted this as an isolated occurrence associated with historical agricultural use and has concluded that it does not represent a significant risk to future end users. However, this conclusion is based on a limited dataset.

Initial ground gas monitoring results have been reported from a single monitoring visit undertaken in July 2024. No methane was detected in any of the monitoring wells. Carbon dioxide was detected across the site at concentrations ranging from approximately 1.5% to 4.3% by volume, with the highest concentration recorded in well WS10. No steady gas flow rates were detected during the monitoring visit. Based on these results, the consultant has provisionally concluded that the risk from ground gas is low. However, the report also confirms that the full monitoring programme has not yet been completed and that a formal hazardous gas risk assessment will be prepared following completion of monitoring.

Overall, the Phase 2 report concludes that the site is suitable for residential development without the need for remediation measures. It indicates that risks can be managed through standard construction practices and that no significant contamination has been identified. The assessment of ground gas risk is currently preliminary and subject to confirmation following completion of the monitoring programme.

COMMENTS

The assessment is limited by a number of factors, including small sample sizes for certain chemical determinands and an insufficient number of topsoil samples to justify reuse within a residential setting when considered against recognised verification guidance.

More significantly, the ground gas assessment remains incomplete, with conclusions based on a single monitoring round undertaken in July 2024. In the absence of a completed monitoring programme, Gas Screening Value assessment, and formal Gas Risk Assessment in accordance with current guidance, the ground gas regime cannot be fully characterised.

RECOMMENDATIONS

It is therefore recommended that Condition 17 is not discharged at this time and further information provided. We would recommend at this time that Planning re-consult with Environmental Health for comment.