



Mugen Geo Ltd

Machpelah House, Machpelah,
Hebden Bridge, HX7 8AU

Groundsure Reference: GS-3071784

Your Reference: 1605_BD12_7ER_

Report Date 15 Jun 2016

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Groundsure Enviro Insight

Address: OAK MILLS, CLIFF HOLLINS LANE, BRADFORD, BD12 7ER

Dear Sir/ Madam,

Thank you for placing your order with Groundsure. Please find enclosed the **Groundsure Enviro Insight** as requested.

If you need any further assistance, please do not hesitate to contact our helpline on 08444 159000 quoting the above Groundsure reference number.

Yours faithfully,

Managing Director
Groundsure Limited

Enc.
Groundsure Enviroinsight

Groundsure Enviro Insight

Address: OAK MILLS, CLIFF HOLLINS LANE, BRADFORD, BD12 7ER
Date: 15 Jun 2016
Reference: GS-3071784
Client: Mugen Geo Ltd



Aerial Photograph Capture date: 26-Mar-2012
Grid Reference: 417783,427871
Site Size: 0.76ha

Report Reference: GS-3071784
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Overview of Findings

For further details on each dataset, please refer to each individual section in the main report as listed. Where the database has been searched a numerical result will be recorded. Where the database has not been searched '-' will be recorded.

Section 1: Historical Industrial Sites	On-site	0-50	51-250	251-500
1.1 Potentially Contaminative Uses identified from 1:10,000 scale mapping	10	13	55	64
1.2 Additional Information – Historical Tank Database	6	0	27	23
1.3 Additional Information – Historical Energy Features Database	2	0	2	14
1.4 Additional Information – Historical Petrol and Fuel Site Database	0	0	0	0
1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database	0	0	0	0
1.6 Potentially Infilled Land	1	9	37	54

Section 2: Environmental Permits, Incidents and Registers	On-site	0-50m	51-250	251-500
2.1 Industrial Sites Holding Environmental Permits and/or Authorisations				
2.1.1 Records of historic IPC Authorisations	0	0	0	0
2.1.2 Records of Part A(1) and IPPC Authorised Activities	0	0	0	0
2.1.3 Records of Red List Discharge Consents	0	0	0	0
2.1.4 Records of List 1 Dangerous Substances Inventory sites	0	0	0	0
2.1.5 Records of List 2 Dangerous Substances Inventory sites	0	0	1	0
2.1.6 Records of Part A(2) and Part B Activities and Enforcements	0	0	0	0
2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0
2.1.8 Records of Licensed Discharge Consents	0	0	1	2
2.1.9 Records of Water Industry Referrals	0	0	0	0
2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site	0	0	0	0
2.2 Records of COMAH and NIHHS sites	0	0	0	0
2.3 Environment Agency Recorded Pollution Incidents				
2.3.1 National Incidents Recording System, List 2	1	5	5	4
2.3.2 National Incidents Recording System, List 1	0	0	0	1
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0

Section 3: Landfill and Other Waste Sites	On-site	0-50m	51-250	251-500	501-1000	1000-1500
3.1 Landfill Sites						
3.1.1 Environment Agency Registered Landfill Sites	0	0	0	0	0	Not searched
3.1.2 Environment Agency Historic Landfill Sites	0	0	0	2	1	15
3.1.3 BGS/DoE Landfill Site Survey	0	0	0	1	0	2
3.1.4 Records of Landfills in Local Authority and Historical Mapping Records	0	0	0	1	0	7
3.2 Landfill and Other Waste Sites Findings						
3.2.1 Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	2	1	Not searched	Not searched
3.2.2 Environment Agency Licensed Waste Sites	0	0	0	0	1	5

Section 4: Current Land Use	On-site	0-50m	51-250	251-500
4.1 Current Industrial Sites Data	1	0	4	Not searched
4.2 Records of Petrol and Fuel Sites	0	0	0	0
4.3 National Grid Underground Electricity Cables	0	0	0	0
4.4 National Grid Gas Transmission Pipelines	0	0	0	0

Section 5: Geology	
5.1 Are there any records of Artificial Ground and Made Ground present beneath the study site?	No
5.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site?	Yes
5.3 For records of Bedrock and Solid Geology beneath the study site see the detailed findings section.	

Section 6: Hydrogeology and Hydrology	0-500m					
6.1 Are there any records of Strata Classification in the Superficial Geology within 500m of the study site?	Yes					
6.2 Are there any records of Strata Classification in the Bedrock Geology within 500m of the study site?	Yes					
	On-site	0-50m	51-250	251-500	501-1000	1000-2000
6.3 Groundwater Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	25
6.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	0
6.5 Potable Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	0
6.6 Source Protection Zones (within 500m of the study site)	0	0	0	0	Not searched	Not searched
6.7 Source Protection Zones within Confined Aquifer	0	0	0	0	Not searched	Not searched
6.8 Groundwater Vulnerability and Soil Leaching Potential (within 500m of the study site)	1	0	1	1	Not searched	Not searched
	On-site	0-50m	51-250	251-500	501-1000	1000-1500

Section 6: Hydrogeology and Hydrology

0-500m

6.9 Is there any Environment Agency information on river quality within 1500m of the study site?	No	No	No	No	No	No
6.10 Detailed River Network entries within 500m of the site	1	2	6	9	Not searched	Not searched
6.11 Surface water features within 250m of the study site	Yes	Yes	Yes	Not searched	Not searched	Not searched

Section 7: Flooding

7.1 Are there any Environment Agency Zone 2 floodplains within 250m of the study site?	Yes
7.2 Are there any Environment Agency Zone 3 floodplains within 250m of the study site	Yes
7.3 What is the Risk of flooding from Rivers and the Sea (RoFRaS) rating for the study site?	High
7.4 Are there any Flood Defences within 250m of the study site?	No
7.5 Are there any areas benefiting from Flood Defences within 250m of the study site?	No
7.6 Are there any areas used for Flood Storage within 250m of the study site?	No
7.7 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Potential at Surface
7.8 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	Low

Section 8: Designated Environmentally Sensitive Sites

	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	0
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
8.3 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
8.4 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
8.5 Records of Ramsar sites	0	0	0	0	0	0
8.6 Records of Ancient Woodlands	0	0	0	2	1	1
8.7 Records of Local Nature Reserves (LNR)	0	0	0	0	0	1
8.8 Records of World Heritage Sites	0	0	0	0	0	0
8.9 Records of Environmentally Sensitive Areas	0	0	0	0	0	0
8.10 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0

Section 8: Designated Environmentally Sensitive Sites	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.11 Records of National Parks	0	0	0	0	0	0
8.12 Records of Nitrate Sensitive Areas	0	0	0	0	0	0
8.13 Records of Nitrate Vulnerable Zones	1	0	0	0	0	0
8.14 Records of Green Belt land	1	1	0	1	1	0

Section 9: Natural Hazards

9.1 What is the maximum risk of natural ground subsidence?	Moderate
9.1.1 What is the maximum Shrink-Swell hazard rating identified on the study site?	Very Low
9.1.2 What is the maximum Landslides hazard rating identified on the study site?	Low
9.1.3 What is the maximum Soluble Rocks hazard rating identified on the study site?	Negligible
9.1.4 What is the maximum Compressible Ground hazard rating identified on the study site?	Moderate
9.1.5 What is the maximum Collapsible Rocks hazard rating identified on the study site?	Very Low
9.1.6 What is the maximum Running Sand hazard rating identified on the study site?	Low
9.2 Radon	
9.2.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?	The property is in a Radon Affected Area, as between 1 and 3% of properties are above the Action Level.
9.2.2 Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	No radon protective measures are necessary.

Section 10: Mining

10.1 Are there any coal mining areas within 75m of the study site?	Yes
10.2 Are there any Non-Coal Mining areas within 50m of the study site boundary?	Yes
10.3 Are there any brine affected areas within 75m of the study site?	No

Using this report

The following report is designed by Environmental Consultants for Environmental Professionals bringing together the most up-to-date market leading environmental data. This report is provided under and subject to the Terms & Conditions agreed between Groundsure and the Client. The document contains the following sections:

1. Historical Industrial Sites

Provides information on past land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. Potentially Infilled Land features are also included. This search is conducted using radii of up to 500m.

2. Environmental Permits, Incidents and Registers

Provides information on Regulated Industrial Activities and Pollution Incidents as recorded by Regulatory Authorities, and sites determined as Contaminated Land. This search is conducted using radii up to 500m.

3. Landfills and Other Waste Sites

Provides information on landfills and other waste sites that may pose a risk to the study site. This search is conducted using radii up to 1500m.

4. Current Land Uses

Provides information on current land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. These searches are conducted using radii of up to 500m. This includes information on potentially contaminative industrial sites, petrol stations and fuel sites as well as high pressure gas pipelines and underground electricity transmission lines.

5. Geology

Provides information on artificial and superficial deposits and bedrock beneath the study site.

6. Hydrogeology and Hydrology

Provides information on productive strata within the bedrock and superficial geological layers, abstraction licenses, Source Protection Zones (SPZs) and river quality. These searches are conducted using radii of up to 2000m.

7. Flooding

Provides information on river and coastal flooding, flood defences, flood storage areas and groundwater flood areas. This search is conducted using radii of up to 250m.

8. Designated Environmentally Sensitive Sites

Provides information on the Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites, Local Nature Reserves (LNR), Areas of Outstanding Natural Beauty (AONB), National Parks (NP), Environmentally Sensitive Areas, Nitrate Sensitive Areas, Nitrate Vulnerable Zones and World Heritage Sites and Scheduled Ancient Woodland. These searches are conducted using radii of up to 2000m.

9. Natural Hazards

Provides information on a range of natural hazards that may pose a risk to the study site. These factors include natural ground subsidence and radon..

10. Mining

Provides information on areas of coal and non-coal mining and brine affected areas.

11. Contacts

This section of the report provides contact points for statutory bodies and data providers that may be able to provide further information on issues raised within this report. Alternatively, Groundsure provide a free Technical Helpline (08444 159000) for further information and guidance.

Note: Maps

Only certain features are placed on the maps within the report. All features represented on maps found within this search are given an identification number. This number identifies the feature on the mapping and correlates it to the additional information provided below. This identification number precedes all other information and takes the following format -Id: 1, Id: 2, etc. Where numerous features on the same map are in such close proximity that the numbers would obscure each other a letter identifier is used instead to represent the features. (e.g. Three features which overlap may be given the identifier "A" on the map and would be identified separately as features 1A, 3A, 10A on the data tables provided).

Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as "Not Shown".

All distances given in this report are in Metres (m). Directions are given as compass headings such as N: North, E: East, NE: North East from the nearest point of the study site boundary.

1. Historical Industrial Sites

1.1 Potentially Contaminative Uses identified from 1:10,000 scale Mapping

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information:

Records of sites with a potentially contaminative past land use within 500m of the search boundary: 142

ID	Distance [m]	Direction	Use	Date
1A	0	On Site	Worsted Mill	1948
2A	0	On Site	Unspecified Mill	1938
3B	0	On Site	Unspecified Mills	1990
4A	0	On Site	Worsted Mill	1955
5A	0	On Site	Worsted Mill	1967
6	0	On Site	Unspecified Mill	1905
7AN	0	On Site	Unspecified Pit	1892
8	0	On Site	Unspecified Disused Mills	1892
9B	0	On Site	Unspecified Mills	1983
10B	0	On Site	Unspecified Works	1974
11D	2	NE	Unspecified Pit	1967
12C	3	S	Rifle Range	1948
13C	3	S	Rifle Range	1905
14D	3	NE	Unspecified Pit	1974
15D	3	NE	Unspecified Pit	1983
16D	3	NE	Unspecified Pit	1990
17H	28	S	Rifle Range	1938
18E	32	S	Rifle Range	1948
19E	32	S	Rifle Range	1938
20E	32	S	Rifle Range	1905
21F	48	NE	Colliery	1948
22F	48	NE	Colliery	1938
23G	50	S	Unspecified Heap	1955
24G	54	S	Unspecified Heap	1967
25G	58	S	Refuse Heap	1905
26G	58	S	Unspecified Heap	1948
27G	58	S	Unspecified Heap	1938
28H	59	S	Sand Pit	1905
29K	61	SW	Unspecified Commercial/Industrial	1892
30AP	62	S	Unspecified Pit	1892
31G	65	S	Unspecified Pit	1892
32I	97	S	Unspecified Heap	1948
33I	97	S	Unspecified Heap	1938

34I	97	S	Refuse Heap	1905
35I	103	S	Unspecified Heap	1955
36I	103	S	Unspecified Heaps	1967
37J	104	N	Unspecified Quarry	1938
38J	104	N	Unspecified Quarry	1948
39J	104	N	Unspecified Quarry	1905
40K	119	SW	Tramway Sidings	1892
41	120	S	Railway Building	1905
42AQ	146	SW	Cuttings	1974
43L	152	NE	Unspecified Disused Pit	1905
44L	152	NE	Refuse Heap	1948
45L	152	NE	Refuse Heap	1938
46L	152	NE	Refuse Heap	1892
47L	166	NE	Refuse Heap	1967
48AR	167	NE	Colliery	1955
49L	168	NE	Unspecified Heap	1955
50AT	177	S	Tramway Sidings	1955
51M	177	S	Sewage Works	1955
52M	177	S	Sewage Works	1967
53N	178	S	Unspecified Works	1974
54N	178	S	Water Pollution Control Works	1983
55N	178	S	Water Pollution Control Works	1990
56AS	178	S	Sewage Works	1938
57R	180	S	Tramway Sidings	1948
58	180	S	Sewage Works	1948
59	182	NE	Railway Sidings	1892
60O	182	S	Sewage Works	1905
61U	183	S	Sewage Works	1892
62AZ	189	SE	Filter Beds	1955
63O	190	S	Filter Beds	1948
64L	209	NE	Railway Building	1892
65P	210	E	Incinerator	1990
66P	210	E	Incinerator	1983
67AJ	214	W	Unspecified Mills	1892
68Q	214	NE	Unspecified Old Shafts	1938
69	217	W	Tramway Sidings	1892
70Q	217	NE	Railway Building	1892
71	222	NE	Tramway Sidings	1938
72Q	223	NE	Unspecified Old Shafts	1938
73R	224	S	Unspecified Tanks	1983
74R	224	S	Unspecified Tanks	1990
75R	224	S	Unspecified Tanks	1974
76	228	NE	Railway Building	1892
77AV	241	NE	Unspecified Heap	1905

78AW	244	SW	Unspecified Old Shaft	1905
79S	252	SE	Unspecified Tank	1990
80S	252	SE	Unspecified Tank	1974
81S	252	SE	Unspecified Tank	1983
82T	273	W	Unspecified Old Tanks	1955
83T	275	W	Unspecified Old Tanks	1938
84T	275	W	Unspecified Old Tanks	1948
85AX	282	NE	Unspecified Pit	1892
86U	287	SE	Unspecified Tank	1974
87U	287	SE	Unspecified Tank	1983
88U	287	SE	Unspecified Tank	1990
89W	291	W	Unspecified Heap	1990
90V	297	SW	Unspecified Old Shaft	1955
91V	298	SW	Unspecified Old Shaft	1948
92V	298	SW	Unspecified Old Shaft	1938
93V	298	SW	Unspecified Old Shaft	1938
94W	299	W	Unspecified Heap	1955
95W	299	W	Unspecified Heap	1974
96W	299	W	Unspecified Heap	1983
97W	299	W	Unspecified Heap	1967
98W	302	W	Refuse Heap	1905
99W	302	W	Unspecified Heap	1938
100W	302	W	Unspecified Heap	1938
101W	303	W	Unspecified Heap	1948
102X	347	E	Refuse Heap	1974
103X	347	E	Refuse Heap	1983
104X	347	E	Refuse Heap	1990
105AY	357	S	Cuttings	1974
106AM	367	W	Unspecified Mills	1948
107N	389	SE	Filter Beds	1990
108N	389	SE	Filter Beds	1983
109AE	390	S	Unspecified Pit	1892
110BA	395	SW	Unspecified Old Shaft	1905
111Y	398	W	Unspecified Mills	1967
112Y	398	W	Unspecified Mills	1955
113Y	400	W	Unspecified Mills	1938
114BB	416	S	Unspecified Heap	1892
115Z	417	S	Unspecified Ground Workings	1955
116Z	420	S	Unspecified Ground Workings	1892
117Z	420	S	Unspecified Ground Workings	1905
118Z	420	S	Unspecified Ground Workings	1948
119Z	420	S	Unspecified Ground Workings	1938

120	426	S	Railway Sidings	1892
121AA	455	S	Filter Beds	1990
122AA	455	S	Filter Beds	1974
123AA	455	S	Filter Beds	1983
124AB	460	S	Refuse Heap	1905
125AB	474	S	Refuse Heap	1892
126AC	477	N	Unspecified Ground Workings	1905
127AC	477	N	Unspecified Ground Workings	1892
128AD	478	S	Unspecified Heap	1948
129AD	478	S	Refuse Heap	1905
130AD	478	S	Unspecified Heap	1938
131AD	479	S	Unspecified Heaps	1955
132AD	479	S	Unspecified Heaps	1967
133AB	484	S	Unspecified Heap	1948
134AB	484	S	Unspecified Heap	1938
135	488	S	Railway Building	1892
136AE	491	S	Railway Building	1892
137AD	491	S	Unspecified Heap	1974
138AD	491	S	Unspecified Heap	1983
139AD	491	S	Unspecified Heap	1990
140	499	NW	Unspecified Works	1983
141	499	NW	Unspecified Commercial/Industrial	1990
142AD	500	S	Refuse Heap	1892

1.2 Additional Information – Historical Tank Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical tanks within 500m of the search boundary:

56

ID	Distance (m)	Direction	Use	Date
143A	0	On Site	Tanks	1956
144A	0	On Site	Unspecified Tank	1973
145A	0	On Site	Unspecified Tank	1973
146A	0	On Site	Tanks	1956
147A	0	On Site	Unspecified Tank	1992
148A	0	On Site	Unspecified Tank	1992
149AF	181	S	Unspecified Tank	1956
150AF	181	S	Unspecified Tank	1973
151AF	181	S	Unspecified Tank	1992
152AF	181	S	Unspecified Tank	1956

153AF	183	S	Detritus Tanks	1956
154AF	184	S	Unspecified Tank	1992
155AF	184	S	Tanks	1938
156AF	184	S	Detritus Tanks	1956
157AF	184	S	Unspecified Tank	1973
158AF	187	S	Unspecified Tank	1992
159AF	187	S	Unspecified Tank	1973
160AF	192	S	Unspecified Tank	1992
161AF	192	S	Unspecified Tank	1973
162R	211	S	Tanks	1992
163R	211	S	Tanks	1973
164R	213	S	Sludge Storage Tank	1956
165R	214	S	Sludge Storage Tanks	1956
166R	215	S	Tanks	1938
167R	225	S	Consolidating Tanks	1973
168R	225	S	Consolidating Tanks	1992
169AG	226	S	Sludge Storage Tanks	1973
170AG	227	S	Sludge Storage Tanks	1992
171AG	235	S	Unspecified Tank	1973
172AG	236	S	Unspecified Tank	1992
173AG	243	S	Unspecified Tank	1973
174AG	244	S	Unspecified Tank	1992
175AU	244	SE	Tanks	1992
176AG	252	S	Unspecified Tank	1956
177AH	252	S	Septic Tanks	1933
178AH	252	S	Precipitation Tanks	1938
179AG	253	S	Unspecified Tank	1973
180AG	253	S	Unspecified Tank	1956
181S	253	SE	Settlement Tank	1973
182S	253	SE	Settlement Tank	1992
183AH	257	S	Precipitation Tanks	1956
184AH	258	S	Precipitation Tanks	1956
185T	273	W	Tanks	1893
186T	273	W	Old Tanks	1933
187T	273	W	Old Tanks	1908
188T	273	W	Old Tanks	1922
189U	274	S	Unspecified Tank	1973
190AI	274	S	Tanks	1973
191S	275	S	Unspecified Tank	1992
192AI	275	S	Tanks	1992
193U	286	S	Unspecified Tank	1973
194U	287	S	Unspecified Tank	1992
195U	289	SE	Settlement Tank	1992
196U	289	SE	Settlement Tank	1973
197AJ	431	W	Unspecified Tank	1979
198AJ	431	W	Unspecified Tank	1971

1.3 Additional Information – Historical Energy Features Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical energy features within 500m of the search boundary:

18

ID	Distance (m)	Direction	Use	Date
199A	0	On Site	Electricity Substation	1956
200A	0	On Site	Electricity Substation	1956
201AG	234	S	Electricity Substation	1973
202AG	235	S	Electricity Substation	1992
203AK	269	SW	Electricity Substation	1971
204AK	270	SW	Electricity Substation	1992
205AK	279	SW	Electricity Substation	1979
206AL	312	S	Electricity Substation	1956
207AL	313	S	Electricity Substation	1992
208AL	317	S	Electricity Substation	1956
209AL	317	S	Electricity Substation	1973
210AM	496	W	Electricity Substation	1979
211AM	497	W	Electricity Substation	1956
212AM	498	W	Electricity Substation	1994
213AM	498	W	Electricity Substation	1994
214AM	498	W	Electricity Substation	1992
215AM	498	W	Electricity Substation	1956
216AM	498	W	Electricity Substation	1971

1.4 Additional Information – Historical Petrol and Fuel Site Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical petrol stations and fuel sites within 500m of the search boundary:

0

Database searched and no data found.

1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical garage and motor vehicle repair sites within 500m of the search boundary: 0

Database searched and no data found.

1.6 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 500m of the study site: 101

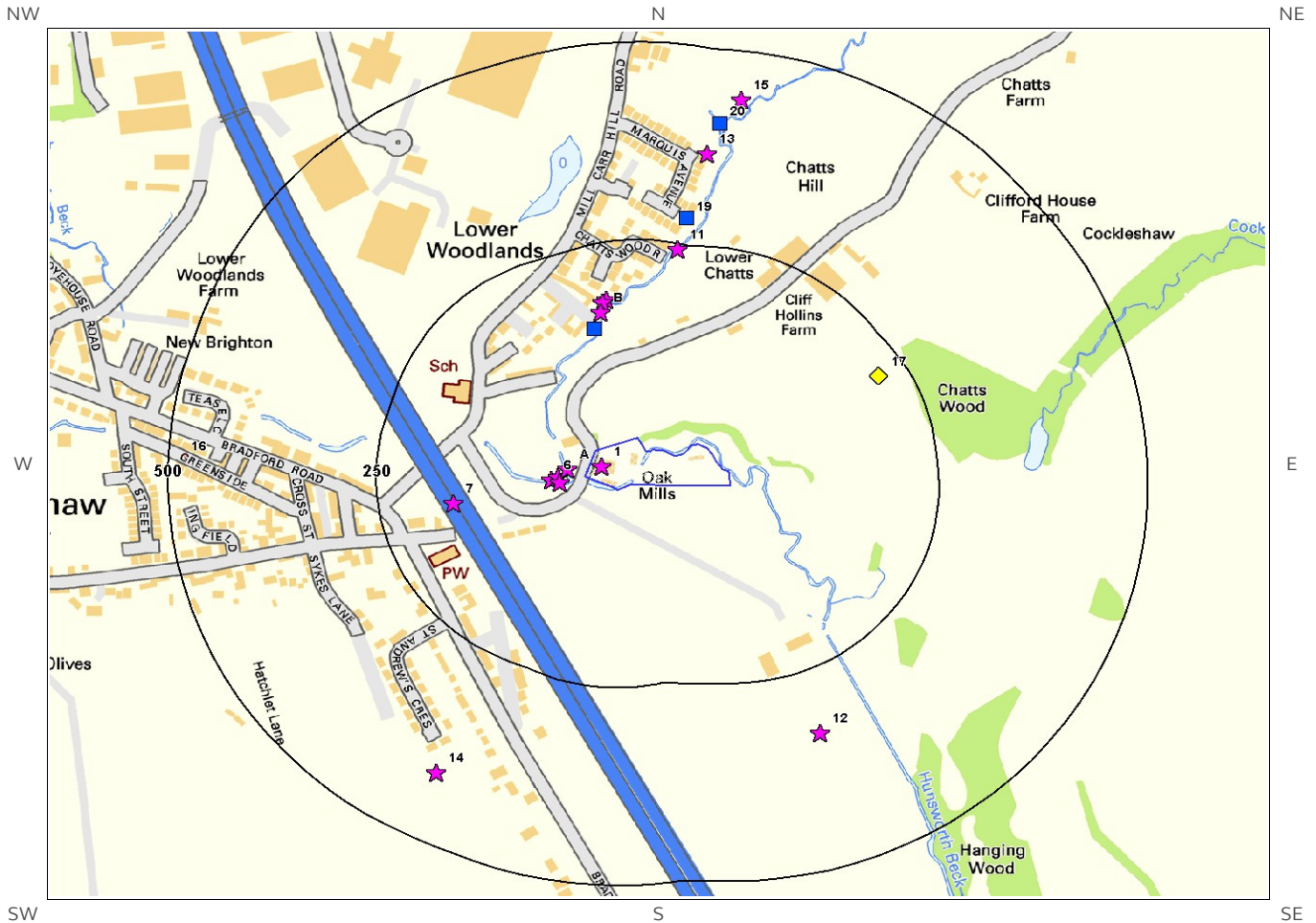
The following Historical Potentially Infilled Features derived from the Historical Mapping information is provided by Groundsure:

ID	Distance(m)	Direction	Use	Date
217AN	0	On Site	Unspecified Pit	1892
218D	2	NE	Unspecified Pit	1967
219D	3	NE	Unspecified Pit	1983
220D	3	NE	Unspecified Pit	1974
221D	3	NE	Unspecified Pit	1990
222AO	47	SW	Pond	1892
223AO	47	SW	Pond	1905
224F	48	NE	Colliery	1938
225F	48	NE	Colliery	1948
226G	50	S	Unspecified Heap	1955
227G	54	S	Unspecified Heap	1967
228G	58	S	Refuse Heap	1905
229G	58	S	Unspecified Heap	1948
230G	58	S	Unspecified Heap	1938
231H	59	S	Sand Pit	1905
232AP	62	S	Unspecified Pit	1892
233G	65	S	Unspecified Pit	1892
234I	97	S	Unspecified Heap	1948
235I	97	S	Refuse Heap	1905
236I	97	S	Unspecified Heap	1938
237I	103	S	Unspecified Heaps	1967
238I	103	S	Unspecified Heap	1955
239J	104	N	Unspecified Quarry	1948
240J	104	N	Unspecified Quarry	1938
241J	104	N	Unspecified Quarry	1905
242AQ	146	SW	Cuttings	1974
243L	152	NE	Refuse Heap	1948
244L	152	NE	Refuse Heap	1938
245L	152	NE	Refuse Heap	1892
246L	152	NE	Unspecified Disused Pit	1905
247L	166	NE	Refuse Heap	1967
248AR	167	NE	Colliery	1955
249L	168	NE	Unspecified Heap	1955
250M	177	S	Sewage Works	1955














251M	177	S	Sewage Works	1967
252AS	178	S	Sewage Works	1938
253M	180	S	Sewage Works	1948
254AT	182	S	Sewage Works	1905
255U	183	S	Sewage Works	1892
256N	189	SE	Filter Beds	1955
257O	190	S	Filter Beds	1948
258U	191	S	Ponds	1892
259AU	193	SE	Ponds	1938
260Q	214	NE	Unspecified Old Shafts	1938
261Q	223	NE	Unspecified Old Shafts	1938
262AV	241	NE	Unspecified Heap	1905
263AW	244	SW	Unspecified Old Shaft	1905
264AH	253	S	Ponds	1938
265	265	W	Pond	1892
266AX	282	NE	Unspecified Pit	1892
267W	291	W	Unspecified Heap	1990
268V	297	SW	Unspecified Old Shaft	1955
269V	298	SW	Unspecified Old Shaft	1948
270V	298	SW	Unspecified Old Shaft	1938
271V	298	SW	Unspecified Old Shaft	1938
272W	299	W	Unspecified Heap	1955
273W	299	W	Unspecified Heap	1967
274W	299	W	Unspecified Heap	1983
275W	299	W	Unspecified Heap	1974
276W	302	W	Refuse Heap	1905
277W	302	W	Unspecified Heap	1938
278W	302	W	Unspecified Heap	1938
279W	303	W	Unspecified Heap	1948
280X	347	E	Refuse Heap	1974
281X	347	E	Refuse Heap	1990
282X	347	E	Refuse Heap	1983
283AY	357	S	Cuttings	1974
284AZ	389	SE	Filter Beds	1983
285N	389	SE	Filter Beds	1990
286AE	390	S	Unspecified Pit	1892
287BA	395	SW	Unspecified Old Shaft	1905
288BB	416	S	Unspecified Heap	1892
289Z	417	S	Unspecified Ground Workings	1955
290Z	420	S	Unspecified Ground Workings	1938
291Z	420	S	Unspecified Ground Workings	1948
292Z	420	S	Unspecified Ground Workings	1905

293Z	420	S	Unspecified Ground Workings	1892
294BC	432	W	Pond	1892
295BC	433	W	Reservoir	1983
296BC	434	W	Reservoir	1948
297BC	434	W	Pond	1905
298BC	436	W	Reservoir	1955
299BC	437	W	Reservoir	1938
300AA	455	S	Filter Beds	1983
301AA	455	S	Filter Beds	1990
302AA	455	S	Filter Beds	1974
303AB	460	S	Refuse Heap	1905
304AB	474	S	Refuse Heap	1892
305AC	477	N	Unspecified Ground Workings	1905
306AC	477	N	Unspecified Ground Workings	1892
307AD	478	S	Unspecified Heap	1948
308AD	478	S	Unspecified Heap	1938
309AD	478	S	Refuse Heap	1905
310AD	479	S	Unspecified Heaps	1955
311AD	479	S	Unspecified Heaps	1967
312AB	484	S	Unspecified Heap	1938
313AB	484	S	Unspecified Heap	1948
314AD	491	S	Unspecified Heap	1974
315AD	491	S	Unspecified Heap	1990
316AD	491	S	Unspecified Heap	1983
317AD	500	S	Refuse Heap	1892

2. Environmental Permits, Incidents and Registers Map



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- | | | | | | |
|---|-------------------------------|---|---|---|--|
|  | Site Outline |  | Recorded Pollution Incident |  | RAS 3 & 4 Authorisations |
|  | Dangerous Substances (List 1) |  | Dangerous Substances (List 2) |  | Part A(1) Authorised Processes and Historic IPC Authorisations |
|  | Water Industry Referrals |  | Part A(2) and Part B Authorised Processes |  | COMAH / NIHHS Sites |
|  | Licensed Discharge Consents |  | Sites Determined as Contaminated Land |  | Hazardous Substance Consents and Enforcements |
|  | Red List Discharge Consents | | | | |

2. Environmental Permits, Incidents and Registers

2.1 Industrial Sites Holding Licences and/or Authorisations

Searches of information provided by the Environment Agency and Local Authorities reveal the following information:

2.1.1 Records of historic IPC Authorisations within 500m of the study site:

0

Database searched and no data found.

2.1.2 Records of Part A(1) and IPPC Authorised Activities within 500m of the study site:

0

Database searched and no data found.

2.1.3 Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site:

0

Database searched and no data found.

2.1.4 Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site:

0

Database searched and no data found.

2.1.5 Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site:

1

The following List 2 Dangerous Substance Inventory Site records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details	
17	216	NE	418030 428000	Name: Speciality Processors (bradford) Ltd,bd3 9tp Status: Not Active Receiving Water: Unknown	Authorised Substances: Cyfluthrin, Cypermethrin

2.1.6 Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site:

0

Database searched and no data found.

2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations:

0

Database searched and no data found.

2.1.8 Records of Licensed Discharge Consents within 500m of the study site:

3

The following Licensed Discharge Consents records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details	
18B	146	N	417690 428060	Address: NEW STREET CSO, ADJ TO NO 13, OAKENSHAW, BRADFORD, WEST YORKSHIRE Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: WRA8244 Permit Version: 1	Receiving Water: Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 11/02/2004 Effective Date: 31-Mar-2004 Revocation Date: -
19	283	N	417800 428200	Address: LOWER CHATTS COTTAGE, CLIFF HOLLINS LANE, OAKENSHAW, BRADFORD, WEST YORKSHIRE Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: WRA7109 Permit Version: 1	Receiving Water: Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 28/11/1994 Effective Date: 28-Nov-1994 Revocation Date: 01/10/1996

ID	Distance (m)	Direction	NGR	Details	
20	406	N	417840 428320	Address: CARR HILL ROAD CSO, MILL CARR HILL ROAD, REAR OF HAGG HALL FARM, BRADFORD, WEST YORKSHIRE Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: WRA8243 Permit Version: 1	Receiving Water: Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 11/03/2004 Effective Date: 31-Mar-2004 Revocation Date: -

2.1.9 Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site:

0

Database searched and no data found.

2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site:

0

Database searched and no data found.

2.2 Dangerous or Hazardous Sites

Records of COMAH & NIHHS sites within 500m of the study site:

0

Database searched and no data found.

2.3 Environment Agency Recorded Pollution Incidents

2.3.1 Records of National Incidents Recording System, List 2 within 500m of the study site:

15

The following NIRS List 2 records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details	
1	0	On Site	417698 427887	Incident Date: 03-Nov-2003 Incident Identification: 199541 Pollutant: Oils and Fuel Pollutant Description: Mixed/Waste Oils	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

ID	Distance (m)	Direction	NGR	Details	
2A	24	W	417657 427883	Incident Date: 07-Feb-2003 Incident Identification: 135587 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Food and Drink	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
3A	24	W	417657 427883	Incident Date: 07-Feb-2003 Incident Identification: 135587 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Food and Drink	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
4A	32	W	417648 427866	Incident Date: 27-May-2002 Incident Identification: 81381 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
5A	34	W	417645 427873	Incident Date: 17-Oct-2002 Incident Identification: 115411 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
6	42	W	417637 427869	Incident Date: 30-Jul-2001 Incident Identification: 20162 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
7	162	W	417520 427840	Incident Date: 01-Nov-2002 Incident Identification: 118279 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Blood and Offal	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
8B	164	N	417697 428081	Incident Date: 17-Mar-2002 Incident Identification: 64593 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
9B	176	N	417699 428094	Incident Date: 21-Jun-2002 Incident Identification: 86356 Pollutant: Oils and Fuel Pollutant Description: Cutting Oils	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
10B	178	N	417703 428097	Incident Date: 29-Apr-2002 Incident Identification: 75556 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 2 (Significant) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
11	243	N	417789 428161	Incident Date: 25-Aug-2001 Incident Identification: 26783 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Other General Biodegradable Material or Waste	Water Impact: Category 2 (Significant) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
12	330	S	417960 427550	Incident Date: 12-Mar-2008 Incident Identification: 570569 Pollutant: Sewage Materials Pollutant Description: Storm Sewage	Water Impact: Category 2 (Significant) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
13	367	N	417824 428282	Incident Date: 06-Apr-2003 Incident Identification: 148939 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Food and Drink	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
14	414	SW	417500 427500	Incident Date: 29-Sep-2003 Incident Identification: 193191 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)

ID	Distance (m)	Direction	NGR	Details	
15	438	N	417865 428350	Incident Date: 07-Oct-2002 Incident Identification: 113050 Pollutant: Contaminated Water Pollutant Description: Other Contaminated Water	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

2.3.2 Records of National Incidents Recording System, List 1 within 500m of the study site:

1

The following NIRS List 1 records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details	
16	480	W		Incident Date: 04-Jan-1999 Incident Identification: 772.0 Catchments Name: CALDER AND TRIBS Water Description: RIVER STRETCH (FRESHWATER) Water Course: SPEN BECK/DEAN BECK Incident Substantiated: Yes	Priority Description: Immediate (2 Hours) Waste Description: Not Available Water Impact: Significant Impact Land Impact: No Impact Air Impact: No Impact Action Taken: Not Available

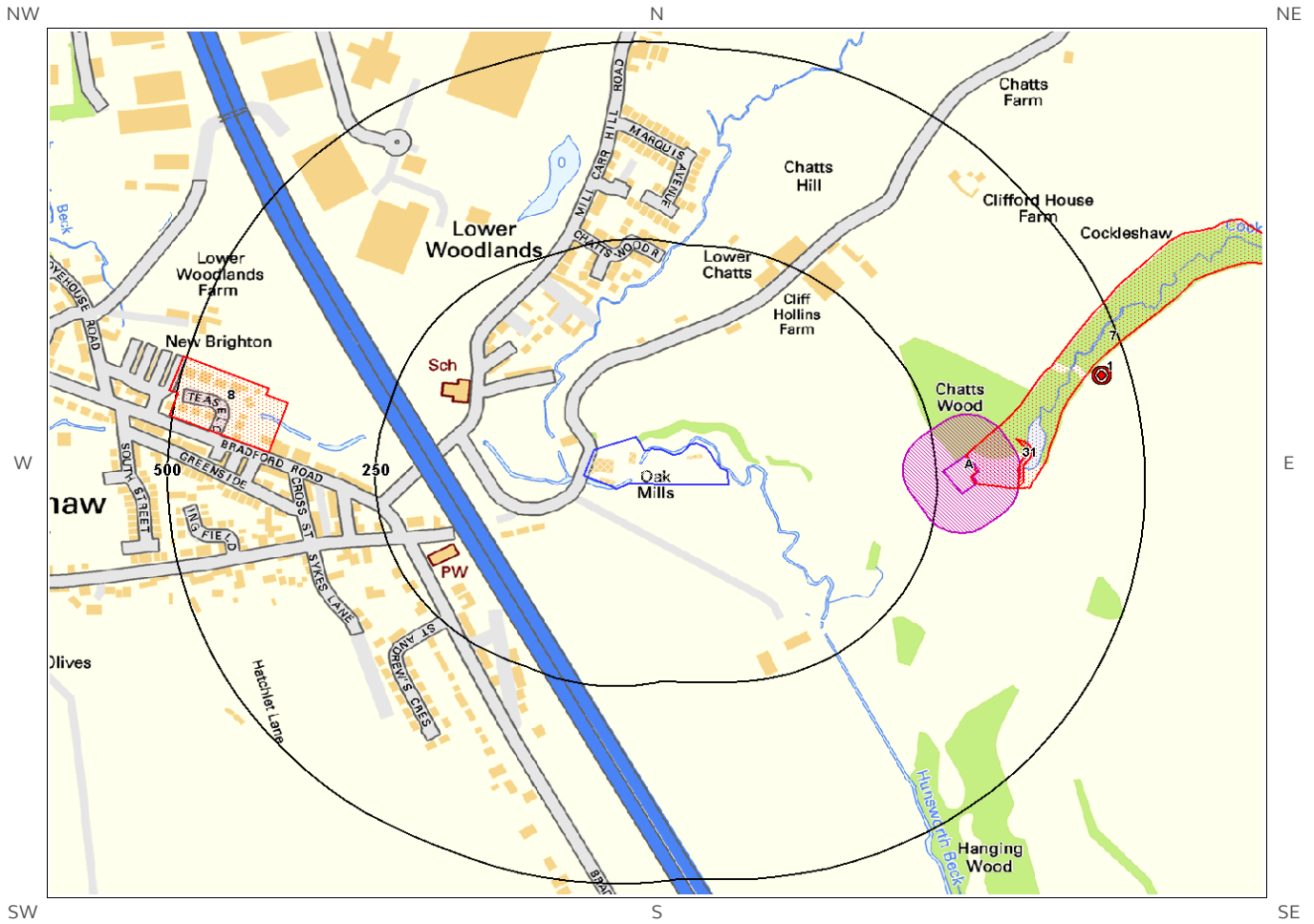
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990

How many records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site?










0

Database searched and no data found.

3. Landfill and Other Waste Sites Map



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- | | | | | | |
|---|------------------------|---|---------------------------|---|---|
|  | Site Outline |  | E.A. Active Landfill |  | Historic and Planned Waste Sites |
|  | 250 Search Buffers (m) |  | E.A. Historic Landfill |  | E.A. Licensed Waste Site |
|  | 500 Search Buffers (m) |  | BGS / DoE Survey Landfill |  | Local Authority/Historical Mapping Landfill Records |

3. Landfill and Other Waste Sites

3.1 Landfill Sites

3.1.1 Records from Environment Agency landfill data within 1000m of the study site:

0

Database searched and no data found.

3.1.2 Records of Environment Agency historic landfill sites within 1500m of the study site:

18

The following landfill records are represented as either points or polygons on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details
7	287	E	418300 428000	<p>Site Address: Chatts Wood, Cliffe Hollins Lane, Bradford, Yorkshire Waste Licence: - Site Reference: - Waste Type: Inert, Industrial Environmental Permitting Regulations (Waste) Reference: -</p> <p>Licence Issue: Licence Surrendered: Licence Holder Address: - Operator: Mintex Limited Licence Holder: - First Recorded: 31-Dec-1960 Last Recorded: -</p>
8	367	W	417200 427900	<p>Site Address: Oakenshaw Spinning Mills, Bradford Road, Oakenshaw Waste Licence: Yes Site Reference: 4700/0667 Waste Type: Inert, Commercial Environmental Permitting Regulations (Waste) Reference: -</p> <p>Licence Issue: 20-Oct-1988 Licence Surrendered: 16-Mar-1993 Licence Holder Address: - Operator: - Licence Holder: K C Cawthray Limited First Recorded: 31-Dec-1988 Last Recorded: 31-Dec-1989</p>
Not shown	807	W	416400 427800	<p>Site Address: Wood Ash Pit, Wilson Road, Wyke, Bradford Waste Licence: - Site Reference: 4700/W0066 Waste Type: Industrial, Commercial, Household Environmental Permitting Regulations (Waste) Reference: -</p> <p>Licence Issue: Licence Surrendered: Licence Holder Address: - Operator: - Licence Holder: - First Recorded: 01-Jan-1978 Last Recorded: -</p>
Not shown	1094	NE	418300 429000	<p>Site Address: Cliffe Hollins Lane, East Bierley, Bradford Waste Licence: Yes Site Reference: 4700/WDL0381, 272 Waste Type: Inert, Commercial Environmental Permitting Regulations (Waste) Reference: -</p> <p>Licence Issue: 19-Oct-1983 Licence Surrendered: Licence Holder Address: Mushroom Farm, Old Lane, Drighlington, Bradford Operator: - Licence Holder: Mr A Hoare First Recorded: - Last Recorded: -</p>

ID	Distance (m)	Direction	NGR	Details	
Not shown	1094	NE	418400 428900	Site Address: Cliffe Hollins Lane, Oakenshaw, Near Bradford, West Yorkshire Waste Licence: - Site Reference: - Waste Type: Inert, Commercial, Household Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Holder Address: - Operator: Spenborough Borough Council Licence Holder: - First Recorded: 31-Dec-1968 Last Recorded: -
Not shown	1094	NE	418300 429000	Site Address: Cliffe Hollins Lane, Leakenshaw, Near Bradford, West Yorkshire Waste Licence: - Site Reference: - Waste Type: Inert, Commercial, Household Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Holder Address: - Operator: Spenborough Borough Council Licence Holder: - First Recorded: 31-Dec-1962 Last Recorded: -
Not shown	1099	N	417300 429000	Site Address: Land at Euoway Trading Estate, Merrydale Road, Oakenshaw Waste Licence: - Site Reference: - Waste Type: Household Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Holder Address: - Operator: - Licence Holder: - First Recorded: - Last Recorded: -
Not shown	1144	NW	416800 429000	Site Address: Furness Road Trading Estate, Furness Road, Bradford Waste Licence: - Site Reference: 446, 4700/WY071, 556 Waste Type: Industrial, Household Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Holder Address: - Operator: - Licence Holder: Euoway First Recorded: 31-Dec-1978 Last Recorded: 31-Oct-1985
Not shown	1151	W	416400 427800	Site Address: Wood Ash Pit, Wilson Road, Wyke, Bradford Waste Licence: - Site Reference: 4700/W0066 Waste Type: Industrial, Commercial, Household Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Holder Address: - Operator: - Licence Holder: - First Recorded: 01-Jan-1978 Last Recorded: -
Not shown	1175	N	417500 429100	Site Address: Rockhill Lane, Bierley, Bradford Waste Licence: Yes Site Reference: 4700/0628 Waste Type: Inert, Commercial, Liquid sludge Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 01-Oct-1987 Licence Surrendered: Licence Holder Address: St Vincent House, Normanby Road, Scunthorpe Operator: - Licence Holder: Clugston Reclamation Limited First Recorded: 31-Dec-1986 Last Recorded: 31-Dec-1988
Not shown	1220	SE	418600 426700	Site Address: Land off Whitehall Road, Cleckheaton Waste Licence: Yes Site Reference: 4700/0043, 4700/0272 Waste Type: Inert, Industrial, Special, Liquid sludge Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 03-May-1977 Licence Surrendered: 25-Apr-1994 Licence Holder Address: Whitehall Road, Cleckheaton Operator: - Licence Holder: Hunsworth Dyeing Company Limited First Recorded: 01-Jan-1919 Last Recorded: 31-Mar-1994

ID	Distance (m)	Direction	NGR	Details	
Not shown	1261	SE	418400 426700	Site Address: Land off Whitehall Road, Dyehouse Drive, Cleckheaton Waste Licence: Yes Site Reference: 4700/0222 Waste Type: Inert, Commercial Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 02-Apr-1980 Licence Surrendered: 28-Apr-1994 Licence Holder Address: Whitehall Road, Cleckheaton Operator: - Licence Holder: Hunsworth Dyeing Company Limited First Recorded: 30-Apr-1980 Last Recorded: 31-Dec-1991
Not shown	1348	NW	416500 428900	Site Address: Land Off Parkhouse Road, Low Moor, Bradford Waste Licence: Yes Site Reference: 4700/0659 Waste Type: Inert, Commercial Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 01-Aug-1988 Licence Surrendered: 17-Mar-1993 Licence Holder Address: Albert Road, Morley, Leeds Operator: - Licence Holder: Mone Brothers Civil Engineering Limited First Recorded: 31-Dec-1988 Last Recorded: 31-Dec-1991
Not shown	1376	W	415800 427600	Site Address: Storr Hill Brick Works, Wilson Road, Bradford, Wyke, West Yorkshire Waste Licence: Yes Site Reference: - Waste Type: - Environmental Permitting Regulations (Waste) Reference: DUR/L/EMO001	Licence Issue: 13-Jul-1982 Licence Surrendered: 17-Nov-2008 Licence Holder Address: 12 Kenley Mount, Bradford, Wibsey, West Yorkshire Operator: H Birkby & Sons Ltd Licence Holder: H Birkby & Sons Ltd First Recorded: 30-Dec-1899 Last Recorded: -
Not shown	1419	NE	418400 429500	Site Address: Waggon House Farm, Off Shetcliffe Lane, Toftshaw Bottom Waste Licence: - Site Reference: 4700/0595 Waste Type: Inert, Commercial Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Holder Address: - Operator: - Licence Holder: - First Recorded: - Last Recorded: -
Not shown	1422	E	419200 427500	Site Address: Land off Hunsworth Lane, Hunsworth Lane, Hunsworth, Cleckheaton Waste Licence: - Site Reference: - Waste Type: Inert, Industrial, Commercial Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Holder Address: - Operator: - Licence Holder: J W Crowther and Son First Recorded: - Last Recorded: -
Not shown	1442	S	417300 426300	Site Address: Whitehall Road Tip, Wesfields, Dyke, Near Bradford, West Yorkshire Waste Licence: - Site Reference: - Waste Type: Industrial, Liquid sludge Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Holder Address: - Operator: Charles Hoist and Sons Limited Licence Holder: - First Recorded: 31-Dec-1927 Last Recorded: -
Not shown	1491	S	417100 426300	Site Address: Low Tip, Whitehall Road, Wyke, Near Bradford, West Yorkshire Waste Licence: - Site Reference: - Waste Type: Industrial, Liquid sludge Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Holder Address: - Operator: Midland Yorkshire Tar Distillers Limited Licence Holder: - First Recorded: 31-Dec-1927 Last Recorded: -

3.1.3 Records of BGS/DoE non-operational landfill sites within 1500m of the study site:

3

The following landfill records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details	
1	465	E	418300.0 428000.0	Address: Chatts Wood, Cliffe Hollins Lane, Bradford, Yorks BGS Number: 1097.0	Risk: Risk to minor aquifer Waste Type: N/A
Not shown	1188	NE	418300.0 429000.0	Address: Cliffe Hollins Lane, Leakenshaw, nr Bradford BGS Number: 1138.0	Risk: No risk to aquifer Waste Type: N/A
Not shown	1282	NE	418500.0 429000.0	Address: Cliffe Hollins Lane, Oakenshaw, nr Bradford BGS Number: 1100.0	Risk: No risk to aquifer Waste Type: N/A

3.1.4 Records of Landfills from Local Authority and Historical Mapping Records within 1500m of the study site:

8

The following landfill records are represented as points or polygons on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Site Address	Source	Data Type
31	347	E	418208 427890	Refuse Tip	1973 mapping	Polygon
Not shown	1143	NW	416913 428853	Refuse Tip	1983 mapping	Polygon
Not shown	1143	NW	416913 428853	Refuse Tip	1983 mapping	Polygon
Not shown	1216	NW	417010 428954	Refuse Tip	1990 mapping	Polygon
Not shown	1268	W	416294 428048	Refuse Tip	1962 mapping	Polygon
Not shown	1269	W	416292 428048	Refuse Tip	1962 mapping	Polygon
Not shown	1284	NW	417009 429044	Refuse Tip	1990 mapping	Polygon
Not shown	1496	NW	416476 428850	Refuse Tip	1975 mapping	Polygon

3.2 Other Waste Sites

3.2.1 Records of waste treatment, transfer or disposal sites within 500m of the study site:

3

The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details		
4A	210	E	418132 427876	Type of Site: Incinerator (B) Site Address: N/A	Planning Application Reference: N/A Date: 1990	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
5A	210	E	418132 427876	Type of Site: Incinerator (B) Site Address: N/A	Planning Application Reference: N/A Date: 1983	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
6A	258	E	418131 427874	Type of Site: Incinerator Site Address: N/A	Planning Application Reference: N/A Date: 1973	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon

3.2.2 Records of Environment Agency licensed waste sites within 1500m of the study site:

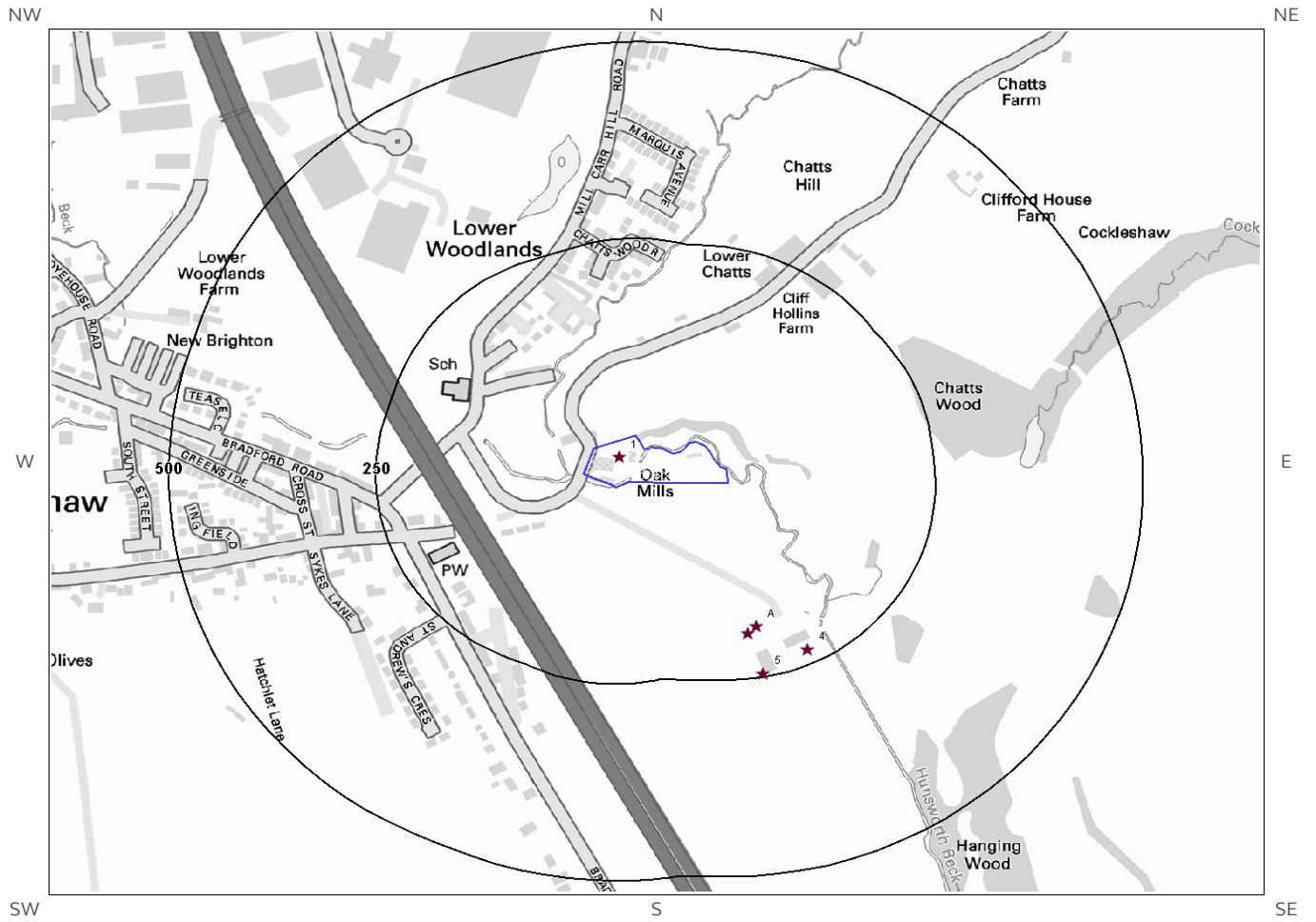
6

The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details		
Not shown	811	W	416900 428100	Site Address: Cleckheaton Road, Salthorn, Oakenshaw Type: Material Recycling Treatment Facility Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MRP004 EPR reference: EA/EPR/XP3099ZK/S002 Operator: Mr P Brewerton Waste Management licence No: 60693 Annual Tonnage: 600.0	Issue Date: 19/06/1992 Effective Date: - Modified: - Surrendered Date: 16/12/2002 Expiry Date: - Cancelled Date: - Status: Surrendered Site Name: Mr P Brewerton Correspondence Address: -, -	
Not shown	1149	N	417400 429020	Site Address: Unit 1, Wharfedale Road, Euroway Industrial Estate, Bradford, BD4 6SG Type: Materials Recycling Facility Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: ASS065 EPR reference: EA/EPR/CB3201UU/A001 Operator: Associated Waste Management Limited Waste Management licence No: 401895 Annual Tonnage: 75000.0	Issue Date: 27/10/2014 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Euroway Correspondence Address: -, -	

ID	Distance (m)	Direction	NGR	Details	
Not shown	1149	N	417400 429020	<p>Site Address: Unit 1, Wharfedale Road, Euroway Industrial Estate, Bradford, BD4 6SG</p> <p>Type: Materials Recycling Facility Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: ASS065 EPR reference: EA/EPR/CB3201UU/A001 Operator: Associated Waste Management Ltd</p> <p>Waste Management licence No: 401895 Annual Tonnage: 75000.0</p>	<p>Issue Date: 27/10/2014 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Euroway Correspondence Address: -, -</p>
Not shown	1281	W	416400 427800	<p>Site Address: Wilson Road, Low Moor, Bradford, BD12 ORG</p> <p>Type: Household Waste Amenity Site Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: WYW001 EPR reference: - Operator: City Of Bradford M D C Waste Management licence No: 60728 Annual Tonnage: 0.0</p>	<p>Issue Date: 01/04/1996 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Wilson Road H W S Correspondence Address: -, Bradford Transfer Station, Bowling Back Lane, Bradford, West Yorks, BD4 8SZ</p>
Not shown	1281	W	416400 427800	<p>Site Address: H W R C, Dealburn Road, Low Moor, Bradford, West Yorkshire, BD12 ORG</p> <p>Type: Household Waste Amenity Site Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: WYW001 EPR reference: EA/EPR/KP3199ZY/V004 Operator: Bradford Metropolitan District Council Waste Management licence No: 60728 Annual Tonnage: 10000.0</p>	<p>Issue Date: 01/04/1996 Effective Date: - Modified: 26/01/2011 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: Dealburn Road Household Waste Recycling Centre Correspondence Address: -, -</p>
Not shown	1438	W	416247 428004	<p>Site Address: H W R C, Dealburn Road, Low Moor, Bradford, West Yorkshire, BD12 ORG</p> <p>Type: Household Waste Amenity Site Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: WYW001 EPR reference: EA/EPR/KP3199ZY/V006 Operator: City Of Bradford Metropolitan District Council Waste Management licence No: 60728 Annual Tonnage: 10000.0</p>	<p>Issue Date: 01/04/1996 Effective Date: - Modified: 02/09/2011 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: Dealburn Road Household Waste Recycling Centre Correspondence Address: -, -</p>

4. Current Land Use Map



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-  Site Outline
-  Current Industrial Sites
-  Electricity Transmission Cables
-  Search Buffers (m)
-  Petrol & Fuel Sites
-  Gas Transmission Pipelines

4. Current Land Uses

4.1 Current Industrial Data

Records of potentially contaminative industrial sites within 250m of the study site: 5

The following records are represented as points on the Current Land Uses map.

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
1	0	On Site	Tank	417722 427896	BD12	Tanks (Generic)	Industrial Features
2A	184	S	Tank	417887 427681	BD12	Tanks (Generic)	Industrial Features
3A	191	S	Tank	417876 427672	BD12	Tanks (Generic)	Industrial Features
4	230	SE	Tank	417948 427652	BD12	Tanks (Generic)	Industrial Features
5	245	S	Electricity Sub Station	417895 427621	BD12	Electrical Features	Infrastructure and Facilities

4.2 Petrol and Fuel Sites

Records of petrol or fuel sites within 500m of the study site: 0

Database searched and no data found.

4.3 National Grid High Voltage Underground Electricity Transmission Cables

This dataset identifies the high voltage electricity transmission lines running between generating power plants and electricity substations. The dataset does not include the electricity distribution network (smaller, lower voltage cables distributing power from substations to the local user network). This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high voltage underground electricity transmission cables within 500m of the study site: 0

Database searched and no data found.

4.4 National Grid High Pressure Gas Transmission Pipelines

This dataset identifies high-pressure, large diameter pipelines which carry gas between gas terminals, power stations, compressors and storage facilities. The dataset does not include the Local Transmission System (LTS) which supplies gas directly into homes and businesses. This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high pressure gas transmission pipelines within 500m of the study site: 0

Database searched and no data found.

5. Geology

5.1 Artificial Ground and Made Ground

Database searched and no data found.

The database has been searched on site, including a 50m buffer.

5.2 Superficial Ground and Drift Geology

The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
ALV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL [UNLITHIFIED DEPOSITS CODING SCHEME]
GFDUD	GLACIOFLUVIAL DEPOSITS, DEVENSIAN	SAND AND GRAVEL [UNLITHIFIED DEPOSITS CODING SCHEME]
ALV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL [UNLITHIFIED DEPOSITS CODING SCHEME]

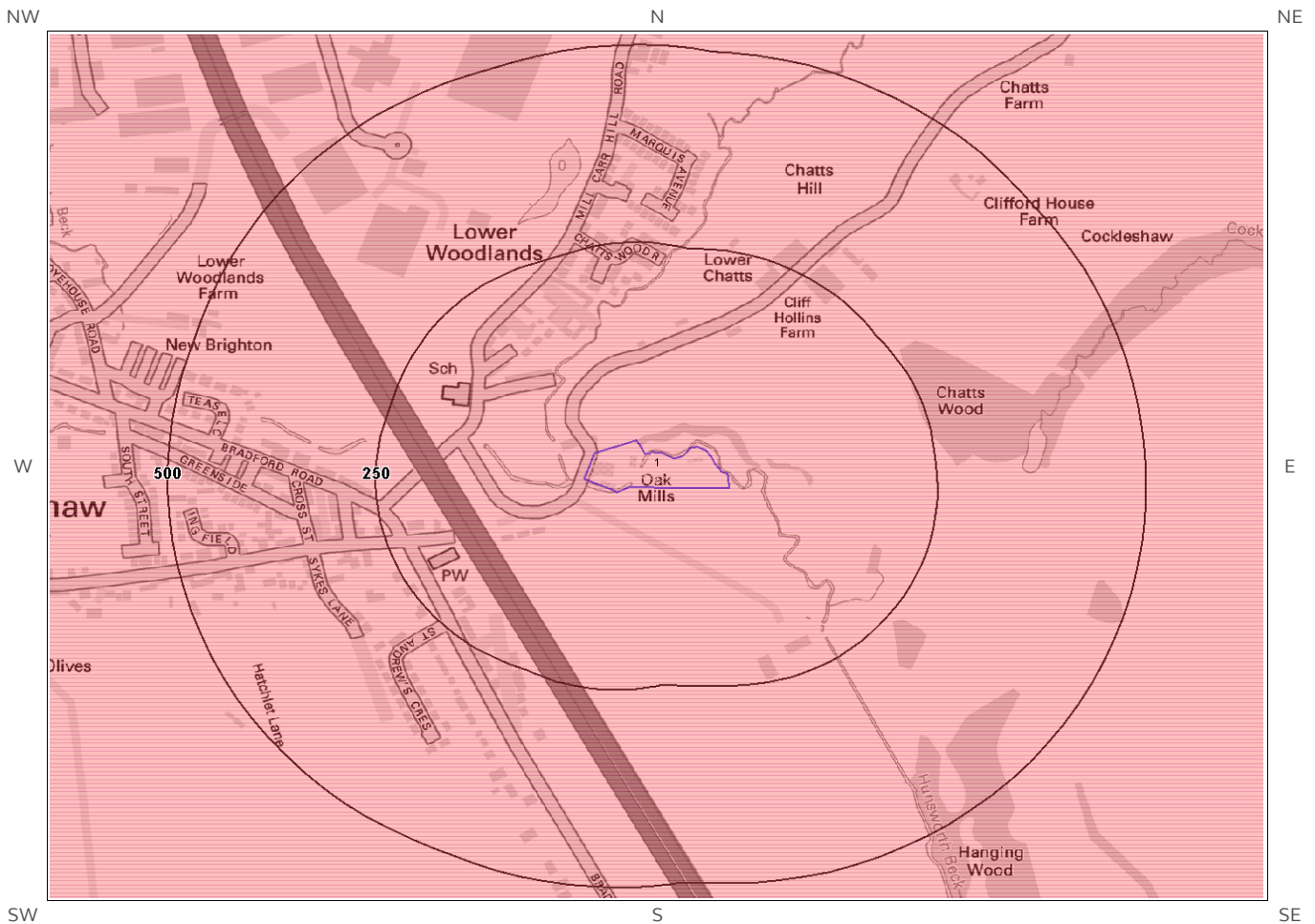
5.3 Bedrock and Solid Geology

The database has been searched on site, including a 50m buffer.

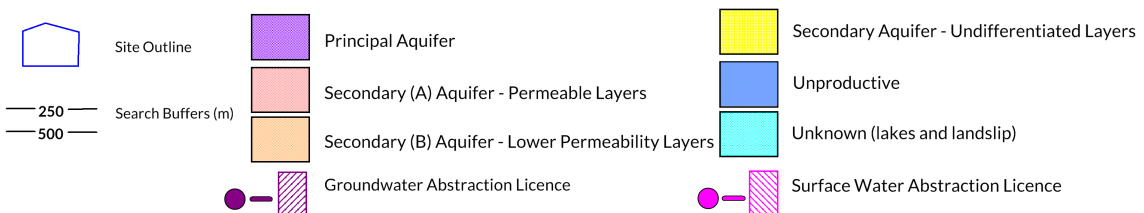
Lex Code	Description	Rock Type
CLRK-SDST	CLIFTON ROCK	SANDSTONE
PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION	MUDSTONE, SILTSTONE AND SANDSTONE
CLRK-SDST	CLIFTON ROCK	SANDSTONE
CLRK-SDST	CLIFTON ROCK	SANDSTONE

(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

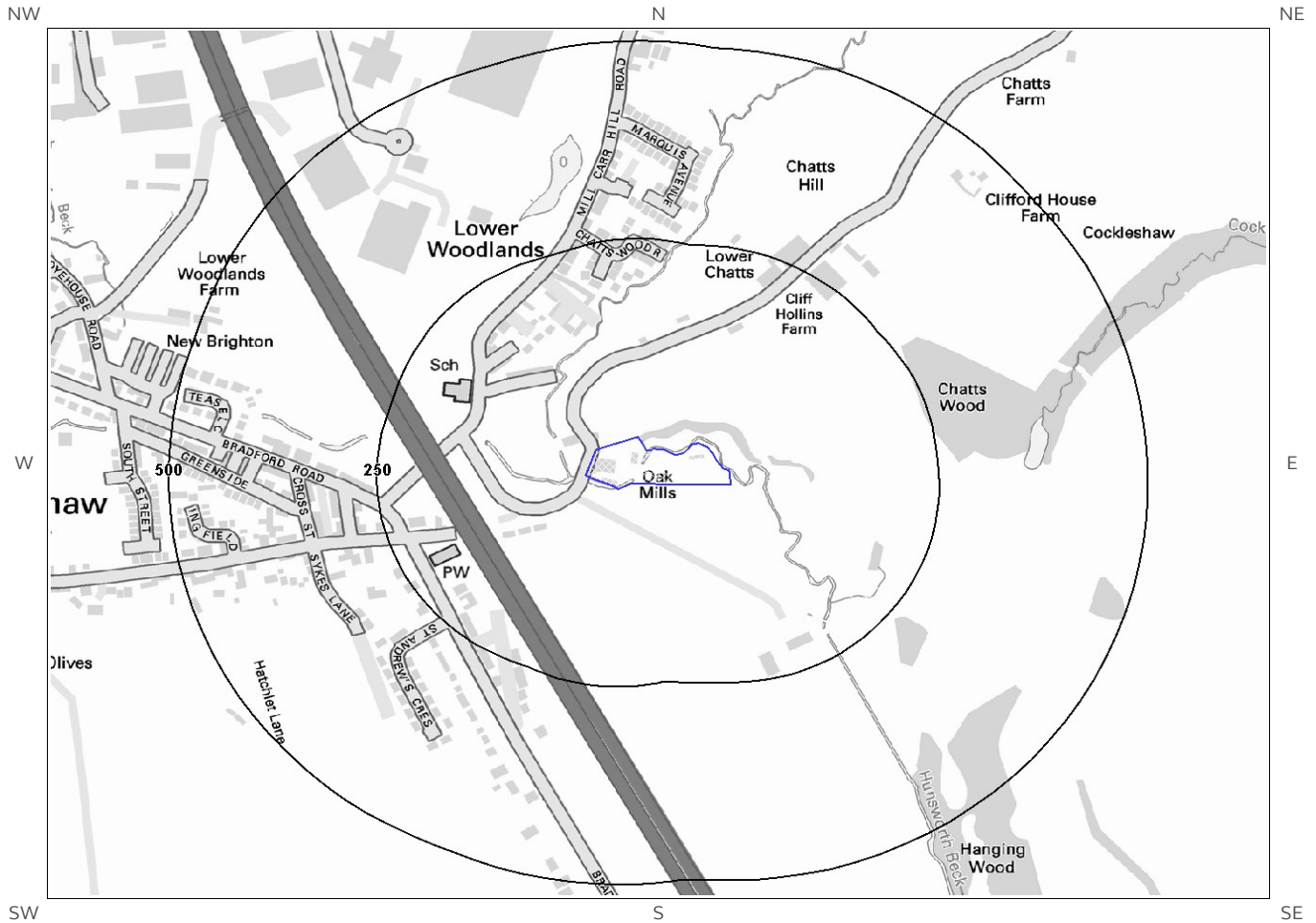
6b. Aquifer Within Bedrock Geology and Abstraction Licenses



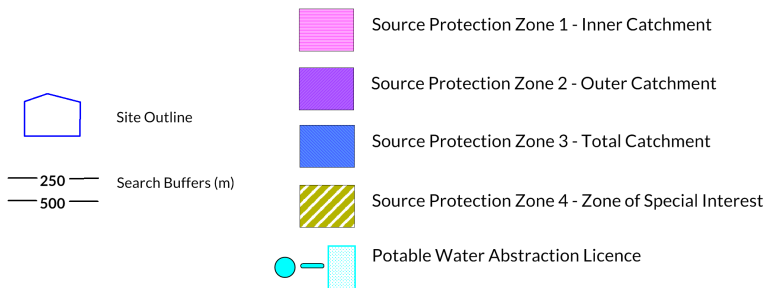
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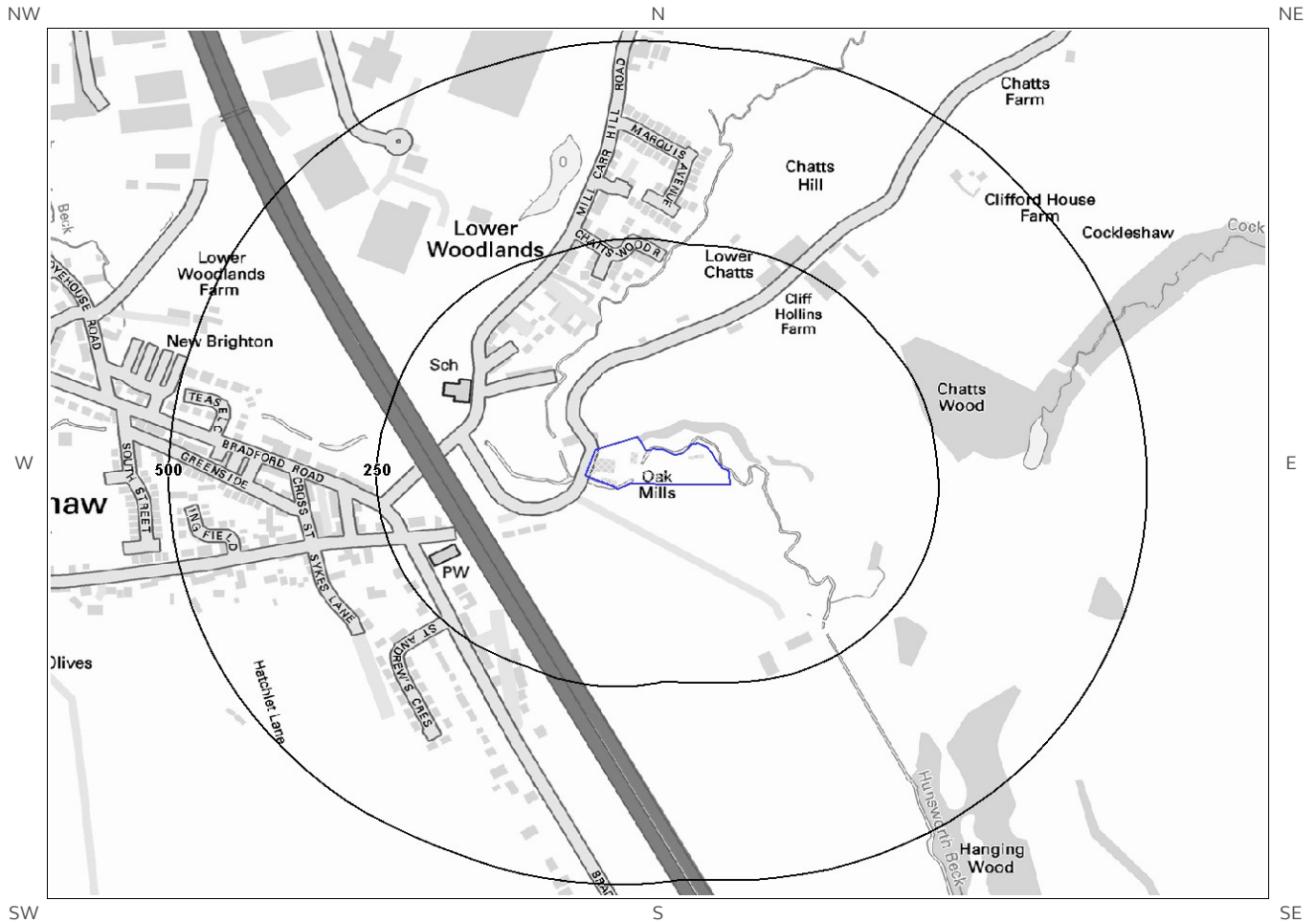
6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses



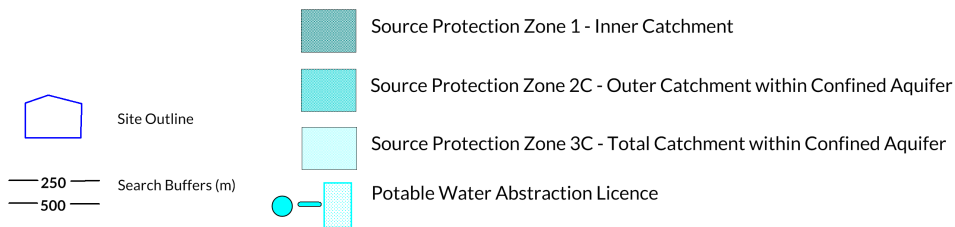
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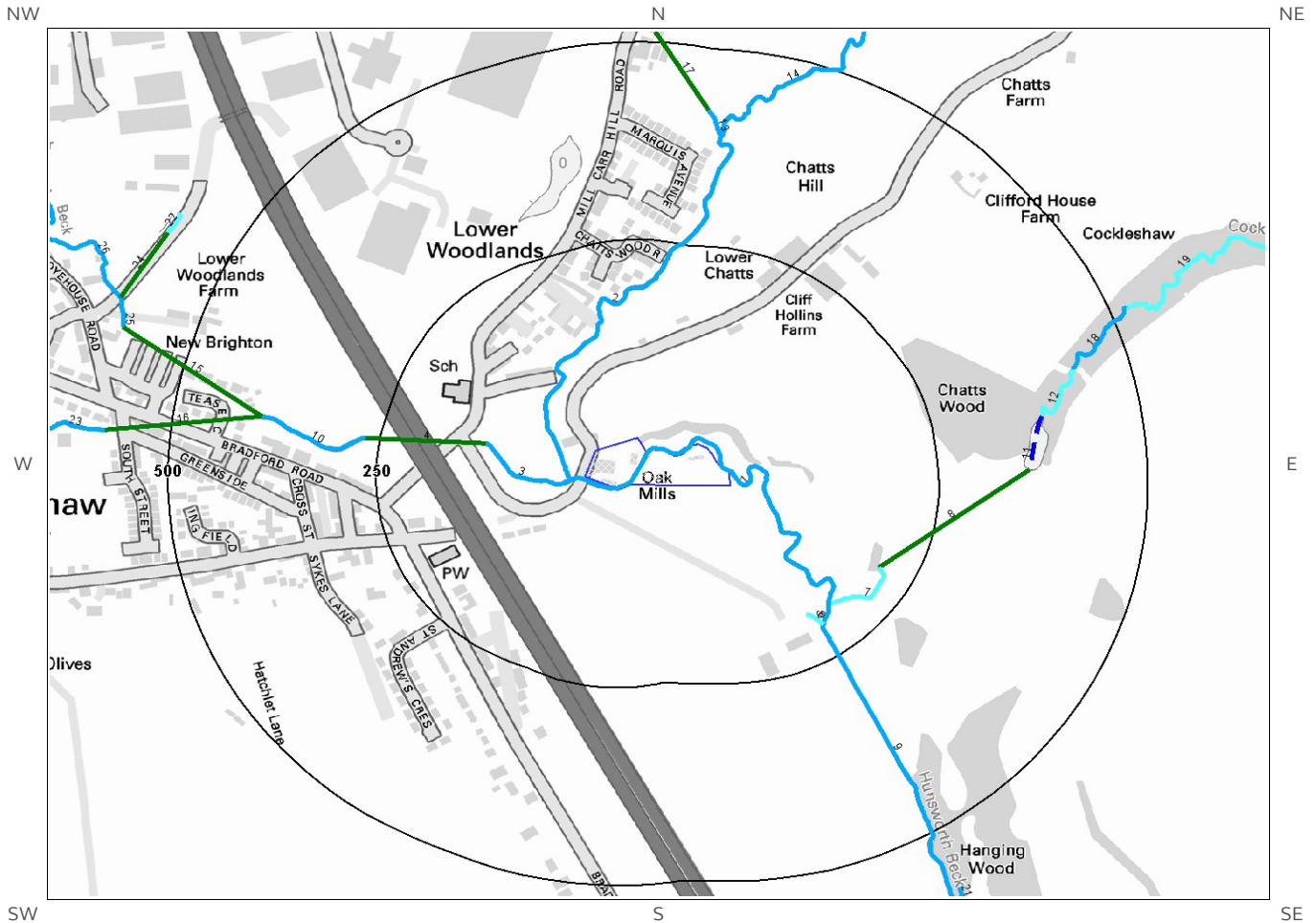
6d. Hydrogeology – Source Protection Zones within confined aquifer



















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6e. Hydrology – Detailed River Network and River Quality



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- | | | | |
|---|---------------------------------------|--|-------------------------------------|
|  | Primary River |  | Canal |
|  | Secondary River |  | Canal Tunnel |
|  | Tertiary River |  | Culvert |
|  | Lake/Reservoir |  | Multiple Channel Culvert |
|  | Underground River (inferred) |  | Underground River (Potential Sewer) |
|  | General Quality Assessment: Biology |  | Underground River (local knowledge) |
|  | General Quality Assessment: Chemistry | | |
-
- | | |
|---|------------------------|
|  | Site Outline |
|  | 250 Search Buffers (m) |
|  | 500 Search Buffers (m) |

6. Hydrogeology and Hydrology

6.1 Aquifer within Superficial Deposits

Are there records of strata classification within the superficial geology at or in proximity to the property?
Yes

From 1 April 2010, the Environment Agency's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviro Insight User Guide.

The following aquifer records are shown on the Aquifer within Superficial Geology Map (6a):

ID	Distance (m)	Direction	Designation	Description
1	0	On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	5	N	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
4	337	NW	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

6.2 Aquifer within Bedrock Deposits

Are there records of strata classification within the bedrock geology at or in proximity to the property? Yes

From 1 April 2010, the Environment Agency's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviro Insight User Guide.

The following aquifer records are shown on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	Designation	Description
1	0	On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

6.3 Groundwater Abstraction Licences

Are there any Groundwater Abstraction Licences within 2000m of the study site?

Yes

The following Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	NGR	Details
Not shown	1163	S	417900 426700	Status: Historical Licence No: 2/27/13/187 Details: Spray Irrigation - Direct Direct Source: Groundwaters Point: Borehole - Coal Measures - Cleckheaton Data Type: Point Name: CLECKHEATON & DISTRICT GOLF CLUB Annual Volume (m ³): 13500 Max Daily Volume (m ³): 168 Original Application No: 6799 Original Start Date: 10/3/1997 Expiry Date: 31/12/2006 Issue No: 100 Version Start Date: 10/3/1997 Version End Date:
Not shown	1163	S	417900 426700	Status: Historical Licence No: 2/27/13/187 Details: Spray Irrigation - Direct Direct Source: Groundwaters Point: Borehole Data Type: Point Name: CLECKHEATON & DISTRICT GOLF CLUB Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: 6799 Original Start Date: 10/3/1997 Expiry Date: 31/12/2006 Issue No: 100 Version Start Date: 10/3/1997 Version End Date:
Not shown	1163	S	417900 426700	Status: Historical Licence No: 2/27/13/221 Details: Spray Irrigation - Direct Direct Source: Groundwaters Point: Borehole - Coal Measures - Cleckheaton Data Type: Point Name: CLECKHEATON & DISTRICT GOLF CLUB Annual Volume (m ³): 6750 Max Daily Volume (m ³): 168 Original Application No: 8203 Original Start Date: 1/1/2007 Expiry Date: 31/3/2015 Issue No: 1 Version Start Date: 1/1/2007 Version End Date:
Not shown	1164	S	417901 426699	Status: Historical Licence No: 2/27/13/221/R01 Details: Spray Irrigation - Direct Direct Source: Groundwaters Point: Borehole - Coal Measures - Cleckheaton Data Type: Point Name: CLECKHEATON & DISTRICT GOLF CLUB Annual Volume (m ³): 6750 Max Daily Volume (m ³): 168 Original Application No: NPS/WR/016684 Original Start Date: 1/4/2015 Expiry Date: 31/3/2027 Issue No: 1 Version Start Date: 1/4/2015 Version End Date:
Not shown	1164	S	417901 426699	Status: Historical Licence No: 2/27/13/221 Details: Spray Irrigation - Direct Direct Source: Groundwaters Point: Borehole - Coal Measures - Cleckheaton Data Type: Point Name: CLECKHEATON & DISTRICT GOLF CLUB Annual Volume (m ³): 6750 Max Daily Volume (m ³): 168 Original Application No: 8203 Original Start Date: 1/1/2007 Expiry Date: 31/3/2015 Issue No: 1 Version Start Date: 1/1/2007 Version End Date:
Not shown	1168	W	416610 428350	Status: Historical Licence No: 2/27/13/121 Details: Evaporative Cooling Direct Source: Groundwaters Point: Borehole - Coal Measures - Low Moor Data Type: Point Name: BASF PLC Annual Volume (m ³): 280000 Max Daily Volume (m ³): 1360 Original Application No: NPS/WR/018098 Original Start Date: 25/10/1967 Expiry Date: - Issue No: 103 Version Start Date: 1/1/2015 Version End Date:

ID	Distance (m)	Direction	NGR	Details
Not shown	1168	W	416610 428350	<p>Status: Historical Licence No: 2/27/13/121 Details: Non-Evaporative Cooling Direct Source: Groundwaters Point: Borehole - Coal Measures - Low Moor Data Type: Point Name: BASF PLC</p> <p>Annual Volume (m³): 280000 Max Daily Volume (m³): 1360 Original Application No: NPS/WR/018098 Original Start Date: 25/10/1967 Expiry Date: - Issue No: 103 Version Start Date: 1/1/2015 Version End Date:</p>
Not shown	1539	W	416200 428300	<p>Status: Historical Licence No: 2/27/13/121 Details: Non-Evaporative Cooling Direct Source: Groundwaters Point: Borehole Data Type: Point Name: CIBA SPECIALITY CHEMICALS WATER TREATMENT WORKS LIMITED</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 4903 Original Start Date: 25/10/1967 Expiry Date: - Issue No: 100 Version Start Date: 3/11/1998 Version End Date:</p>
Not shown	1539	W	416200 428300	<p>Status: Historical Licence No: 2/27/13/121 Details: Evaporative Cooling Direct Source: Groundwaters Point: Borehole Data Type: Point Name: CIBA SPECIALITY CHEMICALS WATER TREATMENT WORKS LIMITED</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 4903 Original Start Date: 25/10/1967 Expiry Date: - Issue No: 100 Version Start Date: 3/11/1998 Version End Date:</p>
Not shown	1539	W	416200 428300	<p>Status: Historical Licence No: 2/27/13/121 Details: Evaporative Cooling Direct Source: Groundwaters Point: Borehole - Coal Measures - Low Moor Data Type: Point Name: CIBA SPECIALITY CHEMICALS WATER TREATMENT WORKS LTD</p> <p>Annual Volume (m³): 280000 Max Daily Volume (m³): 1360 Original Application No: 4903 Original Start Date: 25/10/1967 Expiry Date: - Issue No: 100 Version Start Date: 3/11/1998 Version End Date:</p>
Not shown	1539	W	416200 428300	<p>Status: Historical Licence No: 2/27/13/121 Details: Non-Evaporative Cooling Direct Source: Groundwaters Point: Borehole - Coal Measures - Low Moor Data Type: Point Name: CIBA SPECIALITY CHEMICALS WATER TREATMENT WORKS LTD</p> <p>Annual Volume (m³): 280000 Max Daily Volume (m³): 1360 Original Application No: 4903 Original Start Date: 25/10/1967 Expiry Date: - Issue No: 100 Version Start Date: 3/11/1998 Version End Date:</p>
Not shown	1721	S	418300 426200	<p>Status: Historical Licence No: 2/27/13/022 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Groundwaters Point: Borehole Data Type: Point Name: METROTECT LIMITED</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 3611 Original Start Date: 14/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 21/10/1996 Version End Date:</p>
Not shown	1721	S	418300 426200	<p>Status: Historical Licence No: 2/27/13/022 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Groundwaters Point: Borehole - Coal Measures - Cleckheaton Data Type: Point Name: METROTECT LTD</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 03611 Original Start Date: 14/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 21/10/1996 Version End Date:</p>
Not shown	1738	NW	416200 428800	<p>Status: Historical Licence No: 2/27/13/060A Details: General use relating to Secondary Category (Medium Loss) Direct Source: Groundwaters Point: Borehole Data Type: Point Name: COLD DRAWN PRODUCTS LTD</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 125502 Original Start Date: 3/11/1981 Expiry Date: - Issue No: 100 Version Start Date: 3/11/1981 Version End Date:</p>

ID	Distance (m)	Direction	NGR	Details
Not shown	1738	NW	416200 428800	<p>Status: Historical Licence No: 2/27/13/060A Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Groundwaters Point: Borehole - Coal Measures - Low Moor Data Type: Point Name: COLD DRAWN PRODUCTS LTD</p> <p>Annual Volume (m³): 65450 Max Daily Volume (m³): 272 Original Application No: 1255(2) Original Start Date: 3/11/1981 Expiry Date: - Issue No: 100 Version Start Date: 3/11/1981 Version End Date:</p>
Not shown	1780	W	416020 428520	<p>Status: Historical Licence No: 2/27/13/121 Details: Non-Evaporative Cooling Direct Source: Groundwaters Point: Borehole Data Type: Point Name: CIBA SPECIALITY CHEMICALS WATER TREATMENT WORKS LIMITED</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 4903 Original Start Date: 25/10/1967 Expiry Date: - Issue No: 100 Version Start Date: 3/11/1998 Version End Date:</p>
Not shown	1780	W	416020 428520	<p>Status: Historical Licence No: 2/27/13/121 Details: Evaporative Cooling Direct Source: Groundwaters Point: Borehole - Coal Measures - Low Moor Data Type: Point Name: BASF PLC</p> <p>Annual Volume (m³): 280000 Max Daily Volume (m³): 1360 Original Application No: NPS/WR/018098 Original Start Date: 25/10/1967 Expiry Date: - Issue No: 103 Version Start Date: 1/1/2015 Version End Date:</p>
Not shown	1780	W	416020 428520	<p>Status: Historical Licence No: 2/27/13/121 Details: Non-Evaporative Cooling Direct Source: Groundwaters Point: Borehole - Coal Measures - Low Moor Data Type: Point Name: BASF PLC</p> <p>Annual Volume (m³): 280000 Max Daily Volume (m³): 1360 Original Application No: NPS/WR/018098 Original Start Date: 25/10/1967 Expiry Date: - Issue No: 103 Version Start Date: 1/1/2015 Version End Date:</p>
Not shown	1780	W	416020 428520	<p>Status: Historical Licence No: 2/27/13/121 Details: Evaporative Cooling Direct Source: Groundwaters Point: Borehole Data Type: Point Name: CIBA SPECIALITY CHEMICALS WATER TREATMENT WORKS LIMITED</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 4903 Original Start Date: 25/10/1967 Expiry Date: - Issue No: 100 Version Start Date: 3/11/1998 Version End Date:</p>
Not shown	1781	W	415950 428300	<p>Status: Historical Licence No: 2/27/13/121 Details: Non-Evaporative Cooling Direct Source: Groundwaters Point: Borehole - Coal Measures - Low Moor Data Type: Point Name: CIBA SPECIALITY CHEMICALS WATER TREATMENT WORKS LTD</p> <p>Annual Volume (m³): 280000 Max Daily Volume (m³): 1360 Original Application No: 4903 Original Start Date: 25/10/1967 Expiry Date: - Issue No: 100 Version Start Date: 3/11/1998 Version End Date:</p>
Not shown	1781	W	415950 428300	<p>Status: Historical Licence No: 2/27/13/121 Details: Evaporative Cooling Direct Source: Groundwaters Point: Borehole - Coal Measures - Low Moor Data Type: Point Name: CIBA SPECIALITY CHEMICALS WATER TREATMENT WORKS LTD</p> <p>Annual Volume (m³): 280000 Max Daily Volume (m³): 1360 Original Application No: 4903 Original Start Date: 25/10/1967 Expiry Date: - Issue No: 100 Version Start Date: 3/11/1998 Version End Date:</p>
Not shown	1781	W	415950 428300	<p>Status: Historical Licence No: 2/27/13/121 Details: Non-Evaporative Cooling Direct Source: Groundwaters Point: Borehole Data Type: Point Name: CIBA SPECIALITY CHEMICALS WATER TREATMENT WORKS LIMITED</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 4903 Original Start Date: 25/10/1967 Expiry Date: - Issue No: 100 Version Start Date: 3/11/1998 Version End Date:</p>

ID	Distance (m)	Direction	NGR	Details
Not shown	1781	W	415950 428300	Status: Historical Licence No: 2/27/13/121 Details: Evaporative Cooling Direct Source: Groundwaters Point: Borehole Data Type: Point Name: CIBA SPECIALITY CHEMICALS WATER TREATMENT WORKS LIMITED Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: 4903 Original Start Date: 25/10/1967 Expiry Date: - Issue No: 100 Version Start Date: 3/11/1998 Version End Date:
Not shown	1795	W	415890 428020	Status: Historical Licence No: 2/27/13/121 Details: Evaporative Cooling Direct Source: Groundwaters Point: Borehole - Coal Measures - Low Moor Data Type: Point Name: BASF PLC Annual Volume (m ³): 280000 Max Daily Volume (m ³): 1360 Original Application No: NPS/WR/018098 Original Start Date: 25/10/1967 Expiry Date: - Issue No: 103 Version Start Date: 1/1/2015 Version End Date:
Not shown	1795	W	415890 428020	Status: Historical Licence No: 2/27/13/121 Details: Non-Evaporative Cooling Direct Source: Groundwaters Point: Borehole - Coal Measures - Low Moor Data Type: Point Name: BASF PLC Annual Volume (m ³): 280000 Max Daily Volume (m ³): 1360 Original Application No: NPS/WR/018098 Original Start Date: 25/10/1967 Expiry Date: - Issue No: 103 Version Start Date: 1/1/2015 Version End Date:

6.4 Surface Water Abstraction Licences

Are there any Surface Water Abstraction Licences within 2000m of the study site? No

Database searched and no data found.

6.5 Potable Water Abstraction Licences

Are there any Potable Water Abstraction Licences within 2000m of the study site? No

Database searched and no data found.

6.6 Source Protection Zones

Are there any Source Protection Zones within 500m of the study site? No

Database searched and no data found.

6.7 Source Protection Zones within Confined Aquifer

Are there any Source Protection Zones within the Confined Aquifer within 500m of the study site? No

Historically, Source Protection Zone maps have been focused on regulation of activities which occur at or near the ground surface, such as prevention of point source pollution and bacterial contamination of water supplies. Sources in confined aquifers were often considered to be protected from these surface pressures due to the presence of a low permeability confining layer (e.g. glacial till, clay). The increased interest in subsurface activities such as onshore oil and gas exploration, ground source heating and cooling requires protection zones for confined sources to be marked on SPZ maps where this has not already been done.

Database searched and no data found.

6.8 Groundwater Vulnerability and Soil Leaching Potential

Is there any Environment Agency information on groundwater vulnerability and soil leaching potential within 500m of the study site? Yes

Distance (m)	Direction	Classification	Soil Vulnerability Category	Description
0	On Site	Minor Aquifer/Low Leaching Potential	L	Soils in which pollutants are unlikely to penetrate the soil layer because either water movement is largely horizontal, or they have the ability to attenuate diffuse pollutants.
137	W	Minor Aquifer/High Leaching Potential	HU	Soil information for urban areas and restored mineral workings. These soils are therefore assumed to be highly permeable in the absence of site-specific information.
483	SE	Minor Aquifer/High Leaching Potential	H3	Coarse textured or moderately shallow soils which readily transmit non-adsorbed pollutants and liquid discharges but have some ability to attenuate adsorbed pollutants because of their clay or organic matter content.

6.9 River Quality

Is there any Environment Agency information on river quality within 1500m of the study site? No

6.9.1 Biological Quality:

Database searched and no data found.

6.9.2 Chemical Quality:

Database searched and no data found.

6.10 Detailed River Network

Are there any Detailed River Network entries within 500m of the study site?

Yes

The following Detailed River Network records are represented on the Hydrology Map (6e):

ID	Distance (m)	Direction	Details
1	0	On Site	River Name: Hunsworth Beck Welsh River Name: - Alternative Name: - River Type: Secondary River Main River Status: Currently Undefined
2	19	W	River Name: High Royds Beck Welsh River Name: - Alternative Name: - River Type: Secondary River Main River Status: Currently Undefined
3	19	W	River Name: Low Moor Beck Welsh River Name: - Alternative Name: - River Type: Secondary River Main River Status: Currently Undefined
4	126	W	River Name: Low Moor Beck Welsh River Name: - Alternative Name: - River Type: Culvert Main River Status: Currently Undefined
5	187	SE	River Name: Drain Welsh River Name: - Alternative Name: - River Type: Tertiary River Main River Status: Currently Undefined
6	190	SE	River Name: Hunsworth Beck Welsh River Name: - Alternative Name: - River Type: Secondary River Main River Status: Currently Undefined
7	190	SE	River Name: Cockleshaw Beck Welsh River Name: - Alternative Name: - River Type: Tertiary River Main River Status: Currently Undefined
8	205	SE	River Name: Cockleshaw Beck Welsh River Name: - Alternative Name: - River Type: Culvert Main River Status: Currently Undefined
9	207	SE	River Name: Hunsworth Beck Welsh River Name: - Alternative Name: - River Type: Secondary River Main River Status: Currently Undefined
10	267	W	River Name: Low Moor Beck Welsh River Name: - Alternative Name: - River Type: Secondary River Main River Status: Currently Undefined
11	359	E	River Name: Cockleshaw Beck Welsh River Name: - Alternative Name: - River Type: Lake/Reservoir Main River Status: Currently Undefined
12	382	E	River Name: Cockleshaw Beck Welsh River Name: - Alternative Name: - River Type: Tertiary River Main River Status: Currently Undefined
13	390	N	River Name: Hollowfield Beck Welsh River Name: - Alternative Name: - River Type: Secondary River Main River Status: Currently Undefined
14	390	N	River Name: High Royds Beck Welsh River Name: - Alternative Name: - River Type: Secondary River Main River Status: Currently Undefined

ID	Distance (m)	Direction	Details
15	395	W	River Name: - Welsh River Name: - Alternative Name: - River Type: Culvert Main River Status: Currently Undefined
16	395	W	River Name: Low Moor Beck Welsh River Name: - Alternative Name: - River Type: Culvert Main River Status: Currently Undefined
17	421	N	River Name: Hollowfield Beck Welsh River Name: - Alternative Name: - River Type: Culvert Main River Status: Currently Undefined
18	433	E	River Name: Cockleshaw Beck Welsh River Name: - Alternative Name: - River Type: Secondary River Main River Status: Currently Undefined

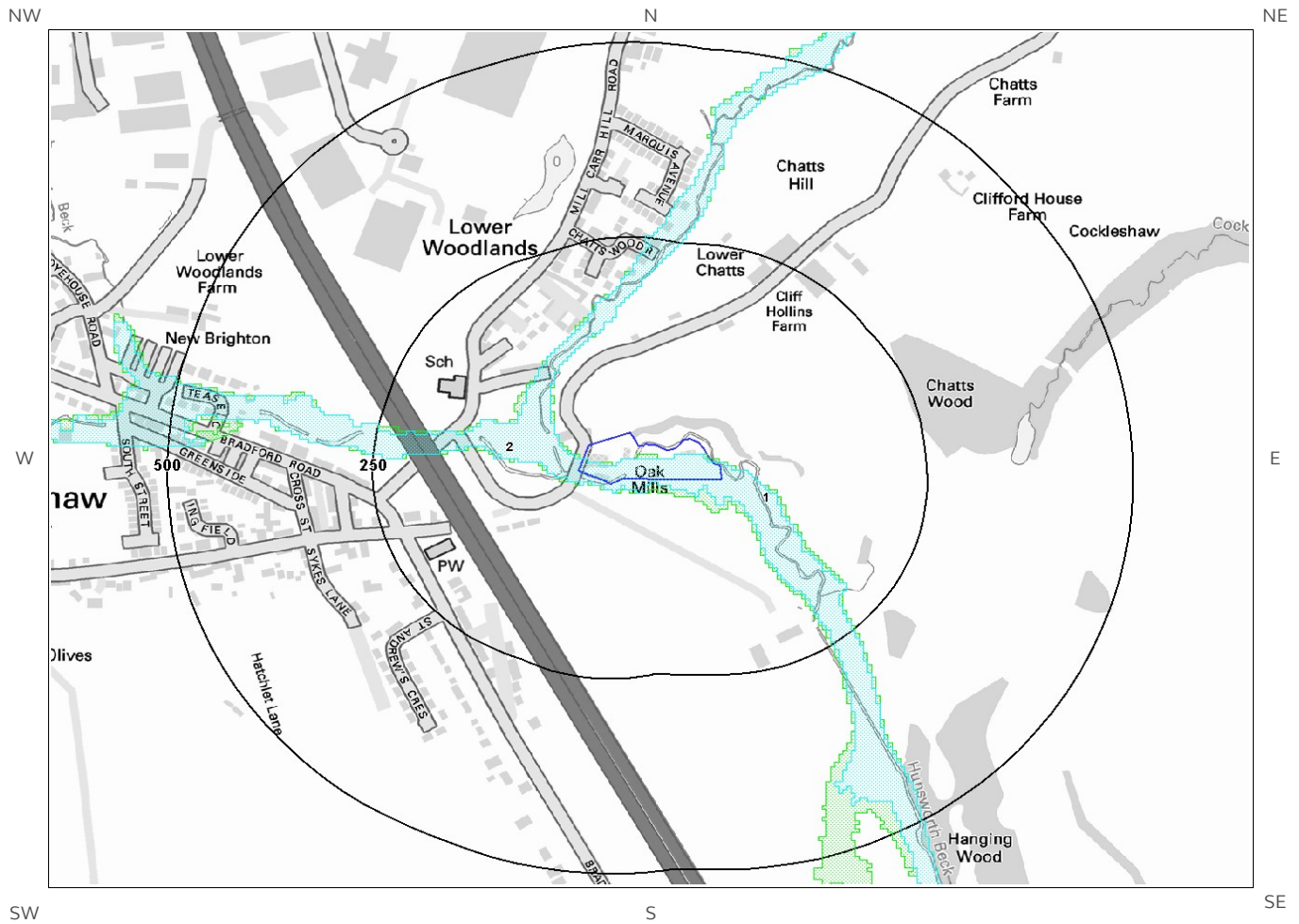
6.11 Surface Water Features

Are there any surface water features within 250m of the study site? Yes

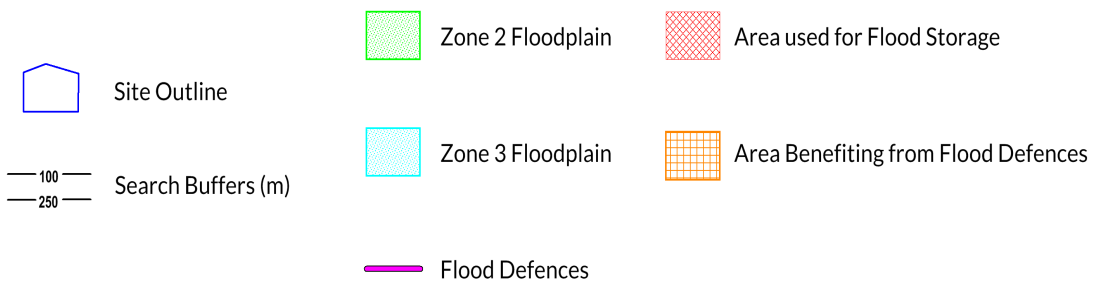
The following surface water records are not represented on mapping:

Distance (m)	Direction
0	On Site
0	On Site
6	W
50	W
191	SE
221	SE

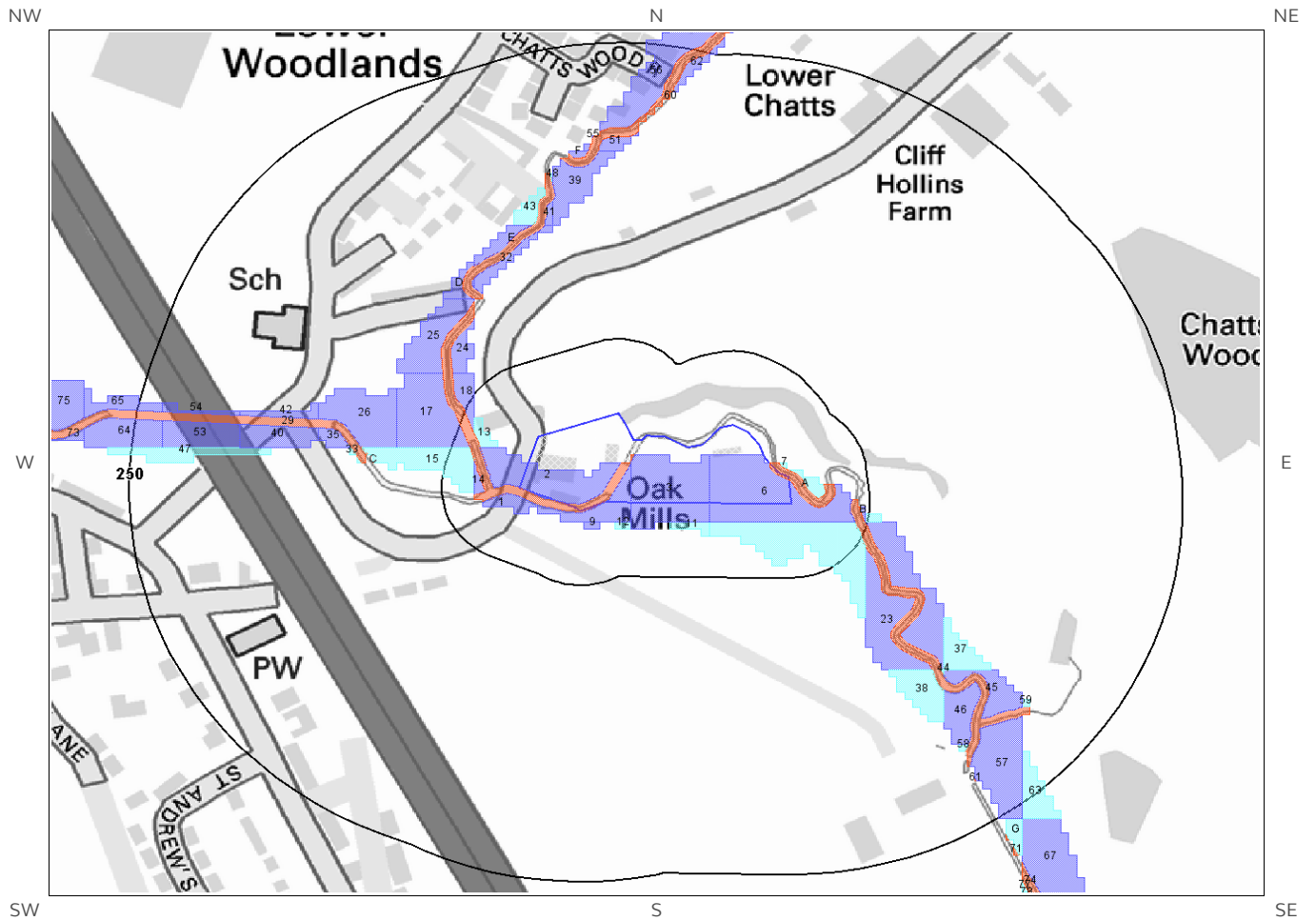
7a. Environment Agency Flood Map for Planning (from rivers and the sea)



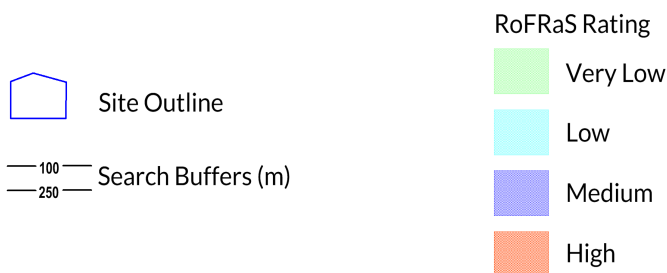
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7b. Environment Agency Risk of Flooding from Rivers and the Sea (RoFRaS) Map



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7 Flooding

7.1 River and Coastal Zone 2 Flooding

Is the site within 250m of an Environment Agency Zone 2 floodplain? Yes

Environment Agency Zone 2 floodplains estimate the annual probability of flooding as between 1 in 1000 (0.1%) and 1 in 100 (1%) from rivers and between 1 in 1000 (0.1%) and 1 in 200 (0.5%) from the sea. Any relevant data is represented on Map 7a – Flood Map for Planning:

ID	Distance (m)	Direction	Update	Type
1	0	On Site	08-Feb-2016	Zone 2 - (Fluvial /Tidal Models)

7.2 River and Coastal Zone 3 Flooding

Is the site within 250m of an Environment Agency Zone 3 floodplain? Yes

Zone 3 shows the extent of a river flood with a 1 in 100 (1%) or greater chance of occurring in any year or a sea flood with a 1 in 200 (0.5%) or greater chance of occurring in any year. Any relevant data is represented on Map 7a – Flood Map for Planning.

ID	Distance (m)	Direction	Update	Type
1	0	On Site	23-Feb-2016	Zone 3 - (Fluvial Models)

7.3 Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating

What is the highest risk of flooding onsite? High

The Environment Agency RoFRaS database provides an indication of river and coastal flood risk at a national level on a 50m grid with the flood rating at the centre of the grid calculated and given above. The data considers the probability that the flood defences will overtop or breach by considering their location, type, condition and standard of protection.

RoFRaS data for the study site indicates the property is in an area with a High (1 in 30 or greater) chance of flooding in any given year.

Any relevant data within 250m is represented on the RoFRaS Flood map. Data to 50m is reported in the table below.

ID	Distance (m)	Direction	RoFRaS flood Risk
1	0.0	On Site	Medium
2	0.0	On Site	Medium

3	0.0	On Site	Medium
4	0.0	On Site	High
5A	0.0	On Site	High
6	0.0	On Site	Medium
7	4.0	NE	Low
8A	4.0	NE	Low
9	7.0	S	Medium
10	12.0	S	Low
11	12.0	S	Low
12	13.0	S	Low
13	22.0	W	Low
14	22.0	W	Medium
15	29.0	W	Low
16	37.0	E	High
17	39.0	W	Medium
18	39.0	W	Medium
19B	43.0	E	Medium
20B	48.0	E	Low
21B	48.0	E	Low
22	49.0	E	Medium

7.4 Flood Defences

Are there any Flood Defences within 250m of the study site?
Database searched and no data found. No

7.5 Areas benefiting from Flood Defences

Are there any areas benefiting from Flood Defences within 250m of the study site? No

7.6 Areas benefiting from Flood Storage

Are there any areas used for Flood Storage within 250m of the study site? No

7.7 Groundwater Flooding Susceptibility Areas

7.7.1 Are there any British Geological Survey groundwater flooding susceptibility areas within 50m of the boundary of the study site? Yes

Does this relate to Clearwater Flooding or Superficial Deposits Flooding? Clearwater Flooding

Notes: Groundwater flooding may either be associated with shallow unconsolidated sedimentary aquifers which overlie unproductive aquifers (Superficial Deposits Flooding), or with unconfined aquifers (Clearwater Flooding).

7.7.2 What is the highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions?

Potential at Surface

Where potential for groundwater flooding to occur at surface is indicated, this means that given the geological conditions in the area groundwater flooding hazard should be considered in all land-use planning decisions. It is recommended that other relevant information e.g. records of previous incidence of groundwater flooding, rainfall, property type, and land drainage information be investigated in order to establish relative, but not absolute, risk of groundwater flooding.

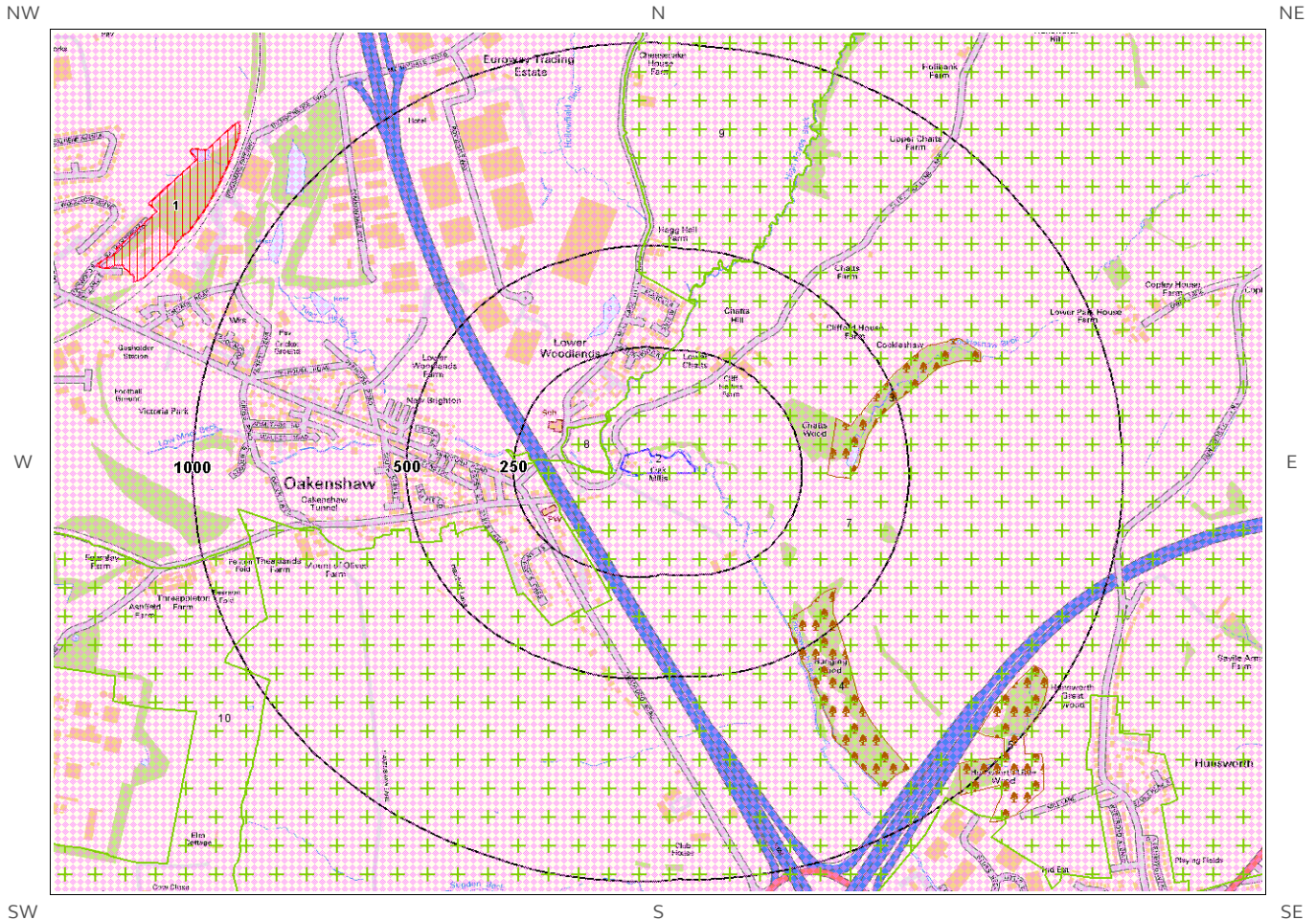
7.8 Groundwater Flooding Confidence Areas

What is the British Geological Survey confidence rating in this result? Low

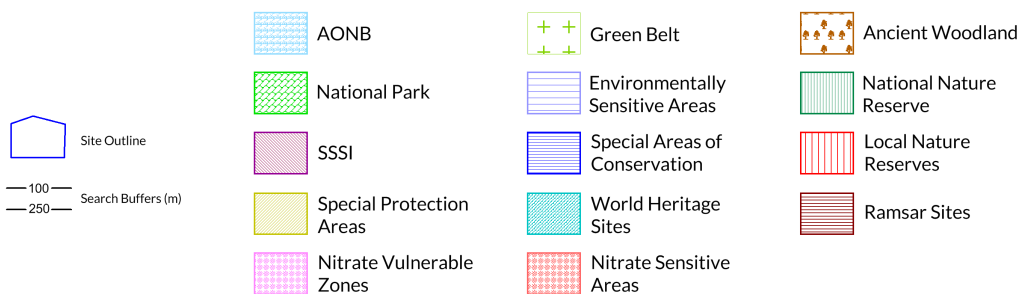
Notes: Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

The confidence rating is on a threefold scale - Low, Moderate and High. This provides a relative indication of the BGS confidence in the accuracy of the susceptibility result for groundwater flooding. This is based on the amount and precision of the information used in the assessment. In areas with a relatively lower level of confidence the susceptibility result should be treated with more caution. In other areas with higher levels of confidence the susceptibility result can be used with more confidence.

8. Designated Environmentally Sensitive Sites Map



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8. Designated Environmentally Sensitive Sites

Presence of Designated Environmentally Sensitive Sites within 2000m of the study site? Yes

8.1 Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site:

0

Database searched and no data found.

8.2 Records of National Nature Reserves (NNR) within 2000m of the study site:

0

Database searched and no data found.

8.3 Records of Special Areas of Conservation (SAC) within 2000m of the study site:

0

Database searched and no data found.

8.4 Records of Special Protection Areas (SPA) within 2000m of the study site:

0

Database searched and no data found.

8.5 Records of Ramsar sites within 2000m of the study site:

0

Database searched and no data found.

8.6 Records of Ancient Woodland within 2000m of the study site:

4

The following records of Designated Ancient Woodland provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	Ancient Woodland Name	Data Source
3	308	E	UNKNOWN	Ancient and Semi-Natural Woodland
4	418	SE	UNKNOWN	Ancient and Semi-Natural Woodland
5	905	SE	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1711	NW	UNKNOWN	Ancient and Semi-Natural Woodland

8.7 Records of Local Nature Reserves (LNR) within 2000m of the study site:

1

The following Local Nature Reserve (LNR) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	LNR Name	Data Source
1	1155	NW	Railway Terrace	Natural England

8.8 Records of World Heritage Sites within 2000m of the study site:

0

Database searched and no data found.

8.9 Records of Environmentally Sensitive Areas within 2000m of the study site:

0

Database searched and no data found.

8.10 Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site:

0

Database searched and no data found.

8.11 Records of National Parks (NP) within 2000m of the study site:

0

Database searched and no data found.

8.12 Records of Nitrate Sensitive Areas within 2000m of the study site:

0

Database searched and no data found.

8.13 Records of Nitrate Vulnerable Zones within 2000m of the study site:

1

The following Nitrate Vulnerable Zone records produced by DEFRA are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	NVZ Name	Data Source
2	0	On Site	Existing	DEFRA

8.14 Records of Green Belt land within 2000m of the study site:

4

Green Belt data contains Ordnance Survey data © Crown copyright and database right [2015].

ID	Distance	Direction	Green Belt Name	Local Authority Name
7	0	On Site	Liverpool, Manchester and West Yorks Greenbelt	Kirklees District (B)
8	20	W	Liverpool, Manchester and West Yorks Greenbelt	Bradford District (B)
9	365	N	Liverpool, Manchester and West Yorks Greenbelt	Bradford District (B)
10	881	W	Liverpool, Manchester and West Yorks Greenbelt	Bradford District (B)

9. Natural Hazards Findings

9.1 Detailed BGS GeoSure Data

BGS GeoSure Data has been searched to 50m. The data is included in tabular format. If you require further information on geology and ground stability, please obtain a **Groundsure Geo Insight**, available from our [website](#). The following information has been found:

9.1.1 Shrink Swell

What is the maximum Shrink-Swell* hazard rating identified on the study site? Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Ground conditions predominantly low plasticity. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with shrink-swell clays.

9.1.2 Landslides

What is the maximum Landslide* hazard rating identified on the study site? Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Possibility of slope instability problems after major changes in ground conditions. Consideration should be given to stability if changes to drainage or excavations take place. Possible increase in construction cost to reduce potential slope stability problems. Existing property Ö no significant increase in insurance risk due to natural slope instability problems.

9.1.3 Soluble Rocks

What is the maximum Soluble Rocks* hazard rating identified on the study site? Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Soluble rocks are present, but unlikely to cause problems except under exceptional conditions. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

* This indicates an automatically generated 50m buffer and site.

9.1.4 Compressible Ground

What is the maximum Compressible Ground* hazard rating identified on the study site? Moderate

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Significant potential for compressibility problems. Avoid large differential loadings of ground. Do not drain or de-water ground near the property without technical advice. For new build Ö consider possibility of compressible ground in ground investigation, construction and building design. Consider effects of groundwater changes. Extra construction costs are likely. For existing property x°ossible increase in insurance risk from compressibility, especially if water conditions or loading of the ground change significantly.

9.1.5 Collapsible Rocks

What is the maximum Collapsible Rocks* hazard rating identified on the study site? Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

9.1.6 Running Sand

What is the maximum Running Sand** hazard rating identified on the study site? Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Possibility of running sand problems after major changes in ground conditions. Normal maintenance to avoid leakage of water-bearing services or water bodies (ponds, swimming pools) should reduce likelihood of problems due to running sand. For new build Ö consider possibility of running sand into trenches or excavations if water table is high or sandy strata are exposed to water. Avoid concentrated water inputs to site. Unlikely to be an increase in construction costs due to potential for running sand. For existing property Ö no significant increase in insurance risk due to running sand problems is likely.

9.2 Radon

9.2.1 Radon Affected Areas

Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level? The property is in a Radon Affected Area, as between 1 and 3% of properties are above the Action Level.

* This indicates an automatically generated 50m buffer and site.

9.2.2 Radon Protection

Is the property in an area where Radon Protection are required for new properties or extensions to existing

ones as described in publication BR211 by the Building Research Establishment?

No radon protective measures are necessary.

10. Mining

10.1 Coal Mining

Are there any coal mining areas within 75m of the study site? Yes

The following coal mining information provided by the Coal Authority is not represented on Mapping:

Distance (m)	Direction	Details
0	On Site	The study site is located within the specified search distance of an identified mining area. Further details concerning this can be obtained from the Coal Authority Helpline on 0845 762 6848.

10.2 Non-Coal Mining

Are there any Non-Coal Mining areas within 50m of the study site boundary? Yes

The following non-coal mining information is provided by the BGS:

Distance (m)	Direction	Name	Commodity	Assessment of likelihood
0.0	On Site	Leeds/Bradford area	Iron Ore (Bedded)	Localised small scale underground mining may have occurred. Potential for difficult ground conditions are unlikely or localised and are at a level where they need not be considered

Past underground mine workings may occur. The rock types present in these areas are such that small mineral veins may be present on which it is possible that small scale mining has been undertaken and/or it is possible that limited underground extraction of other materials may have occurred. All such occurrences are likely to be of minor localised extent and infrequent. It should be noted, however, that there is always the possibility of the existence of other sub-surface excavations, such as wells, cess pits, follies, air raid shelters/bunkers and other military structures etc. that could affect surface ground stability but which are outside the scope of this dataset. However, if in a coalfield area you should still consider a Coal Authority mining search for the area of interest.

10.3 Brine Affected Areas

Are there any brine affected areas within 75m of the study site? No
Guidance: No Guidance Required.

Contact Details

Groundsure Helpline
Telephone: 08444 159 000
info@groundsure.com

British Geological Survey Enquiries

Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG
Tel: 0115 936 3143.
Fax: 0115 936 3276.
Email:

Web:www.bgs.ac.uk

BGS Geological Hazards Reports and general geological enquiries:
enquiries@bgs.ac.uk

Environment Agency

National Customer Contact Centre, PO Box 544
Rotherham, S60 1BY
Tel: 08708 506 506

Web:www.environment-agency.gov.uk

Email:enquiries@environment-agency.gov.uk

Public Health England

Public information access office
Public Health England, Wellington House
133-155 Waterloo Road, London, SE1 8UG
www.gov.uk/phe

Email:enquiries@phe.gov.uk

Main switchboard: 020 7654 8000

The Coal Authority

200 Lichfield Lane
Mansfield
Notts NG18 4RG
Tel: 0345 7626 848
DX 716176 Mansfield 5
www.coal.gov.uk

Ordnance Survey

Adanac Drive, Southampton
SO16 0AS
Tel: 08456 050505

Local Authority

Authority: Kirklees Council
Phone: 01484 221 000

Web: <http://www.kirklees.gov.uk/>

Address: Civic Centre 3, Market Street, Huddersfield, HD1 1WG

Gemapping PLC

Virginia Villas, High Street, Hartley Witney,
Hampshire RG27 8NW
Tel: 01252 845444



Acknowledgements: Site of Special Scientific Interest, National Nature Reserve, Ramsar Site, Special Protection Area, Special Area of Conservation data is provided by, and used with the permission of, Natural England who retain the Copyright and Intellectual Property Rights for the data.

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This report has been prepared in accordance with the Groundsure Ltd standard Terms and Conditions of business for work of this nature.

Standard Terms and Conditions

1 Definitions

In these terms and conditions unless the context otherwise requires:

“Beneficiary” means the person or entity for whose benefit the Client has obtained the Services.

“Client” means the party or parties entering into a Contract with Groundsure.

“Commercial” means any building or property which is not Residential.

“Confidential Information” means the contents of this Contract and all information received from the Client as a result of, or in connection with, this Contract other than

(i) information which the Client can prove was rightfully in its possession prior to disclosure by Groundsure and

(ii) any information which is in the public domain (other than by virtue of a breach of this Contract).

“Support Services” means Support Services provided by Groundsure including, without limitation, interpreting third party and in-house environmental data, providing environmental support advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.

“Contract” means the contract between Groundsure and the Client for the provision of the Services, and which shall incorporate these terms and conditions, the Order, and the relevant User Guide.

“Third Party Data Provider” means any third party providing Third Party Content to Groundsure.

“Data Reports” means reports comprising factual data with no accompanying interpretation.

“Fees” has the meaning set out in clause 5.1.

“Groundsure” means Groundsure Limited, a company registered in England and Wales under number 03421028.

“Groundsure Materials” means all materials prepared by Groundsure and provided as part of the Services, including but not limited to Third Party Content, Data Reports, Mapping, and Risk Screening Reports.

“Intellectual Property” means any patent, copyright, design rights, trade or service mark, moral rights, data protection rights, know-how or trade mark in each case whether registered or not and including applications for the same or any other rights of a similar nature anywhere in the world.

“Mapping” means a map, map data or a combination of historical maps of various ages, time periods and scales.

“Order” means an electronic, written or other order form submitted by the Client requesting Services from Groundsure in respect of a specified Site.

“Ordnance Survey” means the Secretary of State for Business, Innovation and Skills, acting through Ordnance Survey, Adanac Drive, Southampton, SO16 0AS, UK.

“Order Website” means the online platform through which Orders may be placed by the Client and accepted by Groundsure.

“Report” means a Risk Screening Report or Data Report for Commercial or Residential property.

“Residential” means any building or property used as or intended to be used as a single dwelling.

“Risk Screening Report” means a risk screening report comprising factual data with an accompanying interpretation by Groundsure.

“Services” means any Report, Mapping and/or Support Services which Groundsure has agreed to provide by accepting an Order pursuant to clause 2.6.

“Site” means the area of land in respect of which the Client has requested Groundsure to provide the Services.

“Third Party Content” means data, database information or other information which is provided to Groundsure by a Third Party Data Provider.

“User Guide” means the user guide, as amended from time to time, available upon request from Groundsure and on the website (www.Groundsure.com) and forming part of this Contract.

2 Scope of Services, terms and conditions, requests for insurance and quotations

2.1 Groundsure agrees to provide the Services in accordance with the Contract.

2.2 Groundsure shall exercise reasonable skill and care in the provision of the Services.

2.3 Subject to clause 7.3 the Client acknowledges that it has not relied on any statement or representation made by or on behalf of Groundsure which is not set out and expressly agreed in writing in the Contract and all such statements and representations are hereby excluded to the fullest extent permitted by law.

2.4 The Client acknowledges that terms and conditions appearing on a Client’s order form, printed stationery or other communication, or any terms or conditions implied by custom, practice or course of dealing shall be of no effect, and that this Contract shall prevail over all others in relation to the Order.

2.5 If the Client or Beneficiary requests insurance in conjunction with or as a result of the Services, Groundsure shall use reasonable endeavours to recommend such insurance, but makes no warranty that such insurance shall be available from insurers or that it will be offered on reasonable terms. Any insurance purchased by the Client or Beneficiary shall be subject solely to the terms of the policy issued by insurers and Groundsure will have no liability therefor. In addition you acknowledge and agree that Groundsure does not act as an agent or broker for any insurance providers. The Client should take (and ensure that the Beneficiary takes) independent advice to ensure that the insurance policy requested or offered is suitable for its requirements.

2.6 Groundsure’s quotations or proposals are valid for a period of 30 days only unless an alternative period of time is explicitly stipulated by Groundsure. Groundsure reserves the right to withdraw any quotation or proposal at any time before an Order is accepted by Groundsure. Groundsure’s acceptance of an Order shall be binding only when made in writing and signed by Groundsure’s authorised representative or when accepted through the Order Website.

3 The Client’s obligations

3.1 The Client shall comply with the terms of this Contract and

(i) procure that the Beneficiary or any third party relying on the Services complies with and acts as if it is bound by the Contract and

(ii) be liable to Groundsure for the acts and omissions of the Beneficiary or any third party relying on the Services as if such acts and omissions were those of the Client.

3.2 The Client shall be solely responsible for ensuring that the Services are appropriate and suitable for its and/or the Beneficiary’s needs.

3.3 The Client shall supply to Groundsure as soon as practicable and without charge all requisite information (and the Client warrants that such information is accurate, complete and appropriate), including without limitation any environmental information relating to the Site and shall give such assistance as Groundsure shall reasonably require in the provision of the Services including, without limitation, access to the Site, facilities and equipment.

3.4 Where the Client’s approval or decision is required to enable Groundsure to carry out work in order to provide the Services, such approval or decision shall be given or procured in reasonable time and so as not to delay or disrupt the performance of the Services.

3.5 Save as expressly permitted by this Contract the Client shall not, and shall procure that the Beneficiary shall not, re-sell, alter, add to, or amend the Groundsure Materials, or use the Groundsure Materials in a manner for which they were not intended. The Client may make the Groundsure Materials available to a third party who is considering acquiring some or all of, or providing funding in relation to, the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.

3.6 The Client is responsible for maintaining the confidentiality of its user name and password if using the Order Website and the Client acknowledges that Groundsure accepts no liability of any kind for any loss or damage suffered by the Client as a consequence of using the Order Website.

4 Reliance

4.1 The Client acknowledges that the Services provided by Groundsure consist of the presentation and analysis of Third Party Content and other content and that information obtained from a Third Party Data Provider cannot be guaranteed or warranted by Groundsure to be reliable.

4.2 In respect of Data Reports, Mapping and Risk Screening Reports, the following classes of person and no other are entitled to rely on their contents;

(i) the Beneficiary,

(ii) the Beneficiary’s professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate),

(iv) the first purchaser or first tenant of the Site, and

(v) the professional advisers and lenders of the first purchaser or tenant of the Site.

4.3 In respect of Support Services, only the Client, Beneficiary and parties expressly named in a Report and no other parties are entitled to rely on its contents.

4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise expressly agreed in writing, no other person or entity of any kind is entitled to rely on any Services or Report issued or provided by Groundsure. Any party considering such Reports and Services does so at their own risk.

5 Fees and Disbursements

5.1 Groundsure shall charge and the Client shall pay fees at the rate and

frequency specified in the written proposal, Order Website or Order acknowledgement form, plus (in the case of Support Services) all proper disbursements incurred by Groundsure. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services (together "Fees").

5.2 The Client shall pay all outstanding Fees to Groundsure in full without deduction, counterclaim or set off within 30 days of the date of Groundsure's invoice or such other period as may be agreed in writing between Groundsure and the Client ("Payment Date"). Interest on late payments will accrue on a daily basis from the Payment Date until the date of payment (whether before or after judgment) at the rate of 8% per annum.

5.3 The Client shall be deemed to have agreed the amount of any invoice unless an objection is made in writing within 28 days of the date of the invoice. As soon as reasonably practicable after being notified of an objection, without prejudice to clause 5.2 a member of Groundsure's management team will contact the Client and the parties shall then use all reasonable endeavours to resolve the dispute within 15 days.

6 Intellectual Property and Confidentiality

6.1 Subject to

(i) full payment of all relevant Fees and

(ii) compliance with this Contract, the Client is granted (and is permitted to sub-licence to the Beneficiary) a royalty-free, worldwide, non-assignable and (save to the extent set out in this Contract) non-transferable licence to make use of the Groundsure Materials.

6.2 All Intellectual Property in the Groundsure Materials are and shall remain owned by Groundsure or Groundsure's licensors (including without limitation the Third Party Data Providers) the Client acknowledges, and shall procure acknowledgement by the Beneficiary of, such ownership. Nothing in this Contract purports to transfer or assign any rights to the Client or the Beneficiary in respect of such Intellectual Property.

6.3 Third Party Data Providers may enforce any breach of clauses 6.1 and 6.2 against the Client or Beneficiary.

6.4 The Client shall, and shall procure that any recipients of the Groundsure Materials shall:

(i) not remove, suppress or modify any trade mark, copyright or other proprietary marking belonging to Groundsure or any third party from the Services;

(ii) use the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;

(iii) not create any product or report which is derived directly or indirectly from the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);

(iv) not combine the Services with or incorporate such Services into any other information data or service;

(v) not reformat or otherwise change (whether by modification, addition or enhancement), the Services (save that those acting for the Beneficiary in a professional capacity shall not be in breach of this clause 6.4(v) where such reformatting is in the normal course of providing advice based upon the Services);

(vi) where a Report and/or Mapping contains material belonging to Ordnance Survey, acknowledge and agree that such content is protected by Crown Copyright and shall not use such content for any purpose outside of receiving the Services; and

(vii) not copy in whole or in part by any means any map prints or run-on copies containing content belonging to Ordnance Survey (other than that contained within Ordnance Survey's OS Street Map) without first being in possession of a valid Paper Map Copying Licence from Ordnance Survey,

6.5 Notwithstanding clause 6.4, the Client may make reasonable use of the Groundsure Materials in order to advise the Beneficiary in a professional capacity. However, Groundsure shall have no liability in respect of any advice, opinion or report given or provided to Beneficiaries by the Client.

6.6 The Client shall procure that any person to whom the Services are made available shall notify Groundsure of any request or requirement to disclose, publish or disseminate any information contained in the Services in accordance with the Freedom of Information Act 2000, the Environmental Information Regulations 2004 or any associated legislation or regulations in force from time to time.

7. Liability: Particular Attention Should Be Paid To This Clause

7.1 This Clause 7 sets out the entire liability of Groundsure, including any liability for the acts or omissions of its employees, agents, consultants, subcontractors and Third Party Content, in respect of:

(i) any breach of contract, including any deliberate breach of the Contract by Groundsure or its employees, agents or

subcontractors;

(ii) any use made of the Reports, Services, Materials or any part of them; and

(iii) any representation, statement or tortious act or omission (including negligence) arising under or in connection with the Contract.

7.2 All warranties, conditions and other terms implied by statute or common law are, to the fullest extent permitted by law, excluded from the Contract.

7.3 Nothing in the Contract limits or excludes the liability of the Supplier for death or personal injury resulting from negligence, or for any damage or liability incurred by the Client or Beneficiary as a result of fraud or fraudulent misrepresentation.

7.4 Groundsure shall not be liable for

(i) loss of profits;

(ii) loss of business;

(iii) depletion of goodwill and/or similar losses;

(iv) loss of anticipated savings;

(v) loss of goods;

(vi) loss of contract;

(vii) loss of use;

(viii) loss or corruption of data or information;

(ix) business interruption;

(x) any kind of special, indirect, consequential or pure economic loss, costs, damages, charges or expenses;

(xi) loss or damage that arise as a result of the use of all or part of the Groundsure Materials in breach of the Contract;

(xii) loss or damage arising as a result of any error, omission or inaccuracy in any part of the Groundsure Materials where such error, omission or inaccuracy is caused by any Third Party Content or any reasonable interpretation of Third Party Content;

(xiii) loss or damage to a computer, software, modem, telephone or other property; and

(xiv) loss or damage caused by a delay or loss of use of Groundsure's internet ordering service.

7.5 Groundsure's total liability in relation to or under the Contract shall be limited to £10 million for any claim or claims.

7.6 Groundsure shall procure that the Beneficiary shall be bound by limitations and exclusions of liability in favour of Groundsure which accord with those detailed in clauses 7.4 and 7.5 (subject to clause 7.3) in respect of all claims which the Beneficiary may bring against Groundsure in relation to the Services or other matters arising pursuant to the Contract.

8 Groundsure's right to suspend or terminate

8.1 If Groundsure reasonably believes that the Client or Beneficiary has not provided the information or assistance required to enable the proper provision of the Services, Groundsure shall be entitled to suspend all further performance of the Services until such time as any such deficiency has been made good.

8.2 Groundsure shall be entitled to terminate the Contract immediately on written notice in the event that:

(i) the Client fails to pay any sum due to Groundsure within 30 days of the Payment Date; or

(ii) the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an administration order made against it or if a receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or

(iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or

(iv) the Client or the Beneficiary breaches any term of the Contract (including, but not limited to, the obligations in clause 4) which is incapable of remedy or if remediable, is not remedied within five days of notice of the breach.

9. Client's Right to Terminate and Suspend

9.1 Subject to clause 10.1, the Client may at any time upon written notice terminate or suspend the provision of all or any of the Services.

9.2 In any event, where the Client is a consumer (and not a business) he/she hereby expressly acknowledges and agrees that:

(i) the supply of Services under this Contract (and therefore the performance of this Contract) commences immediately upon Groundsure's acceptance of the Order; and

(ii) the Reports and/or Mapping provided under this Contract are

- (a) supplied to the Client's specification(s) and in any event
- (b) by their nature cannot be returned.

10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination of the Contract:

(i) Groundsure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client and/or Beneficiary any property of the Client and/or Beneficiary in Groundsure's possession or control; and

(ii) the Client shall pay to Groundsure all and any Fees payable in respect of the performance of the Services up to the date of termination or suspension. In respect of any Support Services provided, the Client shall also pay Groundsure any additional costs incurred in relation to the termination or suspension of the Contract.

11 Anti-Bribery

11.1 The Client warrants that it shall:

(i) comply with all applicable laws, statutes and regulations relating to anti-bribery and anti-corruption including but not limited to the Bribery Act 2010;

(ii) comply with such of Groundsure's anti-bribery and anti-corruption policies as are notified to the Client from time to time; and

(iii) promptly report to Groundsure any request or demand for any undue financial or other advantage of any kind received by or on behalf of the Client in connection with the performance of this Contract.

11.2 Breach of this Clause 11 shall be deemed a material breach of this Contract.

12 General

12.1 The Mapping contained in the Services is protected by Crown copyright and must not be used for any purpose other than as part of the Services or as specifically provided in the Contract.

12.2 The Client shall be permitted to make one copy only of each Report or Mapping Order. Thereafter the Client shall be entitled to make unlimited copies of the Report or Mapping Order only in accordance with an Ordnance Survey paper map copy license available through Groundsure.

12.3 Groundsure reserves the right to amend or vary this Contract. No amendment or variation to this Contract shall be valid unless signed by an authorised representative of Groundsure.

12.4 No failure on the part of Groundsure to exercise, and no delay in exercising, any right, power or provision under this Contract shall operate as a waiver thereof.

12.5 Save as expressly provided in this Contract, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.

12.6 The Secretary of State for Business, Innovation and Skills ("BIS") or BIS' successor body, as the case may be, acting through Ordnance Survey may enforce a breach of clause 6.4(vi) and clause 6.4(vii) of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.

12.7 Groundsure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:

(i) the Client or Beneficiary's failure to provide facilities, access or information;

(ii) fire, storm, flood, tempest or epidemic;

(iii) Acts of God or the public enemy;

(iv) riot, civil commotion or war;

(v) strikes, labour disputes or industrial action;

(vi) acts or regulations of any governmental or other agency;

(vii) suspension or delay of services at public registries by Third Party Data Providers;

(viii) changes in law; or

(ix) any other reason beyond Groundsure's reasonable control.

In the event that Groundsure is prevented from performing the Services (or any part thereof) in accordance with this clause 12.6 for a period of not less than 30 days then Groundsure shall be entitled to terminate this Contract immediately on written notice to the Client.

12.8 Any notice provided shall be in writing and shall be deemed to be properly given if delivered by hand or sent by first class post, facsimile or by email to the address, facsimile number or email address of the relevant party as may have been notified by each party to the other for such purpose or in the absence of such notification the last known address.

12.9 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email (save to the extent such day is not a working day where it shall be deemed to have been delivered on the next working day) and on the second working day after the day of posting if sent by first class post.

12.10 The Contract constitutes the entire agreement between the parties and shall supersede all previous arrangements between the parties relating to the subject matter hereof.

12.11 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired.

12.12 This Contract shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with this Contract shall be subject to the exclusive jurisdiction of the English courts.

12.13 Groundsure is an executive member of the Council of Property Search Organisation (CoPSO) and has signed up to the Search Code administered by the Property Codes Compliance Board (PCCB). All Risk Screening Reports shall be supplied in accordance with the provisions of the Search Code.

12.14 If the Client or Beneficiary has a complaint about the Services, written notice should be given to the Compliance Officer at Groundsure who will respond in a timely manner. In the event you are not satisfied with Groundsure's complaints handling process or you are unable to resolve the complaint, at your discretion you may refer the complaint to The Property Ombudsman Scheme at the following URL/email: website www.tpos.co.uk or email: admin@tpos.co.uk

12.15 The Client agrees that it shall, and shall procure that each Beneficiary shall, treat in confidence all Confidential Information and shall not, and shall procure that each Beneficiary shall not (i) disclose any Confidential Information to any third party other than in accordance with the terms of this Contract; and (ii) use Confidential Information for a purpose other than the exercise of its rights and obligations under this Contract. Subject to clause 6.6, nothing shall prevent the Client or any Beneficiary from disclosing Confidential Information to the extent required by law. © Groundsure Limited June 2013