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# REPORT ON A PHASE ONE DESK STUDY

**at**

# LAND OFF BRADSHAW ROAD, HONLEY, HUDDERSFIELD

**for**

## EASTWOOD HOMES

**CONSULTANTS: FARRAR BAMFORTH ASSOCIATES Ltd**

Report No J1967/11/EDS
September 2011

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## CONSULTANTS: FARRAR BAMFORTH ASSOCIATES Ltd

**Report No J1967/11/EDS** **September 2011**

## 1. INTRODUCTION

The site is located close to the village of Honley in Holmfirth, Huddersfield, West Yorkshire. It is located on the corner of Bradshaw Road and Meltham Road/Moor Bottom. The site is roughly 0.15 hectares in size and the approximate National Grid reference for the site is 413541, 411559.

It is understood that the site is to be developed by the construction of eight residential dwellings with gardens and parking.

In accordance with issued guidance, a site walkover was conducted on the 30th September 2011 and the following observations were made:

- The site is currently occupied by TCW (Controls) Ltd and TCW (Burners) Ltd. Historically these businesses were very productive and were manufacturers of gas/ oil burners, and fire watch/detection systems. Recently production has reduced and much of the daily operations have been relocated elsewhere in Huddersfield.
- Internally there are a number of rooms comprising the following:

- Office.
- Small show room for multi fuel stoves.
- Disused boiler workshop – now used for storage of business and private articles. This area also houses an electricity meter. It is thought that the roof sheets may be corrugated asbestos sheets interlocked with plastic corrugated sheeting.
- Stores.
- Smaller workshop with mezzanine floor and industrial ventilation system. The current site occupier advised that very little manufacturing now takes place in this area.

- Externally and in the northern section of the site there is a small asphalt/grassed/scrubland area. There is a general waste skip placed in this area and a metal container that is used by the local guide group for storage of tents etc. This area is bounded by foliage and wild flowers that appeared to be healthy and non-invasive. Rubble/made ground has been deposited in some parts of this area, particularly up against the building/steps to the workshop. Vehicular access can also be obtained in this section. Adjacent is the following:
  - Garages – immediately west.
  - Electricity sub-station – the current site occupier recalls that this has been in-situ since at least 1974 and was 'upgraded' about 10 years ago. There is an established tree close to the substation. This area of land is rented from the site owner by the electricity board and fenced off from the remainder of the site area.
  - Gas installation feature – notice stating that permission must be sought to work within 10m of this installation (photo appended to this report).
- Externally and in the southern section of the site there is a small asphalt covered car park and stone flagged storage yard. The latter is being used for the storage of gas bottles, wood, metals, windows, wires and general manufacturing materials.
- The site is located in the Holme Valley and the area in general descends from the village towards the site and ascends gradually and then more steeply towards the south. The site therefore is therefore descending from south to north, but is flat from west to east.

- The area is mainly residential with some nearby businesses that include:
  - The Foresters Public House
  - Michael Dyson Associates Ltd
  - Taylors Food Store
  - PA Welding Ltd
- No water sources/courses were observed on the site.

In order to ensure that the site is fully characterised and to comply with the Environment Act 1995[1], a Phase One Desk Study has been commissioned by Eastwood Homes. The desk study is intended to assess the environmental impact of historical, current and future factors on the development. This report will present the data obtained and provide a conceptual ground model and preliminary risk assessment as well as discussing the scope of any intrusive investigation that may be required. This report does not consider ecological impacts (e.g. bats) or botanical risks (e.g. Japanese Knotweed).

## 2. REVIEW AND SUMMARY OF PUBLISHED DATA

As a part of this desk study the following data has been considered.

- EnviroInsight/GeoInsight (Groundsure) Reports - Appendix 1
- Historical maps - Appendix 2
- Site Plan - Appendix 3
- Photographs - Appendix 4
- Coal Authority Report - Appendix 5

[1]S57 of the Environment Act 1995 inserted the contaminated land regime into the Environmental Protection Act 1990 (Part 2A). The regime **'provides a risk based approach to the identification and remediation of land where contamination poses an unacceptable risk to human health or the environment'** See http://www.environment-agency.gov.uk/research/planning/40405.aspx. This places a duty on local authorities to inspect their areas for contaminated land and require its remediation using the 'suitable for use' approach. Much of this duty is discharged via the planning regime under the Town and Country Planning Act 1990 as historical land contamination is a 'material planning consideration.' The local authorities are required to secure the removal of unacceptable risks via remediation of the land, to therefore ensure the site is suitable for its new use. This is fulfilled via completion of a Phase One Environmental Desk Study, Phase Two Intrusive Investigation, Phase Three Remediation Strategy and Phase Four Validation Report. Therefore, as a minimum, once a site has been developed it should not be capable of being designated as 'contaminated land' under Part 2A of the Environmental Protection Act 1990, as inserted by the Environment Act 1995 (see also PPS 23 Planning and Pollution Control Section 8)

The data obtained from the above mentioned sources has been summarised below[2].

[2] This report is a summary only and reference must be made in full to the information provided in the Groundsure Report.

## 2.1 Historical Land Use

**Table 1: *Historical Land Use*[3]**

| Map Dates | |
|---|---|
| 1888 – 1913 | The site houses Victoria Woollen Mills and is located in the rural and initially sparsely populated locality of Honley, whose main village is situated 200m northeast. There are a number of buildings that make up the mills and there are mill ponds in the immediately south of the site. By 1904 the site is an iron works.<br><br>Within 250m there are the following notable industries / businesses / features:<br>- Enterprise Works (ruling machines) – 225m S |
| 1929 – 1965 | The site appears to be largely unchanged.<br><br>Within 250m there are the following notable industries / businesses / features:<br>- Enterprise Works – 225m S<br>- A large number of residential dwellings have been constructed around the site up to 250m and beyond, in all directions |
| 1984 – 2011 | The site is now listed as a works and the layout appears to be unchanged. There is an electricity sub-station and gantry on site.<br><br>Within 250m there are the following notable industries / businesses / features:<br>- Enterprise Works – 225m S<br>- Garage – 25m SW<br>- Silk Mill (later a PH and then flats) – immediately W |

NB. All distances given are approximate only.

## 2.2 Published Geology and Geological Hazards

An examination of the 1: 50 000 scale British Geological Survey map of the area[4] indicates that the site is underlain by the Rough Rock which is a named sandstone unit in the Millstone Grit Series. The BGS lexicon of named rock units describes this material as coarse-grained feldspathic cross-bedded sandstone.[5]

- Potential for collapsible ground stability hazards – negligible.
- Potential for compressible ground stability – negligible.
- Potential for ground dissolution stability – negligible.

[3] See Appendix 2
[4] Sheet 86, solid and drift edition, Glossop.
[5] http://www.bgs.ac.uk/lexicon/lexicon.cfm?pub=RR

- Potential for landslide ground stability – very low.
- Potential for running sand ground stability – negligible.
- Potential for shrinking or swelling clay ground stability – negligible.
- Shallow mining hazards – low.

The Groundsure Report states that the property is in a radon affected area, as between 1% and 3% of homes are above the action level for radon. However BRE publication BR211states that protection measures are not necessary in the construction of new dwellings or extensions.

## 2.3 Mining

The Groundsure Report states that the site is within an area that may be affected by coal mining. A coal mining report has therefore been obtained and can be summarised as follows:

**Past**
According to their records, the property is not within the likely zone of physical influence on the surface from past underground workings.

**Present**
The property is not in the likely zone of influence of any present underground coal workings. In addition, the report indicates that the property does not lie within 200m of the boundary of an opencast site from which coal is being removed by opencast methods.

**Future**
The property is not in an area for which the Coal Authority is determining whether to grant a licence to remove coal using underground or opencast methods.

The property is not in an area for which a licence has been granted to remove coal using underground or opencast methods.

The property is not in an area that is likely to be affected at the surface from any planned future workings.

However reserves of coal exist in the local area which could be worked at some time in the future.

No notice of the risk of the land being affected by subsidence has been given under section 46 of the Coal Mining Subsidence Act 1991.

**Mine Entries**
There are no known coal mine entries within, or within 20 metres of, the boundary of the property.

**Coal Mining Geology**
The Authority is not aware of any evidence of damage arising due to geological faults or other lines of weakness that have been affected by coal mining.

**Mine Gas**
There is no record of a mine gas emission requiring action by the Coal Authority within the boundary of the property.

## 2.4 Waste Management and Gas Monitoring

The Groundsure report indicates that there are no waste management activities listed within 250m of the site.

However, the site has been subject to development historically and it is possible that made ground resulting from construction activities are present on the site.

On the basis of the above, it is recommended that gas monitoring is undertaken at this site only if significant quantities of made ground are revealed during intrusive investigations.

## 2.5 Hydrogeology, Hydrology

The Groundsure Report and groundwater vulnerability map[6] suggests there is a secondary A aquifer within the solid geology beneath the site. This is defined as 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.

There are no licensed water abstractions or river network entries listed within 250m of the site.

The Environment Agency flood map[7] shows that the site is not at risk of flooding from rivers without defences.

[6] See Appendix 1
[7] See Appendix 1

## 2.6 Pollution Incidents to Controlled Waters

The Groundsure Report reveals that there has not been any pollution incidents recorded within 250m of the site.

There are no licensed discharge consents listed within 250m of the site.

## 2.7 Sensitive Land Use

According to the sensitive land uses map[8] there is one sensitive land use within 250m of the site to consider as it is within a nitrate vulnerable zone. Such zones were introduced as a result of the European Economic Community Nitrates Directive[9]. This piece of legislation was introduced to reduce the levels of nitrate in drinking water to a maximum of 50mg/l, at present and in the future. Approximately 70% of nitrates in English waters are estimated to come from agricultural land.[10] The UK government therefore restricts the application of fertilisers and animal waste by farmers to the land at certain times of the year, especially during winter when runoff is greatest and plant uptake of the fertiliser is at a minimum.[11] This however should not impact on the development as it is not agricultural in nature.

Further mapping indicates that the site is not within a Source Protection Zone. Groundwater provides a third of our drinking water in England and Wales, and it also maintains the flow in many of our rivers. In some areas of Southern England, groundwater supplies up to 80% of the drinking water that we get through our taps. It is crucial that these sources are protected to ensure that the water is completely safe to drink.

Source Protection Zones (SPZs) for 2000 groundwater sources such as wells, boreholes and springs used for public drinking water supply have been defined by the Environment Agency. These zones show the risk of contamination from any activities that might cause pollution in the area and the closer the activity the greater the risk. When present, mapping will show three main zones; inner (SPZ 1), outer (SPZ 2) and total catchment (SPZ 3) and a fourth zone of special interest, which is occasionally applied, to a groundwater source.

[8] See Appendix 1
[9] 91/676/EEC
[10] www.adas.co.uk
[11] http://en.wikipedia.org/wiki/nitrate_vulnerable_zone

## 2.8 Industrial Land Use and Potential Sources of Contamination

In order for a conceptual site model and preliminary risk assessment to be completed the historical maps and Groundsure data requires analysis to identify any past or present activities on the site and in the area that may have the potential to cause contamination on the site. Guidance has been issued by the Environment Agency, NHBC and Chartered Institute of Environmental Health.[12] Within this document, annex 3 provides examples of important contaminants that are associated with individual uses of land. This data assists in the formulation of any chemical testing regime.

Those that we consider potentially contaminative according to the guidance are given below:

**Table 2: *Potentially Contaminative Sources***

| Details | Classification | Location relative to site |
|---|---|---|
| Artificial ground | Made ground/fill | On site |
| Garage (historical) | Road vehicle servicing and repair: garages and filling stations | 25m SW |
| Victoria Mills/Works (historical and current)<br><br>Silk Mill (historical)<br><br>Gantry | Unspecified works, factories or features | On Site and adjacent<br><br>Immediately W<br><br>On site |
| Enterprise Works (historical) | Engineering works | 225m S |
| Enterprise Print Ltd | Printing and bookbinding works | 182m S |
| Electricity Sub-station | Electrical features | On site<br>244m E |
| Iron Works (historical) | Metal manufacturing, refining and finishing works: iron and steel works | On Site |

## 3. PRELIMINARY RISK ASSESSMENT

The potential of contamination hazards on the land has been identified and the risks associated with them are assessed in the following preliminary risk assessment in accordance with industry practice and the 'suitable for use'

[12] Guidance for the Safe Development of Housing on Land Affected by Contamination, R&D Publication 66: 2008 Volume 1 and 2.

approach. This has been conducted using the source-pathway-receptor approach. This method dictates that there must be a risk contaminant produced at a 'source' in sufficient concentration to cause harm and there must be a 'pathway' for the contaminant to reach an identifiable 'receptor' for the linkage to be proved and a contamination hazard to be considered present. Not all substances are contaminants and not all contaminants are considered to be a risk. Indeed DEFRA and The Environment Agency state that **'a contaminant is a substance which has the potential to cause harm, while a risk itself is considered to exist if such a substance is present in sufficient concentration to cause harm and a pathway exists for a receptor to be exposed to the substance.**'

R&D Publication 66: 2008 states that the groups at risk of harm (receptors) can be identified by the following categorisation:

1. Humans: site personnel, end users, visitors and adjacent land users.

2. The water environment – receptors: groundwater, surface water, coastal waters and artificial drainage.

3. Ecosystems: plants and animals.

4. Construction/building materials/services

In order to complete a conceptual site model and therefore a preliminary risk assessment, an appraisal of the sources of contamination, potential and actual, on and in the area of the site has therefore been completed with reference to this pollution linkage.[13]

## 3.1 Conceptual Ground Model

It is understood that the site is to be developed by the construction of eight residential dwellings with gardens and parking. The soil screening values (SSVs) for residential with plant uptake should be employed.

Unless otherwise stated, potential sources of contamination include the following:

**On site** – artificial/made ground; unspecified works, factories or features; electrical features; metal manufacturing, refining and finishing works: iron and steel works

[13] This assessment has been based on the information as to the proposed development that has been provided by the client. If the plans should change, the assessment should be re-evaluated.

**Off site** - road vehicle servicing and repair: garages and filling stations; unspecified works, factories or features; engineering works; printing and bookbinding works; electrical features

**Table 3: *Potential Harm to Humans and Animals (fauna)***

| SOURCES: ON-SITE AND OFF-SITE | | |
|---|---|---|
| **Pathways** | **Receptor** | **Linkage Present?** |
| **Direct contact/dermal absorption/soil ingestion** | **Operative** | **Yes – contact with soil likely during works.** |
| | **End User** | **Yes – end use is residential with gardens.** |
| | **Neighbours** | **Yes – residential properties located within 250m radius of the site.** |
| **Inhalation of Dust/Vapours** | **Operative** | **Yes – contact with soil likely during works.** |
| | **End User** | **Yes – end use is residential with gardens.** |
| | **Neighbours** | **Yes – residential properties located within 250m radius of the site and possible inhalation of dust during the works.** |
| **Ingestion of fruit/vegetables and/or waters** | **Operative** | **No – no edible plants or water sources on site.** |
| | **End User** | **Yes – residential development with gardens.** |
| | **Neighbours** | **Yes – residential properties located within 250m radius of the site.** |
| **Migration of hazardous gases via permeable strata or shallow mining activity** | **Operative** | **Yes – possible made ground on site.** |
| | **End User** | **Yes – possible made ground on site.** |
| | **Neighbours** | **Yes – possible made ground on site.** |

**Table 4: *Potential Harm to Controlled Waters and Groundwater***

| SOURCES: ON-SITE AND OFF-SITE | | |
|---|---|---|
| **Pathways** | **Receptor** | **Linkage Present?** |
| **Spillage/loss/run off direct to receiving water** | **Controlled Waters** | **No – no controlled waters within 250m.** |
| **Migration via permeable unsaturated strata** | **Controlled Waters** | **Yes – secondary A aquifer beneath the site.** |
| **Run off via drainage/sewers etc** | **Controlled Waters** | **No – no controlled waters within 250m.** |

**Table 5: *Potential Harm to Plants (flora)***

| SOURCES: ON-SITE AND OFF-SITE | | |
|---|---|---|
| **Pathways** | **Receptor** | **Linkage Present?** |
| **Direct contact with contaminated soils** | **Plants** | **Yes – garden areas are proposed on site and flora/fauna in immediate vicinity.** |
| **Uptake via root system** | **Plants** | **Yes – garden areas are proposed on site and flora/fauna in immediate vicinity.** |

**Table 6: *Potential Harm to Buildings/Structures***

| SOURCES: ON-SITE AND OFF-SITE | | |
|---|---|---|
| **Pathways** | **Receptor** | **Linkage Present?** |
| **Direct contact with contaminated soils** | **Building Materials** | **Yes – foundation materials may be affected by the site soil.** |
| **Direct contact with contaminated groundwater** | **Building Materials** | **Yes – foundation materials may be affected by the site soil.** |

## 3.2 Preliminary Risk Assessment

The preliminary risk assessment has been evaluated with reference to the following ratings and definitions:

**Low -** A pollution linkage is unlikely and/or the likelihood of harm occurring is low and of minor consequence.

**Moderate -** The linkage exists but further field or laboratory data is required to confirm that the contaminant has reached the receptor and the levels of contaminant are harmful.

**High -** The linkage exists and the available data indicates that significant harm may be caused and remedial action could be necessary.

## Table 7: *Preliminary Risk Assessment*

| SOURCES: ON-SITE AND OFF-SITE | | | |
|---|---|---|---|
| **Pathways** | **Receptor** | **Risk Rating** | **Notes** |
| **Direct contact/dermal absorption/soil ingestion** | **Operative** | **Moderate** | **There are potential on and off site sources of contamination that may have caused contamination of the site.**<br><br>**Any on site sources of contamination could migrate to neighbouring properties.**<br><br>**Underlying geology moderate to high permeability.**<br><br>**Further testing required to reach a firm conclusion.** |
| | **End User** | | |
| | **Neighbours** | | |
| **Inhalation of Dust/Vapours** | **Operative** | **Moderate** | **There are potential on and off site sources of contamination that may have caused contamination of the site.**<br><br>**Construction activities may create dust on and off site and harmful vapours may accumulate in enclosed spaces.**<br><br>**Any on site sources of contamination could migrate to neighbouring properties.**<br><br>**Underlying geology moderate to high permeability.**<br><br>**Further testing required to reach a firm conclusion.** |
| | **End User** | | |
| | **Neighbours** | | |
| **Ingestion of fruit/vegetables and/or waters** | **End User** | **Moderate** | **There are potential on and off site sources of contamination that may have caused contamination of the site.**<br><br>**Area is heavily residential.**<br><br>**Any on site sources of contamination could migrate to neighbouring properties.**<br><br>**Underlying geology moderate to high permeability.**<br><br>**Further testing required to reach a firm conclusion.** |
| | **Neighbours** | | |
| **Migration of hazardous gases via permeable strata or shallow mining activity** | **Operative** | **Low** | **There are no waste management activities listed within 250m of the site and it is considered unlikely that any made ground revealed on site would be significant enough to cause significant harm to all receptors.**<br><br>**This risk rating should be reassessed if significant quantities of made ground are revealed during intrusive investigations.** |
| | **End User** | | |
| | **Neighbours** | | |

| | | | |
|---|---|---|---|
| **Direct contact with contaminated soil** | **Plants** | **Moderate** | **There are potential on and off site sources of contamination that may have caused contamination of the site.**<br><br>**Area is heavily residential.**<br><br>**Any on site sources of contamination could migrate to neighbouring properties.**<br><br>**Underlying geology moderate to high permeability.** |
| **Uptake via root system** | **Plants** | | |
| **Direct contact with contaminated soils** | **Building Materials** | **Moderate** | **It is possible that the presence of contaminated soil or groundwater could result in deterioration of buried concrete.**<br><br>**Testing required to reach a firm conclusion.** |
| **Direct contact with contaminated groundwater** | **Building Materials** | | |
| **Migration of mine gas via permeable strata** | **Operative** | **Low** | **There is no record of a mine gas emission requiring action by the Coal Authority within the boundary of the property.** |
| | **End User** | | |
| **Exposure to Radon** | **Operative** | **Low** | **Between 1% and 3% of homes are above the action level for radon. However, BR211 states that radon protection measures are not necessary in the construction of new dwellings or extensions.** |
| | **End User** | | |

# 4. INTRUSIVE INVESTIGATION

## 4.1 Site Investigation Philosophy

The information from the Phase 1 Desk Study shows that there are possible sources of contamination on the site and in the surrounding area. In view of the above, any intrusive investigation should be undertaken in accordance with the sampling strategies given in BS10175: 2001 and CLR4:1994. These two sampling strategies may be classified as:

- Non Targeted – using a defined sampling pattern (BS10175)
- Targeted – based on prior knowledge and professional judgement (CLR4)

These sampling strategies are considered in more detail below. However, it is emphasised that they can be used individually or in combination depending on the depth of site knowledge.

Non Targeted Sampling.

If no obvious 'hot spots' of contamination have been identified on a site, it is recommended that a stratified random pattern of sampling points be considered. This work should be undertaken with reference to BS10175: 2001: *Investigation of potentially contaminated sites – Code of practice*: 7.6, and BS5930, *Code of practice for site investigations, as amended in 2007*.

Targeted Sampling.

If a possible 'hot spot' of contamination has been identified on a site, it is recommended that a herringbone pattern of sampling points be considered in the immediate vicinity. If strong evidence of contamination has then been identified, it is recommended that sampling be highly focused to reflect that evidence and the investigator's experience. This work should be undertaken with reference to CLR4, *Sampling Strategies for Contaminated Land, 1994*.

The density of sampling required is defined in BS10175: 2001: 7.6.2.5, which indicates that an *exploratory* investigation usually requires a lower density sample spacing than does a *main* investigation. The BS goes on to state that *the actual density should depend upon the confidence and robustness required of decisions that will be based on the information obtained. Thus the area and depth of interest will be related to the contaminants present, the pathways and the receptors. Typical densities of sampling grids can vary from 50m to 100m centres for exploratory investigations, and 20m to 25m centres for main investigations.*

## 4.2 Site Specific Investigation

In view of the information provided above it is considered that the investigation should include the following main elements.

- 6 boreholes should excavated across the site following a largely non-targeted sampling method but taking into account the location of prior buildings and planned garden areas. The boreholes may be undertaken using a small tracked windowless sampling rig, with adjacent dynamic probes.

- Chemical testing should be undertaken on **soil and water** samples in accordance with the following standard testing regime.

- **Metals** – Cd, Cr, Cu, Hg, Ni, Pb, Zn, V.
- **Semi Metals and Non Metals** – As, Se, Free Cyanide and Phenols.
- **Hydrocarbons –** Polycyclic aromatic hydrocarbons (PAH's) 16 EPA, Total petroleum hydrocarbons (TPH CWG)
- **Others** – pH, Organic Content.

- Given the presence of an electricity sub-station adjacent to the site, it is also recommended that PCB testing be undertaken on some of the soil samples.

- Gas monitoring standpipes should be installed in three boreholes if significant quantities of made ground are revealed during the intrusive works. The gas monitoring should be undertaken in accordance with Table 4.2 of CIRIA C665: 2007: *Assessing risks posed by hazardous ground gasses to buildings.* In that document guidance for the frequency of monitoring is provided on tables 5.5a and 5.5b *Typical/idealised frequency and period of monitoring* on page 60. For convenience, these tables have been combined and reproduced below.

**Table 8: *Typical/idealised frequency and period of monitoring.***

| Sensitivity of development | Generation potential of source | | | | |
|---|---|---|---|---|---|
| | Very low | Low | Moderate | High | Very High |
| **Low (commercial)** | 4/1 | 6/2 | 6/3 | 12/6 | 12/12 |
| **Moderate (flats)** | 6/2 | 6/3 | 9/6 | 12/12 | 24/24 |
| **High (residential with gardens)** | 6/3 | 9/6 | 12/6 | 24/12 | 24/24 |

Notes:

a) The first number is the minimum number of readings and the second number is the minimum period in months, for example 4/1 – Four sets of readings over 1 month.
b) At least two sets of readings must be at low and falling atmospheric pressure (but not restricted to periods below 1000mb) known as worst case conditions.
c) The frequency and period stated are considered to represent typical minimum requirements. Depending on specific circumstances fewer or additional readings may be required (e.g. any such variation subject to site specific justification). The NHBC

guidance is also recommending these periods/frequencies of monitoring.

d) Historical data can be used as part of the data set.
e) Not all sites will require gas monitoring. However this would need to be confirmed with demonstrable evidence.
f) Placing high sensitivity end use on a high hazard site is not normally acceptable unless the source is removed or treated to reduce its gassing potential. Under such circumstances long-term monitoring may not be appropriate or required.

## 5. REFERENCES


- British Standards Institution (1999), BS5930: *Code of practice for site investigations*, B.S.I., London.
- British Standards Institution (2007), Amendment No 1 to BS5930: *Code of practice for site investigations*, B.S.I., London
- British Standards Institution (2001), BS 10175: *Investigation of potentially contaminated sites – Code of Practice,* British Standards Institute.
- Department for Environment, Food and Rural Affairs and the Environment Agency, DEFRA R&D Publications, Environment Agency, Bristol.
  - CLR 2, 1994, *Guidance on preliminary site inspection of contaminated land*, Volume 1.
  - CLR 4, 1994, *Sampling Strategies for contaminated land*.
- R&D Publication 66: 2008 Guidance for the Safe Development of Housing on Land Affected by Contamination.
- CIRIA Report C665 (2007), Assessing risks posed by ground gasses in buildings.
- The Environment Agency: Groundwater source protection.


For and on behalf of
Rogers Geotechnical Services Ltd,

Emma Rogers LLB
Managing Director

S.P. Rogers CEng, CGeol, MICE, MCIHT, FGS
Technical Director

# APPENDIX 1

# ENVIROINSIGHT/GEOINSIGHT GROUNDSURE REPORTS

centremapslive.com
the mapping portal from Laser Surveys

CENTREMAPS
Brockamin House,
Worcester, WR6 5JU

| | |
|---|---|
| Report Reference: | CMAPS-CM-97424-10648-260911GEO |
| Your Reference: | 10648 |
| Report Date | Sep 26, 2011 |
| Report Delivery Method: | Email - pdf |

## GroundSure GeoInsight

## Address: EASTWOOD HOMES, HONLEY, HUDDERSFIELD

Dear Sir/Madam,

Thank you for placing your order with GroundSure. Please find enclosed the **GroundSure GeoInsight** as requested.

If you need any further assistance, please do not hesitate to contact our helpline on 01886 832972 quoting the above CENTREMAPS reference number.

Yours faithfully,

CENTREMAPS

Enc.
GroundSure GeoInsight

centremapslive.com
the mapping portal from Laser Surveys

GroundSure
ENVIRONMENTAL INSIGHT

# GroundSure GeoInsight

Address: EASTWOOD HOMES, HONLEY, HUDDERSFIELD

Date: Sep 26, 2011

Report Reference: CMAPS-CM-97424-10648-260911GEO

Your Reference: 10648

Brought to you by CENTREMAPS

# Aerial Photograph of Study Site

NW N NE

W E

SW S SE

Aerial photography supplied by Getmapping PLC.
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Site Name: EASTWOOD HOMES, HONLEY, HUDDERSFIELD
Grid Reference: 413541,411559
Size of Site: 0.35 ha

# Overview of Findings

The GroundSure GeoInsight provides high quality geo-environmental information that allows geo-environmental professionals and their clients to make informed decisions and be forewarned of potential ground instability problems that may affect the ground investigation, foundation design and possibly remediation options that could lead to possible additional costs.

The report is based on the BGS 1:50,000 Digital Geological Map of Great Britain, BGS Geosure data; BRITPITS database; Shallow Mining data and Borehole Records, Coal Authority data including brine extraction areas, PBA non-coal mining and natural cavities database, Johnson Poole and Bloomer mining data and GroundSure's unique database including historical surface ground and underground workings.

For further details on each dataset, please refer to each individual section in the 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.

| Report Section | Number of records found within (X) m of the study site boundary |
|---|---|
| **1. Geology** | **Description** |
| **1.1 Artificial Ground,** | |
| 1.1.1 Is there any Artificial Ground /Made Ground present beneath the study site?* | No |
| 1.1.2 Are there any records relating to permeability of artificial ground within the study site* boundary? | No |
| **1.2 Superficial Geology & Landslips** | |
| 1.2.1 Is there any Superficial Ground/Drift Geology present beneath the study site?* | No |
| 1.2.2 Are there any records relating to permeability of superficial geology within the study site* boundary? | No |
| 1.2.3 Are there any records of landslip within 500m of the study site boundary? | No |
| 1.2.4 Are there any records relating to permeability of landslips within the study site* boundary? | No |
| **1.3 Bedrock, Solid Geology & Faults** | |
| 1.3.1 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section. | |
| 1.3.2 Are there any records relating to permeability of bedrock within the study site* boundary? | Yes |
| 1.3.3 Are there any records of faults within 500m of the study site boundary? | No |
| 1.3.4 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 |
| 1.3.5 Is the property in an area where Radon Protection Measures 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 |

* This includes an automatically generated 50m buffer zone around the site

Source:Scale 1:50,000 BGS Sheet No:086

| 2. Ground Workings | on-site | 0-50 | 51-250 | 251-500 | 501-1000 |
|---|---|---|---|---|---|
| 2.1 Historical Surface Ground Working Features from Small Scale Mapping | 0 | 0 | 0 | - | - |
| 2.2 Historical Underground Workings Features from Small Scale Mapping | 0 | 0 | 0 | 0 | 0 |
| 2.3 Current Ground Workings | 0 | 0 | 0 | 0 | 7 |

| 3. Mining, Extraction & Natural Cavities | on-site | 0-50 | 51-250 | 251-500 | 501-1000 |
|---|---|---|---|---|---|
| 3.1 Historical Mining | 0 | 0 | 0 | 0 | 0 |
| 3.2 Coal Mining | 1 | 0 | 0 | 0 | 0 |
| 3.3 Johnson Poole and Bloomer Mining Area | 0 | 0 | 0 | 0 | 0 |
| 3.4 Non-Coal Mining* | 1 | 0 | 0 | 0 | 0 |
| 3.5 Non–Coal Mining Cavities | 0 | 0 | 0 | 0 | 0 |
| 3.6 Natural Cavities | 0 | 0 | 0 | 0 | 0 |
| 3.7 Brine Extraction | 0 | 0 | 0 | 0 | 0 |
| 3.8 Gypsum Extraction | 0 | 0 | 0 | 0 | 0 |
| 3.9 Tin Mining | 0 | 0 | 0 | 0 | 0 |
| 3.10 Clay Mining | 0 | 0 | 0 | 0 | 0 |

*This includes an automatically generated 50m buffer zone around the site

| 4. Natural Ground Subsidence | on-site* | 0-50 | 51-250 | 251-500 | 501-1000 |
|---|---|---|---|---|---|
| 4.1 Shrink-Swell Clay | Negligible | - | - | - | - |
| 4.2 Landslides | Very Low | - | - | - | - |
| 4.3 Ground Dissolution of Soluble Rocks | Negligible | - | - | - | - |
| 4.4 Compressible Deposits | Negligible | - | - | - | - |
| 4.5 Collapsible Deposits | Very Low | - | - | - | - |
| 4.6 Running Sand | Negligible | - | - | - | - |

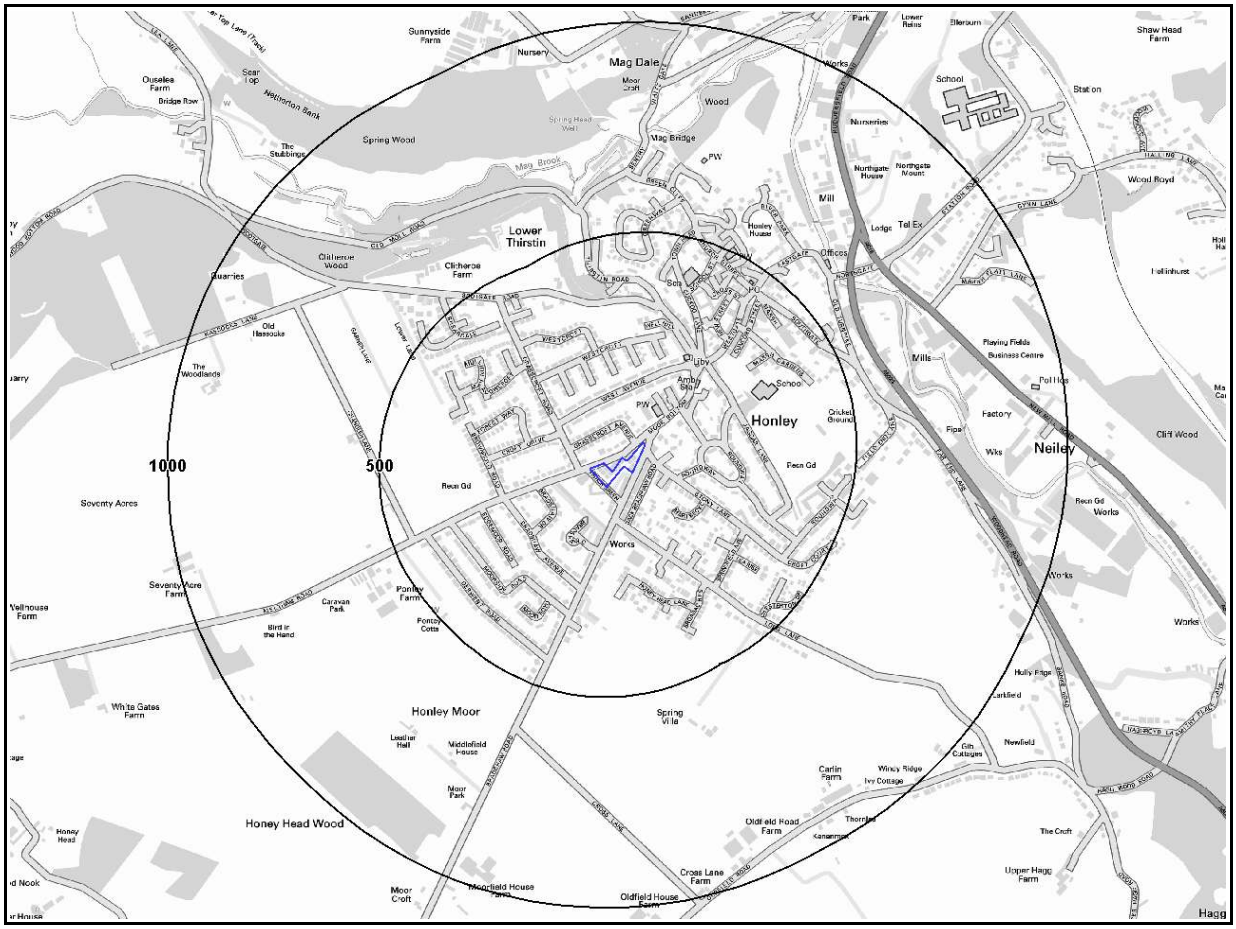
* This includes an automatically generated 50m buffer zone around the site

| 5. Borehole Records | on-site | 0-50 | 51-250 | 251-500 | 501-1000 |
|---|---|---|---|---|---|
| 5.1 BGS Recorded Boreholes | 0 | 0 | 5 | - | - |

| 6. Estimated Background Soil Chemistry | on-site | 0-50 | 51-250 | 251-500 | 501-1000 |
|---|---|---|---|---|---|
| 6.1 Records of Background Soil Chemistry | 1 | 0 | 0 | - | - |

# 1.1 Artificial Ground Map

NW N NE




W E

SW S SE

Artificial Ground Legend

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Site Outline

500
1000
Search Buffers (m)

Made Ground (undivided)

Disturbed Ground (undivided)

Worked Ground (undivided)

Landscaped Ground (undivided)

Infilled Ground

Reclaimed Ground

Geological information represented on the mapping is derived from the BGS Digital Geological map of Great Britain at 1:50,000 scale.

# 1.1 Artificial Ground

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No:086

## 1.1.1 Artificial/Made Ground

**Are there any records of Artificial/Made Ground within 500m of the study site boundary?** **No**

Database searched and no data found.

## 1.1.2 Permeability of Artificial Ground

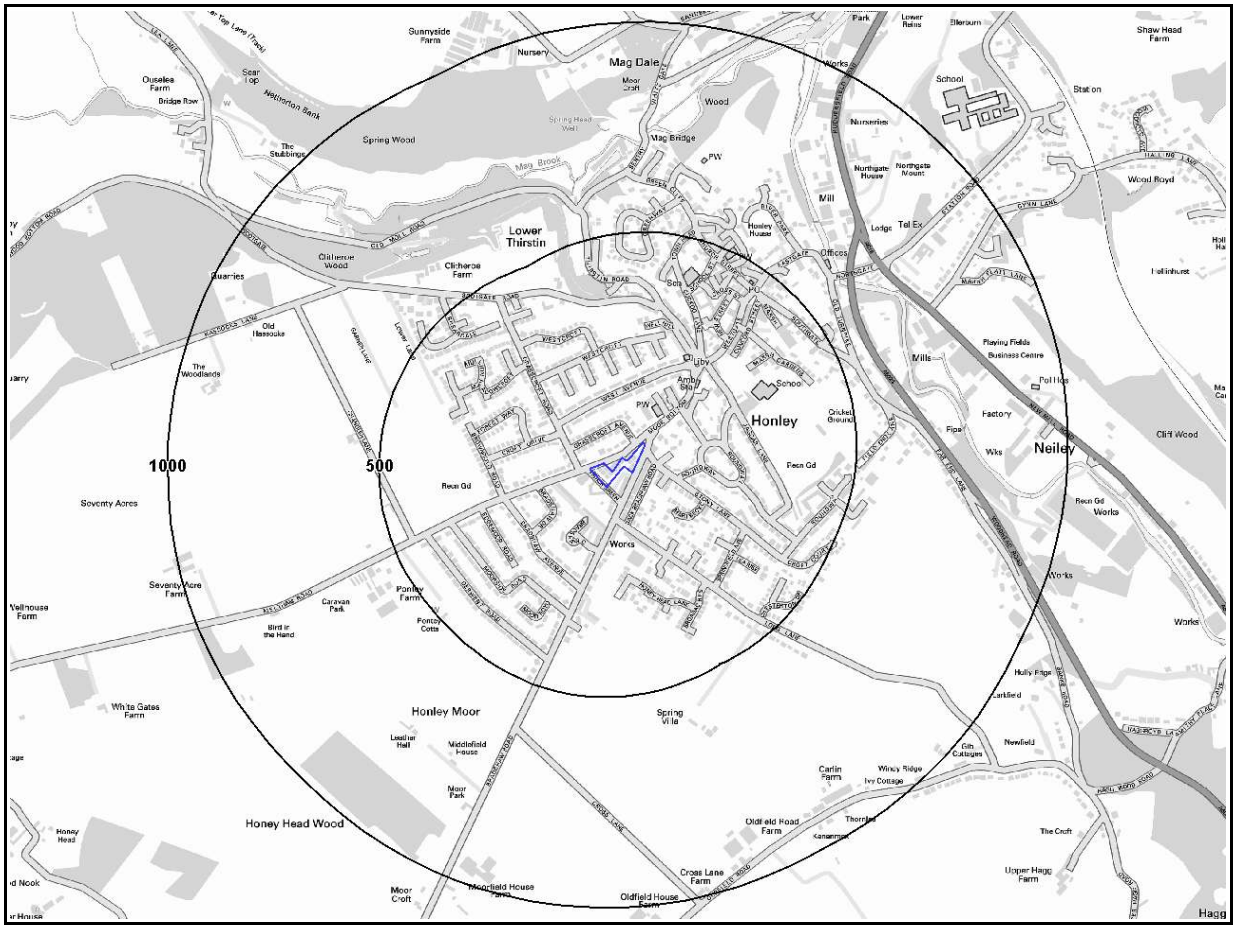
**Are there any records relating to permeability of artificial ground within the study site* boundary?** **No**

Database searched and no data found.

* This includes an automatically generated 50m buffer zone around the site.

# 1.2 Superficial Deposits and Landslips Map

NW N NE




W E

SW S SE

Superficial and Landslips Legend

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Site Outline

500
1000
Search Buffers (m)

Geological information represented on the mapping is derived from the BGS Digital Geological map of Great Britain at 1:50,000 scale.

# 1.2Superficial Deposits and Landslips

## 1.2.1 Superficial Deposits/Drift Geology

**Are there any records of Superficial Deposits/Drift Geology within 500m of the study site boundary? No**

Database searched and no data found.

## 1.2.2 Permeability of Superficial Ground

**Are there any records relating to permeability of superficial ground within the study site* boundary? No**

Database searched and no data found.

## 1.2.3 Landslip

**Are there any records of Landslip within 500m of the study site boundary? No**

Database searched and no data found.

The geology map for the site and surrounding area are extracted from the BGS Digital Geological Map of Great Britain at 1:50,000 scale.

This Geology shows the main components as discrete layers, these are: Artificial / Made Ground, Superficial / Drift Geology and Landslips. These are all displayed with the BGS Lexicon code for the rock unit and BGS sheet number. Not all of the main geological components have nationwide coverage.

## 1.2.4 Landslip Permeability

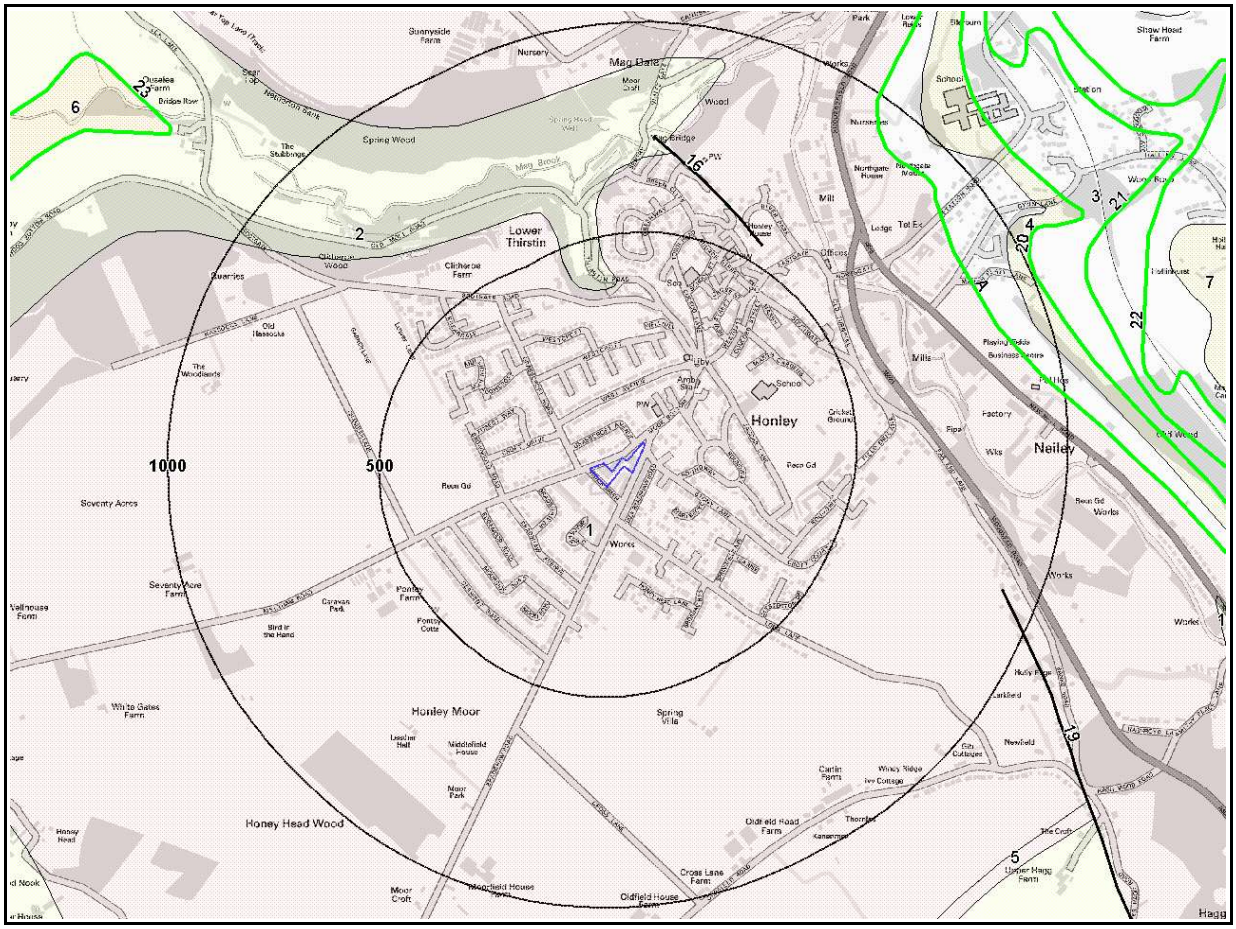
**Are there any records relating to permeability of landslips within the study site* boundary? No**

Database searched and no data found.

*This includes an automatically generated 50m buffer zone around the site.

# 1.3 Bedrock and Faults Map

NW N NE




W E

SW S SE

Bedrock & Faults Deposits Legend

Enabled by Ordnance Survey

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Site Outline

500
1000
Search Buffers (m)

Geological information represented on the mapping is derived from the BGS Digital Geological map of Great Britain at 1:50,000 scale.

# 1.3Bedrock, Solid Geology & Faults

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No:086

## 1.3.1 Bedrock/Solid Geology

Records of Bedrock/Solid Geology within 500m of the study site boundary:

| ID | Distance (m) | Direction | LEX Code | Rock Description | Rock Age |
|---|---|---|---|---|---|
| 1 | 0.0 | On Site | RR-SDST | Rough Rock - Sandstone | Yeadonian |
| 2 | 376.0 | N | MG-MDSS | Millstone Grit Group [see Also Migr] - Mudstone, Siltstone And Sandstone | Namurian |

## 1.3.2 Permeability of Bedrock Ground

**Are there any records relating to permeability of bedrock ground within the study site* boundary? Yes**

| Distance (m) | Direction | Flow type | Maximum Permeability | Minimum Permeability |
|---|---|---|---|---|
| 0.0 | On Site | Fracture | High | Moderate |

## 1.3.3 Faults

**Are there any records of Faults within 500m of the study site boundary? No**

Database searched and no data found.

The geology map for the site and surrounding area are extracted from the BGS Digital Geological Map of Great Britain at 1:50,000 scale.

This Geology shows the main components as discrete layers, these are: Bedrock/ Solid Geology and linear features such as Faults. These are all displayed with the BGS Lexicon code for the rock unit and BGS sheet number. Not all of the main geological components have nationwide coverage.

## 1.3.4 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**

## 1.3.5 Radon Protection

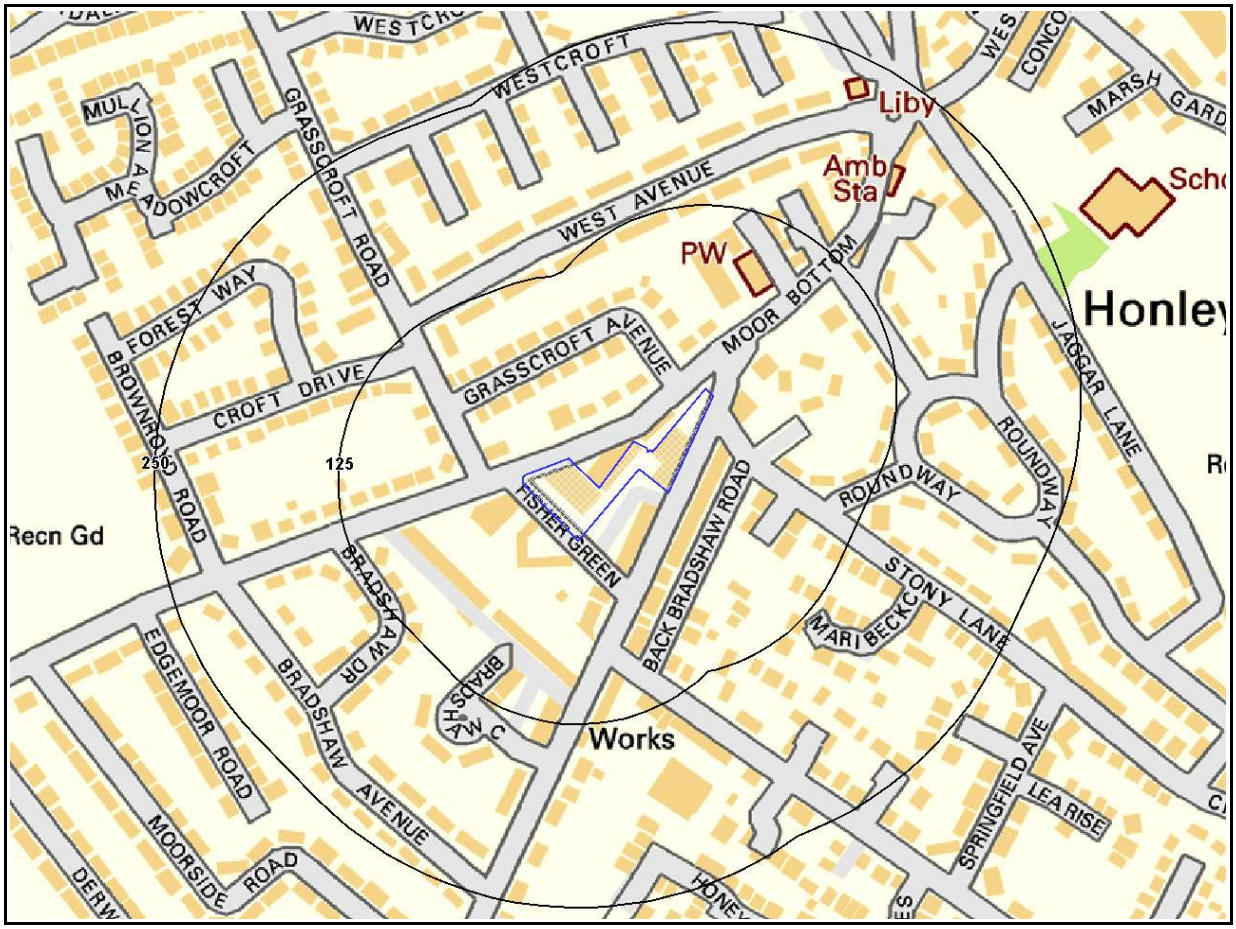
**Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?**

**No radon protective measures are necessary**

* This includes an automatically generated 50m buffer zone around the site.

# 2. Ground Workings Map

NW N NE




W E

SW S SE

Ground Workings Legend

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Site Outline

125
250
Search Buffers (m)

Historic Surface Ground Workings

Historic Underground Workings

Current Ground Workings

# 2. Ground Workings

## 2.1 Historical Surface Ground Working Features derived from Historical Mapping

This dataset is based on GroundSure's unique Historical Land Use Database derived from 1:10,560 and 1:10,000 scale historical mapping.

**Are there any Historical Surface Ground Working Features within 250m of the study site boundary? No**

Database searched and no data found.

## 2.2 Historical Underground Workings Features derived from Historical Mapping

This data is derived from the GroundSure unique Historical Land Use Database. It contains data derived from 1:10,000 and 1:10,560 historical Ordnance Survey Mapping and includes some natural topographical features (Shake Holes for example) as well as manmade features that may have implications for ground stability. Underground and mining features have been identified from surface features such as shafts. The distance that these extend underground is not shown.

**Are there any Historical Underground Working Features within 1000m of the study site boundary? No**

Database searched and no data found.

## 2.3 Current Ground Workings

This dataset is derived from the BGS BRITPITS database covering active; inactive mines; quarries; oil wells; gas wells and mineral wharves; and rail deposits throughout the British Isles.

**Are there any BGS Current Ground Workings within 1000m of the study site boundary? Yes**

The following Current Ground Workings information is provided by British Geological Society:

| ID | Distance (m) | Direction | NGR | Commodity Produced | Pit Name | Type of working | Status |
|---|---|---|---|---|---|---|---|
| Not shown | 599.0 | NW | 413237, 412100 | Sandstone | Clitheroe Wood | A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site | Ceased |
| Not shown | 603.0 | E | 414198, 411717 | Sandstone | Honley | A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site | Ceased |
| Not shown | 747.0 | NW | 412835, 411935 | Sandstone | Scotgate | A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site | Ceased |
| Not shown | 818.0 | NW | 412784, 411987 | Sandstone | Scot Gate Head | A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site | Ceased |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Not shown | 926.0 | N | 413634, 412536 | Sandstone | Mag Dale | A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site | Ceased |
| Not shown | 969.0 | SE | 414483, 411196 | Sandstone | The Mound | A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site | Ceased |
| Not shown | 973.0 | NW | 412635, 412040 | Sandstone | Scotgate | A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site | Ceased |

# 3. Mining, Extraction & Natural Cavities Map

NW N NE

W E

SW S SE

Mining, Extraction & Natural Cavities Legend

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Site Outline

250
500
Search Buffers (m)

Historical Mining

Non-Coal Mining Cavities

Natural Cavities

Non-Coal Mining

Highly likely

Likely

Unlikely

Highly unlikely

Rare

# 3.Mining, Extraction & Natural Cavities

## 3.1 Historical Mining

This dataset is derived from GroundSure unique Historical Land-use Database that are indicative of mining or extraction activities.

**Are there any Historical Mining areas within 1000m of the study site boundary?** **No**

Database searched and no data found.

## 3.2 Coal Mining

This dataset provides information as to whether the study site lies within a known coal mining affected area as defined by the coal authority.

**Are there any Coal Mining areas within 1000m of the study site boundary?** **Yes**

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

| Distance (m) | Direction | Details |
|---|---|---|
| 0.0 | 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. |

## 3.3 Johnson Poole and Bloomer

This dataset provides information as to whether the study site lies within an area where JPB hold information relating to mining.

**Are there any JPB Mining areas within 1000m of the study site boundary?** **No**

The following information provided by JPB is not represented on Mapping:

Database searched. No results found.

## 3.4 Non – Coal Mining

This dataset provides information as to whether the study site lies within an area which may have been subject to non-coal historic mining.

**Are there any Non-Coal Mining areas within 1000m of the study site boundary?** **Yes**

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

| ID | Distance (m) | Direction | Name | Commodity | Assessment of likelihood |
|---|---|---|---|---|---|
| 1 | 0.0 | On Site | Not available | Vein Mineral | Rare - Infrequent minor mining may have occurred but restricted in extent. |

## 3.5 Non – Coal Mining Cavities

This dataset provides information from the Peter Brett Associates (PBA) mining cavities database (compiled for the national study entitled "Review of mining instability in Great Britain, 1990" PBA has also continued adding to this database) on mineral extraction by mining.

**Are there any Non-Coal Mining cavities within 1000m of the study site boundary?** **No**

Database searched and no data found.

## 3.6 Natural Cavities

This dataset provides information based on Peter Brett Associates natural cavities database.

**Are there any Natural Cavities within 1000m of the study site boundary?** **No**

Database searched and no data found.

## 3.7 Brine Extraction

This dataset provides information from the Brine Compensation Board which has been discontinued and is now covered by the Coal Authority.

**Are there any Brine Extraction areas within 1000m of the study site boundary?** **No**

Database searched and no data found.

## 3.8 Gypsum Extraction

This dataset provides information on Gypsum extraction from British Gypsum records.

**Are there any Gypsum Extraction areas within 1000m of the study site boundary?** **No**

Database searched and no data found.

## 3.9 Tin Mining

This dataset provides information on tin mining areas and is derived from tin mining records. This search is based upon postcode information to a sector level. More detailed information on potential Tin Mining may be found in Section 3.4 – Non-Coal Mining Hazards.

**Are there any Tin Mining areas within 1000m of the study site boundary?** **No**

Database searched and no data found.

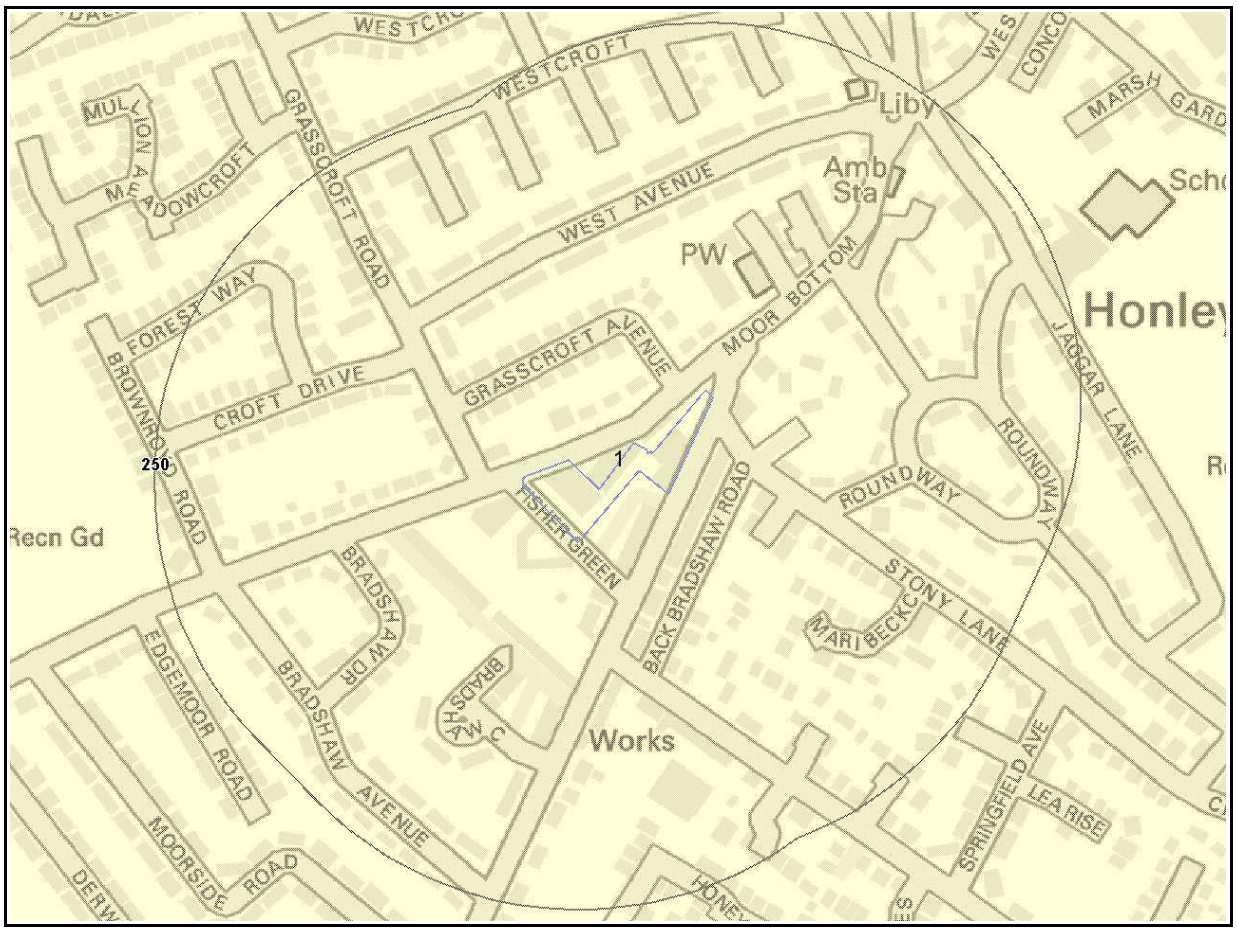
## 3.10 Clay Mining

This dataset provides information on Kaolin and Ball Clay mining from relevant mining records.

**Are there any Clay Mining areas within 1000m of the study site boundary?** **No**

Database searched and no data found.

# 4. Natural Ground Subsidence
# 4.1 Shrink-Swell Clay Map




Shrink-Swell Clay Legend

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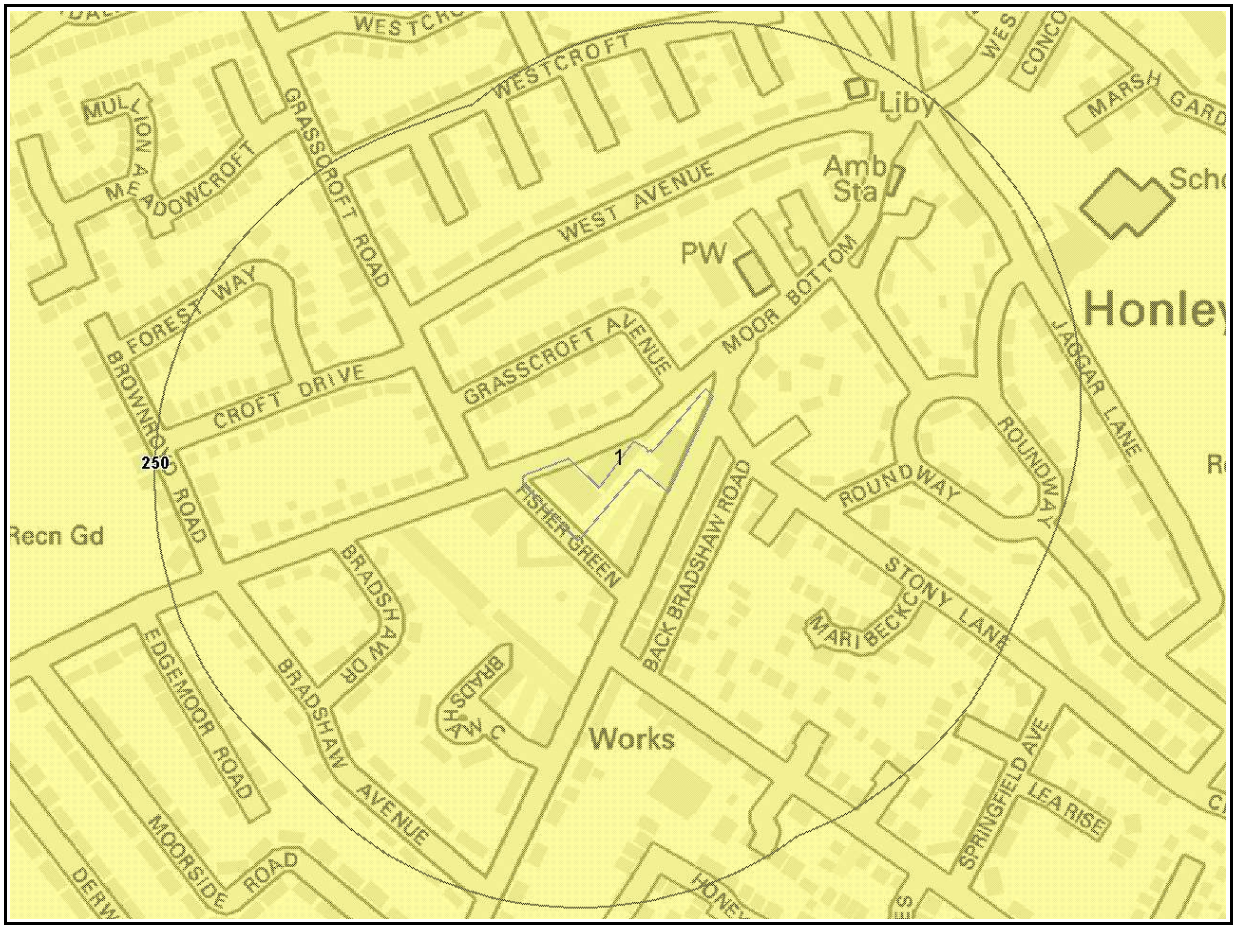
Site Outline

125
250
Search Buffers (m)

No Data / Null
Negligible
Very Low
Low
Moderate
High

# 4.2 Landslides Map

NW N NE




W E

SW S SE

Landslides Legend

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Site Outline

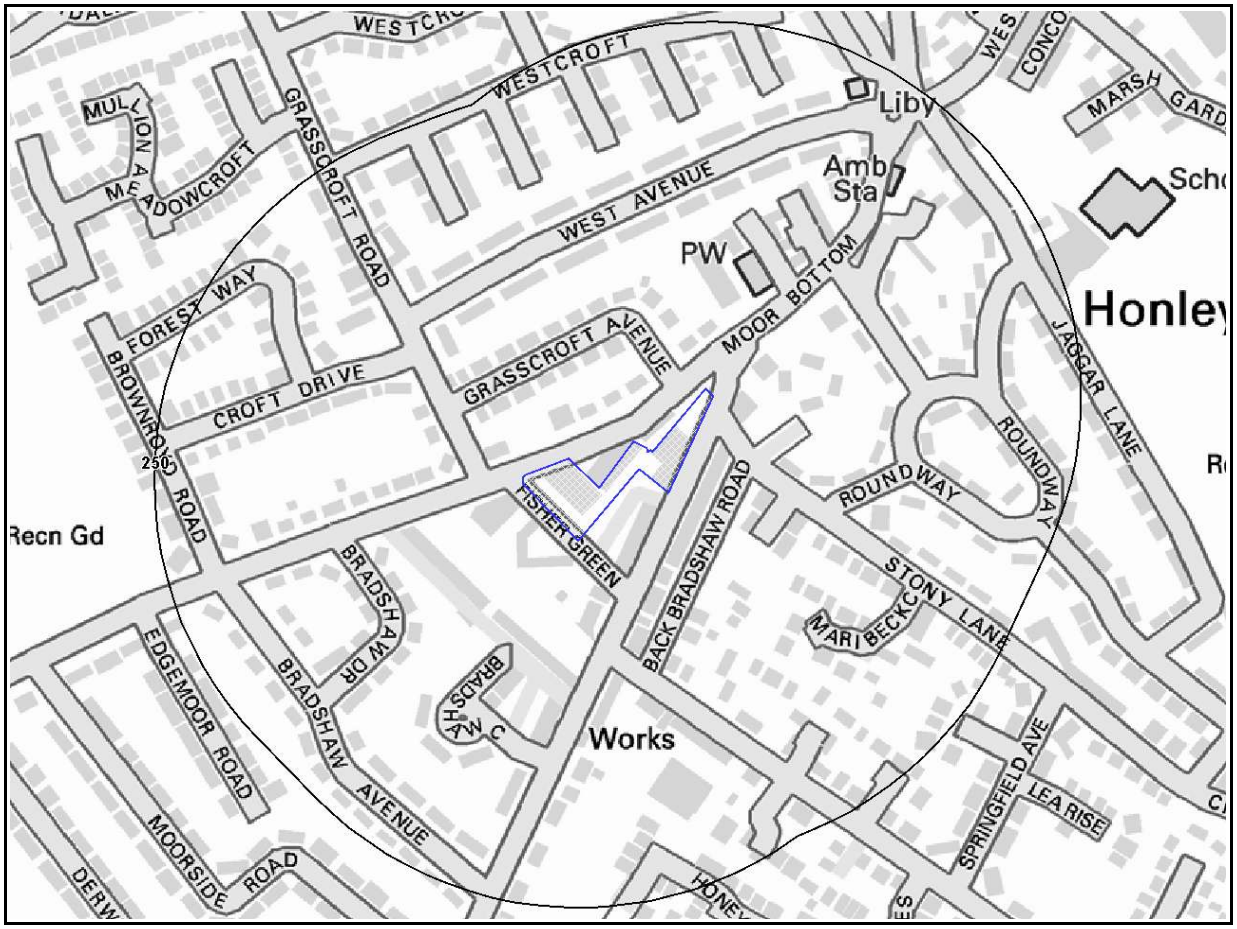
125
250
Search Buffers (m)

No Data / Null
Negligible
Very Low

Low
Moderate
High

# 4.3 Ground Dissolution Soluble Rocks Map

NW N NE




W E

SW S SE

Ground Dissolution Soluble Rocks Legend

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Site Outline

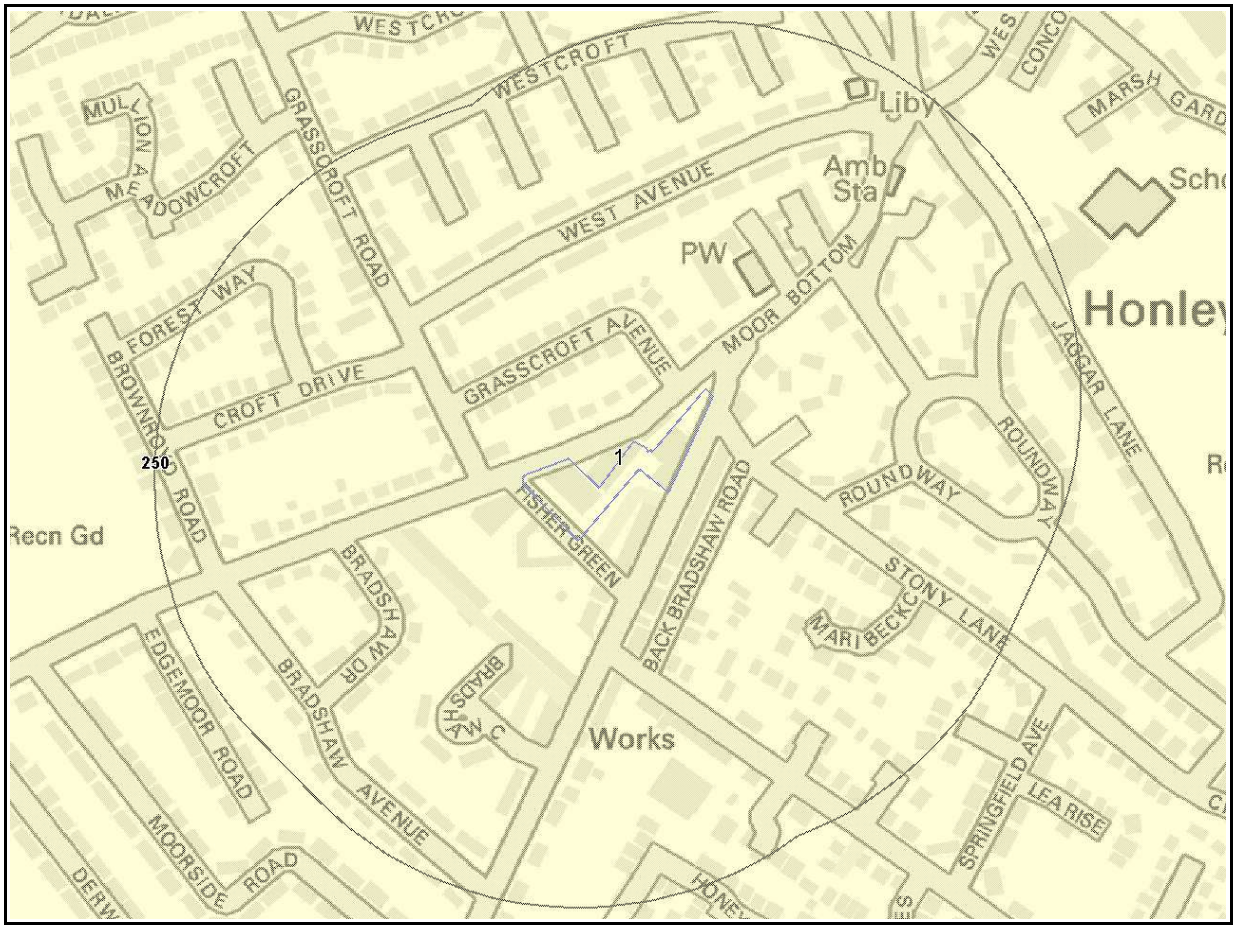
125
250
Search Buffers (m)

No Data / Null
Negligible
Very Low

Low
Moderate
High

# 4.4 Compressible Deposits Map

NW N NE




W E

SW S SE

Compressible Deposits Legend

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Site Outline

125
250
Search Buffers (m)

No Data / Null

Negligible

Very Low

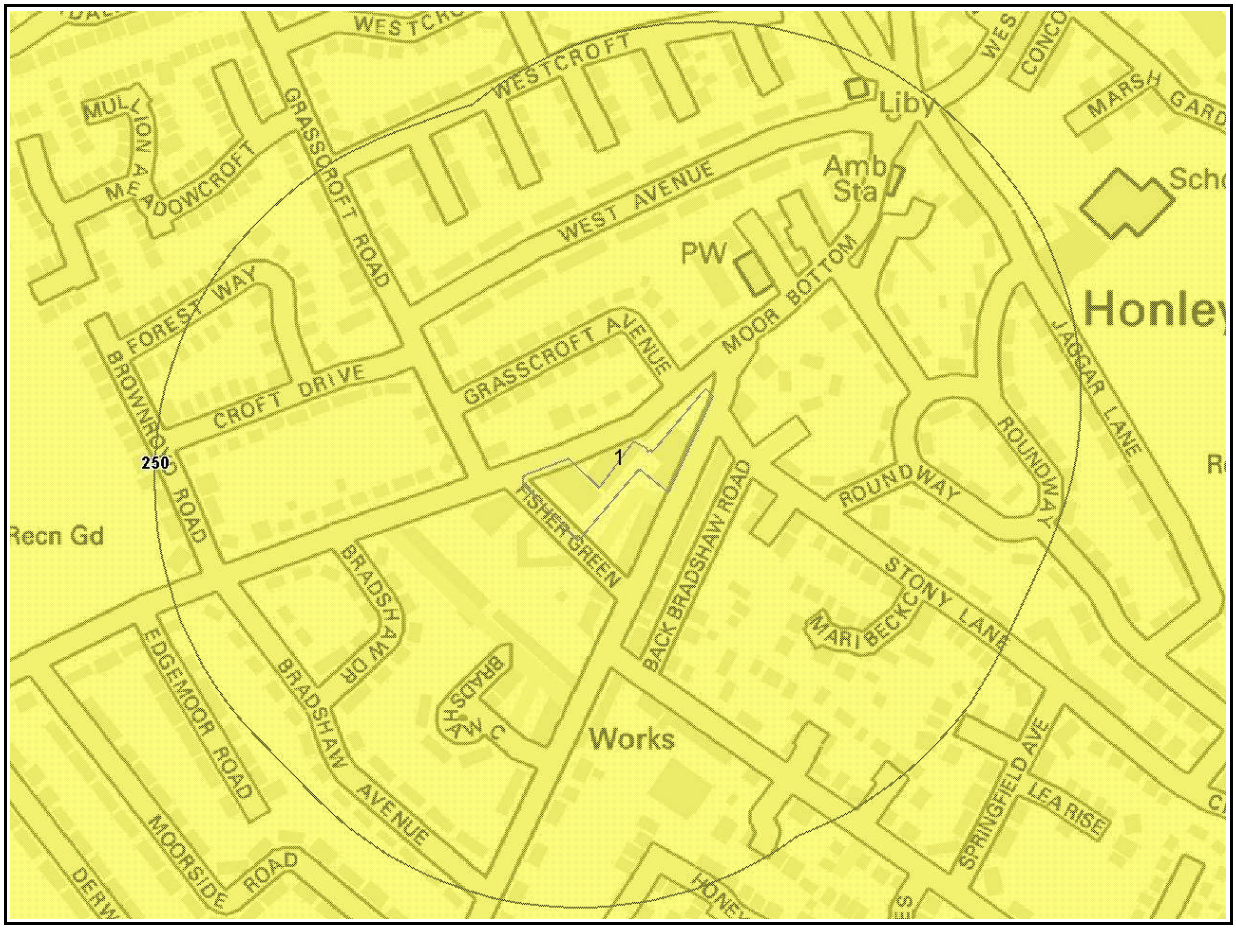
Low

Moderate

High

# 4.5 Collapsible Deposits Map

NW N NE




W E

SW S SE

Collapsible Deposits Legend

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Site Outline

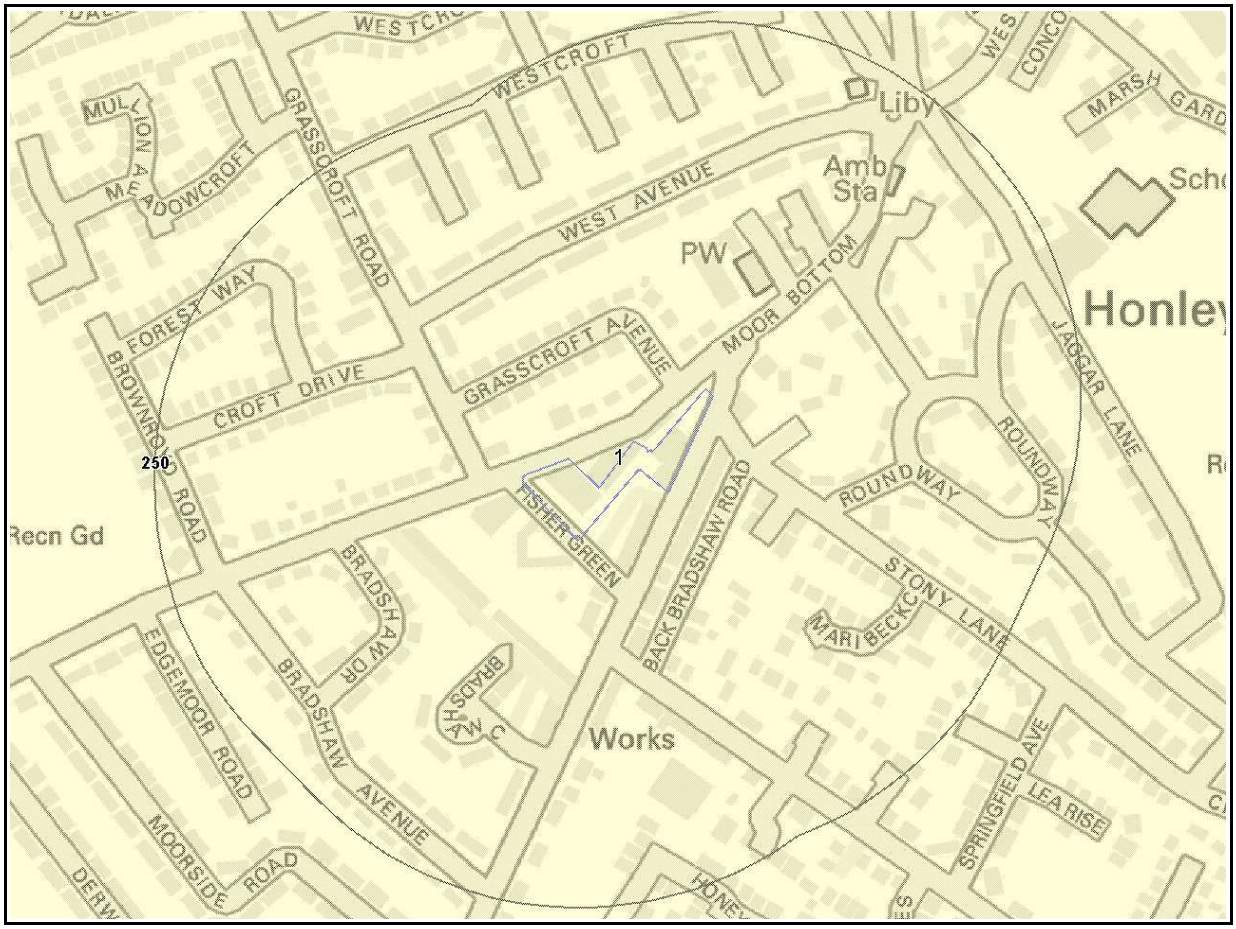
125
250
Search Buffers (m)

No Data / Null
Negligible
Very Low

Low
Moderate
High

# 4.6 Running Sand Map

NW N NE




W E

SW S SE

Running Sand Legend

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Site Outline

125
250
Search Buffers (m)

No Data / Null
Negligible
Very Low

Low
Moderate
High

# 4.Natural Ground Subsidence

The National Ground Subsidence rating is obtained through the 6 natural ground stability hazard datasets, which are supplied by the British Geological Survey (BGS).

The following GeoSure data represented on the mapping is derived from the BGS Digital Geological map of Great Britain at 1:50,000 scale.

**What is the maximum hazard rating of natural subsidence within the study site* boundary? Very Low**

## 4.1 Shrink – Swell Clays

The following Shrink Swell information provided by the British Geological Survey:

| ID | Distance (m)* | Direction | Hazard Rating | Details |
|---|---|---|---|---|
| 1 | 0.0 | On Site | Negligible | Ground conditions predominantly non-plastic. 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 likely due to potential problems with shrink-swell clays. |

## 4.2 Landslides

The following Landslides information provided by the British Geological Survey:

| ID | Distance (m)* | Direction | Hazard Rating | Details |
|---|---|---|---|---|
| 1 | 0.0 | On Site | Very Low | Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides. |

## 4.3 Ground Dissolution of Soluble Rocks

The following Soluble Rocks information provided by the British Geological Survey:

| Distance (m)* | Direction | Hazard Rating | Details |
|---|---|---|---|
| 0.0 | On site | Null-Negligible | Soluble rocks are not present in the search area. 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. |

## 4.4 Compressible Deposits

The following Compressible Ground information provided by the British Geological Survey:

| ID | Distance (m)* | Direction | Hazard Rating | Details |
|---|---|---|---|---|
| 1 | 0.0 | On Site | Negligible | No indicators for compressible deposits identified. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits. |

*This includes an automatically generated 50m buffer zone around the study site boundary.

## 4.5 Collapsible Deposits

The following Collapsible Rocks information is provided by the British Geological Survey:

| ID | Distance (m) * | Direction | Hazard Rating | Details |
|---|---|---|---|---|
| 1 | 0.0 | On Site | Very Low | 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. |

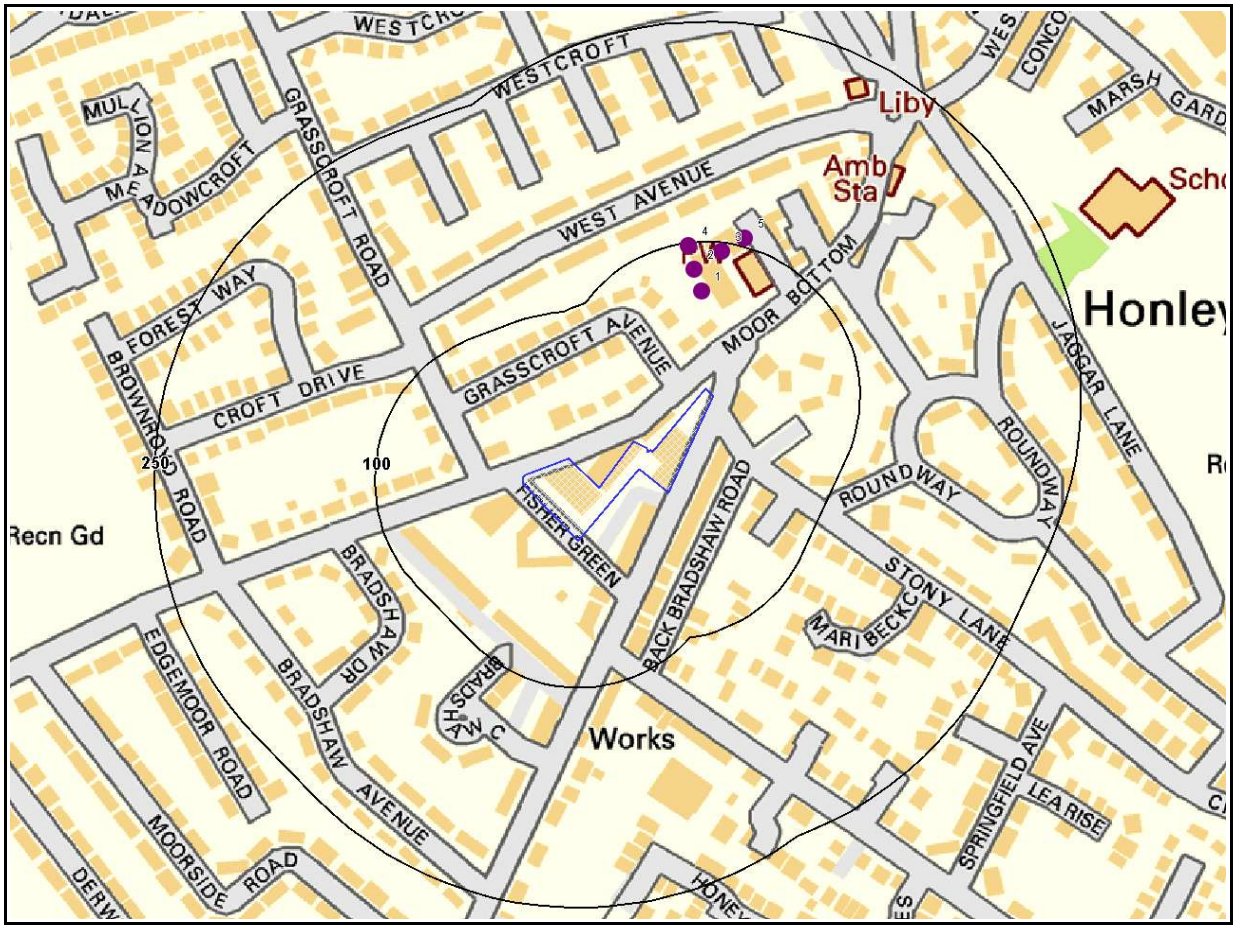
## 4.6 Running Sands

The following Running Sands information is provided by the British Geological Survey:

| ID | Distance (m)* | Direction | Hazard Rating | Details |
|---|---|---|---|---|
| 1 | 0.0 | On Site | Negligible | No indicators for running sand identified. No special actions required to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand. |

# 5. Borehole Records Map

NW N NE




W E

SW S SE

Borehole Records Legend

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Site Outline

Borehole Locations

125
250
Search Buffers (m)

# 5.Borehole Records

The systematic analysis of data extracted from the BGS Borehole Records database provides the following information.

**Records of boreholes within 250m of the study site boundary: 5**

| ID | Distance (m) | Direction | NGR | BGS Reference | Drilled Length (m) | Borehole Name |
|---|---|---|---|---|---|---|
| 1 | 66.0 | N | 413597,411677 | SE11SW124 | -1.0 | MOOR BOTTOM HONLEY TP 5 |
| 2 | 81.0 | N | 413592,411692 | SE11SW123 | -1.0 | MOOR BOTTOM HONLEY TP 4 |
| 3 | 94.0 | N | 413611,411704 | SE11SW121 | -1.0 | MOOR BOTTOM HONLEY TP 2 |
| 4 | 98.0 | N | 413588,411708 | SE11SW122 | -1.0 | MOOR BOTTOM HONLEY TP 3 |
| 5 | 105.0 | N | 413626,411713 | SE11SW120 | -1.0 | MOOR BOTTOM HONLEY TP 1 |

# 6.Estimated Background Soil Chemistry

**Records of background estimated soil chemistry within 250m of the study site boundary: 1**

For further information on how this data is calculated and limitations upon its use, please see the GroundSure GeoInsight User Guide, available on request.

| | | | Estimated Geometric Mean Soil Concentrations (mg/kg) | | | | |
|---|---|---|---|---|---|---|---|
| Distance (m)* | Direction | Sample Type | Arsenic (As) | Cadmium (Cd) | Chromium (Cr) | Nickel (Ni) | Lead (Pb) |
| 0.0 | On Site | RuralSoil | <15 mg/kg | <1.8 mg/kg | 40 - 60 mg/kg | <15 mg/kg | <150 mg/kg |

*As this data is based upon underlying 1:50,000 scale geological information, a 50m buffer has been added to the search radius.

# 7. Contacts

## CENTREMAPS

Telephone: 01886 832972
groundsure@centremaps.co.uk
CENTREMAPS, Brockamin House, Leigh, Worcester, London, WR6 5JU

centremapslive.com
the mapping portal from Laser Surveys

Directors: M C Walker, MInst C.E.S., C M Walker, S J Hawkins BSc (Hons), S E Stewart BSc (Hons)
Registered No. 1890261 Registered in England and Wales
Registered Company: Laser Surveys Limited
Brockamin House, Leigh, Worcester, WR6 5JU.

## British Geological Survey Enquiries

Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG
Tel: 0115 936 3143. Fax: 0115 936 3276.
Email: enquiries@bgs.ac.uk
Web: www.bgs.ac.uk
BGS Geological Hazards Reports and general geological enquiries

British Geological Survey
NATURAL ENVIRONMENT RESEARCH COUNCIL

## British Gypsum

British Gypsum Ltd, East Leake, Loughborough, Leicestershire, LE12 6HX
Tel: www.british-gypsum.com

British Gypsum

## The Coal Authority

200 Lichfield Lane, Mansfield, Notts NG18 4RG
Tel: 0845 762 6848
DX 716176 Mansfield 5 www.coal.gov.uk

The COAL AUTHORITY

## Johnson Poole & Bloomer Limited

Harris and Pearson Building, Brettel Lane, Brierley Hill, West Midlands DY5 3LH
Tel: +44 (0) 1384 262 000
Email: enquiries.gs@jpb.co.uk
Website: www.jpb.co.uk

JOHNSON POOLE & BLOOMER CONSULTANTS

## Ordnance Survey

Romsey Road, Southampton SO16 4GU
Tel: 08456 050505

Enabled by Ordnance Survey

## Getmapping PLC

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

getmapping

## Peter Brett Associates

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Berkshire RG1 8DN
Tel: +44 (0)118 950 0761 E-mail: reading@pba.co.uk

pba

Acknowledgements

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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 conditions unless the context otherwise requires:

**"Beneficiary"**means the Client or the customer of the Client for whom the Client has procured the Services.

**"Commercial"**means any building which is not Residential.

**"Commission"**means an order for Consultancy Services submitted by a Client.

**"Consultancy Services"** mean consultancy services provided by GroundSure including, without limitation, carrying out interpretation of third party and in-house environmental data, provision of environmental consultancy advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.

**"Content"** means any data, database or other information contained in a Report or Mapping which is provided to GroundSure by a Data Provider.

**"Contract"** means the contract between GroundSure and the Client for the performance of the Services which arises upon GroundSure's acceptance of an Order or Commission and which shall incorporate these conditions, the relevant GroundSure User Guide, proposal by GroundSure and the content of any subsequent report, and any agreed amendments in accordance with clause 11.

**"Client"** means the party that submits an Orderor Commission.

**"Data Provider"** means any third party providing Content to GroundSure.

**"Data Report"** means reports comprising factual data with no professional interpretation in respect ofthe level of likely risk and/or liability available from GroundSure.

**"GroundSure"** means GroundSure Limited, a company registered in England and Wales under number 03421028 and whose registered office is at Greater London House, Hampstead Road, London NW1 7EJ.

**"Intellectual Property"** means any patent, copyright, design rights, service marks, moral rights, data protection rights, know-how, trademark or any other intellectual property rights.

**"Mapping"** an historical map or a combination of historical maps of various ages, time periods and scales available from GroundSure.

**"Order"** means an order form submitted by the Client requiring Services from GroundSure in respect of a specified Site.

**"Order Website"** means online platform via which Orders may be placed.

**"Report"** means a Risk Screening Report or Data Report for commercial or residential property available from GroundSure relating to the Site prepared in accordance with the specifications set out in the relevant User Guide.

**"Residential"** means any building used as or suitable for use as an individual dwelling.

**"Risk Screening Report"** means one of GroundSure's risk screening reports, comprising factual data with interpretation in respect ofthe level of likely risk and/or liability, excluding **"Consultancy Services"**.

**"Services"** means the provision of any Report, Mapping or Consultancy Services which GroundSure has agreed to carry out for the Client/Beneficiary on these terms and conditions in respect of the Site.

**"Site"**means the landsite in respect of which GroundSure provides the Services.

**"User Guide"** means the relevant current version of the user guide, available upon request from GroundSure.

**2 Scope of Services**

2.1 GroundSure agrees to carry out the Services in accordance with the Contract and to the extent set out therein.

2.2 GroundSure shall exercise all the reasonable skill, care and diligence to be expected of experienced environmental consultants in the performance of the Services.

2.3 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 the Contract.

2.4 Terms and conditions appearing on a Client's order form, printed stationery or other communication, including invoices, to GroundSure, its employees, servants, agents or other representatives or any terms implied by custom, practice or course of dealing shall be of no effect and these terms and conditions shall prevail over all others.

2.5 In the event that a Client/Beneficiary opts to take out insurance in conjunction with or as a result of the Services, such insurance shall be subject solely to the terms of any policy issued to it in that respect and GroundSure will have no liability therefore.

2.6 GroundSure's quotations/proposals are valid for a period of 30 days only. GroundSure reserves the right to withdraw any quotation at any time before GroundSure accepts an Order or Commission. GroundSure's acceptance of an Order or Commission shall be effective only where such acceptance is in writing and signed by GroundSure's authorised representative or where accepted via GroundSure's Order Website.

**3 The Client's obligations**

3.1 The Client shall ensure the Beneficiary complies with and is bound by the terms and conditions set out in the Contract and shall provide that Groundsure may in its own right enforce such terms and conditions against the Beneficiary pursuant to the Contracts (Rights of Third parties) Act 1999. The Client shall be liable for all breaches of the Contract by the Beneficiary as if they were breaches by the Client. The Client shall be solely responsible for ensuring that the Report/Mapping ordered is appropriate and suitable for the Beneficiary's needs.

3.2 The Client shall (or shall procure that the Beneficiary shall) supply to GroundSure as soon as practicable and without charge all information necessary and accurate relevant data including any specific and/or unusual environmental information relating to the Site known to the Client/Beneficiary which may pertain to the Services and shall give such assistance as GroundSure shall reasonably require in the performance of the Services (including, without limitation, access to a Site, facilities and equipment as agreed in the Contract).

3.3 Where Client/Beneficiary approval or decision is required, such approval or decision shall be given or procured in reasonable time as not to delay or disrupt the performance of any other part of the Services.

3.4 The Client shall not and shall not knowingly permit the Beneficiary to, save as expressly permitted by these terms and conditions, re-sell, alter, add to, amend or use out of context the content of any Report, Mapping or, in respect of any Services, information given by GroundSure. For the avoidance of doubt, the Client and Beneficiary may make the Report, Mapping or GroundSure's findings available to a third party who is considering acquiring the whole or part of the Site, or providing funding in relation to the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.

3.5 The Client is responsible for maintaining the confidentiality of its user name and password if using GroundSure's internet ordering service and accepts responsibility for all activity that occurs under such account and password.

**4 Reliance**

4.1 Upon full payment of all relevant fees and subject to the provisions of these terms and conditions, the Client and Beneficiary are granted an irrevocable royalty-free licence to access the information contained in a Report, Mapping or in a report prepared by GroundSure in respect of or arising out of Consultancy Services. The Services may only be used for the benefit of the Client and those persons listed in clauses 4.2 and 4.3.

4.2 In relation to Data Reports, Mapping and Risk Screening Reports, the Client shall be entitled to make Reports available to (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 (v) the professional advisers and lenders of the first purchaser or tenant of the Site. Accordingly GroundSure shall have the same duties and obligations to those persons in respect of the Services as it has to the Client and those persons shall have the benefit of any of the Client's rights under the Contract as if those persons were parties to the Contract. For the avoidance of doubt, the limitations of GroundSure's liability as set out in clauses 7 and 11.6 shall apply.

4.3 In relation to Consultancy Services, reliance shall be limited to the Client, Beneficiary and named parties on the Report.

4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise agreed in writing with GroundSure, any other party considering the information supplied by GroundSure as part of the Services, including (but not limited to) insurance underwriters, does so at their own risk and GroundSure has no legal obligations to such party unless otherwise agreed in writing.

4.5 The Client shall not and shall not knowingly permit any person (including the Beneficiary) who is provided with a copy of any Report, (except as permitted herein or by separate agreement with GroundSure) to,: (a) remove, suppress or modify any trade mark, copyright or other proprietary marking from the Report or Mapping; (b) create any product which is derived directly or indirectly from the data contained in the Report or Mapping; (c) combine the Report or Mapping with, or incorporate the Report or Mapping into any other information data or service; or (d) re-format or otherwise change (whether by modification, addition or enhancement) data or images contained in the Report or Mapping.

4.6 Notwithstanding clause 4.5, if the Client acts in a professional capacity, it may make reasonable use of a Report and/or findings made as a result of Consultancy Services to advise Beneficiaries. However, GroundSure shall have no liability in respect of any opinion or report given to such Beneficiaries by the Client or a third party.

**5 Fees and Disbursements**

5.1 GroundSure shall charge the Client fees at the rate and frequency specified in the Contract together, in the case of Consultancy Services, with all proper disbursements incurred by GroundSure in performing the Services. For the avoidance of doubt, the fees payable for the Services are as set out in GroundSure's written proposal, Order Website or Order acknowledgement form. 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.

5.2 Unless GroundSure requires prepayment, the Client shall promptly pay all fees disbursements and other monies due to GroundSure in full without deduction, counterclaim or set off together with such value added tax or other tax as may be required within 30 days from the date of GroundSure's invoice or such other period as may be agreed in writing between GroundSure and the Client (**"Payment Date"**). GroundSure reserves the right to charge interest which shall accrue on a daily basis from 30 days after the date of Payment Date until the date of payment (whether before or after judgment) at the rate of five per cent per annum above the Bank of England base rate from time to time.

5.3 In the event that the Client disputes the amount payable in respect of GroundSure's invoice it shall notify GroundSure no later than 28 days after the date thereof that it is in dispute. In default of such notification the Client shall be deemed to have agreed the amount thereof. As soon as reasonably practicable following receipt of a notification in respect of any disputed invoice, a member of the management team at GroundSure shall contact the Client and the parties shall use all reasonable endeavours to resolve the dispute.

**6 Intellectual Property**

6.1 Subject to the provisions of clause 4.1, the Client and the Beneficiary hereby acknowledge that all Intellectual Property in the Services and Content are and shall remain owned by either GroundSure or the Data Providers and nothing in these terms purports to transfer or assign any rights to the Client or the Beneficiary in respect of the Intellectual Property.

6.2 The Client shall acknowledge the ownership of the Content where such Content is incorporated or used in the Client's own documents, reports, systems or services whether or not these are supplied to a third party.

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

6.4 The Client acknowledges that the proprietary rights subsisting in copyright, database rights and any other intellectual property rights in respect of any data and information contained in any Report are and shall remain (subject to clause 11.1) the property of GroundSure and/or any third party that has supplied data or information used to create a Report, and that these conditions do not purport to grant, assign or transfer any such rights in respect thereof to a Client and/or a Beneficiary.

6.5 The Client and each of the parties set out in clause 4.2 are permitted to make up to 8 (commercial) or 2 (residential) printed copies of the Report only. Further copies of the Report may not be made in whole or in part without the prior written permission of GroundSure who shall be entitled to make a charge for each additional copy.

6.6 The Client shall (and shall procure that any recipients of the Report as permitted under clause 4.2 shall):

(i) not remove, suppress or modify any trademark, 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 data contained in 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; and
(v) not reformat or otherwise change (whether by modification, addition or enhancement), data contained in the Services (save that those acting in a professional capacity to the Beneficiary shall not be in breach of this clause 6.6(v) where such reformatting is in the normal course of providing advice based upon the Services),
in each case of parts (iii) to (v) inclusive, whether or not such product or report is produced for commercial profit or not.
6.7 The Client and/or Beneficiary shall and shall procure that any party 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**

7.1 Nothing in these terms and conditions shall limit GroundSure's liability for causing death or personal injury through negligence or willful default.
7.2 Save as otherwise set out in these conditions, any information provided by one party ("**Disclosing Party**") to the other party ("**Receiving Party**") shall be treated as confidential except so far as authorised by the Disclosing Party to provide such information in whole or in part to a third party.
7.3 Nothing in these conditions shall affect the statutory rights of a consumer under the applicable consumer protection legislation from time to time.
7.4 In relation to Data Reports, Mapping and Risk Screening Reports, GroundSure's liability under the Contract shall cease upon the expiry of six years from the date when the Beneficiary became aware that it may have a claim against GroundSure in respect of the Services provided always that there shall be no liability at the expiration of twelve years from the completion of the Contract. For the avoidance of doubt, any claims in respect of which proceedings are notified to GroundSure in writing prior to the expiry of the time periods referred to in this clause shall survive the expiry of those time periods provided any such claim is actually commenced within six months of notification.
7.5 In relation to Consultancy Services GroundSure's liability under the Contract shall cease upon the expiry of six years from the date the Services were completed.
7.6 GroundSure shall not be liable to the Client or any person to whom the Client provides a copy of a Data Report, Mapping or Risk Screening Report in any circumstances whatsoever unless arising out of a breach on its part of the obligations set out in the Contract.
7.7 GroundSure shall not be liable if the Data Reports, Mapping or Risk Screening Report are used otherwise than as provided or referred to in these conditions and the relevant User Guide.
7.8 Subject to the provisions of clause 7.3, GroundSure makes no representation, warranties, express or implied, as to the accuracy, reliability, completeness, validity or fitness for purpose of any Content and shall not be liable for any omission, error or inaccuracy in relation thereto unless GroundSure should reasonably have been alerted to any omission, error or inaccuracy in the Content.
7.9 Subject to the provisions of clause 7.1 and irrespective of whether multiple parties make use of the same Services the total liability of GroundSure under or in connection with the Contract, whether in contract in tort for breach of statutory duty or otherwise shall not exceed £10 million per claim or series of connected claims,
7.10 Whilst GroundSure will use all reasonable endeavours to maintain operability of its internet ordering service it will not be liable for any loss or damages caused by a delay or loss of use of such service. The Client shall use GroundSure's internet ordering service at its own risk. GroundSure shall not be responsible for any damage to a Client or permitted assignee's computer, software, modem, telephone or other property resulting from the use of GroundSure's internet ordering service.
7.11 The Client accepts, and shall use all reasonable endeavours to procure that anyone who is provided with a copy of the Report accepts, that it has no claim or recourse to any Data Provider or to GroundSure in respect of the acts or omissions of such Data Providers including Content supplied by them.
7.12 GroundSure shall provide the Services using reasonable skill and care, however, GroundSure shall not be liable for any inaccurate statement or risk rating in a Report which resulted from a reasonable interpretation of the Content.
7.13 Subject to clause 7.1, GroundSure shall not be liable to the Client, the Beneficiary or any third party in contract, tort (including, without limitation, negligence) or for misrepresentation or breach of statutory duty or otherwise in respect of any loss of profits, goodwill, revenue or opportunity, or any indirect or consequential loss (even if such loss was reasonably foreseeable).
7.14 GroundSure undertakes for the duration of the liability periods referred to in clauses 7.4 and 7.5 to maintain professional indemnity insurance in respect of its liabilities under this Contract. GroundSure shall produce evidence of such insurance if requested by the Client. A greater level of cover may be available upon request and agreement with the Client.

**8 GroundSure right to suspend or terminate**

8.1 In the event that GroundSure reasonably believes that the Client or Beneficiary as applicable has not provided the information or assistance required to enable the proper performance of the Services, GroundSure shall be entitled on fourteen days written notice to suspend all further performance of the Services until such time as any such deficiency has been made good.
8.2 GroundSure may additionally terminate the Contract immediately on written notice in the event that:
(i) the Client shall fail to pay any sum due to GroundSure within 28 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 material term of the Contract (including, but not limited to, the obligations in clause 4) incapable of remedy or if remediable, is not remedied within 14 days of notice of the breach.

**9. Client's Right to Terminate and Suspend**

9.1 Subject to clause 10.2, the Client may at any time after commencement of the Services by notice in writing to GroundSure require GroundSure to terminate or suspend immediately performance of all or any of the Services.
9.2 The Client waives all and any right of cancellation it may have under the Consumer Protection (Distance Selling) Regulations 2000 (as amended) in respect of the Order of a Report/Mapping. This does not affect the Beneficiary's statutory rights.

**10 Consequences of Withdrawal, Termination or Suspension**

10.1 Upon termination or any suspension of the Services, 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/Beneficiary any property of the Client/ Beneficiary in GroundSure's possession or control.
10.2 In the event of termination/suspension of the Contract under clauses 8 or 9, 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/suspension. In respect of any Consultancy Services provided, the Client shall also pay GroundSure any additional costs incurred in relation to the termination/suspension of the Contract.

**11 General**

11.1 The mapping contained in the Services is protected by Crown copyright and must not be used for any purpose outside the context of the Services or as specifically provided in these terms.
11.2 GroundSure reserves the right to amend these terms and conditions. No variation to these terms shall be valid unless signed by an authorised representative of GroundSure.
11.3 No failure on the part of GroundSure to exercise and no delay in exercising, any right, power or provision under these terms and conditions shall operate as a waiver thereof.
11.4 Save as expressly provided in clauses 4.2, 4.3, 6.3 and 11.5, 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.
11.5 The Secretary of State for Communities and Local Government acting through Ordnance Survey may enforce breach of clause 6.1 of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.
11.6 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 Data Providers; or
(viii) changes in law.
11.7 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.
11.8 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email and on the second working day after the day of posting if sent by first class post.
11.9 The Contract constitutes the entire contract between the parties and shall supersede all previous arrangements between the parties.
11.10 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 provisionsshall not in any way be tainted or impaired.
11.11 These terms and conditions shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with these terms and conditions shall be subject to the exclusive jurisdiction of the English courts.
11.12 If the Client or Beneficiary has a complaint about the Services, notice can be given in any format eg writing, phone, email to the Compliance Officer at GroundSure who will respond in a timely manner.

**©GroundSure Limited – January 2011**

centremapslive.com
the mapping portal from Laser Surveys

CENTREMAPS
Brockamin House, ,
Worcester, WR6 5JU

| | |
|---|---|
| GroundSure Reference: | CMAPS-CM-97424-10648-260911EDR |
| Your Reference: | 10648 |
| Report Date: | Sep 26, 2011 |
| Report Delivery Method: | **Email - pdf** |
| Client Email: | andy@centremaps.com |

## GroundSure EnviroInsight

## Address: EASTWOOD HOMES, HONLEY, HUDDERSFIELD

Dear Sir/Madam,

Thank you for placing your order with CENTREMAPS. Please find enclosed the GroundSure EnviroInsight as requested

If you need any further assistance, please do not hesitate to contact our helpline on 01886 832972 quoting the above CENTREMAPS reference number.

Yours faithfully,

CENTREMAPS

Enc.
GroundSure EnviroInsight

centremapslive.com
the mapping portal from Laser Surveys

GroundSure
ENVIRONMENTAL INSIGHT

# GroundSure EnviroInsight

Address: EASTWOOD HOMES, HONLEY, HUDDERSFIELD

Date: Sep 26, 2011

GroundSure Reference: CMAPS-CM-97424-10648-260911EDR

Your Reference: 10648

Client: CENTREMAPS

Brought to you by CENTREMAPS

# Aerial Photograph of Study Site

NW ▲ N NE

◄W

E►

SW S ▼ SE

Aerial photography supplied by Getmapping PLC.
© Copyright Getmapping PLC 2003. All Rights Reserved.

Site Name: EASTWOOD HOMES, HONLEY, HUDDERSFIELD
Grid Reference: 413541,411559
Size of Site: 0.35 ha

# 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.

| Report Section | Number of records found within (X) m of the study site boundary | | | | | |
|---|---|---|---|---|---|---|
| **1. Environmental Permits, Incidents and Registers** | on-site | 0-50 | 51-250 | 251-500 | 501-1000 | 1000-1500 |
| 1.1 Industrial Sites Holding Environmental Permits and/or Authorisations | | | | | | |
| Records of historic IPC Authorisations | 0 | 0 | 0 | 0 | - | - |
| Records of Part A(1) and IPPC Authorised Activities | 0 | 0 | 0 | 0 | - | - |
| Records of Water Industry Referrals (potentially harmful discharges to the public sewer) | 0 | 0 | 0 | 0 | - | - |
| Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) | 0 | 0 | 0 | 0 | - | - |
| Records of List 1 Dangerous Substances Inventory sites | 0 | 0 | 1 | 0 | - | - |
| Records of List 2 Dangerous Substances Inventory sites | 0 | 0 | 0 | 0 | - | - |
| Records of Part A(2) and Part B Activities and Enforcements | 0 | 0 | 0 | 0 | - | - |
| Records of Category 3 or 4 Radioactive Substances Authorisations | 0 | 0 | 0 | 0 | - | - |
| Records of Licensed Discharge Consents | 0 | 0 | 0 | 3 | - | - |
| Records of Planning Hazardous Substance Consents and Enforcements | 0 | 0 | 0 | 0 | | |
| 1.2 Records of COMAH and NIHHS sites | 0 | 0 | 0 | 0 | - | - |
| 1.3 Environment Agency Recorded Pollution Incidents | | | | | | |
| National Incidents Recording System, List 2 | 0 | 0 | 0 | - | - | - |
| National Incidents Recording System, List 1 | 0 | 0 | 0 | - | - | - |
| 1.4 Sites Determined as Contaminated Land under Part IIA EPA 1990 | 0 | 0 | 0 | 0 | - | - |
| **2. Landfill and Other Waste Sites** | on-site | 0-50 | 51-250 | 251-500 | 501-1000 | 1000-1500 |
| 2.1 Landfill Sites | | | | | | |
| Environment Agency Registered Landfill Sites | 0 | 0 | 0 | 0 | 0 | - |
| Landfill Data – Operational Landfill Sites | 0 | 0 | 0 | 0 | 0 | - |
| Environment Agency Historic Landfill Sites | 0 | 0 | 0 | 1 | 2 | 0 |
| Landfill Data – Non-Operational Landfill Sites | 0 | 0 | 0 | 1 | 1 | - |
| BGS/DoE Landfill Site Survey | 0 | 0 | 0 | 0 | 1 | 0 |
| GroundSure Local Authority Landfill Sites Data | 0 | 0 | 0 | 0 | 5 | 2 |
| 2.2 Landfill and Other Waste Sites Findings | | | | | | |
| Operational Waste Treatment, Transfer and Disposal Sites | 0 | 0 | 0 | 0 | - | - |
| Non-Operational Waste Treatment, Transfer and Disposal Sites | 0 | 0 | 0 | 0 | - | - |
| Environment Agency Licensed Waste Sites | 0 | 0 | 0 | 0 | 1 | 5 |

| 3. Current Land Uses | on-site | 0-50 | 51-250 | 251-500 | 501-1000 | 1000-1500 |
|---|---|---|---|---|---|---|
| 3.1 Current Industrial Sites Data | 4 | 0 | 7 | - | - | - |
| 3.2 Records of Petrol and Fuel Sites | 0 | 0 | 0 | 0 | - | - |
| 3.3 Underground High Pressure Oil and Gas Pipelines | 0 | 0 | 0 | 0 | - | - |

| 4. Geology | Description |
|---|---|
| 4.1 Are there any records of Artificial Ground and Made Ground present beneath the study site? * | No |
| 4.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site? * | No |
| 4.3 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section. | |
| Source: Scale: 1:50,000 BGS Sheet 086 | |

* This includes an automatically generated 50m buffer zone around the site.

| 5. Hydrogeology and Hydrology | on-site | 0-50 | 51-250 | 251-500 | 501-1000 | 1001-2000 |
|---|---|---|---|---|---|---|
| 5.1 Are there any records of Productive Strata in the Superficial Geology within 500m of the study site? | | | | No | | |
| 5.2 Are there any records of Productive Strata in the Bedrock Geology within 500m of the study site? | | | | Yes | | |
| 5.3 Groundwater Abstraction Licences (within 1000m of the study site). | 0 | 0 | 0 | 0 | 0 | - |
| 5.4 Surface Water Abstraction Licences (within 1000m of the study site). | 0 | 0 | 0 | 0 | 7 | - |
| 5.5 Potable Water Abstraction Licences (within 2000m of the study site). | 0 | 0 | 0 | 0 | 0 | 0 |
| 5.6 Are there any Source Protection Zones within 500m of the study site? | | | | | No | |

| 5.7 River Quality | on-site | 0-50 | 51-250 | 251-500 | 501-1000 | 1001-1500 |
|---|---|---|---|---|---|---|
| Is there any Environment Agency information on river quality within 1500m of the study site? | No | No | No | No | Yes | Yes |
| 5.8 Detailed River Network entries within 500m of the site | 0 | 0 | 0 | 2 | - | - |
| 5.9 Surface water features within 250m of the study site | No | No | No | - | - | - |

| 6. Flooding | |
|---|---|
| 6.1 Are there any Environment Agency indicative Zone 2 floodplains within 250m of the study site? | No |
| 6.2 Are there any Environment Agency indicative Zone 3 floodplains within 250m of the study site? | No |
| 6.3 Are there any Flood Defences within 250m of the study site? | No |
| 6.4 Are there any areas benefiting from Flood Defences within 250m of the study site? | No |
| 6.5 Are there any areas used for Flood Storage within 250m of the study site? | No |
| 6.6 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site? | Very High |
| 6.7 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas? | Low |

| 7. Designated Environmentally Sensitive Sites | on-site | 0-50 | 51-250 | 251-500 | 501-1000 | 1001-1500 |
|---|---|---|---|---|---|---|
| 7.1 Records of Sites of Special Scientific Interest (SSSI) | 0 | 0 | 0 | 0 | - | - |
| 7.2 Records of National Nature Reserves (NNR) | 0 | 0 | 0 | 0 | - | - |

| | | | | | | |
|---|---|---|---|---|---|---|
| 7.1 Records of Sites of Special Scientific Interest (SSSI) | 0 | 0 | 0 | 0 | - | - |
| 7.3 Records of Local Nature Reserves (LNR) | 0 | 0 | 0 | 0 | - | - |
| 7.4 Records of Special Areas of Conservation (SAC) | 0 | 0 | 0 | 0 | - | - |
| 7.5 Records of Special Protection Areas (SPA) | 0 | 0 | 0 | 0 | - | - |
| 7.6 Records of Ramsar sites | 0 | 0 | 0 | 0 | - | - |
| 7.7 Records of World Heritage Sites | 0 | 0 | 0 | 0 | - | - |
| 7.8 Records of Environmentally Sensitive Areas | 0 | 0 | 0 | 0 | - | - |
| 7.9 Records of Areas of Outstanding Natural Beauty (AONB) | 0 | 0 | 0 | 0 | - | - |
| 7.10 Records of National Parks | 0 | 0 | 0 | 0 | - | - |
| 7.11 Records of Nitrate Sensitive Areas | 0 | 0 | 0 | 0 | - | - |
| 7.12 Records of Nitrate Vulnerable Zones | 1 | 0 | 0 | 0 | - | - |

## 8. Natural Hazards

| | |
|---|---|
| 8.1 What is the maximum risk of natural ground subsidence? | Very Low |

## 9. Mining

| | |
|---|---|
| 9.1 Are there any coal mining areas within 75m of the study site? | Yes |
| 9.2 What is the risk of subsidence relating to shallow mining within 150m of the study site? | Low |
| 9.3 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. 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.

## 2. 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.

## 3. 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 underground oil and gas pipelines.

## 4. Geology

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

## 5. 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.

## 6. Flooding

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

## 7. 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. These searches are conducted using radii of up to 500m.

## 8. 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.

## 9. Mining

Provides information on areas of coal and shallow mining.

# 10. 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

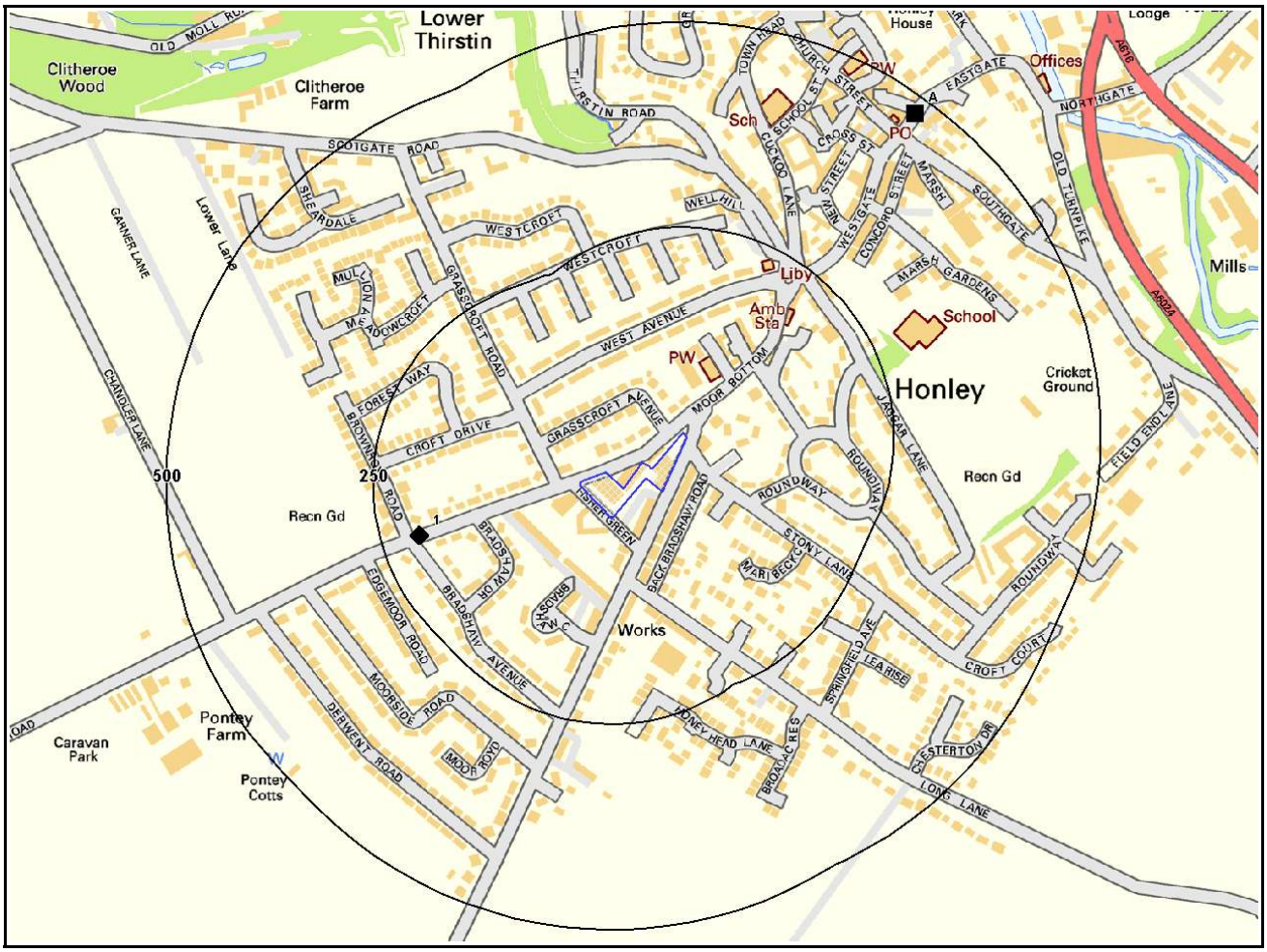
Only certain features are placed on the maps within the report. All features represented on maps found within this search are given an identification number. This number identifies the feature on the mapping and correlates it to the additional information provided below. This identification number precedes 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. Environmental Permits, Incidents and Registers Map

NW ▲ N NE




SW ▼ S SE

◄W E►

Authorisations,Incidents and Registers Legend

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- Site Outline
- Search Buffers (m) — 250 / 500
- Recorded Pollution Incident
- Dangerous Substances (List 1)
- Dangerous Substances (List 2)
- Water Industry Referrals
- Licenced Discharge Consents
- Red List Discharge Consents
- RAS 3 & 4 Authorisations
- Part A(1) Authorised Processes and Historic IPC Authorisations
- Part A(2) and Part B Authorised Processes
- COMAH / NIHHS Sites
- Sites Determined as Contaminated Land
- Hazardous Substance Consents and Enforcements

# 1.Environmental Permits, Incidents and Registers

## 1.1 Industrial Sites Holding Licences and/or Authorisations

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

**Records of historic IPC Authorisations within 500m of the study site:** **0**

Database searched and no data found.

---

**Records of Part A(1) and IPPC Authorised Activities within 500m of the study site:** **0**

Database searched and no data found.

---

**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.

---

**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.

---

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

The following List 1 Dangerous Substance Inventory Site records are represented as points on the Authorisations, Incidents and Registers map:

| ID | Distance | Direction | NGR | Details | |
|---|---|---|---|---|---|
| 1 | 204.0 | W | 413281, 411486 | Name: Kirklees Waste Services,huddersfield<br>Status: Active<br>Receiving Water: Dummy Site | Authorised Substances: Mercury (other), Cadmium |

---

**Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site:** **0**

Database searched and no data found.

---

**Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site:** **0**

Database searched and no data found.

---

**Records of Category 3 or 4 Radioactive Substance Licences within 500m of the study site:** **0**

Database searched and no data found.

**Records of Licensed Discharge Consents within 500m of the study site:** **3**

The following Licensed Discharge Consents records are represented as points on the Authorisations, Incidents and Registers map:

| ID | Distance | Direction | NGR | Details | |
|---|---|---|---|---|---|
| 2A | 479.0 | NE | 413880, 412000 | Address: East Gate, Honley, Huddersfield, West Yorkshire<br>Effluent Type: Sewage Discharges - Sewer Storm Overflow - Water Company<br>Permit Number: WADC895<br>Permit Version: 1 | Receiving Water: River Holme<br>Status: Transferred From Water Act 1989<br>Issue date: 18/9/1989<br>Effective Date: 18/9/1989<br>Revocation Date: 13/4/2009 |
| 3A | 479.0 | NE | 413880, 412000 | Address: East Gate, Honley, Huddersfield, West Yorkshire<br>Effluent Type: Sewage Discharges - Sewer Storm Overflow - Water Company<br>Permit Number: WADC895<br>Permit Version: 2 | Receiving Water: River Holme<br>Status: Transferred From Water Act 1989<br>Issue date: 14/4/2009<br>Effective Date: 14/4/2009<br>Revocation Date: - |
| 4A | 479.0 | NE | 413880, 412000 | Address: East Gate, Honley, Huddersfield, West Yorkshire<br>Effluent Type: Sewage Discharges - Sewer Storm Overflow - Water Company<br>Permit Number: WADC918<br>Permit Version: 1 | Receiving Water: Trough Brook<br>Status: Revoked (wra 91, S88 & Sched 10 As Amended By Env Act 1995)<br>Issue date: 18/9/1989<br>Effective Date: 18/9/1989<br>Revocation Date: 27/4/2005 |

**Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site:** **0**

Database searched and no data found.

## 1.2 Dangerous or Hazardous Sites

**Records of COMAH & NIHHS sites within 500m of the study site:** **0**

Database searched and no data found.

## 1.3 Environment Agency Recorded Pollution Incidents

**Records of National Incidents Recording System, List 2 within 250m of the study site:** **0**

Database searched and no data found.

**Records of National Incidents Recording System, List 1 within 250m of the study site:** **0**

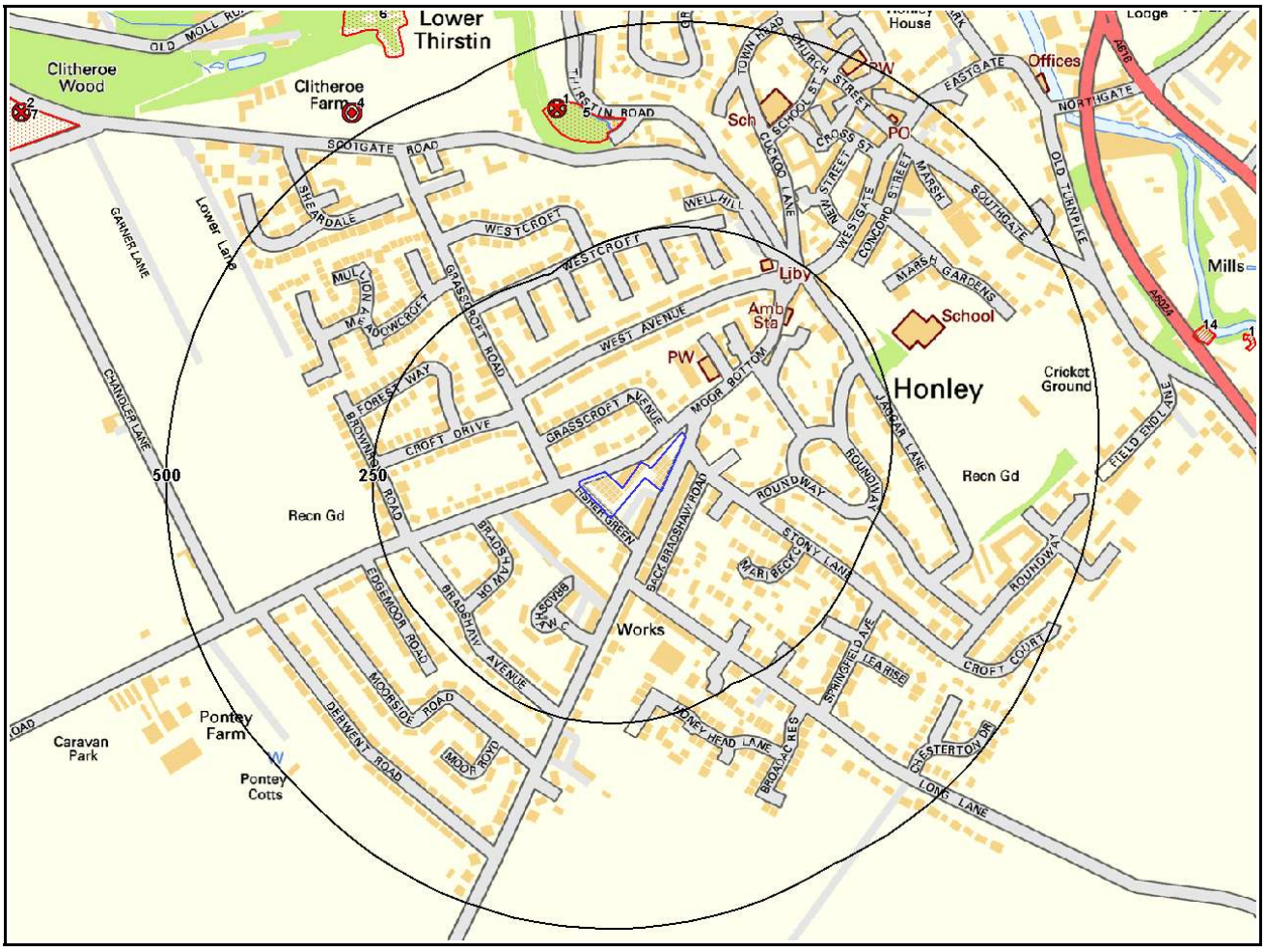
Database searched and no data found.

## 1.4 Sites Determined as Contaminated Land under Part IIA 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**

# 2. Landfill and Other Waste Sites Map

NW ▲ N NE




◄W E►

SW ▼ S SE

Landfill & Other Waste Sites Legend

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- Site Outline
- Search Buffers (m): 250, 500
- E.A. Active Landfill
- E.A. Historic Landfill (Area Data)
- E.A. Historic Landfill (Point Data)
- BGS / DoE Survey Landfill
- Local Authority Landfill (Area Data)
- Local Authority Landfill (Point Data)
- Operational Waste Treatment Licence
- Closed Waste Treatment Licence
- REGIS Waste Licence
- Operational Landfill
- Closed Landfill

# 2. Landfill and Other Waste Sites

## 2.1 Landfill Sites

**Records from Environment Agency landfill data within 1000m of the study site: 0**

Database searched and no data found.

---

**Records of operational landfill sites sourced from Landmark within 1000m of the study site: 0**

Database searched and no data found.

---

**Records of Environment Agency historic landfill sites within 1500m of the study site: 3**

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

| ID | Distance | Direction | NGR | Details | |
|---|---|---|---|---|---|
| 5 | 367.0 | N | 413400, 411900 | Site Address: Former Mill Dam at Thirstin Mills Honley, Thirstin Road, Lower Thirstin<br>Waste Licence: Yes<br>Site Reference: 4700/0036<br>Waste Type: Inert, Commercial,<br>Regis Reference: - | Licence Issue: 09-Aug-1977<br>Licence Surrendered: 31-Aug-1980<br>Licence Hold Address: Thirstin Mills, Honley, Huddersfield<br>Operator: - |
| 6 | 562.0 | NW | 413200, 412100 | Site Address: Netherton Tip, Chapel Street, Netherton, Huddersfield, West Yorkshire<br>Waste Licence: -<br>Site Reference: -<br>Waste Type: -<br>Regis Reference: - | Licence Issue:<br>Licence Surrendered:<br>Licence Hold Address: -<br>Operator: Huddersfield County Borough,Borough Engineers Department |
| 7 | 744.0 | NW | 412700, 411900 | Site Address: Scotgate Quarry, Scotgate, Lower Thirstin<br>Waste Licence: -<br>Site Reference: -<br>Waste Type: Household<br>Regis Reference: - | Licence Issue:<br>Licence Surrendered:<br>Licence Hold Address: -<br>Operator: - |

---

**Records of non-operational landfill sites sourced from Landmark within 1000m of the study site: 2**

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

| ID | Distance | Direction | NGR | Details | |
|---|---|---|---|---|---|
| 1 | 422.0 | N | 413448, 412005 | Site Address: Thirstin Mills, Honley, HUDDERSFIELD, West Yorkshire, HD7 2JH<br>Landfill Licence: 45CASSAL<br>Agency Reference:<br>Waste Type: Inert<br>Waste Description: Inert Landfill<br>Known Restrictions: No known restriction on source of waste | Record Date: 01-Jun-1979<br>Transfer Date:<br>Modification Date: 01-Jul-1979<br>Status: Licence lapsed/cancelled/defunct/not applicable/surrendered<br>Category: LANDFILL<br>Regulator: EA - North East Region - Ridings Area (West)<br>Size: Undefined |
| 2 | 812.0 | NW | 412800, 412000 | Site Address: Scotgate Quarry, Honley, HUDDERSFIELD, West Yorkshire,<br>Landfill Licence: 45CABMAL<br>Agency Reference:<br>Waste Type: Difficult<br>Waste Description: Difficult Landfill<br>Known Restrictions: No known restriction on source of waste | Record Date: 01-Jul-1978<br>Transfer Date:<br>Modification Date:<br>Status: Licence lapsed/cancelled/defunct/not applicable/surrendered<br>Category: LANDFILL<br>Regulator: EA - North East Region - Ridings Area (West)<br>Size: Undefined |

**Records of BGS/DoE non-operational landfill sites within 1500m of the study site:** **1**

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

| ID | Distance | Direction | NGR | Details | |
|---|---|---|---|---|---|
| 4 | 527.0 | NW | 413200, 412000 | Address: Netherton Tip, Chapel St, Netherton, Huddersfield<br>BGS Number: 2138.0 | Risk: No risk to aquifer<br>Waste Type: N/A |

**Records of Local Authority landfill sites within 1500m of the study site:** **7**

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

| ID | Distance | Direction | Site Address | Source | Data Type |
|---|---|---|---|---|---|
| 14 | 626.0 | E | Refuse Tip | 1993 mapping | Polygon |
| Not shown | 667.0 | NW | Refuse Tip | 1961 mapping | Polygon |
| 16 | 685.0 | E | Refuse Tip | 1993 mapping | Polygon |
| Not shown | 785.0 | NW | Refuse Tip | 1961 mapping | Polygon |
| Not shown | 841.0 | E | Refuse Tip | 1993 mapping | Polygon |
| Not shown | 1236.0 | NW | Refuse Tip | 1961 mapping | Polygon |
| Not shown | 1333.0 | NE | Refuse Tip | 1961 mapping | Polygon |

## 2.2 Other Waste Sites

**Records of operational waste treatment, transfer or disposal sites within 500m of the study site:** **0**

Database searched and no data found.

**Records of non-operational waste treatment, transfer or disposal sites within 500m of the study site:** **0**

Database searched and no data found.

**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 | Direction | NGR | Details | |
|---|---|---|---|---|---|
| Not shown | 712.0 | NE | 414000, 412200 | Site Address: The Reins, Huddersfield Road, Honley, Holmfirth, West Yorkshire, HD9 6LN<br>Type: Household, Commercial & Industrial Waste T Stn<br>Size: < 25000 tonnes<br>Regis Licence Number: KMC004<br>EPR reference: EA/EPR/BP3096ZM/A001<br>Operator: Kirklees Council<br>Waste Management licence No: 65525<br>Annual Tonnage: 24999.0 | Issue Date: 12/01/2007<br>Effective Date: -<br>Modified: -<br>Surrendered Date: -<br>Expiry Date: -<br>Cancelled Date: -<br>Status: Issued<br>Site Name: The Reins<br>Correspondence Address: - |

| | | | | | |
|---|---|---|---|---|---|
| Not shown | 1115.0 | NE | 414112, 412601 | Site Address: Cross Height Truckparts, Queens Square, Huddersfield Rd, Honley, Holmfirth, West Yorkshire, HD9 6QZ<br>Type: ELV Facility<br>Size: < 25000 tonnes<br>Regis Licence Number: 000137<br>EPR reference: EA/EPR/CP3192ZQ/A001<br>Operator: Mr Robert Deakin & Mr Richard Deakin<br>Waste Management licence No: 65370<br>Annual Tonnage: 2500.0 | Issue Date: 09/12/2004<br>Effective Date: -<br>Modified: -<br>Surrendered Date: -<br>Expiry Date: -<br>Cancelled Date: -<br>Status: Issued<br>Site Name: Cross Heights Truckparts<br>Correspondence Address: - |
| Not shown | 1462.0 | W | 412015, 411611 | Site Address: Northside Quarry, Knowle Lane, Honley, Huddersfield, West Yorkshire, HD9 4HL<br>Type: Co-Disposal Landfill Site<br>Size: < 25000 tonnes<br>Regis Licence Number: KIR007<br>EPR reference: FP3495ZN/V002<br>Operator: Sita (kirklees) Limited<br>Waste Management licence No: 61057<br>Annual Tonnage: 4999.0 | Issue Date: 01/04/1996<br>Effective Date: -<br>Modified: 31/03/2004<br>Surrendered Date: -<br>Expiry Date: -<br>Cancelled Date: -<br>Status: Modified<br>Site Name: Honley Wood North Side<br>Correspondence Address: - |
| Not shown | 1462.0 | W | 412015, 411611 | Site Address: Northside Quarry, Knowle Lane, Honley, Huddersfield, West Yorkshire, HD9 4HL<br>Type: Co-Disposal Landfill Site<br>Size: < 25000 tonnes<br>Regis Licence Number: KIR007<br>EPR reference: EA/EPR/FP3495ZN/V002<br>Operator: Sita ( Kirklees ) Limited<br>Waste Management licence No: 61057<br>Annual Tonnage: 4999.0 | Issue Date: 01/04/1996<br>Effective Date: -<br>Modified: 31/03/2004<br>Surrendered Date: -<br>Expiry Date: -<br>Cancelled Date: -<br>Status: Modified<br>Site Name: Honley Wood North Side<br>Correspondence Address: - |
| Not shown | 1462.0 | W | 412015, 411611 | Site Address: Honley Wood North Side, Knowle Lane, Honley, Huddersfield, West Yorkshire<br>Type: Co-Disposal Landfill Site<br>Size: >= 75000 tonnes<br>Regis Licence Number: KIR007<br>EPR reference: -<br>Operator: Sita (kirklees) Limited<br>Waste Management licence No: 61057<br>Annual Tonnage: 0.0 | Issue Date: 01/04/1996<br>Effective Date: -<br>Modified: -<br>Surrendered Date: -<br>Expiry Date: -<br>Cancelled Date: -<br>Status: Issued<br>Site Name: Honley Wood North Side<br>Correspondence Address: - |
| Not shown | 1462.0 | W | 412015, 411611 | Site Address: Honley Wood North Side, Knowle Lane, Honley, Huddersfield, West Yorkshire<br>Type: Household, Commercial & Industrial Waste Landfill<br>Size: >= 75000 tonnes<br>Regis Licence Number: KIR007<br>EPR reference: -<br>Operator: Sita (kirklees) Limited<br>Waste Management licence No: 61057<br>Annual Tonnage: 0.0 | Issue Date: 01/04/1996<br>Effective Date: -<br>Modified: -<br>Surrendered Date: -<br>Expiry Date: -<br>Cancelled Date: -<br>Status: Issued<br>Site Name: Honley Wood North Side<br>Correspondence Address: - |

# 3. Current Land Use Map

NW N NE

◄W E►

SW S SE

Current Land Use Legend

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Site Outline

250
500
Search Buffers (m)

Current Industrial Sites

Petrol & Fuel Sites

Underground High Pressure Oil & Fuel Pipelines

# 3. Current Land Uses

## 3.1 Current Industrial Data

**Records of potentially contaminative industrial sites within 250m of the study site:** **11**

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

| ID | Distance | Direction | Company | Address | Activity | Category |
|---|---|---|---|---|---|---|
| 1A | 0.0 | On Site | Gantry | HD9 | Travelling Cranes and Gantries | Industrial Features |
| 2 | 0.0 | On Site | Works | HD9 | Unspecified Works Or Factories | Industrial Features |
| 3A | 0.0 | On Site | Electricity Sub Station | HD9 | Electrical Features | Infrastructure and Facilities |
| 4 | 0.0 | On Site | Works | HD9 | Unspecified Works Or Factories | Industrial Features |
| 5 | 182.0 | SE | Works | HD9 | Unspecified Works Or Factories | Industrial Features |
| 6B | 182.0 | S | Enterprise Print Ltd | Enterprise Works, Long Lane, Honley, Holmfirth, HD9 6EA | Published Goods | Industrial Products |
| 7B | 182.0 | S | Click 4 Beds | Enterprise Works, Long Lane, Honley, Holmfirth, HD9 6EA | Beds and Bedding | Consumer Products |
| 8B | 182.0 | S | Distinctive Chesterfields | Enterprise Works, Long Lane, Honley, Holmfirth, HD9 6EA | Carpets, Flooring, Rugs and Soft Furnishings | Consumer Products |
| 9 | 193.0 | NE | Honley Ambulance Station | Moorbottom, Honley, Holmfirth, HD9 6DN | Ambulance and Medical Transportation Services | Health Support Services |
| 10 | 204.0 | NW | Corsair Fireworks | 32, Grasscroft Road, Honley, Holmfirth, HD9 6HG | Firework Related Services | Sport and Entertainment Support Services |
| 11 | 244.0 | E | Electricity Sub Station | HD9 | Electrical Features | Infrastructure and Facilities |

## 3.2 Petrol and Fuel Sites

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

Database searched and no data found.

## 3.3 Underground High Pressure Oil and Gas Pipelines

**Records of high pressure underground pipelines within 500m of the study site:** **0**

Database searched and no data found.

# 4. Geology

## 4.1 Artificial Ground and Made Ground

Database searched and no data found.

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

## 4.2 Superficial Ground and Drift Geology

Database searched and no data found.
The database has been searched on site, including a 50m buffer.

## 4.3 Bedrock and Solid Geology

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

| LEX Code | Description | Rock Type |
|---|---|---|
| RR-SDST | ROUGH ROCK | SANDSTONE |

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

For more detailed geological and ground stability data please refer to the "GroundSure GeoInsight". Available from our website.

# 5a. Hydrogeology - Aquifer Within Superficial Geology

NW N NE

W E

SW S SE

Aquifer Within Superficial Geology Legend

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Site Outline

250
500
Search Buffers (m)

Principal Aquifer

Secondary (A) Aquifer - Permeable Layers

Secondary (B) Aquifer - Lower Permeability Layers

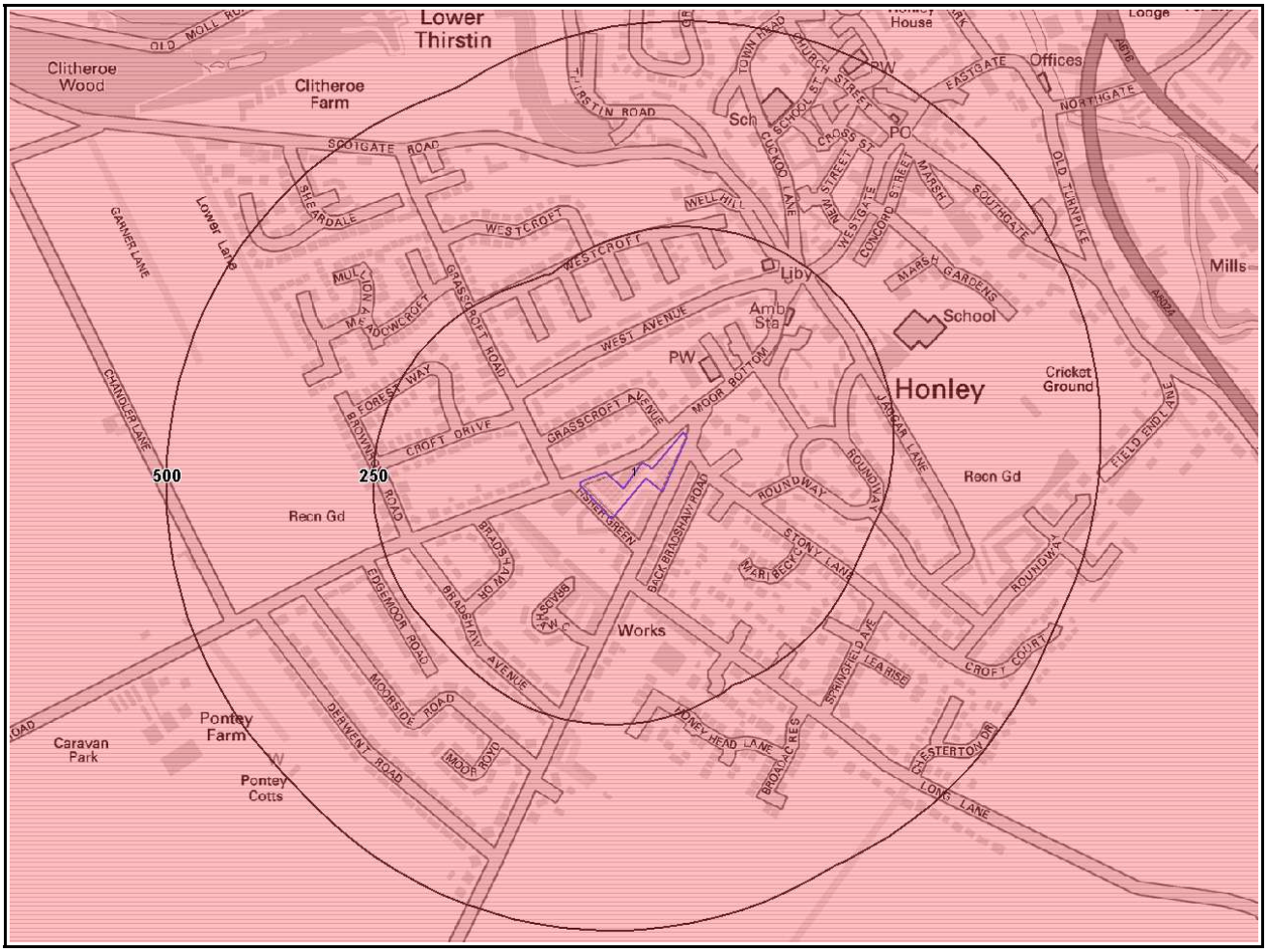
Secondary Aquifer - Undifferentiated Layers

Unproductive

Unknown (lakes and landslip)

# 5b. Hydrogeology - Aquifer Within Bedrock Geology and Abstraction Licenses

NW N NE




W E

SW S SE

Aquifer Within Bedrock Geology Legend

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Site Outline

250
500
Search Buffers (m)

Principal Aquifer

Secondary (A) Aquifer - Permeable Layers

Secondary (B) Aquifer - Lower Permeability Layers

Groundwater Abstraction Licence

Secondary Aquifer - Undifferentiated Layers

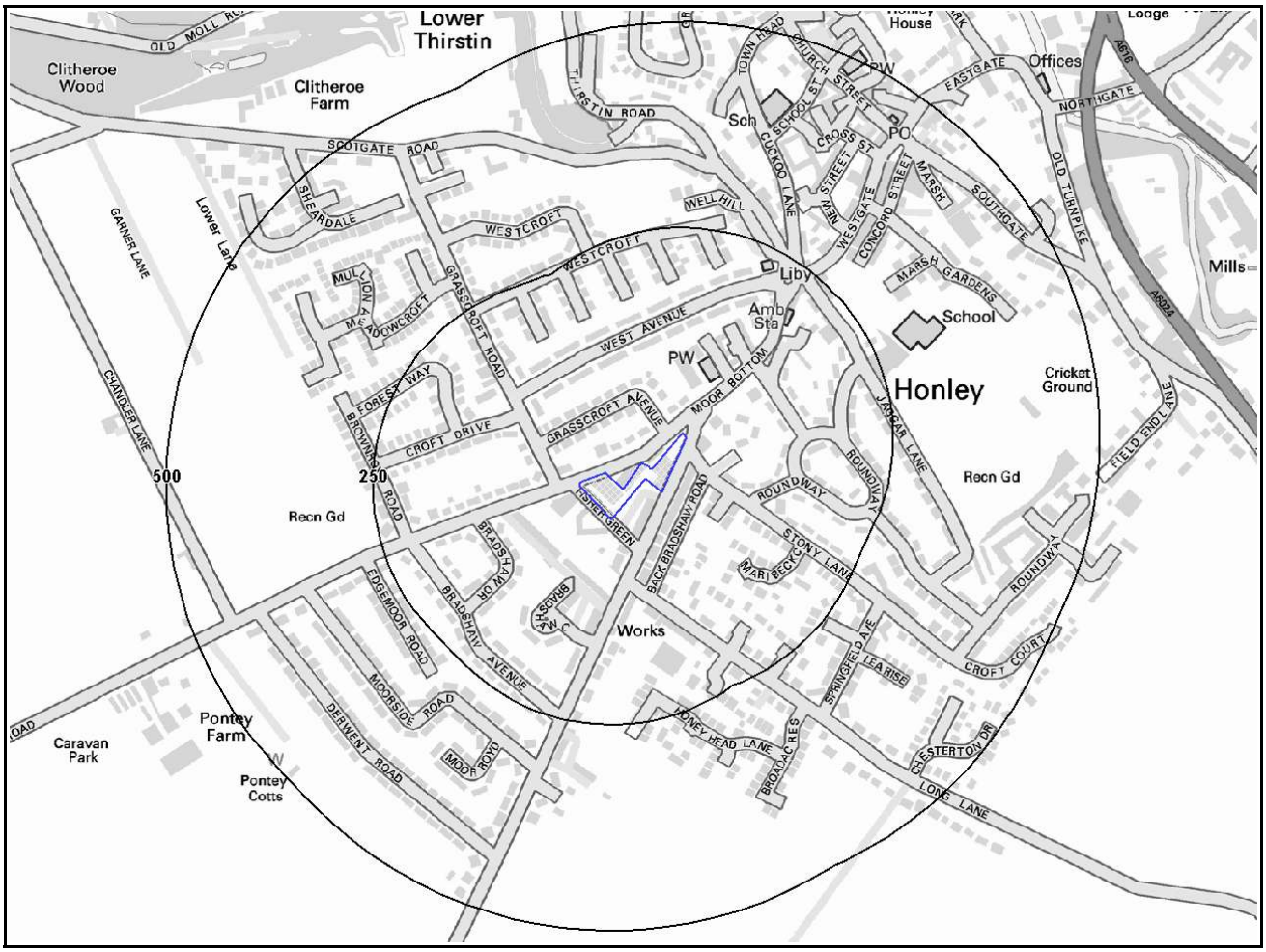
Unproductive

Unknown (lakes and landslip)

Surface Water Abstraction Licence

# 5c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses

NW N NE




W E

SW S SE

SPZ and Potable Water Abstraction Licenses
Legend

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Site Outline

250
500
Search Buffers (m)

Source Protection Zone 1 - Inner Catchment

Source Protection Zone 2 - Outer Catchment

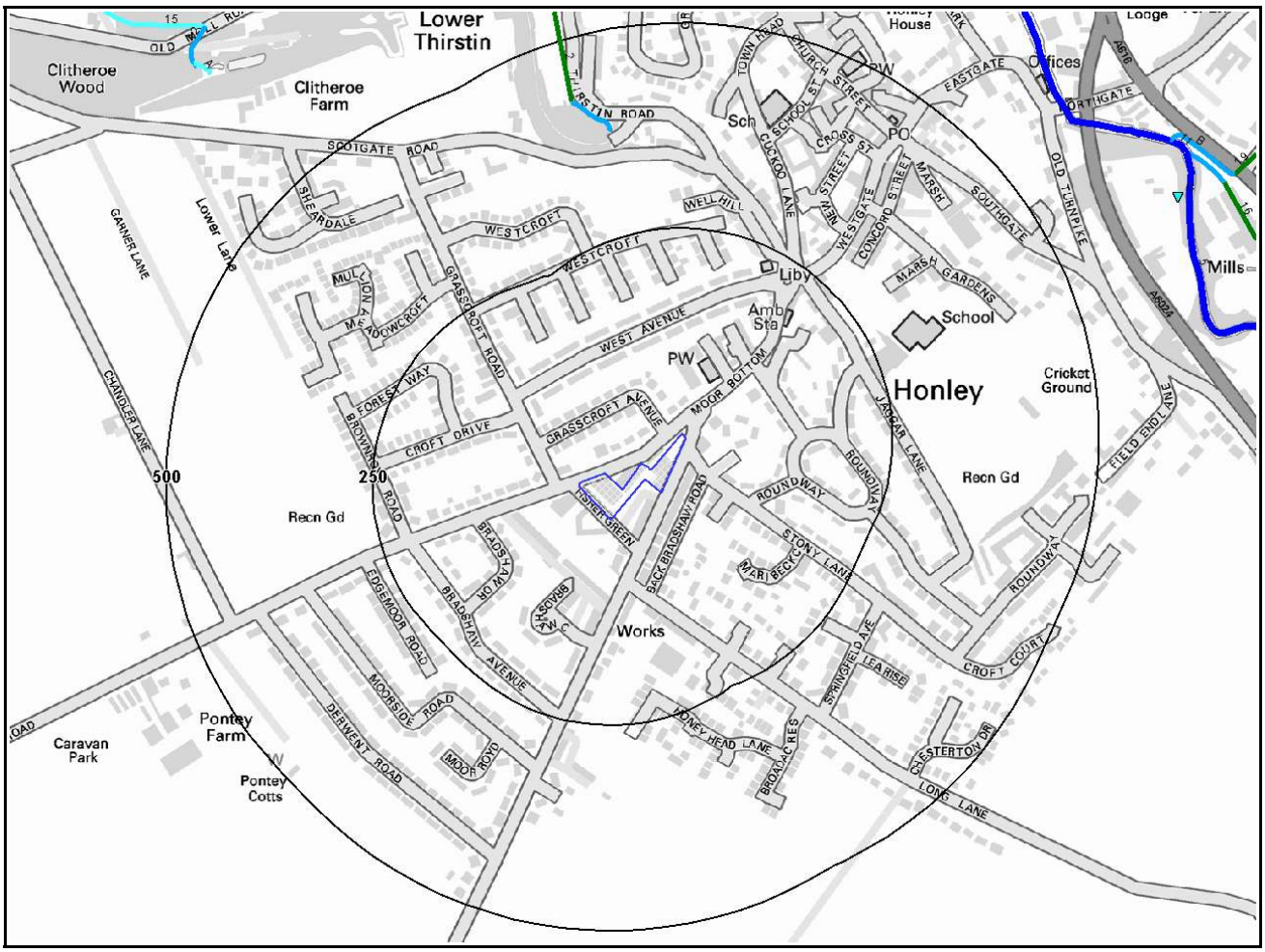
Source Protection Zone 3 - Total Catchment

Source Protection Zone 4 - Zone of Special Interest

Potable Water Abstraction Licence

# 5d. Hydrology – Detailed River Network and River Quality

NW N NE




W E

SW S SE

Hydrology Legend

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- Site Outline
- 250 / 500 — Search Buffers (m)
- Primary River
- Secondary River
- Tertiary River
- Lake/Reservoir
- Underground River (inferred)
- General Quality Assessment: Chemistry
- Canal
- Canal Tunnel
- Extended Culvert (greater than 50m)
- D/S of High Water Mark
- D/S seaward extension
- General Quality Assessment: Biology

# 5.Hydrogeology and Hydrology

## 5.1 Aquifer within Superficial Deposits

**Are there records of productive strata within the superficial geology at or in proximity to the property? No**

Database searched and no data found.

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 Enviroinsight User Guide.

## 5.2 Aquifer within Bedrock Deposits

**Are there records of productive strata 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 Enviroinsight User Guide.

The following aquifer records are shown on the Aquifer within Bedrock Geology Map (5b):

| ID | Distance [m] | Direction | Designation | Description |
|---|---|---|---|---|
| 1 | 0.0 | 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 |

## 5.3 Groundwater Abstraction Licences

**Are there any Groundwater Abstraction Licences within 1000m of the study site? No**

Database searched and no data found.

## 5.4 Surface Water Abstraction Licences

**Are there any Surface Water Abstraction Licences within 1000m of the study site? Yes**

The following Surface Water Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (5b):

| ID | Distance | Direction | NGR | Details | |
|---|---|---|---|---|---|
| Not shown | 597.0 | N | 413500, 412200 | Licence No: 2/27/10/030<br>Details: General Cooling (Existing Licences Only) (High Loss)<br>Direct Source: Surface Water<br>Point: Unnamed Stream To Mill Dam - Honley<br>Data Type: Point | Annual Volume (m³): -<br>Max Daily Volume (m³): -<br>Application No: 01141<br>Original Start Date: 20/1/1966<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 24/11/1975<br>Version End Date: |

| | | | | | |
|---|---|---|---|---|---|
| Not shown | 597.0 | N | 413500, 412200 | Licence No: 2/27/10/030<br>Details: General use relating to Secondary Category (High Loss)<br>Direct Source: Surface Water<br>Point: Unnamed Stream To Mill Dam - Honley<br>Data Type: Point | Annual Volume (m³): 145500<br>Max Daily Volume (m³): 727<br>Application No: 1141<br>Original Start Date: 20/1/1966<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 24/11/1975<br>Version End Date: |
| Not shown | 617.0 | N | 413450, 412210 | Licence No: 2/27/10/030<br>Details: General Use Relating To Secondary Category (High Loss)<br>Direct Source: Surface Water<br>Point: Unnamed Stream To Mill Dam-honley<br>Data Type: Point | Annual Volume (m³): 50000<br>Max Daily Volume (m³): 350<br>Application No: 1141<br>Original Start Date: 20/1/1966<br>Expiry Date: -<br>Issue No: 101<br>Version Start Date: 16/5/2006<br>Version End Date: |
| Not shown | 617.0 | N | 413450, 412210 | Licence No: 2/27/10/030<br>Details: General Use Relating To Secondary Category (High Loss)<br>Direct Source: Surface Water<br>Point: Stream To Mill Dam-honley<br>Data Type: Point | Annual Volume (m³): 50000<br>Max Daily Volume (m³): 350<br>Application No: 1141<br>Original Start Date: 20/1/1966<br>Expiry Date: -<br>Issue No: 101<br>Version Start Date: 16/5/2006<br>Version End Date: |
| Not shown | 696.0 | N | 413500, 412300 | Licence No: 2/27/10/030<br>Details: General Cooling (Existing Licences Only) (High Loss)<br>Direct Source: Surface Water<br>Point: Mag Brook<br>Data Type: Point | Annual Volume (m³): -<br>Max Daily Volume (m³): -<br>Application No: 01141<br>Original Start Date: 20/1/1966<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 24/11/1975<br>Version End Date: |
| Not shown | 696.0 | N | 413500, 412300 | Licence No: 2/27/10/030<br>Details: General use relating to Secondary Category (High Loss)<br>Direct Source: Surface Water<br>Point: Mag Brook<br>Data Type: Point | Annual Volume (m³): 145500<br>Max Daily Volume (m³): 727<br>Application No: 1141<br>Original Start Date: 20/1/1966<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 24/11/1975<br>Version End Date: |
| Not shown | 696.0 | N | 413500, 412300 | Licence No: 2/27/10/030<br>Details: General Use Relating To Secondary Category (High Loss)<br>Direct Source: Surface Water<br>Point: Mag Brook-honley-huddersfield<br>Data Type: Point | Annual Volume (m³): 50000<br>Max Daily Volume (m³): 350<br>Application No: 1141<br>Original Start Date: 20/1/1966<br>Expiry Date: -<br>Issue No: 101<br>Version Start Date: 16/5/2006<br>Version End Date: |

## 5.5 Potable Water Abstraction Licences

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

Database searched and no data found.

## 5.6 Source Protection Zones

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

Database searched and no data found.

# 5.7 River Quality

**Is there any Environment Agency information on river quality within 1500m of the study site? Yes**

**Biological Quality:**

Biological Quality data describes water quality in terms of 83 groups of macroinvertebrates, some of which are pollution sensitive. The results are graded from A ('Very Good') to F ('Bad').

The following Biological Quality records are shown on the Hydrology Map (5d):

| ID | Distance [m] | Direction | NGR | River Details | Biological Quality Grade | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | 2005 | 2006 | 2007 | 2008 | 2009 |
| 34C | 664.0 | NE | 414200, 411900 | River Name: Holme Reach: Ludhill Dike Mag Brook End/Start of Stretch: Start of Stretch NGR | E | E | E | E | E |
| 35C | 664.0 | NE | 414200, 411900 | River Name: Holme Reach: Brook Motors Ludhill Dike End/Start of Stretch: End of Stretch NGR | E | E | E | E | E |
| Not shown | 825.0 | NW | 413019, 412238 | River Name: Mag Brook/hall Dike Reach: Spring Woodm Dike River Holme End/Start of Stretch: Start of Stretch NGR | D | D | D | D | D |
| Not shown | 825.0 | NW | 413019, 412238 | River Name: Mag Brook/hall Dike Reach: Hall Dyke At Melthamspring Wood End/Start of Stretch: End of Stretch NGR | D | D | D | D | D |
| Not shown | 974.0 | N | 413920, 412531 | River Name: Mag Brook/hall Dike Reach: Spring Woodm Dike River Holme End/Start of Stretch: End of Stretch NGR | D | D | D | D | D |
| Not shown | 1067.0 | N | 414000, 412600 | River Name: Holme Reach: Mag Brook River Colne End/Start of Stretch: Start of Stretch NGR | E | E | E | E | E |
| Not shown | 1067.0 | N | 414000, 412600 | River Name: Holme Reach: Ludhill Dike Mag Brook End/Start of Stretch: End of Stretch NGR | E | E | E | E | E |
| Not shown | 1234.0 | E | 414800, 411300 | River Name: Holme Reach: Brook Motors Ludhill Dike End/Start of Stretch: Start of Stretch NGR | E | E | E | E | E |
| Not shown | 1234.0 | E | 414800, 411300 | River Name: Holme Reach: New Mill Dike Brook Motors End/Start of Stretch: End of Stretch NGR | D | D | D | D | D |

**Chemical Quality:**

Chemical quality data is based on the General Quality Assessment Headline Indicators scheme (GQAHI). In England, each chemical sample is measured for ammonia and dissolved oxygen. In Wales, the samples are measured for biological oxygen demand (BOD), ammonia and dissolved oxygen. The results are graded from A ('Very Good') to F ('Bad').

The following Chemical Quality records are shown on the Hydrology Map (5d):

| ID | Distance [m] | Direction | NGR | River Details | Chemical Quality Grade (Headline Indicator) | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | 2005 | 2006 | 2007 | 2008 | 2009 |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Not shown | 1067.0 | N | 414000, 412600 | River Name: River Holme/ramsden Cloug<br>Reach: Mag Brook River Colne<br>End/Start of Stretch: Start of Stretch NGR | B | B | B | A | A |

## 5.8 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 (5d):

| ID | Distance | Direction | | Details |
|---|---|---|---|---|
| 1 | 378.0 | N | River Name: -<br>Water Course Name: -<br>Welsh River Name: -<br>Alternative Name: - | River Type: Secondary River<br>Catchment: -<br>Drain: NO<br>Main River Status: Currently Undefined |
| 2 | 425.0 | N | River Name: -<br>Water Course Name: -<br>Welsh River Name: -<br>Alternative Name: - | River Type: Extended Culvert (greater than 50m)<br>Catchment: -<br>Drain: NO<br>Main River Status: Currently Undefined |

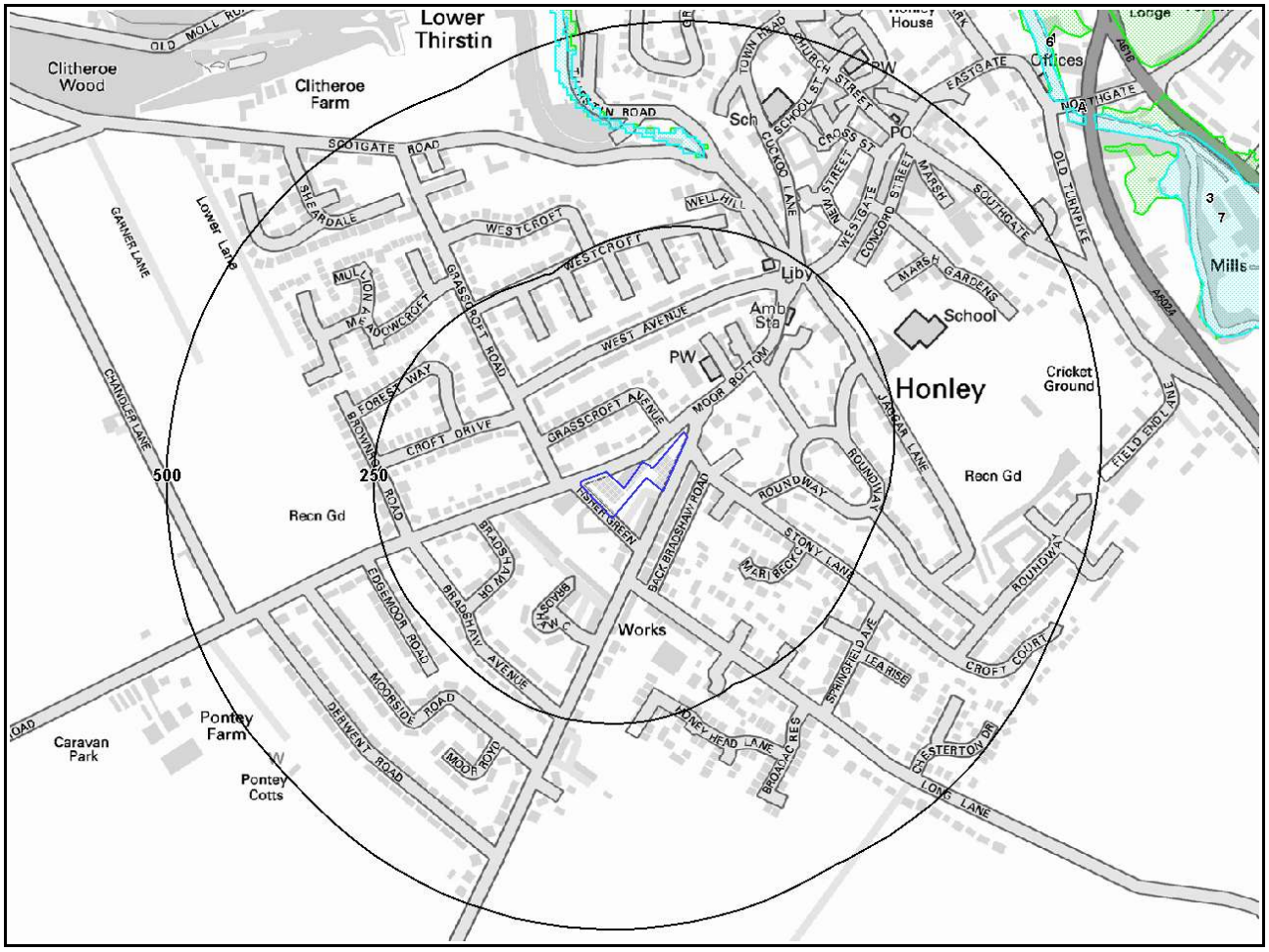
## 5.9 Surface Water Features

**Are there any surface water features within 250m of the study site?** **No**

Database searched and no data found.

# 6. Environment Agency Flood Map

NW ▲ N NE




◄W E► SW S ▼ SE

Environment Agency Flood Legend

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- Site Outline
- 250 / 500 — Search Buffers (m)
- Zone 2 Floodplain
- Zone 3 Floodplain
- Flood Storage Area
- Area Benefiting from Flood Defences
- Flood Defences

# 6. Flooding

## 6.1 Zone 2 Flooding

Zone 2 floodplain estimates the annual probability of flooding as one in one thousand (0.1%) or greater from rivers and the sea but less than 1% from rivers or 0.5% from the sea. Alternatively, where information is available they may show the highest known flood level.

**Is the site within 250m of an Environment Agency indicative Zone 2 floodplain?** **No**

Database searched and no data found.

## 6.2 Zone 3 Flooding

Zone 3 estimates the annual probability of flooding as one in one hundred (1%) or greater from rivers and a one in two hundred (0.5%) or greater from the sea. Alternatively, where information is available they may show the highest known flood level.

**Is the site within 250m of an Environment Agency indicative Zone 3 floodplain?** **No**

Database searched and no data found.

## 6.3 Flood Defences

**Are there any Flood Defences within 250m of the study site?** **No**

## 6.4 Areas benefiting from Flood Defences

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

## 6.5 Areas used for Flood Storage

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

## 6.6 Groundwater Flooding Susceptibility Areas

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

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

# 6.7 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.

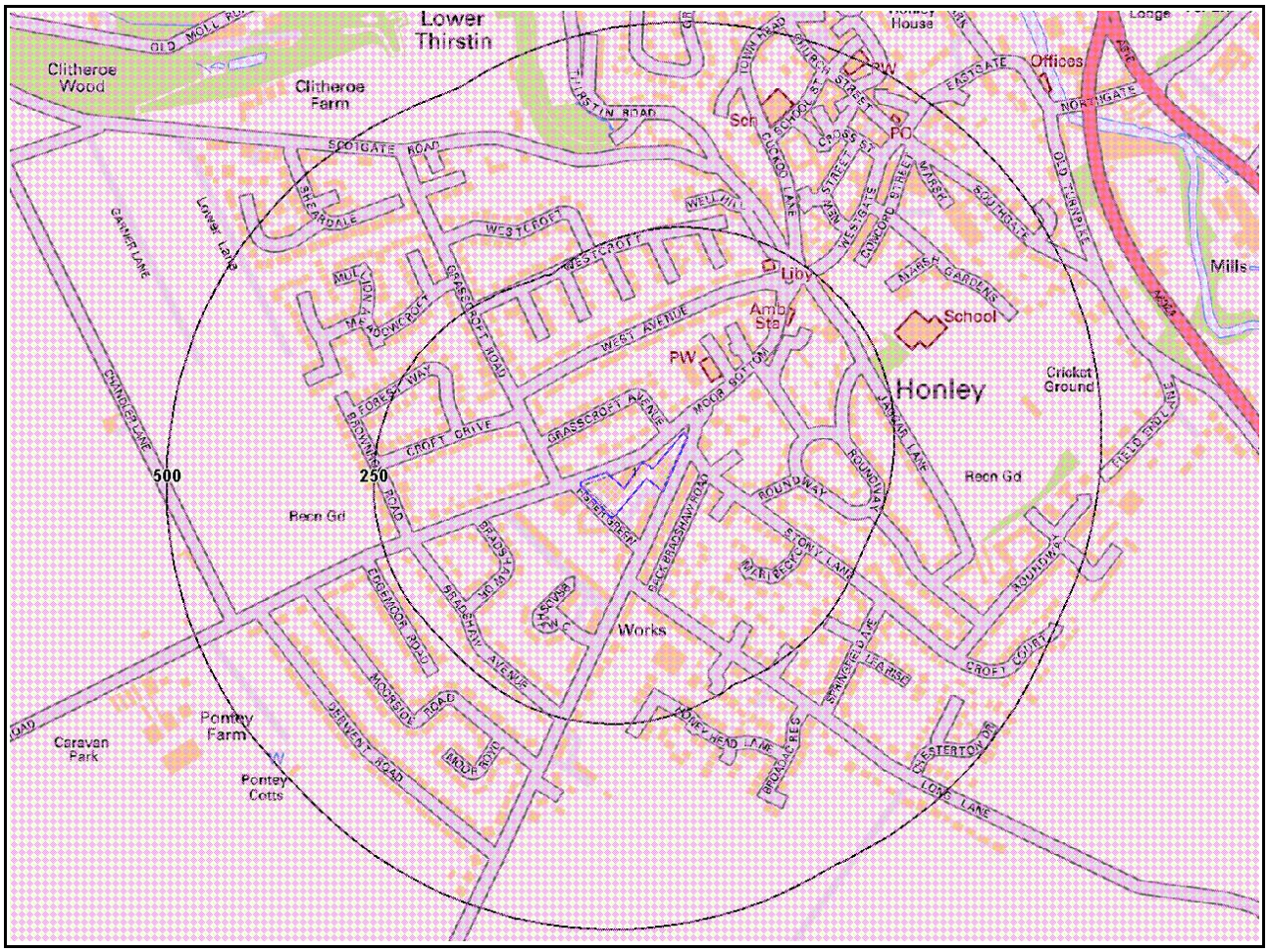
The **confidence rating** is on a threefold scale - Low, Moderate and High. This provides a relative indication of the BGS confidence in the accuracy of the susceptibility result for groundwater flooding. This is based on the amount and precision of the information used in the assessment. In areas with 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.

# 7.Designated Environmentally Sensitive Sites Map

NW ▲ N NE

◄W E►

SW ▼ S SE




Designated Environmentally Sensitive Sites Legend

Enabled by Ordnance Survey

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- Site Outline
- Search Buffers (m) — 250 / 500
- SAC
- SSSI
- NNR
- World Heritage Sites
- SPA
- Ramsar
- LNR
- Environmentally Sensitive Areas
- Areas of Outstanding Natural Beauty
- Nitrate Sensitive Areas
- National Parks

# 7.Designated Environmentally Sensitive Sites

**Presence of Designated Environmentally Sensitive Sites within 500m of the study site?** **Yes**

---

**Records of Sites of Special Scientific Interest (SSSI) within 500m of the study site:** **0**

Database searched and no data found.

---

**Records of National Nature Reserves (NNR) within 500m of the study site:** **0**

Database searched and no data found.

---

**Records of Special Areas of Conservation (SAC) within 500m of the study site:** **0**

Database searched and no data found.

---

**Records of Special Protection Areas (SPA) within 500m of the study site:** **0**

Database searched and no data found.

---

**Records of Ramsar sites within 500m of the study site:** **0**

Database searched and no data found.

---

**Records of Local Nature Reserves (LNR) within 500m of the study site:** **0**

Database searched and no data found.

---

**Records of World Heritage Sites within 500m of the study site:** **0**

Database searched and no data found.

---

**Records of Environmentally Sensitive Areas within 500m of the study site:** **0**

Database searched and no data found.

---

**Records of Areas of Outstanding Natural Beauty (AONB) within 500m of the study site:** **0**

Database searched and no data found.

---

**Records of National Parks (NP) within 500m of the study site:** **0**

Database searched and no data found.

**Records of Nitrate Sensitive Areas within 500m of the study site:** **0**

Database searched and no data found.

**Records of Nitrate Vulnerable Zones within 500m of the study site:** **1**

The following Nitrate Vulnerable Zone records produced by DEFRA are not represented as polygons on the Designated Environmentally Sensitive Sites Map:

| ID | Distance | Direction | NVZ Name | Data Source |
|---|---|---|---|---|
| 1 | 0.0 | On Site | No place name provided | DEFRA |

# 8. Natural Hazards Findings

## 8.1 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 GeoInsight, available from our website. The following information has been found:

### 8.1.1 Shrink Swell

**What is the maximum Shrink-Swell* 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 |
|---|
| Ground conditions predominantly non-plastic. 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 likely due to potential problems with shrink-swell clays. |

### 8.1.2 Landslides

**What is the maximum Landslide* 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 |
|---|
| Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides. |

### 8.1.3 Soluble Rocks

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

Soluble rocks are not present in the search area. 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.

### 8.1.4 Compressible Ground

**What is the maximum Compressible Ground* 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 |
|---|
| No indicators for compressible deposits identified. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits. |

## 8.1.5 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. |

## 8.1.6Running Sand

**What is the maximum Running Sand* 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 |
| --- |
| No indicators for running sand identified. No special actions required to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand. |

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

# 9.Mining

## 9.1 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 | Direction | Details |
|---|---|---|
| 0.0 | 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. |

## 9.2 Shallow Mining

**What is the subsidence hazard relating to shallow mining on-site*?** **Low**

*Please note this data is searched with a 150m buffer.

## 9.3 Brine Affected Areas

**Are there any brine affected areas within 75m of the study site?** **No**

Database searched and no data found.

# 10.Contacts

## CENTREMAPS

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groundsure@centremaps.co.uk
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centremapslive.com
the mapping portal from Laser Surveys

Directors: M C Walker, MInst C.E.S., C M Walker, S J Hawkins BSc (Hons), S E Stewart BSc (Hons)
Registered No. 1890261 Registered in England and Wales
Registered Company: Laser Surveys Limited
Brockamin House, Leigh, Worcester, WR6 5JU.

## British Geological Survey (England & Wales)

Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG
Tel: 0115 936 3143. Fax: 0115 936 3276. Email: enquiries@bgs.ac.uk
Web: www.bgs.ac.uk
BGS Geological Hazards Reports and general geological enquiries

British Geological Survey
NATURAL ENVIRONMENT RESEARCH COUNCIL

## 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

Environment Agency

## Health Protection Agency

Chilton, Didcot, Oxon, OX11 0RQ
Tel: 01235 822622 www.hpa.org.uk/radiation
Radon measures and general radon information and guidance

Health Protection Agency

## The Coal Authority

200 Lichfield Lane, Mansfield, Notts NG18 4RG
Tel: 0845 762 6848. DX 716176 Mansfield 5
www.coal-authority.co.uk
Coal mining reports and related enquiries

The COAL AUTHORITY

## Ordnance Survey

Romsey Road
Southampton SO16 4GU
Tel: 08456 050505

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## Local Authority

Authority: Kirklees Metropolitan Borough Council
Phone: 01484 221000
Web: www.kirkleesmc.gov.uk
Address: Civic Centre 3, Market Street, Huddersfield, HD1 1WG

## Get Mapping PLC

Virginia Villas, High Street, Hartley Witney, Hampshire RG27 8NW
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getmapping®

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**Standard Terms and Conditions**

**1 Definitions**

In these conditions unless the context otherwise requires:

**"Beneficiary"**means the Client or the customer of the Client for whom the Client has procured the Services.

**"Commercial"**means any building which is not Residential.

**"Commission"**means an order for Consultancy Services submitted by a Client.

**"Consultancy Services"** mean consultancy services provided by GroundSure including, without limitation, carrying out interpretation of third party and in-house environmental data, provision of environmental consultancy advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.

**"Content"** means any data, database or other information contained in a Report or Mapping which is provided to GroundSure by a Data Provider.

**"Contract"** means the contract between GroundSure and the Client for the performance of the Services which arises upon GroundSure's acceptance of an Order or Commission and which shall incorporate these conditions, the relevant GroundSure User Guide, proposal by GroundSure and the content of any subsequent report, and any agreed amendments in accordance with clause 11.

**"Client"** means the party that submits an Orderor Commission.

**"Data Provider"** means any third party providing Content to GroundSure.

**"Data Report"** means reports comprising factual data with no professional interpretation in respect ofthe level of likely risk and/or liability available from GroundSure.

**"GroundSure"** means GroundSure Limited, a company registered in England and Wales under number 03421028 and whose registered office is at Greater London House, Hampstead Road, London NW1 7EJ.

**"Intellectual Property"** means any patent, copyright, design rights, service marks, moral rights, data protection rights, know-how, trademark or any other intellectual property rights.

**"Mapping"** an historical map or a combination of historical maps of various ages, time periods and scales available from GroundSure.

**"Order"** means an order form submitted by the Client requiring Services from GroundSure in respect of a specified Site.

**"Order Website"** means online platform via which Orders may be placed.

**"Report"** means a Risk Screening Report or Data Report for commercial or residential property available from GroundSure relating to the Site prepared in accordance with the specifications set out in the relevant User Guide.

**"Residential"** means any building used as or suitable for use as an individual dwelling.

**"Risk Screening Report"** means one of GroundSure's risk screening reports, comprising factual data with interpretation in respect ofthe level of likely risk and/or liability, excluding **"Consultancy Services"**.

**"Services"** means the provision of any Report, Mapping or Consultancy Services which GroundSure has agreed to carry out for the Client/Beneficiary on these terms and conditions in respect of the Site.

**"Site"**means the landsite in respect of which GroundSure provides the Services.

**"User Guide"** means the relevant current version of the user guide, available upon request from GroundSure.

**2 Scope of Services**

2.1 GroundSure agrees to carry out the Services in accordance with the Contract and to the extent set out therein.

2.2 GroundSure shall exercise all the reasonable skill, care and diligence to be expected of experienced environmental consultants in the performance of the Services.

2.3 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 the Contract.

2.4 Terms and conditions appearing on a Client's order form, printed stationery or other communication, including invoices, to GroundSure, its employees, servants, agents or other representatives or any terms implied by custom, practice or course of dealing shall be of no effect and these terms and conditions shall prevail over all others.

2.5 In the event that a Client/Beneficiary opts to take out insurance in conjunction with or as a result of the Services, such insurance shall be subject solely to the terms of any policy issued to it in that respect and GroundSure will have no liability therefore.

2.6 GroundSure's quotations/proposals are valid for a period of 30 days only. GroundSure reserves the right to withdraw any quotation at any time before GroundSure accepts an Order or Commission. GroundSure's acceptance of an Order or Commission shall be effective only where such acceptance is in writing and signed by GroundSure's authorised representative or where accepted via GroundSure's Order Website.

**3 The Client's obligations**

3.1 The Client shall ensure the Beneficiary complies with and is bound by the terms and conditions set out in the Contract and shall provide that Groundsure may in its own right enforce such terms and conditions against the Beneficiary pursuant to the Contracts (Rights of Third parties) Act 1999. The Client shall be liable for all breaches of the Contract by the Beneficiary as if they were breaches by the Client. The Client shall be solely responsible for ensuring that the Report/Mapping ordered is appropriate and suitable for the Beneficiary's needs.

3.2 The Client shall (or shall procure that the Beneficiary shall) supply to GroundSure as soon as practicable and without charge all information necessary and accurate relevant data including any specific and/or unusual environmental information relating to the Site known to the Client/Beneficiary which may pertain to the Services and shall give such assistance as GroundSure shall reasonably require in the performance of the Services (including, without limitation, access to a Site, facilities and equipment as agreed in the Contract).

3.3 Where Client/Beneficiary approval or decision is required, such approval or decision shall be given or procured in reasonable time as not to delay or disrupt the performance of any other part of the Services.

3.4 The Client shall not and shall not knowingly permit the Beneficiary to, save as expressly permitted by these terms and conditions, re-sell, alter, add to, amend or use out of context the content of any Report, Mapping or, in respect of any Services, information given by GroundSure. For the avoidance of doubt, the Client and Beneficiary may make the Report, Mapping or GroundSure's findings available to a third party who is considering acquiring the whole or part of the Site, or providing funding in relation to the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.

3.5 The Client is responsible for maintaining the confidentiality of its user name and password if using GroundSure's internet ordering service and accepts responsibility for all activity that occurs under such account and password.

**4 Reliance**

4.1 Upon full payment of all relevant fees and subject to the provisions of these terms and conditions, the Client and Beneficiary are granted an irrevocable royalty-free licence to access the information contained in a Report, Mapping or in a report prepared by GroundSure in respect of or arising out of Consultancy Services. The Services may only be used for the benefit of the Client and those persons listed in clauses 4.2 and 4.3.

4.2 In relation to Data Reports, Mapping and Risk Screening Reports, the Client shall be entitled to make Reports available to (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 (v) the professional advisers and lenders of the first purchaser or tenant of the Site. Accordingly GroundSure shall have the same duties and obligations to those persons in respect of the Services as it has to the Client and those persons shall have the benefit of any of the Client's rights under the Contract as if those persons were parties to the Contract. For the avoidance of doubt, the limitations of GroundSure's liability as set out in clauses 7 and 11.6 shall apply.

4.3 In relation to Consultancy Services, reliance shall be limited to the Client, Beneficiary and named parties on the Report.

4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise agreed in writing with GroundSure, any other party considering the information supplied by GroundSure as part of the Services, including (but not limited to) insurance underwriters, does so at their own risk and GroundSure has no legal obligations to such party unless otherwise agreed in writing.

4.5 The Client shall not and shall not knowingly permit any person (including the Beneficiary) who is provided with a copy of any Report, (except as permitted herein or by separate agreement with GroundSure) to,: (a) remove, suppress or modify any trade mark, copyright or other proprietary marking from the Report or Mapping; (b) create any product which is derived directly or indirectly from the data contained in the Report or Mapping; (c) combine the Report or Mapping with, or incorporate the Report or Mapping into any other information data or service; or (d) re-format or otherwise change (whether by modification, addition or enhancement) data or images contained in the Report or Mapping.

4.6 Notwithstanding clause 4.5, if the Client acts in a professional capacity, it may make reasonable use of a Report and/or findings made as a result of Consultancy Services to advise Beneficiaries. However, GroundSure shall have no liability in respect of any opinion or report given to such Beneficiaries by the Client or a third party.

**5 Fees and Disbursements**

5.1 GroundSure shall charge the Client fees at the rate and frequency specified in the Contract together, in the case of Consultancy Services, with all proper disbursements incurred by GroundSure in performing the Services. For the avoidance of doubt, the fees payable for the Services are as set out in GroundSure's written proposal, Order Website or Order acknowledgement form. 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.

5.2 Unless GroundSure requires prepayment, the Client shall promptly pay all fees disbursements and other monies due to GroundSure in full without deduction, counterclaim or set off together with such value added tax or other tax as may be required within 30 days from the date of GroundSure's invoice or such other period as may be agreed in writing between GroundSure and the Client (**"Payment Date"**). GroundSure reserves the right to charge interest which shall accrue on a daily basis from 30 days after the date of Payment Date until the date of payment (whether before or after judgment) at the rate of five per cent per annum above the Bank of England base rate from time to time.

5.3 In the event that the Client disputes the amount payable in respect of GroundSure's invoice it shall notify GroundSure no later than 28 days after the date thereof that it is in dispute. In default of such notification the Client shall be deemed to have agreed the amount thereof. As soon as reasonably practicable following receipt of a notification in respect of any disputed invoice, a member of the management team at GroundSure shall contact the Client and the parties shall use all reasonable endeavours to resolve the dispute.

**6 Intellectual Property**

6.1 Subject to the provisions of clause 4.1, the Client and the Beneficiary hereby acknowledge that all Intellectual Property in the Services and Content are and shall remain owned by either GroundSure or the Data Providers and nothing in these terms purports to transfer or assign any rights to the Client or the Beneficiary in respect of the Intellectual Property.

6.2 The Client shall acknowledge the ownership of the Content where such Content is incorporated or used in the Client's own documents, reports, systems or services whether or not these are supplied to a third party.

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

6.4 The Client acknowledges that the proprietary rights subsisting in copyright, database rights and any other intellectual property rights in respect of any data and information contained in any Report are and shall remain (subject to clause 11.1) the property of GroundSure and/or any third party that has supplied data or information used to create a Report, and that these conditions do not purport to grant, assign or transfer any such rights in respect thereof to a Client and/or a Beneficiary.

6.5 The Client and each of the parties set out in clause 4.2 are permitted to make up to 8 (commercial) or 2 (residential) printed copies of the Report only. Further copies of the Report may not be made in whole or in part without the prior written permission of GroundSure who shall be entitled to make a charge for each additional copy.

6.6 The Client shall (and shall procure that any recipients of the Report as permitted under clause 4.2 shall):

(i) not remove, suppress or modify any trademark, 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 data contained in 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; and
(v) not reformat or otherwise change (whether by modification, addition or enhancement), data contained in the Services (save that those acting in a professional capacity to the Beneficiary shall not be in breach of this clause 6.6(v) where such reformatting is in the normal course of providing advice based upon the Services),
in each case of parts (iii) to (v) inclusive, whether or not such product or report is produced for commercial profit or not.
6.7 The Client and/or Beneficiary shall and shall procure that any party 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**

7.1 Nothing in these terms and conditions shall limit GroundSure's liability for causing death or personal injury through negligence or willful default.
7.2 Save as otherwise set out in these conditions, any information provided by one party ("**Disclosing Party**") to the other party ("**Receiving Party**") shall be treated as confidential except so far as authorised by the Disclosing Party to provide such information in whole or in part to a third party.
7.3 Nothing in these conditions shall affect the statutory rights of a consumer under the applicable consumer protection legislation from time to time.
7.4 In relation to Data Reports, Mapping and Risk Screening Reports, GroundSure's liability under the Contract shall cease upon the expiry of six years from the date when the Beneficiary became aware that it may have a claim against GroundSure in respect of the Services provided always that there shall be no liability at the expiration of twelve years from the completion of the Contract. For the avoidance of doubt, any claims in respect of which proceedings are notified to GroundSure in writing prior to the expiry of the time periods referred to in this clause shall survive the expiry of those time periods provided any such claim is actually commenced within six months of notification.
7.5 In relation to Consultancy Services GroundSure's liability under the Contract shall cease upon the expiry of six years from the date the Services were completed.
7.6 GroundSure shall not be liable to the Client or any person to whom the Client provides a copy of a Data Report, Mapping or Risk Screening Report in any circumstances whatsoever unless arising out of a breach on its part of the obligations set out in the Contract.
7.7 GroundSure shall not be liable if the Data Reports, Mapping or Risk Screening Report are used otherwise than as provided or referred to in these conditions and the relevant User Guide.
7.8 Subject to the provisions of clause 7.3, GroundSure makes no representation, warranties, express or implied, as to the accuracy, reliability, completeness, validity or fitness for purpose of any Content and shall not be liable for any omission, error or inaccuracy in relation thereto unless GroundSure should reasonably have been alerted to any omission, error or inaccuracy in the Content.
7.9 Subject to the provisions of clause 7.1 and irrespective of whether multiple parties make use of the same Services the total liability of GroundSure under or in connection with the Contract, whether in contract in tort for breach of statutory duty or otherwise shall not exceed £10 million per claim or series of connected claims,
7.10 Whilst GroundSure will use all reasonable endeavours to maintain operability of its internet ordering service it will not be liable for any loss or damages caused by a delay or loss of use of such service. The Client shall use GroundSure's internet ordering service at its own risk. GroundSure shall not be responsible for any damage to a Client or permitted assignee's computer, software, modem, telephone or other property resulting from the use of GroundSure's internet ordering service.
7.11 The Client accepts, and shall use all reasonable endeavours to procure that anyone who is provided with a copy of the Report accepts, that it has no claim or recourse to any Data Provider or to GroundSure in respect of the acts or omissions of such Data Providers including Content supplied by them.
7.12 GroundSure shall provide the Services using reasonable skill and care, however, GroundSure shall not be liable for any inaccurate statement or risk rating in a Report which resulted from a reasonable interpretation of the Content.
7.13 Subject to clause 7.1, GroundSure shall not be liable to the Client, the Beneficiary or any third party in contract, tort (including, without limitation, negligence) or for misrepresentation or breach of statutory duty or otherwise in respect of any loss of profits, goodwill, revenue or opportunity, or any indirect or consequential loss (even if such loss was reasonably foreseeable).
7.14 GroundSure undertakes for the duration of the liability periods referred to in clauses 7.4 and 7.5 to maintain professional indemnity insurance in respect of its liabilities under this Contract. GroundSure shall produce evidence of such insurance if requested by the Client. A greater level of cover may be available upon request and agreement with the Client.

**8 GroundSure right to suspend or terminate**

8.1 In the event that GroundSure reasonably believes that the Client or Beneficiary as applicable has not provided the information or assistance required to enable the proper performance of the Services, GroundSure shall be entitled on fourteen days written notice to suspend all further performance of the Services until such time as any such deficiency has been made good.
8.2 GroundSure may additionally terminate the Contract immediately on written notice in the event that:
(i) the Client shall fail to pay any sum due to GroundSure within 28 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 material term of the Contract (including, but not limited to, the obligations in clause 4) incapable of remedy or if remediable, is not remedied within 14 days of notice of the breach.

**9. Client's Right to Terminate and Suspend**

9.1 Subject to clause 10.2, the Client may at any time after commencement of the Services by notice in writing to GroundSure require GroundSure to terminate or suspend immediately performance of all or any of the Services.
9.2 The Client waives all and any right of cancellation it may have under the Consumer Protection (Distance Selling) Regulations 2000 (as amended) in respect of the Order of a Report/Mapping. This does not affect the Beneficiary's statutory rights.

**10 Consequences of Withdrawal, Termination or Suspension**

10.1 Upon termination or any suspension of the Services, 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/Beneficiary any property of the Client/ Beneficiary in GroundSure's possession or control.
10.2 In the event of termination/suspension of the Contract under clauses 8 or 9, 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/suspension. In respect of any Consultancy Services provided, the Client shall also pay GroundSure any additional costs incurred in relation to the termination/suspension of the Contract.

**11 General**

11.1 The mapping contained in the Services is protected by Crown copyright and must not be used for any purpose outside the context of the Services or as specifically provided in these terms.
11.2 GroundSure reserves the right to amend these terms and conditions. No variation to these terms shall be valid unless signed by an authorised representative of GroundSure.
11.3 No failure on the part of GroundSure to exercise and no delay in exercising, any right, power or provision under these terms and conditions shall operate as a waiver thereof.
11.4 Save as expressly provided in clauses 4.2, 4.3, 6.3 and 11.5, 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.
11.5 The Secretary of State for Communities and Local Government acting through Ordnance Survey may enforce breach of clause 6.1 of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.
11.6 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 Data Providers; or
(viii) changes in law.
11.7 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.
11.8 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email and on the second working day after the day of posting if sent by first class post.
11.9 The Contract constitutes the entire contract between the parties and shall supersede all previous arrangements between the parties.
11.10 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 provisionsshall not in any way be tainted or impaired.
11.11 These terms and conditions shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with these terms and conditions shall be subject to the exclusive jurisdiction of the English courts.
11.12 If the Client or Beneficiary has a complaint about the Services, notice can be given in any format eg writing, phone, email to the Compliance Officer at GroundSure who will respond in a timely manner.

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# APPENDIX 2

# HISTORICAL MAPS

# Ordnance Survey®
# Historical Mapping Extract

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**Site Details:**

EASTWOOD HOMES, HONLEY, HUDDERSFIELD

**Client Ref:** 10648
**Report Ref:** CMAPS-CM-97424-10648-260911HIS
**Grid Ref:** 413541, 411559

**Map Name:** MasterMap

**Map date:** **2011**

**Scale:** 1:2,500

**Printed at:** 1:2,500

N
W E
S

2011

GroundSure

Produced by
GroundSure Environmental Insight
www.groundsure.com

Ordnance Survey® Licensed Partner

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www.centremapslive.com
groundsure@centremaps.com

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Production date: 26 September 2011

To view map legend click here *Legend*

# Ordnance Survey®
# Historical Mapping Extract

www.centremaps*live*.com

**Site Details:**

EASTWOOD HOMES, HONLEY, HUDDERSFIELD

**Client Ref:** 10648
**Report Ref:** CMAPS-CM-97424-10648-260911HIS
**Grid Ref:** 413541, 411559

**Map Name:** National Grid

**Map date:** **1995**

**Scale:** 1:2,500

**Printed at:** 1:2,500

N W E S

Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

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# Ordnance Survey®
# Historical Mapping Extract

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**Site Details:**

EASTWOOD HOMES, HONLEY, HUDDERSFIELD

**Client Ref:** 10648
**Report Ref:** CMAPS-CM-97424-10648-260911HIS
**Grid Ref:** 413541, 411559

**Map Name:** National Grid

**Map date:** **1993**

**Scale:** 1:2,500

**Printed at:** 1:2,500

N
W E
S

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1993
Levelled N/A

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# Historical Mapping Extract

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**Site Details:**

EASTWOOD HOMES, HONLEY, HUDDERSFIELD

**Client Ref:** 10648
**Report Ref:** CMAPS-CM-97424-10648-260911HIS
**Grid Ref:** 413541, 411559

**Map Name:** National Grid

**Map date:** **1992**

**Scale:** 1:2,500

**Printed at:** 1:2,500

N
W E
S

Surveyed 1959
Revised 1992
Edition N/A
Copyright 1992
Levelled 1959

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**Site Details:**

EASTWOOD HOMES, HONLEY, HUDDERSFIELD

**Client Ref:** 10648
**Report Ref:** CMAPS-CM-97424-10648-260911HIS
**Grid Ref:** 413541, 411559

**Map Name:** National Grid

**Map date:** **1990**

**Scale:** 1:2,500

**Printed at:** 1:2,500

N
W E
S

Surveyed 1965
Revised 1984
Edition N/A
Copyright 1990
Levelled 1959

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# Historical Mapping Extract

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**Site Details:**

EASTWOOD HOMES, HONLEY, HUDDERSFIELD

**Client Ref:** 10648
**Report Ref:** CMAPS-CM-97424-10648-260911HIS
**Grid Ref:** 413541, 411559

**Map Name:** National Grid

**Map date:** **1984**

**Scale:** 1:2,500

**Printed at:** 1:2,500

N
W E
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Surveyed 1984
Revised 1984
Edition N/A
Copyright 1985
Levelled 1959

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EASTWOOD HOMES, HONLEY, HUDDERSFIELD

**Client Ref:** 10648
**Report Ref:** CMAPS-CM-97424-10648-260911HIS
**Grid Ref:** 413541, 411559

**Map Name:** National Grid

**Map date:** **1965**

**Scale:** 1:2,500

**Printed at:** 1:2,500

N
W E
S

Surveyed 1965
Revised 1965
Edition N/A
Copyright 1966
Levelled 1959

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**Site Details:**

EASTWOOD HOMES, HONLEY, HUDDERSFIELD

**Client Ref:** 10648
**Report Ref:** CMAPS-CM-97424-10648-260911HIS
**Grid Ref:** 413541, 411559

**Map Name:** County Series

**Map date:** **1913**

**Scale:** 1:2,500

**Printed at:** 1:2,500

N
W E
S

Surveyed 1913
Revised 1913
Edition NA
Copyright NA
Levelled NA

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**Site Details:**

EASTWOOD HOMES, HONLEY, HUDDERSFIELD

**Client Ref:** 10648
**Report Ref:** CMAPS-CM-97424-10648-260911HIS
**Grid Ref:** 413541, 411559

**Map Name:** County Series
**Map date:** **1906**
**Scale:** 1:2,500
**Printed at:** 1:2,500

N W E S

Surveyed 1906
Revised 1906
Edition NA
Copyright NA
Levelled NA

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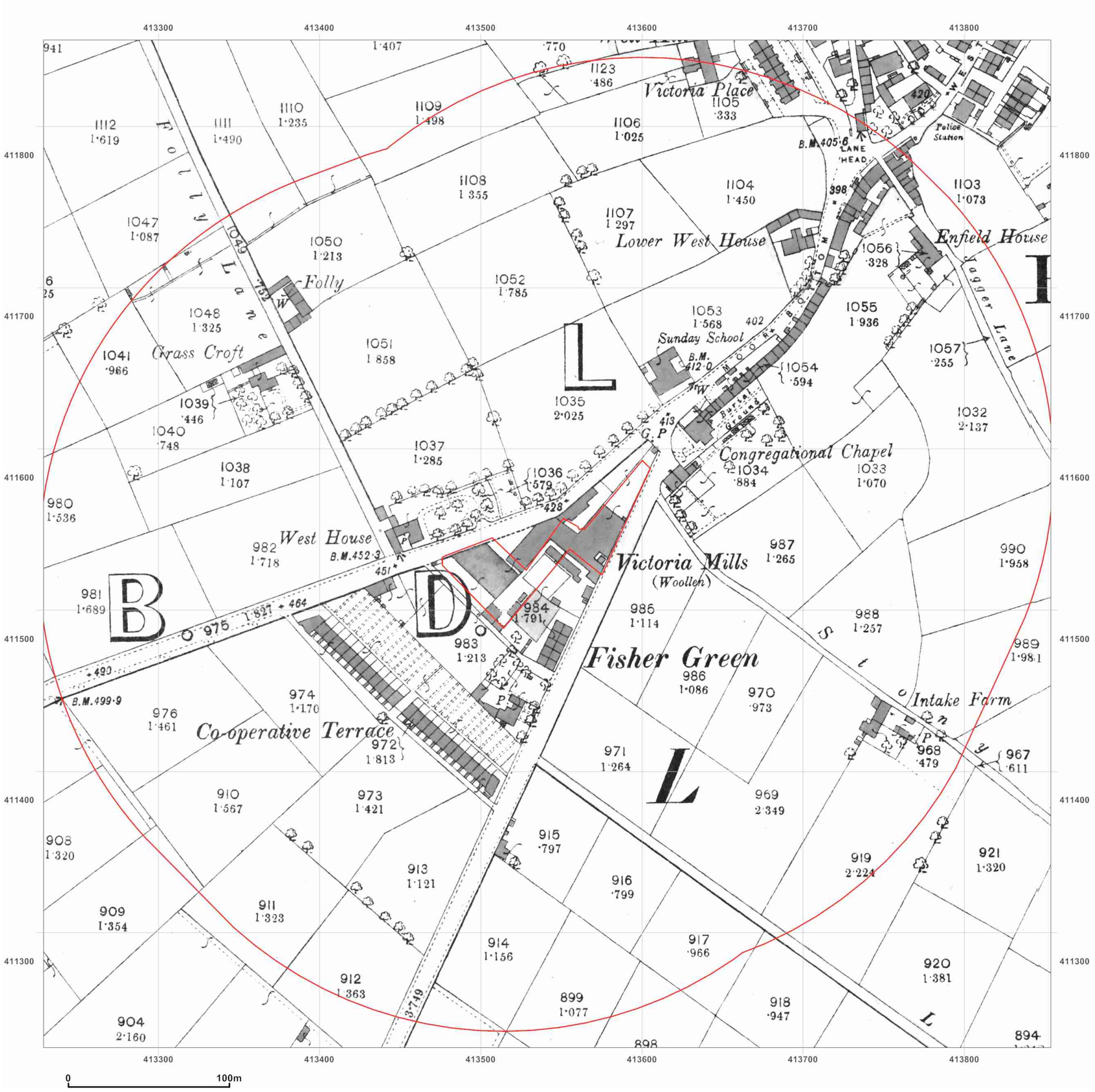


**Site Details:**

EASTWOOD HOMES, HONLEY, HUDDERSFIELD

**Client Ref:** 10648
**Report Ref:** CMAPS-CM-97424-10648-260911HIS
**Grid Ref:** 413541, 411559

**Map Name:** County Series

**Map date:** **1892**

**Scale:** 1:2,500

**Printed at:** 1:2,500

N
W E
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Surveyed 1892
Revised 1892
Edition NA
Copyright NA
Levelled NA

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**Site Details:**

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**Client Ref:** 10648
**Report Ref:** CMAPS-CM-97424-10648-260911HIS
**Grid Ref:** 413541, 411559

**Map Name:** National Grid

**Map date:** **2011**

**Scale:** 1:10,000

**Printed at:** 1:10,000

N W E S

2011

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EASTWOOD HOMES, HONLEY, HUDDERSFIELD

**Client Ref:** 10648
**Report Ref:** CMAPS-CM-97424-10648-260911HIS
**Grid Ref:** 413541, 411559

**Map Name:** 1:10,000 Raster

**Map date:** **2002**

**Scale:** 1:10,000

**Printed at:** 1:10,000

N W E S

2002

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**Client Ref:** 10648
**Report Ref:** CMAPS-CM-97424-10648-260911HIS
**Grid Ref:** 413541, 411559

**Map Name:** National Grid

**Map date:** **1984**

**Scale:** 1:10,000

**Printed at:** 1:10,000

N W E S

Surveyed 1983
Revised 1984
Edition NA
Copyright NA
Levelled NA

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EASTWOOD HOMES, HONLEY, HUDDERSFIELD

**Client Ref:** 10648
**Report Ref:** CMAPS-CM-97424-10648-260911HIS
**Grid Ref:** 413541, 411559

**Map Name:** County Series

**Map date:** **1948-1949**

**Scale:** 1:10,560

**Printed at:** 1:10,560

N
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Surveyed 1851
Revised 1948
Edition NA
Copyright NA
Levelled NA

Surveyed 1851
Revised 1948
Edition NA
Copyright NA
Levelled NA

Surveyed 1851
Revised 1948
Edition NA
Copyright NA
Levelled NA

Surveyed 1851
Revised 1949
Edition NA
Copyright NA
Levelled NA

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# Historical Mapping Extract

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**Site Details:**

EASTWOOD HOMES, HONLEY, HUDDERSFIELD

**Client Ref:** 10648
**Report Ref:** CMAPS-CM-97424-10648-260911HIS
**Grid Ref:** 413541, 411559

**Map Name:** County Series

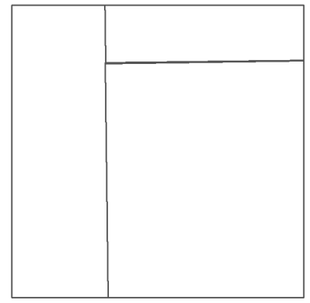
**Map date:** **1938**

**Scale:** 1:10,560

**Printed at:** 1:10,560

N
W E
S

Surveyed 1851
Revised 1938
Edition 1938
Copyright NA
Levelled NA



Surveyed 1851
Revised 1938
Edition 1938
Copyright NA
Levelled NA

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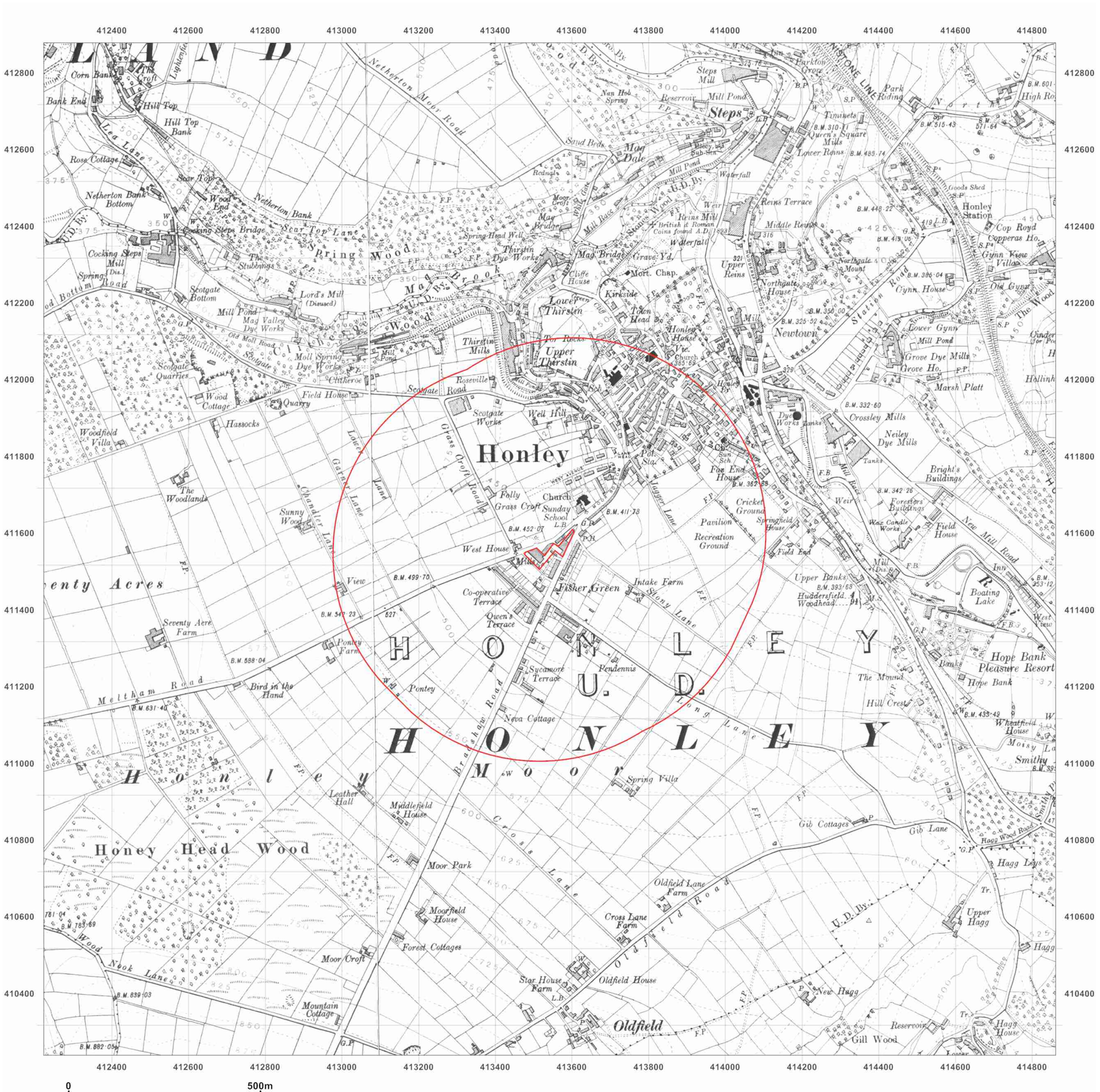
Production date: 26 September 2011

To view map legend click here *Legend*

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# Historical Mapping Extract

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**Site Details:**

EASTWOOD HOMES, HONLEY, HUDDERSFIELD

**Client Ref:** 10648
**Report Ref:** CMAPS-CM-97424-10648-260911HIS
**Grid Ref:** 413541, 411559

**Map Name:** County Series

**Map date:** **1929-1933**

**Scale:** 1:10,560

**Printed at:** 1:10,560

N W E S

Surveyed 1851
Revised 1930
Edition NA
Copyright NA
Levelled NA

Surveyed 1851
Revised 1930
Edition NA
Copyright NA
Levelled NA

Surveyed 1851
Revised 1933
Edition 1933
Copyright NA
Levelled NA

Surveyed 1851
Revised 1929
Edition NA
Copyright NA
Levelled NA

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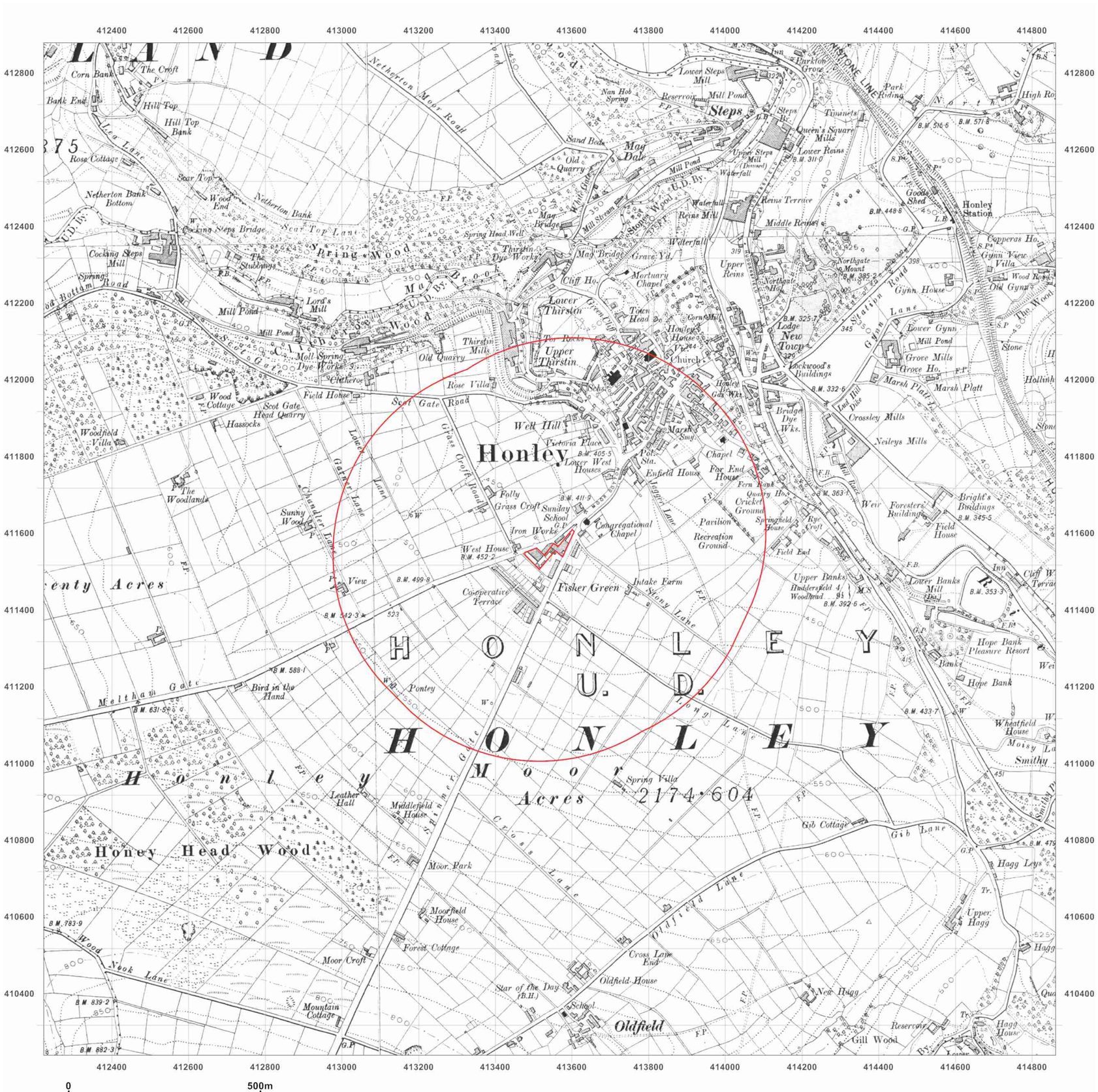
Production date: 26 September 2011

To view map legend click here *Legend*




# Ordnance Survey®
# Historical Mapping Extract

www.centremaps*live*.com

**Site Details:**

EASTWOOD HOMES, HONLEY, HUDDERSFIELD

**Client Ref:** 10648
**Report Ref:** CMAPS-CM-97424-10648-260911HIS
**Grid Ref:** 413541, 411559

**Map Name:** County Series

**Map date:** **1904-1905**

**Scale:** 1:10,560

**Printed at:** 1:10,560

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Surveyed 1891
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Edition NA
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Surveyed 1888
Revised 1905
Edition NA
Copyright NA
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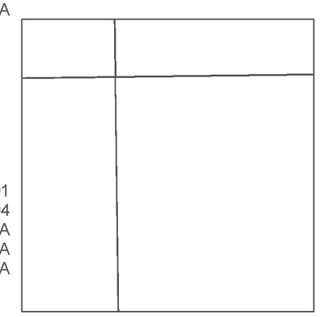

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Revised 1904
Edition NA
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Revised 1904
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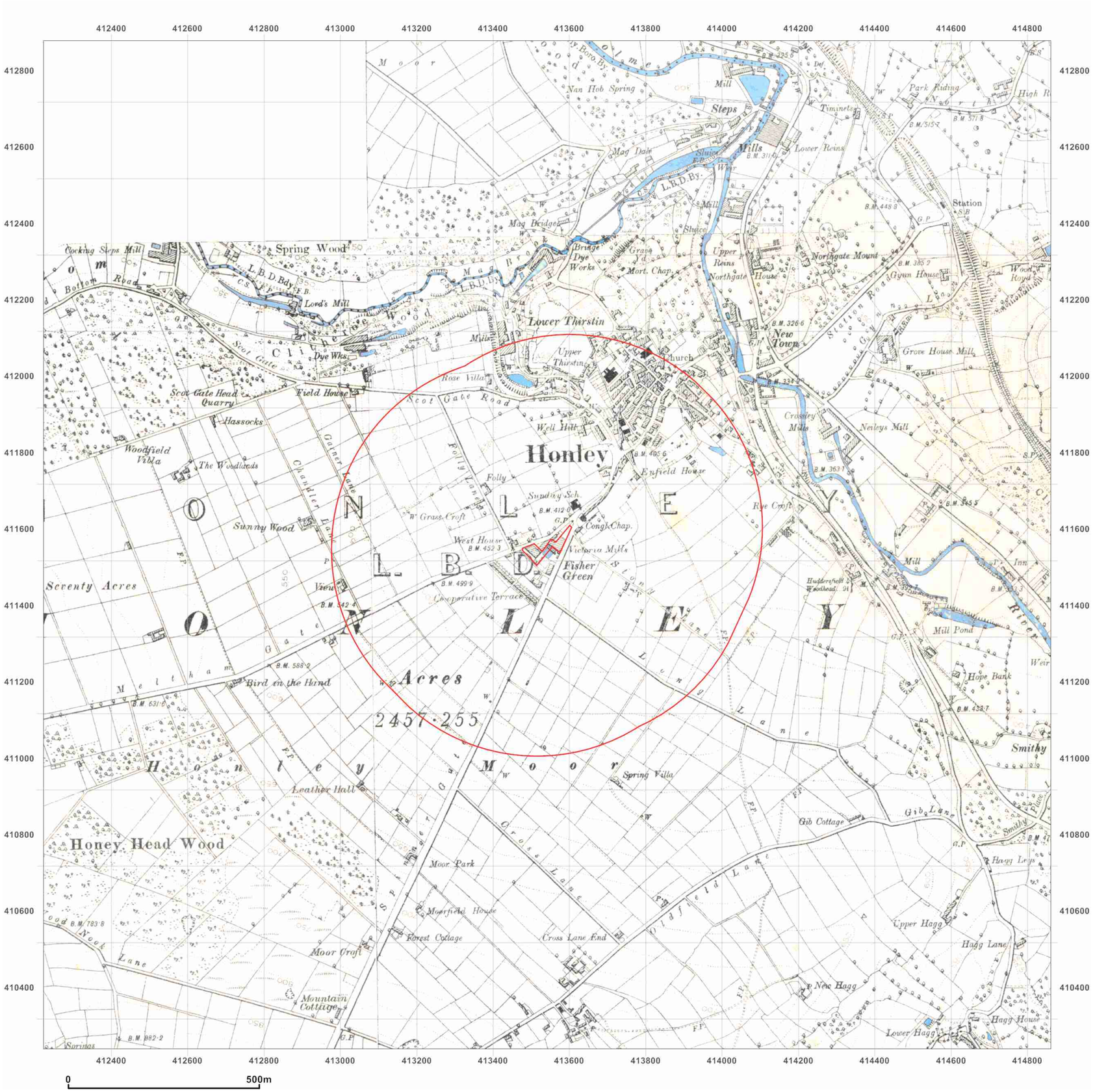
Production date: 26 September 2011

To view map legend click here *Legend*




# Ordnance Survey® Historical Mapping Extract

www.centremaps*live*.com

**Site Details:**

EASTWOOD HOMES, HONLEY, HUDDERSFIELD

**Client Ref:** 10648
**Report Ref:** CMAPS-CM-97424-10648-260911HIS
**Grid Ref:** 413541, 411559

**Map Name:** County Series

**Map date:** **1888-1891**

**Scale:** 1:10,560

**Printed at:** 1:10,560

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Edition NA
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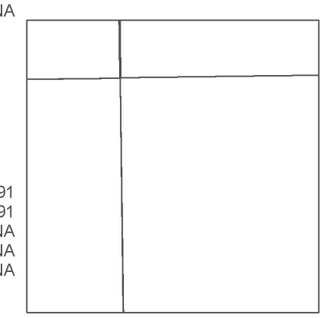
Revised 1888
Edition NA
Copyright NA
Levelled NA



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Revised 1891
Edition NA
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Levelled NA

Surveyed 1888
Revised 1888
Edition NA
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Production date: 26 September 2011

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# APPENDIX 3

# SITE PLANS

N

W E

Sun path

REVISIONS:

# Residential Development

at Bradshaw Road
Honley

for Eastwood Homes

## Site Layout


**Farrar Bamforth Associates** Ltd.

Chartered Architectural Technologists

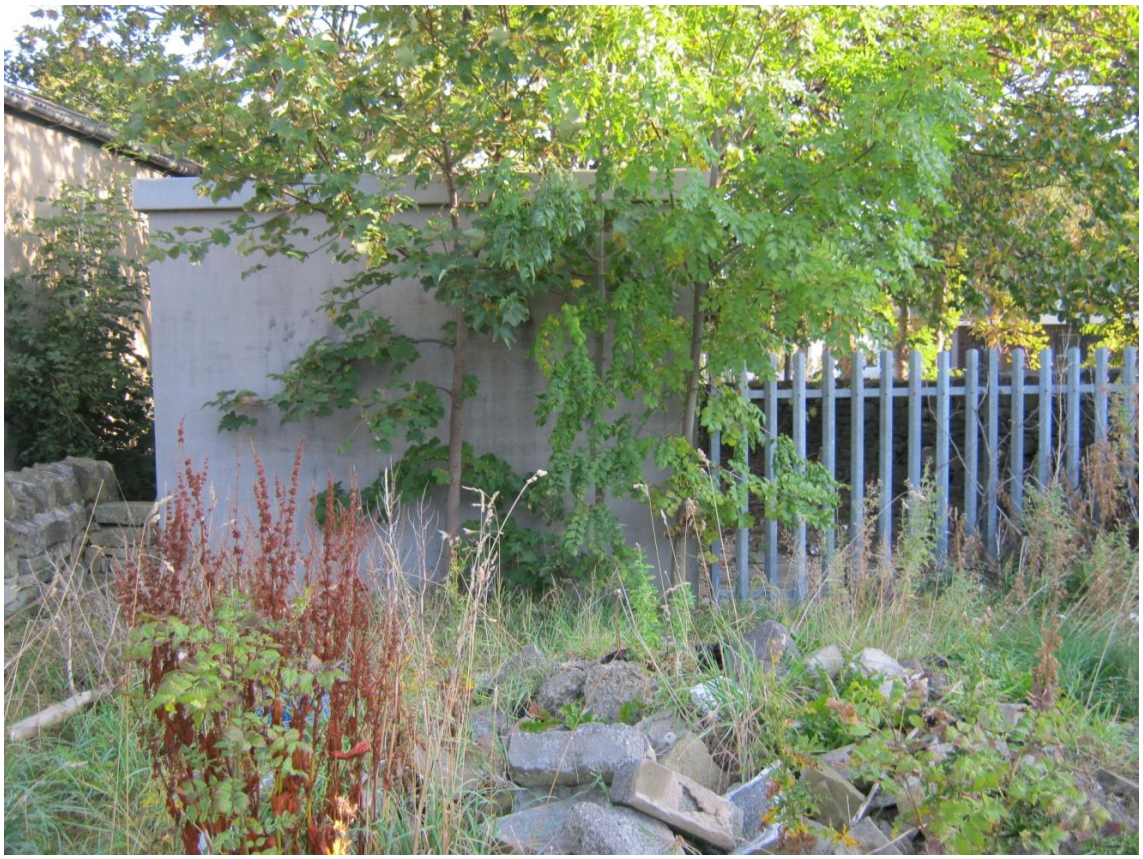
51, Trinity Street, Huddersfield HD1 4DN
Tel. (01484) 424008 Fax. (01484) 512305
E-mail : design@farrarbamforth.co.uk
Website : www.farrarbamforth.co.uk


| | |
|---|---|
| Drawn | SJG |
| Date | August 2011 |
| Scales | 1:200 |
| Drawing No. | 11/D44/02 |

# APPENDIX 4

# PHOTOGRAPHS

| | | | |
|---|---|---|---|
| | **ROGERS GEOTECHNICAL SERVICES LTD** | CONTRACT:<br>**BRADSHAW ROAD, HONLEY** | CONTRACT No :<br>**J1967/11/EDS** |



| | | | |
|---|---|---|---|
| | **ROGERS GEOTECHNICAL SERVICES LTD** | CONTRACT:<br>**BRADSHAW ROAD, HONLEY** | CONTRACT No :<br>**J1967/11/EDS** |

| | | | |
|---|---|---|---|
| | **ROGERS GEOTECHNICAL SERVICES LTD** | CONTRACT:<br>**BRADSHAW ROAD, HONLEY** | CONTRACT No :<br>**J1967/11/EDS** |

| | | | |
|---|---|---|---|
| | **ROGERS GEOTECHNICAL SERVICES LTD** | CONTRACT:<br>**BRADSHAW ROAD, HONLEY** | CONTRACT No :<br>**J1967/11/EDS** |

# APPENDIX 5

# COAL AUTHORITY REPORT

Issued by:
The Coal Authority, Mining Reports Office, 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire NG18 4RG
ON-Line Service: www.groundstability.com - Phone: 0845 762 6848 - DX 716176 MANSFIELD 5

EMMA ROGERS,
ROGERS GEOTECHNICAL SERVICES LTD,
UNIT 12 EMLEY BUSINESS PARK,
LEYS LANE,
EMLEY,
HUDDERSFIELD,
WEST YORKSHIRE,
HD8 9QY

| | |
|---|---|
| Person dealing with this matter: | **Darren Moody** |
| Our reference: | **00058791-11** |
| Your reference: | J1967/11/EDS |
| Electronic Ref: | EME_00016693100001_005 |
| RRUID: | 005.00016693100001 |
| Date of your enquiry: | **27 September 2011** |
| Date we received your enquiry: | **27 September 2011** |
| Date of issue: | **27 September 2011** |

This report is for the property described in the address below and the attached plan.

## Non-Residential Coal and Brine Report

## Land Opposite, 3 Bradshaw Road, Honley, Huddersfield, West Yorkshire

This report is based on and limited to the records held by, the Coal Authority, and the Cheshire Brine Subsidence Compensation Board's records, at the time we answer the search.

| | |
|---|---|
| Coal mining | Yes |
| Brine Compensation District | No |

## *Information from the Coal Authority*

### Underground Coal Mining

#### Past

According to the records in our possession, the property is not within the zone of likely physical influence on the surface from past underground workings.

#### Present

The property is not in the likely zone of influence of any present underground coal workings.

#### Future

The property is not in an area for which the Coal Authority is determining whether to grant a licence to remove coal using underground methods.

The property is not in an area for which a licence has been granted to remove coal using underground methods.

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The property is not in an area that is likely to be affected at the surface from any planned future workings.

However reserves of coal exist in the local area which could be worked at some time in the future.

No notice of the risk of the land being affected by subsidence has been given under section 46 of the Coal Mining Subsidence Act 1991.

## Mine entries

There are no known coal mine entries within, or within 20 metres of, the boundary of the property.

## Coal-mining geology

The Authority is not aware of any evidence of damage arising due to geological faults or other lines of weakness that have been affected by coal mining.

## Opencast Coal Mining

### Past

The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.

### Present

The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

### Future

The property is not within 800 metres of the boundary of an opencast site for which the Coal Authority is determining whether to grant a licence to remove coal by opencast methods.

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

## Coal-mining subsidence

The Coal Authority has not received a damage notice or claim for the property since 31 October 1994. There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

## Mine gas

There is no record of a mine gas emission requiring action by the Coal Authority within the boundary of the property.

## Hazards related to coal mining

The property has not been subject to remedial works, by or on behalf of the Authority, under its Emergency Surface Hazard Call Out procedures.

## Withdrawal of Support

The property is not in an area for which a notice of entitlement to withdraw support has been published.

The property is not in an area for which a notice has been given under section 41 of the Coal Industry Act 1994, revoking the entitlement to withdraw support.

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## Working Facilities Orders

The property is not in an area for which an Order has been made under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.

## Payments to Owners of Former Copyhold Land

The property is not in an area for which a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

## *Information from the Cheshire Brine Subsidence Compensation Board*

The property lies outside the Cheshire Brine Compensation District.

## Additional remarks

This report is prepared in accordance with the Law Society's Guidance Notes 2006, the User Guide 2006 and the Coal Authority and Cheshire Brine Board's Terms and Conditions 2006. The report is compliant with Home Information Pack requirements.

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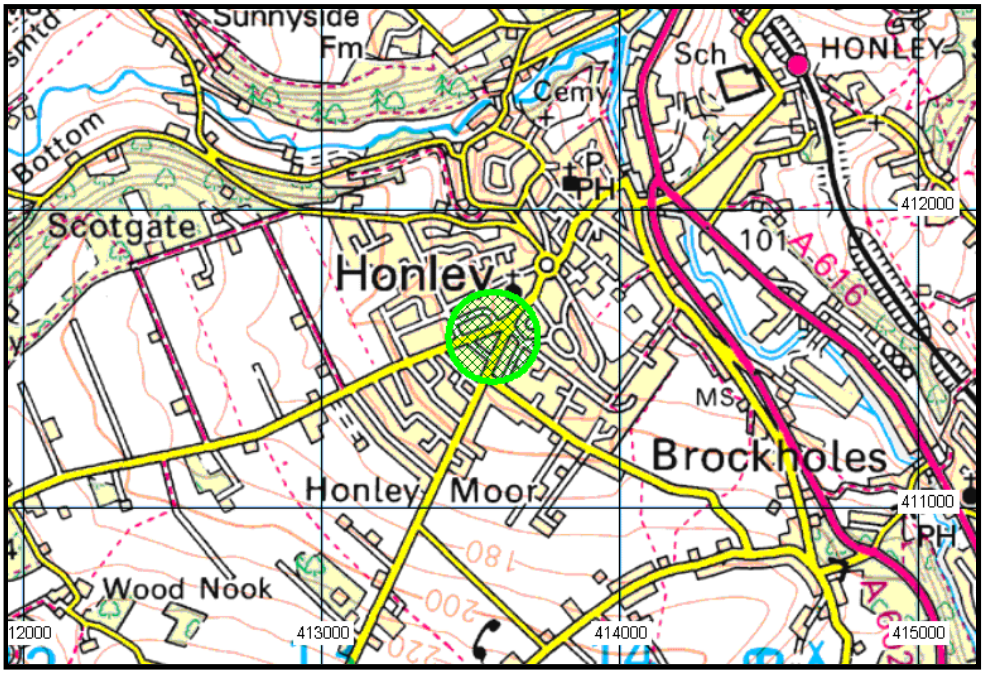
| | |
|---|---|
| Issued by: | The Coal Authority, 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG |
| Date: | 27 Sep 2011 |
| Coal and Brine Report at: | Land Opposite, 3 Bradshaw Road, Honley, Huddersfield, West Yorkshire |
| Reference number: | 00058791-11 |
| Cost: | £64.00 |
| Plus VAT: | £12.80 |
| Total received: | £76.80 |
| VAT registration number: | 598 5850 68 |

***Location map***

Approximate position of property




***Enquiry boundary***

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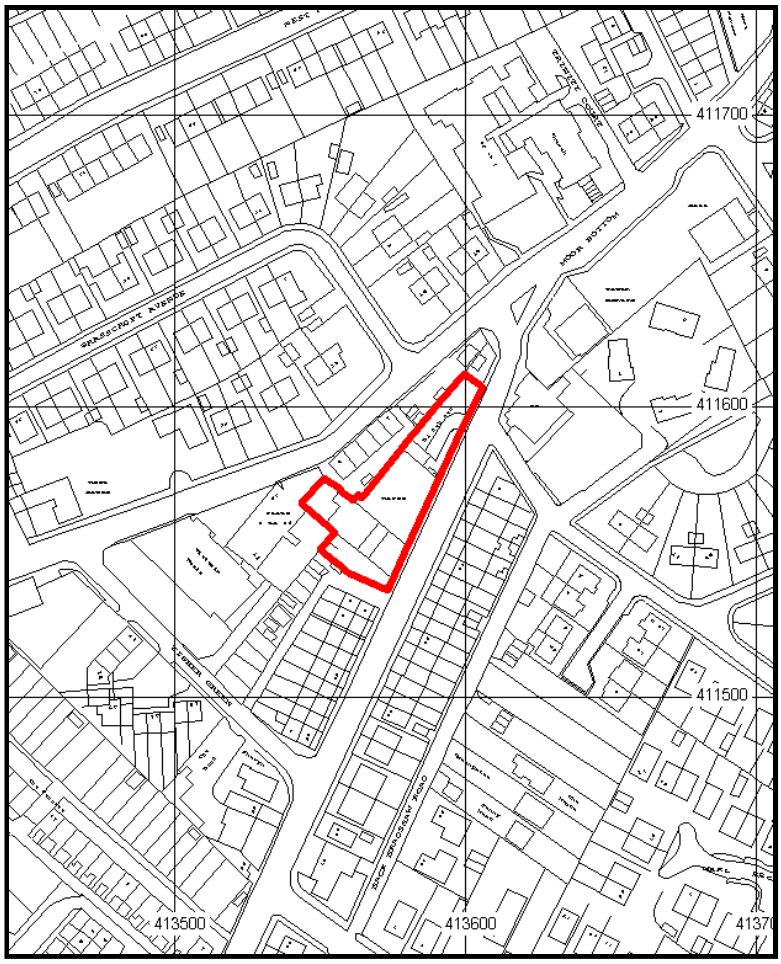


Key

Approximate position of enquiry boundary shown

Mapping sourced from Ordnance Survey