



Groundsure

LOCATION INTELLIGENCE

Adeptus Environmental
Hill Quays, 14 COMMERCIAL STREET,
MANCHESTER, M15 4PZ

Groundsure Reference: GS-2886016
Your Reference: 160311_Greenside_Mills

Report Date 6 Apr 2016

Report Delivery Method: Email - pdf

Groundsure Enviroinsight

Address: GREENSIDE MILLS, SAVILLE ROAD, HUDDERSFIELD, HD8 9EE

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Yours faithfully,

Managing Director
Groundsure Limited

Enc.
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Address: GREENSIDE MILLS, SAVILLE ROAD, HUDDERSFIELD, HD8 9EE
Date: 6 Apr 2016
Reference: GS-2886016
Client: Adeptus Environmental



Aerial Photograph Capture date: 26-Mar-2012
Grid Reference: 423421,410972
Site Size: 3.76ha

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Overview of Findings

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

Section 1: Historical Industrial Sites	On-site	0-50	51-250	251-500
1.1 Potentially Contaminative Uses identified from 1:10,000 scale mapping	16	21	38	65
1.2 Additional Information – Historical Tank Database	9	9	10	6
1.3 Additional Information – Historical Energy Features Database	11	12	8	23
1.4 Additional Information – Historical Petrol and Fuel Site Database	0	0	0	0
1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database	0	3	0	5
1.6 Potentially Infilled Land	7	4	14	44

Section 2: Environmental Permits, Incidents and Registers	On-site	0-50m	51-250	251-500
2.1 Industrial Sites Holding Environmental Permits and/or Authorisations				
2.1.1 Records of historic IPC Authorisations	0	0	0	0
2.1.2 Records of Part A(1) and IPPC Authorised Activities	0	0	0	0
2.1.3 Records of Red List Discharge Consents	0	0	0	0
2.1.4 Records of List 1 Dangerous Substances Inventory sites	0	0	0	0
2.1.5 Records of List 2 Dangerous Substances Inventory sites	0	0	0	0
2.1.6 Records of Part A(2) and Part B Activities and Enforcements	0	0	1	0
2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0
2.1.8 Records of Licensed Discharge Consents	0	0	2	0
2.1.9 Records of Water Industry Referrals	0	0	0	0
2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site	0	0	0	0
2.2 Records of COMAH and NIHHS sites	0	0	0	0
2.3 Environment Agency Recorded Pollution Incidents				
2.3.1 National Incidents Recording System, List 2	0	0	7	1
2.3.2 National Incidents Recording System, List 1	0	0	0	0
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0

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

Section 4: Current Land Use	On-site	0-50m	51-250	251-500
4.1 Current Industrial Sites Data	3	1	6	Not searched
4.2 Records of Petrol and Fuel Sites	0	0	0	0
4.3 National Grid Underground Electricity Cables	0	0	0	0
4.4 National Grid Gas Transmission Pipelines	0	0	0	0

Section 5: Geology	
5.1 Are there any records of Artificial Ground and Made Ground present beneath the study site?	Yes
5.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site?	None
5.3 For records of Bedrock and Solid Geology beneath the study site see the detailed findings section.	

Section 6: Hydrogeology and Hydrology	0-500m					
6.1 Are there any records of Strata Classification in the Superficial Geology within 500m of the study site?	No					
6.2 Are there any records of Strata Classification in the Bedrock Geology within 500m of the study site?	Yes					
	On-site	0-50m	51-250	251-500	501-1000	1000-2000
6.3 Groundwater Abstraction Licences (within 2000m of the study site)	5	0	0	2	0	18
6.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	0
6.5 Potable Water Abstraction Licences (within 2000m of the study site)	0	0	0	1	0	2
6.6 Source Protection Zones (within 500m of the study site)	0	0	0	0	Not searched	Not searched
6.7 Source Protection Zones within Confined Aquifer	0	0	0	0	Not searched	Not searched
6.8 Groundwater Vulnerability and Soil Leaching Potential (within 500m of the study site)	3	0	0	1	Not searched	Not searched
	On-site	0-50m	51-250	251-500	501-1000	1000-1500

Section 6: Hydrogeology and Hydrology

0-500m

6.9 Is there any Environment Agency information on river quality within 1500m of the study site?	No	No	No	No	No	No
6.10 Detailed River Network entries within 500m of the site	4	1	2	7	Not searched	Not searched
6.11 Surface water features within 250m of the study site	Yes	Yes	Yes	Not searched	Not searched	Not searched

Section 7: Flooding

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

Section 8: Designated Environmentally Sensitive Sites

	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	0
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
8.3 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
8.4 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
8.5 Records of Ramsar sites	0	0	0	0	0	0
8.6 Records of Ancient Woodlands	0	0	1	1	1	5
8.7 Records of Local Nature Reserves (LNR)	0	0	0	0	0	0
8.8 Records of World Heritage Sites	0	0	0	0	0	0
8.9 Records of Environmentally Sensitive Areas	0	0	0	0	0	0
8.10 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0

Section 8: Designated Environmentally Sensitive Sites

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

Section 9: Natural Hazards

9.1 What is the maximum risk of natural ground subsidence?

Moderate

9.1.1 What is the maximum Shrink-Swell hazard rating identified on the study site?

Very Low

9.1.2 What is the maximum Landslides hazard rating identified on the study site?

Low

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

Negligible

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

Moderate

9.1.5 What is the maximum Collapsible Rocks hazard rating identified on the study site?

Very Low

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

Very Low

9.2 Radon

9.2.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?

The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.

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

No radon protective measures are necessary.

Section 10: Mining

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

Yes

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

No

10.3 Are there any brine affected areas within 75m of the study site?

No

Using this report

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

1. Historical Industrial Sites

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

2. Environmental Permits, Incidents and Registers

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

3. Landfills and Other Waste Sites

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

4. Current Land Uses

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

5. Geology

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

6. Hydrogeology and Hydrology

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

7. Flooding

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

8. Designated Environmentally Sensitive Sites

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

9. Natural Hazards

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

10. Mining

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

11. Contacts

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

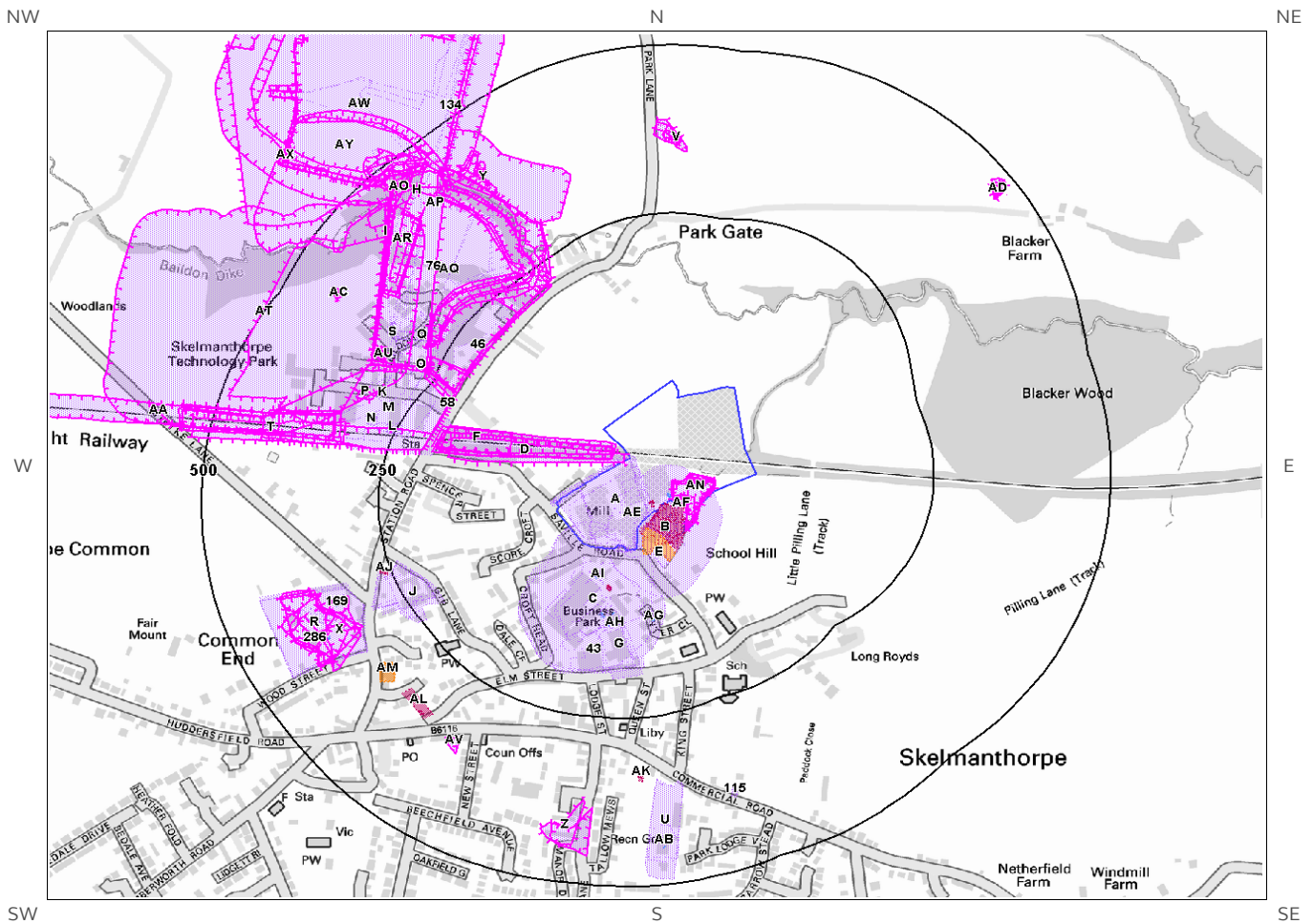
Note: Maps

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

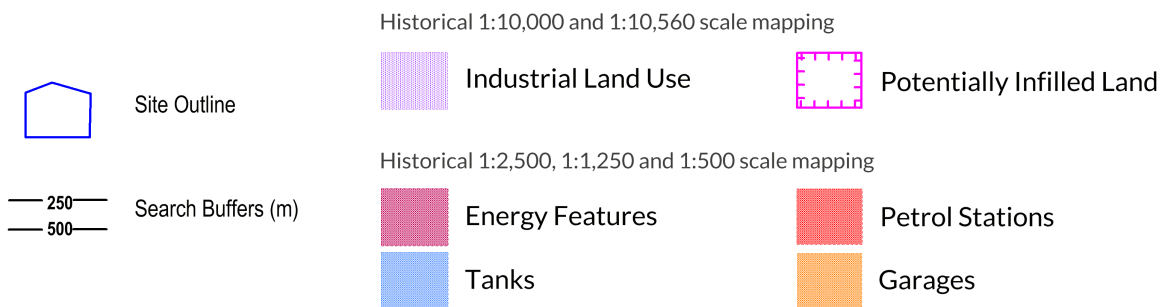
Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as "Not Shown".

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

1. Historical Land Use



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1. Historical Industrial Sites

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

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

Records of sites with a potentially contaminative past land use within 500m of the search boundary: 140

ID	Distance [m]	Direction	Use	Date
1D	0	On Site	Cuttings	1892
2A	0	On Site	Unspecified Mills	1951
3A	0	On Site	Unspecified Mills	1938
4A	0	On Site	Unspecified Mill	1993
5A	0	On Site	Unspecified Mill	1979
6A	0	On Site	Unspecified Mill	1967
7A	0	On Site	Unspecified Mills	1892
8A	0	On Site	Unspecified Mills	1948
9AE	0	On Site	Unspecified Mills	1904
10B	0	On Site	Unspecified Works	1967
11B	0	On Site	Gas Works	1904
12B	0	On Site	Unspecified Commercial/Industrial	1948
13AF	0	On Site	Laundry	1951
14B	0	On Site	Unspecified Commercial/Industrial	1938
15C	0	On Site	Unspecified Mills	1948
16C	0	On Site	Unspecified Mill	1967
17B	1	W	Gas Works	1892
18D	3	SW	Cuttings	1951
19B	4	W	Unspecified Tank	1892
20B	9	W	Unspecified Tanks	1967
21B	9	W	Unspecified Tanks	1979
22B	10	W	Unspecified Tank	1951
23D	10	SW	Cuttings	1938
24B	11	SW	Unspecified Tank	1938
25D	11	SW	Cuttings	1904
26D	11	SW	Cuttings	1948
27B	12	SW	Gasometer	1904
28B	12	SW	Unspecified Tank	1948
29B	12	S	Gasometer	1892
30B	16	W	Unspecified Tank	1904
31B	16	W	Unspecified Tank	1948
32C	18	S	Unspecified Mills	1951
33E	18	E	Laundry	1948

34E	19	E	Laundry	1938
35C	31	S	Unspecified Commercial/Industrial	1993
36C	31	S	Unspecified Mill	1979
37C	49	S	Unspecified Mills	1938
38G	83	S	Unspecified Mills	1892
39F	98	NW	Cuttings	1993
40F	98	NW	Cuttings	1979
41F	98	NW	Cuttings	1967
42G	110	S	Unspecified Mills	1951
43	114	S	Unspecified Mills	1948
44G	117	S	Unspecified Mills	1938
45M	187	NW	Railway Sidings	1892
46	202	NW	Unspecified Works	1993
47H	202	NW	Collieries	1938
48H	202	NW	Collieries	1938
49AQ	202	NW	Unspecified Mine	1979
50I	203	NW	Unspecified Mine	1967
51I	203	NW	Railway Sidings	1967
52W	203	NW	Railway Sidings	1948
53I	203	NW	Collieries	1948
54S	203	NW	Collieries	1904
55K	203	NW	Railway Sidings	1904
56J	204	SW	Unspecified Mills	1892
57H	207	NW	Collieries	1951
58	208	NW	Railway Building	1892
59J	210	SW	Unspecified Mills	1951
60J	212	SW	Unspecified Mills	1938
61J	213	SW	Unspecified Mills	1948
62AR	215	NW	Railway Sidings	1938
63K	224	NW	Railway Sidings	1951
64H	227	NW	Refuse Heap	1938
65H	227	NW	Refuse Heap	1938
66L	229	NW	Railway Station	1892
67AS	238	NW	Refuse Heap	1948
68L	242	NW	Railway Station	1938
69L	243	NW	Railway Station	1948
70L	243	NW	Railway Station	1904
71AO	243	NW	Refuse Heaps	1951
72L	244	NW	Railway Station	1967
73L	244	NW	Railway Station	1979
74L	245	NW	Railway Station	1951
75AP	248	NW	Tramway Sidings	1951
76	255	NW	Railway Sidings	1979
77O	272	W	Railway Building	1892
78M	278	NW	Railway Building	1904

79N	278	NW	Railway Building	1948
80N	278	NW	Railway Building	1938
81Q	280	NW	Railway Building	1892
82O	280	NW	Railway Buildings	1892
83N	281	NW	Railway Building	1951
84AT	288	NW	Unspecified Workings	1979
85P	301	NW	Unspecified Pit	1948
86P	301	NW	Unspecified Pit	1904
87Q	303	NW	Railway Buildings	1892
88R	304	SW	Stone Sawing and Planing Mills	1951
89R	305	SW	Stone Sawing and Planing Mills	1948
90R	306	SW	Stone Sawing and Planing Mills	1938
91S	313	NW	Railway Buildings	1892
92T	313	W	Cuttings	1892
93X	320	SW	Unspecified Quarry	1892
94T	320	W	Cuttings	1951
95R	323	SW	Unspecified Pit	1951
96T	325	W	Cuttings	1948
97T	325	W	Cuttings	1904
98R	327	SW	Unspecified Ground Workings	1938
99R	327	SW	Unspecified Ground Workings	1938
100T	328	W	Cuttings	1938
101R	331	SW	Railway Sidings	1948
102R	336	SW	Unspecified Ground Workings	1967
103AV	339	SW	Unspecified Pit	1892
104R	339	SW	Railway Sidings	1951
105V	342	N	Unspecified Ground Workings	1892
106U	342	S	Unspecified Disused Works	1938
107U	347	S	Unspecified Disused Works	1948
108R	348	SW	Unspecified Quarry	1948
109V	350	N	Unspecified Ground Workings	1904
110R	351	SW	Railway Sidings	1938
111W	352	NW	Refuse Heap	1948
112V	354	N	Unspecified Pit	1951
113Y	372	NW	Unspecified Pit	1892
114Z	376	S	Unspecified Pit	1904
115	380	S	Smithy	1904
116X	381	SW	Unspecified Quarry	1904
117Y	385	NW	Unspecified Pit	1948

118Y	385	NW	Unspecified Pit	1904
119Z	385	S	Unspecified Quarry	1892
120Y	389	NW	Cuttings	1951
121AA	405	W	Cuttings	1979
122AA	405	W	Cuttings	1993
123AA	405	W	Cuttings	1967
124AB	411	S	Unspecified Mill	1993
125AB	411	S	Unspecified Works	1967
126AB	411	S	Unspecified Mill	1979
127AC	420	NW	Unspecified Old Shaft	1938
128AC	420	NW	Unspecified Old Shaft	1938
129AW	420	NW	Unspecified Workings	1979
130AC	423	NW	Unspecified Old Shaft	1948
131AC	425	NW	Unspecified Old Shaft	1951
132I	433	NW	Slurry Ponds	1979
133H	445	NW	Refuse Heap	1948
134	445	NW	Tramway Sidings	1904
135AD	460	NE	Unspecified Pit	1904
136AD	460	NE	Unspecified Quarry	1948
137AD	465	NE	Unspecified Quarry	1951
138AX	473	NW	Refuse Heap	1979
139AY	473	NW	Refuse Heap	1948
140	494	NW	Unspecified Tanks	1938

1.2 Additional Information – Historical Tank Database

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

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

34

ID	Distance (m)	Direction	Use	Date
141B	0	On Site	Gas Works	1893
142B	0	On Site	Gas Works	1906
143AE	0	On Site	Unspecified Tank	1893
144AF	0	On Site	Unspecified Tank	1989
145AF	0	On Site	Unspecified Tank	1980
146AF	0	On Site	Unspecified Tank	1995
147AF	0	On Site	Unspecified Tank	1995
148AF	0	On Site	Unspecified Tank	1993
149AF	0	On Site	Unspecified Tank	1986
150B	9	W	Gas Holders	1959
151B	9	W	Tanks	1969
152B	10	W	Gasholders	1969

153B	15	W	Gasholders	1893
154B	16	SE	Gasometer	1906
155B	16	SE	Gasometer	1893
156B	17	SW	Gasometer	1906
157B	17	SW	Gasometer	1893
158AI	42	S	Unspecified Tank	1980
159C	95	S	Unspecified Tank	1986
160C	96	S	Tanks	1913
161AG	106	S	Unspecified Tank	1893
162AG	106	S	Unspecified Tank	1906
163AG	106	S	Unspecified Tank	1959
164AH	111	S	Unspecified Tank	1913
165AH	112	S	Unspecified Tank	1893
166AH	112	S	Unspecified Tank	1906
167AH	112	S	Unspecified Tank	1980
168AH	112	S	Unspecified Tank	1906
169	338	SW	Unspecified Tank	1913
170X	369	SW	Unspecified Tank	1893
171X	372	SW	Unspecified Tank	1913
172X	372	SW	Unspecified Tank	1906
173X	372	SW	Unspecified Tank	1906
174AB	443	S	Unspecified Tank	

1.3 Additional Information – Historical Energy Features Database

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

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

54

ID	Distance (m)	Direction	Use	Date
175AE	0	On Site	Electricity Substation	1993
176AE	0	On Site	Electricity Substation	1995
177AE	0	On Site	Electricity Substation	1986
178AE	0	On Site	Electricity Substation	1995
179AE	0	On Site	Electricity Substation	1986
180B	0	On Site	Gas Distribution Station	1893
181B	0	On Site	Gas Works	1906
182B	0	On Site	Gas Works	1969
183AE	0	On Site	Electricity Substation	1989
184AE	0	On Site	Electricity Substation	1980
185AE	0	On Site	Electricity Substation	1989
186B	3	S	Gas Distribution Station	1980
187B	3	S	Gas Distribution Station	1993

188AF	5	SE	Gas Distribution Station	1995
189AF	5	SE	Gas Distribution Station	1995
190AF	5	SE	Gas Distribution Station	1969
191B	9	W	Gas Holders	1969
192B	10	W	Gasholders	1906
193B	15	W	Gasholders	1893
194B	16	SE	Gasometer	1893
195B	16	SE	Gasometer	1906
196B	17	SW	Gasometer	1969
197B	17	SW	Gasometer	1989
198AI	53	S	Electricity Substation	1980
199AI	54	S	Electricity Substation	1986
200AI	54	S	Electricity Substation	1993
201AI	54	S	Electricity Substation	1995
202AI	55	S	Electricity Substation	1995
203AI	57	S	Electricity Substation	1986
204AI	57	S	Electricity Substation	1993
205AI	57	S	Electricity Substation	1995
206AJ	253	W	Electricity Substation	1995
207AJ	254	W	Electricity Substation	1989
208AJ	254	W	Electricity Substation	1980
209AJ	254	W	Electricity Substation	1969
210AJ	254	W	Electricity Substation	1969
211AJ	254	W	Electricity Substation	1989
212AJ	254	W	Electricity Substation	1980
213AL	323	SW	Electricity Substation	1986
214AK	331	S	Electricity Substation	1986
215AK	333	S	Electricity Substation	1989
216AK	333	S	Electricity Substation	1980
217AK	333	S	Electricity Substation	1993
218AL	337	SW	Electricity Substation	1995
219AL	337	SW	Electricity Substation	1995
220AL	337	SW	Electricity Substation	1993
221AK	338	S	Electricity Substation	1995
222AK	338	S	Electricity Substation	1995
223AK	338	S	Electricity Substation	
224AK	338	S	Electricity Substation	
225AL	338	SW	Electricity Substation	
226AL	338	SW	Electricity Substation	
227AL	338	SW	Electricity Substation	
228AL	338	SW	Electricity Substation	

1.4 Additional Information – Historical Petrol and Fuel Site Database

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

Records of historical petrol stations and fuel sites within 500m of the search boundary: 0

Database searched and no data found.

1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

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

Records of historical garage and motor vehicle repair sites within 500m of the search boundary: 8

ID	Distance (m)	Direction	Use	Date
229B	7	E	Garage	1995
230B	7	E	Garage	1995
231B	7	E	Garage	1993
232AM	318	SW	Garage	1969
233AM	319	SW	Garage	1995
234AM	319	SW	Garage	1993
235AM	319	SW	Garage	1989
236AM	320	SW	Garage	

1.6 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 500m of the study site: 69

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

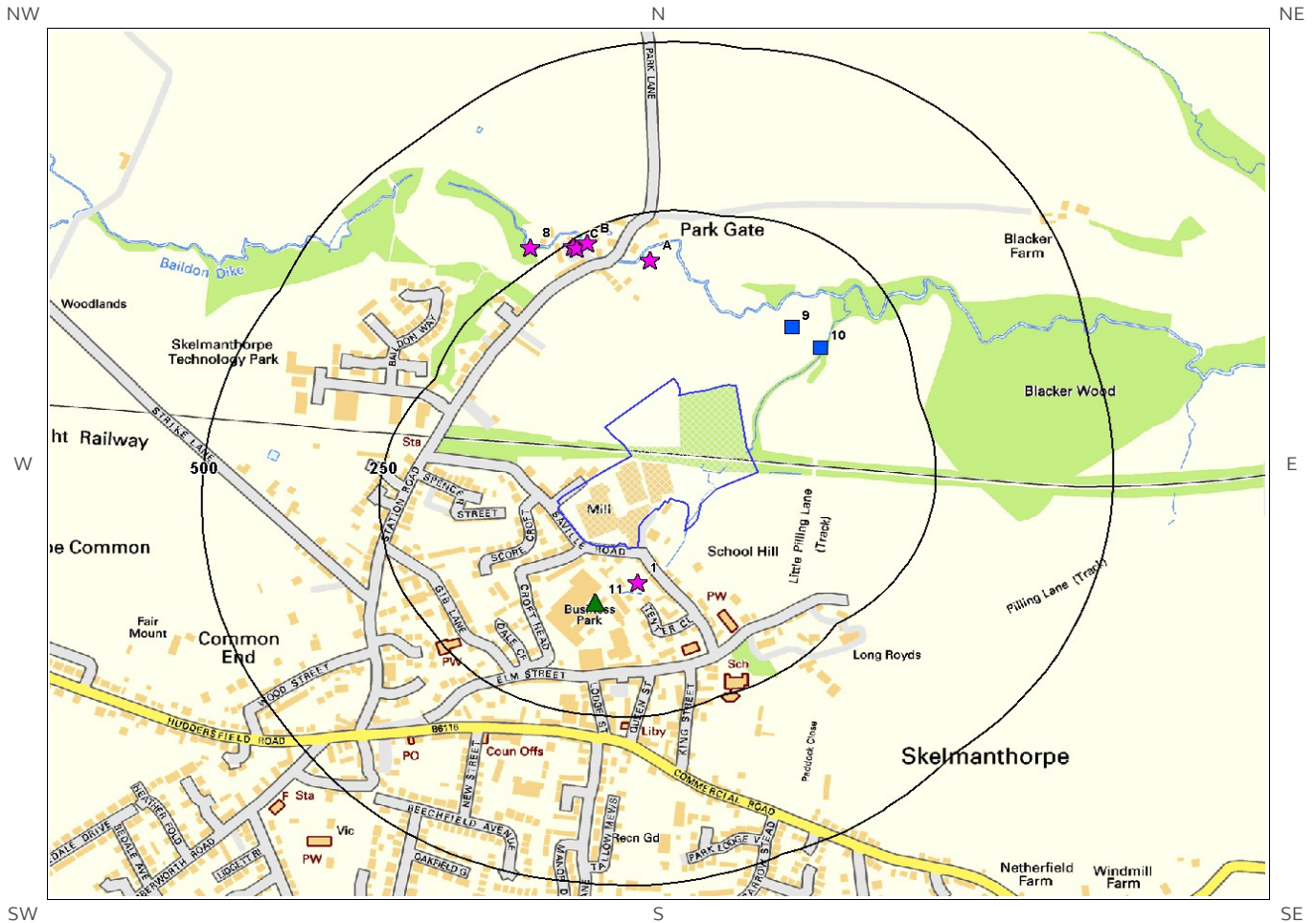
ID	Distance(m)	Direction	Use	Date
237D	0	On Site	Cuttings	1892
238AF	0	On Site	Reservoir	1904
239AF	0	On Site	Reservoirs	1948
240AN	0	On Site	Ponds	1967
241AN	0	On Site	Ponds	1979
242AF	0	On Site	Reservoirs	1951
243AF	0	On Site	Reservoirs	1938
244D	3	SW	Cuttings	1951
245D	10	SW	Cuttings	1938
246D	11	SW	Cuttings	1904
247D	11	SW	Cuttings	1948
248F	98	NW	Cuttings	1967
249F	98	NW	Cuttings	1979
250F	98	NW	Cuttings	1993
251AO	202	NW	Collieries	1938

252AP	202	NW	Collieries	1938
253AQ	202	NW	Unspecified Mine	1979
254AR	203	NW	Unspecified Mine	1967
255I	203	NW	Collieries	1948
256S	203	NW	Collieries	1904
257H	207	NW	Collieries	1951
258H	227	NW	Refuse Heap	1938
259H	227	NW	Refuse Heap	1938
260AS	238	NW	Refuse Heap	1948
261H	243	NW	Refuse Heaps	1951
262AT	288	NW	Unspecified Workings	1979
263K	301	NW	Unspecified Pit	1904
264K	301	NW	Unspecified Pit	1948
265T	313	W	Cuttings	1892
266AU	319	NW	Reservoir	1938
267AU	320	NW	Reservoir	1948
268X	320	SW	Unspecified Quarry	1892
269T	320	W	Cuttings	1951
270R	323	SW	Unspecified Pit	1951
271AU	323	NW	Reservoir	1951
272T	325	W	Cuttings	1904
273T	325	W	Cuttings	1948
274R	327	SW	Unspecified Ground Workings	1938
275R	327	SW	Unspecified Ground Workings	1938
276T	328	W	Cuttings	1938
277R	336	SW	Unspecified Ground Workings	1967
278AV	339	SW	Unspecified Pit	1892
279V	342	N	Unspecified Ground Workings	1892
280R	348	SW	Unspecified Quarry	1948
281V	350	N	Unspecified Ground Workings	1904
282AR	352	NW	Refuse Heap	1948
283V	354	N	Unspecified Pit	1951
284Y	372	NW	Unspecified Pit	1892
285Z	376	S	Unspecified Pit	1904
286	381	SW	Unspecified Quarry	1904
287Y	385	NW	Unspecified Pit	1948
288Y	385	NW	Unspecified Pit	1904
289Z	385	S	Unspecified Quarry	1892
290Y	389	NW	Cuttings	1951
291AA	405	W	Cuttings	1979
292AA	405	W	Cuttings	1993
293AA	405	W	Cuttings	1967

















294AC	420	NW	Unspecified Old Shaft	1938
295AC	420	NW	Unspecified Old Shaft	1938
296AW	420	NW	Unspecified Workings	1979
297AC	423	NW	Unspecified Old Shaft	1948
298AC	425	NW	Unspecified Old Shaft	1951
299I	433	NW	Slurry Ponds	1979
300H	445	NW	Refuse Heap	1948
301AD	460	NE	Unspecified Quarry	1948
302AD	460	NE	Unspecified Pit	1904
303AD	465	NE	Unspecified Quarry	1951
304AX	473	NW	Refuse Heap	1979
305AY	473	NW	Refuse Heap	1948



2. Environmental Permits, Incidents and Registers Map



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

2. Environmental Permits, Incidents and Registers

2.1 Industrial Sites Holding Licences and/or Authorisations

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

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

1

The following Part A(2) and Part B Activities are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details
11	87	S	423324 410789	Address: Nick Ryden (Motor Engineers), Skelmanthorpe Business Park, Skelmanthorpe, Huddersfield, HD8 9ED Process: Waste Oil Burner Below 0.4mw Status: Current Permit Permit Type: Part B Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified

2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations:

0

Database searched and no data found.

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

2

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

ID	Distance (m)	Direction	NGR	Details
9	116	NE	423600 411200	Address: SKELMANTHORPE CSO, PONKER LANE, SKELMANTHORPE, HUDDERSFIELD, WEST YORKSHIRE Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 3494 Permit Version: 1 Receiving Water: Status: TRANSFERRED FROM R(PP)A 1951-1961 Issue date: 20/10/1980 Effective Date: 20-Oct-1980 Revocation Date: 30/03/2004
10	131	NE	423640 411170	Address: SKELMANTHORPE CSO, PONKER LANE, SKELMANTHORPE, HUDDERSFIELD, WEST YORKSHIRE Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 3494 Permit Version: 2 Receiving Water: Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 10/02/2004 Effective Date: 31-Mar-2004 Revocation Date: -

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

0

Database searched and no data found.

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

0

Database searched and no data found.

2.2 Dangerous or Hazardous Sites

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

0

Database searched and no data found.

2.3 Environment Agency Recorded Pollution Incidents

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

8

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

ID	Distance (m)	Direction	NGR	Details	
1	51	S	423382 410822	Incident Date: 15-Jun-2001 Incident Identification: 9497 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
2A	179	N	423400 411300	Incident Date: 21-Jul-2001 Incident Identification: 17969 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
3A	179	N	423400 411300	Incident Date: 21-Jul-2001 Incident Identification: 17969 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
4B	236	NW	423312 411326	Incident Date: 17-Aug-2001 Incident Identification: 24869 Pollutant: Contaminated Water Pollutant Description: Minewater	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

ID	Distance (m)	Direction	NGR	Details	
5B	236	NW	423312 411326	Incident Date: 17-Aug-2001 Incident Identification: 24869 Pollutant: Contaminated Water Pollutant Description: Minewater	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
6C	238	NW	423296 411318	Incident Date: 04-Mar-2002 Incident Identification: 61683 Pollutant: Agricultural Materials and Wastes Pollutant Description: Other Agricultural Material or Waste	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
7C	243	NW	423291 411320	Incident Date: 06-Sep-2002 Incident Identification: 105998 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
8	278	NW	423231 411319	Incident Date: 18-Mar-2002 Incident Identification: 64615 Pollutant: Contaminated Water Pollutant Description: Other Contaminated Water	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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

0

Database searched and no data found.

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

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










0

Database searched and no data found.

3. Landfill and Other Waste Sites Map



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

3. Landfill and Other Waste Sites

3.1 Landfill Sites

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

0

Database searched and no data found.

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

6

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

ID	Distance (m)	Direction	NGR	Details
1	344	SW	422900 410700	Site Address: Station Road, Skelmanthorpe Waste Licence: Yes Site Reference: 4400/(231) Waste Type: Inert, Commercial Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 11-Jun-1980 Licence Surrendered: 15-Feb-1988 Licence Hold Address: - Operator: - First Recorded: 01-Jan-1980 Last Recorded: 31-Dec-1981
2	448	SW	422800 410700	Site Address: Derelict Quarry at rear of Environmental Health Depot, Station Road, Skelmanthorpe Waste Licence: Yes Site Reference: 4400/(231) Waste Type: Inert, Commercial Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 11-Jun-1980 Licence Surrendered: 03-Jun-1988 Licence Hold Address: Directorate of Technical Services, Civic Centre Phase III, Huddersfield Operator: - First Recorded: 11-Jun-1980 Last Recorded: 03-Jun-1988
Not shown	989	SW	422500 410100	Site Address: Land to the Rear of Ponker Farm and adjacent to Ponker Lane, Ponker Lane, Skelmanthorpe, Huddersfield Waste Licence: Yes Site Reference: 4700/0763, 4700/0273 Waste Type: Inert, Commercial Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 06-Aug-1990 Licence Surrendered: 22-Apr-1994 Licence Hold Address: Ponker Farm, Skelmanthorpe, Huddersfield Operator: - First Recorded: 31-Aug-1990 Last Recorded: 31-Dec-1993
Not shown	1349	SW	422100 409900	Site Address: Ponker Quarry, Shelley, Woodhouse Lane, Lower Cumberworth Waste Licence: Yes Site Reference: 4400/(786) Waste Type: Inert, Industrial, Commercial Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 17-Sep-1990 Licence Surrendered: Licence Hold Address: Hazlehead, Stocksbridge, Sheffield Operator: - First Recorded: 01-Jun-1991 Last Recorded: -

ID	Distance (m)	Direction	NGR	Details	
Not shown	1379	SE	424400 409900	Site Address: Wakefield Road, Bagden Bank Wood, Scissett Waste Licence: - Site Reference: 4400/(52) Waste Type: - Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: - First Recorded: - Last Recorded: -
Not shown	1454	SW	422100 409800	Site Address: Cumberworth Common, Shelley Woodhouse Lane, Lower Cumberworth Waste Licence: - Site Reference: 4400/0259 Waste Type: - Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: - First Recorded: - Last Recorded: -

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

0

Database searched and no data found.

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

0

Database searched and no data found.

3.2 Other Waste Sites

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

0

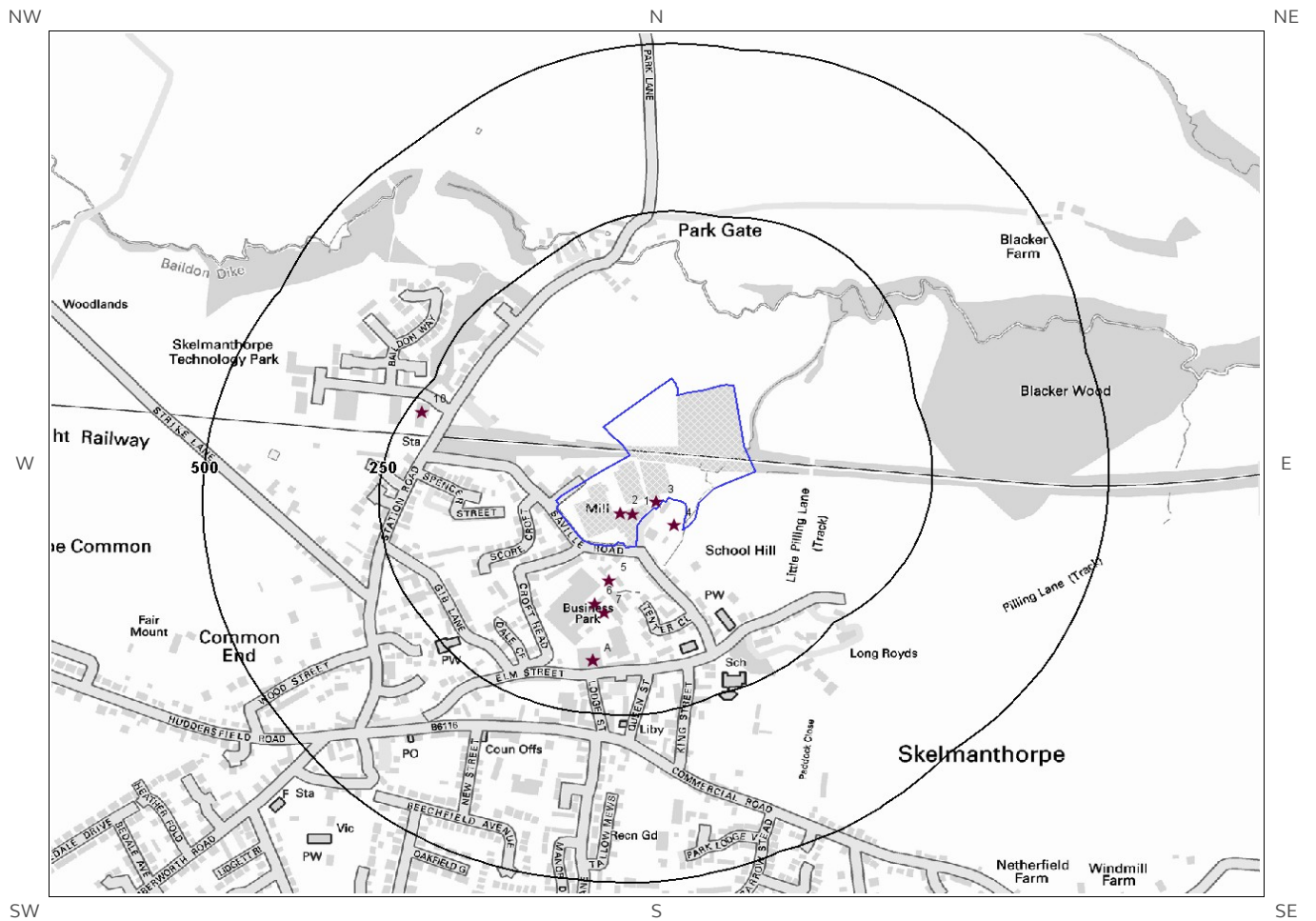
Database searched and no data found.

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

0

Database searched and no data found.

4. Current Land Use Map



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

4. Current Land Uses

4.1 Current Industrial Data

Records of potentially contaminative industrial sites within 250m of the study site: 10

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

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
1	0	On Site	A V Motors	423378 410922	Marsden Street, Skelmanthorpe, Huddersfield, HD8 9EF	Vehicle Repair, Testing and Servicing	Repair and Servicing
2	0	On Site	Silo	423361 410924	HD8	Hoppers and Silos	Farming
3	0	On Site	Electricity Sub Station	423411 410941	HD8	Electrical Features	Infrastructure and Facilities
4	14	W	Gas Distribution Station	423437 410906	HD8	Gas Features	Infrastructure and Facilities
5	51	S	Electricity Sub Station	423345 410824	HD8	Electrical Features	Infrastructure and Facilities
6	87	S	Nick Ryden	423324 410789	Skelmanthorpe Business Park, Croft Head, Skelmanthorpe, Huddersfield, HD8 9EB	Vehicle Repair, Testing and Servicing	Repair and Servicing
7	99	S	Skelmanthorpe Business Park	423338 410776	HD8	Business Parks and Industrial Estates	Industrial Features
8A	172	S	Sport & Playbase Ltd	423321 410704	Unit 27 Tentercroft Mills, Elm Street, Skelmanthorpe, Huddersfield, HD8 9DZ	Hobby, Sports and Pastime Products	Consumer Products
9A	172	S	Electroparts Ltd	423321 410704	Tenter House, Elm Street, Skelmanthorpe, Huddersfield, HD8 9DZ	General Manufacturing	Industrial Products
10	232	NW	Bobby Dazzler Signs Ltd	423080 411075	Unit 1 Skelmanthorpe Technology Park, Standback Way, Skelmanthorpe, Huddersfield, HD8 9GA	Signs	Industrial Products

4.2 Petrol and Fuel Sites

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

Database searched and no data found.

4.3 National Grid High Voltage Underground Electricity Transmission Cables

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

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

Database searched and no data found.

4.4 National Grid High Pressure Gas Transmission Pipelines

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

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

Database searched and no data found.

5. Geology

5.1 Artificial Ground and Made Ground

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

Lex Code	Description	Rock Type
WMGR-MGRD	INFILLED GROUND	ARTIFICIAL DEPOSIT

5.2 Superficial Ground and Drift Geology

Database searched and no data found.

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

5.3 Bedrock and Solid Geology

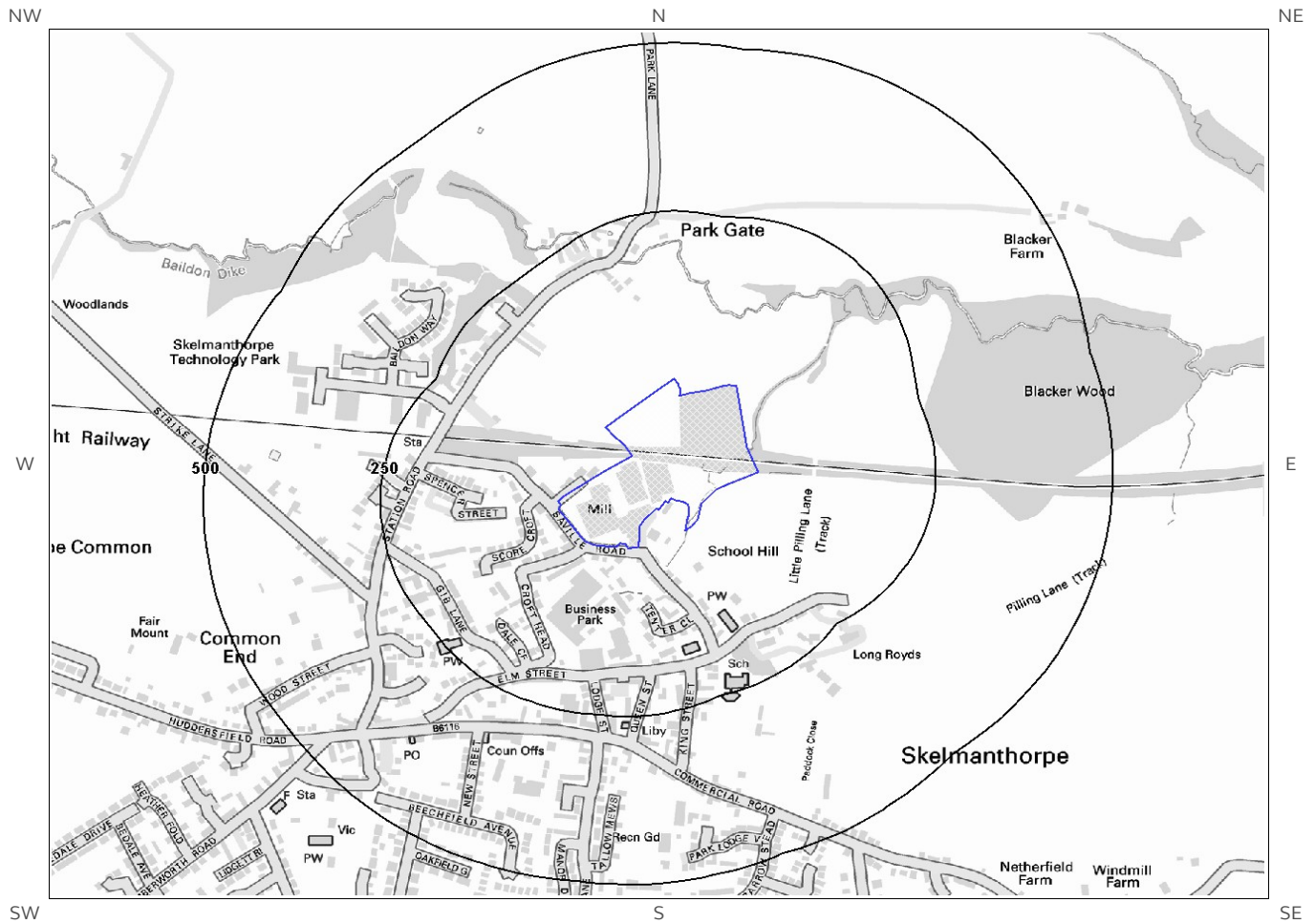
The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION	MUDSTONE, SILTSTONE AND SANDSTONE
PF-SDST	PENISTONE FLAGS	SANDSTONE
PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION	MUDSTONE, SILTSTONE AND SANDSTONE
PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION	MUDSTONE, SILTSTONE AND SANDSTONE
PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION	MUDSTONE, SILTSTONE AND SANDSTONE
PF-SDST	PENISTONE FLAGS	SANDSTONE
PLCM-SDST	PENNINE LOWER COAL MEASURES FORMATION	SANDSTONE

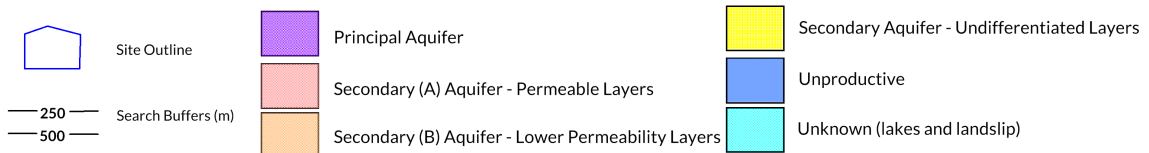
(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

6 Hydrogeology and Hydrology

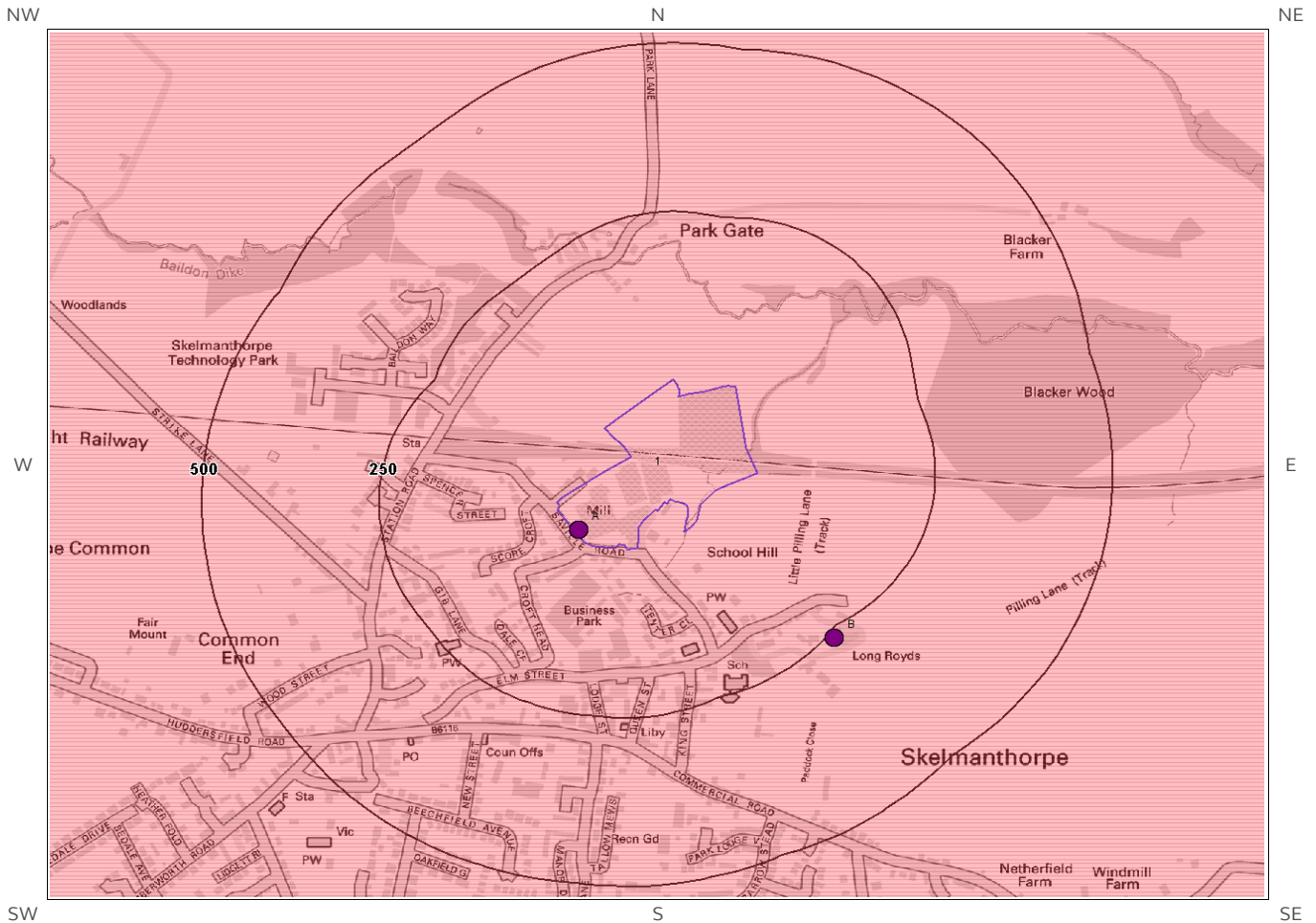
6a. Aquifer Within Superficial Geology



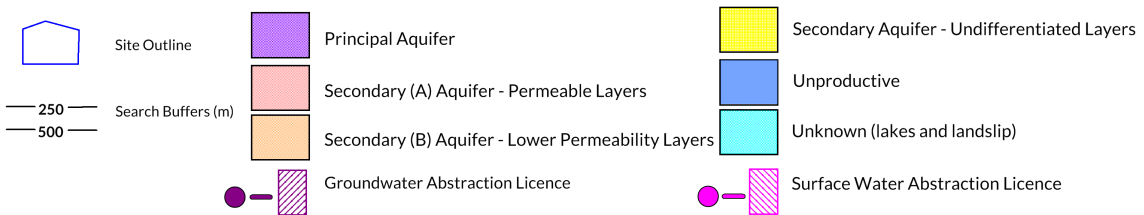
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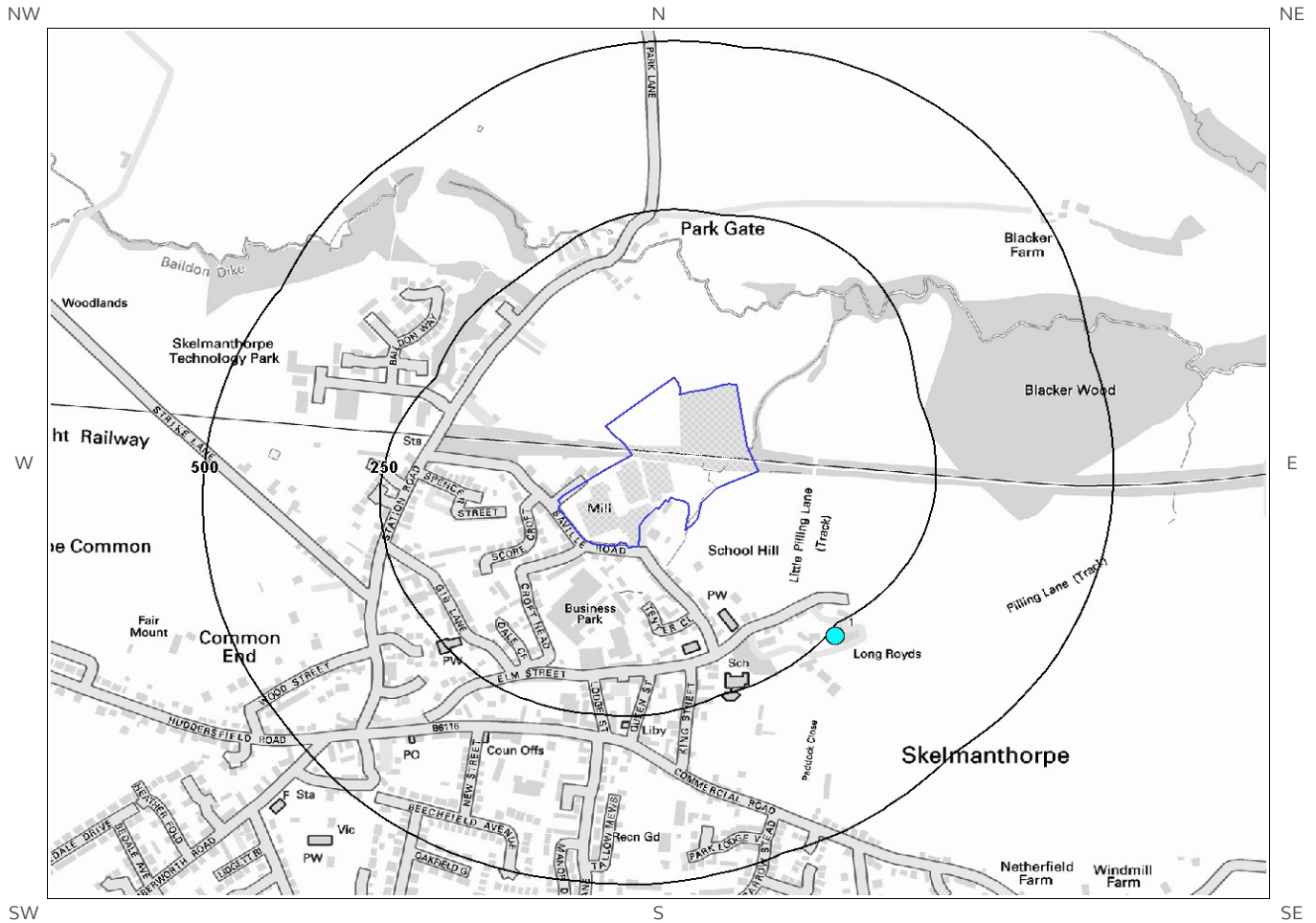
6b. Aquifer Within Bedrock Geology and Abstraction Licenses



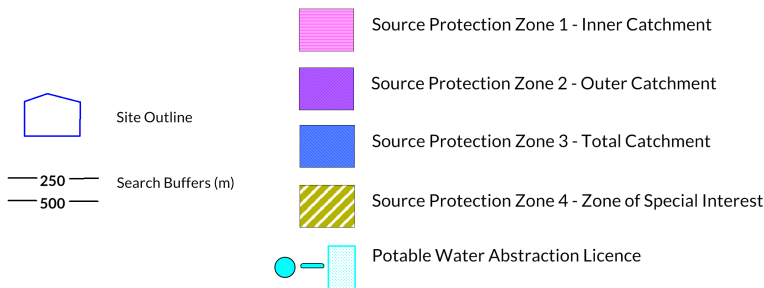
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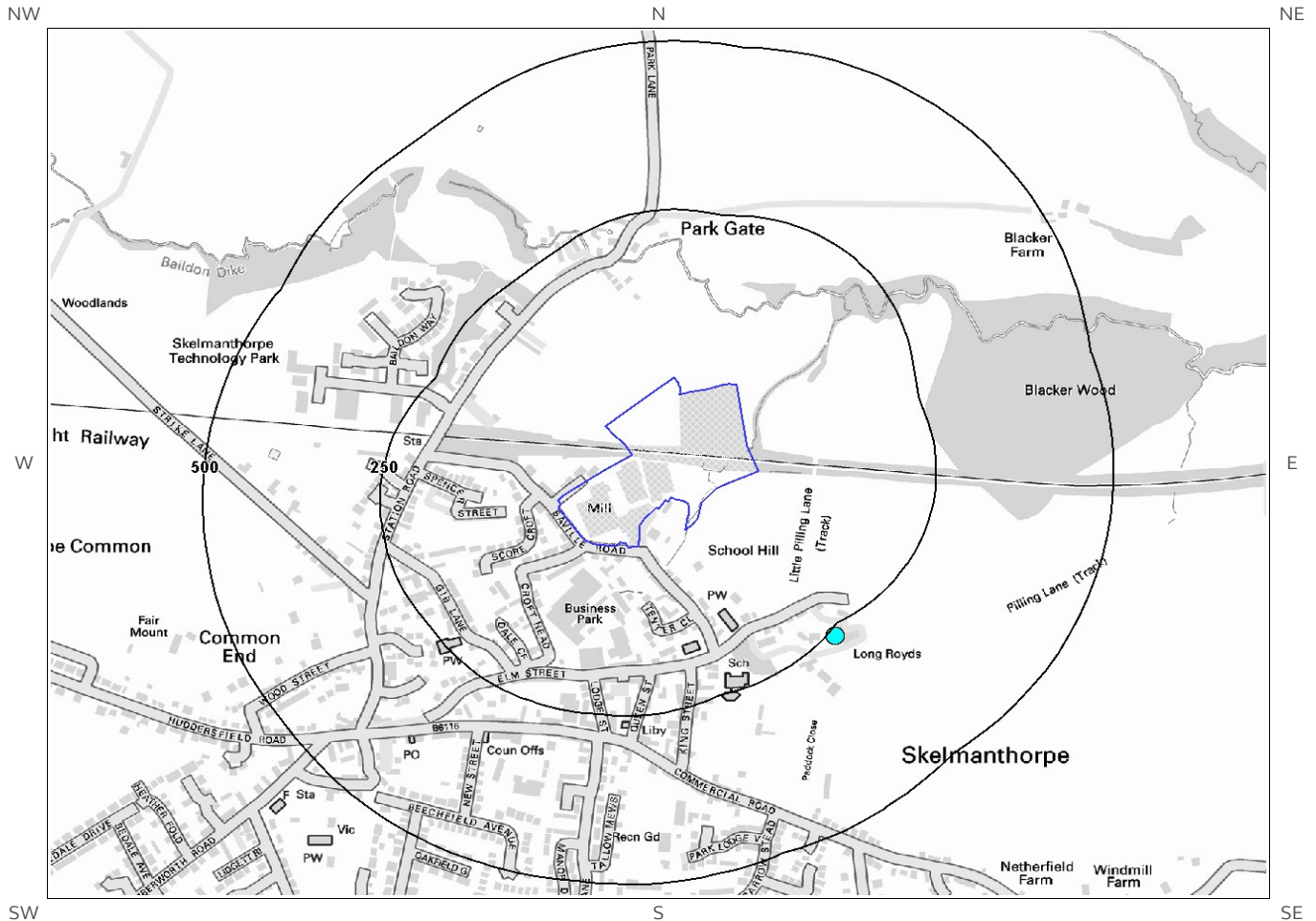
6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses



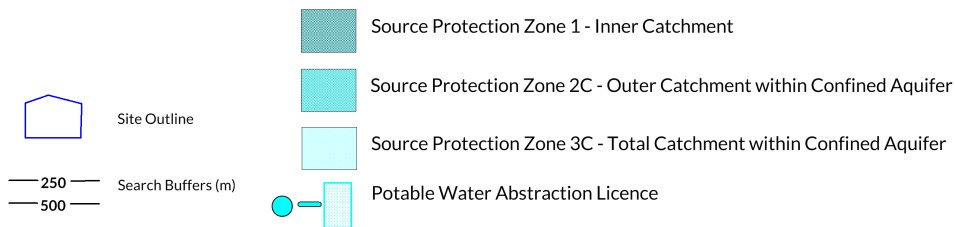
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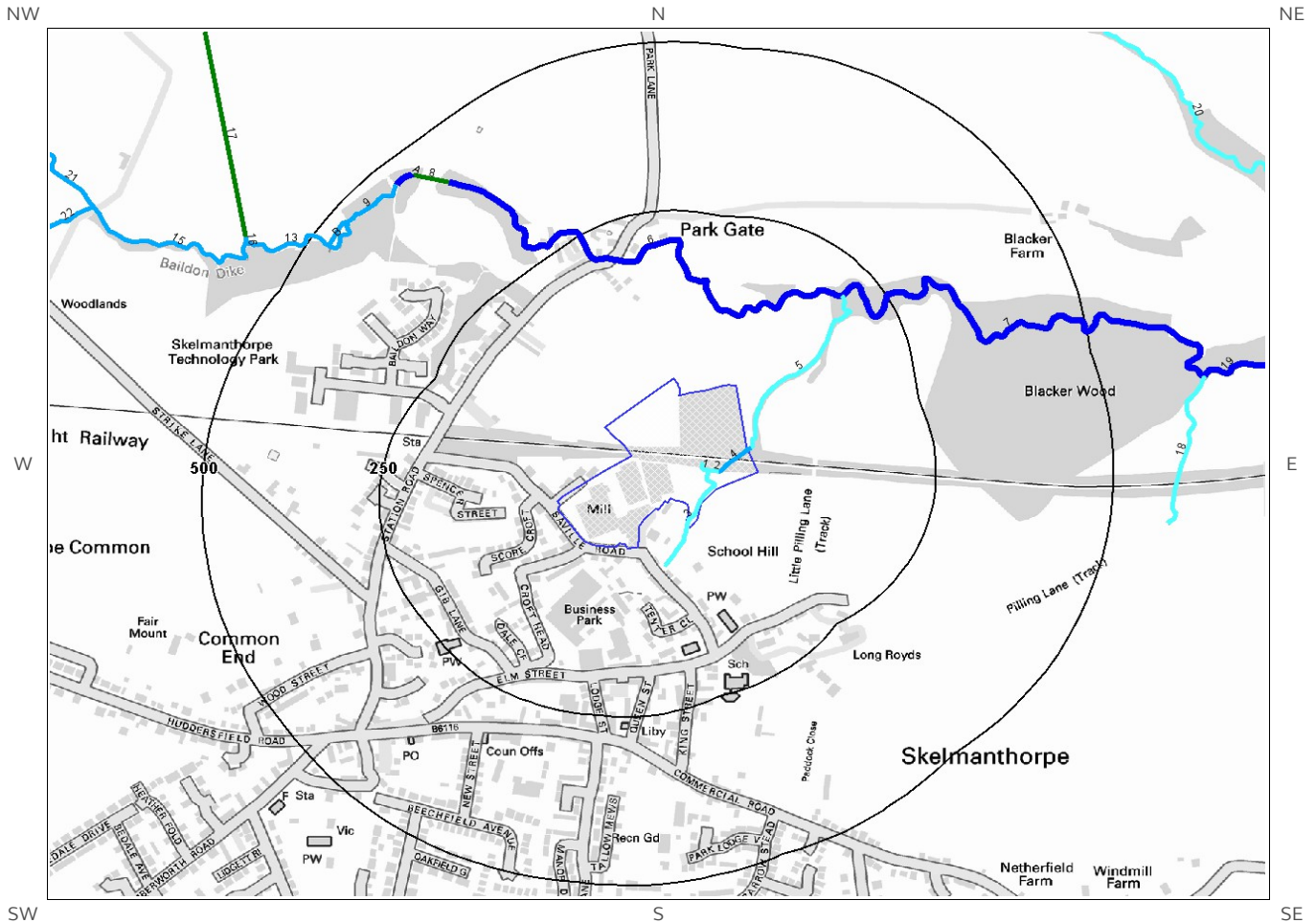
6d. Hydrogeology – Source Protection Zones within confined aquifer



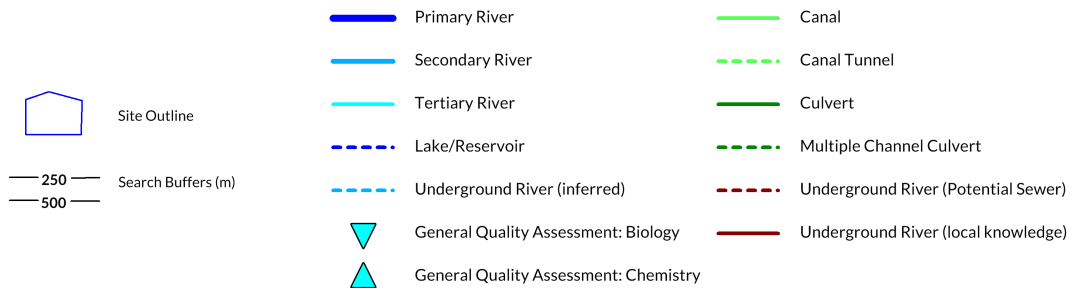
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6e. Hydrology – Detailed River Network and River Quality



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6. Hydrogeology and Hydrology

6.1 Aquifer within Superficial Deposits

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

6.2 Aquifer within Bedrock Deposits

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

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

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

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

6.3 Groundwater Abstraction Licences

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

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

ID	Distance (m)	Direction	NGR	Details
3A	0	On Site	423300 410900	Status: Historical Licence No: 2/27/08/091 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Groundwaters Point: Borehole Data Type: Point Name: DAWSON FUR FABRICS LIMITED Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: 5539 Original Start Date: 27/9/1977 Expiry Date: - Issue No: 100 Version Start Date: 27/9/1977 Version End Date:

ID	Distance (m)	Direction	NGR	Details
4A	0	On Site	423300 410900	<p>Status: Historical Licence No: 2/27/08/091 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Groundwaters Point: Borehole - Coal Measures - Skelmathorpe Data Type: Point Name: FLEECE LTD INC DAWSON FABRICS</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 05539 Original Start Date: 27/9/1977 Expiry Date: - Issue No: 102 Version Start Date: 1/10/2002 Version End Date:</p>
5A	0	On Site	423300 410900	<p>Status: Historical Licence No: 2/27/08/091 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Groundwaters Point: Borehole Data Type: Point Name: DAWSON FUR FABRICS LIMITED</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 5539 Original Start Date: 27/9/1977 Expiry Date: - Issue No: 100 Version Start Date: 27/9/1977 Version End Date:</p>
6A	0	On Site	423300 410900	<p>Status: Historical Licence No: 2/27/08/091 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Groundwaters Point: Borehole - Coal Measures - Skelmathorpe Data Type: Point Name: FLEECE LTD INC DAWSON FABRICS</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 05539 Original Start Date: 27/9/1977 Expiry Date: - Issue No: 102 Version Start Date: 1/10/2002 Version End Date:</p>
7A	0	On Site	423300 410900	<p>Status: Historical Licence No: 2/27/08/091 Details: Process Water Direct Source: Groundwaters Point: Borehole - Coal Measures - Skelmathorpe Data Type: Point Name: TECHNIFLEECE LTD</p> <p>Annual Volume (m³): 131000 Max Daily Volume (m³): 545 Original Application No: 5539 Original Start Date: 27/9/1977 Expiry Date: - Issue No: 103 Version Start Date: 13/3/2006 Version End Date:</p>
8B	260	SE	423660 410740	<p>Status: Historical Licence No: 2/27/13/174 Details: Raw Water Supply Direct Source: Groundwaters Point: Borehole-coal Measures-skelmanthorpe Data Type: Point Name: SIMMONDS</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 06654 Original Start Date: 23/12/1994 Expiry Date: - Issue No: 101 Version Start Date: 3/6/2001 Version End Date:</p>
9B	260	SE	423660 410740	<p>Status: Historical Licence No: 2/27/13/174 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Groundwaters Point: Borehole Data Type: Point Name: SIMMONDS</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 6654 Original Start Date: 23/12/1994 Expiry Date: - Issue No: 100 Version Start Date: 23/12/1994 Version End Date:</p>
Not shown	1424	NE	424530 412120	<p>Status: Historical Licence No: 2/27/08/104 Details: General Farming & Domestic Direct Source: Groundwaters Point: Borehole Data Type: Point Name: SAVILE ESTATE</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 6131 Original Start Date: 17/6/1988 Expiry Date: - Issue No: 100 Version Start Date: 17/6/1988 Version End Date:</p>
Not shown	1424	NE	424530 412120	<p>Status: Historical Licence No: 2/27/08/104 Details: General Farming & Domestic Direct Source: Groundwaters Point: Borehole - Coal Measures - Emley Data Type: Point Name: SAVILE TRUST (1965)</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 06131 Original Start Date: 17/6/1988 Expiry Date: - Issue No: 100 Version Start Date: 17/6/1988 Version End Date:</p>

ID	Distance (m)	Direction	NGR	Details
Not shown	1474	SE	424800 410200	<p>Status: Historical Licence No: 2/27/08/028 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Groundwaters Point: Borehole Data Type: Point Name: PHOENOX TEXTILES LTD</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 1029 Original Start Date: 20/1/1966 Expiry Date: - Issue No: 100 Version Start Date: 20/1/1966 Version End Date:</p>
Not shown	1474	SE	424800 410200	<p>Status: Historical Licence No: 2/27/08/028 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Groundwaters Point: Borehole - Coal Measures - Scissett Data Type: Point Name: PHOENOX TEXTILES LTD</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 01029 Original Start Date: 20/1/1966 Expiry Date: - Issue No: 100 Version Start Date: 20/1/1966 Version End Date:</p>
Not shown	1581	S	423200 409300	<p>Status: Historical Licence No: 2/27/08/005 Details: General Farming & Domestic Direct Source: Groundwaters Point: Well X2 - Coal Measures - Denby Dale Data Type: Point Name: D M & J SHAW</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 02642 Original Start Date: 14/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 25/1/1985 Version End Date:</p>
Not shown	1581	S	423200 409300	<p>Status: Historical Licence No: 2/27/08/005 Details: General Farming & Domestic Direct Source: Groundwaters Point: Well X2 Data Type: Point Name: SHAW</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 2642 Original Start Date: 14/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 25/1/1985 Version End Date:</p>
Not shown	1657	E	425200 410800	<p>Status: Historical Licence No: 2/27/08/112 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Groundwaters Point: Borehole Data Type: Point Name: AUCKLAND</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 6718 Original Start Date: 20/6/1996 Expiry Date: - Issue No: 100 Version Start Date: 20/6/1996 Version End Date:</p>
Not shown	1657	E	425200 410800	<p>Status: Historical Licence No: 2/27/08/112 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Groundwaters Point: Borehole - Coal Measures - Scissett Data Type: Point Name: AUCKLAND</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 06718 Original Start Date: 20/6/1996 Expiry Date: - Issue No: 100 Version Start Date: 20/6/1996 Version End Date:</p>
Not shown	1809	SE	425000 409900	<p>Status: Historical Licence No: 2/27/08/116 Details: General Farming & Domestic Direct Source: Groundwaters Point: Borehole Data Type: Point Name: W H BROOK & SON</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 6773 Original Start Date: 20/12/1996 Expiry Date: - Issue No: 100 Version Start Date: 20/12/1996 Version End Date:</p>
Not shown	1809	SE	425000 409900	<p>Status: Active Licence No: 2/27/08/116 Details: General Farming & Domestic Direct Source: Groundwaters Point: Borehole - Coal Measures - Clayton West Data Type: Point Name: W H BROOK & SON</p> <p>Annual Volume (m³): 9928 Max Daily Volume (m³): 27.2 Original Application No: 6773 Original Start Date: 20/12/1996 Expiry Date: - Issue No: 100 Version Start Date: 1/4/2008 Version End Date:</p>

ID	Distance (m)	Direction	NGR	Details
Not shown	1903	NW	421820 412200	<p>Status: Historical Licence No: 2/27/08/126 Details: General Farming & Domestic Direct Source: Groundwaters Point: Borehole - Coal Measures - Huddersfield Data Type: Point Name: T/A T R & C HALL</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 6961 Original Start Date: 11/10/2000 Expiry Date: - Issue No: 1 Version Start Date: 11/10/2000 Version End Date:</p>
Not shown	1903	NW	421820 412200	<p>Status: Historical Licence No: 2/27/08/126 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Groundwaters Point: Borehole - Coal Measures - Huddersfield Data Type: Point Name: T/A T R & C HALL</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 6961 Original Start Date: 11/10/2000 Expiry Date: - Issue No: 1 Version Start Date: 11/10/2000 Version End Date:</p>
Not shown	1903	NW	421820 412200	<p>Status: Active Licence No: 2/27/08/126 Details: General Farming & Domestic Direct Source: Groundwaters Point: Borehole - Coal Measures - Shelley Data Type: Point Name: C & M HALL</p> <p>Annual Volume (m³): 32225 Max Daily Volume (m³): 89 Original Application No: 6961 Original Start Date: 11/10/2000 Expiry Date: - Issue No: 3 Version Start Date: 1/4/2008 Version End Date:</p>
Not shown	1948	NW	421750 412180	<p>Status: Historical Licence No: 2/27/08/126 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Groundwaters Point: Borehole- Coal Measures - Huddersfield Data Type: Point Name: T/A T R & C HALL</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 6961 Original Start Date: 11/10/2000 Expiry Date: - Issue No: 1 Version Start Date: 11/10/2000 Version End Date:</p>
Not shown	1948	NW	421750 412180	<p>Status: Historical Licence No: 2/27/08/126 Details: General Farming & Domestic Direct Source: Groundwaters Point: Borehole- Coal Measures - Huddersfield Data Type: Point Name: T/A T R & C HALL</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 6961 Original Start Date: 11/10/2000 Expiry Date: - Issue No: 1 Version Start Date: 11/10/2000 Version End Date:</p>
Not shown	1974	NW	421550 411910	<p>Status: Historical Licence No: 2/27/08/126 Details: General Farming & Domestic Direct Source: Groundwaters Point: Underground Strata - Coal Measures Data Type: Point Name: T R & C HALL</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 6961 Original Start Date: 11/10/2000 Expiry Date: - Issue No: 2 Version Start Date: 18/9/2002 Version End Date:</p>
Not shown	1974	NW	421550 411910	<p>Status: Active Licence No: 2/27/08/126 Details: General Farming & Domestic Direct Source: Groundwaters Point: Borehole- Coal Measures - Shelley Data Type: Point Name: C & M HALL</p> <p>Annual Volume (m³): 32225 Max Daily Volume (m³): 89 Original Application No: 6961 Original Start Date: 11/10/2000 Expiry Date: - Issue No: 3 Version Start Date: 1/4/2008 Version End Date:</p>
Not shown	1979	SW	421800 409600	<p>Status: Historical Licence No: 2/27/11/124 Details: General use relating to Secondary Category (High Loss) Direct Source: Groundwaters Point: Spring - Coal Measures - Day Hole Workings Data Type: Point Name: HEPWORTH PIPE CO LTD</p> <p>Annual Volume (m³): 6819 Max Daily Volume (m³): 27.27 Original Application No: 1593 Original Start Date: 26/5/1966 Expiry Date: - Issue No: 100 Version Start Date: 26/5/1966 Version End Date:</p>

6.4 Surface Water Abstraction Licences

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

Database searched and no data found.

6.5 Potable Water Abstraction Licences

Are there any Potable Water Abstraction Licences within 2000m of the study site? Yes

The following Potable Water Abstraction Licences records are represented as points, lines and regions on the SPZ and Potable Water Abstraction Licences Map (6c):

ID	Distance (m)	Direction	NGR	Details	
1	260	SE	423660 410740	Status: Historical Licence No: 2/27/13/174 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Groundwaters Point: Borehole Data Type: Point Name: SIMMONDS	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: 6654 Original Start Date: 23/12/1994 Expiry Date: - Issue No: 100 Version Start Date: Version End Date:
Not shown	1903	NW	421820 412200	Status: Historical Licence No: 2/27/08/126 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Groundwaters Point: Borehole - Coal Measures - Huddersfield Data Type: Point Name: T/A T R & C HALL	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: 6961 Original Start Date: 11/10/2000 Expiry Date: - Issue No: 1 Version Start Date: Version End Date:
Not shown	1948	NW	421750 412180	Status: Historical Licence No: 2/27/08/126 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Groundwaters Point: Borehole - Coal Measures - Huddersfield Data Type: Point Name: T/A T R & C HALL	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: 6961 Original Start Date: 11/10/2000 Expiry Date: - Issue No: 1 Version Start Date: Version End Date:

6.6 Source Protection Zones

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

Database searched and no data found.

6.7 Source Protection Zones within Confined Aquifer

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

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

Database searched and no data found.

6.8 Groundwater Vulnerability and Soil Leaching Potential

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

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

6.9 River Quality

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

6.9.1 Biological Quality:

Database searched and no data found.

6.9.2 Chemical Quality:

Database searched and no data found.

6.10 Detailed River Network

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

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

ID	Distance (m)	Direction	Details
1	0	On Site	River Name: - Welsh River Name: - Alternative Name: - River Type: Tertiary River Main River Status: Currently Undefined
2	0	On Site	River Name: - Welsh River Name: - Alternative Name: - River Type: Tertiary River Main River Status: Currently Undefined
3	0	On Site	River Name: - Welsh River Name: - Alternative Name: - River Type: Tertiary River Main River Status: Currently Undefined
4	0	On Site	River Name: - Welsh River Name: - Alternative Name: - River Type: Secondary River Main River Status: Currently Undefined
5	7	NE	River Name: - Welsh River Name: - Alternative Name: - River Type: Tertiary River Main River Status: Currently Undefined
6	104	N	River Name: Park Gate Dike Welsh River Name: - Alternative Name: - River Type: Primary River Main River Status: Currently Undefined
7	199	NE	River Name: Park Gate Dike Welsh River Name: - Alternative Name: - River Type: Primary River Main River Status: Currently Undefined
8	423	NW	River Name: Baildon Dike Welsh River Name: - Alternative Name: - River Type: Culvert Main River Status: Currently Undefined
9	456	NW	River Name: Baildon Dike Welsh River Name: - Alternative Name: - River Type: Secondary River Main River Status: Currently Undefined
10B	461	NW	River Name: Baildon Dike Welsh River Name: - Alternative Name: - River Type: Secondary River Main River Status: Currently Undefined
11A	462	NW	River Name: Baildon Dike Welsh River Name: - Alternative Name: - River Type: Tertiary River Main River Status: Currently Undefined
12A	463	NW	River Name: Baildon Dike Welsh River Name: - Alternative Name: - River Type: Primary River Main River Status: Currently Undefined

ID	Distance (m)	Direction	Details	
13	472	NW	River Name: Baildon Dike Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
14B	472	NW	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined

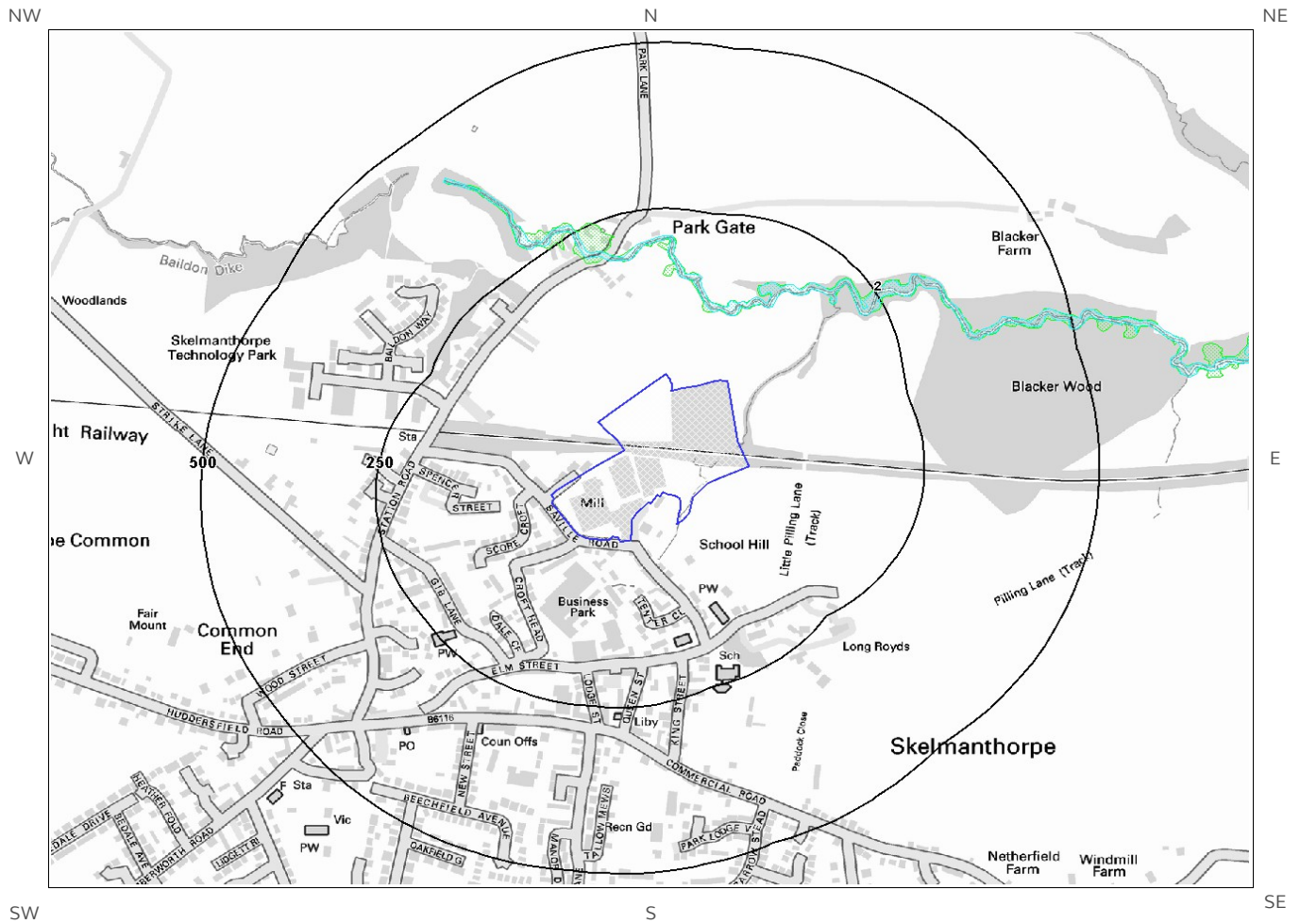
6.11 Surface Water Features

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

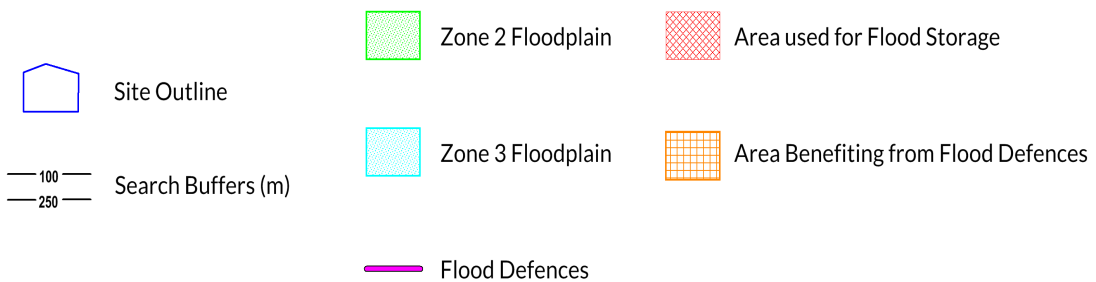
The following surface water records are not represented on mapping:

Distance (m)	Direction
0	On Site
0	On Site
7	NE
14	E
102	N
142	NE
168	N
203	NW

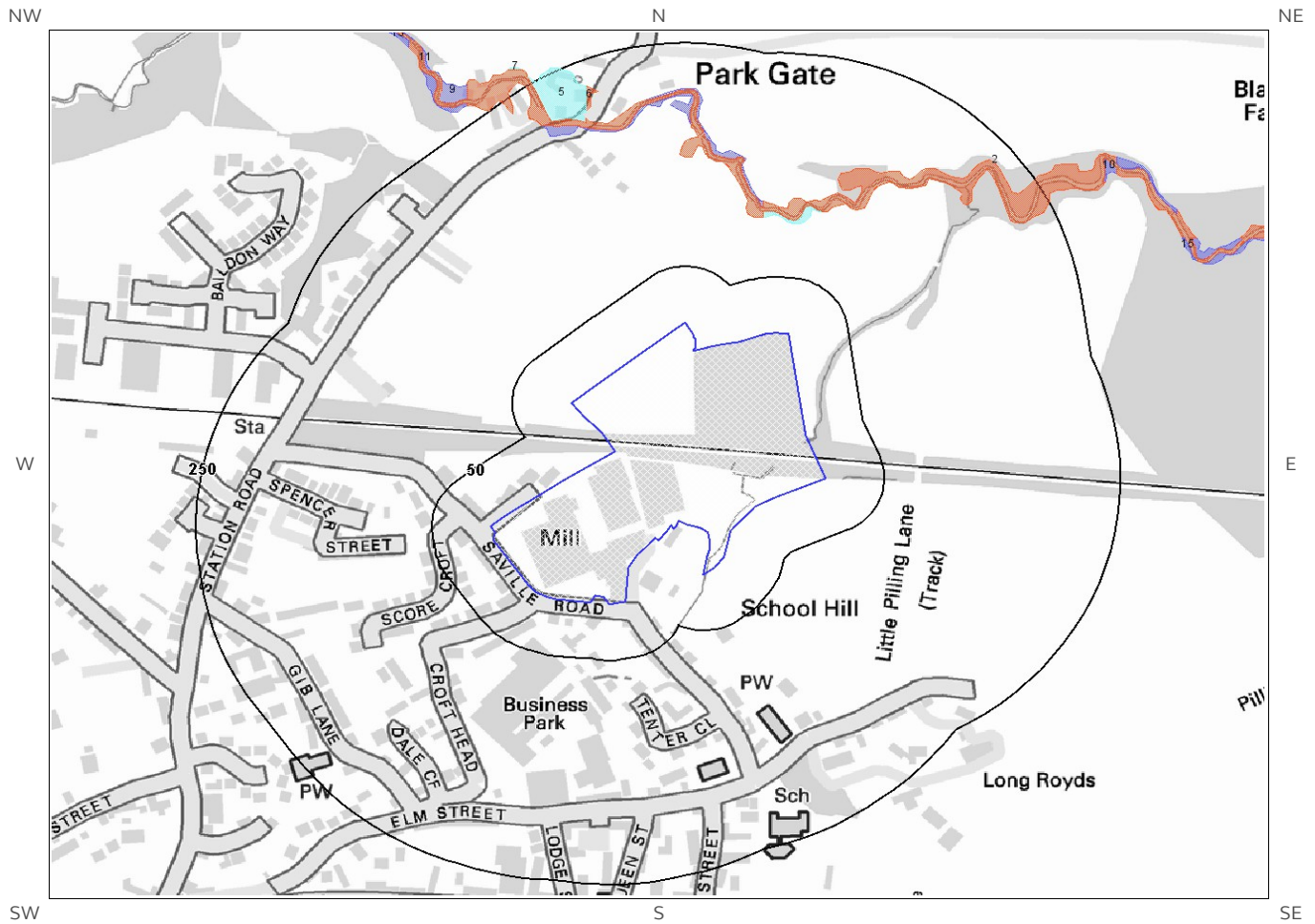
7a. Environment Agency Flood Map for Planning (from rivers and the sea)



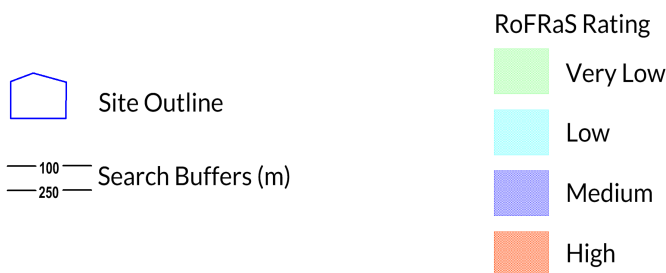
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7b. Environment Agency Risk of Flooding from Rivers and the Sea (RoFRaS) Map



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7 Flooding

7.1 River and Coastal Zone 2 Flooding

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

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

ID	Distance (m)	Direction	Update	Type
1	98	N	08-Feb-2016	Zone 2 - (Fluvial /Tidal Models)

7.2 River and Coastal Zone 3 Flooding

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

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

ID	Distance (m)	Direction	Update	Type
1	98	N	23-Feb-2016	Zone 3 - (Fluvial Models)

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

What is the highest risk of flooding onsite? Very Low

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

RoFRaS data for the study site indicates the property is in an area with a Very Low (less than 1 in 1000) chance of flooding in any given year.

7.4 Flood Defences

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

7.5 Areas benefiting from Flood Defences

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

7.6 Areas benefiting from Flood Storage

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

7.7 Groundwater Flooding Susceptibility Areas

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

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

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

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

Potential at Surface

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

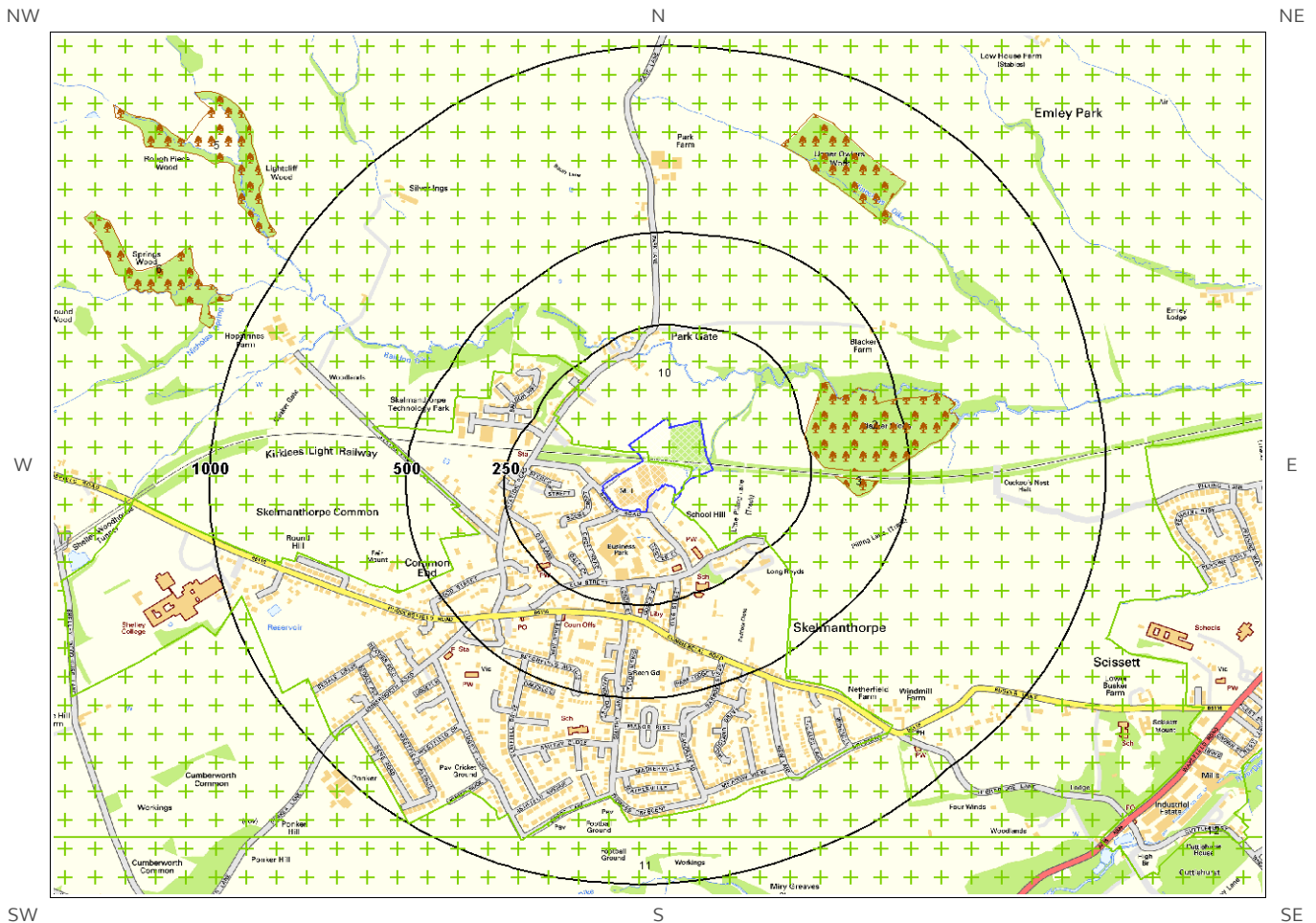
7.8 Groundwater Flooding Confidence Areas

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

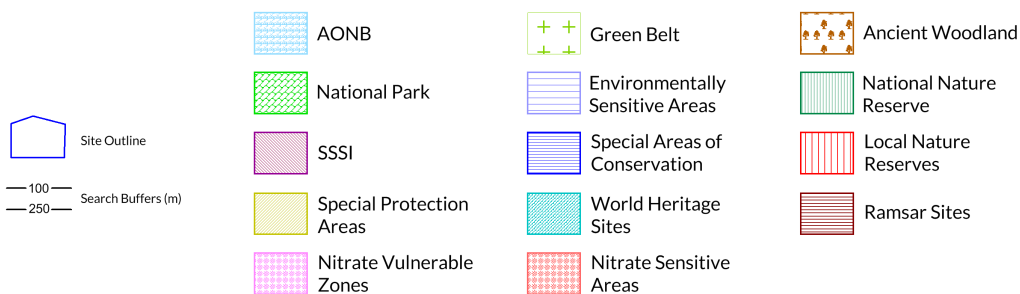
Notes: Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

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

8. Designated Environmentally Sensitive Sites Map



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8. Designated Environmentally Sensitive Sites

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

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

8

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

ID	Distance (m)	Direction	Ancient Woodland Name	Data Source
2	248	E	UNKNOWN	Ancient and Semi-Natural Woodland
3	311	E	UNKNOWN	Ancient and Semi-Natural Woodland
4	708	NE	UNKNOWN	Ancient Replanted Woodland
5	1063	NW	UNKNOWN	Ancient Replanted Woodland
6	1070	NW	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1658	S	UNKNOWN	Ancient Replanted Woodland
Not shown	1844	SE	UNKNOWN	Ancient Replanted Woodland
Not shown	1960	E	UNKNOWN	Ancient and Semi-Natural Woodland

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

1

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

ID	Distance (m)	Direction	NVZ Name	Data Source
Not shown	1586	N	Existing	DEFRA

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

3

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

ID	Distance	Direction	Green Belt Name	Local Authority Name
10	0	On Site	Liverpool, Manchester and West Yorks Greenbelt	Kirklees District (B)
11	872	S	Liverpool, Manchester and West Yorks Greenbelt	Kirklees District (B)
12	1565	SE	Liverpool, Manchester and West Yorks Greenbelt	Kirklees District (B)

9. Natural Hazards Findings

9.1 Detailed BGS GeoSure Data

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

9.1.1 Shrink Swell

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

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

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

9.1.2 Landslides

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

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

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

9.1.3 Soluble Rocks

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

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

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

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

9.1.4 Compressible Ground

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

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

Hazard

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

9.1.5 Collapsible Rocks

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

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

Hazard

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

9.1.6 Running Sand

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

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

Hazard

Very low potential for running sand problems if water table rises or if sandy strata are exposed to water. 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.

9.2 Radon

9.2.1 Radon Affected Areas

Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level? The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.

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

9.2.2 Radon Protection

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

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

No radon protective measures are necessary.

10. Mining

10.1 Coal Mining

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

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

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

10.2 Non-Coal Mining

Are there any Non-Coal Mining areas within 50m of the study site boundary? No

Database searched and no data found.

10.3 Brine Affected Areas

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

Guidance: No Guidance Required.

Contact Details

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

British Geological Survey Enquiries

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

Web:www.bgs.ac.uk

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

Environment Agency

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

Web:www.environment-agency.gov.uk

Email:enquiries@environment-agency.gov.uk

Public Health England

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

Email:enquiries@phe.gov.uk

Main switchboard: 020 7654 8000

The Coal Authority

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

Ordnance Survey

Adanac Drive, Southampton
SO16 0AS
Tel: 08456 050505

Local Authority

Authority: Kirklees Council
Phone: 01484 221 000

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

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

Gemapping PLC

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



Public Health
England



The Coal
Authority



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

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

Standard Terms and Conditions

1 Definitions

In these terms and conditions unless the context otherwise requires:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3 The Client’s obligations

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

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

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

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

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

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

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

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

4 Reliance

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

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

(i) the Beneficiary,

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

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

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

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

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

5 Fees and Disbursements

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

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

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

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

6 Intellectual Property and Confidentiality

6.1 Subject to

(i) full payment of all relevant Fees and

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

subcontractors;

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

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

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

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

7.4 Groundsure shall not be liable for

(i) loss of profits;

(ii) loss of business;

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

(iv) loss of anticipated savings;

(v) loss of goods;

(vi) loss of contract;

(vii) loss of use;

(viii) loss or corruption of data or information;

(ix) business interruption;

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

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

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

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

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

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

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

8 Groundsure's right to suspend or terminate

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

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

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

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

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

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

9. Client's Right to Terminate and Suspend

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

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

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

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

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

10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination of the Contract:

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

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

11 Anti-Bribery

11.1 The Client warrants that it shall:

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

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

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

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

12 General

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

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

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

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

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

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

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

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

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

(iii) Acts of God or the public enemy;

(iv) riot, civil commotion or war;

(v) strikes, labour disputes or industrial action;

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

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

(viii) changes in law; or

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

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

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

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

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

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

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

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

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

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