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# **Phase 1 Desk Top Geo-environmental Report**

**ON**

**PROPOSED DEVELOPMENT**

**AT**

**FORMER DEWSBURY FIRE STATION,  
HUDDERSFIELD ROAD, DEWSBURY**

**FOR**

**WSG HOLDINGS LTD**

**AUGUST 2017**

**E17/6874/R001**

Prepared by

**M.Huddleston MEng**

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## **1.0 INTRODUCTION**

1.1 This report is commissioned to examine the risk of contamination for the above site in line with the recommendations of Part II of the Environmental Protection Act 1990 PPS 23. It is based on information provided by both the client and statutory bodies in both written and verbal format. It is assumed that all information given is correct and factual at the time of writing this report. No liabilities can be accepted for information provided by third parties and subsequently found to be in error.

## **2.0 THE SITE**

2.1 The site is located to the south of Huddersfield Road, Dewsbury. It is situated around Ordnance Survey grid reference 423331, 420770. A site location plan is included in Appendix A.

2.2 The site is approximately square in shape, with access from Huddersfield Road along the northern boundary and Broad Street on the southern boundary. There are residential properties to the north, east and south and a mix of commercial and residential properties to the west. The overall site area is approximately 0.38ha.

2.3 The northern boundary is open with Huddersfield Road and leads to an area of concrete hardstanding and a tarmac access road along the western boundary that extends to a parking area in the south of the site that contains a diesel pump with above ground storage tank. The tarmac was in generally good condition with some deformation noted in the south west of the site. There is a smaller gated access in the southern boundary leading from the parking area to Broad Street.

2.4 In the centre of the site is the brick built three-storey office block of the fire station with single storey equipment storage areas and a firefighting training tower located in the south east. An above ground tank, used for storing foam, is located near the tower. In the south west of the site, there is a smoke house training building. There are small areas of soft landscaping located in the northern and eastern areas of the site.

2.5 The southern, eastern and western boundaries are formed by a mix of steel fencing and brick walls with gated access located in the south west. The northern boundary is open onto Huddersfield Road.

- 2.6 The site is relatively flat with slight falls from north to south and localised falls towards the gullies in the hardstanding areas. A high point of 56.10m AOD is located in the north western corner and a low point of 55.09m AOD in the south eastern corner. The majority of the southern parking area is retained approximately 0.5m above Broad Street to the south.
- 2.7 It is proposed to develop the site for mixed commercial/residential use. Commercial units with storage space are to be constructed on the ground floor with residential apartments above. The remainder of the site is to be hardstanding with small areas of soft landscaping.

### 3.0 SITE HISTORY

A number of historical Ordnance Survey plans from 1854-2014 have been consulted. These are contained for reference within Appendix C to the rear of the report. Below is a brief description outlining the significant developments that may effect future construction of the site.

	<b>Historical uses on site</b>	<b>Historical findings within 100m perimeter of the site</b>	<b>Historical findings further than 100m perimeter of the site</b>
1854	i). The site is shown as open field. ii) Northern boundary formed by highway.	i). The site is surrounded by fields.	i). Railway heading north east to south west 130m south east of the site. ii). Lime kilns 220m south west of the site.
1892-1894	i). Site shown as part of Ravens Lodge Colliery. Buildings and shafts shown on site.	i). Ravens Lodge Colliery extends south and south east of site. ii). Brick and Tile Works 50m south of site.	i). Mills 300m south east and south west of site.
1905-1907	i). Railway line running north west to south east along north east boundary of site. ii). Only two shafts still shown on site.	i). No significant developments within 100m of the site.	i). Pipe works 100m east of site.
1922	i). Few small structures shown on northern boundary.	i). Residential development east of site. ii). Brick works 50m south now an Engineering Works.	i). Pipe works now labelled as warehouse.
1931-1933	i). Large building constructed in centre of site.	i). Iron Works constructed south of site. ii). Residential development north of site.	i). Warehouse 100m east of site labelled as mill.
1948-1955	i). Large building labelled as garage. ii). Further buildings on western boundary and in north east and north west corners.	i). No significant developments within 100m of the site.	i). No significant developments within 500m of the site.
1971-1976	i). Fire station now shown on site.	i). No significant developments within 100m of the site.	i). Scrap metal yard 120m south of site.
2014	i). The on-site features are similar to the previous sheet.	i). No significant developments within 100m of the site.	i) No significant developments within 500m of the site.

#### **4.0 SITE GEOLOGY & MINING**

- 4.1 The BGS Digital Geological Map of Great Britain at 1:50,000 scale has been consulted and we would report as follows:-
- 4.2 No superficial strata or artificial strata is shown overlying the site. However, the site is shown to be potentially infilled land associated with historical colliery workings.
- 4.3 The majority of the site is underlain by the Pennine Lower Coal Measures Formation consisting of Mudstone, Siltstone and Sandstone. The western edge of the site is shown to be underlain by the Birstall Rock Formation consisting of Sandstone.
- 4.4 The nearest fault line is located 62m south of the site and heads from west to east.
- 4.5 The Coal Authority Report is included in Appendix B and states that the property is in an area with probable unrecorded coal workings at shallow depth. Historically, shallow seams may have been worked by private individuals and the workings unrecorded by the Coal Authority.
- 4.6 The property is not in area where the Coal Authority has granted, or plans to grant, a licence to remove or otherwise work coal using underground methods.
- 4.7 There are three mineshafts recorded within the site boundaries. One is located adjacent the northern boundary, two are located adjacent the southern boundary. The Coal Authority has confirmed the shafts are approximately 80m deep. There are no records of what treatment, if any, has been undertaken to them.
- 4.8 There is a BGS borehole associated with Ravenslodge Colliery located 43m north east of the site. This shows clay and marl to a depth of 13.2m where the 300mm thick Brown Metal Coal seam was encountered. The 375mm thick Lousey Coal seam is recorded 20.5m below ground levels.
- 4.9 Coal seams are indicated to outcrop 24m north east and 65m south west of the site.

## **5.0 ENVIRONMENTAL CONSIDERATIONS**

### **5.1 Radon**

The property is in a Radon Affected Area, as between 1 and 3% of properties are above the Action Level.

No Radon Protective Measures are necessary.

### **5.2 Landfill Sites**

There are no recorded historical or current landfill sites located within 250m of the site.

There are waste treatment plants located 116-128m south and 132-154m south west of the site.

### **5.3 Flood Risk**

The site lies outside of current EA defined flood zones.

### **5.4 Groundwater**

The bedrock underlying the site is classified as a Secondary (A) Aquifer. These are permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flows to rivers. These are generally aquifers formerly classified as minor aquifers.

There are no recorded groundwater or surface water abstraction licences recorded within 250m of the site.

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

There are four recorded pollution incidents in controlled waters within 250m of the site. Two are located 81m south of the site while the third and the fourth are located 102m and 148m south of the site respectively. These were all Category 3 (Minor) incidents.

The site is not located in a Source Protection Zone.

The nearest recorded surface water feature is 189m to the south of the site. This is the River Calder and is classified as a Primary River.

## 6.0 PRELIMINARY CONCEPTUAL SITE MODEL

- 6.1 The initial stage in assessing the risks posed from contaminated land during the redevelopment of a site is to prepare a conceptual model. A generalised conceptual model can be developed highlighting the main pollutant linkages through a contaminant ► pathway ► receptor model for the construction of a commercial/residential development. In order to prepare the conceptual model for a particular site the following parameters need to be reviewed as discussed below.
- 6.2 Contamination of existing land can be caused by a number of factors, including:-
- i) Possible historical/current industrial activities.
  - ii) Disposal of waste materials.
  - iii) Storage of materials.
  - iv) A number of natural processes can also lead to hazardous gases and elevated heavy metals.
- 6.3 Potential pathways can include ground and surface water, permeable strata, existing services providing a conduit and voided ground. Potential receptors can include human health, ecosystems, controlled waters and building structures. There are a number of ways that a receptor can be exposed to the contaminant these include, inhalation, direct contact, ingestion, dermal contact and uptake.
- 6.4 Sources of potential contamination, that could affect the proposed development, from either on or off site activities would include the following:-
- i. Possible contaminants from the historical industrial use of the site and adjacent land. (Spillages from use as garage, materials from use as colliery).
  - ii. Fill material used for levelling areas of hardstanding on site.
  - iii. Ground gas migration from historical shallow mine workings.
  - iv. Construction materials from existing building on site.
  - v. Potential historical leakage from above ground tank associated with diesel pump located on site.
  - vi. Potential historical leakage from below ground petrol interceptor on site.
  - vii. Potential buried contamination associated with inspection pits/sumps from historical use as garage.

Therefore the potential for some contamination to exist on site is considered to be low.

- 6.5 Considering the proposed commercial/residential end use of the site, there will be two possible human receptor groups exposed to the existing onsite contamination:-
- a) Site operatives during development.
  - b) End users, future site users (the critical receptor is a 6 year old female).

6.6 Human receptors may be exposed to site contamination by a number of possible pathways. These pathways are summarised in Table 1 below.

**Table 1- Potential Human Exposure Pathways**

<u>Human Exposure Pathway</u>	<u>Site Users</u>	<u>Construction Workers</u>
<b>Soil Ingestion</b>	YES	YES
<b>Consumption of Home Grown Vegetables</b>	NO	NO
<b>Dermal Contact</b>	YES	YES
<b>Dust Inhalation</b>	YES	YES
<b>Gases/Vapours</b>	YES	NO

6.7 The construction workers will come into contact with any contaminated soil to a far greater extent than future residents. The exposure pathways are generally through dermal contact and indirect ingestion. However their exposure will be for a limited time and the provision and correct use of personnel protective equipment and adequate welfare facilities during construction should restrict their risks to acceptable levels.

6.8 The risk of pollution to controlled waters by existing contamination is considered low. The nearest recorded borehole indicates the site will be underlain by relatively impermeable clays and marls. There are no licensed ground water or surface water abstractions within 250m of the development. The nearest recorded surface water feature is 189m south of the site.

6.9 No specific areas of ecological importance have been identified in the initial desk top study. Therefore the site is considered to be in a low risk environmental setting.

6.10 It is proposed to construct a commercial property with residential apartments above with small landscaped areas. The presence of elevated sulphates and hydrocarbons could affect the long term integrity of buried concrete structures, including

foundations and drainage pipes. Plastic water supply pipes can also be damaged by the presence of hydrocarbon contamination.

## **7.0 CONCLUSIONS**

- 7.1 The site has been developed since before 1892 and has been used as a colliery, brick works, garage and fire station, with similar usage noted immediately adjacent. Above ground diesel storage and a petrol interceptor are noted to exist on site, and there is the potential for buried contamination in inspection pits/sumps from the historical usage as a garage. In addition to this, the site is in an area of probably shallow mine workings and there is a risk of ground gas migration affecting the future residents/site-users. We therefore believe the risk of contamination to the site to be medium.
- 7.2 We would recommend that a Stage II Ground Investigation is undertaken following the demolition of the existing buildings to determine the underlying strata and foundations for the new development to be specified.
- 7.3 Prior to the demolition of the existing buildings, an asbestos survey should be undertaken to determine the presence of any asbestos containing materials. These should be removed from site prior to any demolition works commencing.
- 7.4 Due to the possibility of shallow mine workings beneath the site, a rotary borehole investigation should be undertaken to determine the presence of any workings. This should be undertaken using water flush methods due to the proximity of the adjacent residential properties. A minimum of two gas monitoring stations should be installed, as part of the borehole investigations, to allow the gas regime for the site to be established.
- 7.5 Additionally, as the presence of three shafts is indicated on the site, it is recommended that a site scrape is undertaken to determine the location of the shafts and confirm any historical treatment works. As the rotary borehole investigations and site scrape will disturb/enter Coal Authority property, application should be made for permission to undertake these works.
- 7.6 Soil samples from any made ground present or natural strata should be taken for contamination testing for metals, metalloids, PAH, TPH and asbestos. In particular, samples should be taken from the vicinity of any above ground tanks and in the vicinity of the petrol interceptor. If possible, trial pits should be undertaken within the footprint of the former garage to establish and buried contamination associated with former inspection pits/sumps. If any contamination is found, a site remediation report

should outline the most effective method of dealing with the contamination and any validation requirements.

- 7.7 Plasticity testing should also be undertaken to determine the shrinkage of the existing clays, to enable the new foundations to be designed and constructed in accordance with the current standards.

Prepared by



M. Huddleston. MEng

Checked by



T. Haigh. BSc.,C.Eng.M.I.C.E.

AUGUST 2017

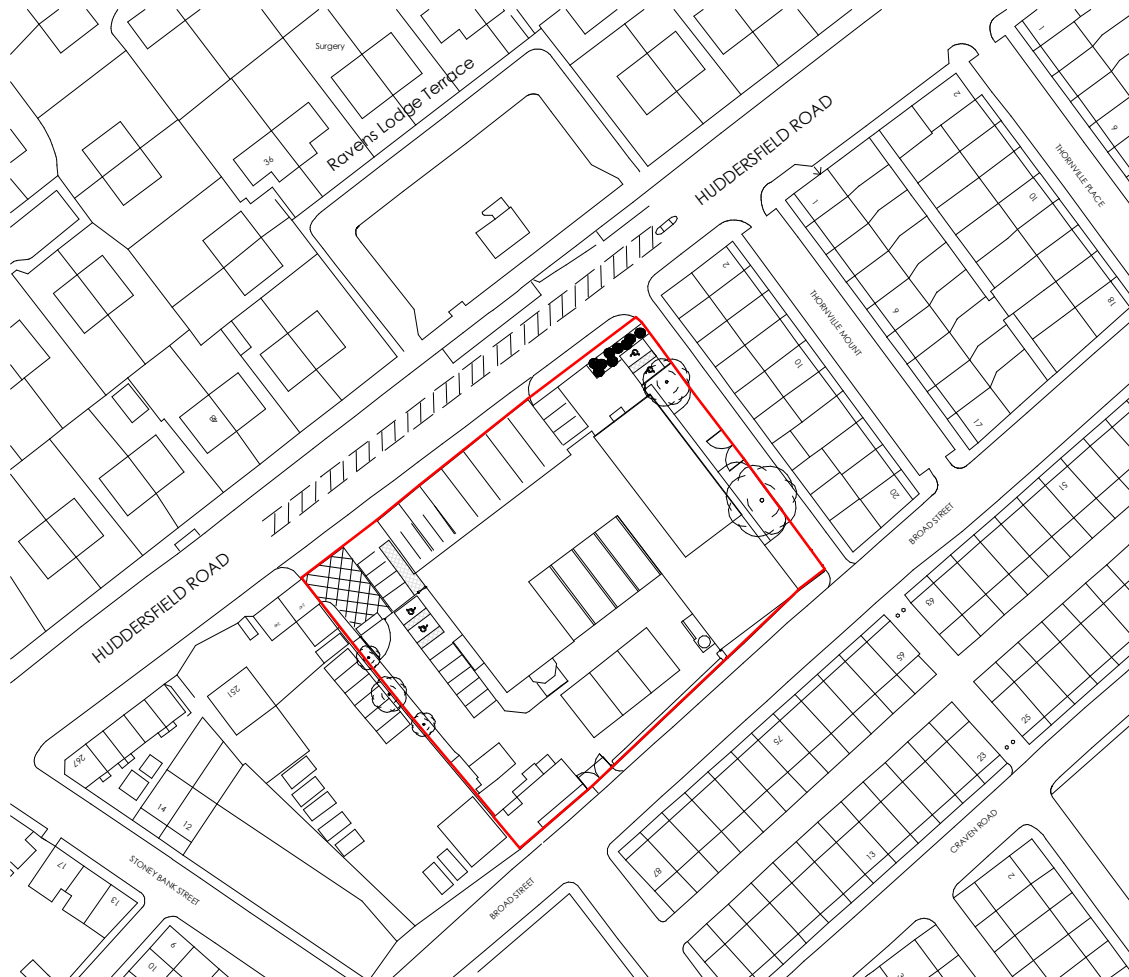
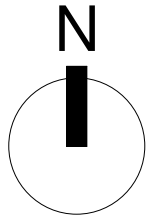
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# APPENDIX A

LOCATION PLAN

SITE SURVEY

PLANNING LAYOUT



# MWA Martin Walsh Architectural

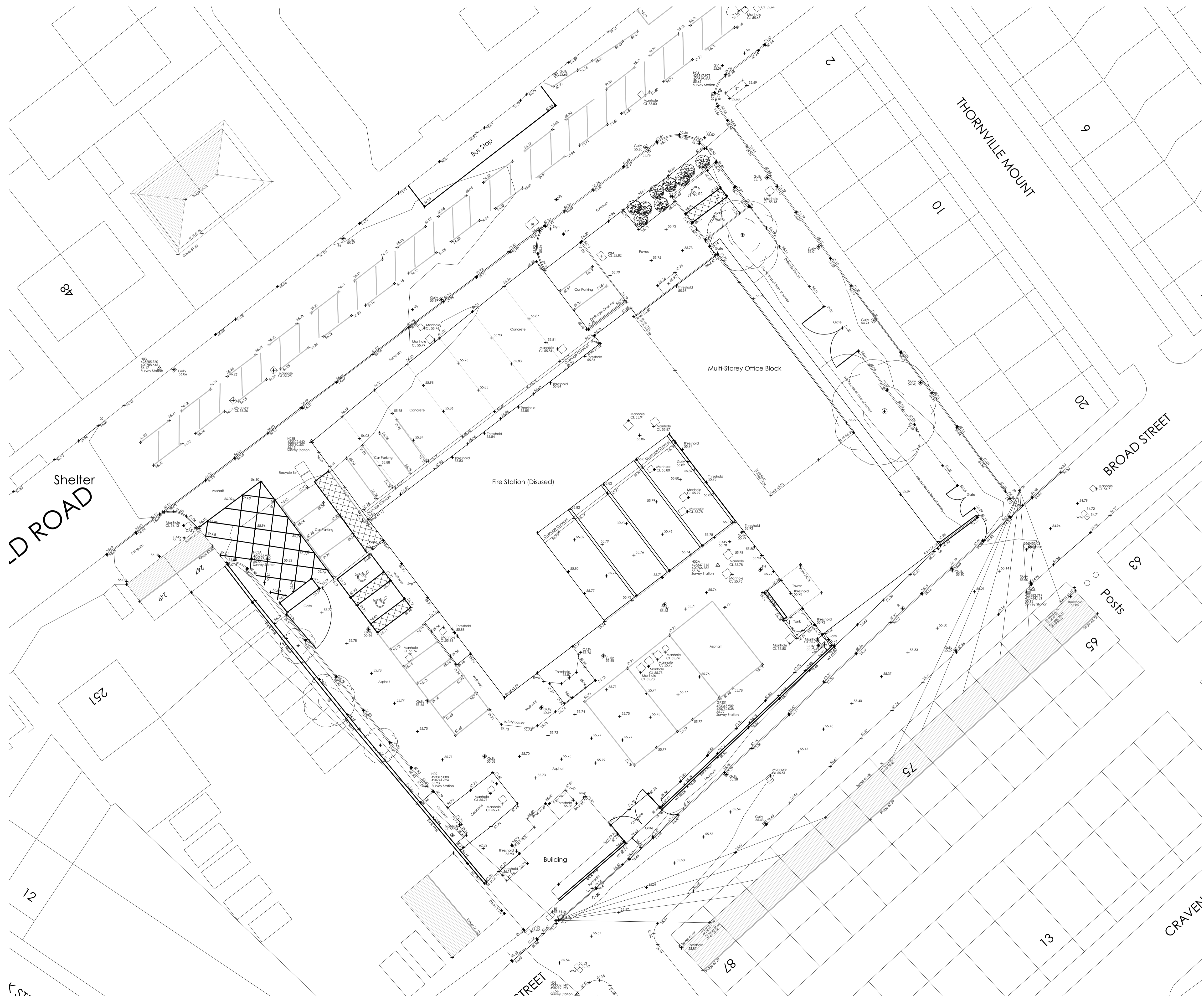
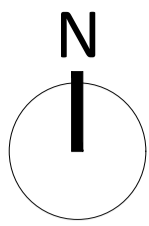
architecture ■ planning ■ engineering

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e: info@martinwalsh.co.uk

w: www.martinwalsh.co.uk

B	Planning issue	DLV	MW	22.03.17
A	First issue to client	DLV	MW	14.02.17
Rev	Description	Drawn	Checked	Date
Document Status : <b>S2</b>		Purpose of Issue: <b>Planning</b>		Client Approval <input checked="" type="checkbox"/> A - Approved B - Approved w/com C - Do not use
Title <b>Location Plan</b>				
MWA project ref	Scale	Original Paper Size	Orientation	Drawn Checked
6002	1 : 1250	@A4	Portrait	DLV MW
Drawing Number:				Revision
<b>GTDE - MWA - XX - XX - DR - A - 0001</b>				<b>B</b>



Revisions:	Date	By
No. Comment		

Drawing Status:

Preliminary 
  Planning Permission 
  Building Regulation 
  Tender 
  Construction

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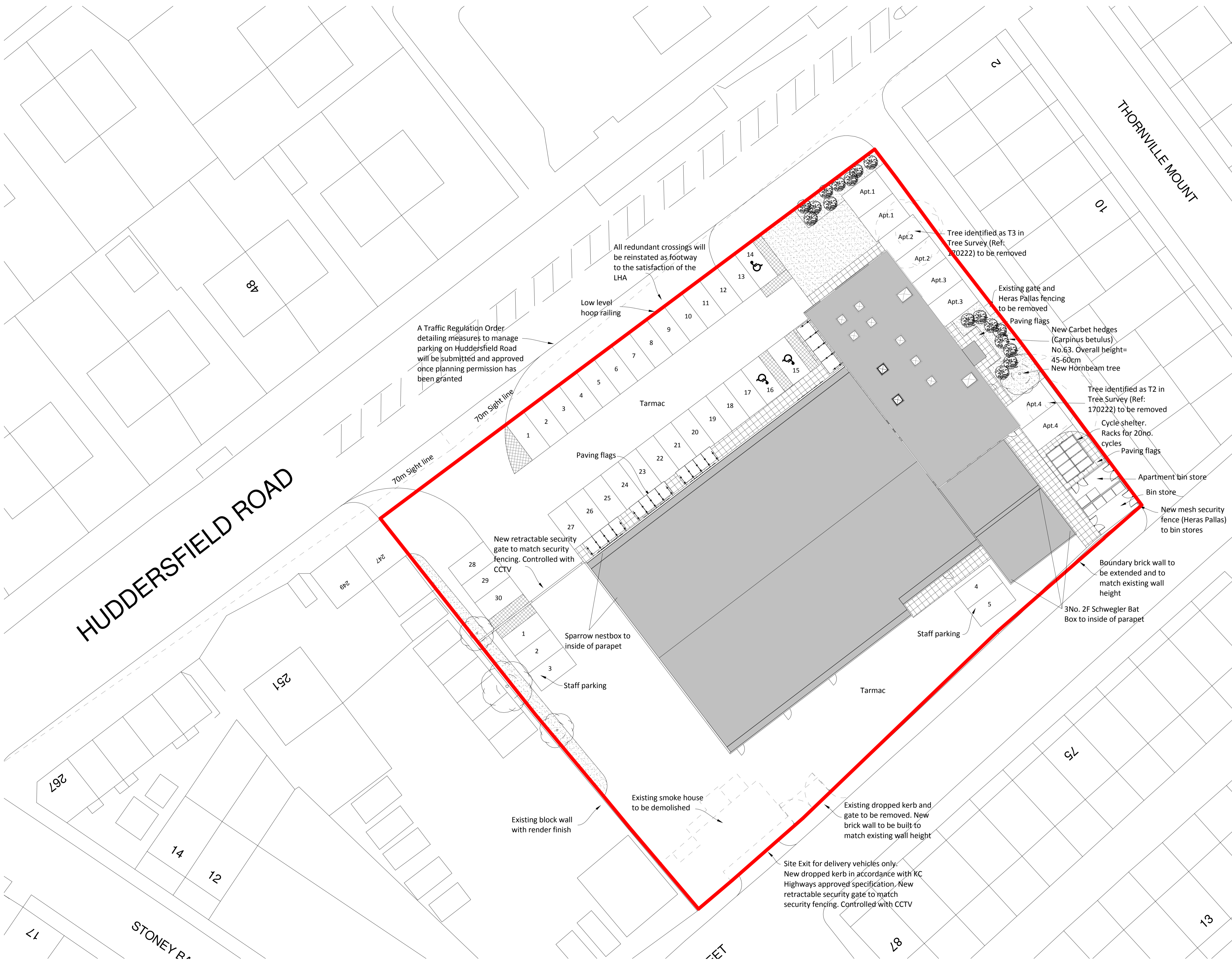
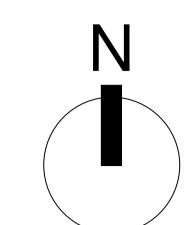
Job Title  
**Proposed Development at Former Dewsbury Fire Station, Huddersfield Road, Dewsbury, WF13 3RN**

Drawing Title  
**Existing Site Survey**

Client  
**G-Tuft**

Drawn	Checked	Date	Scale	Sheet Size	Drawing No.	Rev.
DLV	MW	01/17	1:200	A1	3/K16/6002/10	

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Rev	Description	Drawn	Checked	Date
A	First issue to client	DLV	MW	14.02.17
B	Scheme amended to suit client requirements	DLV	MW	01.03.17
C	Planning issue	DLV	MW	22.03.17
D	Units 3 and 4 extended to align with unit 2	DLV	MW	12.04.17
E	Site plan updated following Highways Consultation	DLV	MW	24.07.17
F	Site plan updated following Highways Consultation	DLV	MW	24.07.17

Document Status - Purpose of Issue: **S2 Planning**

Client Approval:  A - Approved  
 B - Approved w/comm  
 C - Do not use



Project: **Proposed Development at Former Dewsbury Fire Station, Huddersfield Road, Dewsbury, WF13 3RN**

Title: **Proposed Site Plan**

Client: **G-Tuft**

Project Number	Scale	Original Paper Size	Paper Orientation	Drawn	Checked
6002	1 : 200	@A1	Landscape	DLV	MW
Drawing Number:					Revision:
<b>GTDE - MWA - XX - XX - DR - A - 0009 F</b>					

# APPENDIX B

## MINING REPORT

## GEOLOGICAL REPORT



Issued by:

The Coal Authority, Property Search Services, 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire, NG18 4RG

Website: [www.groundstability.com](http://www.groundstability.com) Phone: 0345 762 6848 DX 716176 MANSFIELD 5

**PSA DESIGN  
OLD BANK HOUSE  
6 BERRY LANE  
LONGRIDGE  
PRESTON  
PR3 3JA**

Our reference: **51001007993001**  
Your reference: **G2169**  
Date of your enquiry: **28 September 2015**  
Date we received your enquiry: **28 September 2015**  
Date of issue: **28 September 2015**  
Grid Reference: **423326 420776**

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

**Non-Residential Coal Mining Consultants Report**

**FIRE STATION, HUDDERSFIELD ROAD, DEWSBURY, WF13 3RN**

This report is based on and limited to the records held by the Coal Authority, at the time we answer the search.

**Past underground mining**

COLLIERY	SEAM	MINERAL	PANEL	DEPTH (m)	DIRECTION TO WORKING	DISPOSITION	EXTRACTION THICKNESS (cm)	YEAR
unnamed	MIDDLETON MAIN	Coal	6ZKR	54	Beneath Property	0.0	94	1872
unnamed	WHEATLEY LIME	Coal	6ZKS	71	NW	0.2	79	1890

COLLIERY	SEAM	MINERAL	PANEL	DEPTH (m)	DIRECTION TO WORKING	DISPOSITION	EXTRACTION THICKNESS (cm)	YEAR
unnamed	WHEATLEY LIME	Coal	6ZFR	72	Beneath Property	0.0	79	1890
unnamed	SILKSTONE	Coal	6ZKV	98	Beneath Property	0.0	41	1891
unnamed	WHINMOOR	Coal	6ZL1	147	Beneath Property	0.0	56	1902
unnamed	BLACK BED	Coal	6ZL6	239	Beneath Property	0.0	76	1893
unnamed	BLACK BED	Coal	62N8	247	N	0.7	76	1897
unnamed	BETTER BED	Coal	62N4	277	NW	0.7	92	1897
unnamed	BETTER BED	Coal	6ZL9	281	Beneath Property	0.0	92	1897

#### **Probable unrecorded shallow workings**

Probable unrecorded coal workings at shallow depth.

#### **Outcrops**

No outcrops recorded.

#### **Spine roadways at shallow depth**

No spine roadway recorded at shallow depth.

#### **Future underground mining**

No future mining recorded.

#### **Licence details (AOR)**

No AOR recorded.

#### **Section 46 notices**

No current notification.

## Geology

No faults, fissures or breaklines recorded.

## Mine entries

ENTRY TYPE	REFERENCE	GRID REFERENCE	TREATMENT DESCRIPTION	MINERAL	CONVEYANCE DETAILS
Shaft	423420-004	423344 420750		Coal	
Shaft	423420-001	423315 420786		Coal	
Shaft	423420-002	423352 420760		Coal	

## Court orders

No court orders recorded.

## Worked out opencast sites

No worked out opencast site recorded.

## Coal mining related hazards

No coal mining related hazard recorded.

## Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres, since 31st October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

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

Issued by:	The Coal Authority, 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG
Tax Point Date:	28 September 2015
Issued to:	PSA DESIGN OLD BANK HOUSE 6 BERRY LANE LONGRIDGE PRESTON PR3 3JA
Property Search for:	FIRE STATION, HUDDERSFIELD ROAD, DEWSBURY, WF13 3RN
Reference Number:	51001007993001
Date of Issue:	28 September 2015
Cost:	£64.00
VAT @ 20%:	£12.80
Total Received:	£76.80
VAT Registration	598 5850 68

## Location map



Approximate position of property



This plan shows the approximate location of the disused mine entry / entries referred to in the attached mining report. For reasons of clarity, mine entry symbols may not be drawn to the same scale as the plan.

Property owners have the benefit of statutory protection (under the Coal Mining Subsidence Act 1991). This contains provision for the making good, to the reasonable satisfaction of the owner, of physical damage from disused coal mine workings including disused coal mine entries. A leaflet setting out the rights and obligations of either the Coal Authority or other responsible persons under the 1991 Act can be obtained by telephoning 0345 762 6848.

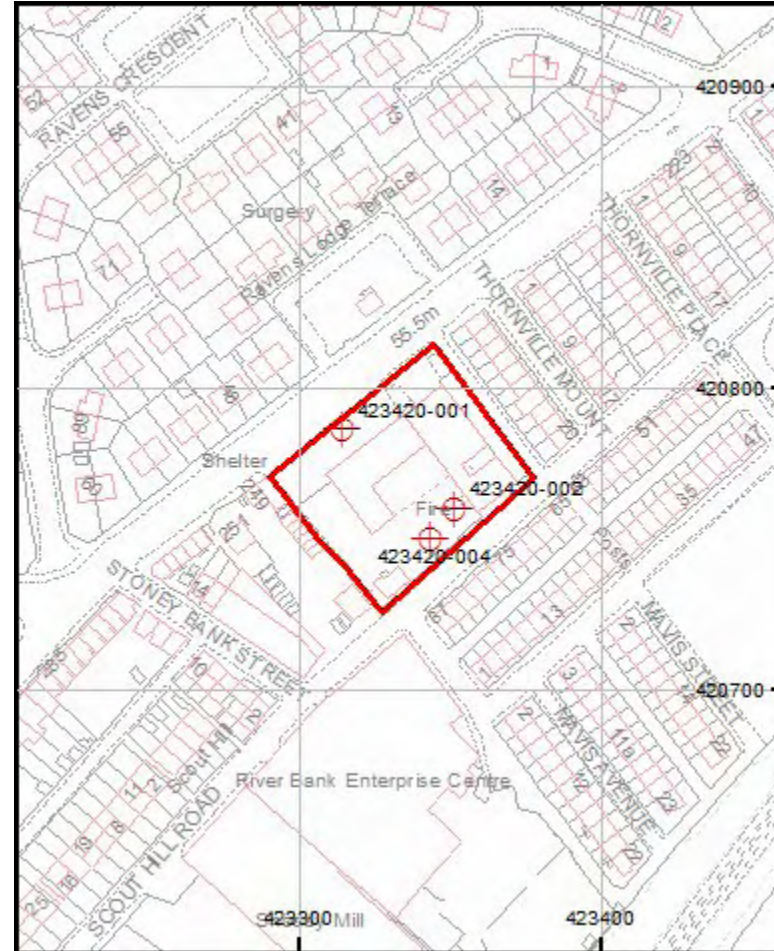
If you wish to discuss the relevance of any of the information contained in the attached report you should seek the advice of a qualified mining engineer or surveyor. If you or your advisor wish to examine the source plans from which the information has been taken these are available at our Mansfield office, free of charge by prior appointment, telephone 01623 637225. Should you or your advisor wish to carry out any physical investigations that may enter, disturb or interfere with any disused mine entry the prior permission of the owner must be sought. For coal mine entries the owner will normally be the Coal Authority.

The Coal Authority, regardless of responsibility and in conjunction with other public bodies, provide an emergency call out facility in coalfield areas to assess the public safety implications of mining features (including disused mine entries).

Our emergency telephone number at all times is 01623 646333.



## Enquiry boundary



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Approximate position of enquiry boundary shown



Disused Adit or Mineshaft





# Groundsure

LOCATION INTELLIGENCE

PSA Design

The Old Bank House, 6 Berry Lane,  
Longridge,  
Preston, PR33JA

Groundsure Reference: HMD-336-2474668

Your Reference: G2169\_-\_Dewsbury\_FS

Report Date 1 Oct 2015

Report Delivery Method: Email - pdf

## Groundsure Geosight

Address: WEST YORKSHIRE FIRE & RESCUE SERVICE, FIRE STATION, HUDDERSFIELD ROAD,  
DEWSBURY, WF13 3RN

Dear Sir/ Madam,

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

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

Yours faithfully,

Managing Director  
Groundsure Limited

Enc.  
Groundsure Geosight

# Groundsure Geoinsight

Address:

WEST YORKSHIRE FIRE & RESCUE SERVICE, FIRE STATION,  
HUDDERSFIELD ROAD, DEWSBURY, WF13 3RN

Date:

1 Oct 2015

Reference:

HMD-336-2474668

Client:

PSA Design

NW N NE



SW S SE

Aerial Photograph Capture date: 26-Mar-2012

Grid Reference: 423331,420770

Site Size: 0.37ha

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# Overview of Findings

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

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

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

## Section 1:Geology

1.1 Artificial Ground	1.1.1 Is there any Artificial Ground/ Made Ground present beneath the study site?	No
	1.1.2 Are there any records relating to permeability of artificial ground within the study site* boundary?	No
1.2 Superficial Geology and Landslips	1.2.1 Is there any Superficial Ground/Drift Geology present beneath the study site?	No
	1.2.2 Are there any records relating to permeability of superficial geology within the study site boundary?	No
	1.2.3 Are there any records of landslip within 500m of the study site boundary?	No
	1.2.4 Are there any records relating to permeability of landslips within the study site boundary?	No
1.3 Bedrock, Solid Geology & Faults	1.3.1 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section.	
	1.3.2 Are there any records relating to permeability of bedrock within the study site boundary?	Yes
	1.3.3 Are there any records of faults within 500m of the study site boundary?	Yes
1.4 Radon data	1.4.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?	The property is in a Radon Affected Area, as between 1 and 3% of properties are above the Action Level
	1.4.2 Is the property in an area where Radon Protection Measures are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	No radon protective measures are necessary

Section 2:Ground Workings	On-site	0-50m	51-250	251-500	501-1000
2.1 Historical Surface Ground Working Features from Small Scale Mapping	4	2	36	Not Searched	Not Searched
2.2 Historical Underground Workings from Small Scale Mapping	1	0	0	0	4
2.3 Current Ground Workings	0	0	0	1	5

Section 3: Mining, Extraction & Natural Cavities	On-site	0-50m	51-250	251-500	501-1000
3.1 Historical Mining	1	0	0	0	2
3.2 Coal Mining	1	0	0	0	0
3.3 Johnson Poole and Bloomer Mining Area	0	0	0	0	0
3.4 Non-Coal Mining	0	0	0	0	0
3.5 Non-Coal Mining Cavities	0	0	0	0	0
3.6 Natural Cavities	0	0	0	0	0
3.7 Brine Extraction	0	0	0	0	0
3.8 Gypsum Extraction	0	0	0	0	0
3.9 Tin Mining	0	0	0	0	0
3.10 Clay Mining	0	0	0	0	0
Section 4: Natural Ground Subsidence	On-site				
4.1 Shrink Swell Clay	Very Low				
4.2 Landslides	Very Low				
4.3 Ground Dissolution of Soluble Rocks	Negligible				
4.4 Compressible Deposits	Negligible				
4.5 Collapsible Deposits	Very Low				
4.6 Running Sand	Negligible				
Section 5: Borehole Records	On-site	0-50m	51-250		
5 BGS Recorded Boreholes	0	1	4		
Section 6: Estimated Background Soil Chemistry	On-site	0-50m	51-250		
6 Records of Background Soil Chemistry	2	1	23		
Section 7: Railways and Tunnels	On-site	0-50m	51-250	251-500	
7.1 Tunnels	0	0	0	Not Searched	
7.2 Historical Railway and Tunnel Features	3	2	15	Not Searched	
7.3 Historical Railways	0	0	0	Not Searched	
7.4 Active Railways	0	0	7	Not Searched	

Section 7:Railways and Tunnels	On-site	0-50m	51-250	251-500
7.5 Railway Projects	0	0	0	0

---

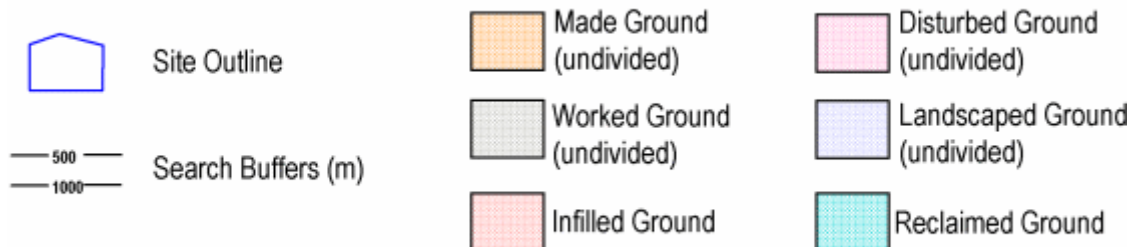
# 1 Geology

## 1.1 Artificial Ground Map



Artificial Ground Legend

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# 1 Geology

## 1.1 Artificial Ground

### 1.1.1 Artificial/ Made Ground

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No:077

Are there any records of Artificial/Made Ground within 500m of the study site boundary? Yes

ID	Distance (m)	Direction	LEX Code	Description	Rock Description
1	213.0	S	MGR-MGRD	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
2	253.0	SW	MGR-MGRD	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
3	288.0	SE	MGR-MGRD	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT

---

### 1.1.2 Permeability of Artificial Ground

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

Database searched and no data found.

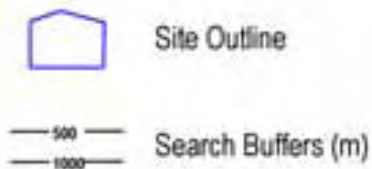
---

# 1.2 Superficial Deposits and Landslips Map



Superficial Deposits and Landslips  
Legend

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# 1.2 Superficial Deposits and Landslips

## 1.2.1 Superficial Deposits/ Drift Geology

Are there any records of Superficial Deposits/ Drift Geology within 500m of the study site boundary? Yes

ID	Distance (m)	Direction	LEX Code	Description	Rock Description
1A	166.0	S	ALV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL [UNLITHIFIED DEPOSITS CODING SCHEME]
3A	166.0	S	ALV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL [UNLITHIFIED DEPOSITS CODING SCHEME]
2	446.0	S	RTDU	RIVER TERRACE DEPOSITS (UNDIFFERENTIATED)	SAND AND GRAVEL [UNLITHIFIED DEPOSITS CODING SCHEME]

## 1.2.2 Permeability of Superficial Ground

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

Database searched and no data found.

## 1.2.3 Landslip

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

Database searched and no data found.

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

## 1.2.4 Landslip Permeability

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

Database searched and no data found.

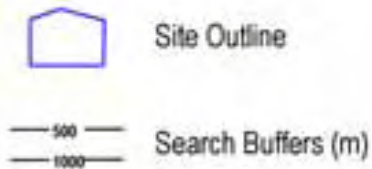
\* This includes an automatically generated 50m buffer zone around the site

# 1.3 Bedrock and Faults Map



Bedrock and Faults Legend

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# 1.3 Bedrock, Solid Geology & Faults

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No:077

## 1.3.1 Bedrock/ Solid Geology

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

ID	Distance (m)	Direction	LEX Code	Description	Rock Age
1C	0.0	On Site	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian
2B	0.0	On Site	BRSR-SDST	Birstall Rock - Sandstone	Langsettian
3D	24.0	NE	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian
4	62.0	S	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian
5E	176.0	NE	LPE-SDST	Lepton Edge Rock - Sandstone	Langsettian
6	178.0	NE	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian
7	181.0	NE	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian
8	276.0	N	ER-SDST	Emley Rock - Sandstone	Langsettian
9	281.0	W	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian
10	301.0	NW	BRSR-SDST	Birstall Rock - Sandstone	Langsettian
11F	348.0	NW	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian
12	375.0	N	BRSR-SDST	Birstall Rock - Sandstone	Langsettian
13	408.0	SW	LPE-SDST	Lepton Edge Rock - Sandstone	Langsettian
14	419.0	N	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian
15	485.0	SE	LPE-SDST	Lepton Edge Rock - Sandstone	Langsettian

## 1.3.2 Permeability of Bedrock Ground

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

Distance (m)	Direction	Flow Type	Maximum Permeability	Minimum Permeability
0.0	On Site	Fracture	High	Moderate
0.0	On Site	Fracture	High	Low

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

### 1.3.3 Faults

Are there any records of Faults within 500m of the study site boundary?

Yes

ID	Distance (m)	Direction	Category Description	Feature Description
31B	24.0	NE	ROCK	Coal seam, inferred
32	62.0	S	FAULT	Fault, inferred, displacement unknown
33C	65.0	SW	ROCK	Coal seam, inferred
34	112.0	SW	ROCK	Coal seam, inferred
35D	157.0	NE	ROCK	Coal seam, inferred
36	176.0	NE	FAULT	Fault, inferred, displacement unknown
37E	194.0	NE	ROCK	Coal seam, inferred
38	204.0	SW	ROCK	Coal seam, inferred
39	256.0	NE	ROCK	Coal seam, inferred
40	270.0	E	ROCK	Coal seam, inferred
41	281.0	W	FAULT	Fault, inferred, displacement unknown
42	281.0	W	ROCK	Coal seam, inferred
43	286.0	SW	ROCK	Coal seam, inferred
44	308.0	W	ROCK	Coal seam, inferred
45	333.0	SE	ROCK	Coal seam, inferred
46F	348.0	NW	ROCK	Coal seam, inferred
47	458.0	N	ROCK	Coal seam, inferred
48A	470.0	NW	ROCK	Coal seam, inferred

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

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

# 1.4 Radon Data

## 1.4.1 Radon Affected Areas

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

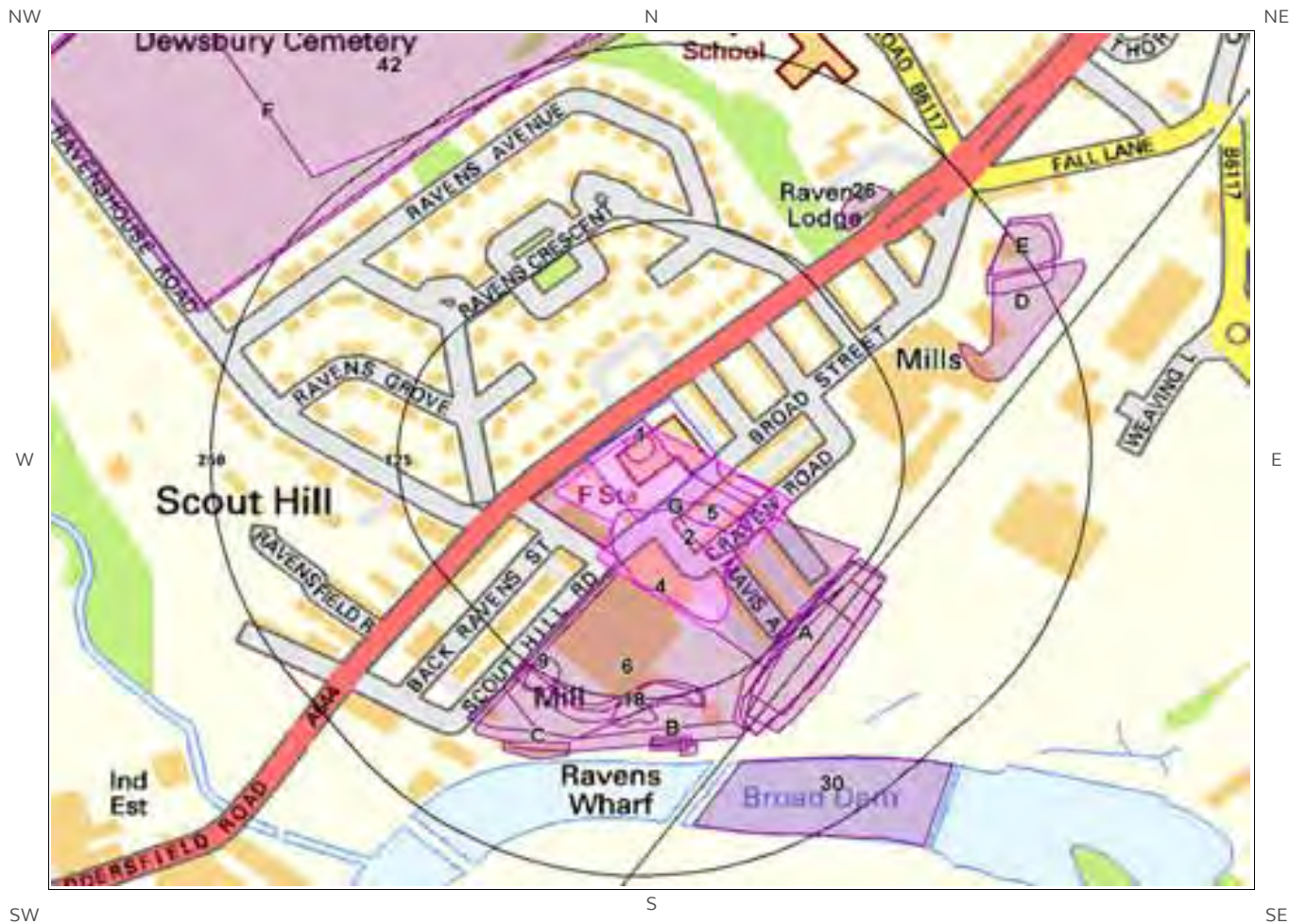
---

## 1.4.2 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

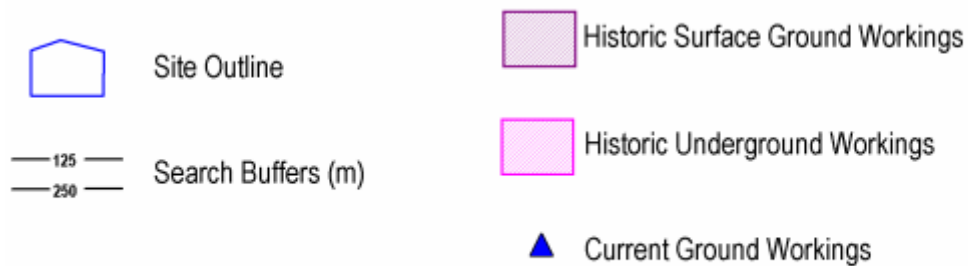
---

# 2 Ground Workings Map



Ground Workings Legend

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# 2 Ground Workings

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

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

Are there any Historical Surface Ground Working Features within 250m of the study site boundary? Yes

The following Historical Surface Ground Working Features are provided by Groundsure:

ID	Distance (m)	Direction	NGR	Use	Date
1	0.0	On Site	423326 420778	Refuse Heap	1892
2	0.0	On Site	423362 420712	Refuse Heap	1892
3G	0.0	On Site	423348 420722	Colliery	1892
4	0.0	On Site	423341 420686	Brick and Tile Works	1905
5	4.0	SE	423372 420720	Refuse Heap	1905
6	39.0	SW	423313 420607	Brick and Tile Works	1892
7	113.0	S	423260 420598	Refuse Heap	1905
8	113.0	S	423269 420605	Unspecified Ground Workings	1951
9	114.0	SW	423260 420619	Refuse Heap	1892
10A	115.0	SE	423439 420637	Cuttings	1905
11A	116.0	SE	423439 420637	Cuttings	1948
12A	118.0	SE	423440 420638	Cuttings	1951
13A	121.0	SE	423434 420631	Cuttings	1974
14A	121.0	SE	423434 420631	Cuttings	1988
15A	121.0	SE	423434 420631	Cuttings	1981
16A	121.0	SE	423434 420631	Cuttings	1967
17A	125.0	SE	423440 420630	Cuttings	1892
18	125.0	S	423322 420591	Refuse Heap	1892
19B	152.0	S	423348 420571	Unspecified Wharf	1967
20B	152.0	S	423348 420571	Unspecified Wharf	1951

ID	Distance (m)	Direction	NGR	Use	Date
21B	154.0	S	423345 420568	Unspecified Wharf	1948
22B	154.0	S	423345 420568	Unspecified Wharf	1905
23B	156.0	S	423358 420567	Unspecified Wharf	1974
24C	163.0	S	423257 420566	Unspecified Wharf	1988
25C	163.0	S	423257 420566	Unspecified Wharf	1981
26	167.0	NE	423478 420946	Unspecified Pit	1892
27D	179.0	E	423581 420868	Unspecified Heap	1974
28D	179.0	E	423581 420868	Unspecified Heap	1967
29D	179.0	E	423581 420868	Unspecified Heap	1951
30	182.0	S	423448 420529	Water Body	1951
31E	214.0	NE	423580 420911	Unspecified Ground Workings	1948
32E	223.0	NE	423584 420921	Unspecified Heap	1967
33E	223.0	NE	423584 420921	Unspecified Heap	1951
34E	223.0	NE	423584 420921	Unspecified Heap	1974
35F	237.0	NW	423126 421054	Cemetery	1948
36F	237.0	NW	423126 421054	Cemetery	1905
37F	240.0	NW	423132 421060	Cemetery	1951
38F	240.0	NW	423132 421060	Cemetery	1981
39F	240.0	NW	423132 421060	Cemetery	1988
40F	240.0	NW	423132 421060	Cemetery	1967
41F	240.0	NW	423132 421060	Cemetery	1974
42	242.0	NW	423171 421098	Cemetery	1892

## 2.2 Historical Underground Working Features derived from Historical Mapping

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

Are there any Historical Underground Working Features within 1000m of the study site boundary? Yes

The following Historical Underground Working Features are provided by Groundsure:

ID	Distance (m)	Direction	NGR	Use	Date
43G	0.0	On Site	423348 420722	Colliery	1892
Not shown	809.0	E	424253 420726	Tunnel	1951
Not shown	811.0	E	424248 420730	Tunnel	1967
Not shown	938.0	NW	422910 421760	Colliery	1905
Not shown	990.0	N	422921 421840	Colliery	1892

## 2.3 Current Ground Workings

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

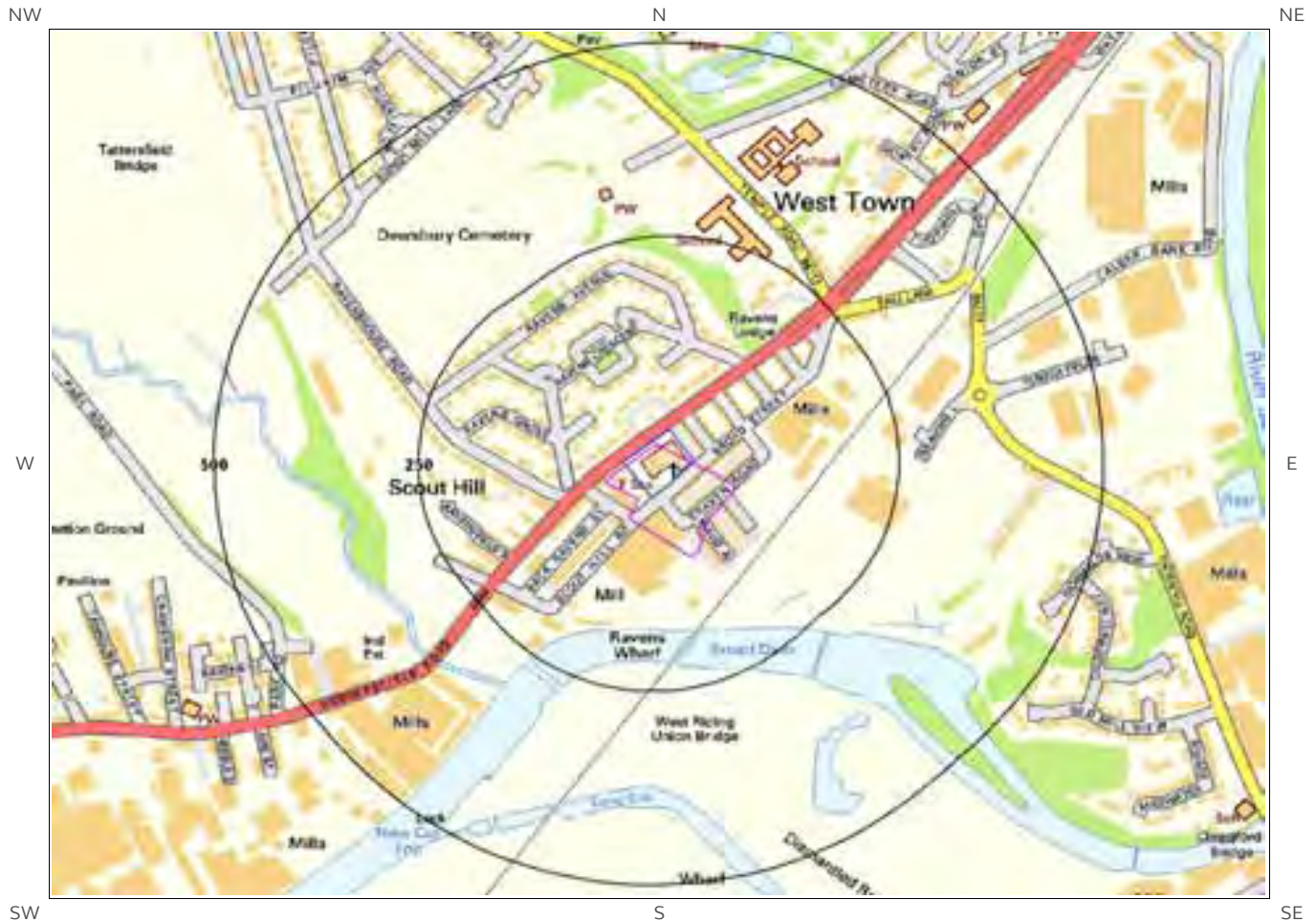
Are there any BGS Current Ground Workings within 1000m of the study site boundary? Yes

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

ID	Distance (m)	Direction	NGR	Commodity Produced	Pit Name	Type of working	Status
Not shown	427.0	S	423300 420300	Sand & Gravel	Thornhill	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	678.0	N	423554 421458	Sandstone	Daw Green	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	739.0	E	424114 420825	Sandstone	Fernley's Wood	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	879.0	NE	423831 421546	Sandstone	Daw Green	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	905.0	N	423535 421698	Sandstone	Boothroyd	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	959.0	NE	423822 421645	Sandstone	Boothroyd Quarry	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased



# 3 Mining, Extraction & Natural Cavities Map



Mining, Extraction and Natural Cavities Legend

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# 3 Mining, Extraction & Natural Cavities

## 3.1 Historical Mining

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

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

The following Historical Mining information is provided by Groundsure:

ID	Distance (m)	Direction	NGR	Details	Date
1	0.0	On Site	423348 420722	Colliery	1892
Not shown	938.0	NW	422910 421760	Colliery	1905
Not shown	990.0	N	422921 421840	Colliery	1892

## 3.2 Coal Mining

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

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

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

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

## 3.3 Johnson Poole and Bloomer

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

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

The following information provided by JPB is not represented on mapping: Database searched and no data found.

### 3.4 Non-Coal Mining

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

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

Database searched and no data found.

---

### 3.5 Non-Coal Mining Cavities

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

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

Database searched and no data found.

---

### 3.6 Natural Cavities

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

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

Database searched and no data found.

---

### 3.7 Brine Extraction

This data provides information from the Coal Authority issued on behalf of the Cheshire Brine Subsidence Compensation Board.

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

Database searched and no data found.

---

### 3.8 Gypsum Extraction

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

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

Database searched and no data found.

---

### 3.9 Tin Mining

This dataset provides information on tin mining areas and is derived from tin mining records. This search is based upon postcode information to a sector level.

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

Database searched and no data found.

---

### 3.10 Clay Mining

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

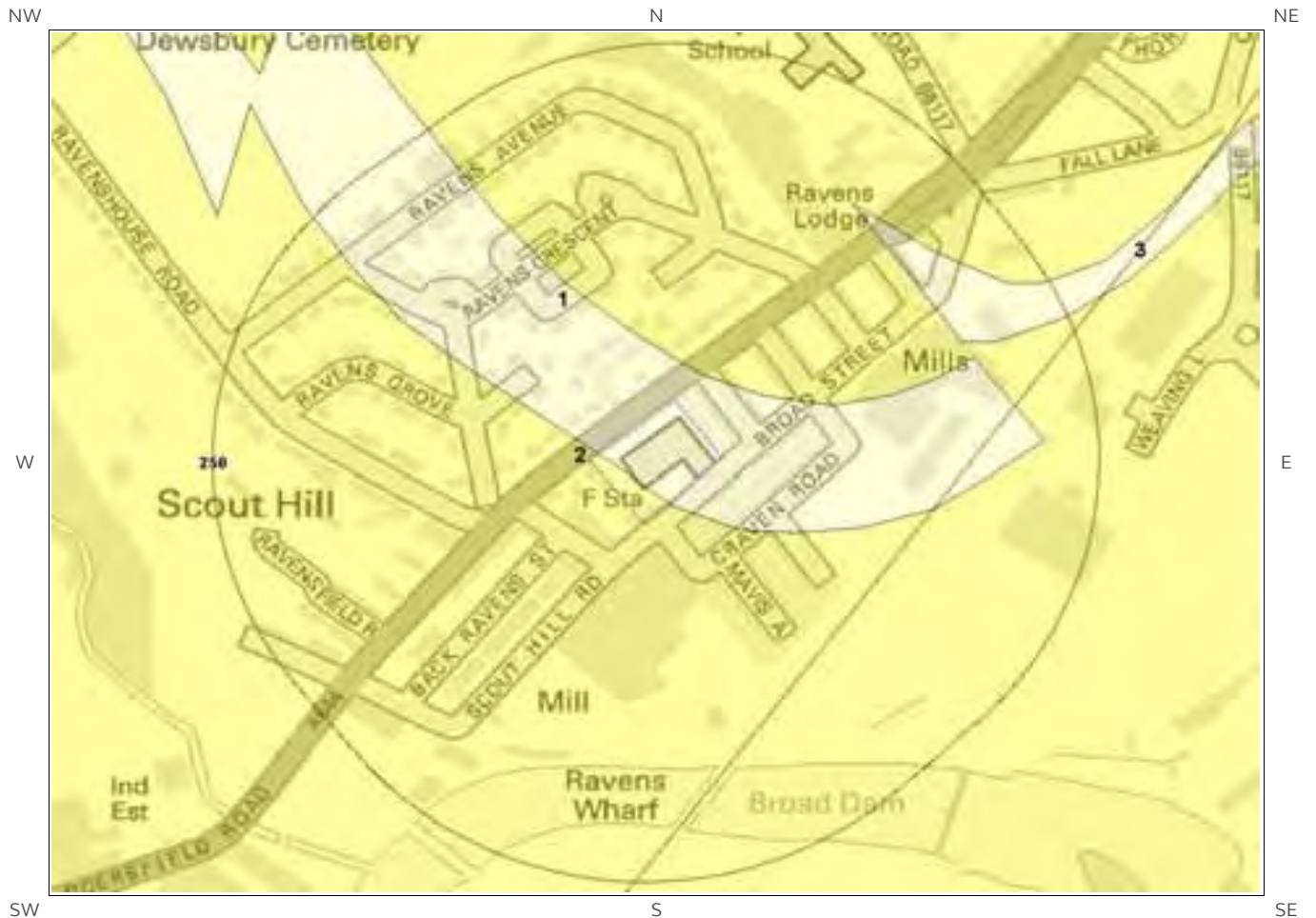
Are there any Clay Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

---

# 4 Natural Ground Subsidence

## 4.1 Shrink-Swell Clay Map



Shrink Swell Clay Legend

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# 4.2 Landslides Map

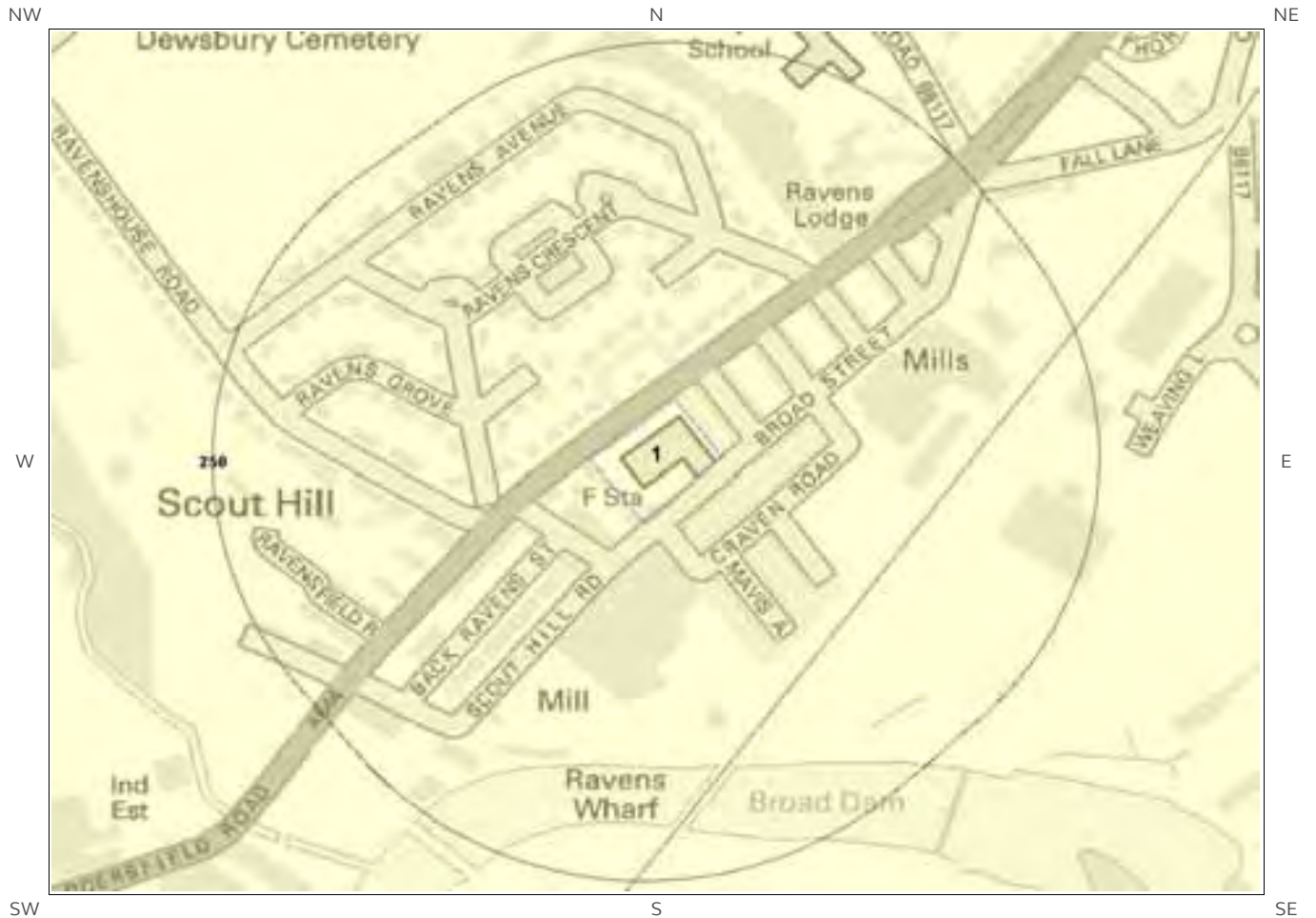


Landslides Legend

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# 4.3 Ground Dissolution Soluble Rocks Map



Ground Dissolution Soluble Rocks Legend

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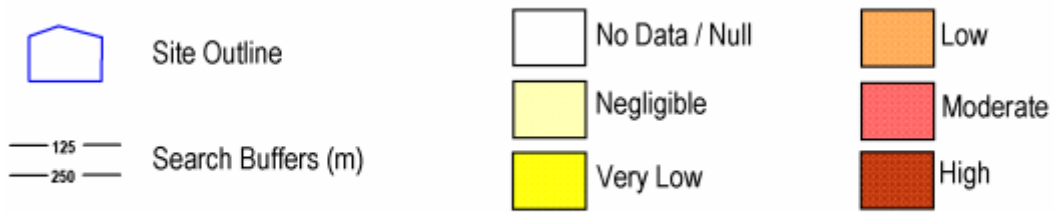


# 4.4 Compressible Deposits Map

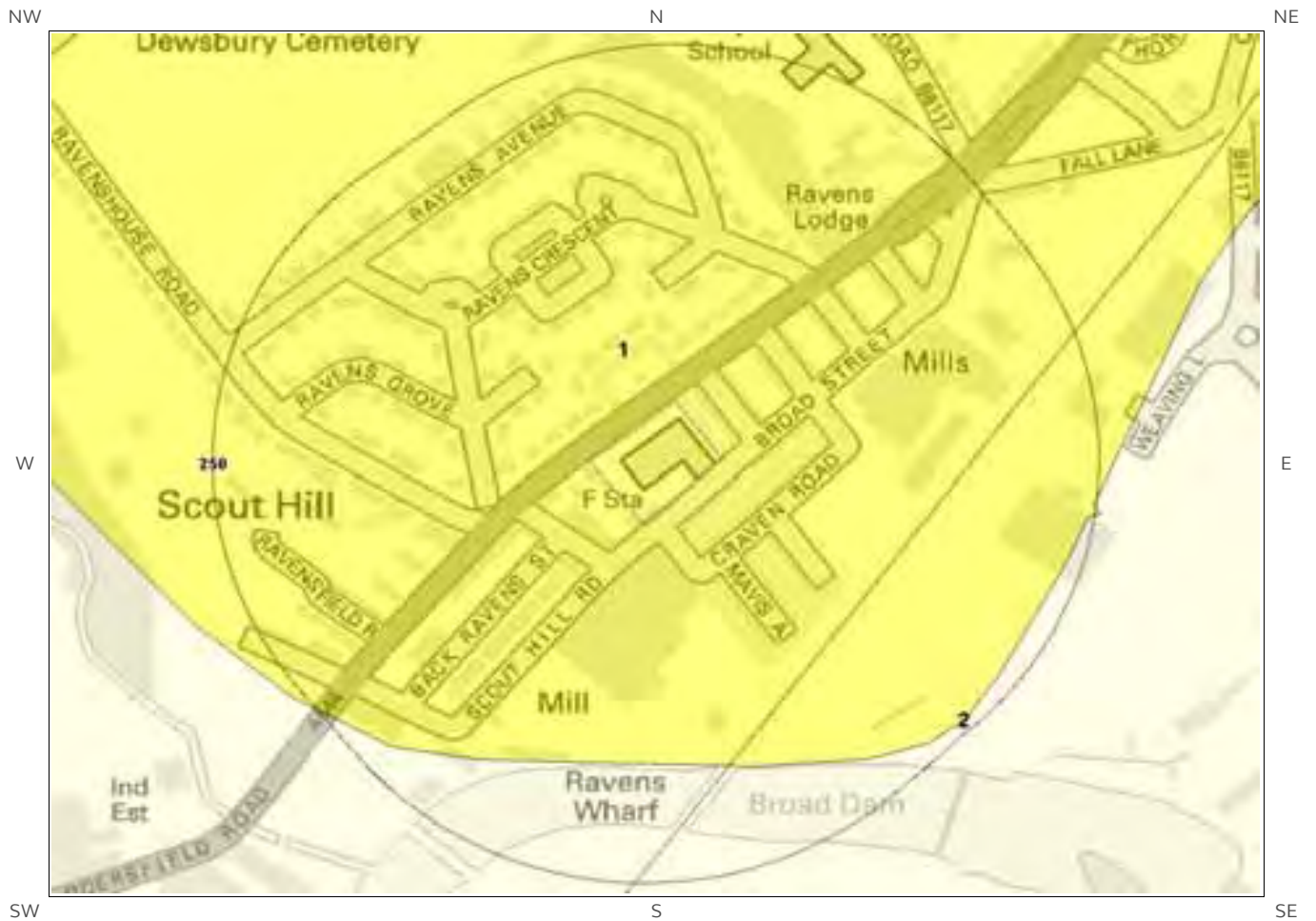


Compressible Deposits Legend

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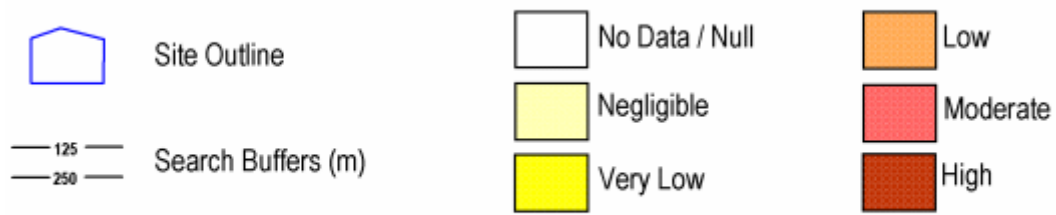


# 4.5 Collapsible Deposits Map



Collapsible Deposits Legend

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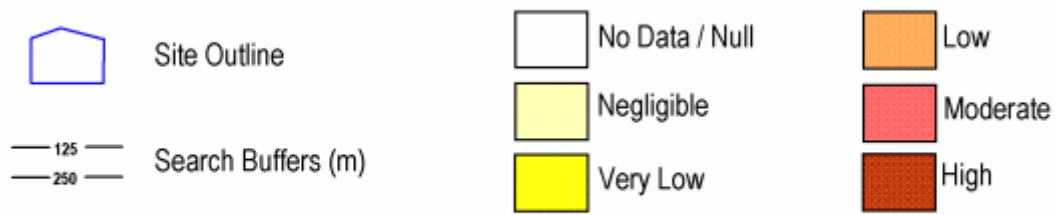


# 4.6 Running Sand Map



Running Sand Legend

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# 4 Natural Ground Subsidence

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

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

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

## 4.1 Shrink-Swell Clays

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

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	Ground conditions predominantly non-plastic. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with shrink-swell clays.
2	0.0	On Site	Very Low	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.

## 4.2 Landslides

The following Landslides information provided by the British Geological Survey:

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

## 4.3 Ground Dissolution of Soluble Rocks

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

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	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 includes an automatically generated 50m buffer zone around the site

## 4.4 Compressible Deposits

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

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

## 4.5 Collapsible Deposits

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

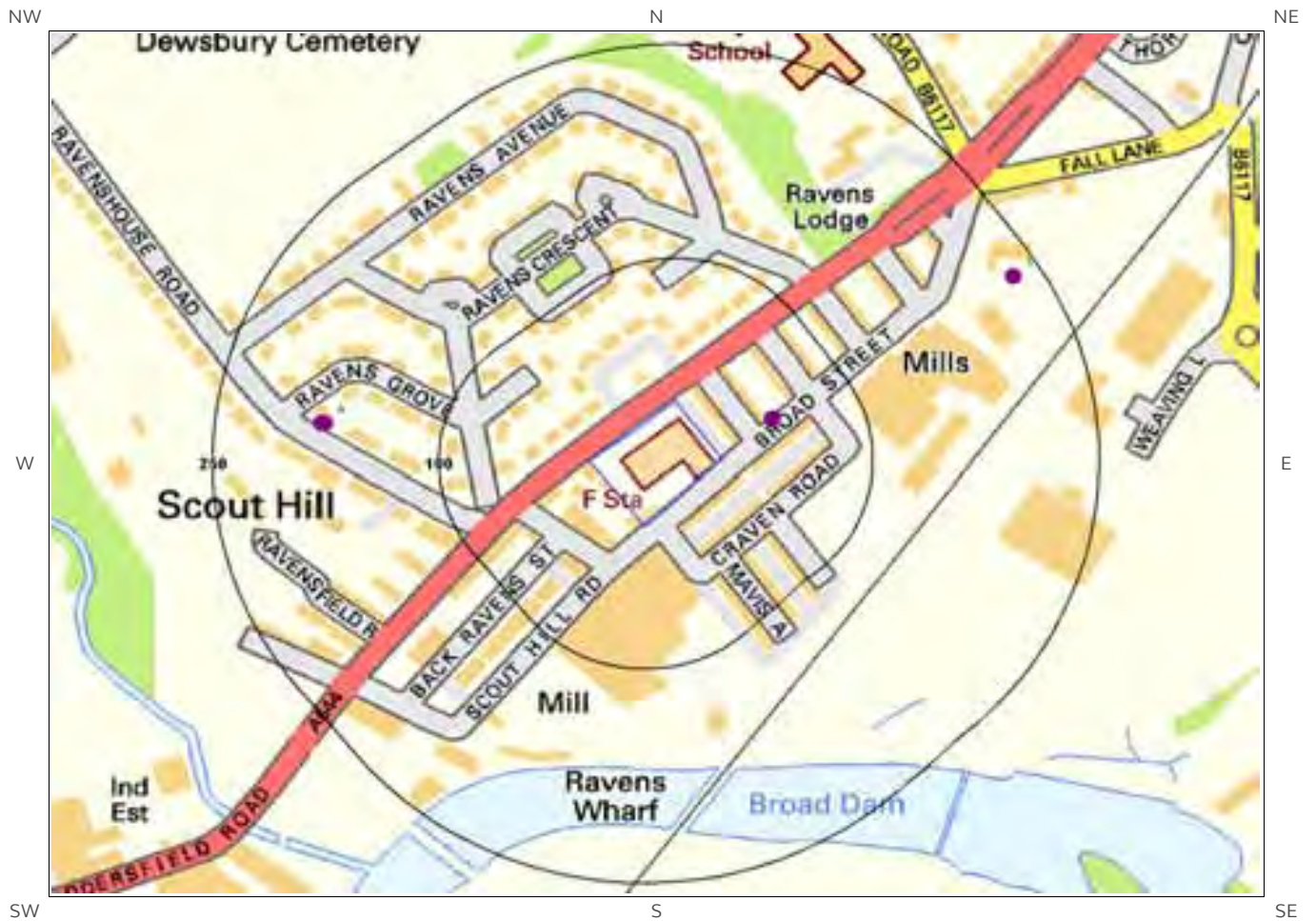
ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

## 4.6 Running Sands

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

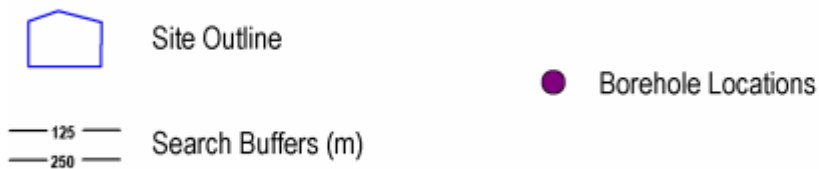
ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	No indicators for running sand identified. No special actions required to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due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

# 5 Borehole Records Map



Borehole Records Legend

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## 5 Borehole Records

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

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

5

ID	Distance (m)	Direction	NGR	BGS Reference	Drilled Length	Borehole Name
1	43.0	NE	423410 420800	SE22SW960	287.0	RAVENSLODGE COLLIERY
2A	178.0	W	423113 420797	SE22SW1587	0.9	22 RAVENSHOUSE ROAD, SCOUT HILL DEWSBURY TP2
3A	180.0	W	423111 420797	SE22SW1585	2.6	22 RAVENSHOUSE ROAD, SCOUT HILL DEWSBURY 1
4A	180.0	W	423111 420797	SE22SW1586	0.8	22 RAVENSHOUSE ROAD, SCOUT HILL DEWSBURY TP1
5	232.0	NE	423570 420900	SE22SW26/A-D	-1.0	4BHS FRANK RICHARDSON (TRANSPORT) LTD

The borehole records are available using the hyperlinks below: Please note that if the donor of the borehole record has requested the information be held as commercial-in-confidence, the additional data will be held separately by the BGS and a formal request must be made for its release.

#1: [scans.bgs.ac.uk/sobi\\_scans/boreholes/78444](https://scans.bgs.ac.uk/sobi_scans/boreholes/78444)

#2A: [scans.bgs.ac.uk/sobi\\_scans/boreholes/18907820](https://scans.bgs.ac.uk/sobi_scans/boreholes/18907820)

#3A: [scans.bgs.ac.uk/sobi\\_scans/boreholes/18907818](https://scans.bgs.ac.uk/sobi_scans/boreholes/18907818)

#4A: [scans.bgs.ac.uk/sobi\\_scans/boreholes/18907819](https://scans.bgs.ac.uk/sobi_scans/boreholes/18907819)

#5: [scans.bgs.ac.uk/sobi\\_scans/boreholes/77510](https://scans.bgs.ac.uk/sobi_scans/boreholes/77510)

# 6 Estimated Background Soil Chemistry

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

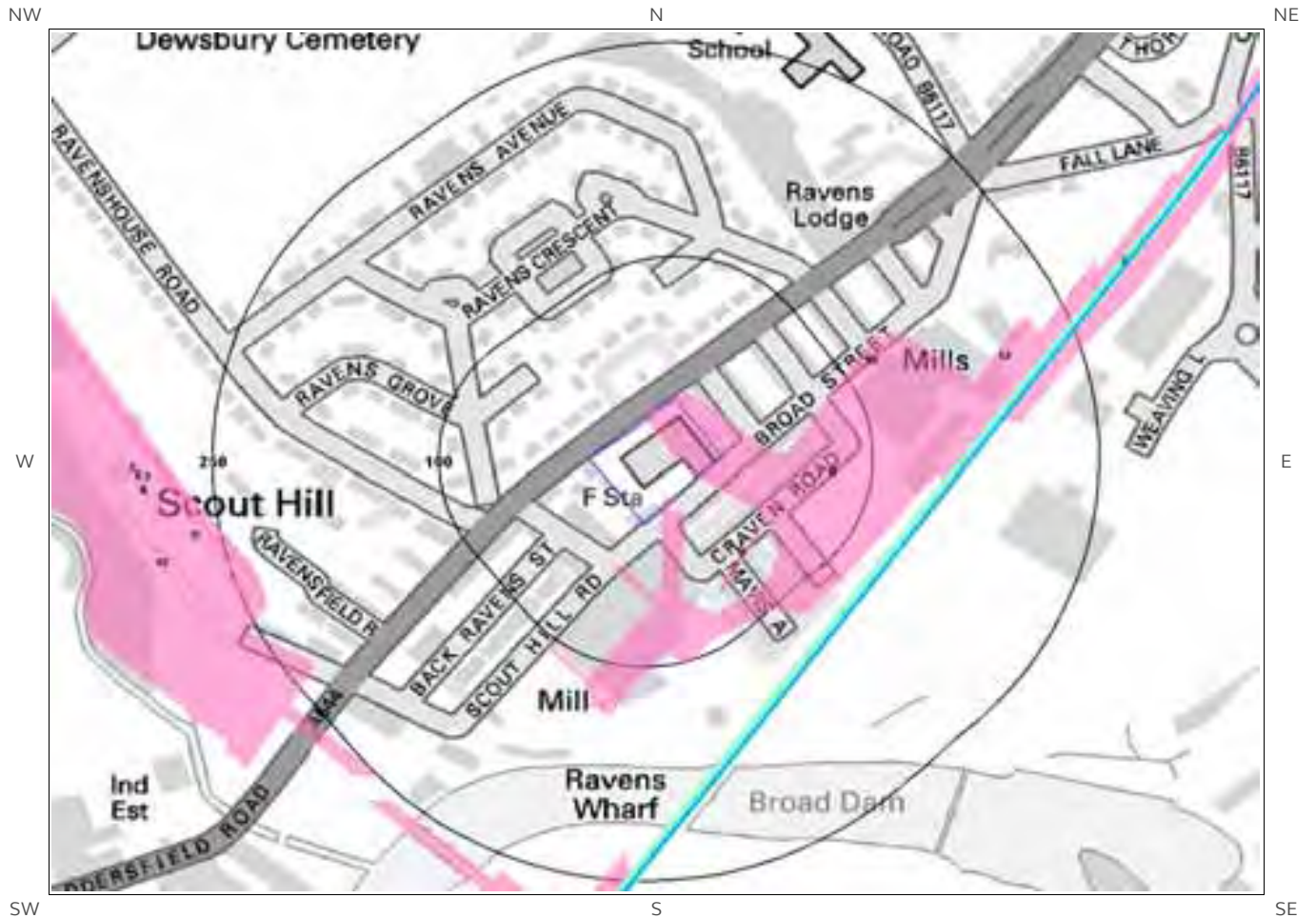
26

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

Distance (m)	Direction	Sample Type	Arsenic (As)	Cadmium (Cd)	Chromium (Cr)	Nickel (Ni)	Lead (Pb)
0.0	On Site	RuralSoil	25 - 35 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
0.0	On Site	RuralSoil	25 - 35 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
24.0	NE	RuralSoil	25 - 35 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
62.0	S	RuralSoil	25 - 35 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
123.0	E	RuralSoil	25 - 35 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
129.0	E	RuralSoil	25 - 35 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
132.0	E	RuralSoil	25 - 35 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
142.0	SE	RuralSoil	25 - 35 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
166.0	S	RuralSoil	25 - 35 mg/kg	<1.8 mg/kg	120 - 180 mg/kg	30 - 45 mg/kg	<100 mg/kg
176.0	NE	RuralSoil	25 - 35 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
176.0	NE	RuralSoil	25 - 35 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
178.0	NE	RuralSoil	25 - 35 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
181.0	NE	RuralSoil	25 - 35 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
187.0	N	RuralSoil	25 - 35 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
187.0	N	RuralSoil	25 - 35 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
192.0	NE	RuralSoil	25 - 35 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
203.0	NE	RuralSoil	25 - 35 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
203.0	NE	RuralSoil	25 - 35 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
226.0	S	RuralSoil	25 - 35 mg/kg	<1.8 mg/kg	120 - 180 mg/kg	30 - 45 mg/kg	<100 mg/kg
232.0	SE	RuralSoil	25 - 35 mg/kg	<1.8 mg/kg	120 - 180 mg/kg	30 - 45 mg/kg	<100 mg/kg
242.0	NE	RuralSoil	25 - 35 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
242.0	NE	RuralSoil	25 - 35 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
246.0	E	RuralSoil	25 - 35 mg/kg	<1.8 mg/kg	120 - 180 mg/kg	30 - 45 mg/kg	<100 mg/kg
247.0	NW	RuralSoil	35 - 45 mg/kg	<1.8 mg/kg	90 - 120 mg/kg	30 - 45 mg/kg	<100 mg/kg
247.0	NW	RuralSoil	35 - 45 mg/kg	<1.8 mg/kg	90 - 120 mg/kg	30 - 45 mg/kg	<100 mg/kg
248.0	E	RuralSoil	25 - 35 mg/kg	<1.8 mg/kg	120 - 180 mg/kg	30 - 45 mg/kg	<100 mg/kg

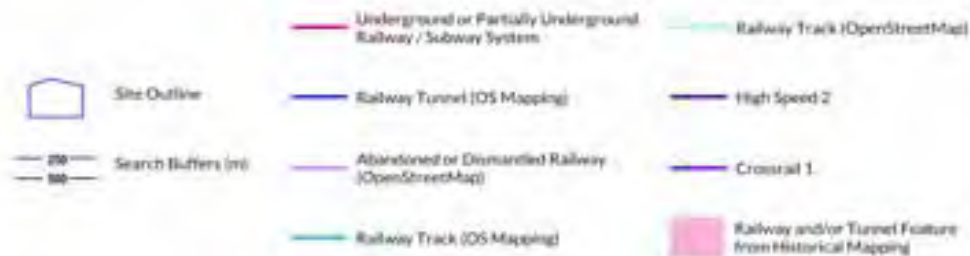
\*As this data is based upon underlying 1:50,000 scale geological information, a 50m buffer has been added to the search radius.

# 7 Railways and Tunnels Map



Railways and Tunnels Legend

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# 7 Railways and Tunnels

## 7.1 Tunnels

This data is derived from OpenStreetMap and provides information on the possible locations of underground railway systems in the UK - the London Underground, the Tyne & Wear Metro and the Glasgow Subway.

Have any underground railway lines been identified within the study site boundary? No

Have any underground railway lines been identified within 250m of the study site boundary? No

Database searched and no data found.

*Any records that have been identified are represented on the Railways and Tunnels Map.*

This data is derived from Ordnance Survey mapping and provides information on the possible locations of railway tunnels forming part of the UK overground railway network.

Have any other railway tunnels been identified within the site boundary? No

Have any other railway tunnels been identified within 250m of the site boundary? No

Database searched and no data found.

*Any records that have been identified are represented on the Railways and Tunnels Map.*

## 7.2 Historical Railway and Tunnel Features

This data is derived from Groundsure's unique Historical Land-use Database and contains features relating to tunnels, railway tracks or associated works that have been identified from historical Ordnance Survey mapping.

Have any historical railway or tunnel features been identified within the study site boundary? Yes

Have any historical railway or tunnel features been identified within 250m of the study site boundary? Yes

ID	Distance (m)	Direction	NGR	Details	Date
1B	0	On Site	423459 420745	Railway Sidings	1905
7B	0	On Site	423461 420745	Railway Sidings	1907
8	0	On Site	423336 420678	Railway Sidings	1893
2	3	SE	423342 420665	Railway Sidings	1892
9	49	SE	423391 420705	Railway Sidings	1907
10	93	NE	n/a	Railway	1907
11C	173	E	n/a	Railway	1894

ID	Distance (m)	Direction	NGR	Details	Date
12	174	E	n/a	Railway	1907
13C	190	E	n/a	Railway	1907
14	230	S	n/a	Railway	1937
15	232	SW	n/a	Railway	1938
3	234	W	422981 420784	Railway Sidings	1955
4A	234	W	422972 420787	Railway Sidings	1892
5A	239	W	422968 420790	Railway Sidings	1938
16D	245	SW	423032 420721	Railway Sidings	1955
6	246	SW	422989 420758	Railway Sidings	1948
17D	247	SW	423031 420723	Railway Sidings	1954
18E	248	SW	422961 420778	Railway Sidings	1922
19E	248	SW	422961 420778	Railway Sidings	1933
20E	249	SW	422961 420778	Railway Sidings	1938

*Any records that have been identified are represented on the Railways and Tunnels Map.*

### 7.3 Historical Railways

This data is derived from OpenStreetMap and provides information on the possible alignments of abandoned or dismantled railway lines in proximity to the study site.

Have any historical railway lines been identified within the study site boundary? No

Have any historical railway lines been identified within 250m of the study site boundary? No

Database searched and no data found.

Note: multiple sections of the same track may be listed in the detail above

*Any records that have been identified are represented on the Railways and Tunnels Map.*

### 7.4 Active Railways

These datasets are derived from Ordnance Survey mapping and OpenStreetMap and provide information on the possible locations of active railway lines in proximity to the study site.

Have any active railway lines been identified within the study site boundary? No

Have any active railway lines been identified within 250m of the study site boundary? Yes

Distance (m)	Direction	Name	Type
128	SE	Huddersfield Line	Rail
132	SE	Not given	Rail
132	SE	Not given	Multi Track

Distance (m)	Direction	Name	Type
167	S	Huddersfield Line	Rail
170	S	Not given	Rail
221	S	Huddersfield Line	Rail
224	S	Not given	Rail

Note: multiple sections of the same track may be listed in the detail above  
*Any records that have been identified are represented on the Railways and Tunnels Map.*

## 7.5 Railway Projects

These datasets provide information on the location of large scale railway projects High Speed 2 and Crossrail 1 .

Is the study site within 5km of the route of the High Speed 2 rail project? No

Is the study site within 500m of the route of the Crossrail 1 rail project? No

*Further information on proximity to these routes, the project construction status and associated works can be obtained through the purchase of a Groundsure HS2 and Crossrail 1 Report.*

The route data has been digitised from publicly available maps by Groundsure. The route as provided relates to the Crossrail 1 project only, and does not include any details of the Crossrail 2 project, as final details of the route for Crossrail 2 are still under consultation.

# 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: [enquiries@bgs.ac.uk](mailto:enquiries@bgs.ac.uk)  
Web: [www.bgs.ac.uk](http://www.bgs.ac.uk)



BGS Geological Hazards Reports and general geological enquiries

## British Gypsum

British Gypsum Ltd  
East Leake  
Loughborough  
Leicestershire  
LE12 6HX



## The Coal Authority

200 Lichfield Lane  
Mansfield  
Notts NG18 4RG  
Tel: 0345 7626 848  
DX 716176 Mansfield 5  
[www.coal.gov.uk](http://www.coal.gov.uk)



## Public Health England

Public information access office  
Public Health England, Wellington House  
133-155 Waterloo Road, London, SE1 8UG  
<https://www.gov.uk/government/organisations/public-health-england>  
Email: [enquiries@phe.gov.uk](mailto:enquiries@phe.gov.uk)  
Main switchboard: 020 7654 8000



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Website: [www.jpb.co.uk](http://www.jpb.co.uk)



## Ordnance Survey

Adanac Drive, Southampton  
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## Getmapping PLC

Virginia Villas, High Street, Hartley Witney,  
Hampshire RG27 8NW  
Tel: 01252 845444  
Website: <http://www1.getmapping.com/>



# Contact Details

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Website: <http://www.peterbrett.com/home>



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## 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](http://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.

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

# APPENDIX C

## GROUNDSURE REPORT

### HISTORICAL MAPS



PSA Design

The Old Bank House, 6 Berry Lane,  
Longridge,  
Preston, PR33JA

Groundsure Reference: HMD-336-2474667

Your Reference: G2169\_-\_Dewsbury\_FS

Report Date 1 Oct 2015

Report Delivery Method: Email - pdf

## Groundsure Enviroinsight

Address: WEST YORKSHIRE FIRE & RESCUE SERVICE, FIRE STATION, HUDDERSFIELD ROAD,  
DEWSBURY, WF13 3RN

Dear Sir/ Madam,

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

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

Yours faithfully,

Managing Director  
Groundsure Limited

Enc.  
Groundsure Enviroinsight



# Groundsure Enviroinsight

**Address:** WEST YORKSHIRE FIRE & RESCUE SERVICE, FIRE STATION, HUDDERSFIELD ROAD, DEWSBURY, WF13 3RN

**Date:** 1 Oct 2015

**Reference:** HMD-336-2474667

**Client:** PSA Design

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Aerial Photograph Capture date: 26-Mar-2012  
Grid Reference: 423331,420770  
Site Size: 0.37ha

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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.

<b>Section 1: Historical Industrial Sites</b>	On-site	0-50	51-250	251-500
1.1 Potentially Contaminative Uses identified from 1:10,000 scale mapping	8	9	68	98
1.2 Additional Information – Historical Tank Database	0	3	12	65
1.3 Additional Information – Historical Energy Features Database	0	0	6	9
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	2	0	4	5
1.6 Potentially Infilled Land	4	2	44	56

<b>Section 2: Environmental Permits, Incidents and Registers</b>	On-site	0-50m	51-250	251-500
<b>2.1 Industrial Sites Holding Environmental Permits and/or Authorisations</b>				
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	5
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	2
2.1.6 Records of Part A(2) and Part B Activities and Enforcements	0	0	1	1
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	0	21
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
<b>2.3 Environment Agency Recorded Pollution Incidents</b>				
2.3.1 National Incidents Recording System, List 2	0	0	4	11
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
<b>3.1 Landfill Sites</b>						
3.1.1 Environment Agency Registered Landfill Sites	0	0	0	1	1	Not searched
3.1.2 Environment Agency Historic Landfill Sites	0	0	0	0	5	5
3.1.3 BGS/DoE Landfill Site Survey	0	0	0	0	1	2
3.1.4 Records of Landfills in Local Authority and Historical Mapping Records	0	0	0	1	9	2
<b>3.2 Landfill and Other Waste Sites Findings</b>						
3.2.1 Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	6	0	Not searched	Not searched
3.2.2 Environment Agency Licensed Waste Sites	0	0	1	3	13	10

Section 4: Current Land Use	On-site	0-50m	51-250	251-500
4.1 Current Industrial Sites Data	1	0	15	Not searched
4.2 Records of Petrol and Fuel Sites	0	0	0	0
4.3 National Grid Underground Electricity Cables	0	0	0	0
4.4 National Grid Gas Transmission Pipelines	0	0	0	0

Section 5: Geology	
5.1 Are there any records of Artificial Ground and Made Ground present beneath the study site?	No
5.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site?	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?	Yes					
6.2 Are there any records of Strata Classification in the Bedrock Geology within 500m of the study site?	Yes					
	On-site	0-50m	51-250	251-500	501-1000	1000-2000
6.3 Groundwater Abstraction Licences (within 2000m of the study site)	0	0	0	2	6	8
6.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	0	0	2	6	5
6.5 Potable Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	0
6.6 Source Protection Zones (within 500m of the study site)	0	0	0	0	Not searched	Not searched
6.7 Source Protection Zones within Confined Aquifer	0	0	0	0	Not searched	Not searched
6.8 Groundwater Vulnerability and Soil Leaching Potential (within 500m of the study site)	1	0	0	0	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	Yes	Yes	Yes
6.10 Detailed River Network entries within 500m of the site	0	0	4	7	Not searched	Not searched
6.11 Surface water features within 250m of the study site	No	No	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?	Yes
7.7 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Potential below 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
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8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	0
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
8.3 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
8.4 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
8.5 Records of Ramsar sites	0	0	0	0	0	0
8.6 Records of Ancient Woodlands	0	0	0	0	0	0
8.7 Records of Local Nature Reserves (LNR)	0	0	0	1	0	1
8.8 Records of World Heritage Sites	0	0	0	0	0	0
8.9 Records of Environmentally Sensitive Areas	0	0	0	0	0	0
8.10 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0

Section 8: Designated Environmentally Sensitive Sites	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.11 Records of National Parks	0	0	0	0	0	0
8.12 Records of Nitrate Sensitive Areas	0	0	0	0	0	0
8.13 Records of Nitrate Vulnerable Zones	0	0	1	0	0	0
8.14 Records of Green Belt land	0	0	0	1	0	4

## Section 9: Natural Hazards

9.1 What is the maximum risk of natural ground subsidence?	Very Low
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?	Very 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?	Negligible
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?	Negligible
9.2 Radon	
9.2.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?	The property is in a Radon Affected Area, as between 1 and 3% of properties are above the Action Level.
9.2.2 Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	No radon protective measures are necessary.

## Section 10: Mining

10.1 Are there any coal mining areas within 75m of the study site?	Yes
10.2 Are there any Non-Coal Mining areas within 50m of the study site boundary?	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: 183

ID	Distance [m]	Direction	Use	Date
1C	0	On Site	Refuse Heap	1892
2A	0	On Site	Refuse Heap	1892
3A	0	On Site	Fire Station	1974
4A	0	On Site	Fire Station	1988
5A	0	On Site	Fire Station	1981
6BP	0	On Site	Colliery	1892
7B	0	On Site	Brick and Tile Works	1905
8	0	On Site	Railway Sidings	1905
9B	3	SE	Railway Sidings	1892
10C	4	SE	Refuse Heap	1905
11B	9	SE	Iron Works	1938
12D	13	SE	Unspecified Commercial/Industrial	1967
13AO	14	S	Unspecified Tanks	1905
14B	16	SE	Unspecified Works	1974
15D	16	SE	Unspecified Mills	1974
16D	39	SW	Brick and Tile Works	1892
17F	43	E	Pipe Works	1905
18B	64	S	Unspecified Tank	1892
19E	67	SW	Unspecified Mill	1955
20B	71	S	Unspecified Tank	1892
21AQ	72	SW	Unspecified Mill	1948
22E	72	SW	Unspecified Mill	1938
23F	81	NE	Unspecified Commercial/Industrial	1974
24F	81	NE	Unspecified Mills	1967
25F	81	NE	Unspecified Mills	1955
26G	81	NE	Unspecified Mills	1988
27G	81	NE	Unspecified Mills	1981
28D	82	S	Unspecified Tanks	1905
29F	93	NE	Unspecified Mills	1948
30E	113	S	Refuse Heap	1905
31E	113	S	Unspecified Ground Workings	1955
32BQ	114	SW	Refuse Heap	1892
33H	115	SE	Cuttings	1905
34	115	E	Unspecified Tanks	1905

35E	116	S	Unspecified Ground Workings	1938
36E	116	S	Unspecified Ground Workings	1938
37H	116	SE	Cuttings	1948
38H	117	SE	Cuttings	1938
39H	118	SE	Cuttings	1955
40H	121	SE	Cuttings	1988
41H	121	SE	Cuttings	1981
42H	121	SE	Cuttings	1974
43H	121	SE	Cuttings	1967
44H	125	SE	Cuttings	1892
45BR	125	S	Refuse Heap	1892
46I	151	S	Unspecified Wharf	1938
47I	151	S	Unspecified Wharf	1938
48J	152	S	Unspecified Wharf	1955
49J	152	S	Unspecified Wharf	1967
50J	154	S	Unspecified Wharf	1948
51J	154	S	Unspecified Wharf	1905
52J	156	S	Unspecified Wharf	1974
53K	163	S	Unspecified Wharf	1988
54K	163	S	Unspecified Wharf	1981
55BS	167	NE	Unspecified Pit	1892
56L	179	E	Unspecified Heap	1955
57L	179	E	Unspecified Heap	1967
58L	179	E	Unspecified Heap	1974
59L	180	E	Unspecified Ground Workings	1938
60L	180	E	Unspecified Ground Workings	1938
61M	189	SW	Unspecified Commercial/Industrial	1974
62M	189	SW	Unspecified Mills	1967
63M	189	SW	Unspecified Commercial/Industrial	1988
64M	189	SW	Unspecified Commercial/Industrial	1981
65M	193	SW	Unspecified Mills	1938
66M	194	SW	Unspecified Mills	1948
67AT	205	NE	Nursery	1967
68N	214	NE	Unspecified Ground Workings	1948
69N	223	NE	Unspecified Heap	1974
70N	223	NE	Unspecified Heap	1955
71N	223	NE	Unspecified Heap	1967
72O	234	W	Railway Sidings	1955
73O	234	W	Railway Sidings	1892
74P	237	NW	Cemetery	1948
75P	237	NW	Cemetery	1905
76P	238	NW	Cemetery	1938
77O	239	W	Railway Sidings	1938

78P	240	NW	Cemetery	1988
79P	240	NW	Cemetery	1974
80P	240	NW	Cemetery	1981
81P	240	NW	Cemetery	1967
82P	240	NW	Cemetery	1955
83BT	242	NW	Cemetery	1892
84O	246	SW	Railway Sidings	1948
85	246	SW	Railway Building	1955
86V	254	SW	Railway Sidings	1905
87Q	267	SW	Unspecified Disused Mills	1955
88Q	267	SW	Unspecified Mills	1974
89Q	267	SW	Unspecified Mills	1981
90Q	267	SW	Unspecified Mills	1967
91AW	271	SW	Unspecified Mills	1938
92T	274	W	Disused Railway Station	1967
93Q	275	SW	Unspecified Mills	1892
94S	278	SE	Unspecified Mills	1938
95R	279	SE	Unspecified Mills	1948
96R	279	SE	Unspecified Disused Mills	1905
97S	280	SE	Unspecified Works	1974
98S	280	SE	Unspecified Works	1981
99S	280	SE	Unspecified Works	1988
100T	282	W	Railway Station	1955
101S	283	SE	Unspecified Mills	1955
102S	283	SE	Unspecified Works	1967
103S	285	SE	Unspecified Mills	1892
104U	285	W	Railway Station	1948
105U	285	W	Railway Station	1905
106U	286	W	Railway Station	1938
107BA	297	W	Sewage Works	1905
108	297	SW	Railway Building	1967
109	299	S	Unspecified Tanks	1967
110	299	NW	Hospital	1892
111Q	309	SW	Unspecified Mills	1905
112S	313	E	Unspecified Tank	1905
113AX	320	SW	Tannery	1938
114V	324	W	Railway Station	1892
115AV	327	N	Unspecified Tank	1905
116Q	336	SW	Unspecified Mills	1988
117X	344	W	Railway Building	1967
118W	346	W	Sewage Works	1955
119W	346	W	Unspecified Works	1967
120W	346	W	Unspecified Works	1974
121W	346	W	Sewage Works	1981
122X	346	W	Railway Building	1892
123Y	348	SE	Unspecified Pit	1981
124Y	348	SE	Unspecified Pit	1988
125W	349	W	Sewage Works	1948

126W	350	W	Sewage Works	1938
127W	350	W	Sewage Works	1938
128X	351	W	Railway Building	1955
129X	352	W	Railway Building	1938
130Z	353	SW	Unspecified Pit	1892
131X	353	W	Railway Building	1948
132X	353	W	Railway Building	1905
133Q	355	SW	Unspecified Mills	1948
134Z	364	SW	Unspecified Tank	1974
135AB	366	SW	Unspecified Pit	1892
136AA	368	SW	Tannery	1948
137AA	368	SW	Tannery	1955
138BX	371	SE	Old Canal	1967
139AA	374	SW	Smithy	1905
140AC	375	SW	Railway Sidings	1938
141AB	381	SW	Railway Sidings	1955
142AC	388	W	Railway Sidings	1948
143AE	389	S	Railway Sidings	1955
144AD	390	SE	Unspecified Commercial/Industrial	1967
145AD	390	SE	Unspecified Commercial/Industrial	1974
146AD	390	SE	Unspecified Mills	1955
147AD	390	SE	Unspecified Commercial/Industrial	1981
148AD	390	SE	Unspecified Commercial/Industrial	1988
149BU	401	W	Unspecified Pit	1905
150AJ	402	W	Unspecified Mills	1905
151AE	410	S	Railway Sidings	1948
152AF	415	S	Railway Sidings	1981
153AF	415	S	Railway Sidings	1967
154AF	415	S	Railway Sidings	1974
155AG	416	SW	Unspecified Disused Mills	1948
156AG	419	SW	Unspecified Mills	1938
157	420	SW	Unspecified Mills	1905
158AF	426	S	Unspecified Commercial/Industrial	1955
159AF	426	S	Unspecified Commercial/Industrial	1974
160AF	426	S	Unspecified Commercial/Industrial	1967
161	431	S	Railway Sidings	1938
162AH	431	S	Unspecified Wharf	1967
163AH	431	S	Unspecified Wharf	1974
164AI	444	W	Unspecified Ground Workings	1981
165AI	444	W	Unspecified Ground Workings	1967
166AI	444	W	Unspecified Ground Workings	1974
167AJ	445	W	Unspecified Mills	1892

168AK	445	SE	Unspecified Mills	1938
169AK	450	SE	Unspecified Mills	1948
170AK	450	SE	Unspecified Mills	1905
171AF	451	S	Power Station	1981
172AF	451	S	Power Station	1988
173AL	452	S	Unspecified Wharf	1981
174AL	452	S	Unspecified Wharf	1988
175AK	455	SE	Unspecified Mills	1892
176	455	S	Railway Sidings	1892
177CA	476	N	Unspecified Heap	1892
178AM	481	W	Unspecified Tanks	1967
179AM	481	W	Unspecified Tanks	1974
180AM	481	W	Unspecified Tanks	1981
181	487	SE	Unspecified Mill	1948
182AN	488	E	Unspecified Pit	1988
183AN	488	E	Unspecified Pit	1981

## 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:

80

ID	Distance (m)	Direction	Use	Date
184AO	19	S	Tanks	1907
185AP	28	SE	Unspecified Tank	1907
186AP	34	SE	Unspecified Tank	1893
187B	56	S	Unspecified Tank	1893
188B	63	S	Unspecified Tank	1893
189AQ	79	S	Tanks	1907
190E	88	S	Tanks	1893
191F	117	E	Tanks	1907
192K	165	S	Tanks	1893
193AR	187	NE	Unspecified Tank	1938
194AR	192	NE	Unspecified Tank	1954
195AR	194	NE	Unspecified Tank	1954
196AR	194	NE	Unspecified Tank	1978
197AR	198	NE	Unspecified Tank	1978
198AS	250	SW	Tanks	1938
199AS	251	SW	Tanks	1933
200AS	252	SW	Unspecified Tanks	1933
201AS	252	SW	Unspecified Tanks	1937
202AT	256	NE	Tank or Trough	1893
203S	310	E	Unspecified Tank	1933
204S	310	E	Unspecified Tank	1922

205S	310	E	Unspecified Tank	1907
206AU	313	SE	Unspecified Tank	1978
207R	319	SE	Tanks	1954
208R	319	SE	Tanks	1954
209AU	325	SE	Tanks	1978
210AU	326	SE	Tanks	1993
211S	327	E	Tanks	1978
212S	327	E	Tanks	1993
213AV	329	N	Unspecified Tank	1955
214AV	329	N	Unspecified Tank	1971
215AY	332	SW	Unspecified Tank	1954
216AW	332	SW	Unspecified Tank	1954
217S	333	E	Tanks	1993
218AX	334	SW	Tanks	1938
219AY	335	SW	Unspecified Tank	1954
220AW	335	SW	Unspecified Tank	1954
221AX	335	SW	Tanks	1933
222AZ	337	SW	Unspecified Tanks	1937
223AZ	338	SW	Unspecified Tanks	1933
224	338	SE	Tanks	1978
225BK	352	E	Tanks	1978
226BA	367	W	Tanks	1893
227BA	368	W	Tanks	1938
228BA	368	W	Tanks	1933
229BA	368	W	Tanks	1922
230BB	407	SW	Unspecified Tank	1954
231BB	407	SW	Unspecified Tank	1954
232BC	407	NE	Unspecified Tank	1938
233BB	407	SW	Unspecified Tank	1955
234BB	408	SW	Unspecified Tank	1993
235BC	410	NE	Unspecified Tank	1922
236BC	410	NE	Unspecified Tank	1933
237AC	415	SW	Tanks	1955
238BD	415	W	Detritus Tanks	1955
239BD	417	W	Detritus Tanks	1955
240AC	418	SW	Tanks	1955
241BE	420	SW	Tanks	1955
242BE	420	SW	Tanks	1955
243AC	421	SW	Tanks	1938
244BF	422	W	Equalising Tanks	1955
245BE	422	SW	Tanks	1955
246AC	422	SW	Tanks	1933
247BE	422	SW	Tanks	1955
248BF	422	W	Equalising Tanks	1955
249AC	423	SW	Tanks	1955
250BE	426	SW	Tanks	1938
251BE	427	SW	Tanks	1933
252BF	430	W	Detritus Tanks	1933

253BF	430	W	Detritus Tanks	1938
254BB	437	SW	Unspecified Tank	1954
255BF	438	W	Precipitation Tanks	1955
256BF	438	W	Precipitation Tanks	1955
257BF	446	W	Precipitating Tanks	1933
258BF	446	W	Precipitation Tanks	1938
259BF	447	W	Equalising Tanks	1933
260BG	472	W	Humus Tanks	1955
261BG	472	W	Humus Tanks	1955
262BG	475	W	Humus Tanks	1938
263	486	W	Equalising Tanks	1938

### 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:

15

ID	Distance (m)	Direction	Use	Date
264BH	166	NW	Electricity Substation	1955
265BH	166	NW	Electricity Substation	1975
266BH	166	NW	Electricity Substation	1993
267BH	169	NW	Electricity Substation	1954
268BI	249	NE	Electricity Substation	1984
269BI	249	NE	Electricity Substation	1992
270BJ	327	E	Electricity Substations	1978
271BJ	329	E	Electricity Substation	1993
272BK	331	E	Electricity Substation	1993
273BL	384	E	Electricity Substation	1978
274BL	385	E	Electricity Substation	1993
275BM	490	NW	Electricity Substation	1994
276BM	490	NW	Electricity Substation	1971
277BM	490	NW	Electricity Substation	1955
278BM	490	NW	Electricity Substation	1955

### 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:

11

ID	Distance (m)	Direction	Use	Date
279A	0	On Site	Garage	1954
280A	0	On Site	Garage	1955
281	172	NE	Garage	1954
282N	186	NE	Garage	1993
283N	219	NE	Garage	1978
284N	226	NE	Garage	1954
285BN	493	SW	Garage	1973
286BN	494	SW	Garage	1993
287BN	496	SW	Garage	1988
288BO	500	NE	Garage	1984
289BO	500	NE	Garage	1992

## 1.6 Potentially Infilled Land

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

106

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

ID	Distance(m)	Direction	Use	Date
290A	0	On Site	Refuse Heap	1892
291AO	0	On Site	Refuse Heap	1892
292BP	0	On Site	Colliery	1892
293B	0	On Site	Brick and Tile Works	1905
294BP	4	SE	Refuse Heap	1905
295E	39	SW	Brick and Tile Works	1892
296E	113	S	Refuse Heap	1905
297E	113	S	Unspecified Ground Workings	1955
298BQ	114	SW	Refuse Heap	1892
299H	115	SE	Cuttings	1905
300E	116	S	Unspecified Ground Workings	1938
301E	116	S	Unspecified Ground Workings	1938
302H	116	SE	Cuttings	1948
303H	117	SE	Cuttings	1938
304H	118	SE	Cuttings	1955
305H	121	SE	Cuttings	1967
306H	121	SE	Cuttings	1988
307H	121	SE	Cuttings	1981
308H	121	SE	Cuttings	1974

309H	125	SE	Cuttings	1892
310BR	125	S	Refuse Heap	1892
311I	151	S	Unspecified Wharf	1938
312I	151	S	Unspecified Wharf	1938
313J	152	S	Unspecified Wharf	1955
314J	152	S	Unspecified Wharf	1967
315J	154	S	Unspecified Wharf	1948
316J	154	S	Unspecified Wharf	1905
317J	156	S	Unspecified Wharf	1974
318K	163	S	Unspecified Wharf	1981
319K	163	S	Unspecified Wharf	1988
320BS	167	NE	Unspecified Pit	1892
321L	179	E	Unspecified Heap	1967
322L	179	E	Unspecified Heap	1955
323L	179	E	Unspecified Heap	1974
324L	180	E	Unspecified Ground Workings	1938
325L	180	E	Unspecified Ground Workings	1938
326	182	S	Water Body	1955
327N	214	NE	Unspecified Ground Workings	1948
328N	223	NE	Unspecified Heap	1974
329N	223	NE	Unspecified Heap	1955
330N	223	NE	Unspecified Heap	1967
331P	237	NW	Cemetery	1948
332P	237	NW	Cemetery	1905
333P	238	NW	Cemetery	1938
334P	240	NW	Cemetery	1974
335P	240	NW	Cemetery	1967
336P	240	NW	Cemetery	1981
337P	240	NW	Cemetery	1955
338P	240	NW	Cemetery	1988
339BT	242	NW	Cemetery	1892
340BA	297	W	Sewage Works	1905
341W	346	W	Sewage Works	1955
342W	346	W	Sewage Works	1981
343Y	348	SE	Unspecified Pit	1981
344Y	348	SE	Unspecified Pit	1988
345W	349	W	Sewage Works	1948
346BU	350	W	Sewage Works	1938
347BU	350	W	Sewage Works	1938
348Z	353	SW	Unspecified Pit	1892
349BV	353	SE	Pond	1938
350BV	356	SE	Pond	1905
351BV	356	SE	Pond	1948
352BV	358	SE	Pond	1955
353AB	366	SW	Unspecified Pit	1892
354BV	366	SE	Pond	1892

355BW	368	SE	Pond	1981
356BW	368	SE	Pond	1988
357BW	368	SE	Pond	1967
358BW	368	SE	Pond	1974
359BX	368	SE	Canal	1938
360BX	369	SE	Canal	1955
361BX	370	SE	Canal	1948
362BX	370	SE	Canal	1905
363BX	371	SE	Disused Old Canal	1974
364BX	371	SE	Old Canal	1967
365BY	371	W	Pond	1955
366AB	371	SW	Pond	1905
367BY	373	W	Pond	1948
368BY	374	W	Pond	1938
369	377	SE	Canal	1892
370	383	S	Canal	1892
371BY	385	W	Pond	1981
372BY	385	W	Pond	1974
373BY	386	W	Pond	1967
374BU	401	W	Unspecified Pit	1905
375AJ	422	W	Pond	1967
376AH	431	S	Unspecified Wharf	1967
377AH	431	S	Unspecified Wharf	1974
378BZ	433	N	Pond	1905
379BZ	433	N	Pond	1948
380BZ	437	N	Pond	1938
381BZ	442	N	Pond	1988
382BZ	442	N	Pond	1981
383BZ	442	N	Pond	1974
384BZ	442	N	Pond	1955
385BZ	442	N	Pond	1967
386AI	444	W	Unspecified Ground Workings	1967
387AI	444	W	Unspecified Ground Workings	1981
388AI	444	W	Unspecified Ground Workings	1974
389AL	452	S	Unspecified Wharf	1988
390AL	452	S	Unspecified Wharf	1981
391CA	476	N	Unspecified Heap	1892
392AI	478	W	Pond	1892
393AJ	485	W	Pond	1905
394AN	488	E	Unspecified Pit	1988
395AN	488	E	Unspecified Pit	1981

# 2. Environmental Permits, Incidents and Registers Map



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# 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:

5

The following Part A(1) and IPPC Authorised Activities are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details	
46G	458	SW	422960 420450	Operator: William S Graham & Sons (dewsbury) Limited Installation Name: W S Graham Process: COATING, PRINTING AND TEXTILES; PRE-TREATING BY WASHING ETC >10T/DAY	Permit Number: BR4942IY Original Permit Number: BR4942IY EPR Reference: - Issue Date: 21/3/2003 Effective Date: 31/3/2003 Last date noted as effective: 2015-04-01 Status: Superseded
47G	458	SW	422960 420450	Operator: William S Graham & Sons (dewsbury) Limited Installation Name: W S Graham Process: COATING, PRINTING AND TEXTILES; PRE-TREATING BY WASHING ETC >10T/DAY	Permit Number: BU9394IU Original Permit Number: BR4942IY EPR Reference: - Issue Date: 20/6/2003 Effective Date: 20/6/2003 Last date noted as effective: 2015-04-01 Status: Superseded
48G	458	SW	422960 420450	Operator: William S Graham And Sons (dewsbury) Ltd Installation Name: - Process: COATING, PRINTING & TEXTILES; PRE-TREATING BY WASHING ETC >10T/DAY	Permit Number: BR4942 Original Permit Number: BR4942 EPR Reference: - Issue Date: 21-3-2003 Effective Date: 31-3-2003 Last date noted as effective: 2005-10-03 Status: Superseded By Variation

ID	Distance (m)	Direction	NGR	Details	
49G	458	SW	422960 420450	Operator: Lawton Yarns Limited Installation Name: Ravens Ing Mills Process: COATING, PRINTING AND TEXTILES; PRE-TREATING BY WASHING ETC >10T/DAY	Permit Number: BP3731ZS Original Permit Number: BP3731ZS EPR Reference: - Issue Date: 1/3/2013 Effective Date: 1/3/2013 Last date noted as effective: 2015-04-01 Status: Transfer Effective
50G	458	SW	422960 420450	Operator: William S Graham And Sons (dewsbury) Ltd Installation Name: - Process: COATING, PRINTING & TEXTILES; PRE-TREATING BY WASHING ETC >10T/DAY	Permit Number: BU9394 Original Permit Number: BR4942 EPR Reference: - Issue Date: 20-6-2003 Effective Date: 20-6-2003 Last date noted as effective: 2004-10-01 Status: Superseded By Pas

### 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:

2

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

ID	Distance (m)	Direction	NGR	Details	
16D	320	SW	423100 420500	Name: New List2 Water Site 14 Status: Active Receiving Water: Spen Beck	Authorised Substances: Dichlorvos, Atrazine & Simazine, Trifluralin, MCPA
17	372	SW	423100 420430	Name: W.s. Graham & Sons Ltd, Dewsbury Status: Not Active Receiving Water: Unknown	Authorised Substances: Chromium, Permethrin

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

2

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
44	59	SW	423299 420673	Address: The Autocentre (Dewsbury) Ltd, 299 Huddersfield Road, Scout Hill, Dewsbury, WF13 3RW Process: Waste Oil Burner <0.4 MW Status: Current Permit Permit Type: Part B Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
45	309	E	423682 420721	Address: British Millerrain Co Ltd, Calder Works, Thornhill Road, Dewsbury, WF12 9QQ Process: Fabric Coating A2 Status: Historical 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:

21

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

ID	Distance (m)	Direction	NGR	Details
18E	294	SW	423150 420490	Address: SPENBOROUGH SPS STORM TANK SITE, SMITHIES LANE, LIVERSEDGE, CLECKHEATON, WEST YORKSHIRE, WF16 0PN Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: NPSWQD009808 Permit Version: 1 Receiving Water: Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 15/03/2010 Effective Date: 15-Mar-2010 Revocation Date: -
19E	294	SW	423150 420490	Address: SPENBOROUGH SPS STORM TANK SITE, SMITHIES LANE, LIVERSEDGE, CLECKHEATON, WEST YORKSHIRE, WF16 0PN Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: NPSWQD009808 Permit Version: 1 Receiving Water: Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 15/03/2010 Effective Date: 15-Mar-2010 Revocation Date: -

ID	Distance (m)	Direction	NGR	Details	
20E	300	SW	423140 420490	Address: SPENBOROUGH WWTW, THE BOTTOMS, SMITHIES LANE, HECKMONDWIKE, WEST YORKSHIRE Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: E56 Permit Version: 6	Receiving Water: Status: CONSENT EXPIRED - TIME LIMIT Issue date: 01/07/1999 Effective Date: 01-Jul-1999 Revocation Date: 31/03/2000
21E	300	SW	423140 420490	Address: SPEN VALLEY WWTW, THE BOTTOMS, SMITHIES LANE, HECKMONDWIKE, WEST YORKSHIRE, WF13 3RD Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: WRA7549 Permit Version: 3	Receiving Water: Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 14/10/2008 Effective Date: 01-Apr-2009 Revocation Date: 30/03/2010
22E	300	SW	423140 420490	Address: SPENBOROUGH WWTW, THE BOTTOMS, SMITHIES LANE, HECKMONDWIKE, WEST YORKSHIRE Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: E56 Permit Version: 6	Receiving Water: Status: CONSENT EXPIRED - TIME LIMIT Issue date: 01/07/1999 Effective Date: 01-Jul-1999 Revocation Date: 31/03/2000
23E	300	SW	423140 420490	Address: SPEN VALLEY WWTW, THE BOTTOMS, SMITHIES LANE, HECKMONDWIKE, WEST YORKSHIRE, WF13 3RD Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: WRA7549 Permit Version: 2	Receiving Water: Status: SURRENDERED UNDER EPR 2010 Issue date: 25/02/2005 Effective Date: 31-Mar-2010 Revocation Date: 18/09/2010
24E	300	SW	423140 420490	Address: SPENBOROUGH WWTW, THE BOTTOMS, SMITHIES LANE, HECKMONDWIKE, WEST YORKSHIRE Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: E56 Permit Version: 7	Receiving Water: Status: VARIED BY APPLICATION - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 22/10/1998 Effective Date: 16-Nov-1998 Revocation Date: 30/06/1999
25E	300	SW	423140 420490	Address: SPEN VALLEY WWTW, THE BOTTOMS, SMITHIES LANE, HECKMONDWIKE, WEST YORKSHIRE, WF13 3RD Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: WRA7549 Permit Version: 2	Receiving Water: Status: SURRENDERED UNDER EPR 2010 Issue date: 25/02/2005 Effective Date: 31-Mar-2010 Revocation Date: 18/09/2010
26E	300	SW	423140 420490	Address: SPEN VALLEY WWTW, THE BOTTOMS, SMITHIES LANE, HECKMONDWIKE, WEST YORKSHIRE, WF13 3RD Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: WRA7549 Permit Version: 3	Receiving Water: Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 14/10/2008 Effective Date: 01-Apr-2009 Revocation Date: 30/03/2010

ID	Distance (m)	Direction	NGR	Details	
27E	300	SW	423140 420490	Address: NORTH BIERLEY WWTW, CLIFFE HOLLINS LANE, BRADFORD, WEST YORKSHIRE Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: E14 Permit Version: 11	Receiving Water: Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 16/03/1999 Effective Date: 30-Mar-1999 Revocation Date: 24/10/1999
28E	300	SW	423140 420490	Address: SPENBOROUGH WWTW, THE BOTTOMS, SMITHIES LANE, HECKMONDWIKE, WEST YORKSHIRE Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: E56 Permit Version: 7	Receiving Water: Status: VARIED BY APPLICATION - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 22/10/1998 Effective Date: 16-Nov-1998 Revocation Date: 30/06/1999
29E	300	SW	423140 420490	Address: NORTH BIERLEY WWTW, CLIFFE HOLLINS LANE, BRADFORD, WEST YORKSHIRE Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: E14 Permit Version: 10	Receiving Water: Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 16/03/1999 Effective Date: 16-Mar-1999 Revocation Date: 29/03/1999
30E	300	SW	423140 420490	Address: SPEN VALLEY WWTW, THE BOTTOMS, SMITHIES LANE, HECKMONDWIKE, WEST YORKSHIRE, WF13 3RD Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: WRA7549 Permit Version: 1	Receiving Water: Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 25/10/1999 Effective Date: 01-Apr-2000 Revocation Date: 31/03/2009
31E	300	SW	423140 420490	Address: SPEN VALLEY WWTW, THE BOTTOMS, SMITHIES LANE, HECKMONDWIKE, WEST YORKSHIRE, WF13 3RD Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: WRA7549 Permit Version: 1	Receiving Water: Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 25/10/1999 Effective Date: 01-Apr-2000 Revocation Date: 31/03/2009
32E	300	SW	423140 420490	Address: NORTH BIERLEY WWTW, CLIFFE HOLLINS LANE, BRADFORD, WEST YORKSHIRE Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: E14 Permit Version: 12	Receiving Water: Status: CONSENT EXPIRED - TIME LIMIT Issue date: 25/10/1999 Effective Date: 25-Oct-1999 Revocation Date: 31/03/2000
33	327	SW	423150 420450	Address: THORNHILL SAND AND GRAVEL, CLADER ROAD, RAVENSTHORPE, DEWSBURY, WEST YORKSHIRE Effluent Type: TRADE DISCHARGES - SITE DRAINAGE Permit Number: WRA7279 Permit Version: 1	Receiving Water: Status: REVOKED - UNSPECIFIED Issue date: 28/01/1997 Effective Date: 28-Jan-1997 Revocation Date: 09/03/2000
34	335	SE	423553 420480	Address: FORGE LANE QUARRY, LAND ADJACENT TO FORGE LANE, DEWSBURY, WEST YORKSHIRE, WF12 9BU Effluent Type: TRADE DISCHARGES - SITE DRAINAGE Permit Number: EPRAB3499EV Permit Version: 1	Receiving Water: Status: NEW ISSUED UNDER EPR 2010 Issue date: 18/06/2014 Effective Date: 05-Sep-2014 Revocation Date: -

ID	Distance (m)	Direction	NGR	Details	
35	344	SE	423540 420457	Address: FORGE LANE QUARRY, LAND ADJACENT TO FORGE LANE, DEWSBURY, WEST YORKSHIRE, WF12 9BU Effluent Type: TRADE DISCHARGES - SITE DRAINAGE Permit Number: EPRAB3499EV Permit Version: 1	Receiving Water: Status: NEW ISSUED UNDER EPR 2010 Issue date: 18/06/2014 Effective Date: 05-Sep-2014 Revocation Date: -
36F	353	W	422940 420720	Address: SCOUT HILL CSO, SCOUT HILL, RAVENSTHORPE, DEWSBURY, WEST YORKSHIRE Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: WADC1314 Permit Version: 1	Receiving Water: Status: TRANSFERRED FROM WATER ACT 1989 Issue date: 18/09/1989 Effective Date: 18-Sep-1989 Revocation Date: 13/04/2009
37F	353	W	422940 420720	Address: SCOUT HILL CSO, SCOUT HILL, RAVENSTHORPE, DEWSBURY, WEST YORKSHIRE Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: WADC1314 Permit Version: 2	Receiving Water: Status: TRANSFERRED FROM WATER ACT 1989 Issue date: 14/04/2009 Effective Date: 14-Apr-2009 Revocation Date: -
38	397	SW	423100 420400	Address: TARMAC ROADSTONE LIMITED THORNHILL, SAND AND GRAVEL WORKS RAVENSTHOR, PE DEWSBURY Effluent Type: TRADE DISCHARGES - UNSPECIFIED Permit Number: C5504 Permit Version: 1	Receiving Water: Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 28/04/1989 Effective Date: 28-Apr-1989 Revocation Date: 01/10/1996

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

0

Database searched and no data found.

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

0

Database searched and no data found.

## 2.2 Dangerous or Hazardous Sites

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

0

Database searched and no data found.

## 2.3 Environment Agency Recorded Pollution Incidents

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

15

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

ID	Distance (m)	Direction	NGR	Details	
1A	81	S	423310 420647	Incident Date: 23-Apr-2002 Incident Identification: 74175 Pollutant: Contaminated Water Pollutant Description: Firefighting Run-Off	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
2A	81	S	423310 420647	Incident Date: 23-Apr-2002 Incident Identification: 74175 Pollutant: Contaminated Water Pollutant Description: Firefighting Run-Off	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
3	102	S	423360 420630	Incident Date: 13-May-2002 Incident Identification: 78394 Pollutant: Specific Waste Materials Pollutant Description: Commercial Waste	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
4	148	S	423290 420582	Incident Date: 07-Feb-2010 Incident Identification: 751593 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 2 (Significant)
5	297	SW	423070 420570	Incident Date: 22-May-2002 Incident Identification: 80505 Pollutant: Oils and Fuel Pollutant Description: Unidentified Oil	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
6E	308	SW	423138 420482	Incident Date: 19-Aug-2001 Incident Identification: 25271 Pollutant: Oils and Fuel Pollutant Description: Unidentified Oil	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
7D	317	SW	423102 420501	Incident Date: 28-Jun-2001 Incident Identification: 11969 Pollutant: Organic Chemicals/Products Pollutant Description: Paints and Varnishes	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
8B	347	SW	423166 420418	Incident Date: 14-Mar-2002 Incident Identification: 64073 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
9	350	SE	423630 420530	Incident Date: 22-Apr-2002 Incident Identification: 73720 Pollutant: Specific Waste Materials Pollutant Description: Commercial Waste	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
10B	352	SW	423170 420410	Incident Date: 30-May-2002 Incident Identification: 82036 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

ID	Distance (m)	Direction	NGR	Details	
11	398	SW	423130 420380	Incident Date: 14-Apr-2002 Incident Identification: 71357 Pollutant: Oils and Fuel Pollutant Description: Unidentified Oil	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
12C	428	SW	423001 420447	Incident Date: 20-Jun-2002 Incident Identification: 86319 Pollutant: Atmospheric Pollutants and Effects: Contaminated Water Pollutant Description: Smoke: Firefighting Run-Off	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
13C	428	SW	423001 420447	Incident Date: 20-Jun-2002 Incident Identification: 86319 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
14C	428	SW	423001 420447	Incident Date: 20-Jun-2002 Incident Identification: 86319 Pollutant: Contaminated Water Pollutant Description: Firefighting Run-Off	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
15	438	N	423291 421248	Incident Date: 20-Aug-2003 Incident Identification: 183765 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)

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

0

Database searched and no data found.

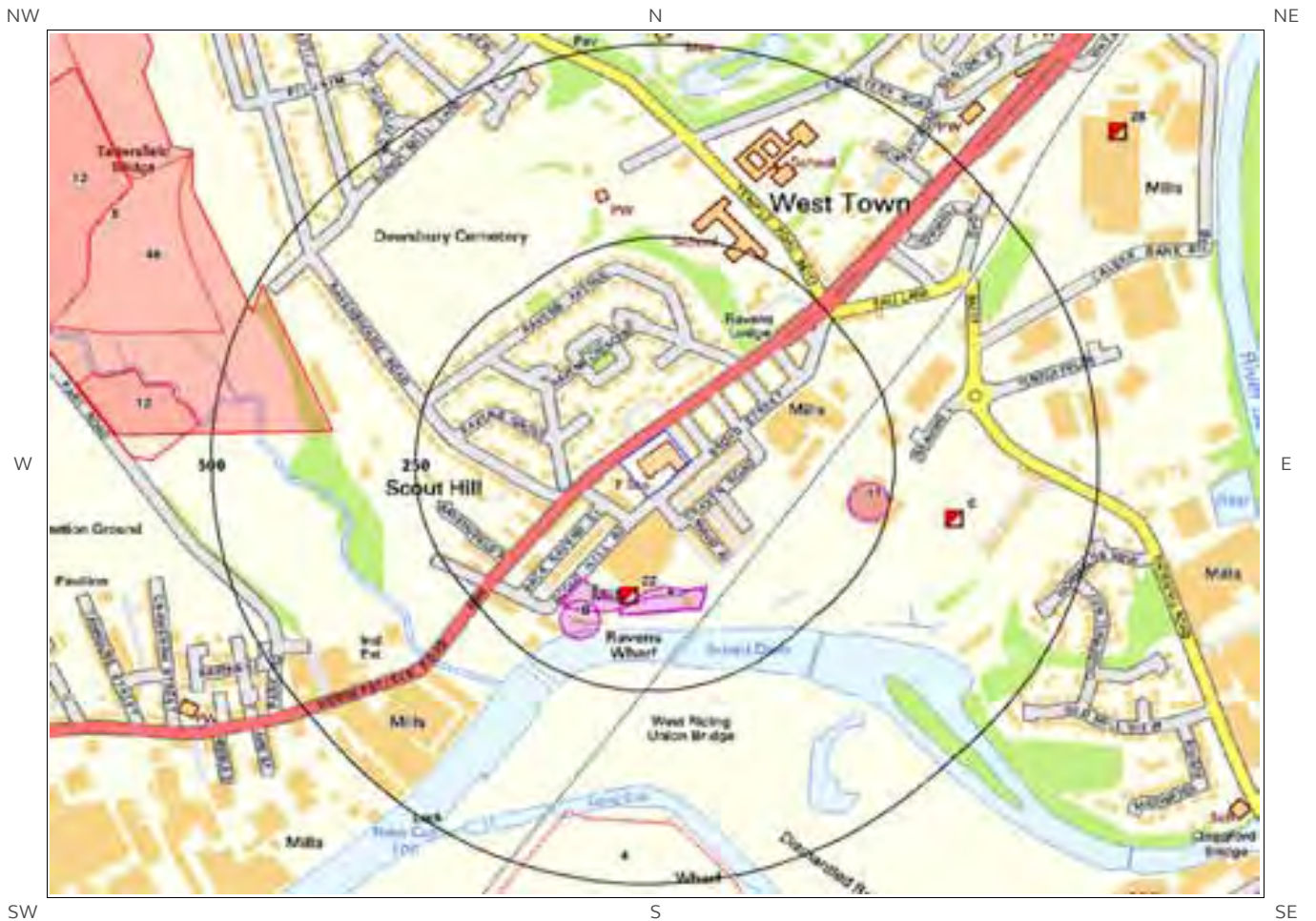
## 2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990

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?

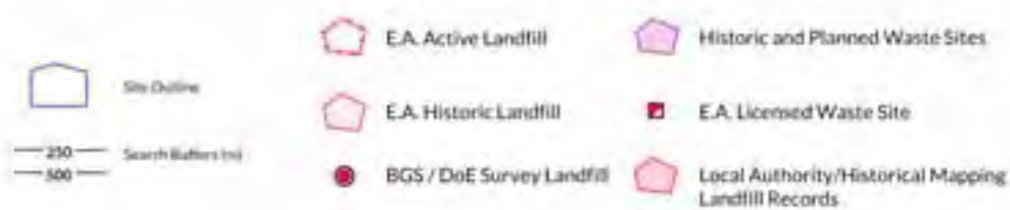
0

Database searched and no data found.

# 3. Landfill and Other Waste Sites Map



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# 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:

2

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

ID	Distance (m)	Direction	NGR	Details
4	418	S	423280 420170	<p>Address: Thornhill Quarry Landfill Site, Calder Road, Ravensthorpe, Dewsbury, West Yorkshire, WF12 9EA            Landfill Reference: 61044.0            Environmental Permitting Regulations (Waste) Reference: DEM002            Landfill Type: WASTE LANDFILLING; &gt;10 T/D WITH CAPACITY &gt;25,000T EXCLUDING INERT WASTE</p> <p>Operator: Demex Limited            Status: Effective            IPPC Reference:            EPR Reference:</p>
5	513	W	422500 421500	<p>Address: Lower Spen Valley, Park Road, Ravensthorpe, Dewsbury, West Yorkshire, WF12            Landfill Reference: 61058.0            Environmental Permitting Regulations (Waste) Reference: KIR008            Landfill Type: A4 : Household, Commercial &amp; Industrial Waste Landfill</p> <p>Operator: Kirklees Council            Status: Issued            IPPC Reference:            EPR Reference:</p>

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

10

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
12	518	W	422600 420800	<p>Site Address: Park Road, Ravensthorpe            Waste Licence: -            Site Reference: -            Waste Type: -            Environmental Permitting Regulations (Waste) Reference: -</p> <p>Licence Issue:            Licence Surrendered:            Licence Hold Address: -            Operator: -            First Recorded: 14-Feb-1951            Last Recorded: -</p>

ID	Distance (m)	Direction	NGR	Details	
13	694	W	422500 421000	Site Address: Pilgrim Tip, Off Ravenhouse Road, Dewsbury Moor, West Yorkshire Waste Licence: - Site Reference: - Waste Type: Commercial, Liquid sludge Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: Dewsbury County Borough Council First Recorded: 31-Dec-1934 Last Recorded: -
Not shown	817	S	422900 419800	Site Address: Land ar Ravensthorpe Road, Thornhill Lees, Dewsbury Waste Licence: Yes Site Reference: 500, 4700/0756 Waste Type: Inert, Commercial Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 02-Oct-1985 Licence Surrendered: 30-Apr-1994 Licence Hold Address: Ravensthorpe Road, Thornhill Lees, Dewsbury Operator: - First Recorded: 31-Oct-1985 Last Recorded: 31-Dec-1986
Not shown	854	S	423010 419838	Site Address: C R Longley Ltd, Ravensthorpe Road, Dewsbury, Thornhill Lees, West Yorkshire Waste Licence: Yes Site Reference: 48, NE4654 Waste Type: Inert, Industrial, Special Environmental Permitting Regulations (Waste) Reference: YQ1/L/JOH001	Licence Issue: 13-Apr-1992 Licence Surrendered: 08-Jul-2010 Licence Hold Address: Ravensthorpe Road, Dewsbury, Thornhill Lees, West Yorkshire Operator: C R Longley Ltd First Recorded: 31-Dec-1900 Last Recorded: -
Not shown	883	E	424500 420300	Site Address: Railway Cutting off Savile Road, Savile Town, Dewsbury Waste Licence: - Site Reference: - Waste Type: Inert, Industrial, Liquid sludge Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: - First Recorded: 01-Jan-1996 Last Recorded: 31-Dec-1999
Not shown	1001	SW	422600 419600	Site Address: Thornhill Power Station, Calder Road, Ravensthorpe, West Yorkshire Waste Licence: - Site Reference: - Waste Type: Inert, Industrial Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: Central Electricity Generating Board First Recorded: 31-Dec-1923 Last Recorded: -
Not shown	1005	SE	423800 419600	Site Address: Forge Lane, Thornhill Steel Works, Dewsbury Waste Licence: Yes Site Reference: 4700/0030 Waste Type: Inert, Industrial, Commercial Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 23-Jun-1977 Licence Surrendered: 10-Jul-1989 Licence Hold Address: Thornhill Steel Works, Dewsbury Operator: - First Recorded: 31-Dec-1947 Last Recorded: 30-Jun-1989
Not shown	1098	NW	422000 421300	Site Address: Northorpe Sewage Farm Refuse Tip, Mirfield, West Yorkshire Waste Licence: - Site Reference: - Waste Type: Commercial Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: Mirfield Urban District Council First Recorded: - Last Recorded: -
Not shown	1243	NW	422200 421700	Site Address: Carr Lane, Off Heckmondwike Road, Dewsbury, Cleckheaton, West Yorkshire Waste Licence: - Site Reference: - Waste Type: Commercial Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: Spensborough Borough Council First Recorded: 11-Jul-1972 Last Recorded: -

ID	Distance (m)	Direction	NGR	Details	
Not shown	1325	E	424700 420600	Site Address: Disused Railway Cutting, Scarborough Street, Savile Town, Dewsbury Waste Licence: Yes Site Reference: 4700/0198 Waste Type: Inert, Industrial, Commercial Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 23-Jul-1979 Licence Surrendered: 30-Sep-1982 Licence Hold Address: Civic Centre, Huddersfield Operator: - First Recorded: 31-Dec-1979 Last Recorded: 30-Sep-1982

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

3

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

ID	Distance (m)	Direction	NGR	Details	
Not shown	855	NW	422500.0 421100.0	Address: Pilgrim Tip, off Ravenhouse Road, Dewsbury Moor BGS Number: 635.0	Risk: Risk to minor aquifer Waste Type: N/A
Not shown	1297	NW	422500.0 421800.0	Address: Carrlanes, off Heckmand Rd, Dewsbury, Cleckheaton BGS Number: 1883.0	Risk: No risk to aquifer Waste Type: N/A
Not shown	1301	NW	422100.0 421300.0	Address: North Sewage Farm Refuse Tip, Mirfield, W Yorks BGS Number: 859.0	Risk: No risk to aquifer Waste Type: N/A

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

12

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

ID	Distance (m)	Direction	NGR	Site Address	Source	Data Type
49	353	W	422393 421481	Lower Spen Valley	Kirklees Metropolitan Council	Polygon
Not shown	752	S	423510 419922	Refuse Tip	1963 mapping	Polygon
Not shown	798	SE	423675 419977	Refuse Tip	1963 mapping	Polygon
Not shown	822	SE	423737 419982	Refuse Tip	1963 mapping	Polygon
Not shown	833	S	423517 419837	Refuse Tip	1963 mapping	Polygon
Not shown	845	W	422454 420983	Public Refuse Tip	1993 mapping	Polygon
Not shown	845	W	422454 420983	Public Refuse Tip	1994 mapping	Polygon

ID	Distance (m)	Direction	NGR	Site Address	Source	Data Type
Not shown	849	W	422318 420961	Refuse Tip	1993 mapping	Polygon
Not shown	849	W	422318 420961	Refuse Tip	1994 mapping	Polygon
Not shown	919	W	422332 420969	Refuse Tip	1960 mapping	Polygon
Not shown	1236	SW	422524 419688	Refuse Tip	1971 mapping	Polygon
Not shown	1270	SE	423950 419614	Refuse Tip	1963 mapping	Polygon

## 3.2 Other Waste Sites

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

6

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

ID	Distance (m)	Direction	NGR	Details		
6A	116	S	423341 420593	Type of Site: Scrap Metal Yard Site Address: N/A	Planning Application Reference: N/A Date: 1993	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
7A	128	S	423343 420593	Type of Site: Scrap Metal Yard Site Address: N/A	Planning Application Reference: N/A Date: 1974	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
8	132	SW	423256 420599	Type of Site: Scrap Metal Yard Site Address: N/A	Planning Application Reference: N/A Date: 1993	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
9B	154	SW	423241 420568	Type of Site: Waste Transfer Stations Site Address: Scout Hill Terrace, DEWSBURY, West Yorkshire, WF13 3RE	Planning Application Reference: 2004/62/91842/E0 Date: -	Further Details: Scheme comprises construction of building to house waste transfer station. An application (ref: 2004/62/91842/E0) for Detailed Planning permission was submitted to Kirklees B.C. on 25th May 2004. Data Source: Historic Planning Application Data Type: Point

ID	Distance (m)	Direction	NGR	Details	
10B	154	SW	423241 420568	Type of Site: Waste Transfer Station Site Address: Ravenswharfe Road, Scout Hill, DEWSBURY, West Yorkshire, WF13 3RD	Planning Application Reference: 2002/62/92786/E0 Date: -  Further Details: Scheme comprises of use of land as waste transfer station and construction of a storage and work area building. An application (ref: 2002/62/92786/E0) for Detailed Planning permission was submitted to Kirklees B.C. on 28th August 2002. Data Source: Historic Planning Application Data Type: Point
11	199	E	423595 420721	Type of Site: Waste Transfer Station Site Address: Thornhill Road Transfer Stn, Thornhill Road, DEWSBURY, West Yorkshire, WF12 9	Planning Application Reference: 2007/62/93107/E0 Date: -  Further Details: Scheme comprises use of waste transfer station for external storage of sorted recyclable materials. An application (ref: 2007/62/93107/E0) for detailed planning permission was granted by Kirklees B.C. Planning decision obtained Data Source: Historic Planning Application Data Type: Point

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

27

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

ID	Distance (m)	Direction	NGR	Details	
22	129	S	423300 420600	Site Address: Land/premises At, Ravenswharfe Road, Scout Hill, Dewsbury, West Yorkshire, WF13 3RD Type: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes < 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: HIN001 EPR reference: EA/EPR/KP3895ZL/T001 Operator: Hinchcliffe Roy Waste Management licence No: 61022 Annual Tonnage: 70000.0	Issue Date: 26/02/1993 Effective Date: 20/10/2000 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred Site Name: Forge Plant Hire Correspondence Address: -, -
23C	331	E	423700 420700	Site Address: Thornhill Transfer Station, Weaving Lane, Dewsbury, West Yorkshire, WF13 3RU Type: Household, Commercial & Industrial Waste T Stn Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: KIR010 EPR reference: QP3494ZQ/V002 Operator: Sita (kirklees) Limited Waste Management licence No: 65180 Annual Tonnage: 150000.0	Issue Date: 25/04/2001 Effective Date: - Modified: 24/06/2005 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: Thornhill Integrated Waste Management Facility Correspondence Address: -, -

ID	Distance (m)	Direction	NGR	Details
24C	331	E	423700 420700	<p>Site Address: Thornhill Transfer Station, Weaving Lane, Dewsbury, West Yorkshire, WF13 3RU</p> <p>Type: Household, Commercial &amp; Industrial Waste T Stn</p> <p>Size: &gt;= 75000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: KIR010</p> <p>EPR reference: EA/EPR/QP3494ZQ/V002</p> <p>Operator: Sita ( Kirklees ) Ltd</p> <p>Waste Management licence No: 65180</p> <p>Annual Tonnage: 150000.0</p> <p>Issue Date: 25/04/2001</p> <p>Effective Date: -</p> <p>Modified: 24/06/2005</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Modified</p> <p>Site Name: Thornhill Integrated Waste Management Facility</p> <p>Correspondence Address: -, -</p>
25C	331	E	423700 420700	<p>Site Address: Thornhill Transfer Station, Weaving Lane, Dewsbury, West Yorkshire, WF13 3RU</p> <p>Type: Household, Commercial &amp; Industrial Waste T Stn</p> <p>Size: &gt;= 75000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: KIR010</p> <p>EPR reference: EA/EPR/QP3494ZQ/V002</p> <p>Operator: Sita ( Kirklees ) Limited</p> <p>Waste Management licence No: 65180</p> <p>Annual Tonnage: 150000.0</p> <p>Issue Date: 25/04/2001</p> <p>Effective Date: -</p> <p>Modified: 24/06/2005</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Modified</p> <p>Site Name: Thornhill Integrated Waste Management Facility</p> <p>Correspondence Address: -, -</p>
Not shown	527	S	423300 420200	<p>Site Address: Thornhill Quarry, Ravensthorpe Road, Ravensthorpe, Dewsbury, West Yorkshire, WF12 9EA</p> <p>Type: Other Landfill Site taking Special Waste</p> <p>Size: &gt;= 25000 tonnes &lt; 75000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: DEM002</p> <p>EPR reference: EA/EPR/HP3595ZA/V002</p> <p>Operator: Demex Limited</p> <p>Waste Management licence No: 61044</p> <p>Annual Tonnage: 74999.0</p> <p>Issue Date: 10/01/1994</p> <p>Effective Date: -</p> <p>Modified: 30/06/2004</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: To PPC</p> <p>Site Name: Demex Ltd</p> <p>Correspondence Address: -, -</p>
Not shown	527	S	423300 420200	<p>Site Address: Thornhill Quarry, Ravensthorpe Road, Ravensthorpe, Dewsbury, West Yorkshire, WF12 9EA</p> <p>Type: Co-Disposal Landfill Site</p> <p>Size: &lt; 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: DEM002</p> <p>EPR reference: -</p> <p>Operator: Demex Limited</p> <p>Waste Management licence No: 61044</p> <p>Annual Tonnage: 0.0</p> <p>Issue Date: 10/01/1994</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Issued</p> <p>Site Name: Demex Ltd</p> <p>Correspondence Address: -, Bernera Works, Psalters Lane, Rotherham, South Yorkshire, S61 1DQ</p>
28	675	NE	423900 421200	<p>Site Address: West End Mills, Watergate Road, Dewsbury, West Yorkshire, WF12 9QB</p> <p>Type: Household, Commercial &amp; Industrial Waste T Stn</p> <p>Size: &lt; 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: CJB001</p> <p>EPR reference: EA/EPR/KP3695ZQ/A001</p> <p>Operator: C &amp; J Blackburn</p> <p>Waste Management licence No: 61026</p> <p>Annual Tonnage: 24999.0</p> <p>Issue Date: 06/06/1996</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Issued</p> <p>Site Name: C &amp; J Blackburn</p> <p>Correspondence Address: -, -</p>

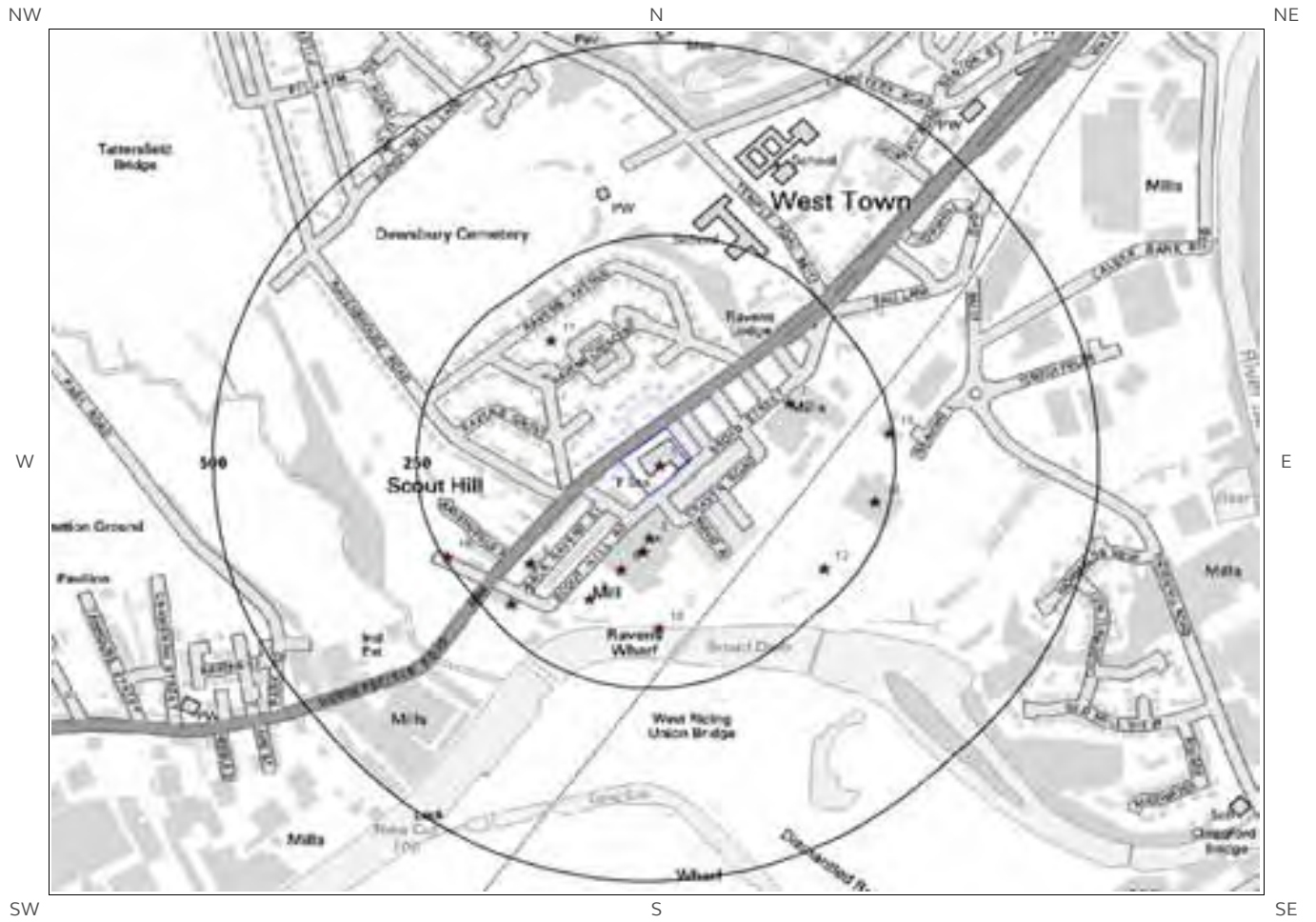
ID	Distance (m)	Direction	NGR	Details
Not shown	846	W	422461 420946	<p>Site Address: Lower Spen Valley Hws 2, Park Road, Dewsbury, West Yorkshire Type: Household Waste Amenity Site Size: &lt; 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: KIR006 EPR reference: EA/EPR/FP3895ZJ/S002 Operator: Sita ( Kirklees ) Ltd Waste Management licence No: 61056 Annual Tonnage: 12716.0</p> <p>Issue Date: 28/03/1998 Effective Date: - Modified: - Surrendered Date: 09/04/2003 Expiry Date: - Cancelled Date: - Status: Surrendered Site Name: Lower Spen Valley H W S Correspondence Address: -, -</p>
Not shown	846	W	422461 420946	<p>Site Address: Lower Spen Valley Hws 2, Park Road, Dewsbury, West Yorkshire Type: Household Waste Amenity Site Size: &lt; 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: KIR006 EPR reference: EA/EPR/FP3895ZJ/S002 Operator: Sita (kirklees) Limited Waste Management licence No: 61056 Annual Tonnage: 12716.0</p> <p>Issue Date: 28/03/1998 Effective Date: - Modified: - Surrendered Date: 09/04/2003 Expiry Date: - Cancelled Date: - Status: Surrendered Site Name: Lower Spen Valley H W S Correspondence Address: -, -</p>
Not shown	856	NE	423995 421371	<p>Site Address: Cartwright Mill, Watergate Road, Dewsbury, West Yorks, WF12 9QB Type: HCI Waste TS + treatment Size: &lt; 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: PWS001 EPR reference: EA/EPR/AB3402FA/A001 Operator: Price Waste Services Limited Waste Management licence No: 400585 Annual Tonnage: 74999.0</p> <p>Issue Date: 23/09/2013 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Cartwright Mill Correspondence Address: -, -</p>
Not shown	879	NE	424025 421371	<p>Site Address: Ing Mills, Watergate Road, Dewsbury, West Yorkshire, WF12 9QB Type: Household, Commercial &amp; Industrial Waste T Stn Size: &lt; 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MGS001 EPR reference: EA/EPR/XP3192ZD/A001 Operator: M &amp; G Skips Ltd Waste Management licence No: 65284 Annual Tonnage: 24999.0</p> <p>Issue Date: 31/03/2004 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Expired Site Name: Ingham Works Correspondence Address: -, -</p>
Not shown	880	NE	424030 421366	<p>Site Address: Cartwright Mills, Watergate Road, Dewsbury, West Yorkshire, WF12 9QB Type: Household, Commercial &amp; Industrial Waste T Stn Size: &lt; 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MGS002 EPR reference: EA/EPR/QP3392ZW/V002 Operator: M G Skip Hire Ltd Waste Management licence No: 65499 Annual Tonnage: 9130.0</p> <p>Issue Date: 04/09/2006 Effective Date: - Modified: 31/05/2008 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: M G Skip Hire Ltd Correspondence Address: -, -</p>
Not shown	892	S	422987 419901	<p>Site Address: Ravensthorpe Road, Thornhill Lees, Dewsbury, West Yorkshire, WF12 9EF Type: Industrial Waste Landfill (Factory curtilage) Size: &lt; 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: CRL001 EPR reference: - Operator: C R Longley Limited Waste Management licence No: 61017 Annual Tonnage: 0.0</p> <p>Issue Date: 13/04/1992 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: C R Longley Ltd Correspondence Address: -, Ravensthorpe Road, Thornhill Lees, Dewsbury, West Yorkshire, WF12 9EF</p>

ID	Distance (m)	Direction	NGR	Details
Not shown	915	NW	422937 421632	<p>Site Address: 14, Heckmondwike Road, Dewsbury, West Yorkshire, WF13 3PN  Type: Household, Commercial &amp; Industrial Waste T Stn  Size: &lt; 25000 tonnes  Environmental Permitting Regulations (Waste) Licence Number: WIL004  EPR reference: EA/EPR/HP3895ZP/A001  Operator: J &amp; D Wilkinson  Waste Management licence No: 61045  Annual Tonnage: 12000.0</p> <p>Issue Date: 16/08/1994  Effective Date: -  Modified: -  Surrendered Date: -  Expiry Date: -  Cancelled Date: -  Status: Issued  Site Name: Wilkinson Brothers  Correspondence Address: -, -</p>
Not shown	943	S	423010 419838	<p>Site Address: Ravensthorpe Road, Thornhill Lees, Dewsbury, West Yorkshire, WF12 9EF  Type: Industrial Waste Landfill (Factory curtilage)  Size: &lt; 25000 tonnes  Environmental Permitting Regulations (Waste) Licence Number: CRL001  EPR reference: EA/EPR/GP3795ZY/S002  Operator: C R Longley And Company Limited  Waste Management licence No: 61017  Annual Tonnage: 0.0</p> <p>Issue Date: 13/04/1992  Effective Date: -  Modified: -  Surrendered Date: 08/07/2010  Expiry Date: -  Cancelled Date: -  Status: Surrendered  Site Name: C R Longley Ltd  Correspondence Address: -, -</p>
Not shown	993	NW	422900 421700	<p>Site Address: Land Adjacent Jilllane Farm, Jill Lane, Mirfield, Dewsbury, West Yorkshire, WF14 0QN  Type: Landfill taking Non-Biodegradable Wastes  Size: &gt;= 25000 tonnes &lt; 75000 tonnes  Environmental Permitting Regulations (Waste) Licence Number: SNE001  EPR reference: -  Operator: Snee J Mr  Waste Management licence No: 61033  Annual Tonnage: 0.0</p> <p>Issue Date: 20/06/1994  Effective Date: -  Modified: -  Surrendered Date: -  Expiry Date: -  Cancelled Date: -  Status: Issued  Site Name: Snee  Correspondence Address: -, Jill Lane Farm, Jill Lane, Mirfield, Dewsbury, West Yorkshire, WF14 0QN</p>
Not shown	993	NW	422900 421700	<p>Site Address: Land Adjacent Jilllane Farm, Jill Lane, Mirfield, Dewsbury, West Yorkshire, WF14 0QN  Type: Landfill taking Non-Biodegradable Wastes  Size: &lt; 25000 tonnes  Environmental Permitting Regulations (Waste) Licence Number: SNE001  EPR reference: EA/EPR/TP3895ZC/A001  Operator: Snee J Mr  Waste Management licence No: 61033  Annual Tonnage: 24999.0</p> <p>Issue Date: 20/06/1994  Effective Date: -  Modified: -  Surrendered Date: -  Expiry Date: -  Cancelled Date: -  Status: Issued  Site Name: Snee  Correspondence Address: -, -</p>
Not shown	1023	SW	422649 419959	<p>Site Address: Thornhill Works, Calder Road, Dewsbury, West Yorks, WF12 9HY  Type: Treatment of waste to produce soil &lt;75,000 tpy  Size: &lt; 25000 tonnes  Environmental Permitting Regulations (Waste) Licence Number: NEW183  EPR reference: EA/EPR/CB3536RY/A001  Operator: Newlay Concrete Ltd  Waste Management licence No: 103451  Annual Tonnage: 74999.0</p> <p>Issue Date: 20/01/2012  Effective Date: -  Modified: -  Surrendered Date: -  Expiry Date: -  Cancelled Date: -  Status: Issued  Site Name: Newlay Concrete Ltd  Correspondence Address: -, -</p>

ID	Distance (m)	Direction	NGR	Details	
Not shown	1074	NW	422500 421500	<p>Site Address: Lower Spen Valley, Park Road, Ravensthorpe, Dewsbury, West Yorkshire, WF12</p> <p>Type: Household, Commercial &amp; Industrial Waste Landfill</p> <p>Size: &gt;= 75000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: KIR008</p> <p>EPR reference: -</p> <p>Operator: Kirklees Metropolitan Council</p> <p>Waste Management licence No: 61058</p> <p>Annual Tonnage: 0.0</p>	<p>Issue Date: 01/04/1996</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Issued</p> <p>Site Name: Lower Spen Valley</p> <p>Correspondence Address: -, West Riding House, 9, Manchester Road, Huddersfield, West Yorkshire, HD1 3HH</p>
Not shown	1074	NW	422500 421500	<p>Site Address: Lower Spen Valley, Park Road, Ravensthorpe, Dewsbury, West Yorkshire, WF12</p> <p>Type: Household, Commercial &amp; Industrial Waste Landfill</p> <p>Size: &lt; 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: KIR008</p> <p>EPR reference: -</p> <p>Operator: Kirklees Metropolitan Council</p> <p>Waste Management licence No: 61058</p> <p>Annual Tonnage: 0.0</p>	<p>Issue Date: 01/04/1996</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Issued</p> <p>Site Name: Lower Spen Valley</p> <p>Correspondence Address: -, Strategic Waste, Vine Street, Huddersfield, West Yorkshire, HD1 6NT</p>
Not shown	1074	NW	422500 421500	<p>Site Address: Lower Spen Valley, Park Road, Ravensthorpe, Dewsbury, West Yorkshire, WF12</p> <p>Type: Co-Disposal Landfill Site</p> <p>Size: &gt;= 75000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: KIR008</p> <p>EPR reference: -</p> <p>Operator: Kirklees Metropolitan Council</p> <p>Waste Management licence No: 61058</p> <p>Annual Tonnage: 0.0</p>	<p>Issue Date: 01/04/1996</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Issued</p> <p>Site Name: Lower Spen Valley</p> <p>Correspondence Address: -, West Riding House, 9, Manchester Road, Huddersfield, West Yorkshire, HD1 3HH</p>
Not shown	1074	NW	422500 421500	<p>Site Address: Lower Spen Valley, Park Road, Ravensthorpe, Dewsbury, West Yorkshire, WF12</p> <p>Type: Household, Commercial &amp; Industrial Waste Landfill</p> <p>Size: &lt; 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: KIR008</p> <p>EPR reference: EA/EPR/FP3295ZH/A001</p> <p>Operator: Kirklees Council</p> <p>Waste Management licence No: 61058</p> <p>Annual Tonnage: 250000.0</p>	<p>Issue Date: 01/04/1996</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Issued</p> <p>Site Name: Lower Spen Valley</p> <p>Correspondence Address: -, -</p>
Not shown	1074	NW	422500 421500	<p>Site Address: Lower Spen Valley T L S, Park Road, Ravensthorpe, Dewsbury, West Yorkshire, WF12</p> <p>Type: Household, Commercial &amp; Industrial Waste T Stn</p> <p>Size: &gt;= 75000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: KIR011</p> <p>EPR reference: EA/EPR/CP3095ZL/S002</p> <p>Operator: Sita (kirklees) Limited</p> <p>Waste Management licence No: 61063</p> <p>Annual Tonnage: 168241.0</p>	<p>Issue Date: 01/04/1996</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: 09/04/2003</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Surrendered</p> <p>Site Name: Lower Spen Valley T L S</p> <p>Correspondence Address: -, -</p>

ID	Distance (m)	Direction	NGR	Details
Not shown	1074	NW	422500 421500	<p>Site Address: Lower Spen Valley T L S, Park Road, Ravensthorpe, Dewsbury, West Yorkshire, WF12</p> <p>Type: Household, Commercial &amp; Industrial Waste T Stn</p> <p>Size: &gt;= 75000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: KIR011</p> <p>EPR reference: EA/EPR/CP3095ZL/S002</p> <p>Operator: Sita ( Kirklees ) Ltd</p> <p>Waste Management licence No: 61063</p> <p>Annual Tonnage: 168241.0</p> <p>Issue Date: 01/04/1996</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: 09/04/2003</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Surrendered</p> <p>Site Name: Lower Spen Valley T L S</p> <p>Correspondence Address: -, -</p>
Not shown	1195	SW	422300 420100	<p>Site Address: Ravensthorpe Industrial Estate, Low Mill Lane, Dewsbury, West Yorkshire, WF13 3LN</p> <p>Type: Metal Recycling Site (mixed MRS's)</p> <p>Size: &lt; 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: ART003</p> <p>EPR reference: EA/EPR/HP3995ZS/A001</p> <p>Operator: Arthur Brook Limited</p> <p>Waste Management licence No: 61043</p> <p>Annual Tonnage: 26000.0</p> <p>Issue Date: 07/10/1993</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Issued</p> <p>Site Name: Arthur Brook Ltd</p> <p>Correspondence Address: -, -</p>
Not shown	1266	E	424600 421100	<p>Site Address: Unit 25/26 Savile Business Centre, Mill Street East, Dewsbury, West Yorkshire, WF12 9AH</p> <p>Type: Physico-Chemical Treatment Facility</p> <p>Size: &lt; 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: HIL003</p> <p>EPR reference: EA/EPR/EP3094ZL/A001</p> <p>Operator: Darren Hill &amp; Peter Mcknight</p> <p>Waste Management licence No: 65093</p> <p>Annual Tonnage: 4900.0</p> <p>Issue Date: 27/03/2000</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Expired</p> <p>Site Name: Hills Containers (northern)</p> <p>Correspondence Address: -, -</p>
Not shown	1405	E	424781 420711	<p>Site Address: Scarborough Street, Savile Town, Dewsbury, West Yorkshire, WF12 9AY</p> <p>Type: Metal Recycling Site (Vehicle Dismantler)</p> <p>Size: &lt; 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: RAY001</p> <p>EPR reference: EA/EPR/XP3695ZC/S002</p> <p>Operator: Ray Allen &amp; Sons</p> <p>Waste Management licence No: 61004</p> <p>Annual Tonnage: 4500.0</p> <p>Issue Date: 02/05/1990</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: 04/04/2006</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Surrendered</p> <p>Site Name: Premises &amp; Yard</p> <p>Correspondence Address: -, -</p>

# 4. Current Land Use Map



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

# 4. Current Land Uses

## 4.1 Current Industrial Data

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

16

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	Dewsbury Fire Station	423338 420764	Huddersfield Road, Dewsbury, WF13 3RN	Fire Brigade Stations	Central and Local Government
2	55	S	River Bank Enterprise Centre	423325 420671	WF13	Business Parks and Industrial Estates	Industrial Features
3A	73	S	H S G Pump Services	423316 420653	Unit 13 Riverbank Enterprise Centre, Scout Hill Road, Dewsbury, WF13 3RQ	Industrial Repairs and Servicing	Repair and Servicing
4A	73	S	World Trade Suppliers Ltd	423316 420653	Unit 1 Riverbank Enterprise Centre, Scout Hill Road, Dewsbury, WF13 3RQ	Furniture	Consumer Products
5A	73	S	Sonter Engineering	423316 420653	Unit 1 Riverbank Enterprise Centre, Scout Hill Road, Dewsbury, WF13 3RQ	Precision Engineers	Engineering Services
6	101	S	G Wilson Fibres	423289 420631	Scout Hill Road, Dewsbury, WF13 3RQ	Textiles, Fabrics, Silk and Machinery	Industrial Products
7	140	NE	Nespoli UK Ltd	423496 420845	Stross House, Broad Street, Dewsbury, WF13 3SA	Brushes	Consumer Products
8	152	SW	Scrap Metal Yard	423252 420593	WF13	Scrap Metal Merchants	Recycling Services
9	169	SW	The Autocentre Dewsbury Ltd	423179 420639	299, Huddersfield Road, Dewsbury, WF13 3RW	Vehicle Repair, Testing and Servicing	Repair and Servicing
10	172	S	Ravens Wharf	423337 420554	WF13	Moorings and Unloading Facilities	Water
11	176	NW	Electricity Sub Station	423204 420927	WF13	Electrical Features	Infrastructure and Facilities
12	215	SE	Waste Recycling Centre	423540 420632	WF12	Recycling Centres	Infrastructure and Facilities
13	220	SW	Hudson's Office Furniture Ltd	423155 420586	1, Ravenswharfe Road, Dewsbury, WF13 3RD	Office and Shop Equipment	Industrial Products
14	232	E	SITA UK Ltd	423602 420718	Weaving Lane, Dewsbury, WF12 9QR	Waste Storage, Processing and Disposal	Infrastructure and Facilities
15	245	E	Armley Chairworks Ltd	423619 420805	Unit 1 Thornhill Industrial Estate, Weaving Lane, Dewsbury, WF12 9QR	Carpets, Flooring, Rugs and Soft Furnishings	Consumer Products

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
16	246	SW	Mabey Hire Services	423076 420647	1-5, Railway Street, Ravensthorpe, Dewsbury, WF13 3EJ	Construction and Tool Hire	Hire Services

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## 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.

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## 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.

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# 5. Geology

## 5.1 Artificial Ground and Made Ground

Database searched and no data found.

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

## 5.2 Superficial Ground and Drift Geology

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
BRSR-SDST	BIRSTALL ROCK	SANDSTONE
PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION	MUDSTONE, SILTSTONE AND SANDSTONE
PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION	MUDSTONE, SILTSTONE AND SANDSTONE

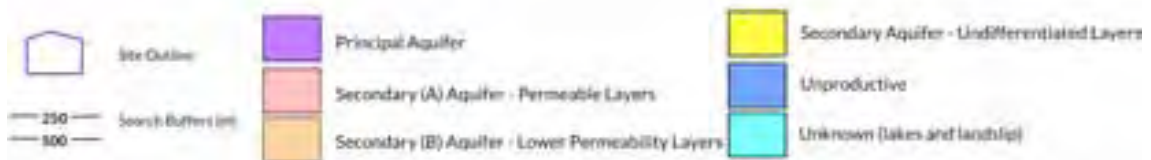
(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

# 6 Hydrogeology and Hydrology

## 6a. Aquifer Within Superficial Geology



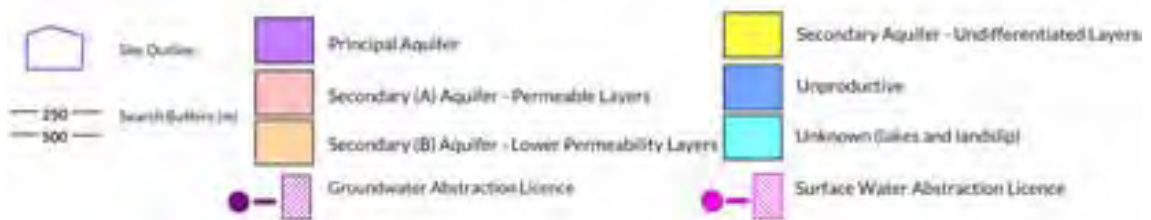
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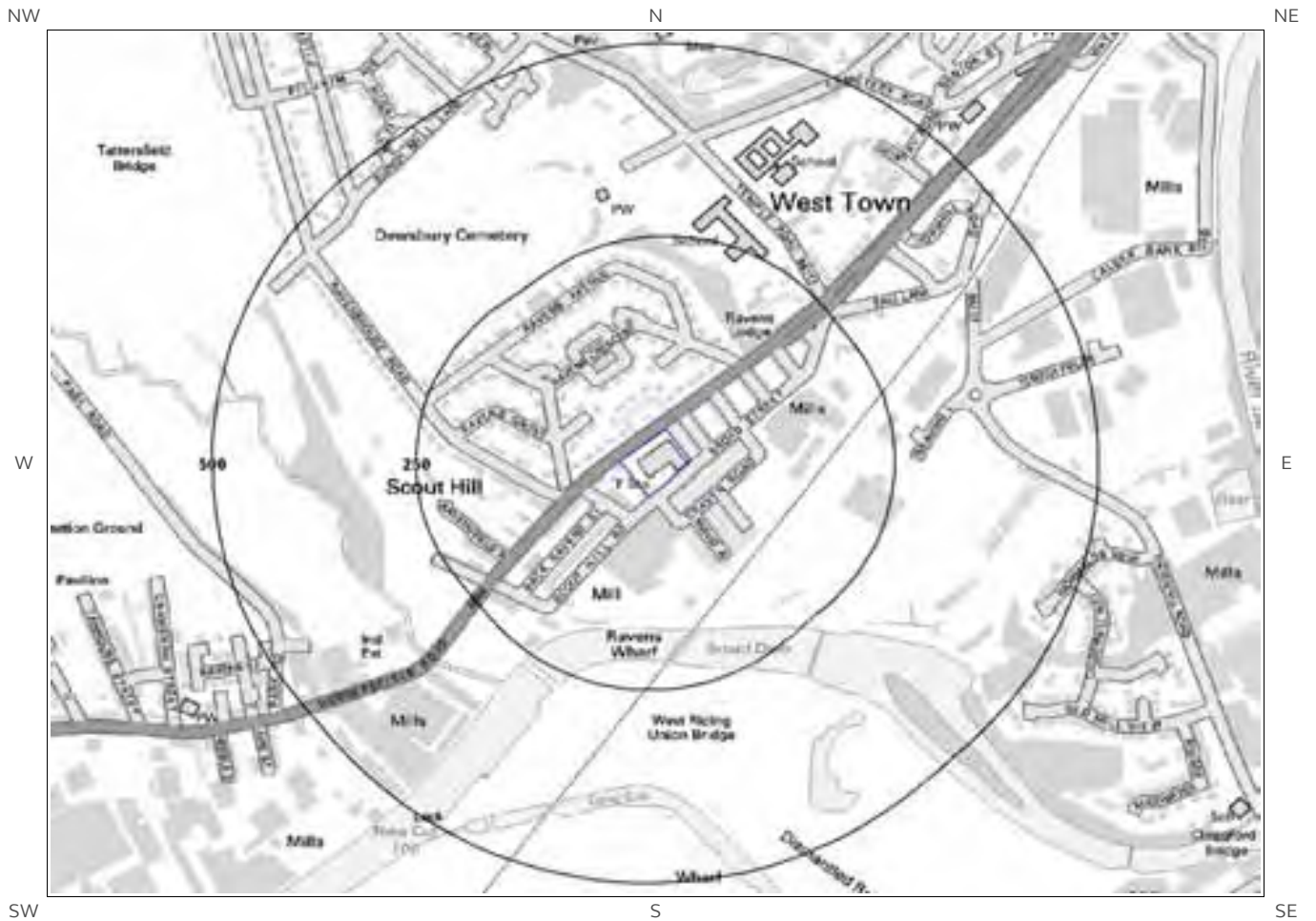
# 6b. Aquifer Within Bedrock Geology and Abstraction Licenses



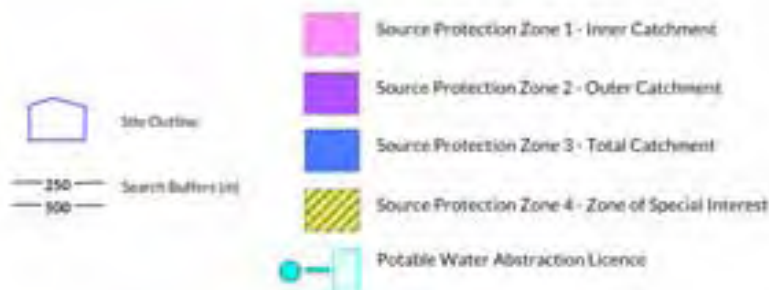
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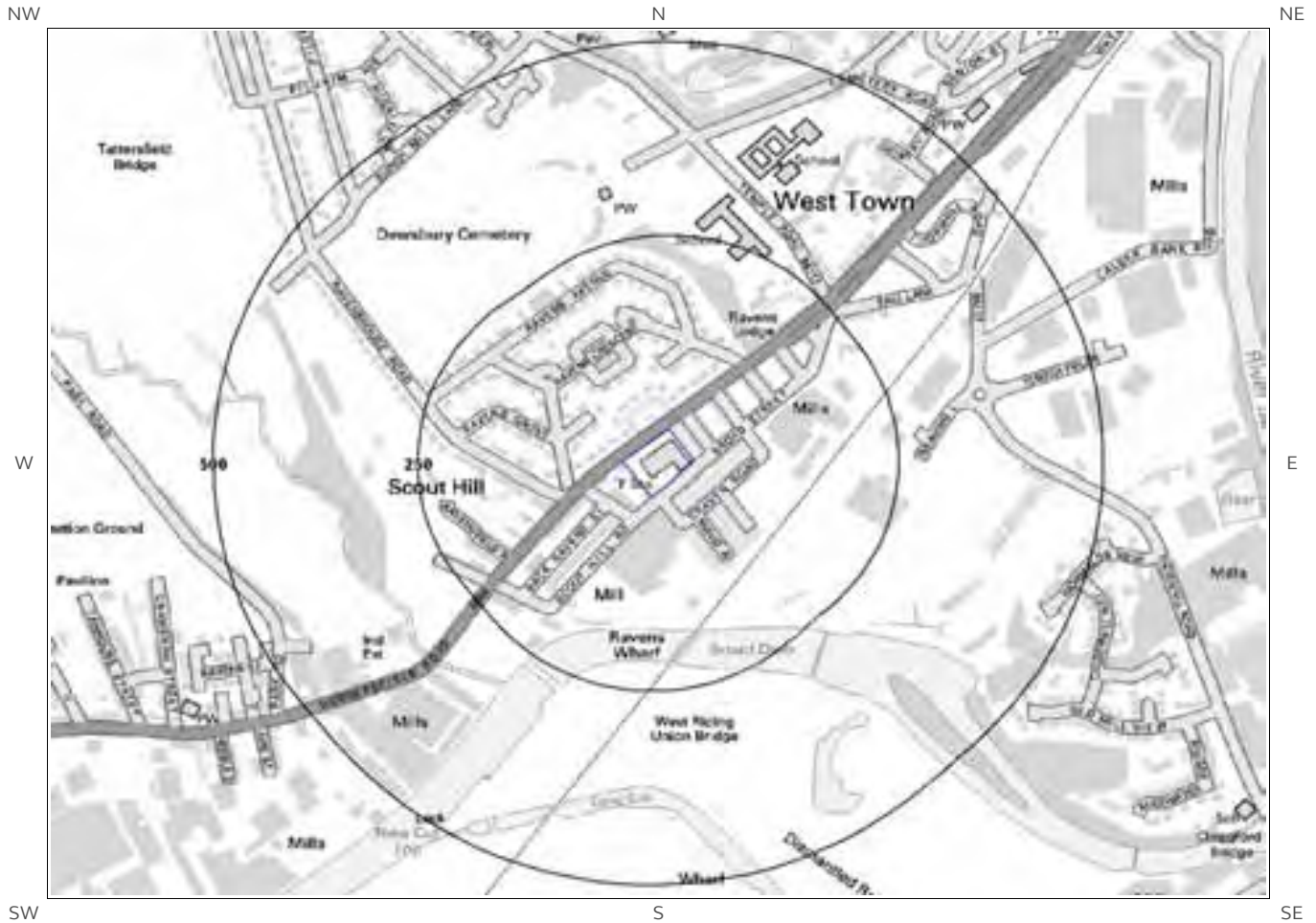
# 6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses



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# 6d. Hydrogeology – Source Protection Zones within confined aquifer



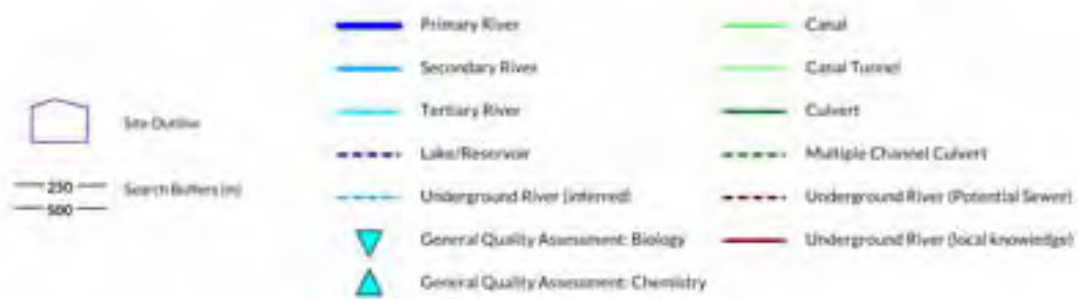
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# 6e. Hydrology – Detailed River Network and River Quality



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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? 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 Superficial Geology Map (6a):

ID	Distance (m)	Direction	Designation	Description
1	166	S	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

## 6.2 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	355	SW	423080 420470	Status: Active Licence No: 2/27/13/200 Details: General Washing/Process Washing Direct Source: Groundwaters Point: Borehole - Coal Measures - Ravensthorpe - Dewsbury Data Type: Point Name: Lawton Yarns Ltd Annual Volume (m <sup>3</sup> ): 28800 Max Daily Volume (m <sup>3</sup> ): 960 Original Application No: NPS/WR/016408 Original Start Date: 23/6/1999 Expiry Date: - Issue No: 102 Version Start Date: 6/8/2014 Version End Date:

ID	Distance (m)	Direction	NGR	Details
4A	355	SW	423080 420470	<p>Status: Historical Licence No: 2/27/13/200 Details: General Washing/Process Washing Direct Source: Groundwaters Point: Borehole Data Type: Point Name: WILLIAM S GRAHAM LIMITED</p> <p>Annual Volume (m<sup>3</sup>): - Max Daily Volume (m<sup>3</sup>): - Original Application No: 6921 Original Start Date: 23/6/1999 Expiry Date: - Issue No: 100 Version Start Date: 23/6/1999 Version End Date:</p>
Not shown	778	SE	424090 420460	<p>Status: Active Licence No: 2/27/13/226/R01 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Groundwaters Point: Borehole - Coal Measures - Dewsbury Data Type: Point Name: CALDER DYEING LTD</p> <p>Annual Volume (m<sup>3</sup>): 75000 Max Daily Volume (m<sup>3</sup>): 330 Original Application No: NPS/WR/016837 Original Start Date: 1/4/2015 Expiry Date: 31/3/2027 Issue No: 1 Version Start Date: 1/4/2015 Version End Date:</p>
Not shown	778	SE	424090 420460	<p>Status: Historical Licence No: 2/27/13/226 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Groundwaters Point: Borehole - Coal Measures - Dewsbury Data Type: Point Name: CALDER DYEING LTD</p> <p>Annual Volume (m<sup>3</sup>): 75000 Max Daily Volume (m<sup>3</sup>): 330 Original Application No: 8279 Original Start Date: 19/10/2007 Expiry Date: 31/3/2015 Issue No: 1 Version Start Date: 19/10/2007 Version End Date:</p>
Not shown	918	SW	422620 420140	<p>Status: Historical Licence No: NE/027/0013/005 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Groundwaters Point: Borehole - Coal Measures - Ravensthorpe Mills, Dewsbury Data Type: Point Name: ULSTER YARNS LTD</p> <p>Annual Volume (m<sup>3</sup>): 50000 Max Daily Volume (m<sup>3</sup>): 250 Original Application No: NPS/WR/004796 Original Start Date: 1/1/2011 Expiry Date: 31/3/2027 Issue No: 1 Version Start Date: 1/1/2011 Version End Date:</p>
Not shown	918	SW	422620 420140	<p>Status: Historical Licence No: NE/027/0013/005 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Groundwaters Point: Borehole At Ravensthorpe Mills, Dewsbury Data Type: Point Name: ULSTER YARNS LTD</p> <p>Annual Volume (m<sup>3</sup>): 50000 Max Daily Volume (m<sup>3</sup>): 250 Original Application No: NPS/WR/004796 Original Start Date: 1/1/2011 Expiry Date: 31/3/2027 Issue No: 1 Version Start Date: 1/1/2011 Version End Date:</p>
Not shown	918	SW	422620 420140	<p>Status: Historical Licence No: 2/27/13/218 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Groundwaters Point: Borehole - Dewsbury - Coal Measures Data Type: Point Name: ULSTER YARNS LTD</p> <p>Annual Volume (m<sup>3</sup>): 100000 Max Daily Volume (m<sup>3</sup>): 500 Original Application No: 8155 Original Start Date: 1/1/2006 Expiry Date: 31/12/2010 Issue No: 2 Version Start Date: 23/3/2007 Version End Date:</p>
Not shown	918	SW	422620 420140	<p>Status: Historical Licence No: 2/27/13/202 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Groundwaters Point: Borehole - Dewsbury - Coal Measures Data Type: Point Name: RIVERSTONE SPINNING LTD</p> <p>Annual Volume (m<sup>3</sup>): - Max Daily Volume (m<sup>3</sup>): - Original Application No: 06947 Original Start Date: 24/4/2000 Expiry Date: 31/12/2005 Issue No: 2 Version Start Date: 23/4/2002 Version End Date:</p>

ID	Distance (m)	Direction	NGR	Details	
Not shown	1093	SW	422390 420150	Status: Historical Licence No: 2/27/13/215 Details: Process Water Direct Source: Groundwaters Point: Borehole - Coal Measures - Ravensthorpe - Dewsbury Data Type: Point Name: DEWSBURY DYEING CO LTD	Annual Volume (m <sup>3</sup> ): 65000 Max Daily Volume (m <sup>3</sup> ): 270 Original Application No: 8077 Original Start Date: 24/12/2003 Expiry Date: 31/3/2015 Issue No: 1 Version Start Date: 24/12/2003 Version End Date:
Not shown	1093	SW	422390 420150	Status: Historical Licence No: 2/27/13/215 Details: Process water Direct Source: Groundwaters Point: Borehole-coal Measures-ravensthorpe,dewsbury Data Type: Point Name: DEWSBURY DYEING CO LTD	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: 08077 Original Start Date: 24/12/2003 Expiry Date: 31/3/2015 Issue No: 1 Version Start Date: 24/12/2003 Version End Date:
Not shown	1582	E	424900 421200	Status: Active Licence No: 2/27/13/169 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Groundwaters Point: Borehole - Coal Measures - Dewsbury Data Type: Point Name: THOMAS CHADWICK & SONS LTD	Annual Volume (m <sup>3</sup> ): 140000 Max Daily Volume (m <sup>3</sup> ): 576 Original Application No: 6451 Original Start Date: 26/1/1993 Expiry Date: - Issue No: 100 Version Start Date: 25/4/1997 Version End Date:
Not shown	1582	E	424900 421200	Status: Historical Licence No: 2/27/13/169 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Groundwaters Point: Borehole Data Type: Point Name: THOMAS CHADWICK & SONS LIMITED	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: 6451 Original Start Date: 26/1/1993 Expiry Date: - Issue No: 100 Version Start Date: 25/4/1997 Version End Date:
Not shown	1707	E	425000 421300	Status: Active Licence No: 2/27/13/169 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Groundwaters Point: Borehole - Coal Measures - Dewsbury Data Type: Point Name: THOMAS CHADWICK & SONS LTD	Annual Volume (m <sup>3</sup> ): 140000 Max Daily Volume (m <sup>3</sup> ): 576 Original Application No: 6451 Original Start Date: 26/1/1993 Expiry Date: - Issue No: 100 Version Start Date: 25/4/1997 Version End Date:
Not shown	1707	E	425000 421300	Status: Historical Licence No: 2/27/13/169 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Groundwaters Point: Borehole Data Type: Point Name: THOMAS CHADWICK & SONS LIMITED	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: 6451 Original Start Date: 26/1/1993 Expiry Date: - Issue No: 100 Version Start Date: 25/4/1997 Version End Date:
Not shown	1857	SW	421600 420000	Status: Historical Licence No: 2/27/13/063 Details: General Farming & Domestic Direct Source: Groundwaters Point: Well Data Type: Point Name: BROOK	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: 3103 Original Start Date: 27/1/1966 Expiry Date: - Issue No: 100 Version Start Date: 12/1/1972 Version End Date:
Not shown	1857	SW	421600 420000	Status: Historical Licence No: 2/27/13/063 Details: General Farming & Domestic Direct Source: Groundwaters Point: Well - Coal Measures - Mirfield Data Type: Point Name: BROOK	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: 03103 Original Start Date: 27/1/1966 Expiry Date: - Issue No: 100 Version Start Date: 12/1/1972 Version End Date:

## 6.4 Surface Water Abstraction Licences

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

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

ID	Distance (m)	Direction	NGR	Details
19B	298	SW	423140 420493	Status: Active Licence No: 2/27/13/211/R01 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Surface Water Point: River Calder-ravensing Mills-ravensthorpe Data Type: Point Name: Lawton Yarns Ltd Annual Volume (m <sup>3</sup> ): 350000 Max Daily Volume (m <sup>3</sup> ): 960 Application No: NPS/WR/017905 Original Start Date: 1/4/2015 Expiry Date: 31/3/2027 Issue No: 1 Version Start Date: 1/4/2015 Version End Date:
20B	300	SW	423140 420490	Status: Historical Licence No: 2/27/13/211 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Surface Water Point: River Calder-ravensing Mills-ravensthorpe Data Type: Point Name: Lawton Yarns Ltd Annual Volume (m <sup>3</sup> ): 350000 Max Daily Volume (m <sup>3</sup> ): 960 Application No: NPS/WR/016410 Original Start Date: 21/11/2002 Expiry Date: 31/3/2015 Issue No: 2 Version Start Date: 6/8/2014 Version End Date:
21C	739	SE	423890 420240	Status: Historical Licence No: 2/27/13/230 Details: Dust Suppression Direct Source: Surface Water Point: River Calder - Dewsbury Data Type: Point Name: LAFARGE AGGREGATES LTD Annual Volume (m <sup>3</sup> ): 680000 Max Daily Volume (m <sup>3</sup> ): 2520 Application No: NPS/WR/014615 Original Start Date: 7/7/2008 Expiry Date: 31/3/2015 Issue No: 2 Version Start Date: 26/9/2013 Version End Date:
22C	739	SE	423890 420240	Status: Historical Licence No: 2/27/13/230 Details: Mineral Washing Direct Source: Surface Water Point: River Calder - Dewsbury Data Type: Point Name: LAFARGE AGGREGATES LTD Annual Volume (m <sup>3</sup> ): 680000 Max Daily Volume (m <sup>3</sup> ): 2520 Application No: NPS/WR/014615 Original Start Date: 7/7/2008 Expiry Date: 31/3/2015 Issue No: 2 Version Start Date: 26/9/2013 Version End Date:
Not shown	768	SW	422830 420140	Status: Active Licence No: 2/27/13/179 Details: Non-Evaporative Cooling Direct Source: Surface Water Point: River Calder - Thornhill Power Station - Dewsbury Data Type: Point Name: Canal and River Trust Annual Volume (m <sup>3</sup> ): 25842000 Max Daily Volume (m <sup>3</sup> ): 70800 Application No: 6708 Original Start Date: 22/4/1996 Expiry Date: - Issue No: 101 Version Start Date: 21/1/2008 Version End Date:
Not shown	768	SW	422830 420140	Status: Historical Licence No: 2/27/13/179 Details: Non-Evaporative Cooling Direct Source: Surface Water Point: River Calder Data Type: Point Name: BRITISH WATERWAYS Annual Volume (m <sup>3</sup> ): 25842000 Max Daily Volume (m <sup>3</sup> ): 70800 Application No: 6708 Original Start Date: 22/4/1996 Expiry Date: - Issue No: 100 Version Start Date: 28/8/1996 Version End Date:

ID	Distance (m)	Direction	NGR	Details	
Not shown	991	SW	422400 419870	Status: Historical Licence No: 2/27/13/229 Details: General Use Relating To Secondary Category (High Loss) Direct Source: Surface Water Point: River Calder - Ravensthorpe Data Type: Line Name: FORTICRETE LTD	Annual Volume (m <sup>3</sup> ): 22000 Max Daily Volume (m <sup>3</sup> ): 80 Application No: 8286 Original Start Date: 8/1/2008 Expiry Date: 31/3/2015 Issue No: 1 Version Start Date: 1/4/2008 Version End Date:
Not shown	991	SW	422400 419870	Status: Historical Licence No: 2/27/13/229 Details: Dust Suppression Direct Source: Surface Water Point: River Calder - Ravensthorpe Data Type: Line Name: FORTICRETE LTD	Annual Volume (m <sup>3</sup> ): 22000 Max Daily Volume (m <sup>3</sup> ): 80 Application No: 8286 Original Start Date: 8/1/2008 Expiry Date: 31/3/2015 Issue No: 1 Version Start Date: 1/4/2008 Version End Date:
Not shown	1276	NE	424510 421360	Status: Historical Licence No: 2/27/13/129 Details: Boiler Feed Direct Source: Surface Water Point: River Calder Data Type: Point Name: ARONSTEAD LIMITED	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Application No: 5085 Original Start Date: 24/2/1971 Expiry Date: - Issue No: 100 Version Start Date: 16/3/1978 Version End Date:
Not shown	1291	NE	424560 421290	Status: Active Licence No: 2/27/13/163 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Surface Water Point: River Calder - Dewsbury Data Type: Point Name: HENRY DAY & SONS LTD	Annual Volume (m <sup>3</sup> ): 15000 Max Daily Volume (m <sup>3</sup> ): 90.92 Application No: 6210 Original Start Date: 1/6/1989 Expiry Date: - Issue No: 100 Version Start Date: 1/4/2008 Version End Date:
Not shown	1291	NE	424560 421290	Status: Historical Licence No: 2/27/13/163 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Surface Water Point: River Calder Data Type: Point Name: HENRY DAY & SONS LTD	Annual Volume (m <sup>3</sup> ): 15000 Max Daily Volume (m <sup>3</sup> ): 90.92 Application No: 6210 Original Start Date: 1/6/1989 Expiry Date: - Issue No: 100 Version Start Date: 1/6/1989 Version End Date:
Not shown	1391	E	424700 421200	Status: Historical Licence No: 2/27/13/191 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Surface Water Point: River Calder Data Type: Point Name: CALDER MASONARY	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Application No: 6812 Original Start Date: 23/5/1997 Expiry Date: - Issue No: 100 Version Start Date: 23/5/1997 Version End Date:
Not shown	1391	E	424700 421200	Status: Active Licence No: 2/27/13/191 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Surface Water Point: River Calder - Dewsbury X 2 Abstraction Points Data Type: Point Name: CALDER MASONARY	Annual Volume (m <sup>3</sup> ): 9720 Max Daily Volume (m <sup>3</sup> ): 36 Application No: 6812 Original Start Date: 23/5/1997 Expiry Date: - Issue No: 101 Version Start Date: 1/4/2008 Version End Date:

## 6.5 Potable Water Abstraction Licences

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

Database searched and no data found.

## 6.6 Source Protection Zones

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

Database searched and no data found.

## 6.7 Source Protection Zones within Confined Aquifer

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

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

Database searched and no data found.

## 6.8 Groundwater Vulnerability and Soil Leaching Potential

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

Distance (m)	Direction	Classification	Soil Vulnerability Category	Description
0	On Site	Minor Aquifer/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.

## 6.9 River Quality

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

### 6.9.1 Biological Quality:

Database searched and no data found.

---

## 6.9.2 Chemical Quality:

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

The following Chemical Quality records are shown on the Hydrology Map (6e):

Chemical Quality Grade

ID	Distance (m)	Direction	NGR	River Quality Grade	2005	2006	2007	2008	2009
23A	440	SW	423114 420341	River Name: River Calder Reach: Spen Beck Batley Beck End/Start of Stretch: Start of Stretch NGR	C	C	C	C	C
24A	440	SW	423114 420341	River Name: River Calder Reach: Thornhill Flood Lockspen Beck End/Start of Stretch: End of Stretch NGR	C	C	C	C	C
25B	597	SW	422951 420261	River Name: River Calder Reach: Greenwood Lock Thornhill Flood Lock End/Start of Stretch: End of Stretch NGR	C	C	C	C	C
26B	597	SW	422951 420261	River Name: River Calder Reach: Thornhill Flood Lockspen Beck End/Start of Stretch: Start of Stretch NGR	C	C	C	C	C
27B	597	SW	422951 420261	River Name: Calder & Hebble Navigatio Reach: River Calder At Thorriver Calder At Horb End/Start of Stretch: End of Stretch NGR	C	C	C	C	C
Not shown	855	SE	424092 420303	River Name: River Calder Reach: Chickenley Beck Mitchell Laithes End/Start of Stretch: Sample Point NGR	C	C	C	C	C
Not shown	855	SE	424092 420303	River Name: River Calder Reach: Batley Beck Chickenley Beck End/Start of Stretch: Sample Point NGR	C	C	C	C	C
Not shown	855	SE	424092 420303	River Name: River Calder Reach: Spen Beck Batley Beck End/Start of Stretch: Sample Point NGR	C	C	C	C	C
Not shown	1387	E	424698 421196	River Name: River Calder Reach: Batley Beck Chickenley Beck End/Start of Stretch: Start of Stretch NGR	C	C	C	C	C
Not shown	1387	E	424698 421196	River Name: River Calder Reach: Spen Beck Batley Beck End/Start of Stretch: End of Stretch NGR	C	C	C	C	C
Not shown	1451	SW	422300 419700	River Name: River Calder Reach: Low Mill Lane Greenwood Lock End/Start of Stretch: End of Stretch NGR	C	C	C	C	C
Not shown	1451	SW	422300 419700	River Name: River Calder Reach: Greenwood Lock Thornhill Flood Lock End/Start of Stretch: Start of Stretch NGR	C	C	C	C	C
Not shown	1451	SW	422300 419700	River Name: Calder & Hebble Navigatio Reach: Lowmill Lane Greenwood Lock End/Start of Stretch: End of Stretch NGR	C	C	C	C	C

## 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	189	S	River Name: River Calder Welsh River Name: - Alternative Name: -  River Type: Primary River Main River Status: Currently Undefined
2	205	SE	River Name: - Welsh River Name: - Alternative Name: -  River Type: Culvert Main River Status: Currently Undefined
3	205	SE	River Name: - Welsh River Name: - Alternative Name: -  River Type: Tertiary River Main River Status: Currently Undefined
4	248	SE	River Name: River Calder Welsh River Name: - Alternative Name: -  River Type: Primary River Main River Status: Currently Undefined
5	292	SW	River Name: Spen River Welsh River Name: - Alternative Name: -  River Type: Primary River Main River Status: Currently Undefined
6	292	SW	River Name: River Calder Welsh River Name: - Alternative Name: -  River Type: Primary River Main River Status: Currently Undefined
7	338	SE	River Name: River Calder Welsh River Name: - Alternative Name: -  River Type: Primary River Main River Status: Currently Undefined
8	338	SE	River Name: River Calder Welsh River Name: - Alternative Name: -  River Type: Primary River Main River Status: Currently Undefined
9	385	S	River Name: Calder and Hebble Navigation Long Cut Welsh River Name: - Alternative Name: -  River Type: Canal Main River Status: Currently Undefined
10	472	W	River Name: Spen River Welsh River Name: - Alternative Name: -  River Type: Primary River Main River Status: Currently Undefined
11	472	W	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
169	S
180	S
205	SE

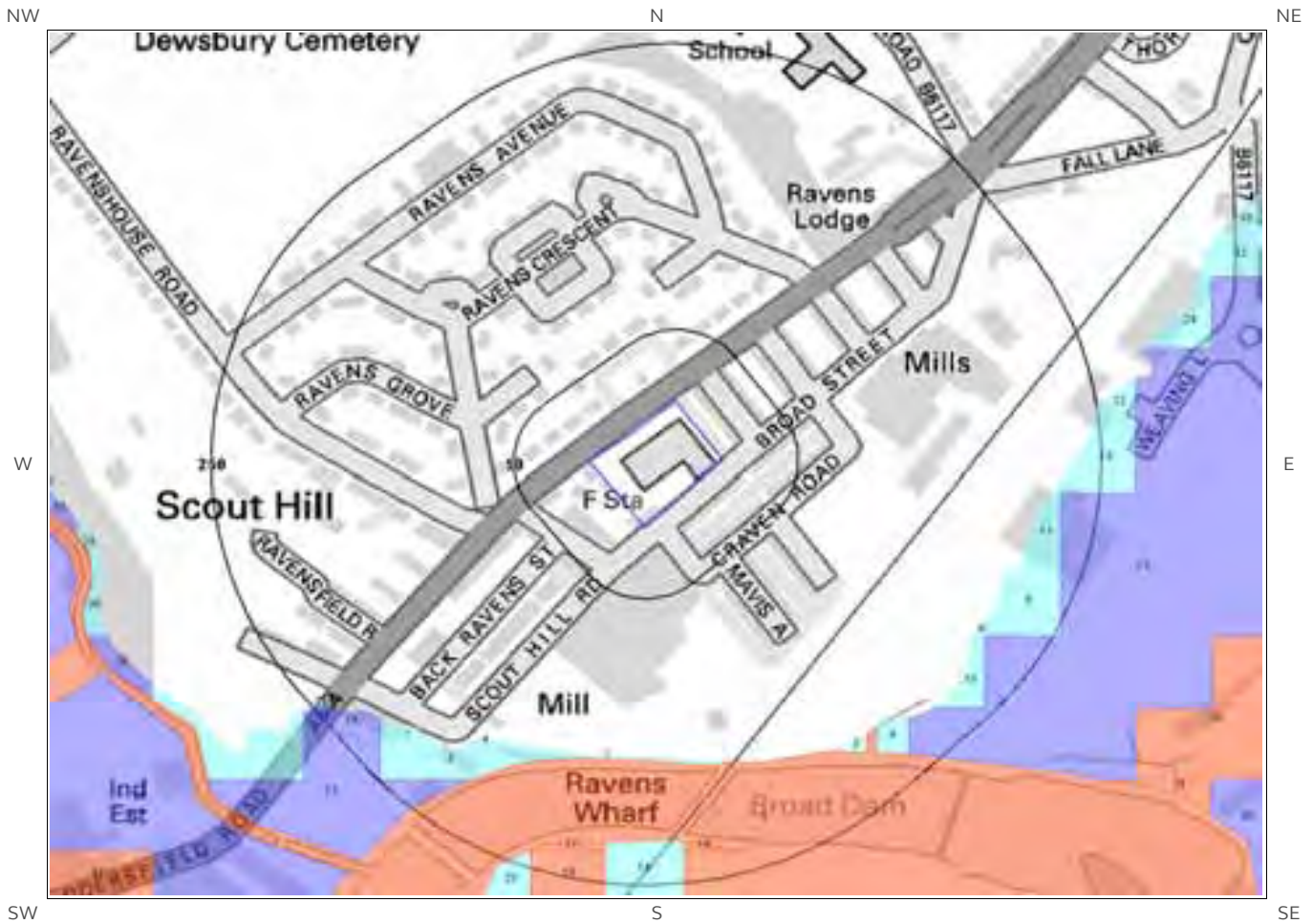
# 7a. Environment Agency Flood Map for Planning (from rivers and the sea)



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



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# 7 Flooding

## 7.1 River and Coastal Zone 2 Flooding

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

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

ID	Distance (m)	Direction	Update	Type
1	161	S	18-Jun-2015	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	164	S	26-May-2015	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? Yes

---

## 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 below Surface

Where potential for groundwater flooding of property situated below ground level is indicated, this means that given the geological conditions there may be a groundwater flooding hazard to basements and other below surface infrastructure. Unless other relevant information, e.g. records of previous flooding, suggests groundwater flooding has occurred before in this area you need take no further action in relation to groundwater flooding hazard. If there are records of previous incidences of groundwater flooding, then is recommended that other information e.g. rainfall history, property type, and land drainage information in addition to previous records of flooding be investigated in order to establish relative, but not absolute, risk of groundwater flooding.

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## 7.8 Groundwater Flooding Confidence Areas

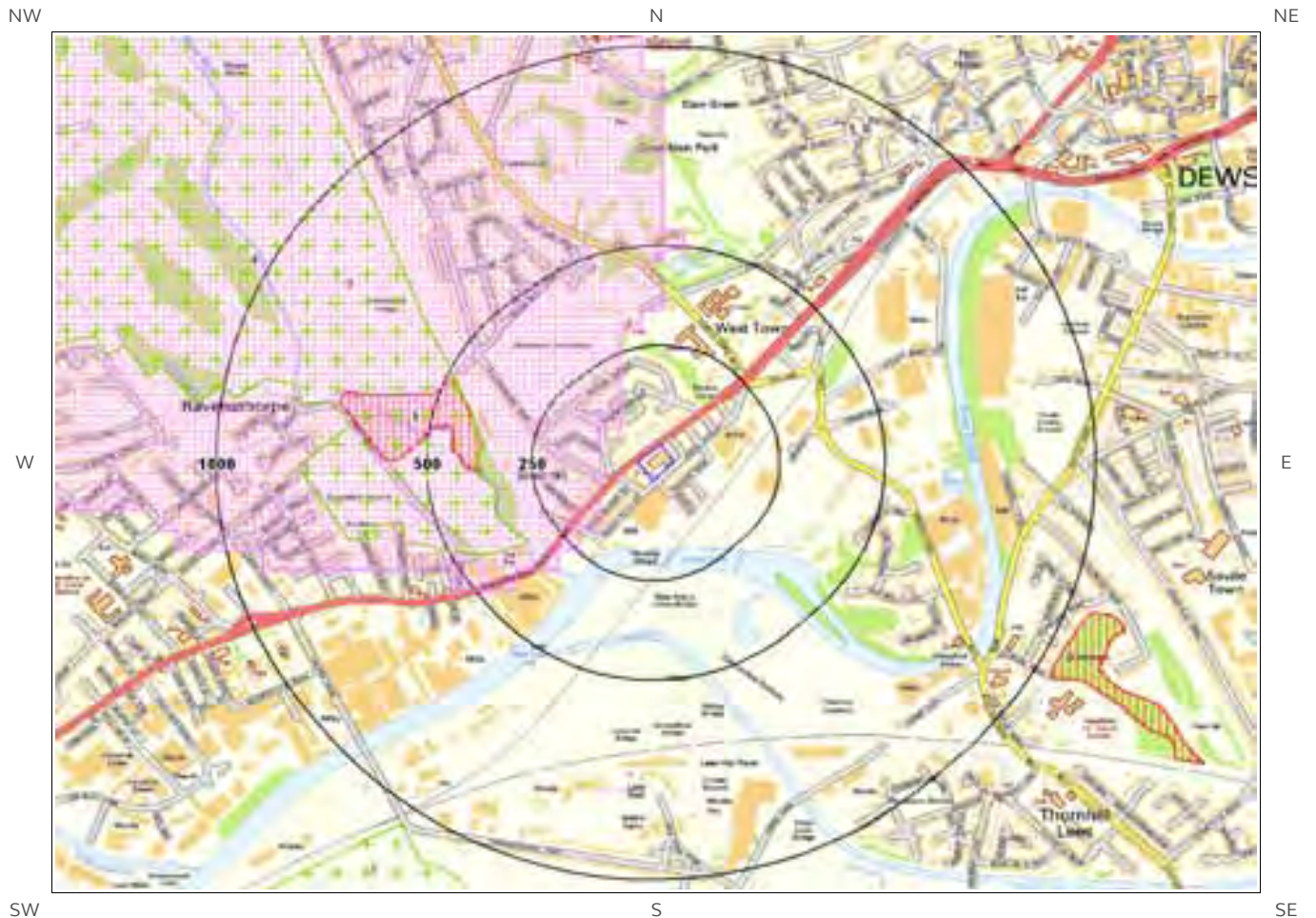
What is the British Geological Survey confidence rating in this result?

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

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

0

Database searched and no data found.

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## 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:

0

Database searched and no data found.

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

2

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

ID	Distance (m)	Direction	LNR Name	Data Source
1	368	W	Lower Spen Wildlife Area	Natural England
2	1035	SE	Sparrow Wood	Natural England

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

---

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

1

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

ID	Distance (m)	Direction	NVZ Name	Data Source
3	87	NW	Existing	DEFRA

---

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

5

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

ID	Distance	Direction	Green Belt Name	Local Authority Name
4	326	SW	Liverpool, Manchester and West Yorks Greenbelt	Kirklees District (B)
5	1048	SW	Liverpool, Manchester and West Yorks Greenbelt	Kirklees District (B)
Not shown	1672	E	Liverpool, Manchester and West Yorks Greenbelt	Kirklees District (B)
Not shown	1952	SW	Liverpool, Manchester and West Yorks Greenbelt	Kirklees District (B)
Not shown	1986	NE	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? Very Low

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

Hazard
Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

### 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? Negligible

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

---

**Hazard**

No indicators for compressible deposits identified. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.

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### 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? Negligible

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

---

**Hazard**

No indicators for running sand identified. No special actions required to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

---

## 9.2 Radon

### 9.2.1 Radon Affected Areas

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

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\* 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](http://www.bgs.ac.uk)

BGS Geological Hazards Reports and general geological enquiries:  
[enquiries@bgs.ac.uk](mailto: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](http://www.environment-agency.gov.uk)

Email:[enquiries@environment-agency.gov.uk](mailto: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](http://www.gov.uk/phe)

Email:[enquiries@phe.gov.uk](mailto: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](http://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.

PointX © Database Right/Copyright, Thomson Directories Limited © Copyright Link Interchange Network Limited © Database Right/Copyright and Ordnance Survey © Crown Copyright and/or Database Right. All Rights Reserved. Licence Number [03421028].

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](http://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.

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

**Site Details:**

WEST YORKSHIRE FIRE &  
RESCUE SERVICE, FIRE  
STATION, HUDDERSFIELD  
ROAD, DEWSBURY, WF13 3RN

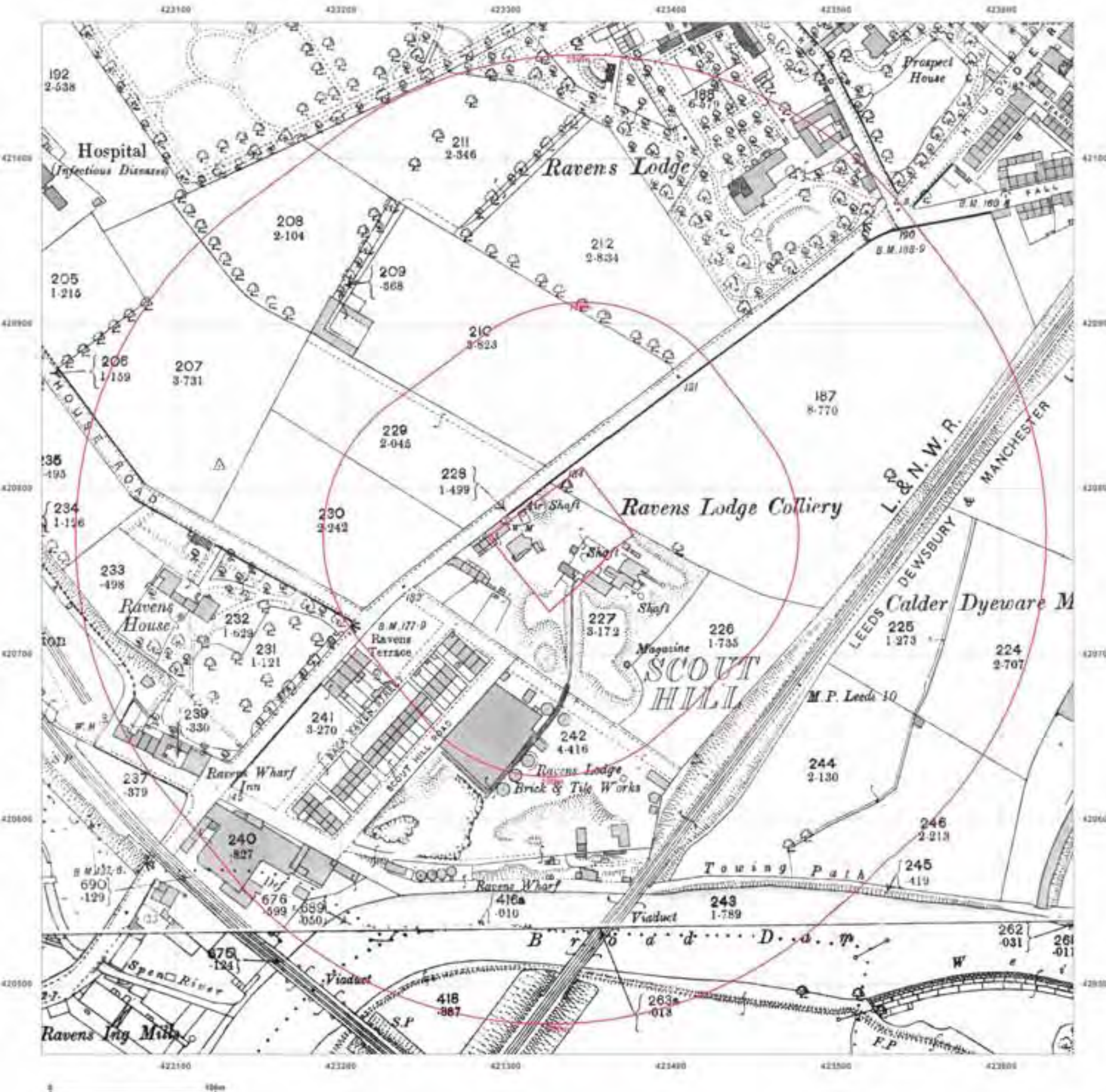
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**Report Ref:** HMD-336-2474669  
**Grid Ref:** 423331, 420770

**Map Name:** County Series

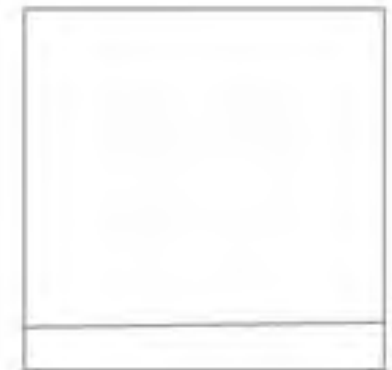
**Map date:** 1893

**Scale:** 1:2,500

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



Surveyed 1893  
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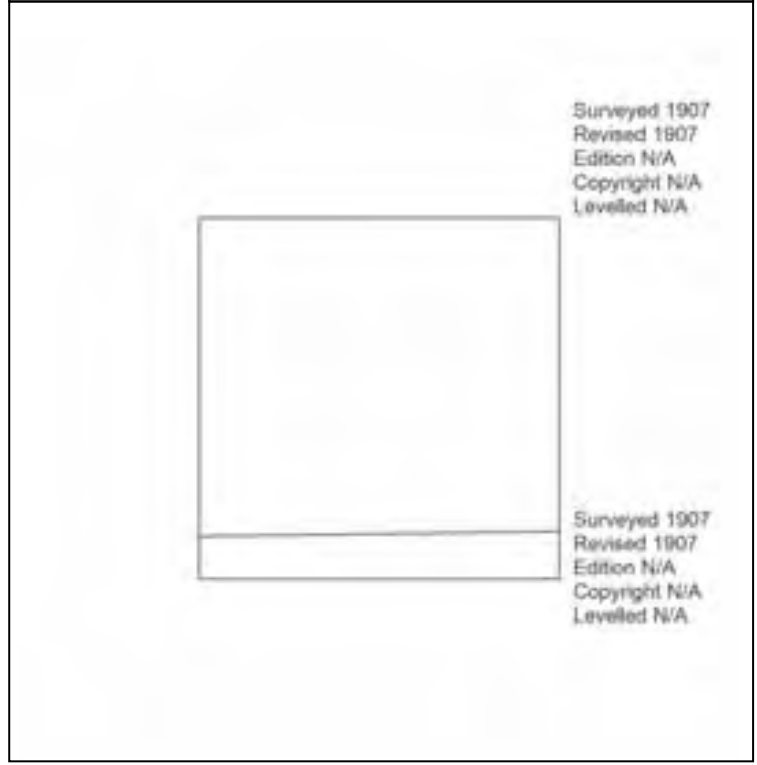
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**Report Ref:** HMD-336-2474669  
**Grid Ref:** 423331, 420770

**Map Name:** County Series

**Map date:** 1907

**Scale:** 1:2,500

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



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**Client Ref:** G2169\_-\_Dewsbury\_FS  
**Report Ref:** HMD-336-2474669  
**Grid Ref:** 423331, 420770

**Map Name:** County Series

**Map date:** 1922

**Scale:** 1:2,500

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



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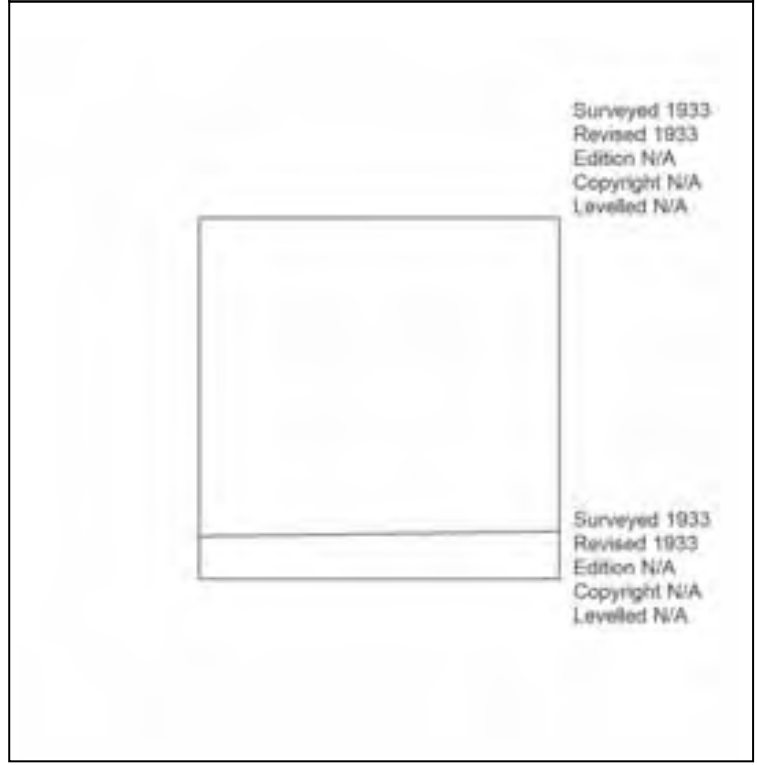
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**Map Name:** County Series

**Map date:** 1933

**Scale:** 1:2,500

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

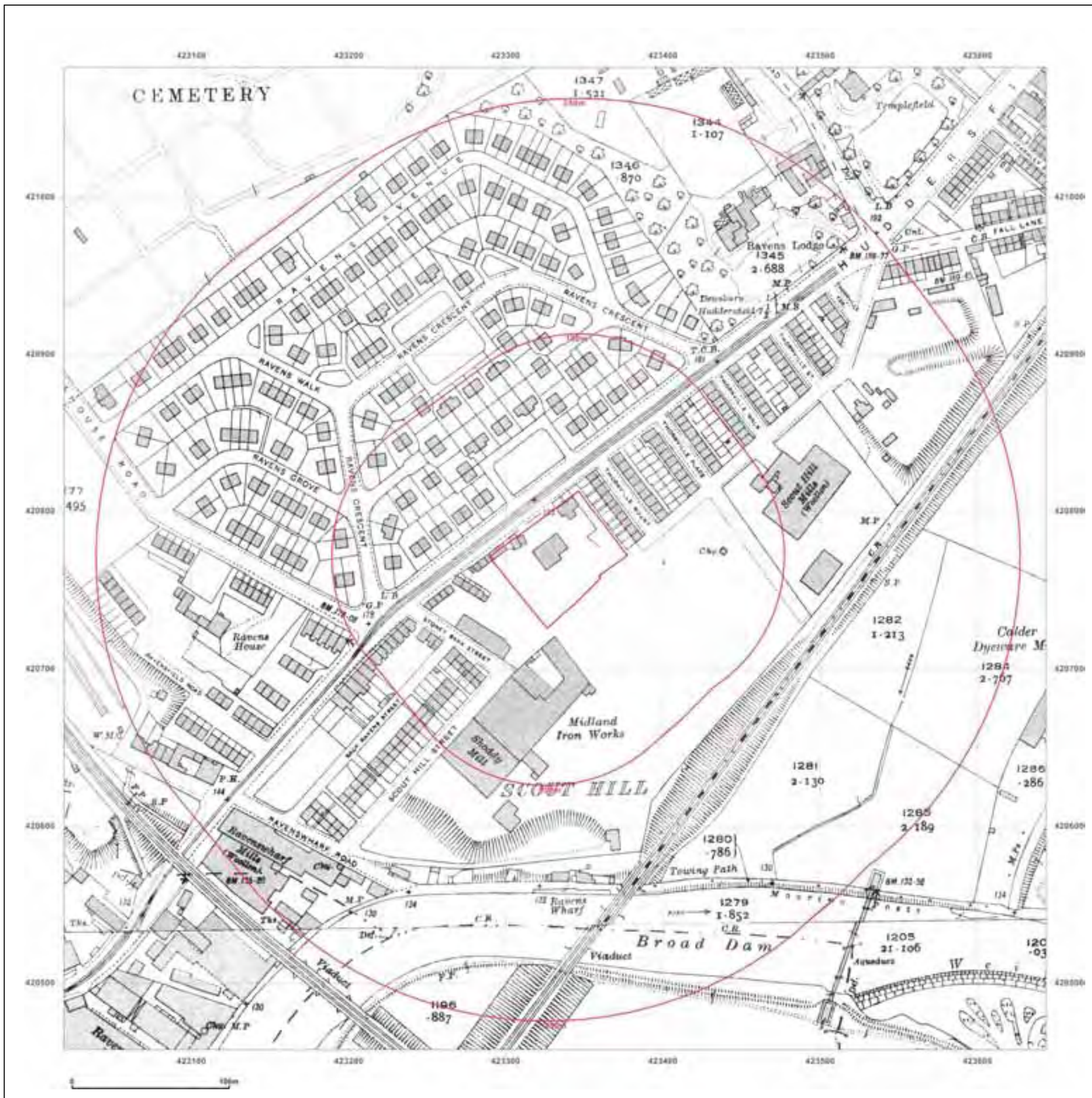


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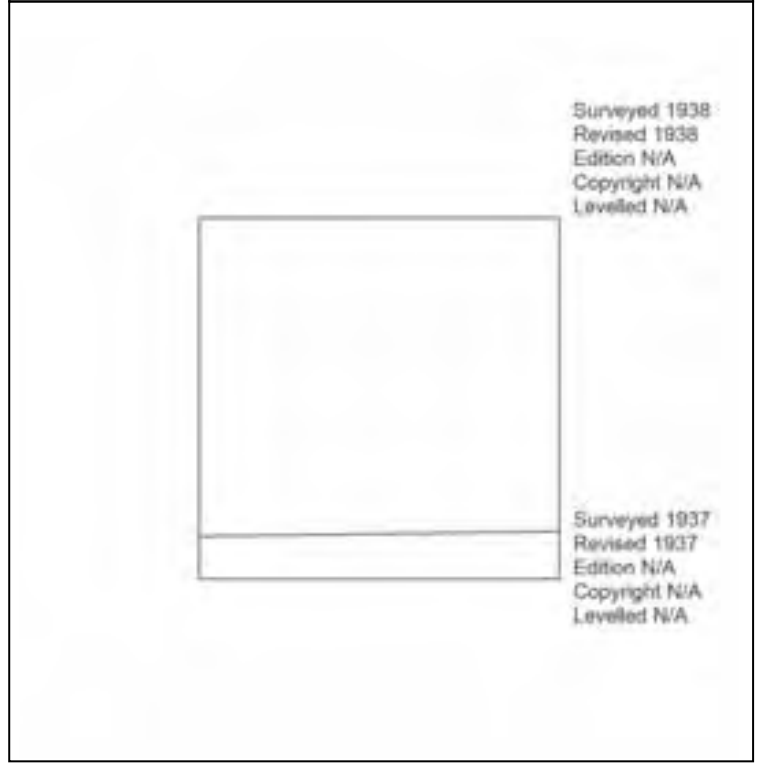
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**Grid Ref:** 423331, 420770

**Map Name:** County Series

**Map date:** 1937-1938

**Scale:** 1:2,500

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

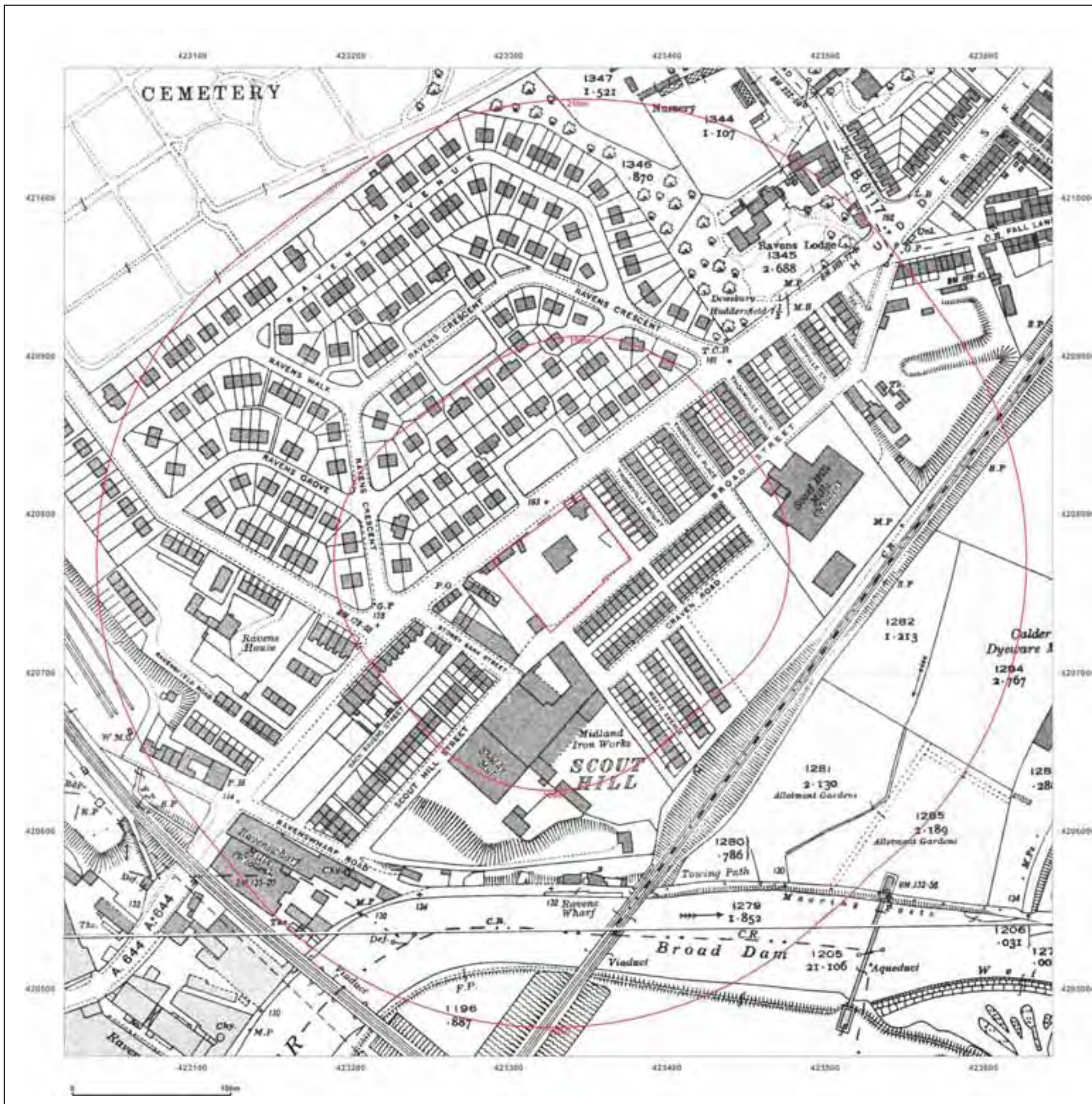


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**Client Ref:** G2169\_-\_Dewsbury\_FS  
**Report Ref:** HMD-336-2474669  
**Grid Ref:** 423331, 420770

**Map Name:** National Grid

**Map date:** 1954-1955

**Scale:** 1:1,250

**Printed at:** 1:2,000



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**Client Ref:** G2169\_-\_Dewsbury\_FS  
**Report Ref:** HMD-336-2474669  
**Grid Ref:** 423331, 420770

**Map Name:** National Grid

**Map date:** 1954-1955

**Scale:** 1:2,500

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



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**Client Ref:** G2169\_-\_Dewsbury\_FS  
**Report Ref:** HMD-336-2474669  
**Grid Ref:** 423331, 420770

**Map Name:** National Grid

**Map date:** 1971-1976

**Scale:** 1:1,250

**Printed at:** 1:2,000



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**Client Ref:** G2169\_-\_Dewsbury\_FS  
**Report Ref:** HMD-336-2474669  
**Grid Ref:** 423331, 420770

**Map Name:** National Grid

**Map date:** 1992

**Scale:** 1:1,250

**Printed at:** 1:2,000



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Edition N/A  
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**Client Ref:** G2169\_-\_Dewsbury\_FS  
**Report Ref:** HMD-336-2474669  
**Grid Ref:** 423331, 420770

**Map Name:** National Grid

**Map date:** 1992-1994

**Scale:** 1:1,250

**Printed at:** 1:2,000



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**Client Ref:** G2169\_-\_Dewsbury\_FS  
**Report Ref:** HMD-336-2474669  
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**Map Name:** National Grid

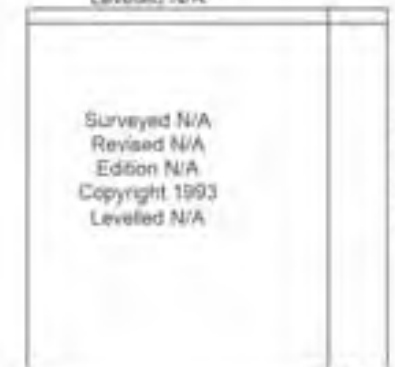
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**Scale:** 1:1,250

**Printed at:** 1:2,000



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Edition N/A  
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**Client Ref:** G2169\_-Dewsbury\_FS  
**Report Ref:** HMD-336-2474669  
**Grid Ref:** 423331, 420770

**Map Name:** County Series

**Map date:** 1854

**Scale:** 1:10,560

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

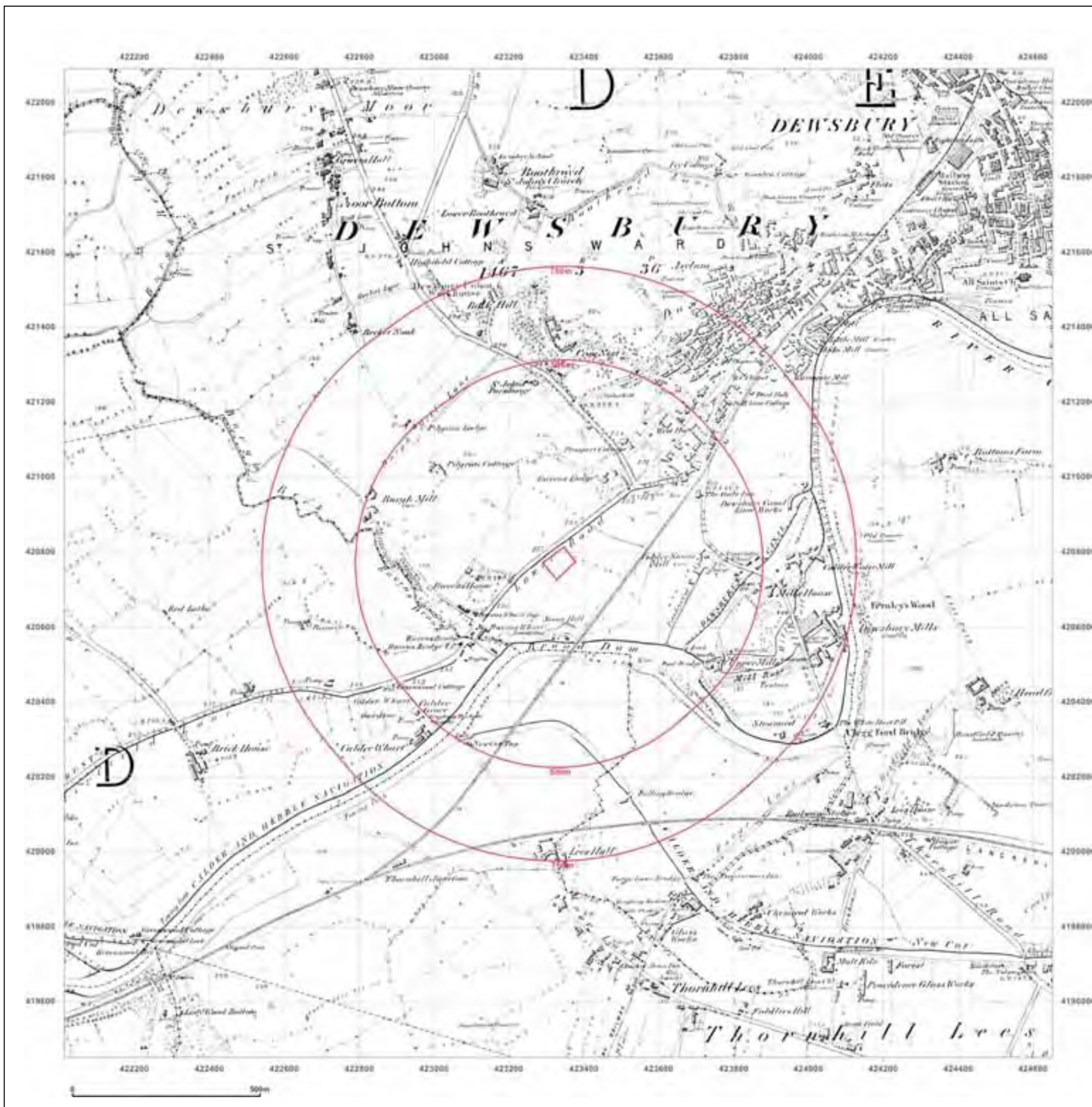


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**Client Ref:** G2169\_-\_Dewsbury\_FS  
**Report Ref:** HMD-336-2474669  
**Grid Ref:** 423331, 420770

**Map Name:** County Series

**Map date:** 1892

**Scale:** 1:10,560

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



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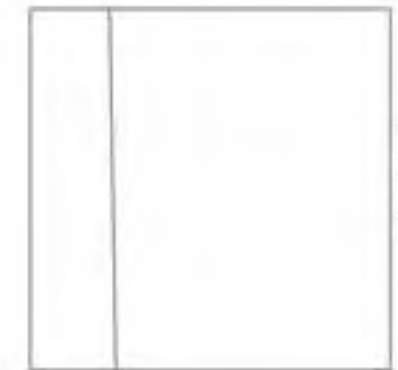
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**Grid Ref:** 423331, 420770

**Map Name:** County Series

**Map date:** 1894

**Scale:** 1:10,560

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



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Edition 1894  
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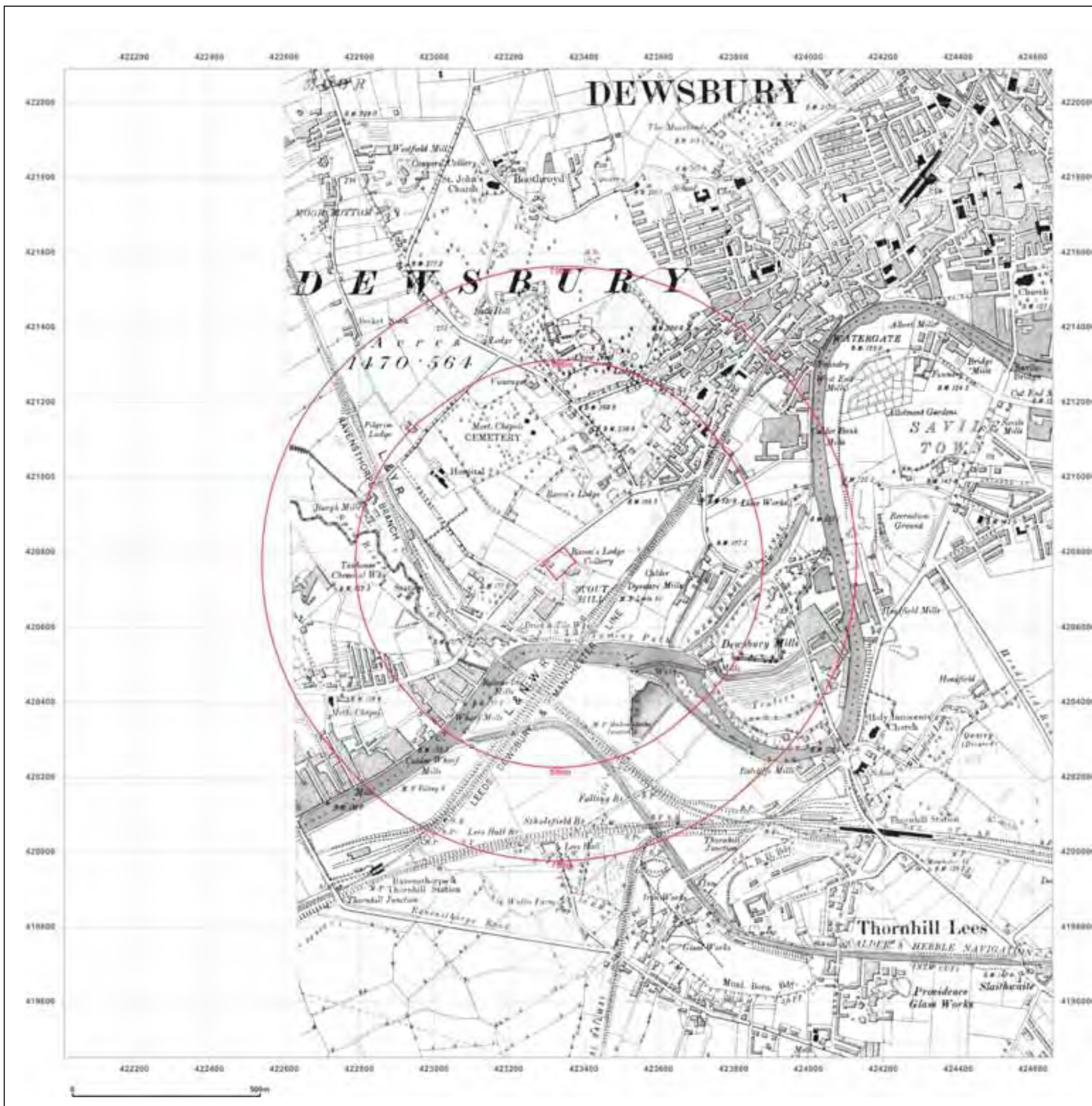


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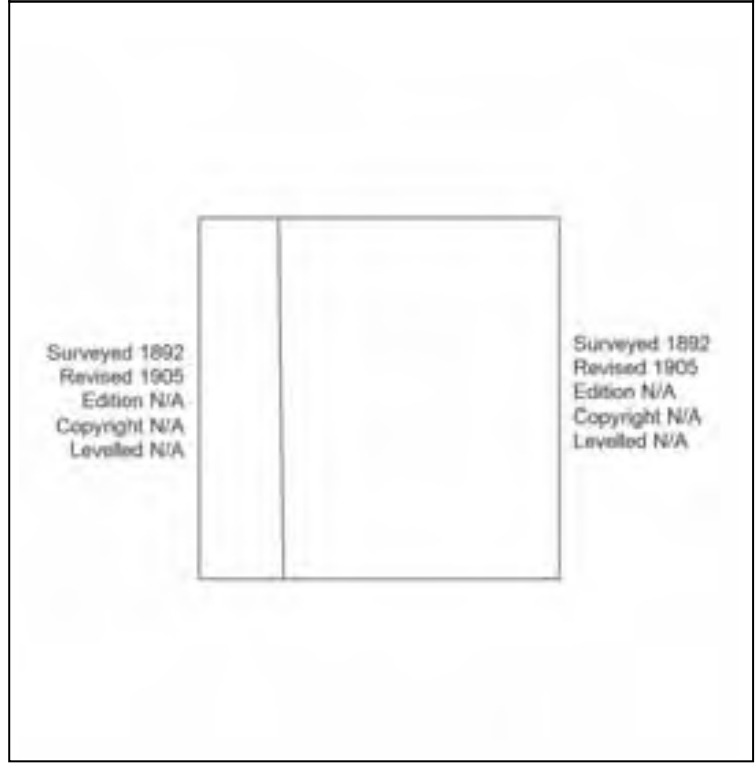
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**Report Ref:** HMD-336-2474669  
**Grid Ref:** 423331, 420770

**Map Name:** County Series

**Map date:** 1905

**Scale:** 1:10,560

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

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Surveyed 1892  
Revised 1905  
Edition N/A  
Copyright N/A  
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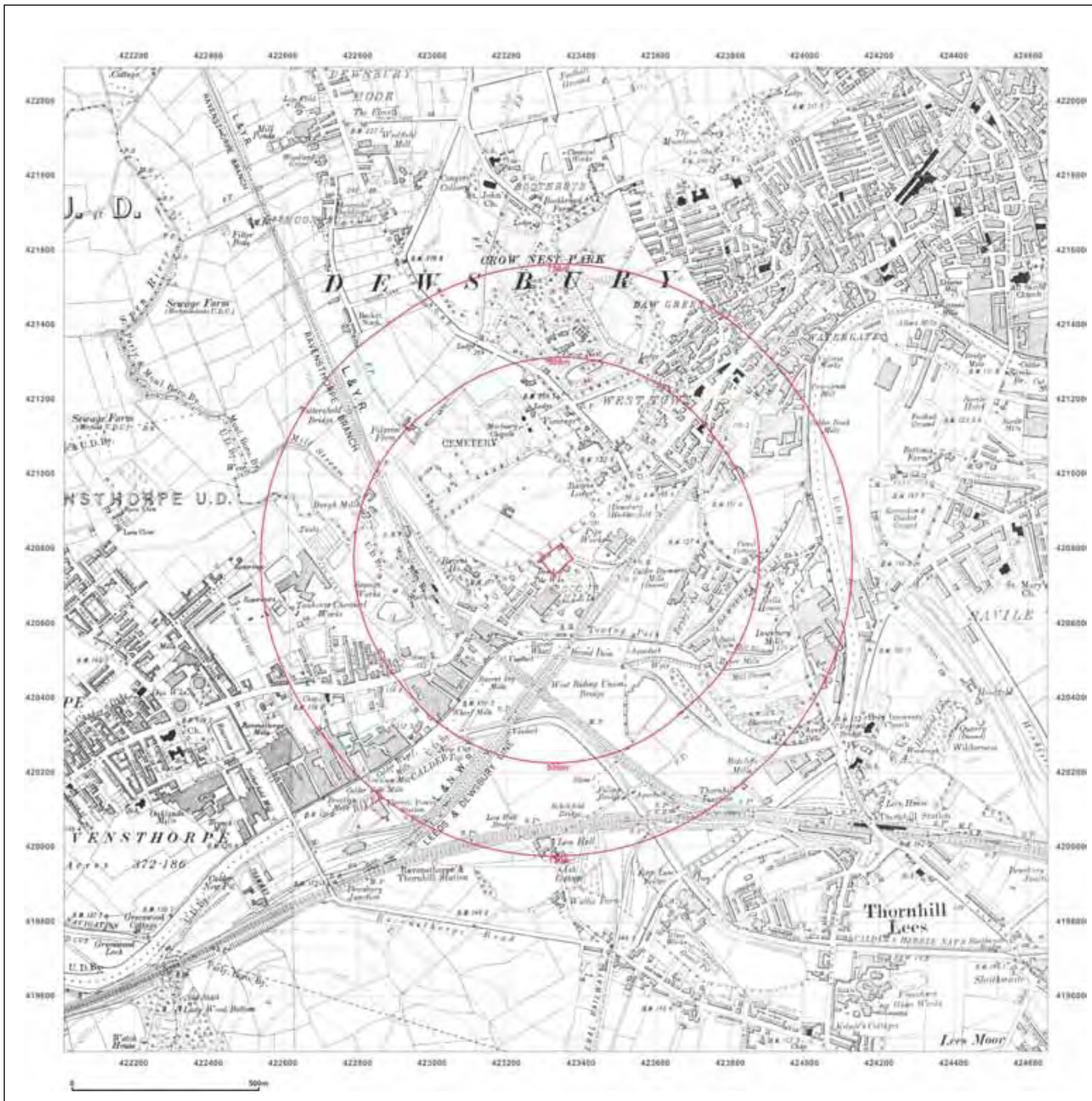


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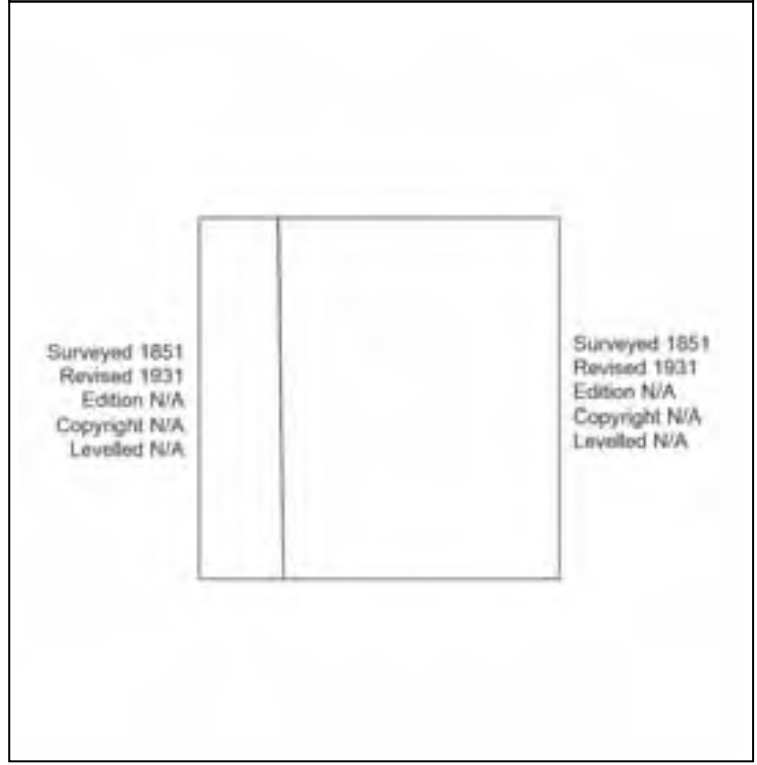
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**Report Ref:** HMD-336-2474669  
**Grid Ref:** 423331, 420770

**Map Name:** County Series

**Map date:** 1931

**Scale:** 1:10,560

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

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Revised 1931  
Edition N/A  
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Surveyed 1851  
Revised 1931  
Edition N/A  
Copyright N/A  
Levelled N/A

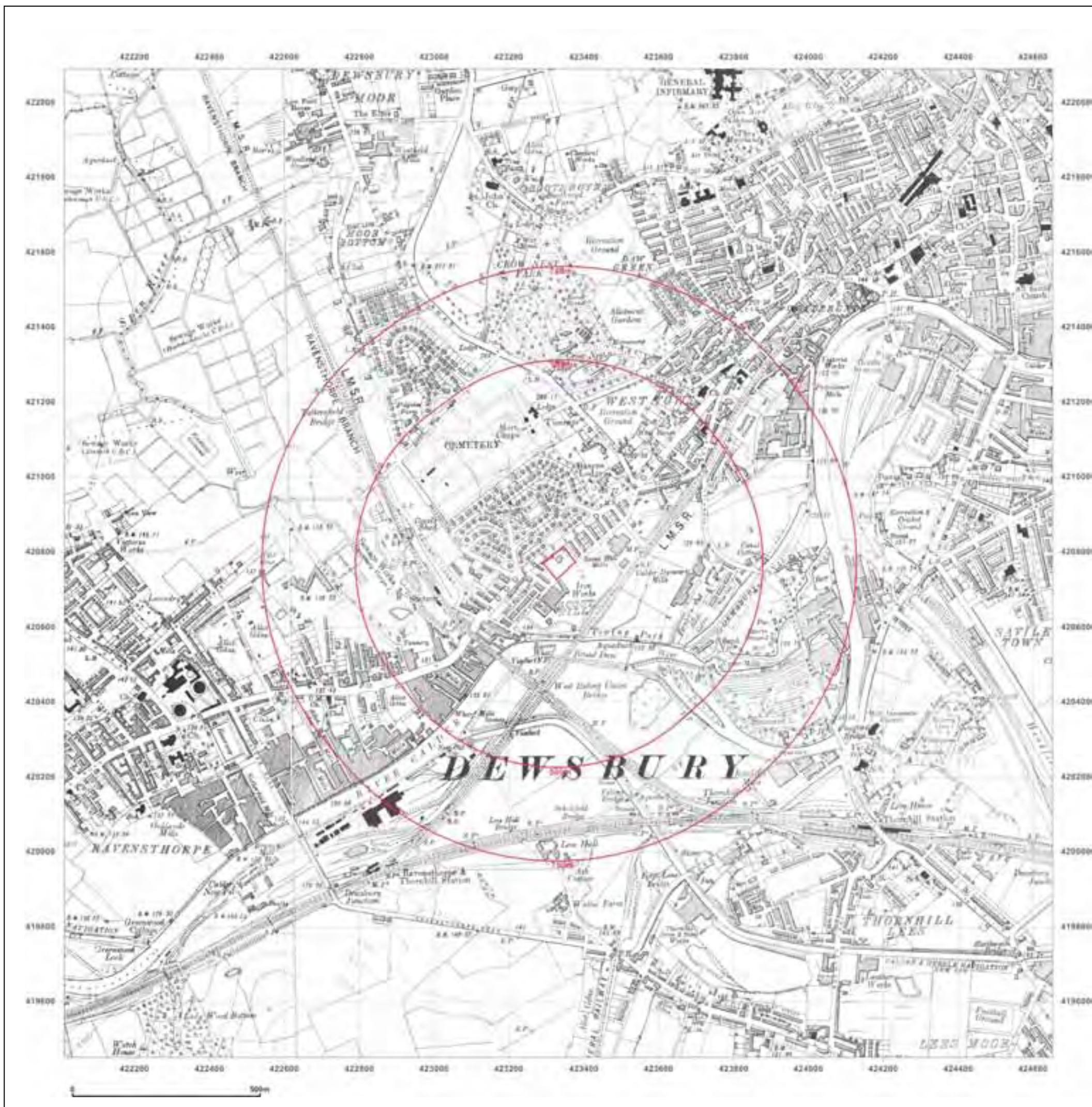


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**Report Ref:** HMD-336-2474669  
**Grid Ref:** 423331, 420770

**Map Name:** County Series

**Map date:** 1938

**Scale:** 1:10,560

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



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**Report Ref:** HMD-336-2474669  
**Grid Ref:** 423331, 420770

**Map Name:** County Series

**Map date:** 1948

**Scale:** 1:10,560

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



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**Report Ref:** HMD-336-2474669  
**Grid Ref:** 423331, 420770

**Map Name:** Provisional

**Map date:** 1951-1955

**Scale:** 1:10,560

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



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Edition N/A  
Copyright N/A  
Levelled N/A

Surveyed 1951  
Revised 1951  
Edition N/A  
Copyright N/A  
Levelled N/A

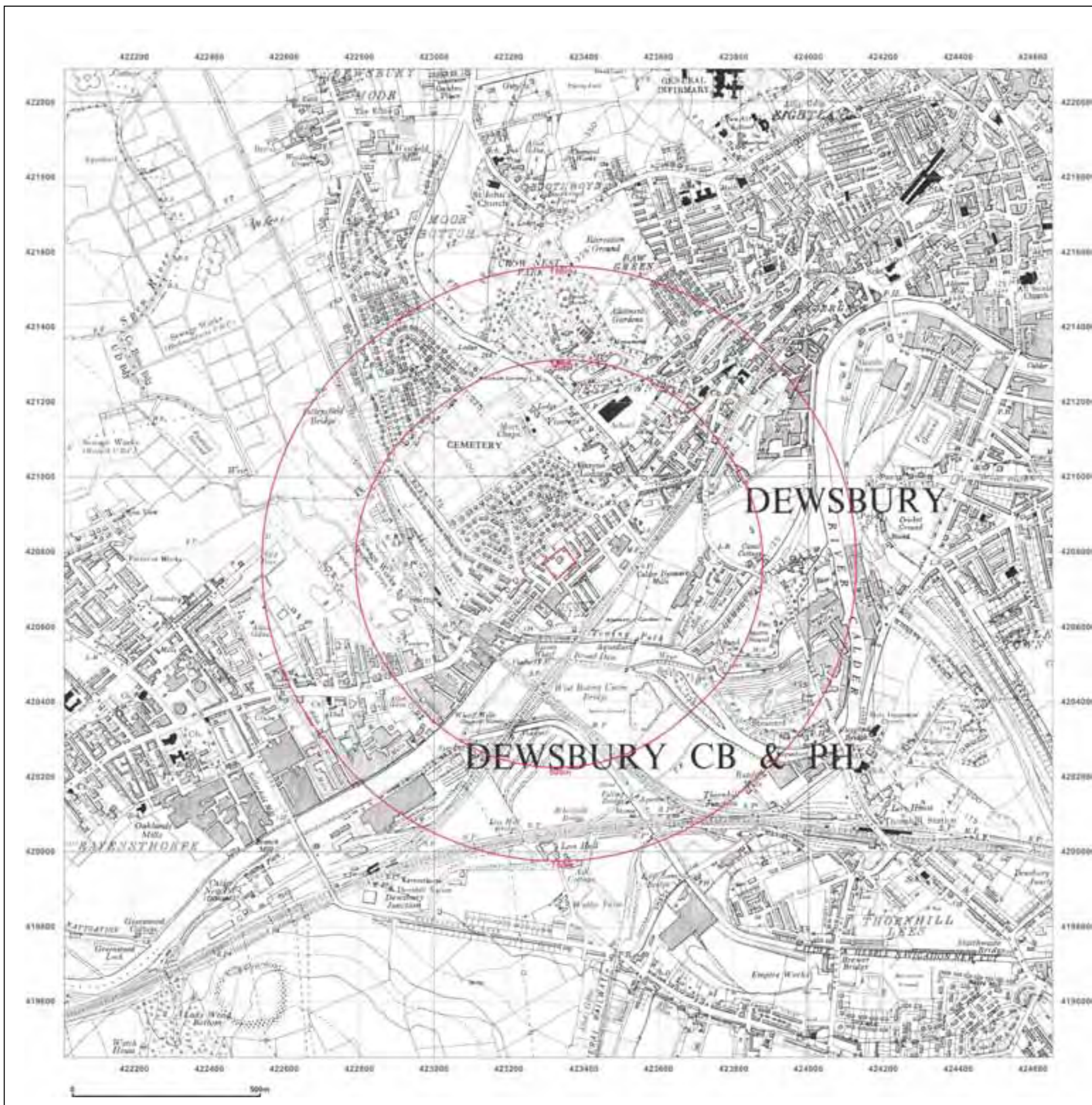


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**Client Ref:** G2169\_-\_Dewsbury\_FS  
**Report Ref:** HMD-336-2474669  
**Grid Ref:** 423331, 420770

**Map Name:** Provisional

**Map date:** 1966-1967

**Scale:** 1:10,560

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



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Revised 1967  
Edition N/A  
Copyright N/A  
Levelled N/A

Surveyed 1966  
Revised 1966  
Edition N/A  
Copyright N/A  
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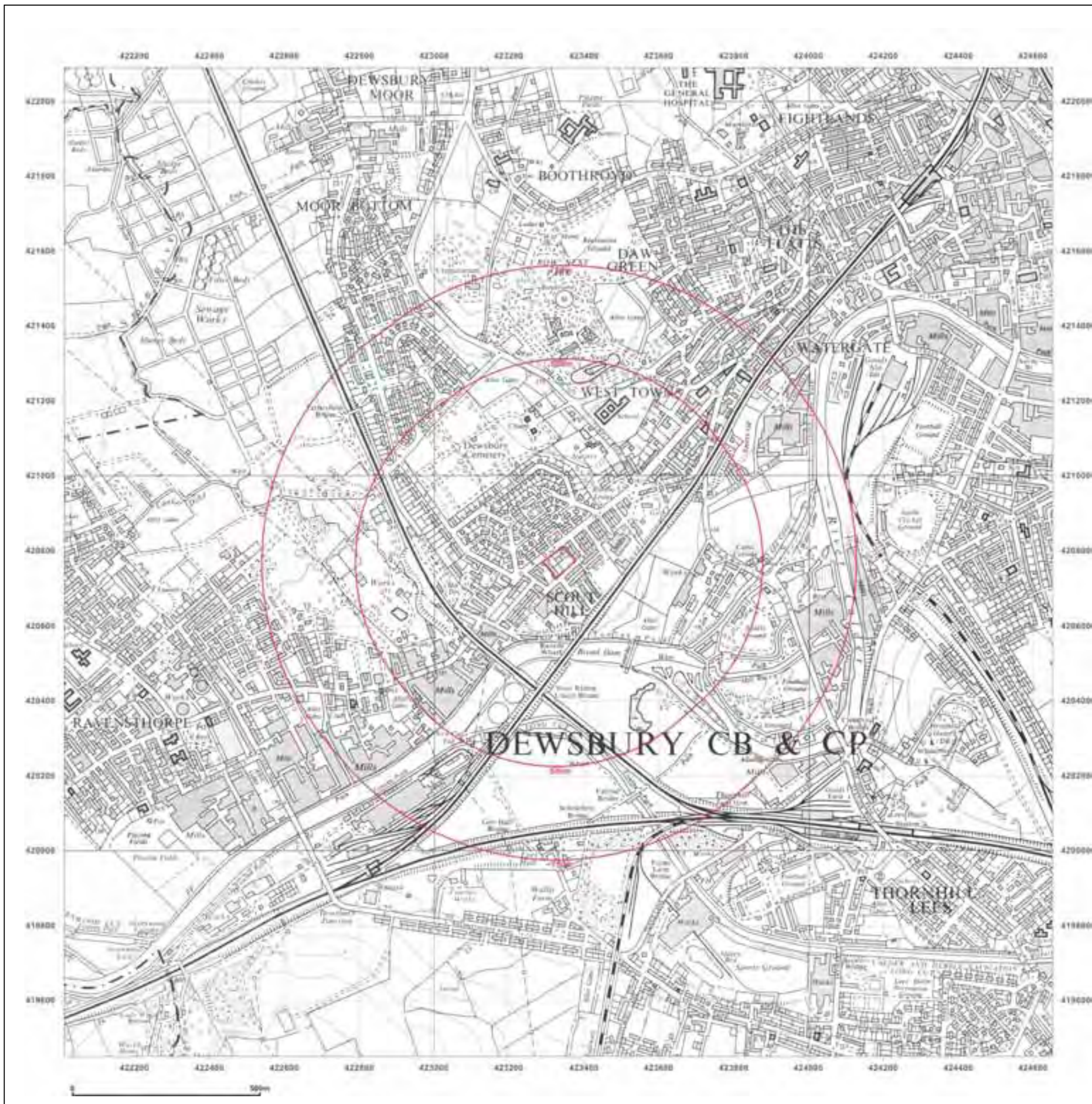


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**Client Ref:** G2169\_-\_Dewsbury\_FS  
**Report Ref:** HMD-336-2474669  
**Grid Ref:** 423331, 420770

**Map Name:** National Grid

**Map date:** 1974

**Scale:** 1:10,000

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



Surveyed 1974  
Revised 1974  
Edition N/A  
Copyright N/A  
Levelled N/A

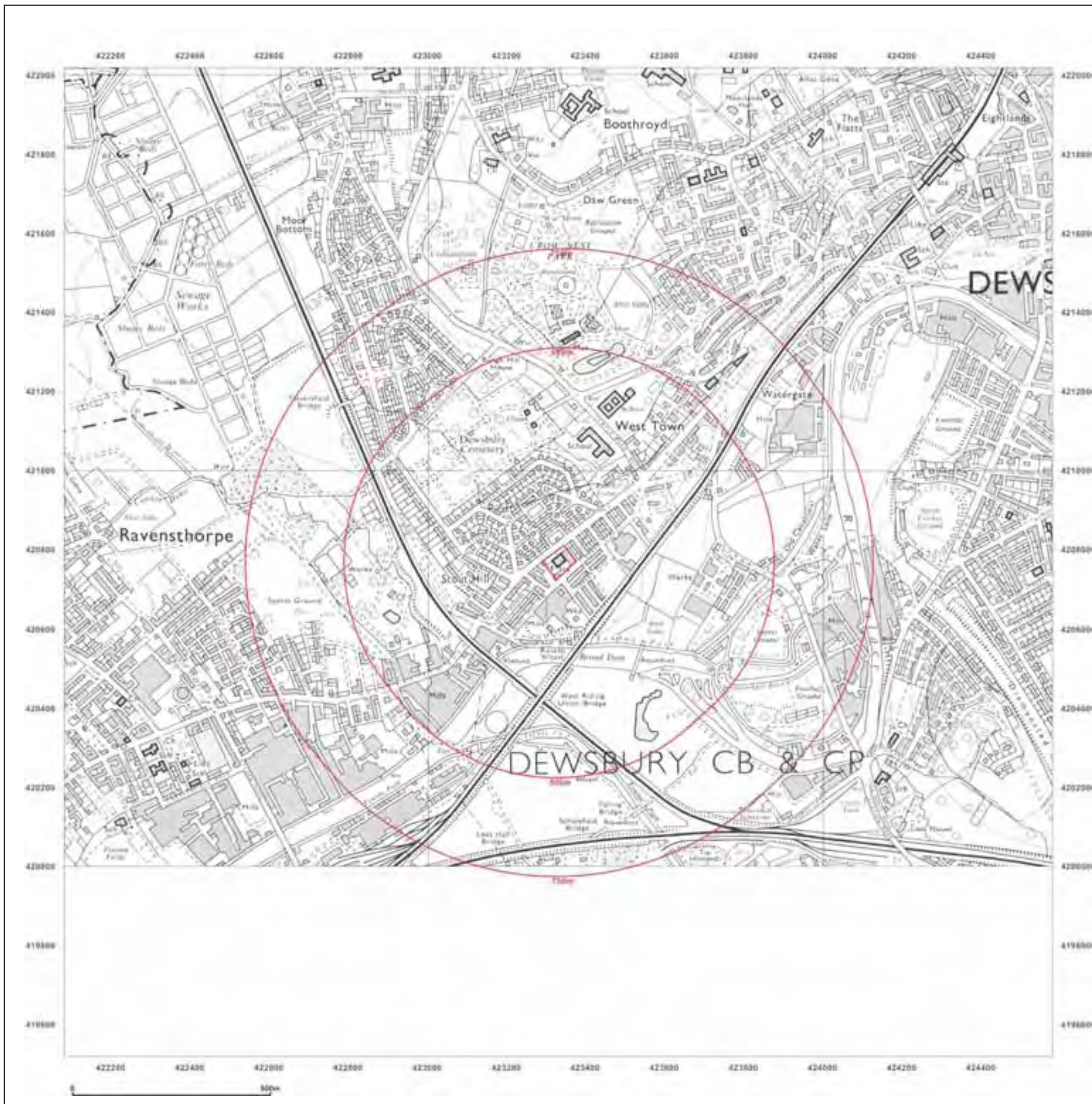


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**Report Ref:** HMD-336-2474669  
**Grid Ref:** 423331, 420770

**Map Name:** National Grid

**Map date:** 1981-1982

**Scale:** 1:10,000

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



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STATION, HUDDERSFIELD  
ROAD, DEWSBURY, WF13 3RN

**Client Ref:** G2169\_-\_Dewsbury\_FS  
**Report Ref:** HMD-336-2474669  
**Grid Ref:** 423331, 420770

**Map Name:** National Grid

**Map date:** 1988-1993

**Scale:** 1:10,000

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



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Surveyed 1991 Revised 1993 Edition N/A Copyright N/A Levelled N/A



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STATION, HUDDERSFIELD  
ROAD, DEWSBURY, WF13 3RN

**Client Ref:** G2169\_-\_Dewsbury\_FS  
**Report Ref:** HMD-336-2474669  
**Grid Ref:** 423331, 420770

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

**Map date:** 2002

**Scale:** 1:10,000

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

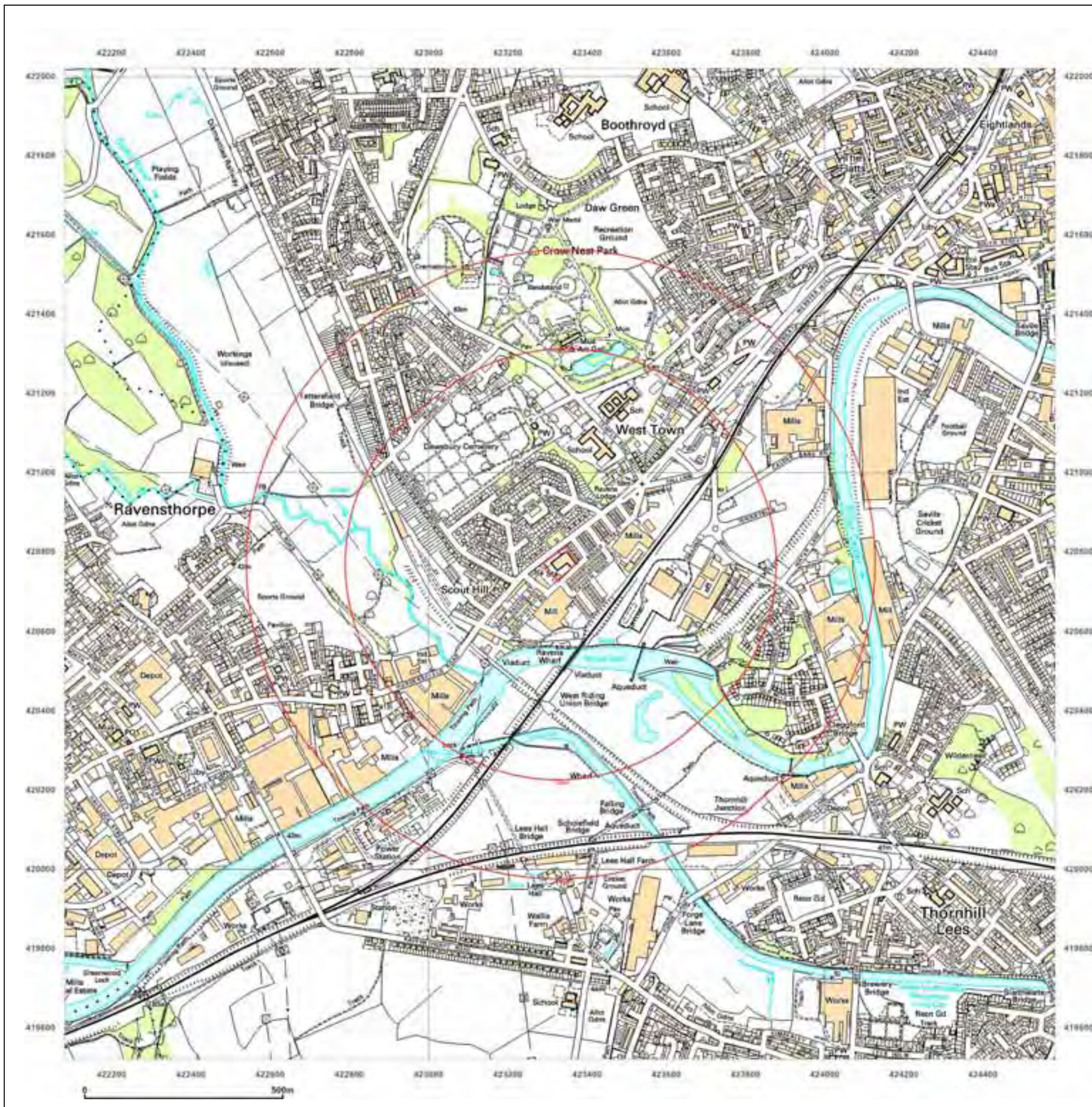


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**Client Ref:** G2169\_-\_Dewsbury\_FS  
**Report Ref:** HMD-336-2474669  
**Grid Ref:** 423331, 420770

**Map Name:** National Grid

**Map date:** 2010

**Scale:** 1:10,000

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

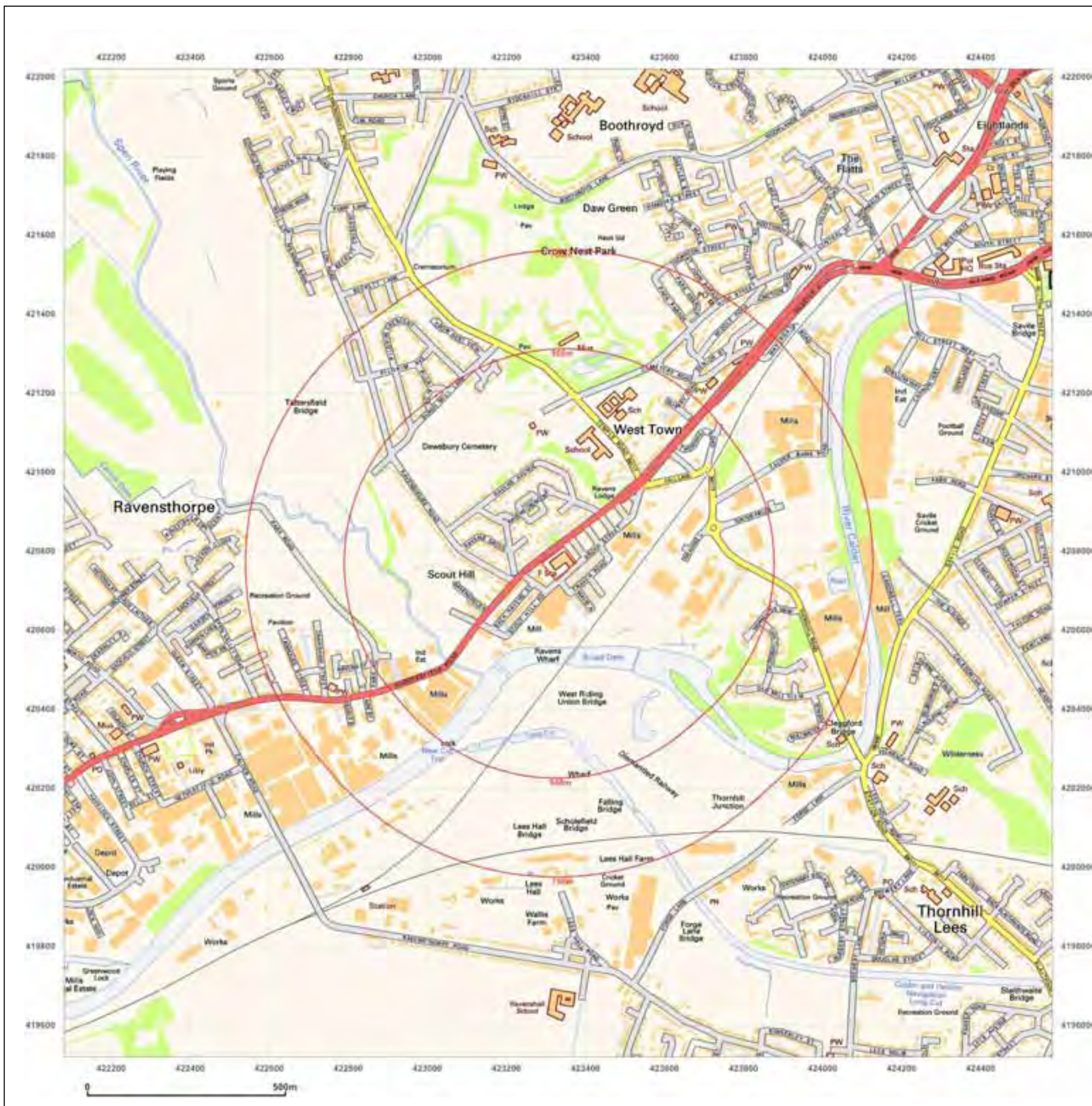


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**Client Ref:** G2169\_-\_Dewsbury\_FS  
**Report Ref:** HMD-336-2474669  
**Grid Ref:** 423331, 420770

**Map Name:** National Grid

**Map date:** 2014

**Scale:** 1:10,000

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



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