

PHASE 1 ENVIRONMENTAL ASSESSMENT FOR A PROPOSED RESIDENTIAL DEVELOPMENT SITE ADJACENT LINGARDS ROAD, SLAITHWAITE

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1.0 INTRODUCTION

- 1.01 Following instructions from Portman Land during November 2014, CoDA Structures have undertaken an appraisal of a proposed residential development site adjacent Lingards Road, Slaithwaite.
- 1.02 It is proposed to develop the site with housing.
- 1.03 The site is currently undeveloped.
- 1.04 Sections 2.0 – 7.0 of this report undertake a desk based assessment to determine the environmental quality of the land at the site and to identify the potential for any environmental risks as follows:-
- to establish the likely extent of any potential contamination at the site as a result of its current and previous use;
 - to establish the sensitivity of the site in relation to the site's geology, hydrogeology and hydrology;
 - to assess the significance of any potential contamination at the site with respect to possible harm to the surrounding environment and site end users;
 - to provide recommendations for further works as appropriate.
- 1.05 The interpretation provided in this report is based upon information gathered from public data sources.
- 1.06 The local authority is Kirklees Council (KC).

2.0 LOCATION, TOPOGRAPHY & CURRENT CONDITION

- 2.01 The site is located to the south of Manchester Road (A62) and lies approximately 1.0km to the southwest of Slaithwaite Town Centre. A site location plan (Fig. 1) is attached in Appendix B.
- 2.02 The Ordnance Survey co-ordinates for the centre of the site are 407290mE, 413350mN.
- 2.03 The site is approximately 2.1 hectares in area.
- 2.04 The boundaries of the site are defined as follows:-
- North western boundaries: post and wire fencing to back of properties on Manchester Road;
 - South eastern boundary: post and wire fencing or stone walls to back of footway to Lingards Road;

- Western boundary: stone walls to adjacent fields.
- North eastern boundaries: post and wire fence to adjacent residential properties and stone wall to adjacent field.

2.05 The site can be accessed from Lingards Road.

2.06 A site walk-over was undertaken on 4 December 2014 and the following noted:-

- The site is grazing land.
- There is a watercourse in the central sector of the site.
- The ground adjacent the watercourse is particularly boggy.
- There are no obvious visual signs of contamination on the site.

2.07 The general fall of the site is to the north and site varies as follows:-

Location	Level (mAOD)
North western boundaries	172.01 – 173.60 and 177.66 – 178.22
South eastern boundary	184.80 – 203.14
Western boundary	173.60 – 203.14
North eastern boundaries	172.63 – 177.90 and 177.66 – 181.16

2.08 The site appears to be used for the grazing of horses.

2.09 A site topographical survey (Fig. 2) is attached in Appendix C.

2.10 A site aerial photograph is attached in Appendix D.

3.0 HISTORIC SITE USAGE

3.01 Extracts from Ordnance Survey Sheets dating back to 1854 have been examined and the following constitutes a brief history of the entire site and the surrounding land:-

Map date & Scale	On-site Features	Features within 250m of site	Features within 1000m of site
1854 1:10,000	- the site is undeveloped.	- the surrounding area is predominantly undeveloped; - quarries to the south; - railway lines to the north; - River Colne to the north; - Huddersfield Narrow Canal to the north.	- the surrounding area is predominantly undeveloped; - reservoir to the north; - Slaithwaite to the northeast; - various mills to the northeast; - quarries to the east, southeast, south, northwest and north; - mill to the southwest; - Bradley Brook to the west; - Badger Gate Clough to the southwest.
1894 1:2,500	- no significant change noted.	- no significant change noted.	- not applicable (N/A)
1894 1:10,000	- no significant change noted.	- no significant change noted.	- small reservoir to the southeast; - additional mills to the northeast and west; - Black Moorfoot Conduit to the south.
1906 1:2,500	- small tank indicated in the western sector.	- no significant change noted.	- N/A
1907/08 sheets 1:10,000	- no significant change noted.	- no significant change noted.	- residential development to the north; - works to the northeast.
1930 1:10,000	- no significant change noted.	- residential development adjacent to the north western and south eastern boundaries; - residential development to the northeast.	- further residential development to the north; - general expansion of Slaithwaite to the northeast.
1932 1:2,500	- no significant change noted.	- no significant change noted.	- N/A
1930 – 48 sheets 1:10,000	- no significant change noted.	- no significant change noted.	- no significant change noted.
1956 1:10,000	- no significant change noted.	- no significant change noted.	- further residential development to the north.
1968 1:2,500	- two groundwater issues and associated watercourses in the western/central sectors.	- residential development to the west; - further residential development to the northeast.	- N/A
1980 1:10,000	- no significant change noted.	- no significant change noted.	- residential development to the east; - additional works to the northeast.
1982 1:2,500	- no significant change noted.	- residential development adjacent the south eastern	- N/A

		boundary.	
1993 sheets 1:2,500	- no significant change noted.	- no significant change noted.	- N/A
1994 1:2,500	- no significant change noted.	- no significant change noted.	- N/A
2006 1:10,000	- no significant change noted.	- no significant change noted.	- no significant change noted.
2014 1:10,000	- no significant change noted.	- no significant change noted.	- no significant change noted.

3.02 Historic Ordnance Survey plans are attached in Appendix E.

4.0 GEOLOGY AND HYDROGEOLOGY

4.01 Geology:

1:50,000 British Geological Survey (BGS) Geological Sheet 77 Huddersfield indicates the following:-

- The site is underlain by Millstone Grit of the Namurian age.
- A fault appears to be present in the western sector of the site running in an approximate north-south direction with down throw to the west.
- Drift deposits are unlikely to be present at the surface.
- There is an area of recorded made ground approximately 300m to the northeast of the site.

4.02 Mining & Minerals:

A mining report has been obtained from D Bellis Consulting Surveyors and is summarised as follows:-

- There are no recorded coal workings below the site:-
- No future coal workings are likely.
- The site is not situated within the boundary of a former opencast coal mining site.
- There are no recorded mine entries on or within 20m of the site.
- The property has not been subject to a claim for alleged coal mining subsidence.

The mining report is attached in Appendix F.

There are 8 no. recorded BGS mineral sites within 1000m of the site of these 5 no. are within 500m of the site and details are summarised as follows:-

Location : Lingards Road, Slaithwaite 87m to the southwest
Status : Ceased
Commodity : Sandstone – opencast.

Location : Lingards Road, Slaithwaite 167m to the south
Status : Ceased
Commodity : Sandstone – opencast.

Location : Lingards Road, Slaithwaite 198m to the southeast
Status : Ceased
Commodity : Sandstone – opencast.

Location : Lingards Road, Slaithwaite 270m to the south
Status : Ceased
Commodity : Sandstone – opencast.

Location : Lingards Road, Slaithwaite 331m to the south
Status : Ceased
Commodity : Sandstone – opencast.

4.03 **Hydrogeology:**

There are two groundwater issues on the site which form watercourses that flow out of the site into a culvert adjacent the north western boundary. One of the watercourses on the site has been piped. The location of the issues and the watercourses are indicated on Fig. 2 attached in Appendix B.

Other watercourses lie in the vicinity of the site as follows:-

- Unnamed watercourse 50m to the north
- River Colne 100m to the northwest
- Unnamed watercourse 550m to the southwest
- Unnamed watercourse 650m to the southwest
- Unnamed watercourse 700m to the west
- Unnamed watercourse 750m to the west
- Bradley Brook 750m to the southeast
- Badger Gate Clough 800m to the southwest
- Unnamed watercourse 800m to the northwest

The EA River Network plan indicates there are culverted watercourses in the vicinity of the site as follows:-

- 400m to the west
- 600m to the southwest
- 750m to the west

The River Colne is River Quality A (very good) in the vicinity of the site.

The Environment Agency (EA) flood map indicates that the site is in Flood Zone 1.

It was noted during the site walk over that parts of the site are very boggy.

There is a small reservoir approximately 375m to the southeast of the site.

The Huddersfield Narrow Canal lies 100m to the northwest of the site and is River Quality B (good).

Slaithwaite Reservoir is approximately 700m to the north of the site.

There are groundwater issues approximately 200m and 450m to the west of the site.

The site is underlain by a bedrock aquifer designated as a Secondary Aquifer A which is strata with permeable layers capable of supporting water supplies at a local rather than strategic level and in some cases can form an important source of base flow to rivers.

The superficial aquifer has not been designated as no data is available.

The overlying soils are classified as having a high leaching potential unless proved otherwise. However, it is unlikely that drift deposits are present at the surface.

There are 10 no. discharge consents within 1000m of the site but none are within 500m of the site.

There have been 12 no. pollution incidents within 1000m of the site but none have been within 500m of the site.

There are 10 no. water abstraction licenses held within 1000m of the site and details are summarised as follows:-

- | | |
|--|-----------------------|
| - groundwater abstraction for general farming and domestic use | 373m to the south |
| - groundwater abstraction for general use (2 no.) | 432m to the northeast |
| - surface water abstraction for process washing | 432m to the northeast |
| - surface water abstraction for general use (2 no.) | 556m to the northeast |
| - surface water abstraction for general use (2 no.) | 617m to the northeast |
| - groundwater abstraction for general farming and domestic use | 849m to the south |
| - surface abstraction for general use | 874m to the northeast |

The site lies within the following Source Protection Zones (SPZ):-

- Zone 1 (Inner Protection Zone) and Zone 2 (Outer Protection Zone) of the Slaithwaite Estate Properties 4 SPZ.

- Zone 1 and Zone 2 of the Slaithwaite Estate Properties 3 SPZ.

There have been no prosecutions relating to controlled waters within 1000m of the site.

5.0 POLLUTION CONTROLS & WASTE

5.01 Pollution Controls:

There are no Integrated Pollution Control Permits held within 1000m of the site.

There are 3 no. Integrated Pollution Prevention and Control Permits held within 1000m of the site.

There are 2 no. Local Authority Pollution Prevention and Control Permit held within 1000m of the site.

There are no Local Authority Integrated Pollution Prevention and Control Permits held within 1000m of the site.

There are no registered radio active substance licences held within 1000m of the site.

There have been no prosecution relating to authorised processes within 1000m of the site.

There are no Control of Major Accidents Hazards Site (COMAH) within 1000m of the site.

5.02 Waste:

There are 3 no. registered landfill sites within 1000m of the site. All three are within 500m of the site and details are summarised as follows:-

Location	:	Lingards Road, Slaithwaite 88m to the southwest
Category	:	Landfill, no known restriction on source of waste
Status	:	Licence lapsed, cancelled, defunct, not applicable, surrendered.
Authorised waste:		Construction and demolition waste, inert, non combustible waste and foundry sand.

Location	:	Lingards Road, Slaithwaite 153m to the southeast
Category	:	Landfill, no known restriction on source of waste
Status	:	Licence lapsed, cancelled, defunct, not applicable, surrendered.
Authorised waste:		Excavated natural materials.

Location	:	Lingards Road, Slaithwaite 164m to the south
Category	:	Landfill, no known restriction on source of waste
Status	:	Licence lapsed, cancelled, defunct, not applicable, surrendered.
Authorised waste:		Construction and demolition waste, excavation waste.

There is 1 no. British Geological Survey recorded landfill sites within 1000m of the site. It is within 1000m of the site and details are summarised as follows:-

Location : Lingards Road, Slaithwaite 127m to the southeast

There are no Local Authority recorded landfill sites within 1000m of the site.

There are 4 no. historic landfill sites within 1000m of the site. Of these 3 no. are within 500m of the site and details are summarised as follows:-

Location : Lingards Road, Slaithwaite 15m to the southwest
Last Input : 31.12.1989
Types of Waste: Included inert waste and industrial and commercial waste.

Location : Lingards Road, Slaithwaite 122m to the southeast
Last Input : 31.12.1986
Types of Waste: Included inert and commercial waste.

Location : Lingards Road, Slaithwaite 154m to the southwest
Last Input : 31.12.1989
Types of Waste: Included inert, industrial and commercial waste.

There are no waste treatment/disposal sites within 1000m of the site.

There are no waste management facilities within 1000m of the site.

There are no waste transfer sites within 1000m of the site.

6.0 IDENTIFIED POSSIBLE SOURCES OF CONTAMINATION

The past history of the site would indicate no obvious sources of contamination.

6.01 Soil Contamination:

It does not appear that the site has been filled or artificially raised in level. However, any fill that has been imported onto the site may contain elevated levels of contamination, depending upon the source and nature of the material used.

The grazing use is considered to be a very low risk contaminative activity.

Potentially contaminative activities in the near vicinity (within 250m) of the site have included the following:-

- railway lines
- quarries

Potentially contaminative activities in the surrounding area have included the following:-

- railway lines - mills - quarries - works

It is considered very unlikely that the site has been at risk from the uncontrolled tipping of waste products, residues or chemicals from historic or current industries/activities in the surrounding area.

There are no Contemporary Trade Directory entries in the vicinity (within 250m) of the site.

There are no fuel station entries in the vicinity of the site (within 500m).

It is recommended that a ground investigation is undertaken on the site. If made ground is encountered soil sampling should be undertaken for contamination testing.

6.02 Pollution of Controlled Waters:

The possibility of leachate contamination from any uncontrolled filling that has taken place on the site, may need to be investigated to assess the potential for pollution to controlled waters (the watercourses on the site and the underlying secondary aquifer - A). However, the risk of fill materials being present on the site is considered to be very low.

6.03 Gas Contamination:

The development may be at risk from the migration of landfill gas onto the site as there are known landfill sites in the surrounding area within 250m of the site.

The development appears to be at risk from the migration of landfill gas onto the site from back filled quarries, if the fill materials used are a potential sources of gas generation as, from inspection of historic OS maps, there have been a number of quarries within 250m of the site.

It is therefore recommended that gas monitoring is undertaken on the site.

Database information indicates that the site is in an area where Radon protection measures are not required in the construction of new dwellings.

7.0 RISK ASSESSMENT

- 70.1 The following contaminated land risk assessment methodology is based on CIRIA C552 (2001) Contaminated Land Risk Assessment – ‘A Guide to Good Practice’, in order to quantify potential risk via risk estimation and risk evaluation, which can be adopted at the Phase 1 stage. This will then determine an overall risk category which can be used to identify likely actions. This methodology uses qualitative descriptors and is therefore a qualitative approach.

The methodology requires the classification of:

- the magnitude of the consequence (severity of risk occurring), and
- the magnitude of the probability (likelihood) of a risk occurring.

7.02 The potential consequences of contamination risks occurring at this site are classified in accordance with table 7.1, which is adapted from the CIRIA guidance.

Table 7.1 - Classification of Consequences:

Classification:	Definition of Consequence:
Severe	Short term (acute risks to human health). Short term risk of pollution of sensitive water resource or ecosystem. Catastrophic damage crops/buildings/property/infrastructure, including off-site soils.
Medium	Medium/long term (chronic) risks to human health. Medium/long term risk of pollution of sensitive water resource or ecosystem. Significant damage to crops/buildings/property/infrastructure (on or off-site). Contamination of off-site soils.
Mild	Easily preventable, permanent health effects on humans. Pollution of non-sensitive water resources. Localised damage to crops/buildings/property/infrastructure (on or off site).
Minor	Easily preventable non-permanent health effects on humans, or no effects. Minor, low level and localised contamination of on-site soils. Easily repairable damage to crops, buildings/property/infrastructure.

7.03 The probability of contamination risks occurring at this site will be classified in accordance with Table 7.2, which is also adapted from the CIRIA guidance. Note that for each category it is assumed that a pollution linkage exists. Where a pollution linkage does not exist the likelihood is zero, as is the risk.

Table 7.2 – Classification of Probability:

Classification:	Definition of Probability:
High Likelihood	Circumstances are such that an event appears very likely in the short term, or almost inevitable in the longterm; or there is already evidence that such an event has occurred.
Likely	Circumstances are such that an event is not inevitable, but is possible in the short term, and is likely over the longterm.
Low Likelihood	Circumstances are such that it is by no means certain that an event will occur even over along period, and it is less likely in the short term.
Unlikely	Circumstances are such that it is improbable that an event would occur even in the longterm.

7.04 For each possible pollution linkage (source-pathway-receptor) identified the potential risk can be evaluated. Based upon this CIRIA C552 presents definitions of the risk categories, together with the investigatory and remedial actions that are likely to be necessary in each case, as indicated in Table 7.3. These risk categories apply to each pollutant linkage, not simply to each hazard or receptor.

Table 7.3 – Definition of Risk Categories and Likely Actions required:

Risk Category:	Definition of Likely Actions Required:
Very high	Severe harm to a defined receptor is very likely, or has already occurred. The risk is likely to result in a substantial liability. Urgent investigation (if not already undertaken) is likely to be required. Urgent remediation is likely to be required.
High	Harm to a defined receptor is likely. The risk, if realised, may result in a substantial liability. Urgent investigation (if not already undertaken) is likely to be required. Remediation is likely to be required in the long term, possibly sooner.
Moderate	Harm to a defined receptor is possible, but severe harm is unlikely. Investigation is likely to be required to clarify the level of potential liability and risk. Some remediation may be required in the long term.
Low	Harm to a defined receptor is possible, but is likely to be mild at worst. Liabilities could theoretically arise, but are unlikely. Further investigation is not required at this stage. Remediation is unlikely to be required.
Very low	Harm to a defined receptor is unlikely and would be minor at worst. No liabilities are likely to arise. Further investigation is not required at this stage. Remediation is unlikely to be required.

7.05 This relationship can also be represented as a matrix, as indicated in Table 7.4.

Table 7.4 – Probability / Consequence Matrix:

Probability	Consequence			
	Severe	Medium	Mild	Minor
High Likelihood	Very High Risk	High Risk	Moderate Risk	Low Risk
Likely	High Risk	Moderate Risk	Moderate Risk	Low Risk
Low Likelihood	Moderate Risk	Moderate Risk	Low Risk	Very Low Risk
Unlikely	Low Risk	Low Risk	Very Low Risk	Very Low Risk

7.06 The following potential contamination pathways have been identified on the site:-

Horizontal and vertical migration pathways of leachate through the potentially permeable soils and geological formations.

Human Uptake Pathways (derived from CLEA model and LQA for residential use):

- Ingestion of soil
- Ingestion of indoor dust
- Dermal contact with soil
- Contact with indoor dust
- Inhalation of vapours outside
- Inhalation of vapours inside
- Vertical and lateral migration of volatile vapours and ground gas
- Indirect ingestion
- Airborne hazardous fibres
- Plant root uptake.

7.07 The following environmental receptors have been identified on site:-

- Groundwater residing in the underlying secondary aquifer – A
- Watercourses on the site
- Buildings / structures
- Flora / Fauna
- Underground services
- Third party land.

7.08 The following human receptors have been identified on the site:-

- Construction.
- Maintenance Workers.
- End users.

7.09 Summary – Earthworks and Construction Phase:

A Risk Assessment of the site is summarised in the table below:-

Source	Receptor	Pathway	Consequence	Probability	Risk Category	Comments
S1: Contamination in made ground if present. S2: Uncontrolled tipping of waste products and residues from former industries in the area.	R1: Groundwater (Secondary Aquifer – A). R2: Watercourse.	P1: Horizontal and Vertical migration of leachate through potentially permeable soils and service trenches.	Medium	Unlikely	Low	It is considered that contamination from these sources is unlikely to be present. Low permeability soils if present below the site, will prevent the migration of contaminants. Site remediation works and measures can also reduce risk. However, such works are not envisaged.
S1: Contamination in made ground if present. S2: Uncontrolled tipping of waste products and residues from former industries in the area.	R3: Buildings and structures.	P1: Horizontal and Vertical migration of leachate through potentially permeable soils and service trenches.	Medium	Unlikely	Low	It is considered that contamination from these sources is unlikely to be present. Fill materials, if present, may contain elevated sulphate levels which could result in corrosion of buried concrete structures. However, sulphate resisting cement can be used in concrete.
S1: Contamination in made ground if present. S2: Uncontrolled tipping of waste products and residues from former industries in the area.	R4: Construction Workers.	P2: Human uptake pathways (see 7.06). P3: Vertical migration of volatile vapours and ground gas.	Severe	Unlikely	Low	It is considered that contamination from these sources is unlikely to be present. The risk to construction workers who do not use the appropriate PPE is likely to be significant. Site remediation works and measures can reduce risk.
S3: Gas generation in landfill sites and back filled quarries within 250m of the site.	R4: Construction Workers.	P2: Human uptake pathways (see 7.06). P3: Vertical migration of volatile vapours and ground gas.	Severe	Likely	High	The risk to construction workers who do not use the appropriate PPE is likely to be significant.
S1: Contamination in made ground if present. S2: Uncontrolled tipping of	R5: Neighbouring Sites.	P1: Horizontal and Vertical migration of leachate through	Medium	Unlikely	Low	It is considered that contamination from these sources is unlikely to be present. Low permeability soils if present below the

waste products and residues from former industries in the area.	potentially permeable soils and service trenches.			site, will prevent the migration of contaminants. Site remediation works and measures can reduce risk.
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7.10 Site Risk Assessment Summary Post Development:

Source	Receptor	Pathway	Consequence	Probability	Risk Category	Comments
S1: Contamination in made ground if present. S2: Uncontrolled tipping of waste products and residues from former industries in the area.	R6: Maintenance Workers.	P2: Human uptake pathways. P3: Vertical migration of volatile vapours and ground gas.	Severe	Unlikely	Low	It is considered that contamination from these sources is unlikely to be present. Hardcover areas will act as a barrier between contamination (if present) and end users. The risk to maintenance workers who do not use the appropriate PPE is likely to be significant. Site remediation works and measures can also reduce the risk to Low. However, such works are not envisaged to be required.
S3: Gas generation in landfill sites and back filled quarries within 250m of the site.	R6: Maintenance Workers.	P2: Human uptake pathways. P3: Vertical migration of volatile vapours and ground gas.	Severe	Likely	High	The risk to construction workers who do not use the appropriate PPE is likely to be significant.
S1: Contamination in made ground if present. S2: Uncontrolled tipping of waste products and residues from former industries in the area.	R7: Site end users.	P2: Human uptake pathways. P3: Vertical migration of volatile vapours and ground gas.	Severe	Unlikely	Low	It is considered that contamination from these sources is unlikely to be present. Hardcover areas will act as a barrier between contamination (if present) and end users. Remediation works such as contamination hot spot removal and provision of an inert capping layer to garden areas will reduce risk to Low. However, such works are not envisaged to be required.
S3: Gas generation in landfill sites and back filled quarries within 250m of the	R7: Site end users.	P2: Human uptake pathways (see 7.06). P3: Vertical migration	Severe	Likely	High	Gas monitoring and risk assessment to be undertaken. Gas protection measures can be incorporated

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site.		of volatile vapours and ground gas.				in the development to reduce risk to Low.
S6: Radon generation in underlying geology	R7: Site end users.	P2: Human uptake pathways (see 7.06). P3: Vertical migration of volatile vapours and ground gas. P4: Plant root uptake.	Severe	Unlikely	Low	
S1: Contamination in made ground if present. S2: Uncontrolled tipping of waste products and residues from former industries in the area	R8: Flora and Fauna.	P1: Horizontal and Vertical migration of leachate through potentially permeable soils and service trenches	Medium	Unlikely	Low	It is considered that contamination from these sources is unlikely to be present. Remediation works such as contamination hot spot removal and provision of an inert capping layer to garden areas will reduce risk to Low. However, such works are not envisaged to be required.
S1: Contamination in made ground if present. S2: Uncontrolled tipping of waste products and residues from former industries in the area.	R9: Services.		Severe	Unlikely	Low	It is considered that contamination from these sources is unlikely to be present. Remediation works such as contamination hot spot removal and provision of an inert capping layer to garden areas will reduce risk to Low. However, such works are not envisaged to be required. Protectorline water pipes can be used on the development if necessary.

A site conceptual section is indicated on Fig. 2 attached in Appendix C.

8.0 DISCUSSION

8.01 Contamination:

It is unlikely that contamination is present on the site due to past activities on and in the immediate vicinity of the site. It is also considered unlikely that extensive made ground, other than topsoil, is present on the site. However, if made ground is present it may contain elevated levels of contamination, depending upon the source and nature of any fill materials used.

It is recommended that a ground investigation is undertaken on the site with soil sampling for contamination testing and risk assessment if made ground is encountered.

Due to the relatively low risk for contamination to be present on this site, the following 'standard' suite should be adopted if made ground is encountered:-

arsenic	boron (ws)	copper	sulphate (ws)
cadmium	nickel	lead	pH
chromium	zinc	mercury	PAH speciated

It is not envisaged that remediation works will be required on the site.

8.02 Mining:

The site is not affected by shallow coal workings or mine entries.

8.03 Flooding:

The site is not believed to be prone to flooding and the Environment Agency flood map indicates the site is in Flood Zone 1.

8.04 Gas:

The development may be at risk from the migration of landfill gas onto the site as there are known landfill sites in the surrounding area within 250m of the site.

The development appears to be at risk from the migration of landfill gas onto the site from back filled quarries, if the fill materials used are a potential sources of gas generation as, from inspection of historic OS maps, there have been a number of quarries within 250m of the site.

It is therefore recommended that gas monitoring is undertaken on the site.

Database information indicates that the site is in an area where Radon protection measures are not required in the construction of new dwellings.

9.0 INVESTIGATION WORKS REQUIRED

9.01 Ground Investigation:

- A window sampling borehole ground investigation should be undertaken with soil sampling for contamination testing if made ground is encountered. In addition, 6 no. monitoring wells should be installed on the site with initially 6 no. gas readings over at least 3 months.

10.0 SUMMARY

Site Name & Location	Lingards Road, Slaithwaite
Proposal	Housing
Local Authority	Kirklees Council
Site History	The site does not appear to have been developed. Potentially contaminative activities in the vicinity of the site have included railway lines and quarries. Contaminative activities in the surrounding area have included quarries, various 'works', mills and railway lines.
Geology	The site is underlain by Millstone Grit of the Namurian age. A fault appears to be present in the western sector of the site running in an approximate north – south direction with the down throw to the west. Drift deposits are unlikely to be present at the surface. There is an area of recorded made ground approximately 300m to the northeast.
Hydrogeology	The site is in a high sensitivity hydrogeological area as there are open watercourses on the site. In addition, there is groundwater abstractions within 375m of the site and the site is in two Source Protection Zones.
Flooding	The site does not appear to be prone to flooding and is in Flood Zone 1.
Coal Mining	The site is not affected by shallow coal workings or mine entries.
Gas Contamination	The development may be at risk from the migration of landfill gas onto the site as there are known landfill sites in the surrounding area within 250m of the site. The development appears to be at risk from the migration of landfill gas onto the site from back filled quarries, if the fill materials used are a potential sources of gas generation as, from inspection of historic OS maps, there have been a number of quarries within 250m of the site. It is therefore recommended that gas monitoring is undertaken on the site.
Radon	No protection measures are required.
Ground Conditions	Subject to ground investigation; but it is not envisaged that made ground will be present on the site.
Contamination	It is considered unlikely that contamination will be present on the site.
Remediation Works	Not envisaged.
Further Investigation Work	Ground Investigation: A window sampling borehole ground investigation should be undertaken with soil sampling for contamination testing if made ground is encountered. In addition, 6 no. monitoring wells should be installed on the site with initially 6 no. gas readings over at least 3 months.

11.0 CAVEATS

- 11.01 The comments given in this report and recommendations made are based on the information that could be obtained from reasonably accessible sources. Discussions have not yet been held with statutory bodies and the local authority.
- 11.02 This report has been prepared for the sole use of Portman Land and their development funders, unless agreed otherwise in writing by CoDA Structures.

Signed:

J Lawrence B Eng C Eng M I Struct E

APPENDIX 'A'

LIST OF DOCUMENTS REFERRED TO:

- 1:50,000 Geological Sheet 77 Huddersfield
- Ordnance Survey Sheets:

1854	1:10,000	1932	1:2,500	1993	1:2,500
1894	1:2,500	1930 – 48	1:10,000	1994	1:2,500
1894	1:10,000	1956	1:10,000	2006	1:10,000
1906	1:2,500	1968	1:2,500	2014	1:10,000
1907/08	1:10,000	1980	1:10,000		
1930	1:10,000	1982	1:2,500		

- Envirocheck Report.
- Mining Report prepared by D Bellis Consulting Surveyors
- CIRIA C552 (2001) Contaminated Land Risk Assessment

APPENDIX B

SITE LOCATION PLAN - FIG. 1

CoDa+ Structures

Consulting Civil & Structural Engineers

No 2 Harewood Yard
Harewood

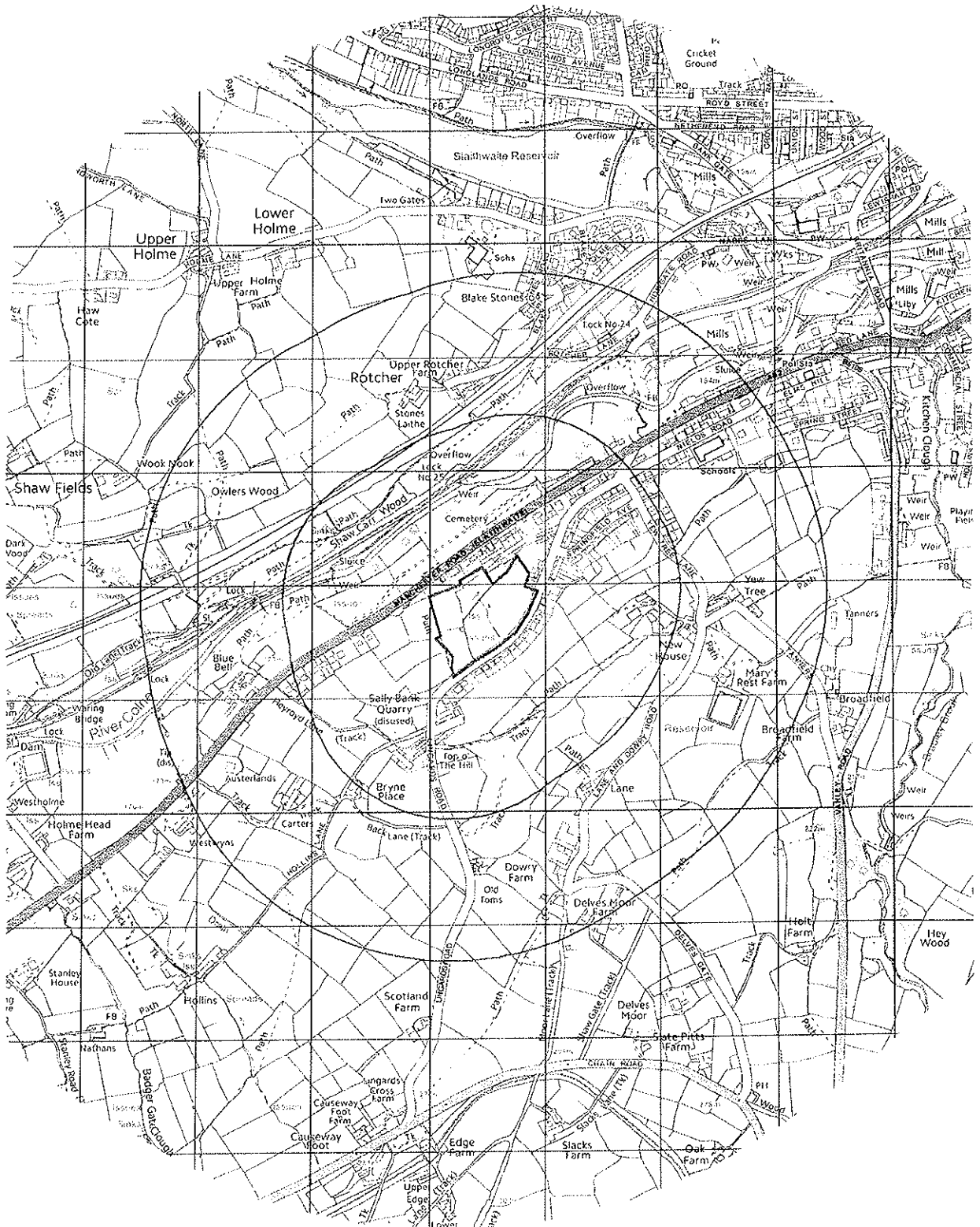
Leeds LS17 9LF

Tel: 0113 288 6766

Fax: 0113 288 6765

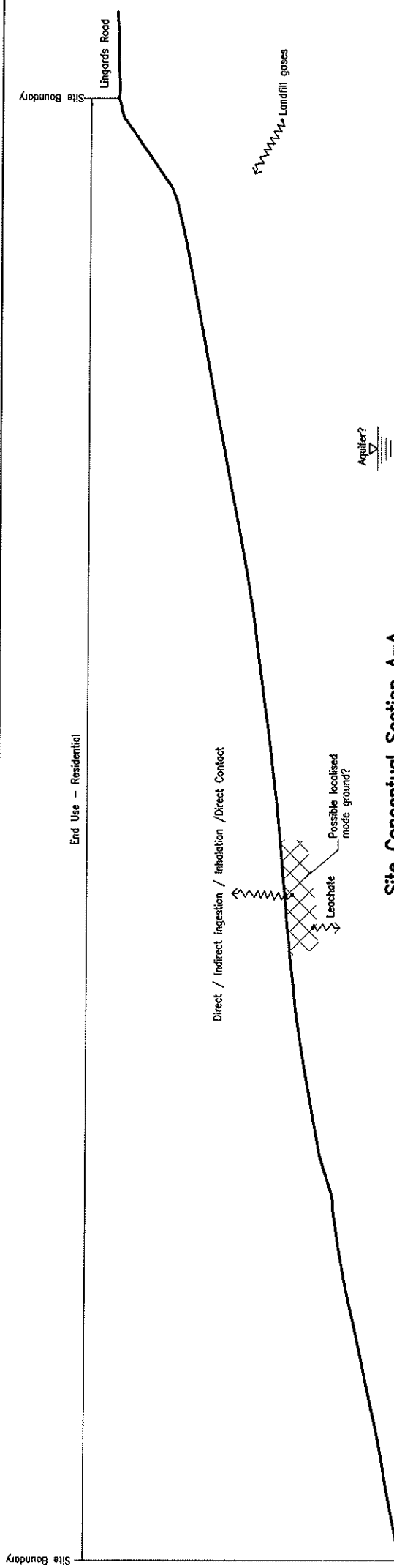


Project	Lingards Road Slaithwaite			
Title	Site Location Plan			
Drawn	JL	Date	12.14	Dr. No.
Scale	1:10000	Checked	JL	7364/Fig1
				Rev.



APPENDIX C

SITE TOPOGRAPHICAL SURVEY - FIG. 2



Site Conceptual Section A-A
scale 1:250



Rev.	Content	Date

Client	Alcun Homes		
Project	Lingards Road, Slough		
Title	Site Topographical Survey		
Drawn	RD	Date	12.12.14
Scale	1:500/250 @A1	Checked	JL
Rev.			

CoDa Structures
Consulting Civil & Structural Engineers
14 Springfield Court
Gusbury
Leeds LS20 8RT
Tel: 01943 872887
Fax: 01943 870824

APPENDIX D

SITE AERIAL PHOTOGRAPH



APPENDIX E

HISTORIC ORDNANCE SURVEY PLANS

Historical Mapping Legends

Ordnance Survey County Series 1:10,560

	Gravel Pit		Sand Pit		Other Pits
	Quarry		Shingle		Orchard
	Osiers		Reeds		Marsh
	Mixed Wood		Deciduous		Brushwood
	Fir		Furze		Rough Pasture
	Arrow denotes flow of water		Trigonometrical Station		
	Site of Antiquities		Bench Mark		
	Pump, Guide Post, Signal Post		Well, Spring, Boundary Post		
	•285 Surface Level				
	Sketched Contour		Instrumental Contour		
	Main Roads		Minor Roads		
	Sunken Road		Raised Road		
	Road over Railway		Railway over River		
	Railway over Road		Level Crossing		
	Road over River or Canal		Road over Stream		
	Road over Stream				
	County Boundary (Geographical)				
	County & Civil Parish Boundary				
	Administrative County & Civil Parish Boundary				
	Co. Boro. Bdy.				
	County Burgh Boundary (Scotland)				
	Co. Burgh Bdy.				
	Rural District Boundary				
	Civil Parish Boundary				

Ordnance Survey Plan 1:10,000

	Chalk Pit, Clay Pit or Quarry		Gravel Pit
	Sand Pit		Disused Pit or Quarry
	Refuse or Slag Heap		Lake, Loch or Pond
	Dunes		Boulders
	Coniferous Trees		Non-Coniferous Trees
	Orchard		Scrub
	Bracken		Heath
	Marsh		Reeds
	Building		Glasshouse
	Sloping Masonry		Pylon
	Electricity Transmission Line		Pole
	Cutting		Embankment
	Road Under		Road Over
	Level Crossing		Foot Bridge
	Standard Gauge Multiple Track		Standard Gauge Single Track
	Siding, Tramway or Mineral Line		Narrow Gauge
	Geographical County		
	Administrative County, County Borough or County of City		
	Municipal Borough, Urban or Rural District, Burgh or District Council		
	Borough, Burgh or County Constituency		
	Civil Parish		
	BP, BS Boundary Post or Stone		Police Station
	Ch Church		Post Office
	CH Club House		Public Convenience
	F E Sta Fire Engine Station		Public House
	FB Foot Bridge		Signal Box
	Fn Fountain		Spring
	GP Guide Post		Telephone Call Box
	MP Mile Post		Telephone Call Post
	MS Mile Stone		Well

1:10,000 Raster Mapping

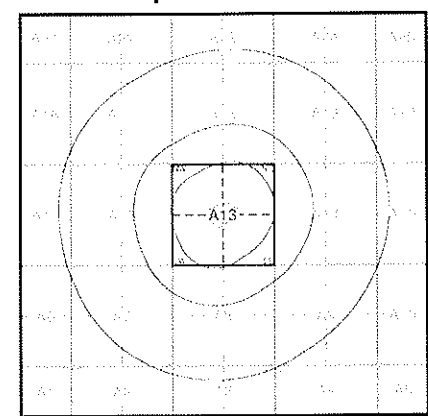
	Gravel Pit		Refuse tip or slag heap
	Rock		Rock (scattered)
	Boulders		Boulders (scattered)
	Shingle		Mud
	Sand		Sand Pit
	Slopes		Top of cliff
	General detail		Underground detail
	Overhead detail		Narrow gauge railway
	Multi-track railway		Single track railway
	County boundary (England only)		Civil, parish or community boundary
	District, Unitary, Metropolitan, London Borough boundary		Constituency boundary
	Area of wooded vegetation		Non-coniferous trees
	Non-coniferous trees (scattered)		Coniferous trees
	Coniferous trees (scattered)		Positioned tree
	Orchard		Coppice or Osiers
	Rough Grassland		Heath
	Scrub		Marsh, Salt Marsh or Reeds
	Water feature		Flow arrows
	Mean high water (springs)		Mean low water (springs)
	Telephone line (where shown)		Electricity transmission line (with poles)
	Bench mark (where shown)		Triangulation station
	Point feature (e.g. Guide Post or Mile Stone)		Pylon, flare stack or lighting tower
	Site of (antiquity)		Glasshouse
	General Building		Important Building



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Lancashire And Furness	1:10,560	1851	3
Yorkshire	1:10,560	1854	4
Yorkshire	1:10,560	1894	5
Yorkshire	1:10,560	1907 - 1908	6
Yorkshire	1:10,560	1930	7
Yorkshire	1:10,560	1930 - 1948	8
Yorkshire	1:10,560	1933	9
Yorkshire	1:10,560	1948	10
Ordnance Survey Plan	1:10,000	1956	11
Ordnance Survey Plan	1:10,000	1980	12
Huddersfield	1:10,000	1984	13
10K Raster Mapping	1:10,000	2006	14
VectorMap Local	1:10,000	2014	15

Historical Map - Slice A



Order Details

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National Grid Reference: 407290, 413350
Slice: A
Site Area (Ha): 2.11
Search Buffer (m): 1000

Site Details

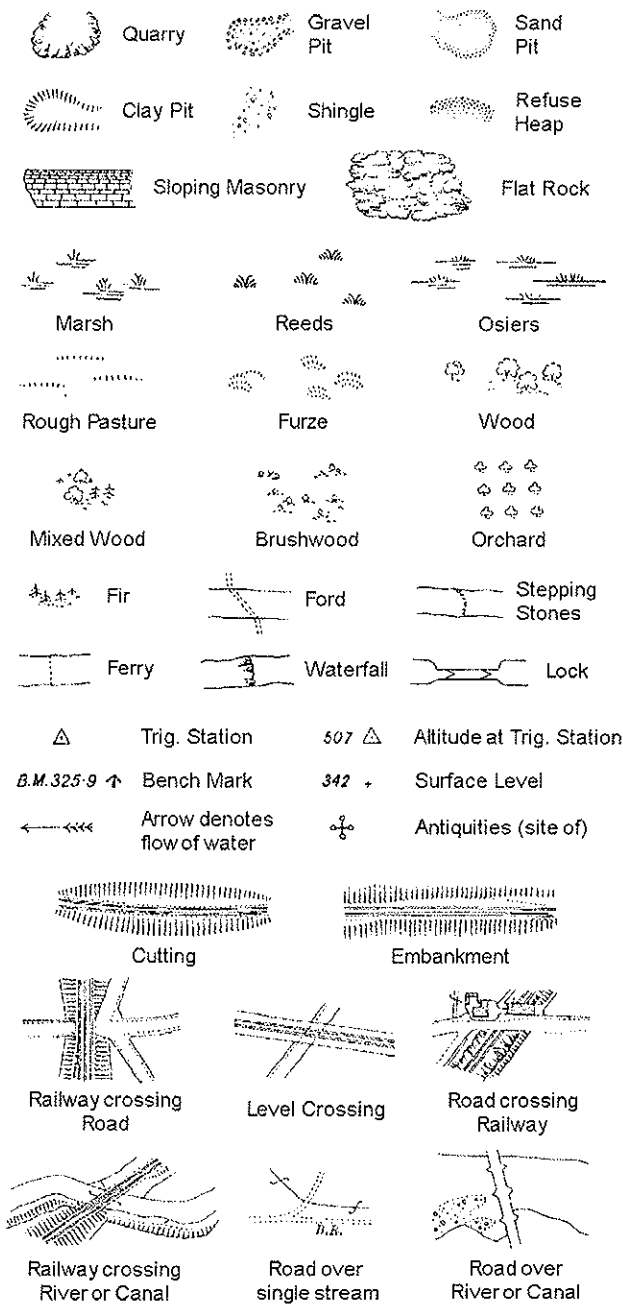
50 Lingards Road, Slaithwaite, HUDDERSFIELD, HD7 5HY



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

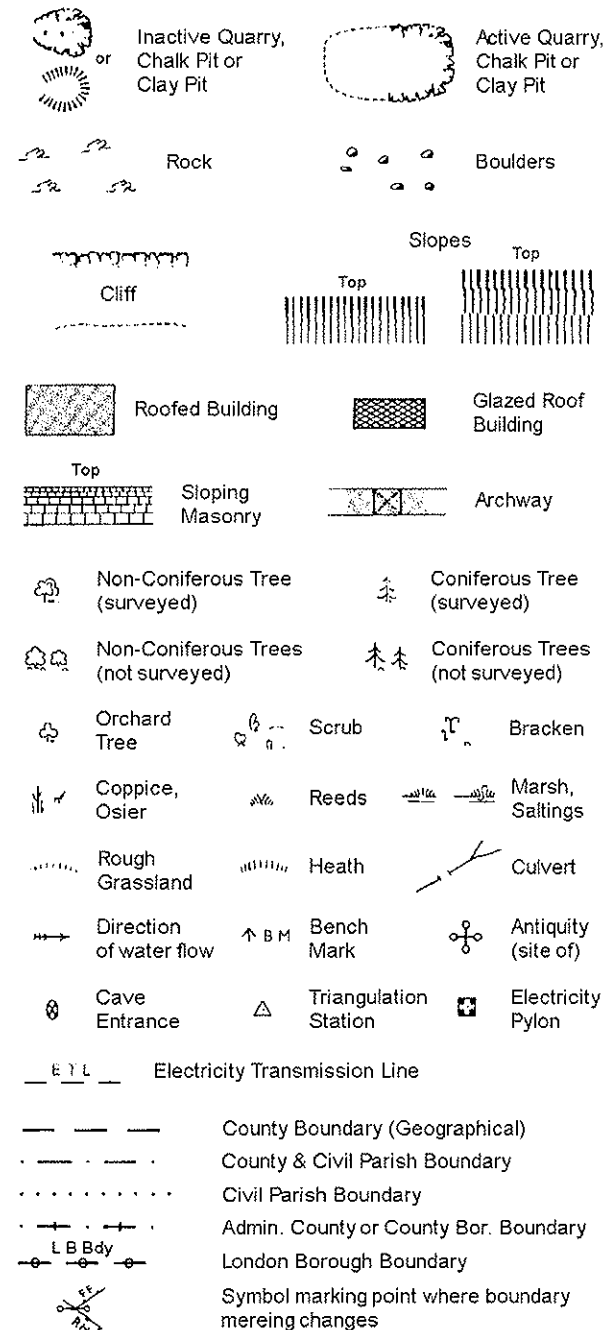
Historical Mapping Legends

Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



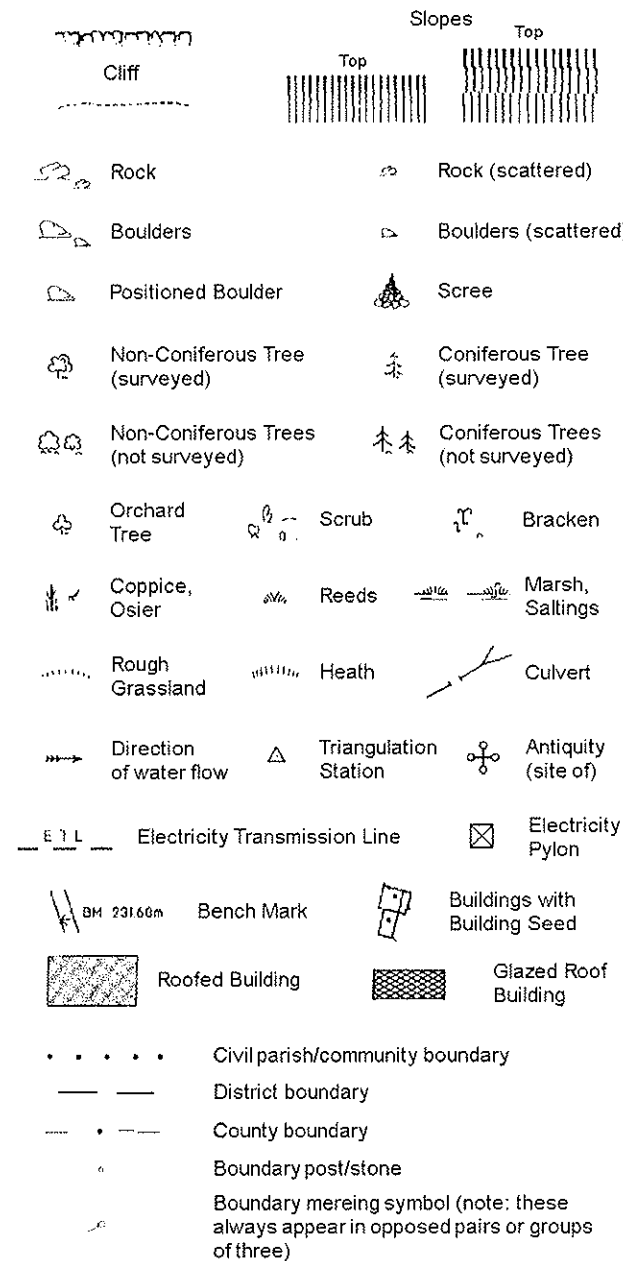
-----	County Boundary (Geographical)	B.P.B.S.	Boundary Post or Stone	P.C.B.	Police Call Box
- . - . - .	County & Civil Parish Boundary	B.R.	Bridle Road	P	Pump
+ . + . + .	Administrative County & Civil Parish Boundary	E.P.	Electricity Pylon	S.P.	Signal Post
-----	County Borough Boundary (England)	F.B.	Foot Bridge	SL	Sluice
-----	County Burgh Boundary (Scotland)	F.P.	Foot Path	Sp.	Spring
-----		G.P.	Guide Post or Board	T.C.B.	Telephone Call Box
-----		M.S.	Mile Stone	Tr.	Trough
-----		M.P.M.R.	Mooring Post or Ring	W	Well

Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250



BH	Beer House	P	Pillar, Pole or Post
BP, BS	Boundary Post or Stone	PO	Post Office
Cn, C	Capstan, Crane	PC	Public Convenience
Chy	Chimney	PH	Public House
D.Fn	Drinking Fountain	Pp	Pump
EI P	Electricity Pillar or Post	SB, S Br	Signal Box or Bridge
FAP	Fire Alarm Pillar	SP, SL	Signal Post or Light
FB	Foot Bridge	Spr	Spring
GP	Guide Post	Tk	Tank or Track
H	Hydrant or Hydraulic	TCB	Telephone Call Box
LC	Level Crossing	TCP	Telephone Call Post
MH	Manhole	Tr	Trough
MP	Mile Post or Mooring Post	W.Pt, W.T	Water Point, Water Tap
MS	Mile Stone	W	Well
NTL	Normal Tidal Limit	Wd Pp	Wind Pump

Large-Scale National Grid Data 1:2,500 and 1:1,250



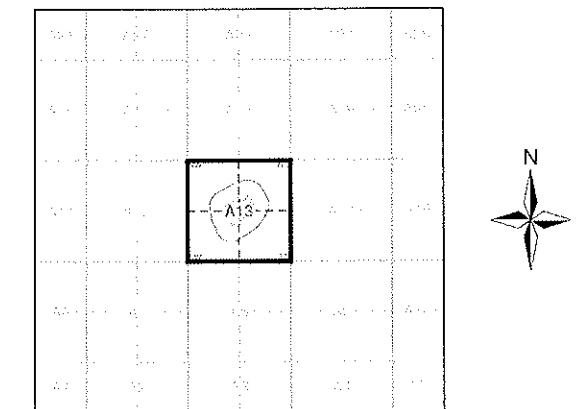
Bks	Barracks	P	Pillar, Pole or Post
Bty	Battery	PO	Post Office
Cemy	Cemetery	PC	Public Convenience
Chy	Chimney	Pp	Pump
Cis	Cistern	Ppg Sta	Pumping Station
Dismtd Rly	Dismantled Railway	PW	Place of Worship
EI Gen Sta	Electricity Generating Station	Sewage Ppg Sta	Sewage Pumping Station
EI P	Electricity Pole, Pillar	SB, S Br	Signal Box or Bridge
EI Sub Sta	Electricity Sub Station	SP, SL	Signal Post or Light
FB	Filter Bed	Spr	Spring
Fn / D.Fn	Fountain / Drinking Ftn.	Tk	Tank or Track
Gas Gov	Gas Valve Compound	Tr	Trough
GVC	Gas Governor	Wd Pp	Wind Pump
GP	Guide Post	W.Pt, W.T	Water Point, Water Tap
MH	Manhole	Wks	Works (building or area)
MP, MS	Mile Post or Mile Stone	W	Well



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Yorkshire	1:2,500	1892	2
Yorkshire	1:2,500	1906	3
Yorkshire	1:2,500	1932	4
Ordnance Survey Plan	1:2,500	1968	5
Additional SIMs	1:2,500	1982	6
Large-Scale National Grid Data	1:2,500	1993	7
Large-Scale National Grid Data	1:2,500	1994	8

Historical Map - Segment A13



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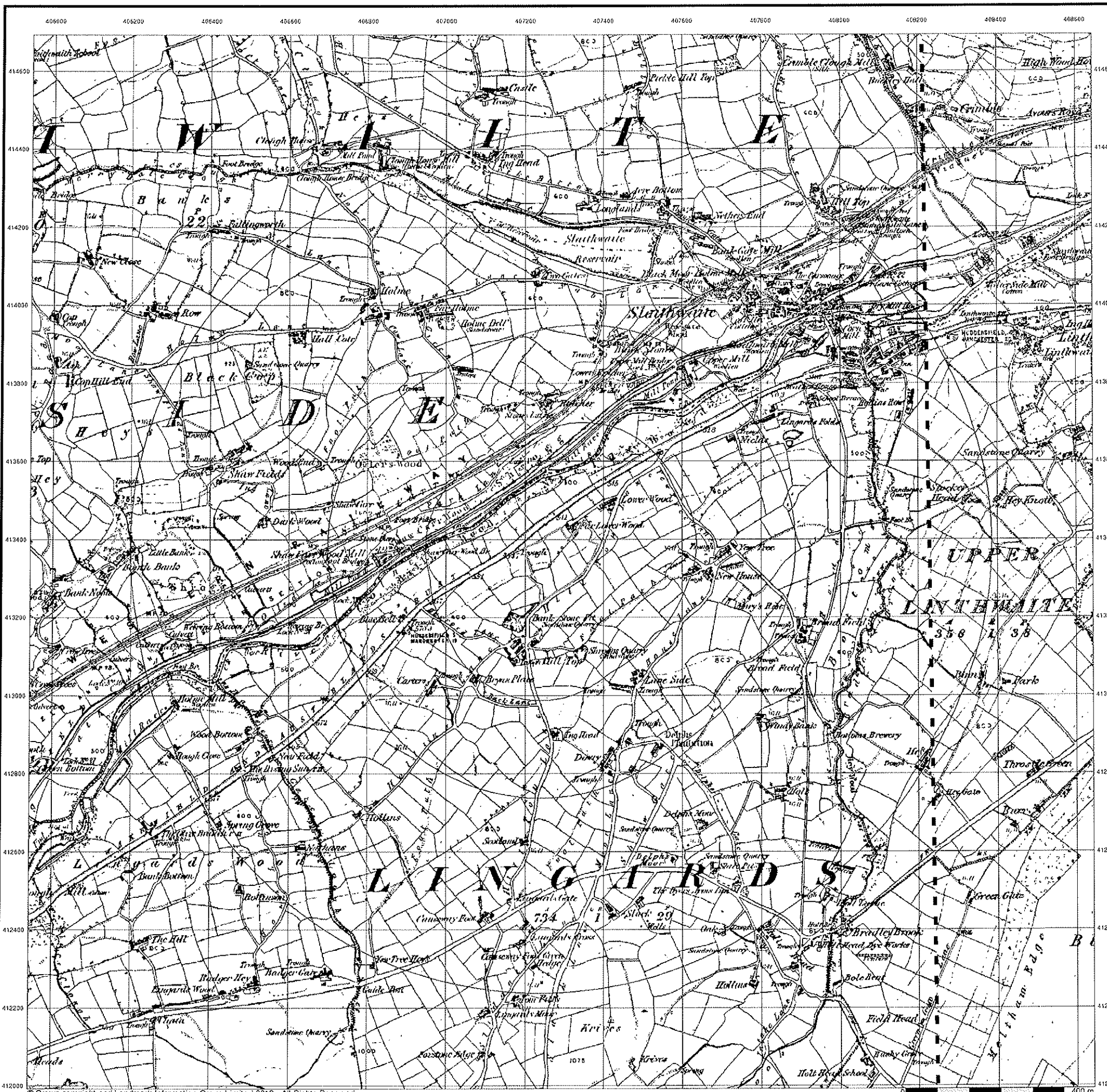
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Site Details

50 Lingards Road, Slaithwaite, HUDDERSFIELD, HD7 5HY



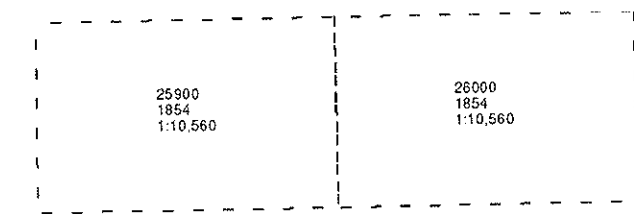
Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk



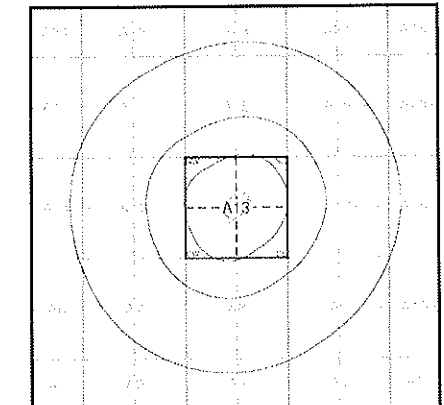
Yorkshire
Published 1854
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

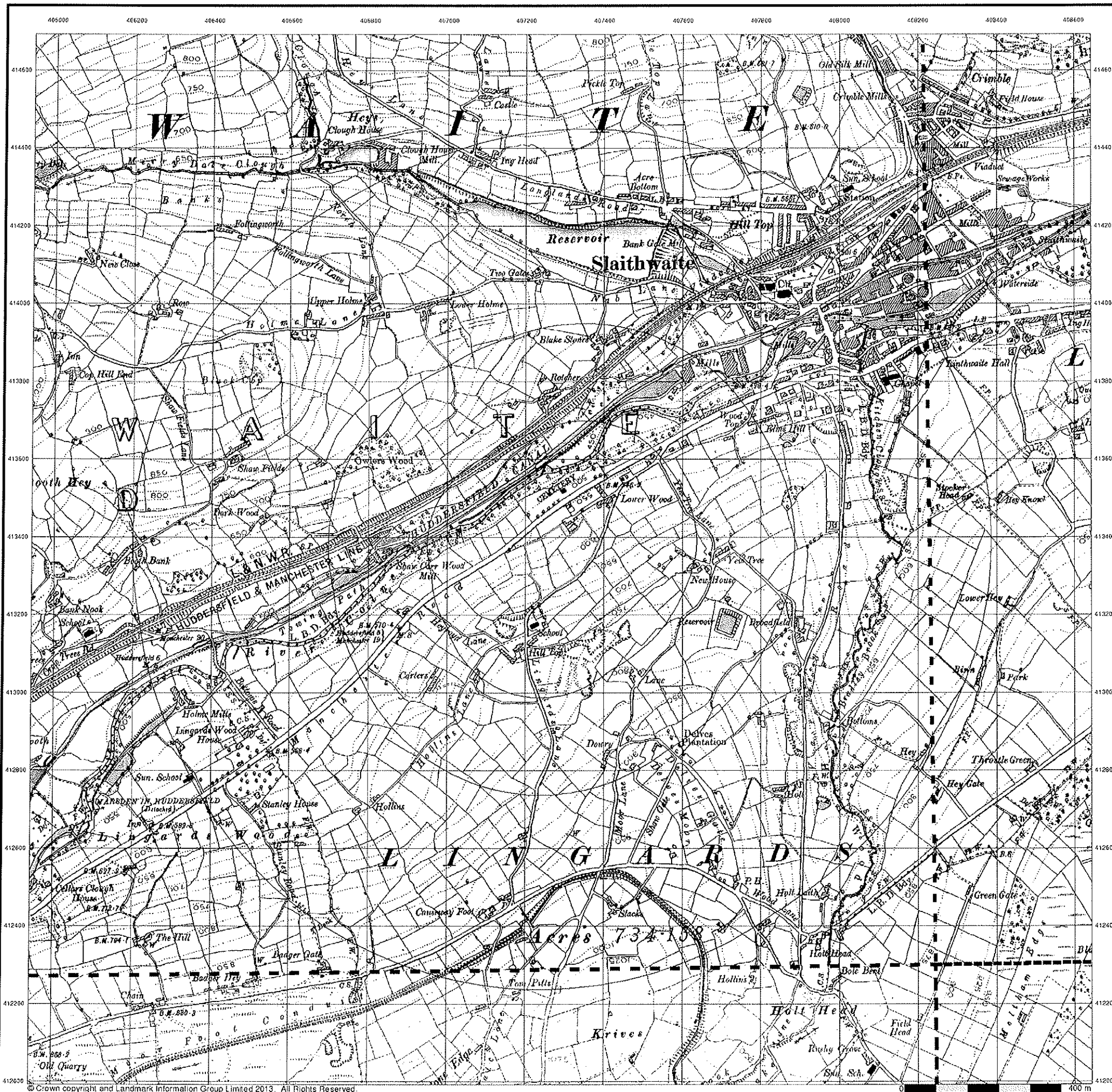
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Search Buffer (m): 1000

Site Details

50 Lingards Road, Slithwaite, HUDDERSFIELD, HD7 5HY



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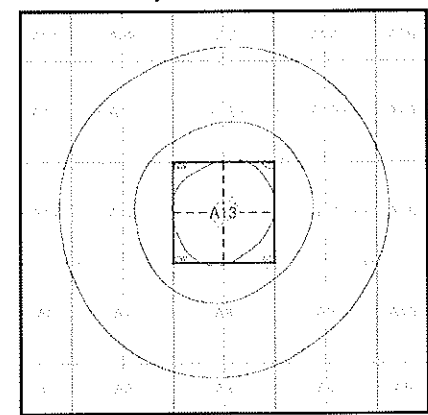
Yorkshire
Published 1894
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

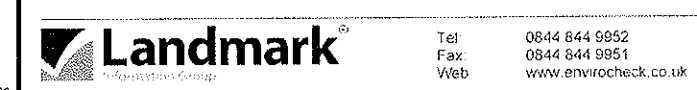
259NE 1894 1:10,560	260NW 1894 1:10,560
259SE 1894 1:10,560	260SW 1894 1:10,560

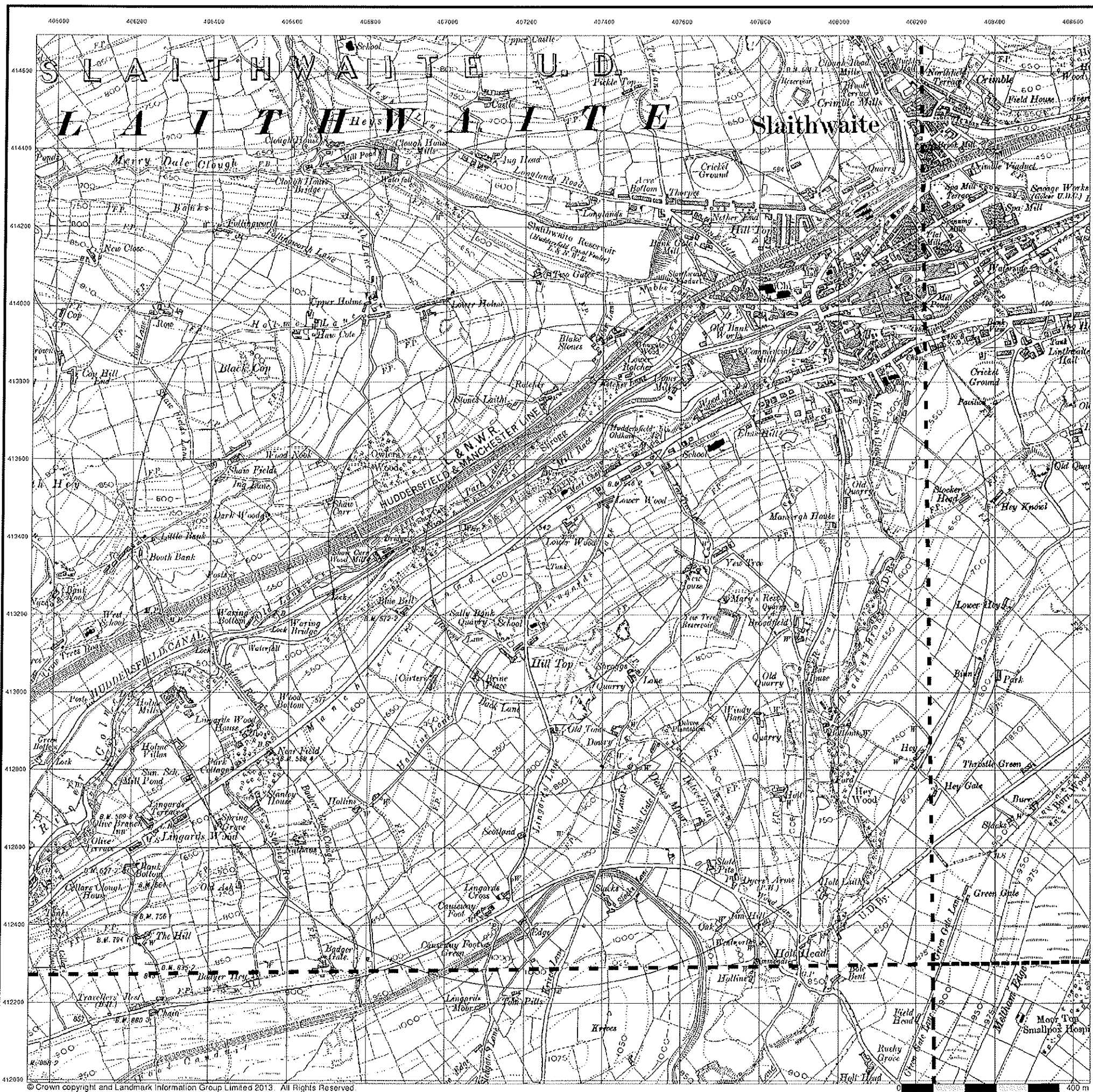
Historical Map - Slice A



Order Details
Order Number: 62546774_1_1
Customer Ref: 7364
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Site Details
50 Lingards Road, Slaithwaite, HUDDERSFIELD, HD7 5HY





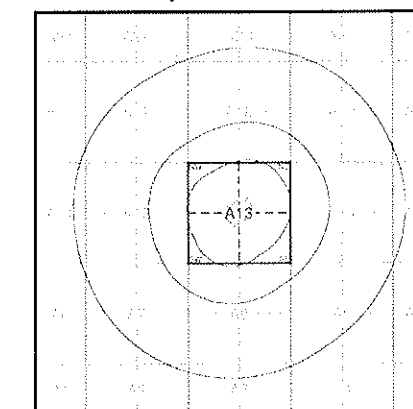
Yorkshire
Published 1907 - 1908
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

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259SE 1908 1:10,560	260SW 1908 1:10,560

Historical Map - Slice A



Order Details

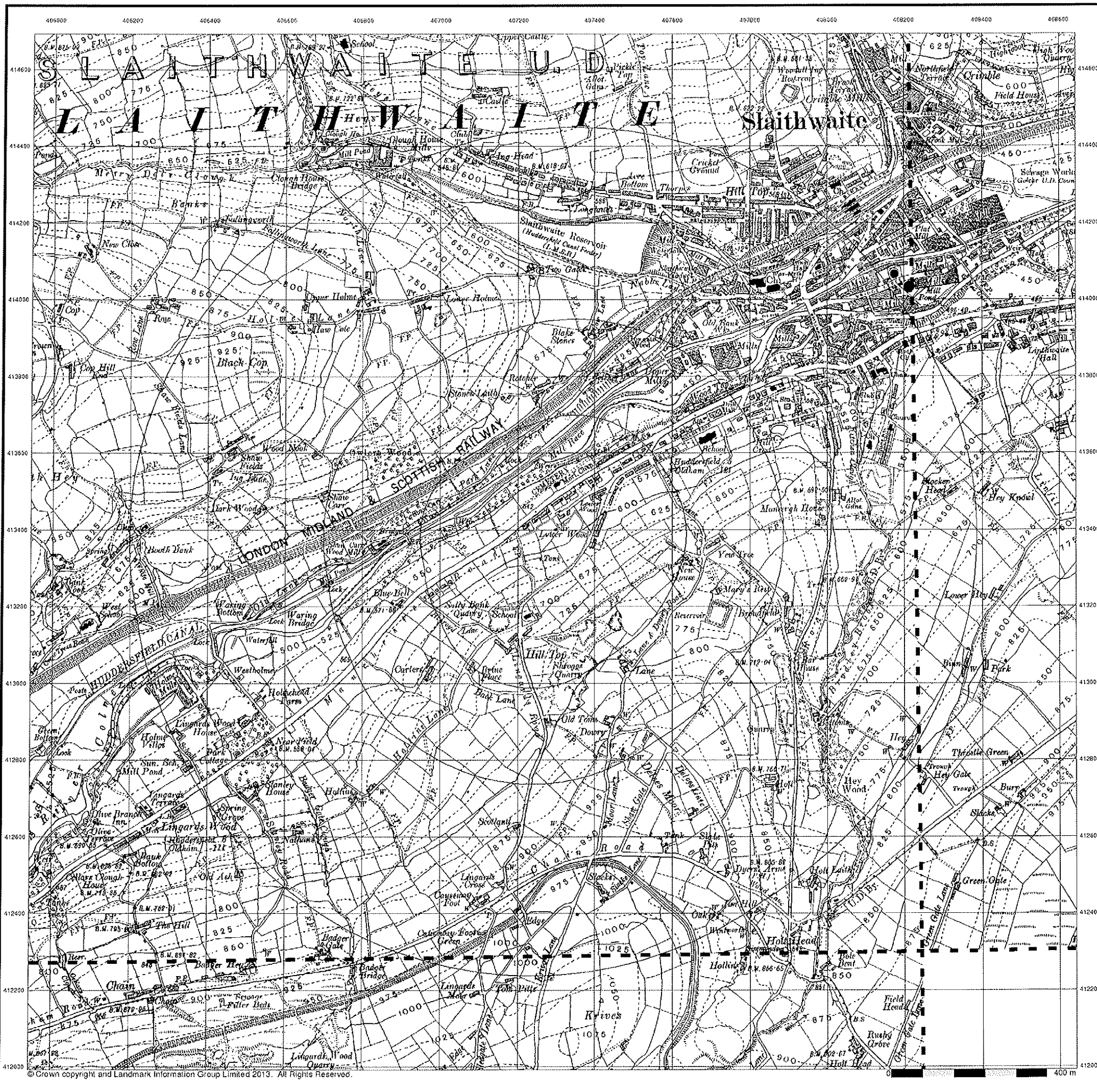
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Site Details

50 Lingards Road, Slaithwaite, HUDDERSFIELD, HD7 5HY



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 Fax 0844 844 9951
 Web www.envirocheck.co.uk



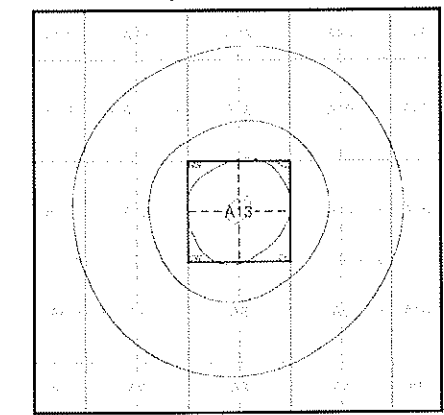
Yorkshire
Published 1930
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

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259SE 1930 1:10,560	

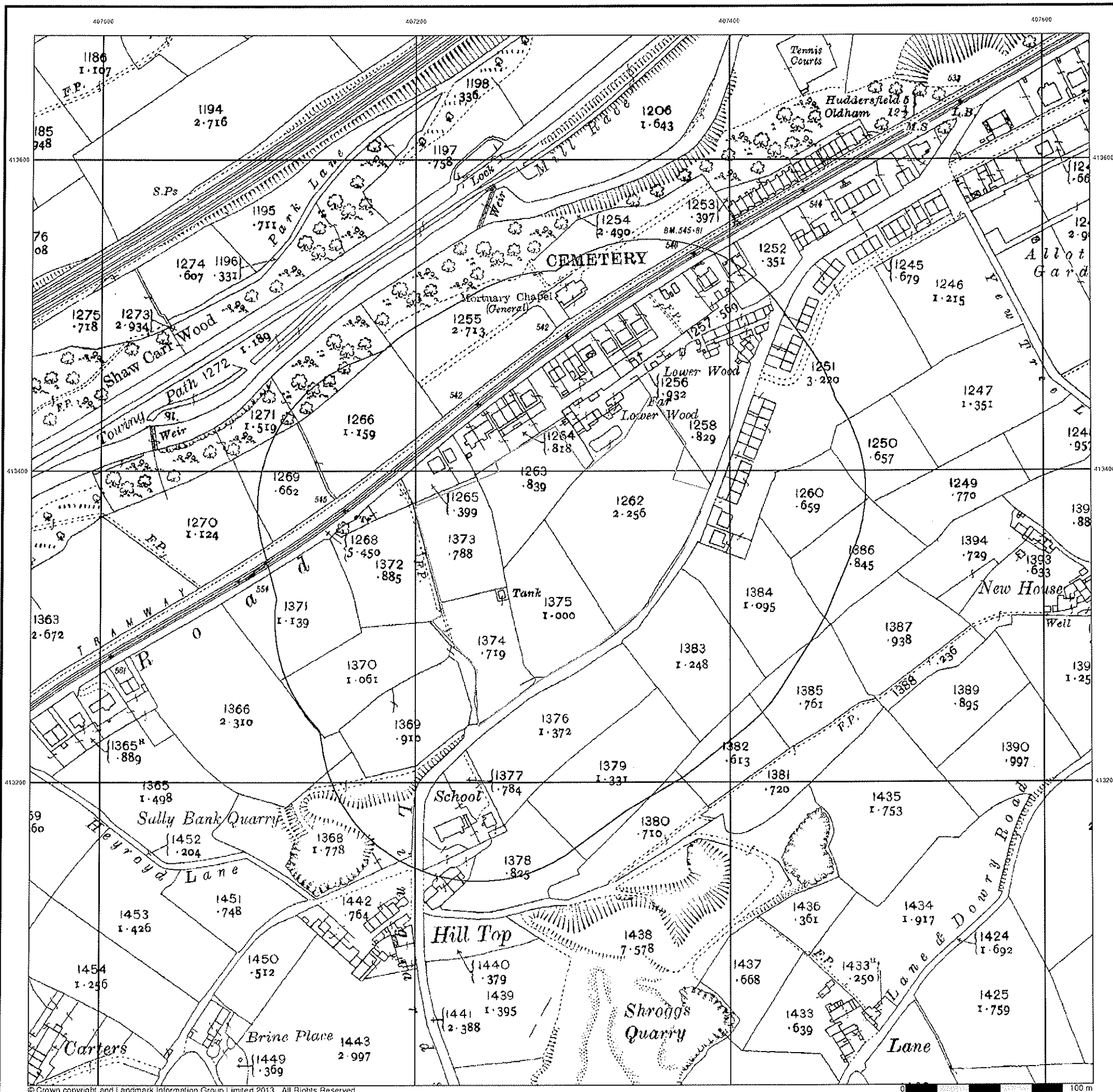
Historical Map - Slice A



Order Details
Order Number: 62546774_1_1
Customer Ref: 7364
National Grid Reference: 407290, 413350
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Site Area (Ha): 2.11
Search Buffer (m): 1000

Site Details
50 Lingards Road, Slaithwaite, HUDDERSFIELD, HD7 5HY





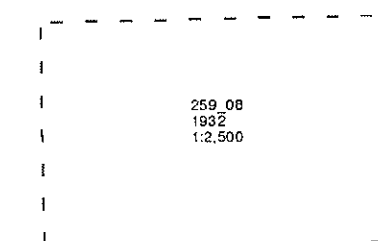
Yorkshire

Published 1932

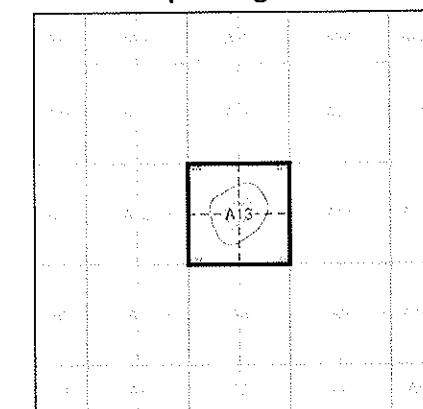
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

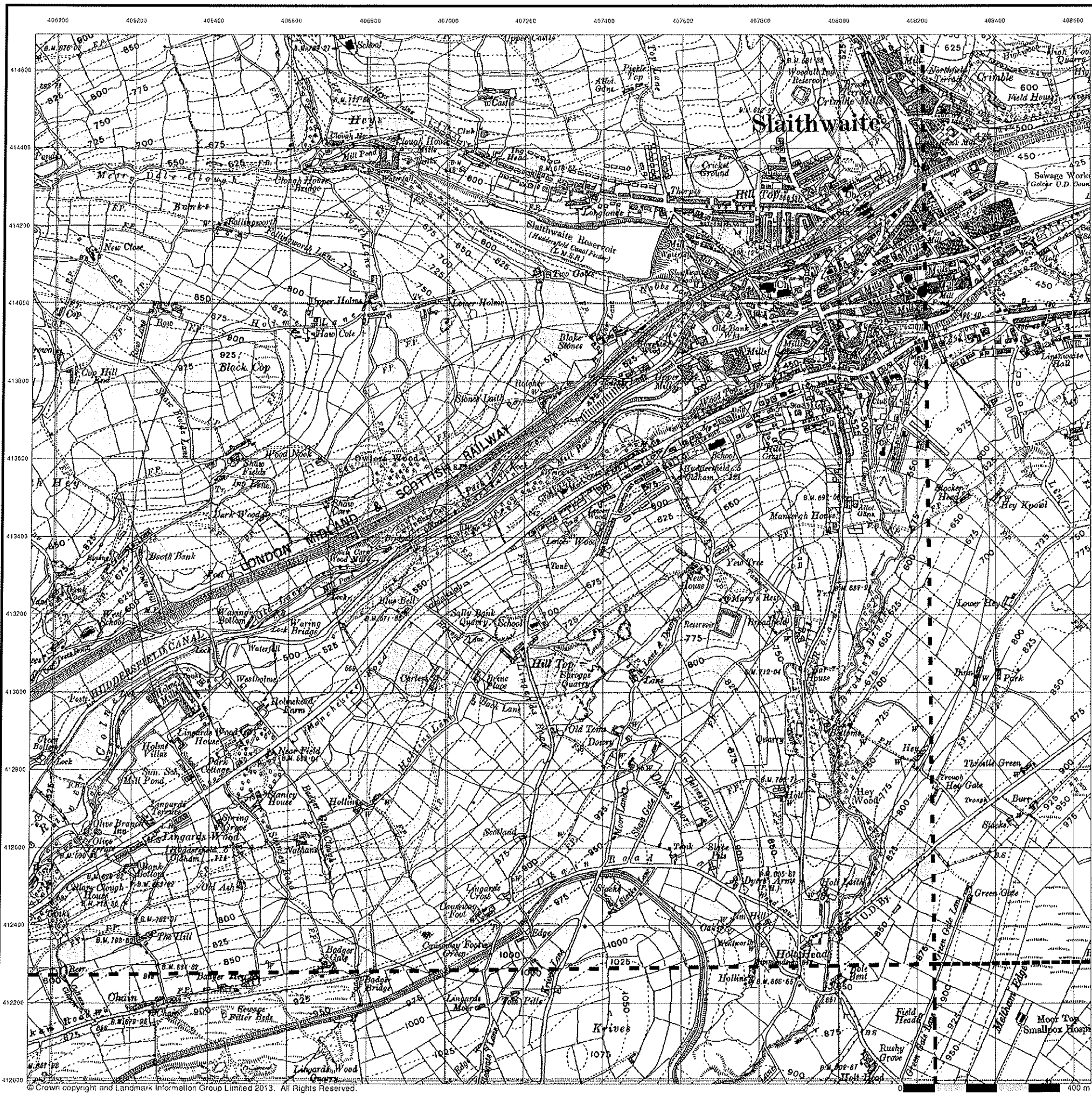
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 Slice: A
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 Search Buffer (m): 100

Site Details

50 Lingards Road, Slaithwaite, HUDDERSFIELD, HD7 5HY



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 Fax: 0844 844 9951
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Yorkshire

Published 1930 - 1948

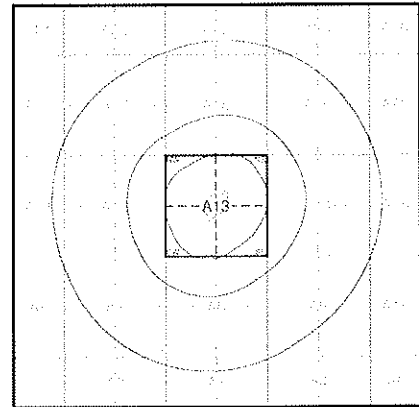
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The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

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259SE 1930 1:10,560	260SW 1948 1:10,560

Historical Map - Slice A



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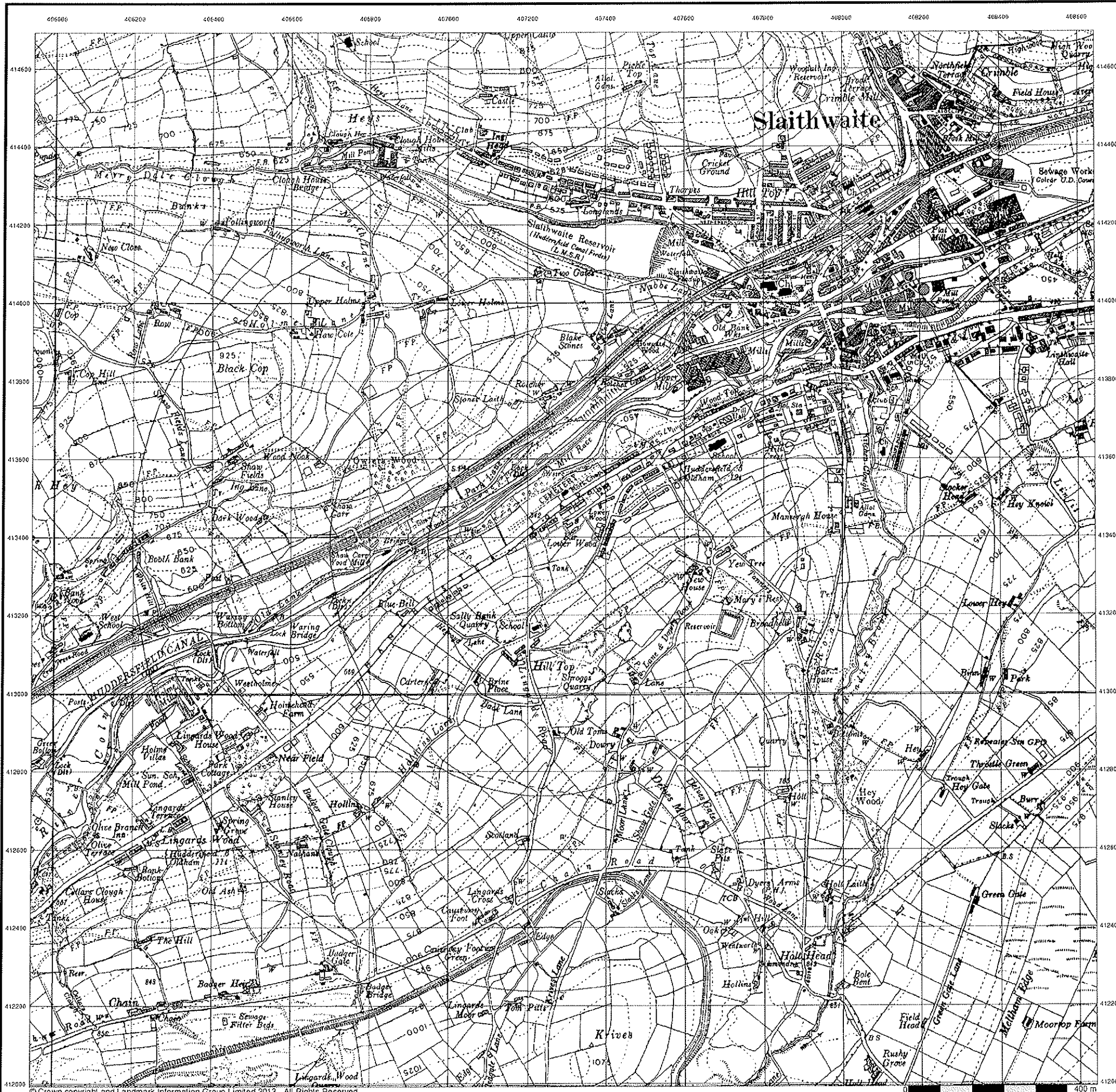
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Customer Ref: 7364
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Slice: A
Site Area (Ha): 2.11
Search Buffer (m): 1000

Site Details

50 Lingards Road, Slaithwaite, HUDDERSFIELD, HD7 5HY



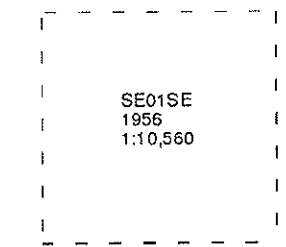
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



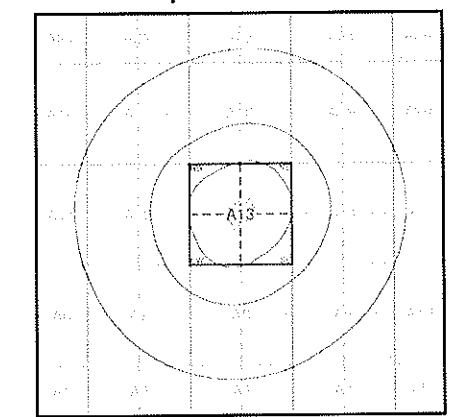
Ordnance Survey Plan
Published 1956
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

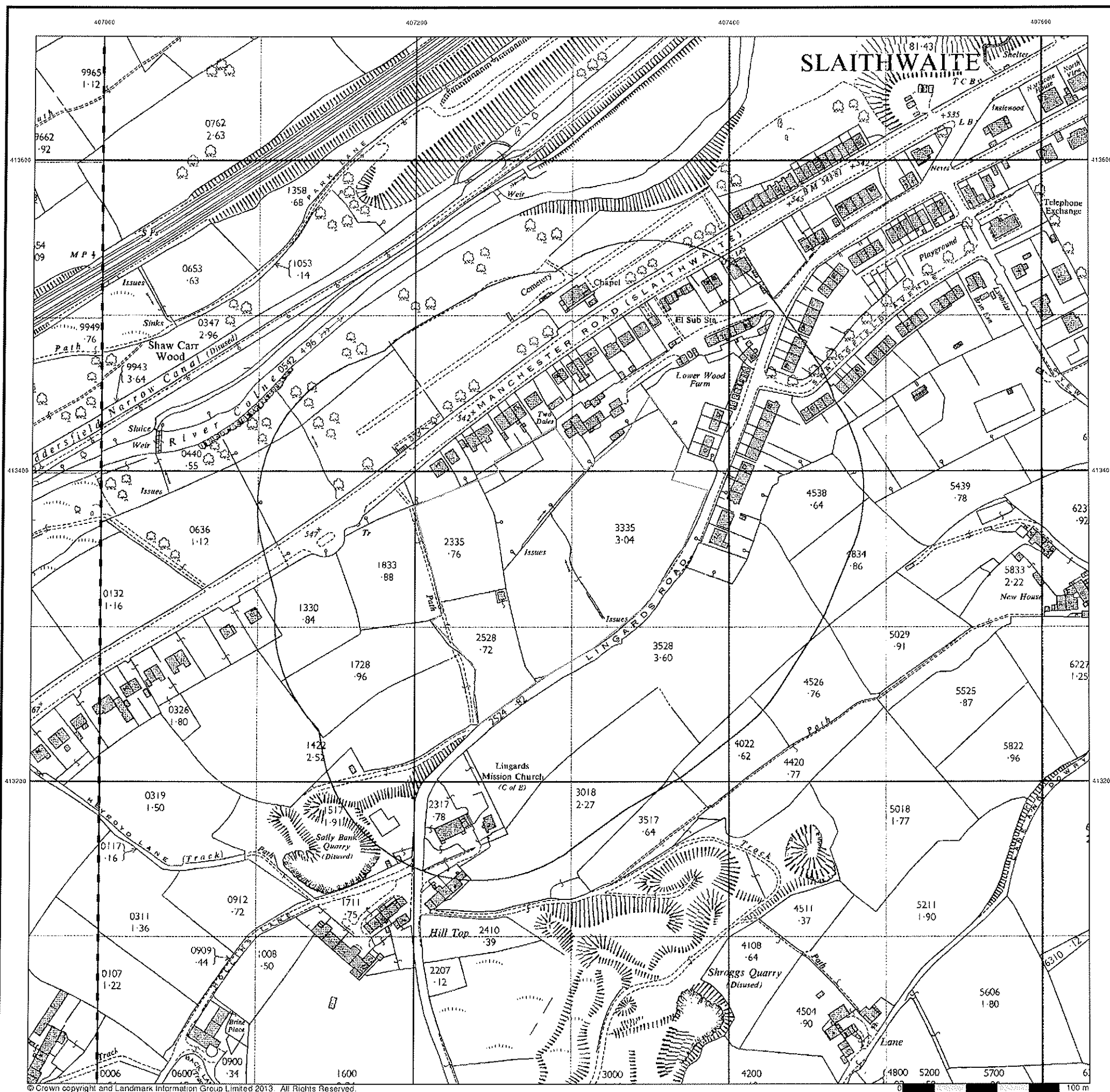
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Site Area (Ha): 2.11
Search Buffer (m): 1000

Site Details

50 Lingards Road, Slaithwaite, HUDDERSFIELD, HD7 5HY



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



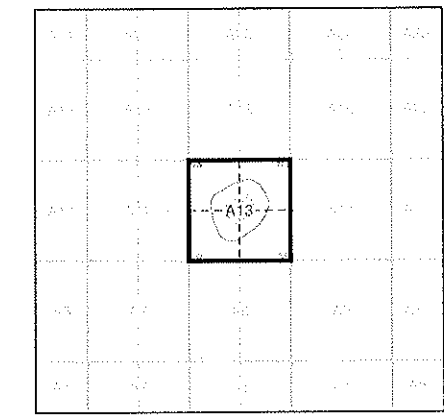
Ordnance Survey Plan
Published 1968
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

SE0613 1968 1:2,500	SE0713 1968 1:2,500
---------------------------	---------------------------

Historical Map - Segment A13



Order Details

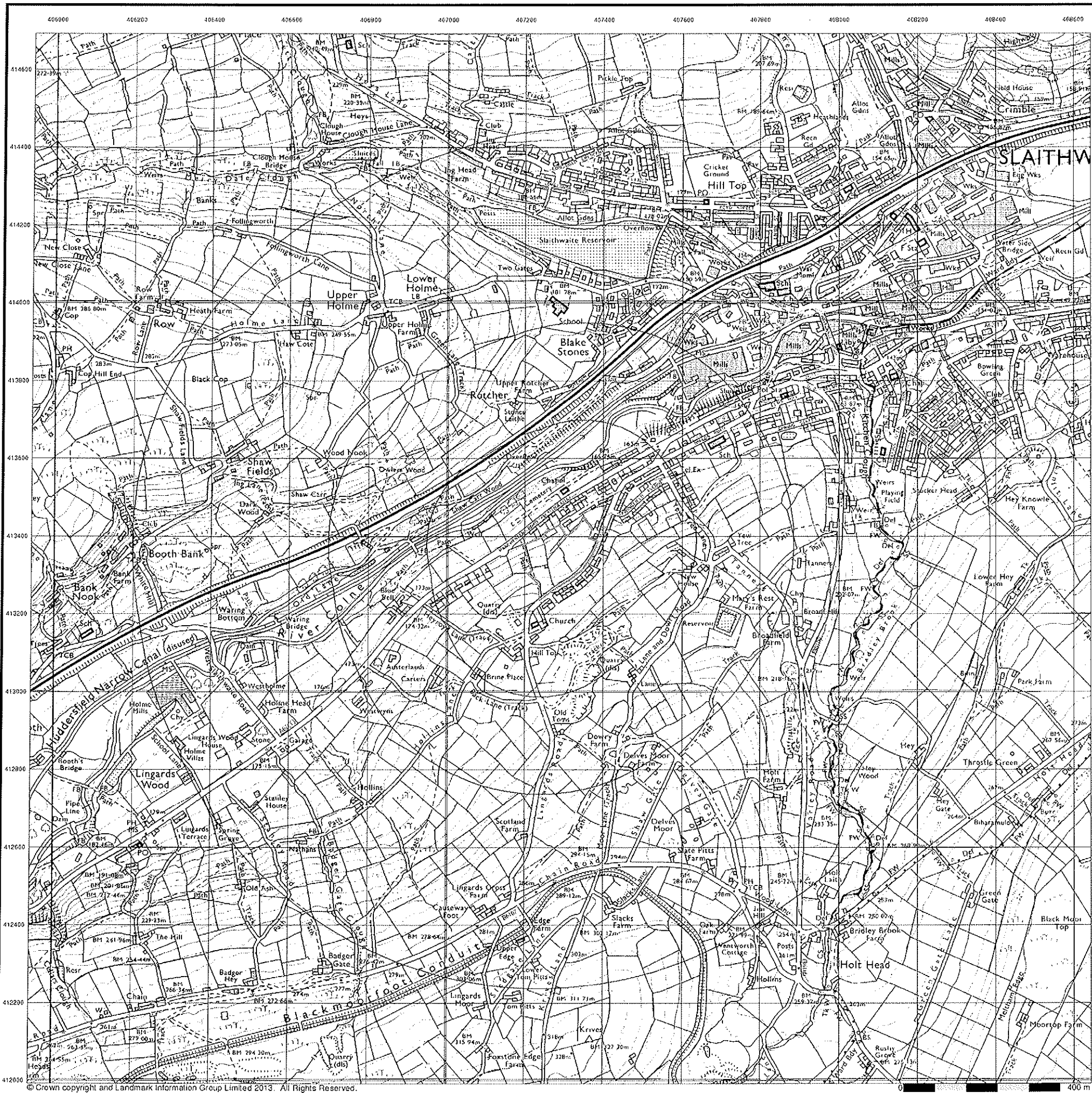
Order Number: 62546774_1_1
 Customer Ref: 7364
 National Grid Reference: 407290, 413350
 Slice: A
 Site Area (Ha): 2.11
 Search Buffer (m): 100

Site Details

50 Lingards Road, Slaithwaite, HUDDERSFIELD, HD7 5HY



Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk



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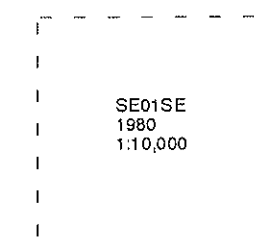
Ordnance Survey Plan

Published 1980

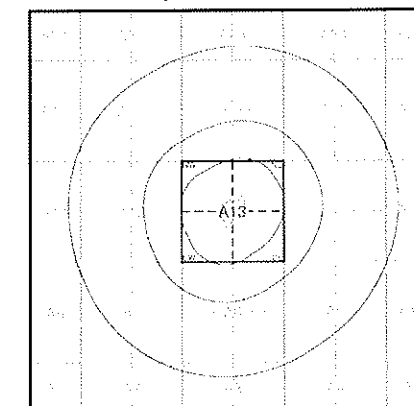
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

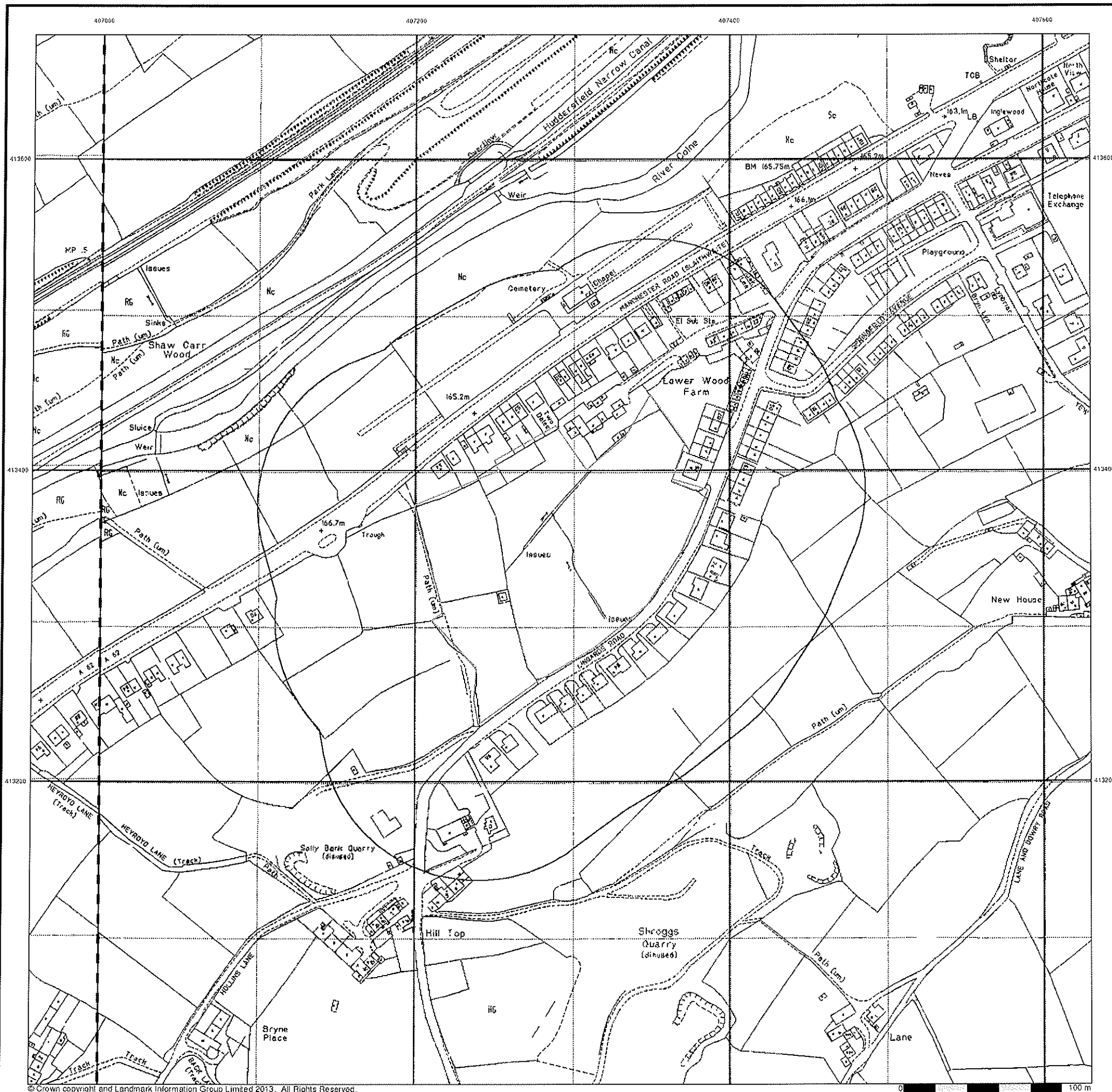
Order Number: 62546774_1_1
Customer Ref: 7364
National Grid Reference: 407290, 413350
Slice: A
Site Area (Ha): 2.11
Search Buffer (m): 1000

Site Details

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Large-Scale National Grid Data Published 1993

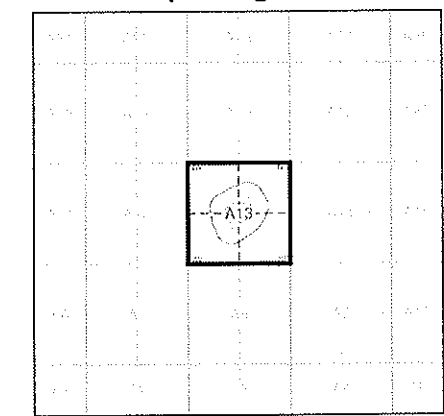
Source map scale - 1:2,500

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SE0613 1993 1:2,500	SE0713 1993 1:2,500
---------------------------	---------------------------

Historical Map - Segment A13



Order Details

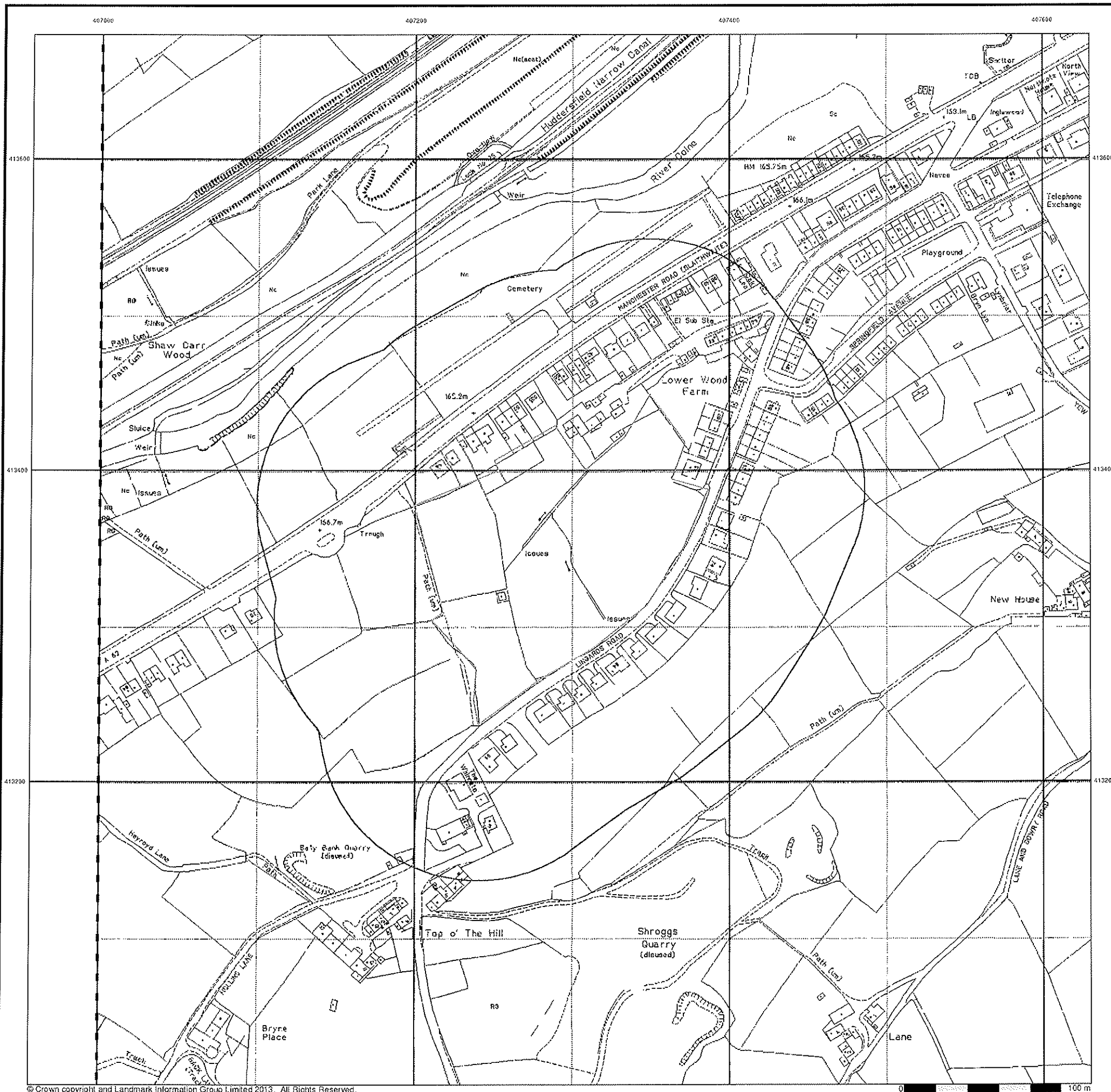
Order Number: 62546774_1_1
Customer Ref: 7364
National Grid Reference: 407290, 413350
Slice: A
Site Area (Ha): 2.11
Search Buffer (m): 100

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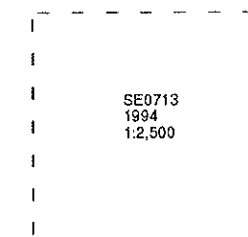


Large-Scale National Grid Data Published 1994

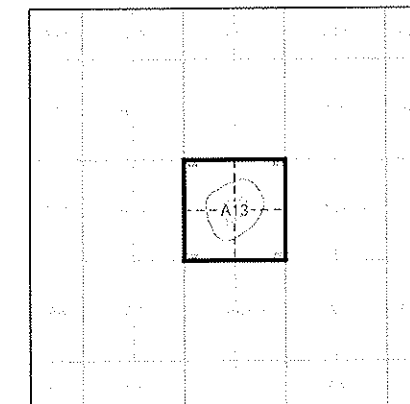
Source map scale - 1:2,500

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

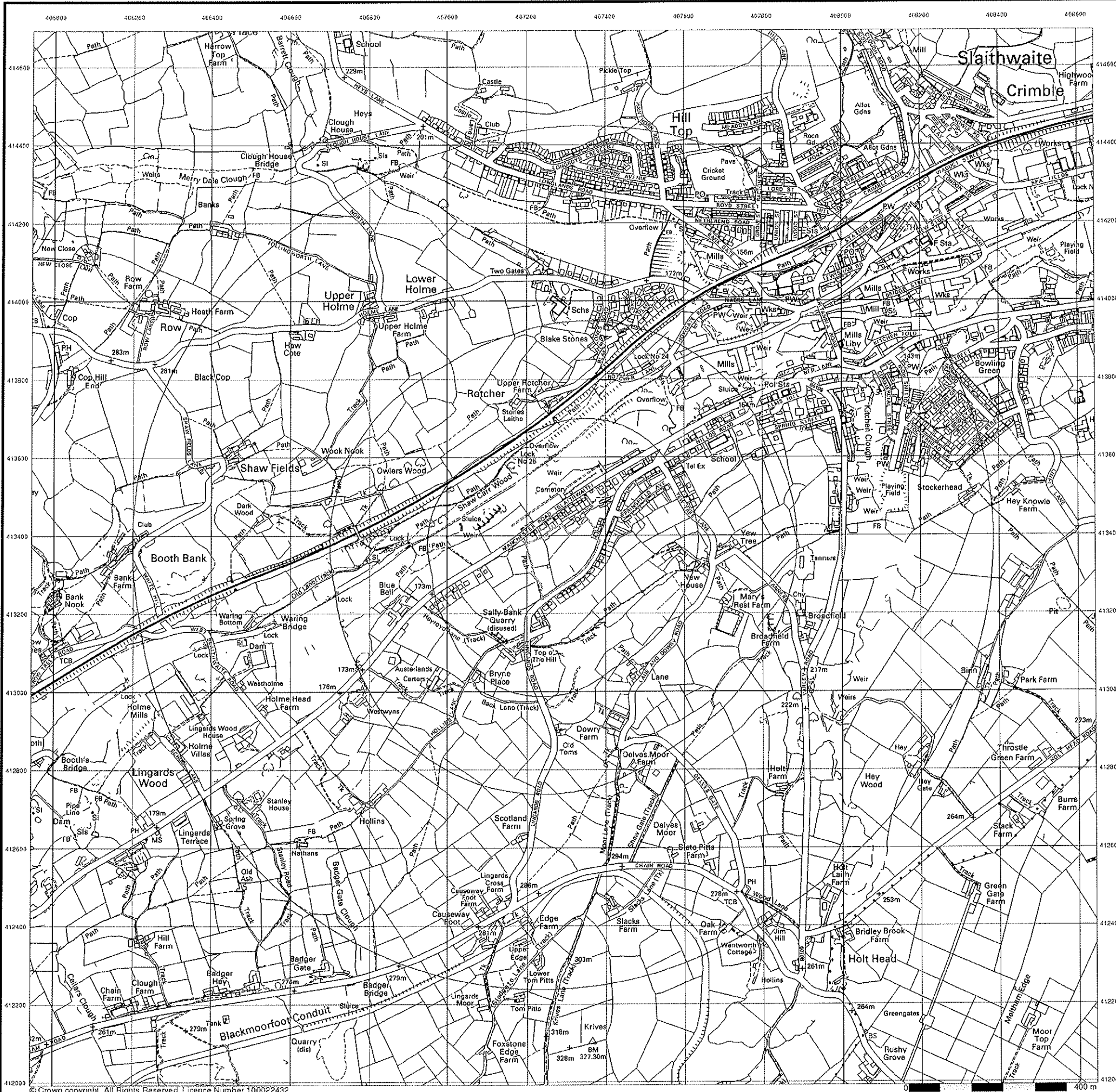
Order Number: 62546774_1_1
Customer Ref: 7364
National Grid Reference: 407290, 413350
Slice: A
Site Area (Ha): 2.11
Search Buffer (m): 100

Site Details

50 Lingards Road, Slaithwaite, HUDDERSFIELD, HD7 5HY



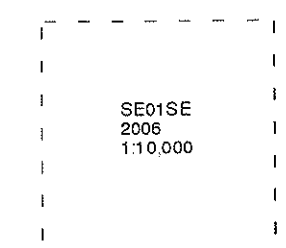
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



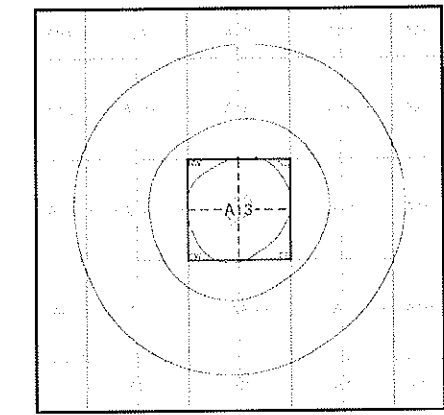
10k Raster Mapping
Published 2006
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

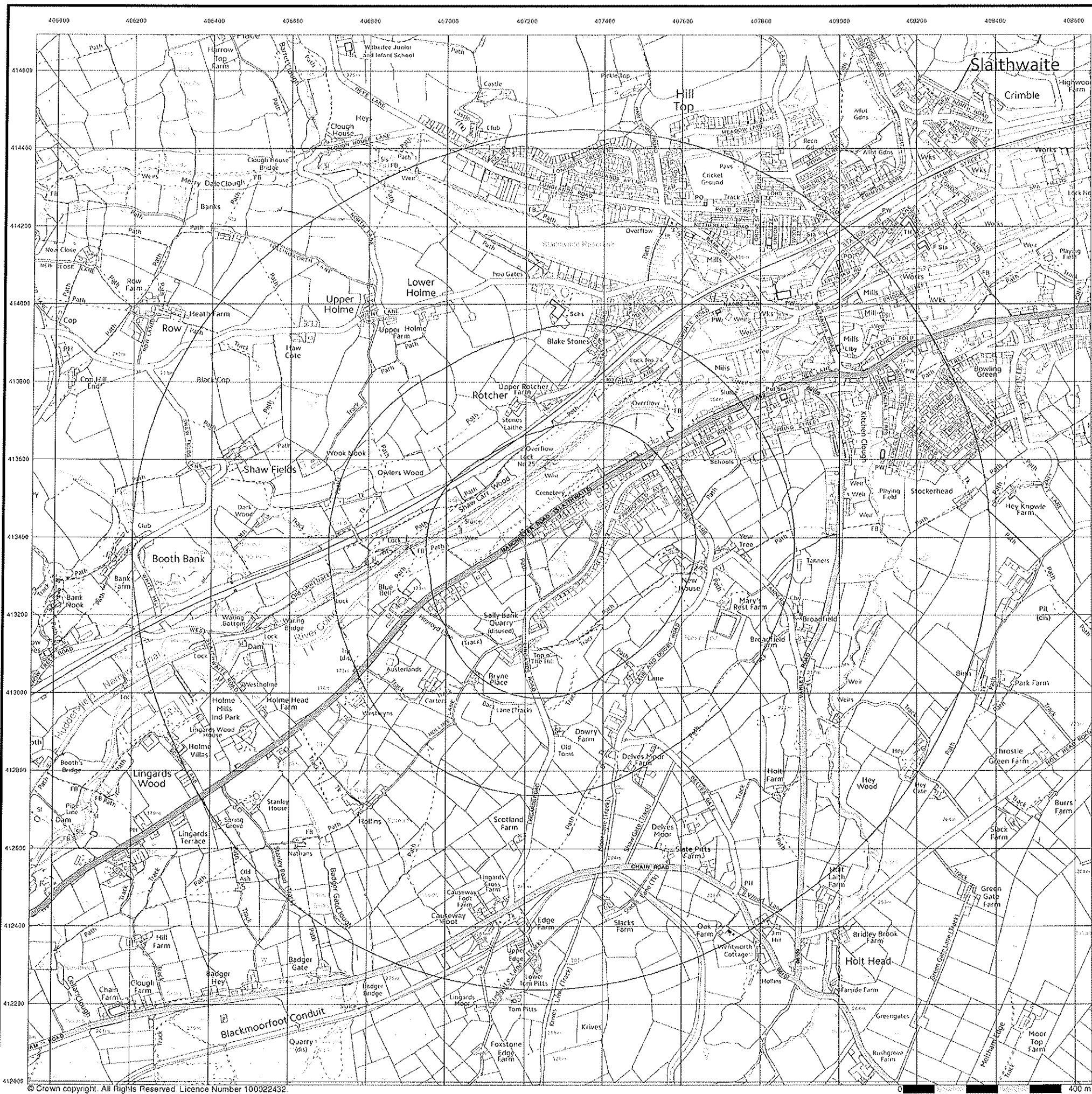
Order Number: 62546774_1_1
Customer Ref: 7364
National Grid Reference: 407290, 413350
Slice: A
Site Area (Ha): 2.11
Search Buffer (m): 1000

Site Details

50 Lingards Road, Slaithwaite, HUDDERSFIELD, HD7 5HY



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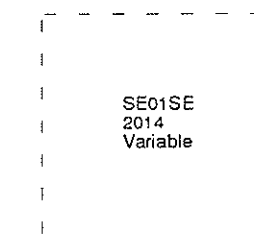
VectorMap Local

Published 2014

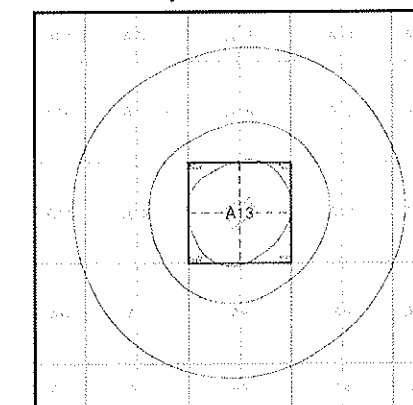
Source map scale - 1:10,000

VectorMap Local (Raster) is Ordnance Survey's highest detailed 'backdrop' mapping product. These maps are produced from OS's VectorMap Local, a simple vector dataset at a nominal scale of 1:10,000, covering the whole of Great Britain, that has been designed for creating graphical mapping. OS VectorMap Local is derived from large-scale information surveyed at 1:1250 scale (covering major towns and cities), 1:2500 scale (smaller towns, villages and developed rural areas), and 1:10 000 scale (mountain, moorland and river estuary areas).

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 62546774_1_1
 Customer Ref: 7364
 National Grid Reference: 407290, 413350
 Slice: A
 Site Area (Ha): 2.11
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Site Details

50 Lingards Road, Slaithwaite, HUDDERSFIELD, HD7 5HY



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APPENDIX F

MINING SEARCH

David Bellis Consulting Surveyors Ltd
8, Mornington Terrace
Harrogate
North Yorkshire
HG1 5DH

(DX 720352 Harrogate)

T: 01423 529911 F: 01423 529922

E: contact@coalsearch.plus.com

W: www.coalsearch.plus.com



By

David Bellis
CONSULTING SURVEYORS

Coal Mining Search Report

Incorporating Cheshire Brine Enquiries



David Bellis Consulting Surveyors Ltd. – Registered in England no. 5034580
Registered Address : 10 Bolton Street, Ramsbottom, Bury, BL0 9HX

3 Dec 14

Coal Mining Search Report

Incorporating Cheshire Brine Enquiries

Page 1 / 7

Serial Number 309290

Client detail :

CoDa Structures
Civil & Structural Engineers
14 Springfield Court
Guisley
Leeds
LS20 8FD

CoalSearchPlus+ by David Bellis Consulting
Surveyors Ltd
8 Morningson Terrace
Harrogate
North Yorkshire
HG1 5DH
(DX 720352 Harrogate)

Tel 01423 529911
Fax 01423 529922

Search produced by M J Peace

Property details:

Site at
Lingards Road
Slaithwaite
HD7 5HY

Your ref : 7364

Purchaser :

Vendor :

In accordance with your instructions received 02 Dec 2014 we have inspected plans and records of coal mine workings and have made enquiries with respect to Cheshire brine extraction in relation to the above property and can report as follows :

1. SEAM DETAILS FOR PAST UNDERGROUND COAL MINING : In relation to the property the undermentioned seam(s) have been worked within the likely zone of physical influence on the surface.

Seam	Depth (m)	Sect (cm)	Date	Remarks
See Remarks				No previous recorded coal workings

2. SEAM DETAILS FOR CURRENT AND FUTURE UNDERGROUND COAL MINING : The undermentioned seam(s) are currently being worked, or licenses to work are being determined, or have been granted to work, within the likely zone of physical influence on the surface in relation to the property.

Seam	Depth (m)	Sect (cm)	Date	Remarks
				No future workings likely.

3. UNDERLYING GEOLOGY :

The property is situated in an area of Gritstones.
Conjectured faulting at the surface.

4. OPENCAST COAL MINING :

Past Opencast Workings : The property is not situated within the boundary of a former opencast coal mining site.

Serial Number 309290

Present Opencast Workings : The property is not situated within 200m of the boundary of a currently operating opencast coal mining site.

Future Opencast Workings : The property is not situated within 800m of the boundary of an opencast site for which a license to extract coal by opencast methods has been granted or a license to do so is currently being determined.

5. SHAFTS, ADITS (MINE ENTRIES) AND ADDITIONAL INFORMATION :

We have no knowledge of any shafts or adits within 20 metres of the property or the boundary of the property.

There are no tips or lagoons in the vicinity of the property.

6. NOTICES IN RELATION TO FUTURE COAL MINING ACTIVITY :

We have no knowledge of any intention to work coal by underground methods within influencing distance on the surface in the vicinity of the property for which notices have been issued under the Coal Mining Subsidence Act 1991.

7. PAST COAL MINING RELATED SUBSIDENCE :

Our investigations have shown no evidence of coal mining related subsidence claims in relation to the property in the past 10 years.

8. CONCLUSION (COAL MINING) : In the light of the above facts we conclude that in relation to coal mining :

In our opinion it is unlikely that coal will be worked in the foreseeable future.

COAL MINING RISK LEVEL : We recommend that the transaction is treated as :

Where this report is to be used for development purposes particular attention is drawn to the paragraphs below concerning the ownership of in situ coal, coal workings and the risks from mine gases.

Please note that the overall coal mining risk level above is based upon an assessment of the detailed information contained in the body of the report. The risk assessment must be used in conjunction with the detailed report.

If development of the property is being considered then all necessary enquiries and investigations should be completed prior to the commencement of works to ensure that proposals follow good engineering practice for development in mining areas. The Coal Authority has ownership of in situ coal, coal mines (both current and disused) and coal mine shafts and adits. Activities that intersect, enter or disturb any of the Coal Authority's interests require the written permission of the Authority.

Serial Number 309290

Any development proposals should consider risks to the development, or adjacent property, of generating or displacing underground gases where coal seams or former mining works are disturbed. The need for effective measures to prevent gasses entering public properties should be assessed and properly addressed. These actions are necessary due to the public safety implications of development in these circumstances.

CHESHIRE BRINE EXTRACTION INFORMATION :

The property lies outside the Cheshire Brine Compensation District as prescribed by the Cheshire Brine Pumping (Compensation for Subsidence) Act 1952.

With respect to coal mining there is nothing to prevent a claim being made under the provisions of the Coal Mining Subsidence Act 1991 and subsequent legislation, but it must not be inferred that the Coal Authority or their licensees will necessarily accept that any damage has been caused as a result of mining subsidence.

If you require any further information or amplification please contact CoalSearchPlus+ on 01423 529911 or via our website www.coalsearch.plus.com.

This report is prepared in accordance with the CoalSearchPlus+ terms and conditions as published on the CoalSearchPlus+ website (www.coalsearch.plus.com) on the date of issue of this report.

This is a Coal Mining Search Report and is not to be interpreted as being part of an Environmental Assessment of the property.

We cannot be held responsible for the accuracy of the information provided to us by third party organisations.

The information and/or material supplied is composed from data based in many cases on measurements and records of various standards of reliability and age. We cannot be held responsible for the accuracy of such information.

This search report is based upon the privately owned CoalSearchPlus+ mining record database and plans and records publicly available at the time of inspection from the Coal Authority, including British Geological Survey and Ordnance Survey data. Organisations reserve the right to vary their proposals and intentions as to their future mining operations without prior notice save as provided in the Coal Mining (subsidence) Act 1991 and the Coal Industry Act 1994.

Coal Authority Address : The Coal Authority, 200 Lichfield Lane Berry Hill, Mansfield, Nottinghamshire. HG18 4RG

British Geological Survey Address : British Geological Survey, Kingsley Dunham Centre, Keyworth, Nottingham NG12 5GG

The information contained in this report relates to the property address given by the individual or organisation ordering the report. Where a plan indicating the property location and boundary is supplied with the instruction the report is based on that information. Where no plan is supplied the report is based on the property location as defined in publicly available mapping data. At all times it remains the responsibility of the instructing organisation or individual to define the boundary of the property.

Additional notes applicable to Residential Coal Mining Reports only :

David Bellis Consulting Surveyors Ltd is not aware of any personal or business relationship between the person conducting or preparing the search and any person involved in the sale of the property.

This report is a desk study of existing published geological and coal mining records and the CoalSearchPlus+ coal mining database. In order to compile this report enquiries have been made relating to the following :

Past Coal Mining – the existence of any previously worked seams of coal within influencing distance on the surface in relation to the property including an indication of the location, depth and age of the workings.

Present Coal Mining - the existence of any currently worked seams of coal within influencing distance on the surface in relation to the property including an indication of the location, depth and age of the workings. The existence of coal that could be worked at some time in the future will be enquired into and detail of any relevant licenses disclosed where available.

Underlying Geology - the underlying geology of the property will be reviewed and briefly described in relation to coal mining.

Opencast Coal Mining - the existence of past present and future opencast coal mining, specifically :

- if the property is situated within the boundary of a former opencast site. In the case of old opencast workings it must be understood that records are often unclear regarding the site boundary and/or worked areas. Published records will be reviewed to give our opinion of the existence of relevant former opencast coal workings.
- if the property is situated within 200m of the boundary of a currently operating opencast site.
- if the property is situated within 800m of the boundary of an opencast for which either a license to extract coal by opencast methods has been granted or a license to do so is currently being determined.

Serial Number 309290

Shafts, Adits (Mine Entries) and Additional Information – the existence of any mine entries within 20m of the property or the boundary of the property and its associated land and buildings (the definition of the boundary of the property is the responsibility of the individual or organisation ordering this report). Where a mine entry is found to exist the approximate location of the mine entry will be indicated on a plan to be provided by the instructing organisation or individual. The existence of unworked coal will be enquired into and our opinion regarding the likelihood of it being worked at some time in the past will be given where relevant. Any other relevant coal mining related features discovered will be noted.

Notices in relation to future coal mining activity – the existence of notices indicating an intention to work coal by underground methods in the future.

Past coal mining related subsidence – if any publicly available records indicate coal mining related subsidence affecting the property in the past 10 years.

Coal Mining Risk Level – the opinion of David Bellis Consulting Surveyors of the risk posed to the property from coal mining given all the information contained in the report. The risk to the property is given in relation to the majority of the housing stock in the immediate area.

Cheshire Brine – the location of the property in relation to the Cheshire Brine Compensation District and any relevant information to the property regarding brine extraction.

Additional information, including answers to many frequently asked questions, can be found on the CoalSearchPlus+ website, www.coalsearch.plus.com

Complaints Procedure

David Bellis Consulting Surveyors Ltd is registered with the Property Codes Compliance Board as a subscriber to the Search Code. A key commitment under the Code is that firms will handle any complaints both speedily and fairly.

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs):

Tel: 01722 333306, E-mail: admin@tpos.co.uk

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

Complaints should be sent to:

Mr M. Peace, Director, David Bellis Consulting Surveyors Ltd, 8 Mornington Terrace, Harrogate, North Yorkshire, HG1 5DH
Tel : 01423 529911 Fax : 01423 529922 Email : contact@coalsearch.plus.com

Date : 03 Dec 2014

Signed :

Serial Number 309290

**Important Consumer Protection Information**

This search has been produced by David Bellis Consulting Surveyors Ltd, 8 Morningson Terrace, Harrogate, HG1 5DH (T: 01423 529911, F: 01423 529922, E: contact@coalsearch.plus.com) which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code.

The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles**Firms which subscribe to the Search Code will:**

- Display the Code logo prominently on their search reports.
- Act with integrity and carry out work with due skill, care and diligence.
- At all times maintain adequate and appropriate insurance to protect consumers.
- Conduct business in an honest, fair and professional manner.
- Handle complaints speedily and fairly.
- Ensure that all search services comply with the law, registration rules and standards.
- Monitor their compliance with the Code.

Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if he finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

Serial Number 309290

David Bellis Consulting Surveyors Ltd and CoalSearchPlus+ Terms and Conditions (Available in large print by request)

1. Definitions.
 - a) The Service Provider is David Bellis Consulting Surveyors Ltd, trading as CoalSearchPlus+.
 - b) The Applicant is the Individual, Organisation, or appointed officer of said Organisation placing a Request with the Service Provider.
 - c) The Third Party Provider is any Organisation from which the Service Provider obtains data and/or information on behalf of the Applicant in the normal course of fulfilling the Applicants Request.
 - d) The request is a formal Request by the Applicant with CoalSearchPlus+ to retrieve specific data and/or information.
2. CoalSearchPlus+ accept Requests only on the basis that the Applicant is acting as a principal and is directly liable for payment of our invoice or account.
3. It is the policy of CoalSearchPlus+ to observe confidentiality with regard to the identity and affairs of our customers to the extent permitted by law, but, in common with other service providers, we may be required exceptionally to disclose information to governmental and other public authorities.
4. The placing of a Request by the Applicant with CoalSearchPlus+ confirms acceptance of these terms and conditions.
5. Any Order Form produced by CoalSearchPlus+, either printed or published on the CoalSearchPlus+ website, is an invitation to treat. The Applicant makes an offer to buy from CoalSearchPlus+ by the submission of a Request, subject to clause 10. Acceptable modes of transmission for a Request are facsimile (fax), telephone, electronic mail(e-mail), online transmission via the CoalSearchPlus+ website only, Document Exchange (DX), Royal Mail or courier appointed by the Applicant.
6. Orders will be accepted on order forms other than CoalSearchPlus+ forms however these will be accepted under the standard CoalSearchPlus+ terms and conditions only, subject to Clause 10.
7. CoalSearchPlus+ reserves the right to refuse any Request.
8. CoalSearchPlus+ reserves the right to cancel any Request at any time.
9. Proof of transmission of a Request by the Applicant does not constitute proof of receipt by CoalSearchPlus+.
10. It is the responsibility of the Applicant to ensure the accuracy, legibility, clarity and completeness of all data and/or information provided to CoalSearchPlus+ as part of the Request, including but not limited to, names, numbers, addresses, location plans, and boundary plans. This applies whether the Request is submitted on CoalSearchPlus+ order forms either printed or published on the CoalSearchPlus+ website or on the Applicants own order form.
11. CoalSearchPlus+ may request additional relevant data and/or information from the Applicant in the course of fulfilling a Request, including, but not limited to, names, numbers, addresses, location plans, and boundary plans.
12. CoalSearchPlus+ may request clarification of data and/or information supplied by the Applicant.
13. If, subsequent to Clause 11. and/or Clause 12., requested data and/or information is not provided and/or clarified, CoalSearchPlus+ cannot be held responsible for any resultant loss or delay.
14. If, subsequent to Clause 11. and/or Clause 12., requested data and/or information is not provided and/or clarified within a reasonable period of time, CoalSearchPlus+ reserves the right to cancel the Request in whole or in part. The Applicant remains liable for all fees, Taxes and Disbursements accrued prior to the cancellation.
15. CoalSearchPlus+ reserves the right to subcontract data and/or information retrieval to selected Organisations and/or Individuals. CoalSearchPlus+ is not required to reveal the identity of its Subcontractors.
16. CoalSearchPlus+ will, in the process of fulfilling the request, retrieve data and/or information from publicly and/or commercially available sources and the CoalSearchPlus+ mining database. The sources of data used will primarily be data held by The Coal Authority under an agreement with the Health and Safety Executive, data owned by the British Geological Survey and the CoalSearchPlus+ database.
17. A CoalSearchPlus+ mining report is a report of the interpretation of the data sources in 16. made by CoalSearchPlus+ staff.
18. CoalSearchPlus+ coal mining search reports are based upon the plans and records available from data sources detailed in 16. at the time the report was produced. It should be understood that third party organisations reserve the right to vary their proposals and intentions as to their future mining operations without prior notice save as provided in the Coal Mining Subsidence Act 1994. CoalSearchPlus+ cannot be held responsible for changes to the future proposals and intentions of Third Parties.
19. The information and/or material supplied in a CoalSearchPlus+ coal mining report is composed from data based, in many cases, on measurements and records of various standards of reliability and age. In some instances (usually relating to older records) it is necessary for CoalSearchPlus+ to make assumptions regarding the 'best plot' position of mining features. For these reasons users of CoalSearchPlus+ reports should take the position of mining features detailed in reports to be indicative only.
20. The data and/or information that a coal mining search report is based on is constantly being updated. A CoalSearchPlus+ coal mining search report is based on the most up to date information available at the time that the report is produced however it cannot be guaranteed that the information and/or data will not become obsolete at some time in the future. Responsibility for the supply of accurate and up to date information to CoalSearchPlus+ lies with the data supplying organisations listed in 16.
21. A CoalSearchPlus+ coal mining search report relates only to coal mining and minerals worked in relation to coal mining. Other reports may be required in relation to other minerals.
22. A CoalSearchPlus+ coal mining search report is not a substitute for site investigation or a mining survey. Depending on the content of a coal mining search report, or whether development is intended, the Applicant must decide whether a site investigation or mining survey is required.
23. CoalSearchPlus+ coal mining reports comply with the Search Code.

Serial Number 309290

24. All CoalSearchPlus+ reports are covered by professional indemnity insurance. The content of CoalSearchPlus+ coal mining search reports does not prevent any future claim being made by the Applicant against the Coal Authority in respect of coal mining related subsidence.
25. Any liability in the instance of negligence by CoalSearchPlus+ or its employees in the interpretation of coal mining data and/or the production and provision of coal mining reports will be limited to the extent of the CoalSearchPlus+ Professional Indemnity Insurance or the value of the loss caused by the negligence, whichever is the lower.
26. All CoalSearchPlus+ coal mining search reports give the information detailed in the services section of the CoalSearchPlus+ website and summarised in the report. Further explanation of this information is available in the Glossary and/or the Frequently Asked Questions areas of the CoalSearchPlus+ website. Alternatively contact CoalSearchPlus+ who will be happy to explain the content of a report.
27. The Request is fulfilled when all reports, data and/or information requested by the Applicant have been retrieved and/or compiled by CoalSearchPlus+ and delivered by electronic mail (e-mail) or fax or post or document exchange (DX) or a combination of these methods as required by the Applicant. Alternative delivery arrangements are at the discretion of CoalSearchPlus+.
28. If Requests for multiple reports, data and/or information relating to multiple addresses were made on a single order form these will be fulfilled individually by the delivery of the reports, data and/or information relating to each individual address being treated as an individual Request.
29. CoalSearchPlus+ is not responsible for any loss or misdelivery of retrieved data and/or information caused by failure of Document Exchange (DX), Royal Mail or internet service provider. Most retrieved data and/or information is archived by CoalSearchPlus+ and a copy may be requested by the Applicant. If the data and/or information could not be archived CoalSearchPlus+ reserves the right to treat the request as a new Request.
30. Delivery, by whatever agreed means, will be accompanied by an invoice. Delivery by electronic mail may be followed up with a paper invoice by post or DX. Where Applicants have agreed account facilities with CoalSearchPlus+ invoicing may be on a monthly basis. In all cases the Applicant agrees to provide CoalSearchPlus+ with remuneration for the full amount shown on the invoice, including all Fees, Taxes and Disbursements.
31. The Applicant will be liable for payment of the full invoice amount within 14 days from the date of receipt of the invoice. CoalSearchPlus+ reserve the right to charge for costs and expenses incurred in recovering late payments and to charge interest at the rate of 8% above the Bank of England base rate per annum for the full period that the payments are overdue.
32. Where full payment of the invoice is not made by the Applicant within 14 days from receipt of the invoice CoalSearchPlus+ reserve the right to withdraw account facilities from the Applicant and cancel any individual agreements concerning fees or other Terms and Conditions that may have been made between the Applicant and CoalSearchPlus+.
33. Where possible the Applicant will receive Advance Notice of the cost of the Request, including all Fees, Taxes and Disbursements, prior to receipt of the invoice. This advance notice will take the form of the price for the service requested as published on the CoalSearchPlus+ website, or the price as individually agreed between CoalSearchPlus+ and the Applicant.
34. Additional Fees, Taxes and Disbursements may arise during the course of data and/or information retrieval, over and above Advance Notice costs as in clause 33. The Applicant is liable for any such additional costs. Where possible, the Applicant is notified of additional costs prior to fulfilment of the Request.
35. If the Applicant shall pay in advance of receipt of the invoice, then the Applicant remains liable for any underpayment.
36. Any overpayment on the part of the Applicant will be refunded. Arrangements for refunds are agreed on a case-by-case basis, through discussion between CoalSearchPlus+ and the Applicant.
37. The Applicant may cancel the Request in whole or in part at any time prior to Clause 27.
38. If the Applicant cancels the Request in whole or in part prior to Clause 27, the Applicant remains liable for all Fees, Taxes and Disbursements already accrued prior to the Cancellation.
39. CoalSearchPlus+ accept no liability for any loss incurred by the Applicant or the Applicants client where the Applicant is acting as an agent for a client, due to late fulfilment and delivery of the Request.
40. CoalSearchPlus+ accept no liability for any loss to the Applicant, or the Applicant's client where the Applicant is acting as an agent for a client, due to any negative outcome of a report provided in the process of the correct and accurate fulfilment of the Request.
41. Any disputes relating to the provision of coal mining search reports should be addressed to the Practice Principal, CoalSearchPlus+ in the first instance. Disputes will be settled according to the CoalSearchPlus+ complaints procedure detailed in each report.
42. Third Party and subcontractor Terms and Conditions shall apply in addition to these clauses. Should any conflict arise between CoalSearchPlus+ Terms and Conditions and Third Party or Subcontractor Terms and Conditions, then CoalSearchPlus+ Terms and Conditions prevail unless and until CoalSearchPlus+ expressly states otherwise in writing and/or courts of England and Wales establish otherwise.
43. No variation to these Terms and Conditions is effective unless and until CoalSearchPlus+ expressly agrees in writing.
44. CoalSearchPlus+ reserves the right to alter these terms and conditions as appropriate, without notice, at any time. Such amended Terms and Conditions will become effective upon publication on the CoalSearchPlus+ website.
45. These Terms and conditions are subject to English Law and the exclusive jurisdiction of the courts of England and Wales.