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GEORGE HOTEL, HUDDERSFIELD
PHASE I CONTAMINATED LAND DESK STUDY

RAMBOLL

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1. INTRODUCTION

1.1 Brief

Ramboll UK Limited ("Ramboll") was instructed on behalf of Bowman Riley Architects Ltd (the "Client"), to undertake a Phase I Contaminated Land Desk Study of the George Hotel, Huddersfield (the "site").

This assessment has been undertaken assuming the site will be renovated to an operational hotel.

1.2 Objectives

The objective of this Contaminated Land Desk Study is to provide a preliminary risk assessment identifying potential risks and constraints associated with the ground and groundwater conditions, and any contamination which may be present.

No sampling or analysis of soils, waters or other materials was undertaken as part of the review.

1.3 Scope of Works

The scope of the Phase I Contaminated Land Desk Study has included the following:

- Desk based research, including a review of historical maps, geological and hydrogeological maps and published environmental records and available borehole records;
- Preliminary risk assessment discussing potential contamination sources, pathways and receptors within the context of current UK legislation;
- Establish a Conceptual Site Model (CSM) for the site with the view of the proposed development; and
- Provide recommendations for further assessment of ground contamination risks.

This report does not cover any issues other than those relating to contaminated land. For example, no geotechnical, ecological or archaeological studies are included within the scope of this report.

1.4 The Proposed Development

The proposed development has been submitted to the local council (Kirklees Council) under the planning application reference **2019/62/91505/W.** The redevelopment of the Grade II listed building under the planning application is as follows:-

"Partial Change of Use of Hotel To 50 Apart-Hotel Rooms, A3 (Restaurant/Cafe/Function Room), A4 (Drinking Establishment), D1 (Museum), Spa, Ancillary Storage and Associated Internal And External Works (Within A Conservation Area)"

The proposed development would comprise a four-storey hotel with a basement level. At basement level, approximately 250 m^2 of spa floorspace, 96 m^2 of museum floorspace and 110 m^2 of ancillary floorspace will be present. The ground floor will comprise a lobby, café, kitchen and bar area.

Pedestrian access to the application site would primarily be from the car park to the west.

1.5 General Limitations and Reliance

This report has been prepared by Ramboll exclusively for the intended use by the Client in accordance with the agreement between Ramboll and the Client defining, among others, the purpose, the scope and the terms and conditions for the services. No other warranty, expressed or implied, is made as to the professional advice included in this report or in respect of any

matters outside the agreed scope of the services or the purpose for which the report and the associated agreed scope were intended, or any other services provided by Ramboll.

In preparation of the report and performance of any other services, Ramboll has relied upon publicly available information, information provided by the Client and information provided by third parties. Accordingly, the conclusions in this report are valid only to the extent that the information provided to Ramboll was accurate, complete and available to Ramboll within the reporting schedule.

Ramboll's services are not intended as legal advice, nor an exhaustive review of site conditions and/or compliance. This report and accompanying documents are initial and intended solely for the use and benefit of the Client for this purpose only and may not be used by or disclosed to, in whole or in part, any other person without the express written consent of Ramboll. Ramboll neither owes nor accepts any duty to any third party, unless formally agreed by Ramboll through that party entering into, at Ramboll's sole discretion, a written reliance agreement.

Ramboll's scope of services for this assignment did not include collecting samples of any environmental medium. Ramboll cannot rule out the existence of conditions, including, but not limited to, contamination not identified and defined by the data and information available to and / or obtained by Ramboll.

2. SITE DESCRIPTION AND SETTING

The following information was derived from information obtained from publicly available information sources or reported by the Client. Ramboll has not undertaken a site visit.

Figures showing the location of the site, site boundary and the site layout are presented in Figures 1 and 2 within Appendix 1 of this report.

2.1 Site Setting and Layout

The site is located within the town centre of Huddersfield in an area of commercial, office and retail units, at National Grid Reference 414411, 416928. The building is located on a triangular parcel of land that extends to an area of approximately 0.12 Ha (hectares).

The site is bound to the east by John William Street and to the south by Railway Street, which also provides access to the site. The surrounding land use comprises of a car park to the north and west, St George's Square (10 m south), Huddersfield Train Station (40 m west), and various commercial, office and retail units typical of a town centre high street. A public realm with a water fountain is also present to the west. The nearest residential properties are located 150 m north-west of the site.

The site slopes from west to east from approximately 86 m above Ordnance Datum (AOD) in the west to 84 m AOD to the east, and from 83 m AOD in the north to 84 m AOD to the south, following the topography of the surrounding area.

The site comprises a singular four-storey Victorian-era hotel that is listed as Grade II building. The hotel welcomed the firsts guests in August 1851[1], and it operated as such until its closure in 2013[2]. The building occupies approximately 90% of the total site area, with the entire site area comprising hardstanding. An area of soft landscaping (in form of shrubs) is located in the west of the site, located adjacent to the car park.

[1] Huddersfield History, May 2021, The George Hotel – a great past and a glorious future? https://oursquare.huddersfieldhistory.org.uk/the-george-hotel-a-great-past-and-a-glorious-future/ Date accessed: 9th November 2022

[2] Yorkshire Live, October 2022. The George Hotel in Huddersfield to get £20m refurb as Radisson looks set to take it over. https://www.examinerlive.co.uk/whats-on/whats-on-news/george-hotel-huddersfield-20m-refurb-25173175 Date accessed: 15th November 2022.

3. HISTORICAL & REGULATORY INFORMATION

3.1 Map History

Ramboll has undertaken a review of historical mapping and aerial imagery (where available) obtained from a proprietary environmental database which is summarised below. The historical maps are presented in Appendix 2.

The historical development of the site and surrounding area is detailed in Table 3.1 below.

Table 3.1: Site History

Date & Scale	Features On-Site	Features Off-Site
1854 1:10,560	The site is annotated as The George Hotel.	The site is within a built up commercial / industrial area of Huddersfield. John Williams Street adjoins the eastern site boundary. Huddersfield Train Station (and associated commercial units such as offices and waiting rooms) is located approximately 40 m west, with two Goods Sheds also present approximately 110 m west and 140 m south-west of the site. Brick Mill is recorded approximately 80 m north.
1889 1:10,560 1890 1:500 1893 1:2,500	George Hotel occupies approximately 80% of the total site area, with the remainder occupied by a courtyard (north of the site). A Cabmen's Shelter is also located in the north of the site.	Railway Sidings extend from Huddersfield Station to adjacent to the western site boundary. The County Series Town Plan (1890) also shows a Tank approximately 50 m north, and two Tanks approximately 80 m and 90 m to the north-west of the site. The south and east surrounding areas of the site are predominately of commercial and residential land use. St George's Square is present to the south. Three Mill Ponds are shown approximately 100 m north and 150 m north-east of the site. Wells Mills and Gordon Works are located 160 m north-east. Britannia Works are shown 210 m north-east. A Tramway system is present to the south and south-east of the site, which passes approximately 10 m to the south-east of the site at its closest point. A Graveyard (associated with St Peter's Church) is recorded 120 m to the south-east.
1905 1:2,500 1907 1:10,560	No significant changes are noted on-site.	Brick Mills (80 m north) and two of the Mill Ponds (100 m north and 150 m north-east) are no longer depicted.
1918 1:2,500	No significant changes are noted on-site.	Brunswick Shed (Clothing) is located approximately 180 m north-west of the site. Britannia and Gordon Works are no longer depicted.
1931, 1938 1:10,560 1932 1:2,500	Small changes are apparent to the Hotel. Numerous external buildings are shown within the courtyard of the Hotel.	A Warehouse is now shown 40 m south-east, and a Woollen Warehouse is present 80 m east.

Date & Scale	Features On-Site	Features Off-Site
1959-1960 1:1,250 1960-1961 1:2,500 1965-1966 1:10,560	No significant changes are noted on-site.	Within 250 m, there are five unspecified Works, five Warehouses and four Garages. The nearest Works are the former Brunswick Shed (Clothing) 180 m north-west; the nearest Garage is 60 m north; and the nearest Warehouse is 60 m east of the site. The Wells Mill (Woollen) and the final Mill Pond in the north-east of the site are no longer shown. The Tramway system is no longer present. The Graveyard has been repurposed to St Peter's Gardens.
1972-1975, 1975, 1975-1978 1:1,250	No significant changes are noted on-site.	The Railway Sidings (adjacent to the north) are no longer apparent, and a Car Park is now present immediately to the north-west of the site. Two further Warehouses are shown 170 m and 200 m east. A Garage (220 m north) is no longer annotated.
1977-1981, 1982-1985 1:1,250 1985-1988 1:10,000	No significant changes are noted on-site.	The area 100 m north-east has been redeveloped as a Supermarket with car parking (replacing two aforementioned Garages and a Warehouse). A Petrol Filling Station is located 190 m north, replacing an unspecified Works. Within 250 m there are four Warehouses, three Works and one Garage.
1993 1:1,250 1993-1995 1:2,000	No significant changes are noted on-site.	No significant changes are noted off-site.
2001, 2010 1:10,000 2003 1:1,250	No significant changes are noted on-site.	No significant changes are noted off-site. The majority of the buildings are not labelled, but it is presumed that some light industrial Works, Factories and Garages are still present.
2010-2022 Google Earth Imagery 2022 1:10,000	No significant changes are noted on-site.	No significant changes are noted off-site.

3.2 Anecdotal Information

In 2021, as part of the restoration works for the hotel, significant amounts of Asbestos Containing Materials (ACMs) were removed by Rhodar Ltd over seven weeks[3].

3.3 Environmental Database Records

The following information has been obtained from a search of a publicly available third-party environmental database[4] (dated 2nd November 2022):

[3] Huddersfield Hub, June 2021, Exclusive Look Inside The George Hotel as Asbestos is Removed https://huddersfieldhub.co.uk/exclusive-look-inside-the-george-hotel-as-asbestos-is-removed/ Accessed 8th November 2022
[4] Groundsure Enviro+Geo Insight Report, Reference: RMBL-9169616. Dated: 02 November 2022.

- There are no contaminated land register entries / notices within a 500 m radius of the site.
- There are no current or former landfill sites recorded within a 250 m radius of the site (i.e., the "planning consultation zone").
- There are no records of former landfill within 500 m of the subject site.
- There are no current Environmental Permits for waste management activities[5] within 500 m of the site. There is one former Permit for waste management. This was the Former Blakeborough's Tip, registered to a location approximately 180 m south-east of the site, and held by Property Services Consultancy. The site was authorised to receive up to 25,000 tonnes per annum of household, commercial and industrial waste. The listed address has however been built up and in use as commercial buildings since the earliest historical maps, thus it is considered likely this was a correspondence address rather than the actual site of the landfill.
- There are no Environmental Permits to operate Part A(1) Installations issued under the Industrial Emissions Directive[6] within 500 m of the site.
- There are no Environmental Permits to operate a Part A(2) Installation issued under the Industrial Emissions Directive[7], within 500 m of the site.
- There are currently four (4) Environmental Permits to operate Part B Installations issued under the Industrial Emissions Directive[8] within 500 m of the site. The closest (approximately 190 m north) is held by Tesco Stores Ltd for unloading of petrol into storage at service station.
- There are no Radioactive Consents registered within 500 m of the site. *NB Due to public security restrictions, certain information on closed or mobile radioactive substance authorisations has been removed from the public register and is not available to Ramboll.*
- There are no operational Control of Major Accident Hazard (COMAH) sites, no explosive sites or Planning Hazardous Substance Consents within 500 m of the site.
- There are no current Environmental Permits held with the Environment Agency for water discharge activities (formerly referred to as Discharge Consents) within a 500 m radius of the site.
- There are no Environmental Permits held with the Environment Agency for Groundwater Activities (previously referred to as Discharge Consents) within 500 m of the site.
- There has been one pollution incident recorded within 500 m of the site. This was located 420 m south and related to the release of atmospheric pollutants (smoke) in November 2001 which was classified as having a Minor (Category 3) Impact on Water and Air. Land was unaffected.
- The site is located in an area where less than 1% of residential properties are above the action level for Radon set by Public Health England. No radon protection measures are considered necessary by the British Geological Survey.

  Under Health and Safety legislation, employers have a duty to manage workplace risks including the potential for radon exposure. Health and Safety Executive guidance recommends radon monitoring for workplaces located in radon Affected Areas. If the workplace radon threshold is exceeded, the Ionising Radiations Regulations 1999 require employers to take action to reduce risks.

[5] Excluding Part A(1) and Part B permitted waste installations.
[6] Formerly referred to as Integrated Pollution Prevention and Control (IPPC) Authorisations, or Pollution Prevention and Control (PPC) Authorisations.
[7] Formerly referred to as Local Authority IPPC Authorisations.
[8] Formerly referred to as Local Air Pollution Prevention and Control Authorisations

- There are records of two obsolete and two operational fuel station entries within a 500 m radius. The nearest operational (located 190 m north) is a Tesco branded petrol filling station.
- There are three ecologically sensitive sites within a 2 km radius of the subject site. The closest is Gledholt Woods (approximately 1.09 km west), which is an Ancient Woodland.

The LinesearchbeforeUdig database, which lists pipelines distributing crude oil and refined hydrocarbon products owned and / or operated by a number of UK pipeline operators indicates that there are no records of underground oil or refined hydrocarbon product pipelines on the site or within 250 m.

The site has a low risk from Unexploded Ordnance (UXO), using online information from Zetica UXO database[9]. A low-risk area is indicated as having a bombing density of less than 15 bombs per 1000 acres.

3.4 Regulatory Authority Enquiries

3.4.1 Local Authority Planning Department

Ramboll has obtained a planning history of the site from the Planning Department of the Local Authority (Kirklees Council).

A summary of relevant applications is provided in Table 3.2 below.

Table 3.2: Summary of Relevant Planning Applications at the Site

Applicant	Application ref.	Details of Application	Status
Ekaid Limited	84/60/05642/A1	Outline application to erect retail unit	Application Refused on 1st February 1985
Ekaid Limited	84/65/05643/A1	Listed Building Consent for total demolition of building	Application Refused on 1st February 1985
Mr. D. Kemplay	88/62/03080/A1	Erection of extension to form double garage and store	Granted with Conditions on 22nd July 1988. No documents are available to view.
Principal Hotels Ltd	90/62/03306/B4	Erection of extension to hotel to form additional bedrooms and enclosed fire escape (listed building)	Granted with Conditions on 11th September 1990. No documents are available to view.
Crimsondale Ltd	96/65/90973/E3	Listed building consent for installation of air conditioning units	Application Refused on 24th May 1996
Northpoint Living Developments	2014/62/90692/W	Change of use to mixed use 30 bedroom hotel with function rooms, part of first floor to dental centre and educational facility, basement to spa, formation of 11 apartments on parts of first, second and third floor, erection of rooftop coffee shop/diner with creation of terrace with balustrade, erection of canopies and external	Granted with Conditions on 24th April 2014, none in relation to contaminated land.

[9] https://zeticauxo.com/downloads-and-resources/risk-maps/ Accessed 2nd November 2022

Applicant	Application ref.	Details of Application	Status
		alterations (Listed Building within a Conservation Area)	
Northpoint Living Developments Ltd	2019/65/91506/W	Listed Building consent for Partial change of use of hotel to 50 apart-hotel rooms, A3 (restaurant/cafe/function room), A4 (drinking establishment), D1 (museum), Spa, ancillary storage and associated internal and external works (within a Conservation Area)	Granted with Conditions on 7th May 2019, none in relation to contaminated land.

3.5 Historical Potential for Ground Contamination

3.5.1 The Site

No significant potentially contaminative activities have been identified as having taken place on site. Historical maps show that the site was developed with a Victorian-era hotel since 1851 until 2013.

3.5.2 The Surrounding Area

The following potentially contaminative activities have been identified as having taken place in the surrounding area:

- Huddersfield Train Station from 1847[10] until present-day is located 40 m west. Railway Sidings extended to adjacent to the north of the site from the 1850s until the 1970s. Potential contaminants include fuels, oils, polychlorinated biphenyls (PCBs), metals, polycyclic aromatic hydrocarbons (PAHs) and asbestos.
- An operational Tesco branded petrol filling station is located 190 m north. Potential contaminants include fuels, oils, hydrocarbons and volatile organic compounds (VOCs).
- Various Mills and unspecified Works, Garages and Warehouses have been present from the 1850s until potentially present-day. Potential contaminants depend on the nature of activities on-site but include fuels, oils, hydrocarbons, metals, PCBs, VOCs, PAHs, chlorinated solvents, solvents, acids, alkalis and asbestos.

The above activities represent potential off-site sources of contamination that (if present) could potentially migrate beneath the site.

The potential for off-site contamination (if present) to migrate beneath the site would be dependent on the underlying geological conditions, which are discussed in Section 4.

[10] https://historicengland.org.uk/listing/the-list/list-entry/1277385?section=official-list-entry Accessed 9th November 2022

4. ENVIRONMENTAL SETTING

Desk-based research of the local geology, hydrogeology and hydrology was carried out in order to establish the potential for migration of contamination onto or away from the site, and to assess the sensitivity and vulnerability of the site's setting with respect to surface water, groundwater and ecological resources.

Information was obtained from a number of sources, including:

- examination of published geological maps produced by the British Geological Survey (BGS);
- review of publicly available BGS borehole logs for the site or near vicinity;
- a proprietary environmental database procured by Ramboll; and
- Regulatory Authority websites including the Environment Agency (EA)

4.1 Geology and Hydrogeology

According to the BGS website (accessed 2nd November 2022) the nearest available-to-view borehole log (SE11NW22[11]) is located 70 m south of the site. These together with the regional BGS map indicate the site is underlain by Head drift deposits. The drift deposits are underlain by bedrock geology of Pennine Lower Coal Measures. A coal seam (400 mm in thickness) was encountered in the aforementioned log, at approximately 12.5 m below ground level (m bgl).

A summary of the geological and hydrogeological setting of the site is provided in Table 4.1 below.

Table 4.1: Summary of Geology and Hydrogeology

Formation	Description	Thickness (m)	EA Aquifer Designation	Hydrogeological Significance
Head Deposits	Clay, silt, sand and gravel	Up to 4 m	Secondary (Undifferentiated)	Variable permeability formation with potential to support small or localised abstractions.
Pennine Lower Coal Measures	Interbedded mudstone, siltstone and sandstones	Up to 160 m	Secondary A	Permeable formations with potential to support localised abstractions.

There have been no mineral extraction sites within 500 m of the site.

The EA currently classifies groundwater (in relation to the groundwater in the Aire & Calder Carb Limestone / Millstone Grit / Coal Measures Water Body) at the site as being of 'Poor' Chemical Quality and Quantitative Status under the Water Framework Directive classification scheme.

According to EA information provided by a commercial environmental regulatory database provider, there are three licensed groundwater abstractions within a 1 km radius of the site as detailed in Table 4.2 below.

Table 4.2: Licensed Groundwater Abstractions within 2 km of the Site

Licence Holder	Distance from Site	Abstraction source	Purpose of Abstraction
Kirklees Council	180 m NE	Coal Measures	Heat Pump

[11] British Geological Survey, Borehole Log SE11NW22. http://scans.bgs.ac.uk/sobi_scans/boreholes/41069/images/18524258.html Date accessed: November 2022.

Licence Holder	Distance from Site	Abstraction source	Purpose of Abstraction
Huddersfield Dyeing Co Ltd	1.18 km NE	Millstone Grit	General Use Relating To Secondary Category (Medium Loss)
W T Johnson & Sons (Huddersfield) Ltd	1.46 km SE	Coal Measures	General Use Relating To Secondary Category (Medium Loss)

The site is not situated within an EA designated groundwater Source Protection Zone.

4.2 Coal Mining

According to the Coal Authority, the site is located in a Coal Mining Affected Area. The Coal Authority Interactive Map does not show the site to be in a mine entry zone of influence but shows the site to be in a Development High Risk Area. The map also shows the site is in an area where Probably Shallow Coal Mine Workings are located.

The BGS has stated that no other (non-coal) mining activities are detected within 1 km of the site.

- According to a Coal Mining (CON29M) Assessment[12] dated 2nd November 2022, the site is not located in the likely zone of influence from coal workings in the past or present from underground methods but is located in an area where coal deposits have been worked at shallow depth in the past (but no plan exists).
- The property does not lie within the boundary of an underground site where The Coal Authority is determining whether to grant a licence to remove coal using underground methods.
- There are no known coal mine entries within 20 m of the site.
- The Authority is not aware of any evidence of damage arising due to geological faults or other lines of weakness that may have been affected by coal mining.
- The site does not lie within the boundary of an opencast site from which coal has been removed by opencast methods in the past, within 200 m of the site presently and within 800 m of an opencast site that the Coal Authority is determining to grant a licence to remove coal by opencast methods.
- The Coal Authority has not received a damage notice or claim for the site or any property within 50 m since 31st October 1994, and there is no current Stop Notice delaying the start of remedial works or repairs to the property.
- There is no record of a mine gas emission requiring action by the Coal Authority within the boundary of the site.
- Neither property has been subject to remedial works, by or on behalf of the Authority, under its Emergency Surface Hazard Call Out Procedures.

A copy of the Coal Mining Assessment is included within Appendix 3 of the report.

4.3 Hydrology

The nearest identified watercourse is the Huddersfield Broad Canal, located 480 m east at its nearest point. The EA currently classifies the Colne from River Holme to River Calder watershed as being of 'Moderate' Ecological Potential and 'Fail' Chemical Quality under the Water Framework Directive classification scheme.

[12] Groundsure CON29M Coal Mining Assessment Report, Reference: RMBL-9171190. Dated: 2nd November 2022.

According to an independent, third-party environmental database, there are four licensed surface water abstractions within a 1 km radius of the site, as detailed in Table 4.3 below.

Table 4.3: Licensed Surface Water Abstractions within 2 km of the Site

Licence Holder	Distance from Site	Abstraction source	Purpose of Abstraction
Canal and River Trust	850 m S	Huddersfield Narrow Canal	Non-Evaporative Cooling
	890 m NE	Huddersfield Broad Canal	General Use Relating To Secondary Category (Medium Loss)
	900 m SE	River Colne	Supply To A Canal For Throughflow
	1.12 km NE	Huddersfield Canal	General Cooling (Existing Licences Only) (Low Loss)

4.4 Regulatory Flood Designations

Regulatory flood maps have been developed to be used in strategic planning and are not intended to provide site-specific information. However, the mapping can provide a useful indication of whether further consideration or assessment of flood risks to a site may be required.

4.4.1 Fluvial

According to the EA's fluvial and tidal flood map for planning, the site is located in Flood Zone 1 (low probability). This zone comprises land assessed as having a less than 1 in 1000 annual probability of river (<0.1% in any year).

4.4.2 Surface Water

According to the EA Flood Map for Surface Water which presents the theoretical potential for flooding from pluvial sources (i.e., flooding caused by rainwater exceeding capacity of drainage systems), the site is located in an area of Very Low flooding probability. This zone comprises land assessed as having a less than 1 in 1,000 annual probability of pluvial flooding (<0.1% in any year).

Surface water drainage networks are typically designed to accommodate only a 1 in 30 (3.3%) annual probability rainfall event. Older drainage networks may have a lower capacity, especially if they have not been maintained adequately. Although not true of every situation, surface water flooding is typically relatively shallow and would be expected to subside following the storm event assuming drainage assets are maintained in an appropriate condition.

4.5 Designated Ecological Sites

There are three designated ecological sites within 2 km of the site; with the closest being Gledholt Woods (1.09 km west), a Local Nature Reserve. The remaining two are Designated Ancient Woodlands; Benholmley Wood (1.87 km south-east) and Grimescar Wood 1.99 km north-west of the site.

4.6 Environmental Sensitivity and Vulnerability

The site is considered to be situated in an area of **low to moderate** sensitivity with respect to groundwater resources due to the underlying Secondary A Aquifer in relation to the Pennine Lower Coal Measures. There are three licensed groundwater abstractions within 2 km of the site; the EA classified the groundwater Quantitative Status and Chemical Quality as 'Poor' under the Water Framework Directive.

The vulnerability of the groundwater receptor in the vicinity of the site is considered to be **low** as the entire site is covered by hardstanding.

The sensitivity of the hydrological receptor can be considered as **low to moderate** as the Colne River Holme to River Calder (the nearest surface watercourse) was classified as 'Moderate' Ecological Potential and 'Fail' Chemical Quality under the Water Framework Directive. There are four licensed surface water abstractions within 2 km of the site.

The site is considered to be in an area of **low** vulnerability with respect to surface water resources as the nearest surface water course is 480 m west.

There are three statutory designated ecologically sensitive areas within 2 km, the closest is located 1.09 km distant.

5. QUALITATIVE RISK ASSESSMENT

5.1 Legislative Framework

The regime for contaminated land was set out in Part 2A (ss.78A-78YC) of the Environmental Protection Act 1990 (EPA), as inserted by S.57 of The Environment Act 1995 and came into effect in England on 1st April 2000 as The Contaminated Land (England) Regulations 2000 (SI 2000/227). These regulations were subsequently revoked with the provision of The Contaminated Land (England) Regulations 2006 (SI 2006/1380) (as amended), which came into force in August 2006, and consolidated the previous regulations and amendments. Revised statutory guidance ("the Guidance") for local authorities on how to implement the regime, including the decision-making process on whether land is contaminated land in the legal sense, has been published by Defra and entered into force in April 2012.

Under Part 2A of the EPA Section 78A(2), "contaminated land" is defined as "land which appears… to be in such a condition, by reason of substances in, on or under the land, that:

a) significant harm is being caused or there is a significant possibility of such harm being caused[13]; or

b) significant pollution of controlled waters is being caused, or there is a significant possibility of such pollution being caused".

The pollution of controlled waters is defined in Section 78A(9) of the Act as "the entry into controlled waters of any poisonous, noxious or polluting matter or any solid waste matter".

5.2 Risk Assessment Framework

"Significant harm" or "significant pollution of controlled waters" is defined in the Guidance on risk-based criteria and must be the result of one or more relevant 'contaminant linkages' relating to the land.

The presence of a contaminant linkage relies on the Source-Pathway-Receptor concept, where all three (3) factors must be present and potentially or actually linked for a potential risk to exist. For a risk of pollution or environmental harm to occur as a result of ground contamination, all of the following elements must be present:

- A source - a substance that is capable of causing pollution or harm;
- A receptor - something which could be adversely affected by the contaminant; and
- A pathway - a route by which the contaminant can reach the receptor.

If one of these elements is absent there can be no significant risk. If all are present then the magnitude of the risk is a function of the magnitude and mobility of the source, the sensitivity of the receptor and the nature of the migration pathway.

The potential severity of the risk and the probability of the risk occurring have been combined in accordance with the following matrix in order to give a level of risk for each potential hazard.

Table 5.1: Classification of Risk (after NHBC/EA 2008)

		Consequence			
		Severe	**Medium**	**Mild**	**Minor**
Probability	**High Likelihood**	Very high	High	Moderate	Low
	Likely	High	Moderate	Moderate/Low	Low

[13] Water Act 2003 (Commencement No. 11) Order 2012

Low Likelihood	Moderate	Moderate/ Low	Low	Very low
Unlikely	Moderate/ Low	Low	Very low	Very low

It has been assumed that the site is to be redeveloped into a functional hotel.

5.3 Preliminary Risk Assessment

A preliminary conceptual site model has been developed and qualitative preliminary risk assessment undertaken to identify and assess the potential risks associated with environmental conditions at and in the vicinity of the site based on the available information. This is presented in Table 5.2.

Table 5.2: Conceptual Site Model

Source	Pathway	Receptor	Potential Consequence	Probability of Risk	Level of Risk
Site is currently a disused hotel. No significant contamination sources identified from current and historical site use. Potential for impacts in made ground beneath the site from historical development (e.g. metals, hydrocarbons, asbestos).	Leaching to Groundwater & Groundwater Flow.	Groundwater in the Lower Pennine Coal Measures (Secondary A Aquifer).	Medium	Unlikely	**Low**. No significant on-site potential contamination sources from current use.
	Surface water run-off.	Surface water as controlled water in the Huddersfield Broad Canal.	Medium	Unlikely	**Low**. No significant on-site potential contamination sources from current use. Nearest receptor is at distance.
	Dermal contact / ingestion.	Site users and neighbours.	Medium	Unlikely	**Low.** No significant on-site potential contamination sources from current use and site covered by hardstanding.
		Construction workers.	Medium	Low	**Low to moderate*.** Groundworkers will come into contact with soils, if e.g. asbestos is present, there may be a potential risks to construction workers which would require mitigation. Further investigation is required.
	Vapours.	Site buildings, users and neighbours. Construction workers.	Medium	Unlikely	**Low.** No significant on-site potential contamination sources anticipated.

Source	Pathway	Receptor	Potential Consequence	Probability of Risk	Level of Risk
Potential current and historical off-site contamination sources in the vicinity of the site including: Huddersfield Train Station, petrol filling station and various mills, garages, warehouses and works.	Leaching and movement onto site via Groundwater Flow.	Groundwater in the Lower Pennine Coal Measures (Secondary A Aquifer).	Mild	Low likelihood	**Low**. Potential presence of potential contamination sources from off-site activities.
	Vapours.	Site buildings, users and neighbours. Construction workers.	Medium	Unlikely	**Low**. Any potentially significant pollutant linkage is considered unlikely.
Potential for ground gas generation from the underlying coal measures associating with the bedrock geology (Coal seam (400 mm thickness) identified as close as 70 m south)	Gas migration	Site buildings, users and neighbours. Construction workers.	Severe	Low likelihood	**Moderate**. The site is located in a Coal Mining Affected Area, and in an area where Probably Shallow Coal Mine Workings are located. A coal seam was recorded at 12.5 m depth approximately 70 m south of the site. The potential for a coal seam beneath the site is currently unknown. Further investigation is required.

Notes:

- Assessment completed assuming site in current condition. Should site levels be altered during development, a reassessment would be required.
- Should the development proposals alter significantly a review of this risk assessment may be required.
- * Given the use of appropriate PPE and on-site health and safety precautions, risk to construction workers would be reduced to low.

6. CONCLUSIONS AND RECOMMENDATIONS

6.1 Summary of Key Findings

The Phase I desk study has been prepared with a view that the site is to be renovated to an operational hotel. The site has historically been a Victorian-era hotel between 1851 and 2013, when the hotel closed.

No significant sources of contamination have been identified from historic or current uses at the site. Historical potentially contaminative activities present in the vicinity include railway sidings, tanks, mills, garages, warehouses and works within 250 m of the site. The site is currently surrounded by Huddersfield Train Station to the west and car park and commercial / retail units to north, east and south.

The site is underlain by superficial deposits comprising shallow Head Deposits, a designated Secondary Undifferentiated Aquifer; and the bedrock of the Pennine Lower Coal Measures, a designated Secondary A Aquifer.

The closest surface watercourse is the Huddersfield Broad Canal, located 480 m east at its nearest point. There are no sensitive use groundwater or surface water abstraction points within 2 km of the site.

According to the EA's fluvial and tidal flood map for planning, the site is located in Flood Zone 1 (low probability). The site is also located in an area of very low pluvial flooding probability.

The site is located within a Coal Mining Affected Area, with a coal seam recorded off-site, at 12.5 m approximately 70 m south of the site.

The preliminary risk assessment for the site has identified a potential moderate risk to human health from gas generation from any possible coal seams/workings beneath the site. There is a low to moderate risk to construction workers from any unknown made ground beneath the site.

Low risk to human health and controlled waters has been identified; and low risk has been identified from the current and historical off-site land uses.

6.2 Recommendations

A ground investigation is recommended to fully characterise the ground conditions beneath the site to assess the potential contaminated land risks on site.

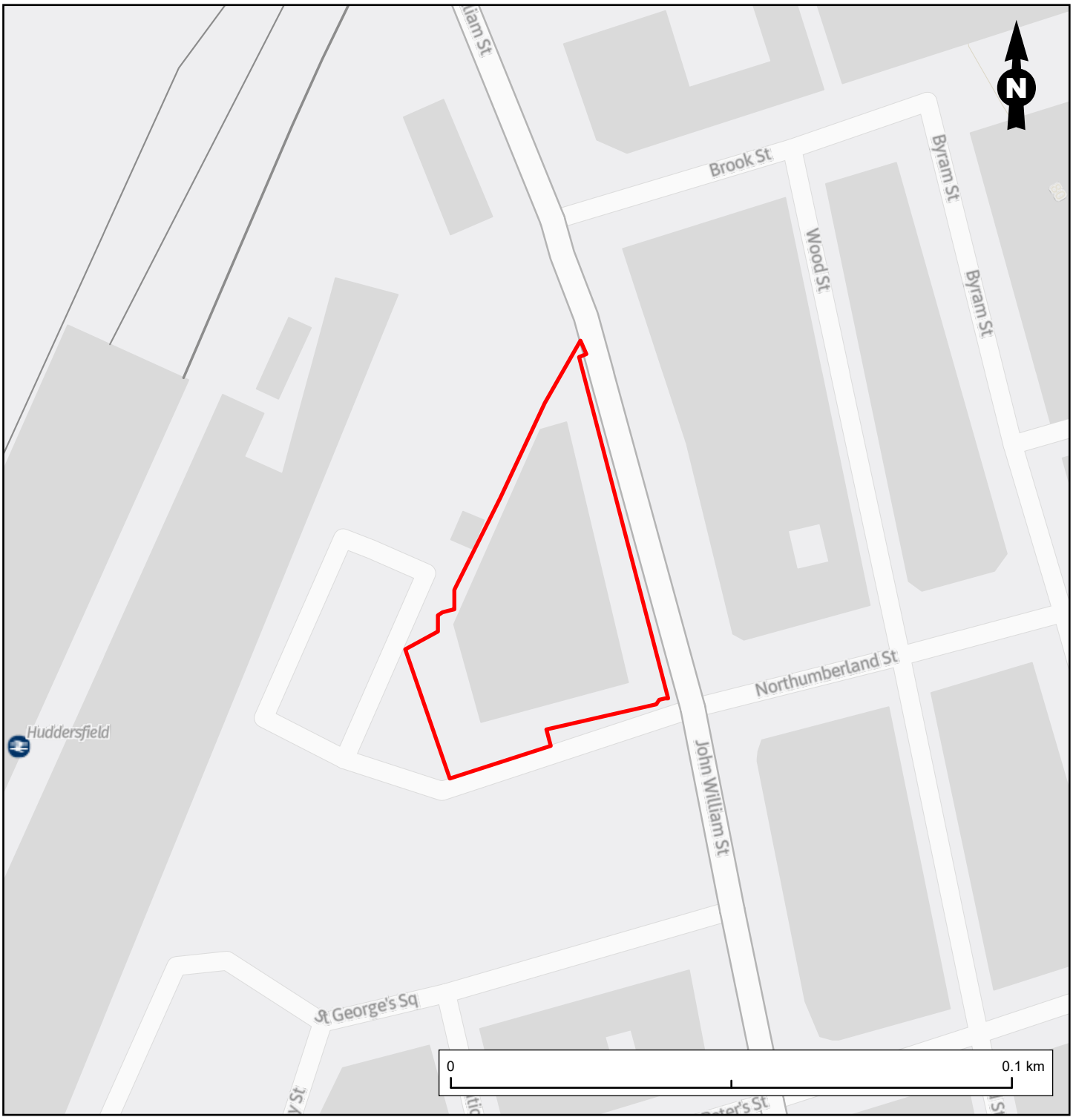
Based on the information summarised in this combined desk-top study report, an intrusive ground investigation should be carried out to:

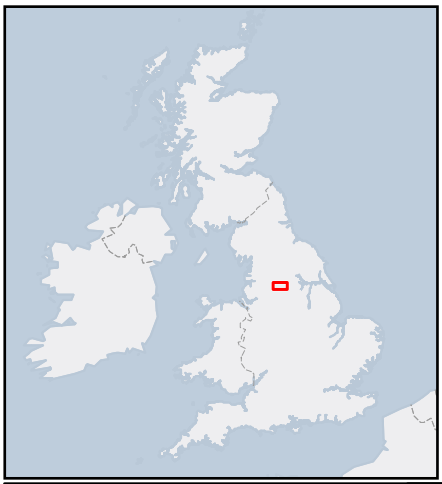
- Investigate the likely shallow ground conditions beneath the site to accurately inform a revised conceptual site model, with a particular focus on potential contaminants in shallow made ground to which construction workers may come into contact;
- Provide a spread of soil chemical data across the site area, and include testing suites for heavy metals, total petroleum hydrocarbons (TPHs), polyaromatic hydrocarbons (PAHs), and asbestos; and
- Characterise the ground gas regime by monitoring newly installed wells for methane, carbon dioxide, carbon monoxide, hydrogen sulphide to allow Ground Gas and Coal Mining Gas Risk Assessments. The extent of monitoring would be confirmed on completion of the site works once the presence/absence of any coal seams or other potential gas source materials has been quantified.

The ground investigation is likely to comprise, but is not limited to, the following:

- Window sampler and rotary boreholes to confirm the ground conditions and depth to possible coal seams;
- Borehole installations to allow groundwater and / or ground gas monitoring;
- Soil sample recovery for testing for a range of determinands; and
- Gas monitoring programme.

APPENDIX 1
FIGURES





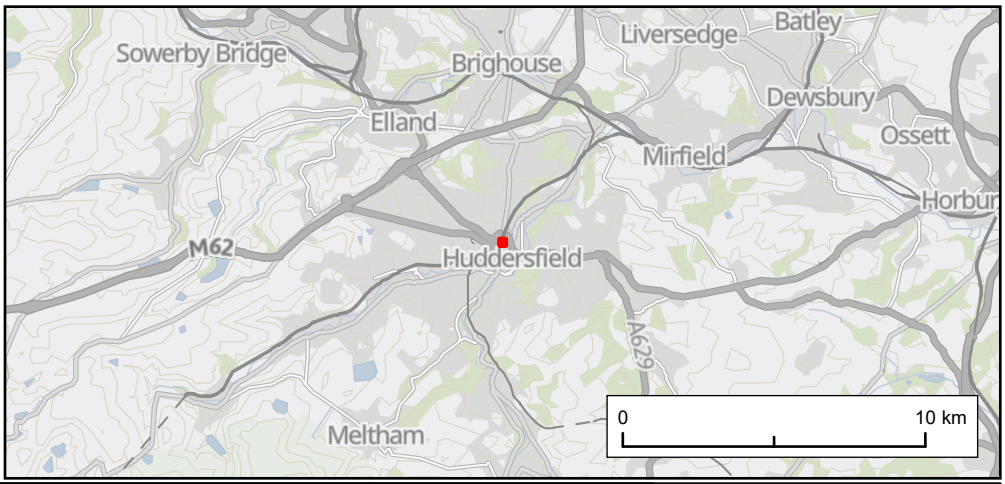
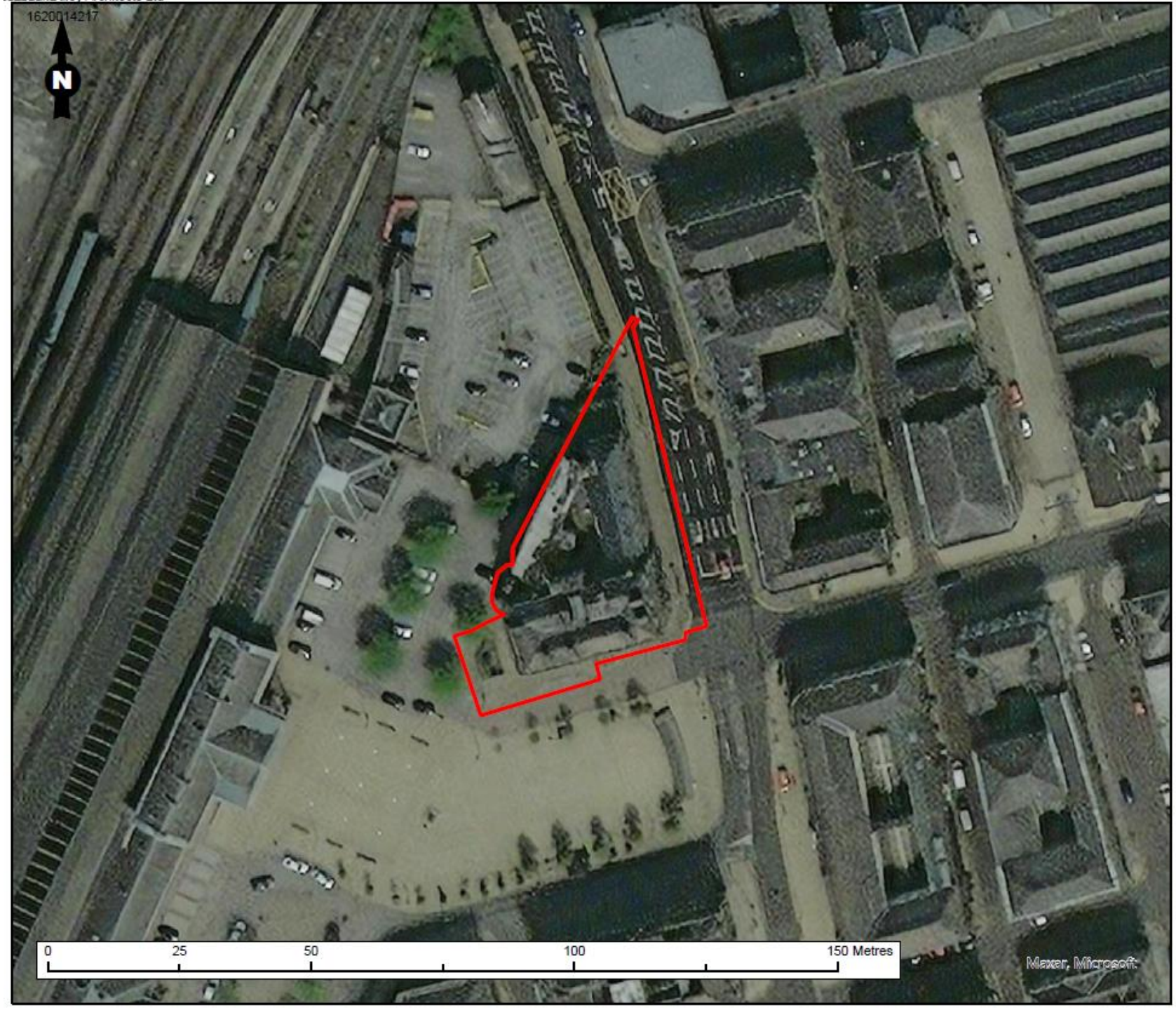


Figure Title: Figure 1: Site Location	Project Name: George Hotel, Huddersfield, HD1 1JA	Date: November 2022	RAMBOLL
		Scale on Main Map: 1:1,000	
Project Number: 1620014217	Client: Bowman Riley Architects Ltd	Issue: 1	Prepared By: lb

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Legend

Site Boundary

Figure Title
Site Layout

Project Name
George Hotel,
Huddersfield, HD1 1JA

Project Number	Figure No.
1620014217	2
Date	Prepared By
November 2022	HR
Scale	Issue
1:1,000 @A4	1

Client
Bowman Riley Architects Ltd

RAMBOLL

APPENDIX 2
GROUNDSURE REPORT



RAMBOLL

Site Details:

GEORGE HOTEL, ST GEORGE'S SQUARE, HUDDERSFIELD, HD1 1JA

Client Ref: 1620051788
Report Ref: RMBL-9169615
Grid Ref: 414414, 416940

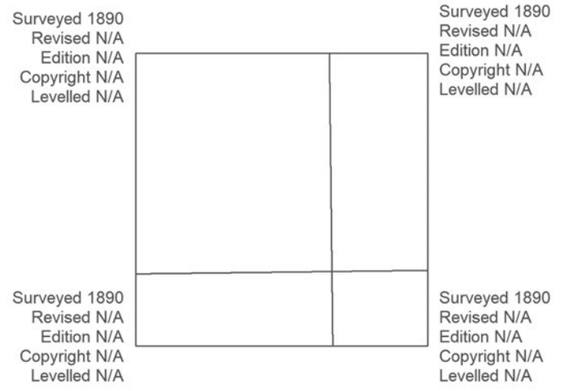
Map Name: County Series Town Plan

Map date: **1890**

Scale: 1:500

Printed at: 1:1,000

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Client Ref: 1620051788
Report Ref: RMBL-9169615
Grid Ref: 414414, 416940

Map Name: County Series

Map date: **1893**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1893
Revised 1893
Edition N/A
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Client Ref: 1620051788
Report Ref: RMBL-9169615
Grid Ref: 414414, 416940

Map Name: County Series

Map date: **1907**

Scale: 1:2,500

Printed at: 1:2,500

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Client Ref: 1620051788
Report Ref: RMBL-9169615
Grid Ref: 414414, 416940

Map Name: County Series

Map date: **1918**

Scale: 1:2,500

Printed at: 1:2,500

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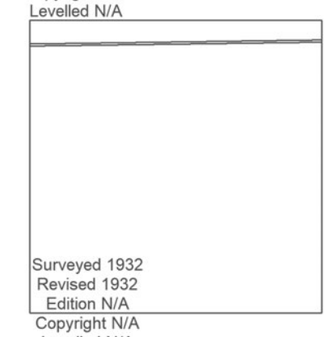
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Report Ref: RMBL-9169615
Grid Ref: 414414, 416940

Map Name: National Grid

Map date: **1959-1960**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1959
Revised 1959
Edition N/A
Copyright 1959
Levelled 1931

Surveyed 1958
Revised 1958
Edition N/A
Copyright 1959
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Surveyed 1959
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Copyright 1960
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Surveyed 1959
Revised 1959
Edition N/A
Copyright 1960
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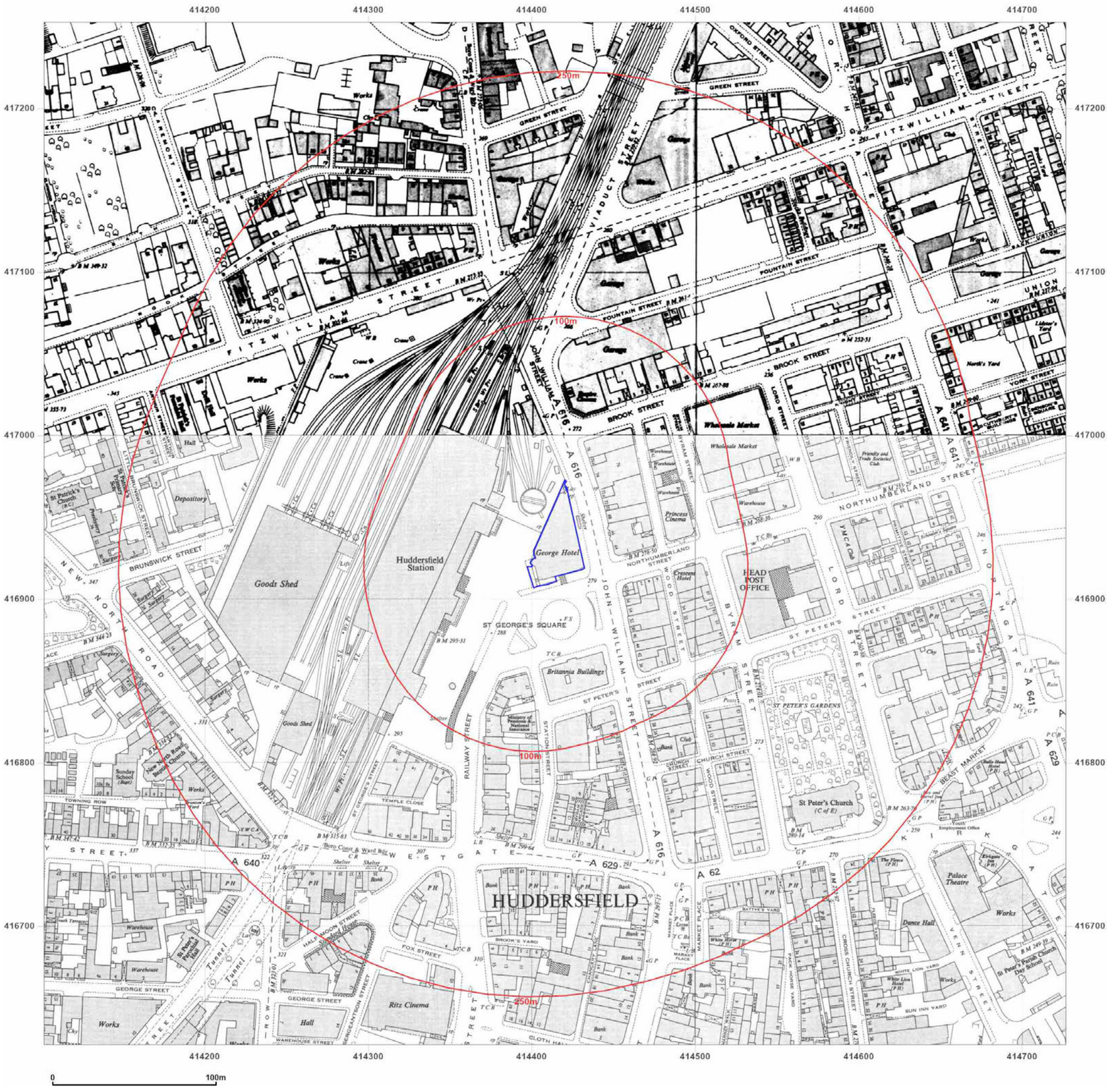
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Client Ref: 1620051788
Report Ref: RMBL-9169615
Grid Ref: 414414, 416940

Map Name: National Grid

Map date: **1960-1961**

Scale: 1:2,500

Printed at: 1:2,500

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

Surveyed 1959
Revised 1959
Edition 1961
Copyright 1961
Levelled 1931

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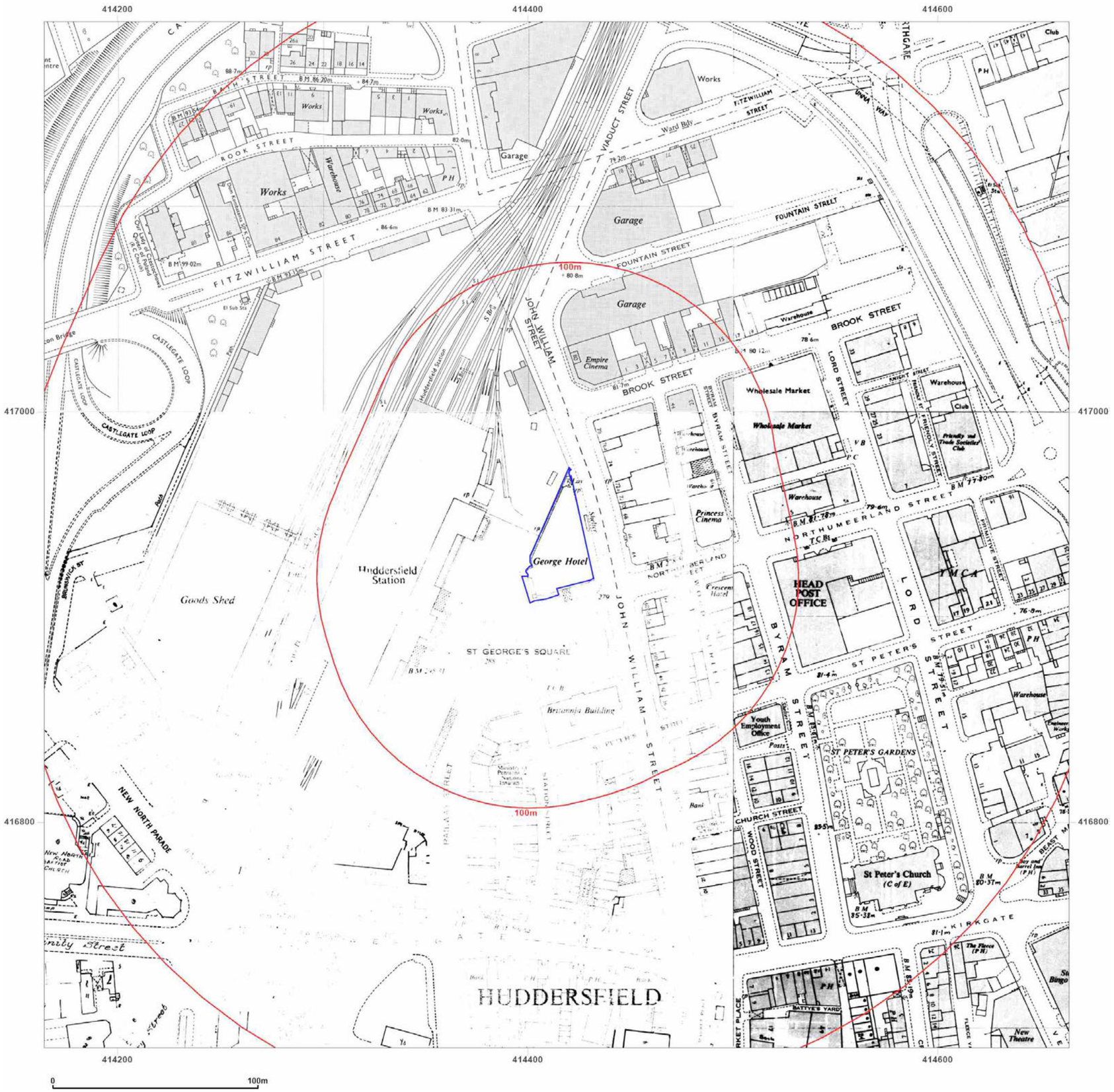
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Client Ref: 1620051788
Report Ref: RMBL-9169615
Grid Ref: 414414, 416940

Map Name: National Grid

Map date: **1975-1978**

Scale: 1:1,250

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Surveyed 1959 Revised 1977 Edition N/A Copyright 1978 Levelled 1959	Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A
Surveyed N/A Revised N/A Edition N/A Copyright 1975 Levelled N/A	Surveyed N/A Revised N/A Edition N/A Copyright 1978 Levelled N/A

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Grid Ref: 414414, 416940

Map Name: National Grid

Map date: **1982-1985**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1959
Revised 1983
Edition N/A
Copyright 1983
Levelled 1959

Surveyed 1959
Revised 1984
Edition N/A
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Surveyed N/A
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Client Ref: 1620051788
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Grid Ref: 414414, 416940

Map Name: National Grid

Map date: **1993**

Scale: 1:1,250

Printed at: 1:2,000

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

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Report Ref: RMBL-9169615
Grid Ref: 414414, 416940

Map Name: National Grid

Map date: **1990-1993**

Scale: 1:1,250

Printed at: 1:2,000

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

Surveyed 1992
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Grid Ref: 414414, 416940

Map Name: National Grid

Map date: **1993-1995**

Scale: 1:1,250

Printed at: 1:2,000

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

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Client Ref: 1620051788
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Grid Ref: 414414, 416940

Map Name: LandLine
Map date: **2003**
Scale: 1:1,250
Printed at: 1:1,250

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Client Ref: 1620051788
Report Ref: RMBL-9169615
Grid Ref: 414414, 416940

Map Name: County Series

Map date: **1854**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1850
Revised N/A
Edition 1854
Copyright N/A
Levelled 1853

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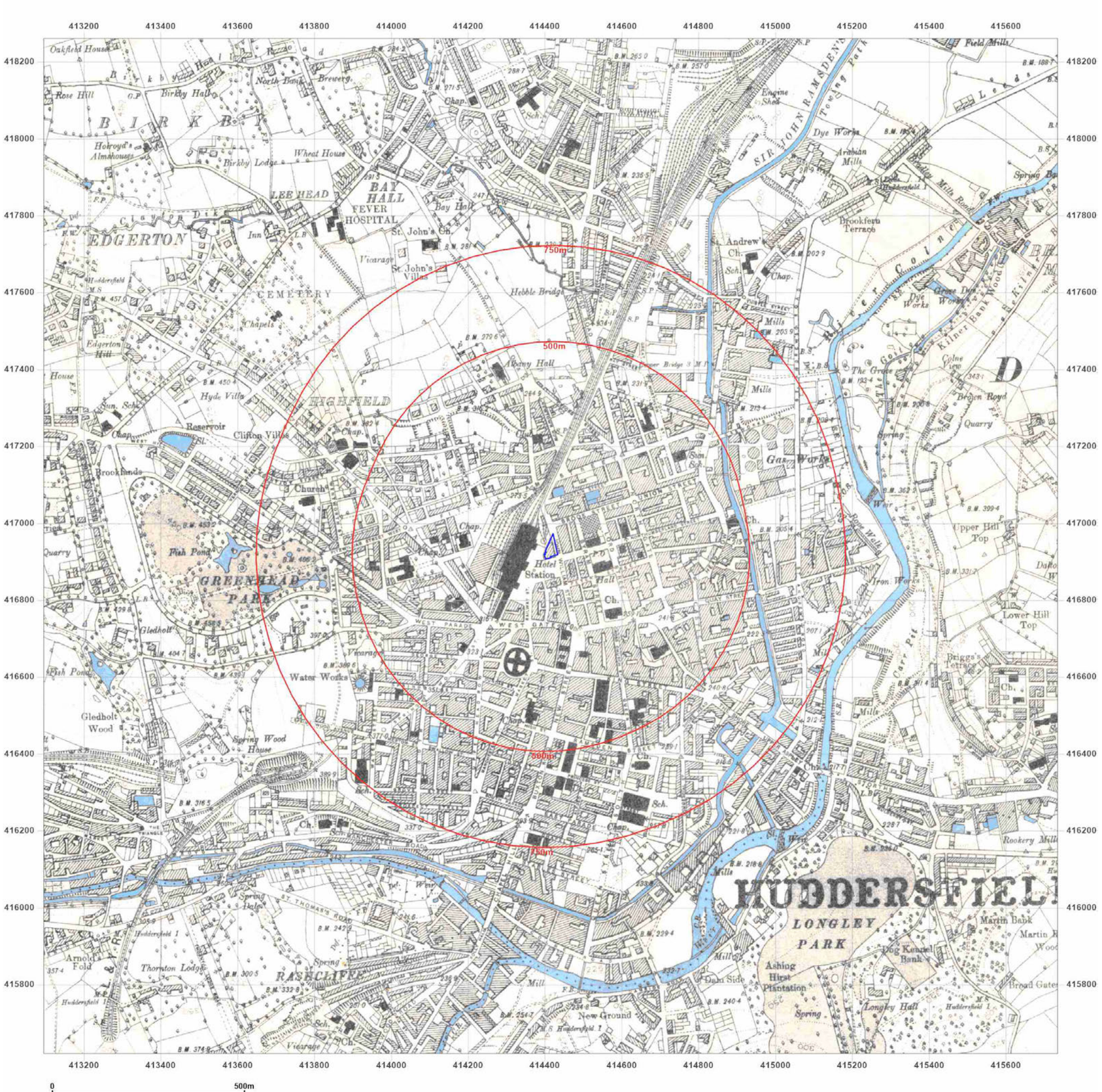
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Client Ref: 1620051788
Report Ref: RMBL-9169615
Grid Ref: 414414, 416940

Map Name: County Series

Map date: **1889**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1889
Revised 1889
Edition N/A
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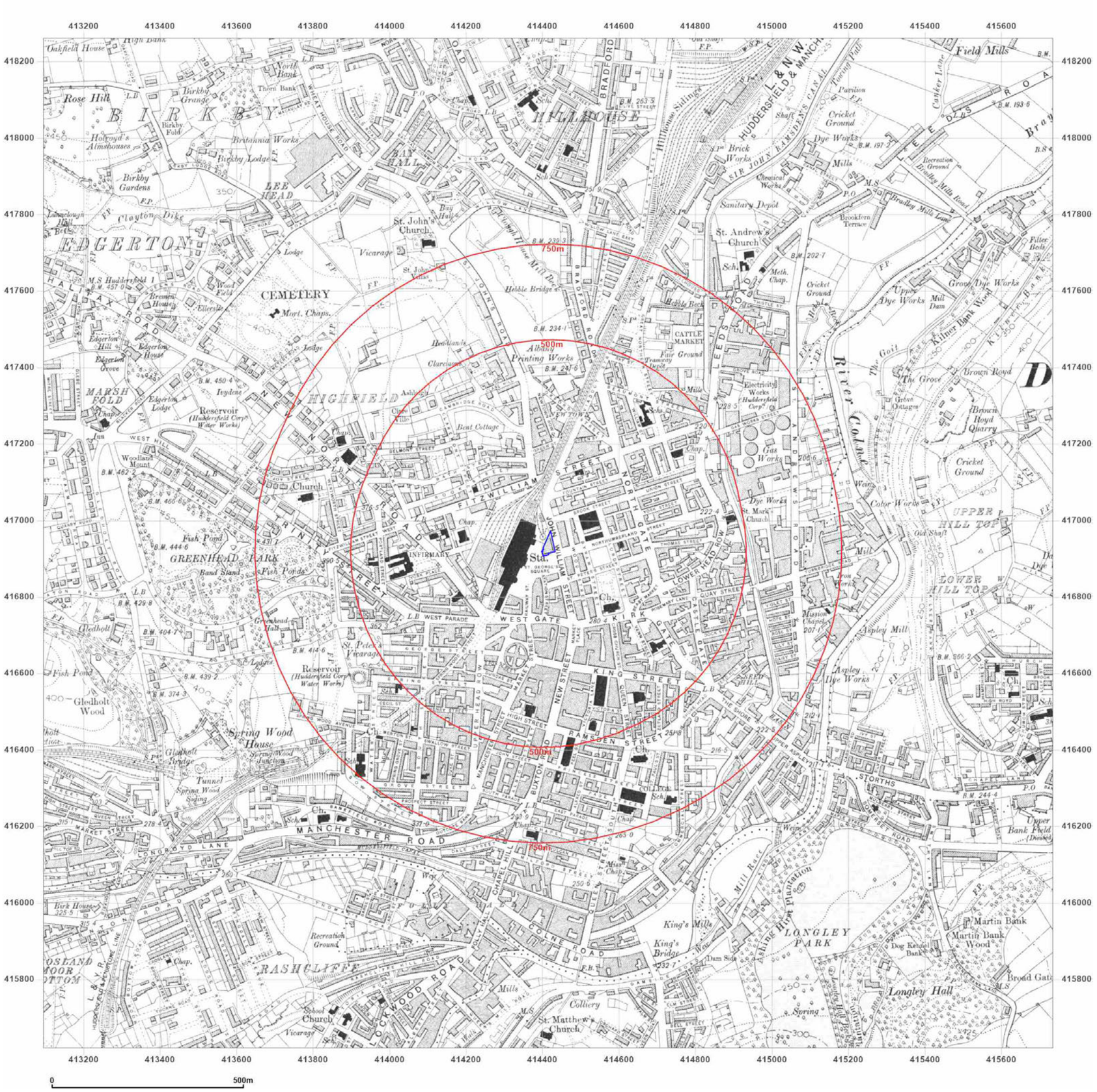
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Client Ref: 1620051788
Report Ref: RMBL-9169615
Grid Ref: 414414, 416940

Map Name: County Series

Map date: **1905**

Scale: 1:10,560

Printed at: 1:10,560

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Revised 1905
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Grid Ref: 414414, 416940

Map Name: County Series

Map date: **1931**

Scale: 1:10,560

Printed at: 1:10,560

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RAMBOLL

Site Details:

GEORGE HOTEL, ST GEORGE'S SQUARE, HUDDERSFIELD, HD1 1JA

Client Ref: 1620051788
Report Ref: RMBL-9169615
Grid Ref: 414414, 416940

Map Name: County Series

Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1851
Revised 1938
Edition 1938
Copyright N/A
Levelled N/A

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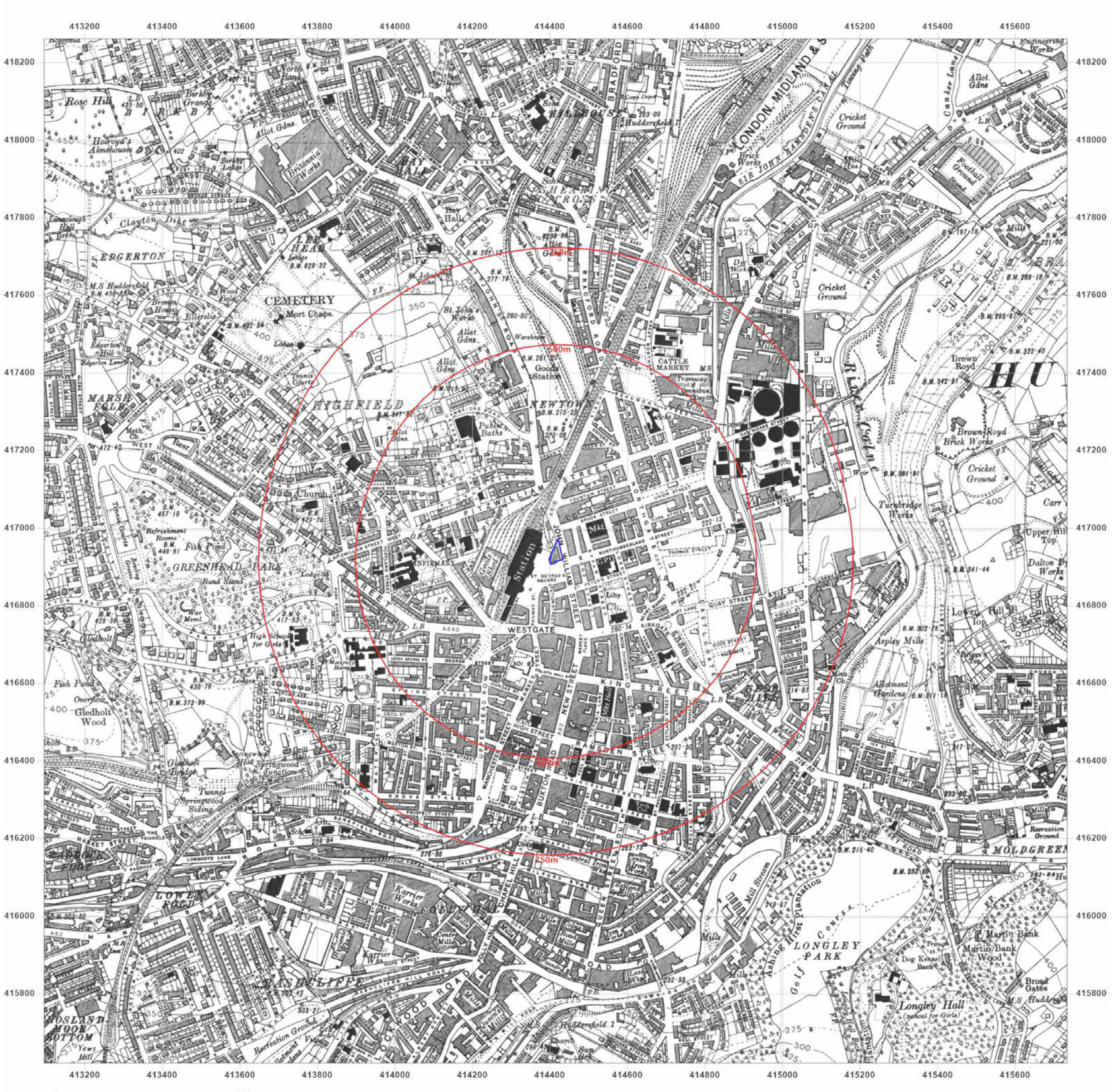
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RAMBOLL

Site Details:

GEORGE HOTEL, ST GEORGE'S SQUARE, HUDDERSFIELD, HD1 1JA

Client Ref: 1620051788
Report Ref: RMBL-9169615
Grid Ref: 414414, 416940

Map Name: County Series

Map date: **1948**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1851
Revised 1948
Edition N/A
Copyright N/A
Levelled N/A

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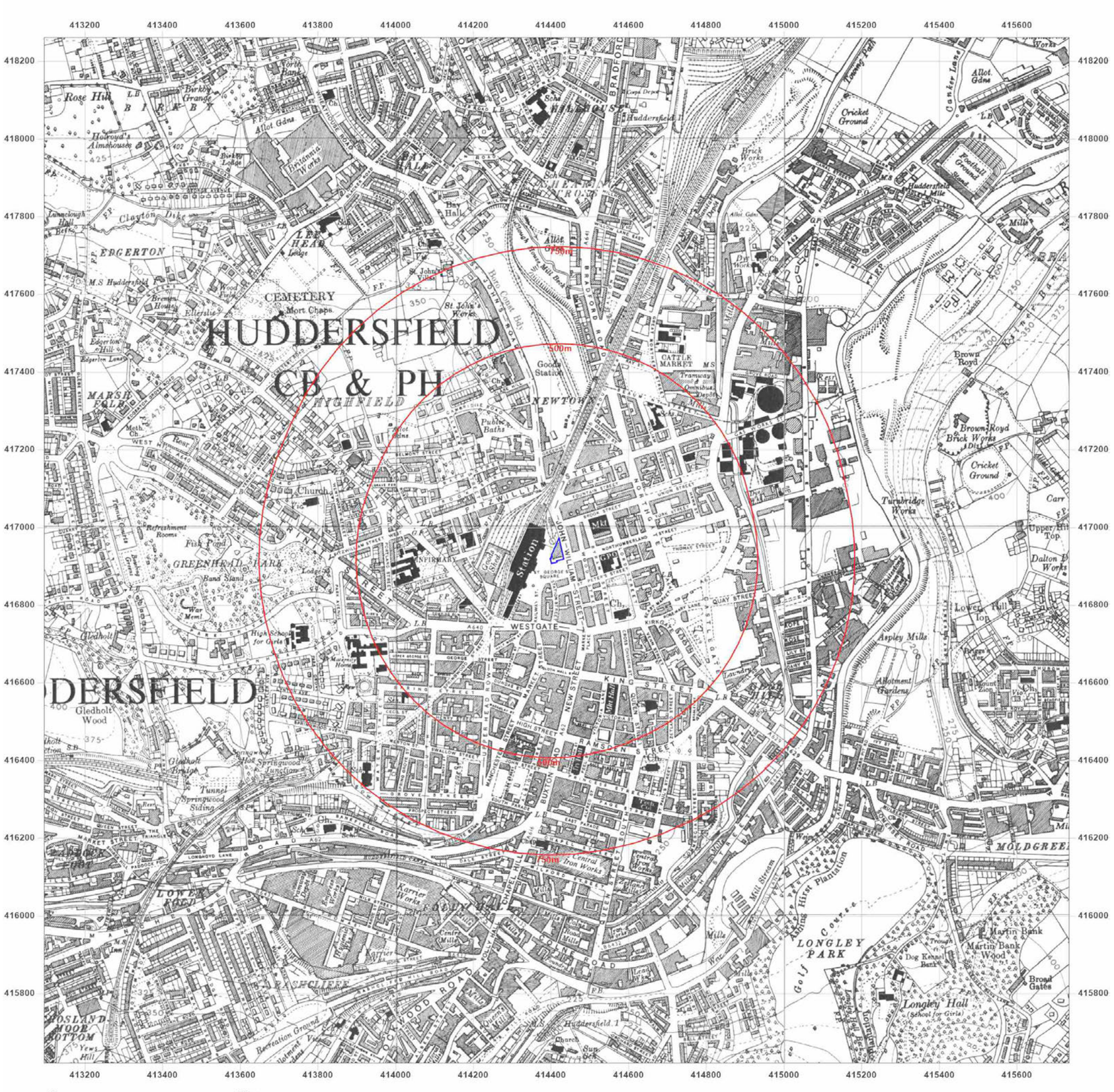
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RAMBOLL

Site Details:

GEORGE HOTEL, ST GEORGE'S SQUARE, HUDDERSFIELD, HD1 1JA

Client Ref: 1620051788
Report Ref: RMBL-9169615
Grid Ref: 414414, 416940

Map Name: Provisional

Map date: **1956**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1951
Revised 1951
Edition N/A
Copyright 1956
Levelled N/A

Surveyed 1951
Revised 1951
Edition N/A
Copyright 1956
Levelled N/A

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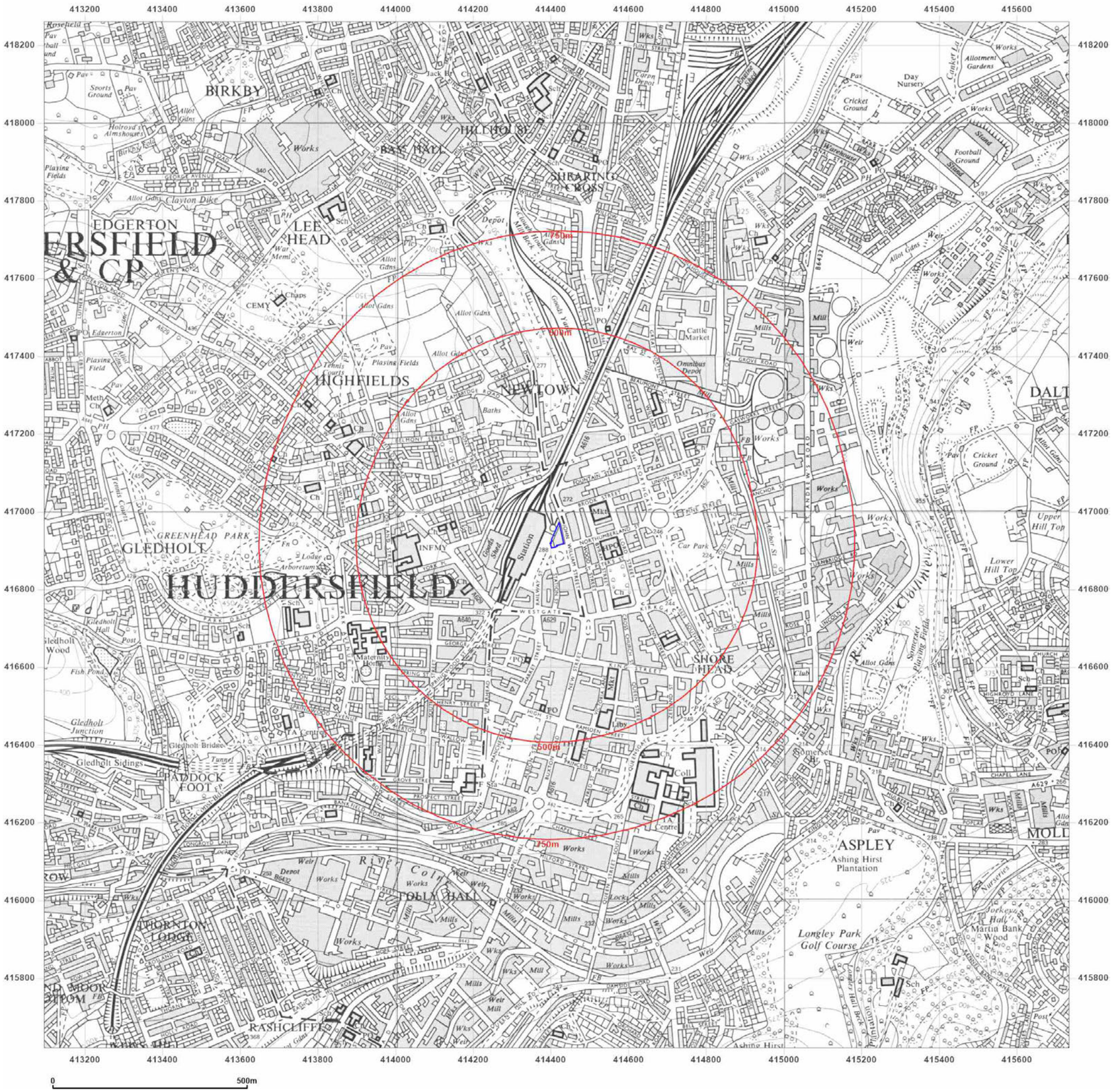
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RAMBOLL

Site Details:

GEORGE HOTEL, ST GEORGE'S SQUARE, HUDDERSFIELD, HD1 1JA

Client Ref: 1620051788
Report Ref: RMBL-9169615
Grid Ref: 414414, 416940

Map Name: Provisional

Map date: **1965-1966**

Scale: 1:10,560

Printed at: 1:10,560

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

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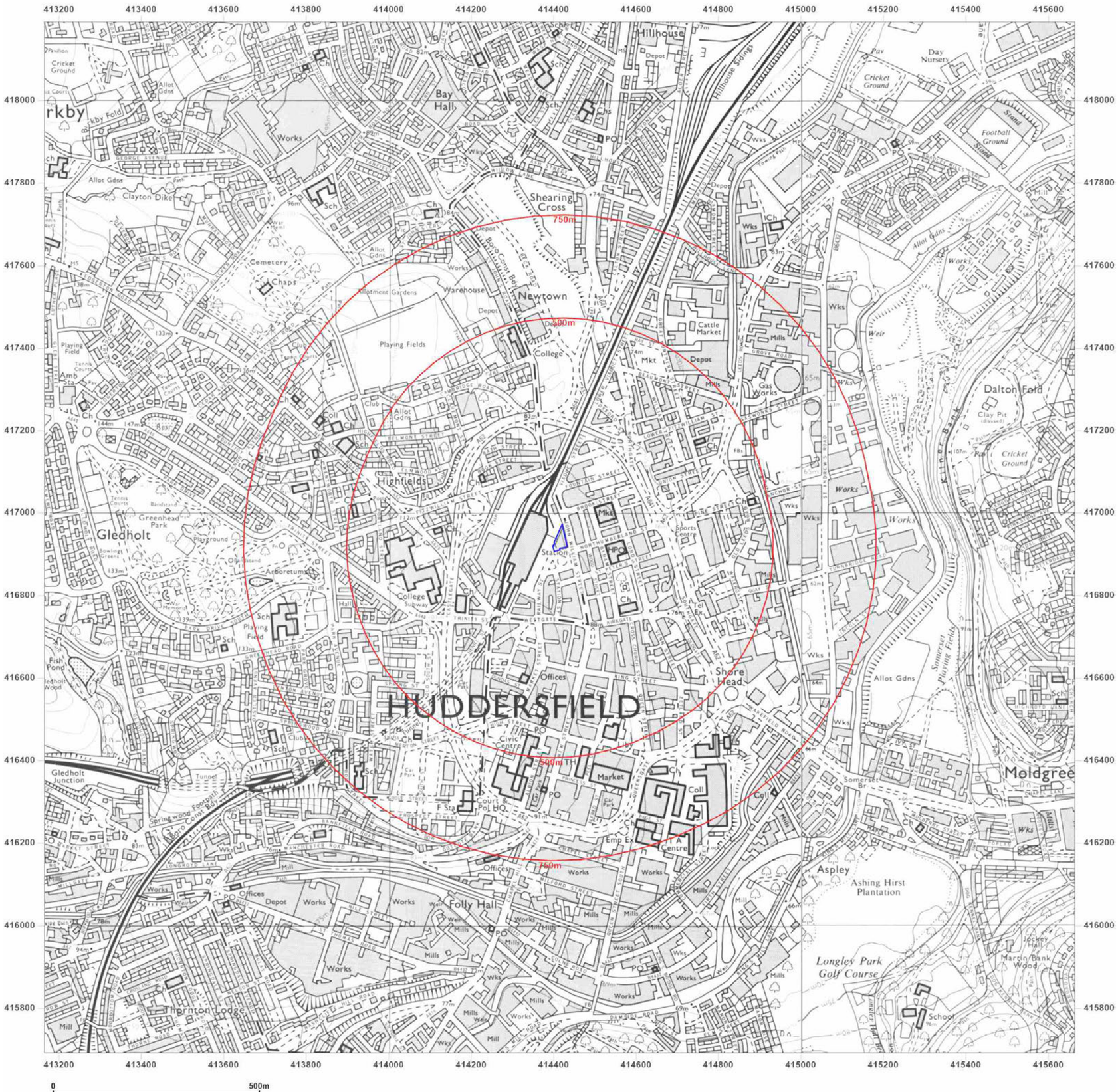
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RAMBOLL

Site Details:

GEORGE HOTEL, ST GEORGE'S SQUARE, HUDDERSFIELD, HD1 1JA

Client Ref: 1620051788
Report Ref: RMBL-9169615
Grid Ref: 414414, 416940

Map Name: National Grid

Map date: **1975**

Scale: 1:10,000

Printed at: 1:10,000

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Surveyed 1974 Revised 1975 Edition N/A Copyright N/A Levelled N/A		Surveyed 1974 Revised 1975 Edition N/A Copyright N/A Levelled N/A

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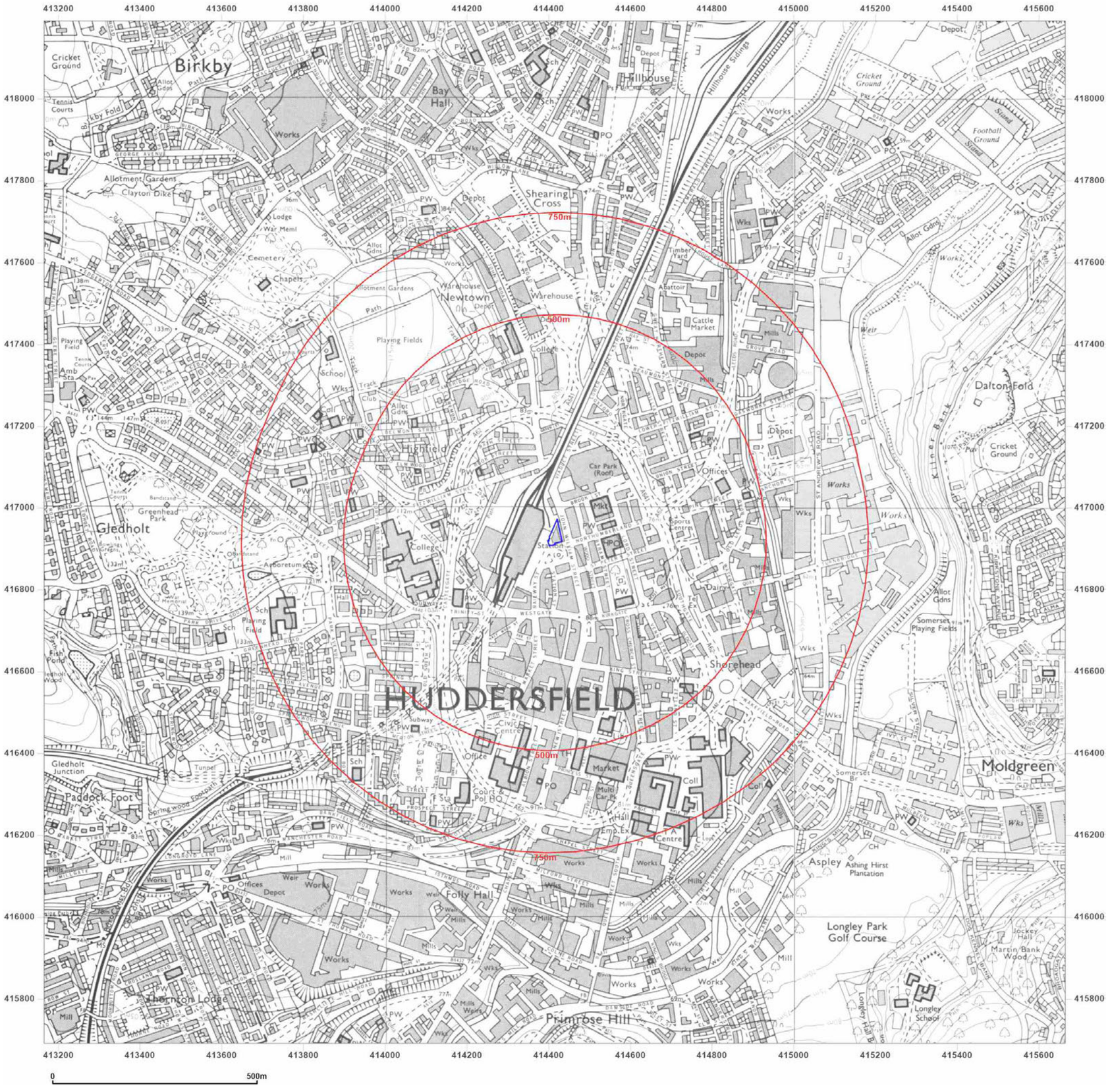
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RAMBOLL

Site Details:

GEORGE HOTEL, ST GEORGE'S SQUARE, HUDDERSFIELD, HD1 1JA

Client Ref: 1620051788
Report Ref: RMBL-9169615
Grid Ref: 414414, 416940

Map Name: National Grid

Map date: **1985-1988**

Scale: 1:10,000

Printed at: 1:10,000

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Surveyed 1984 Revised 1985 Edition N/A Copyright N/A Levelled N/A	Surveyed 1984 Revised 1988 Edition N/A Copyright N/A Levelled N/A

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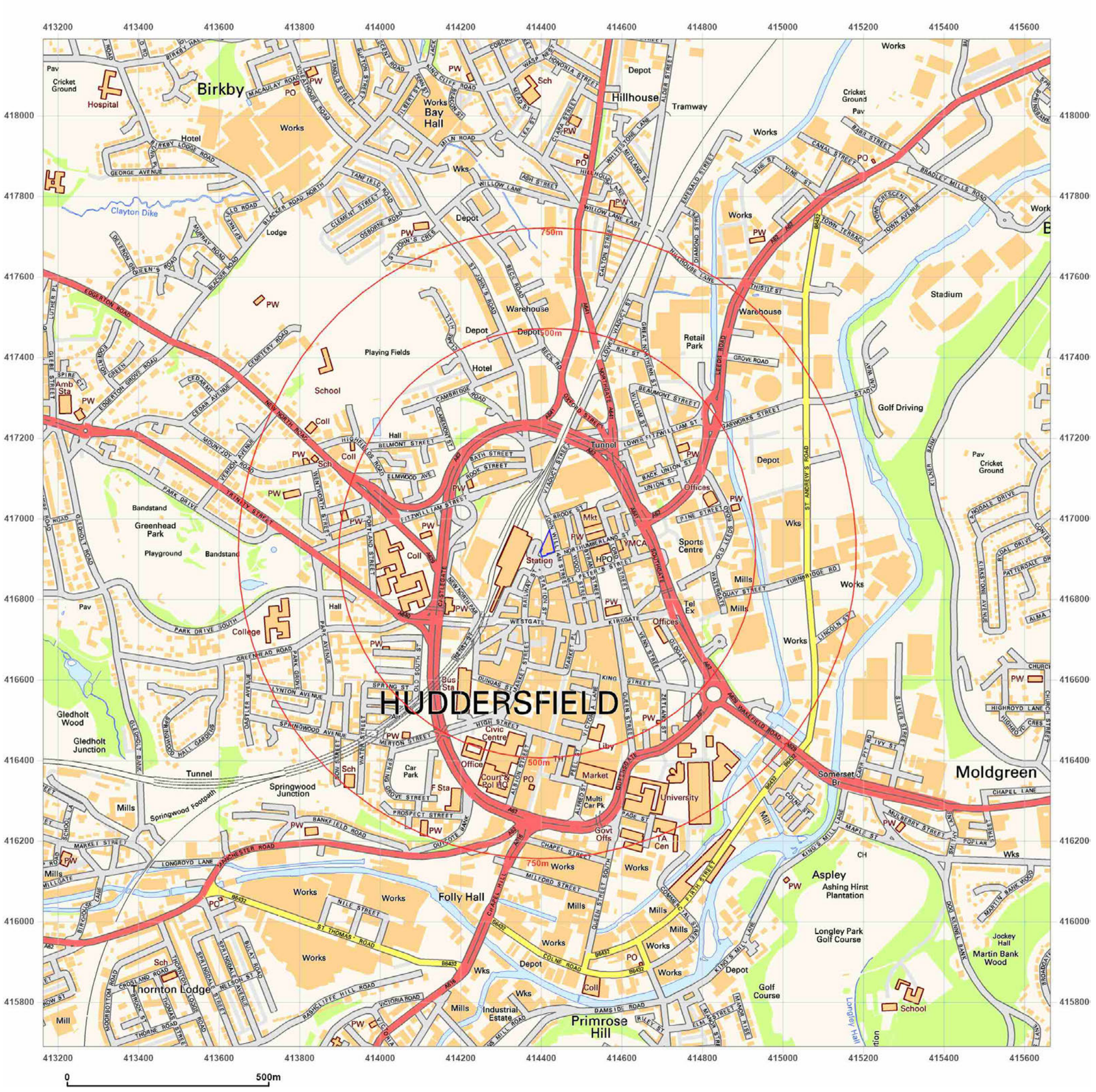
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RAMBOLL

Site Details:

GEORGE HOTEL, ST GEORGE'S SQUARE, HUDDERSFIELD, HD1 1JA

Client Ref: 1620051788
Report Ref: RMBL-9169615
Grid Ref: 414414, 416940

Map Name: National Grid

Map date: **2001**

Scale: 1:10,000

Printed at: 1:10,000

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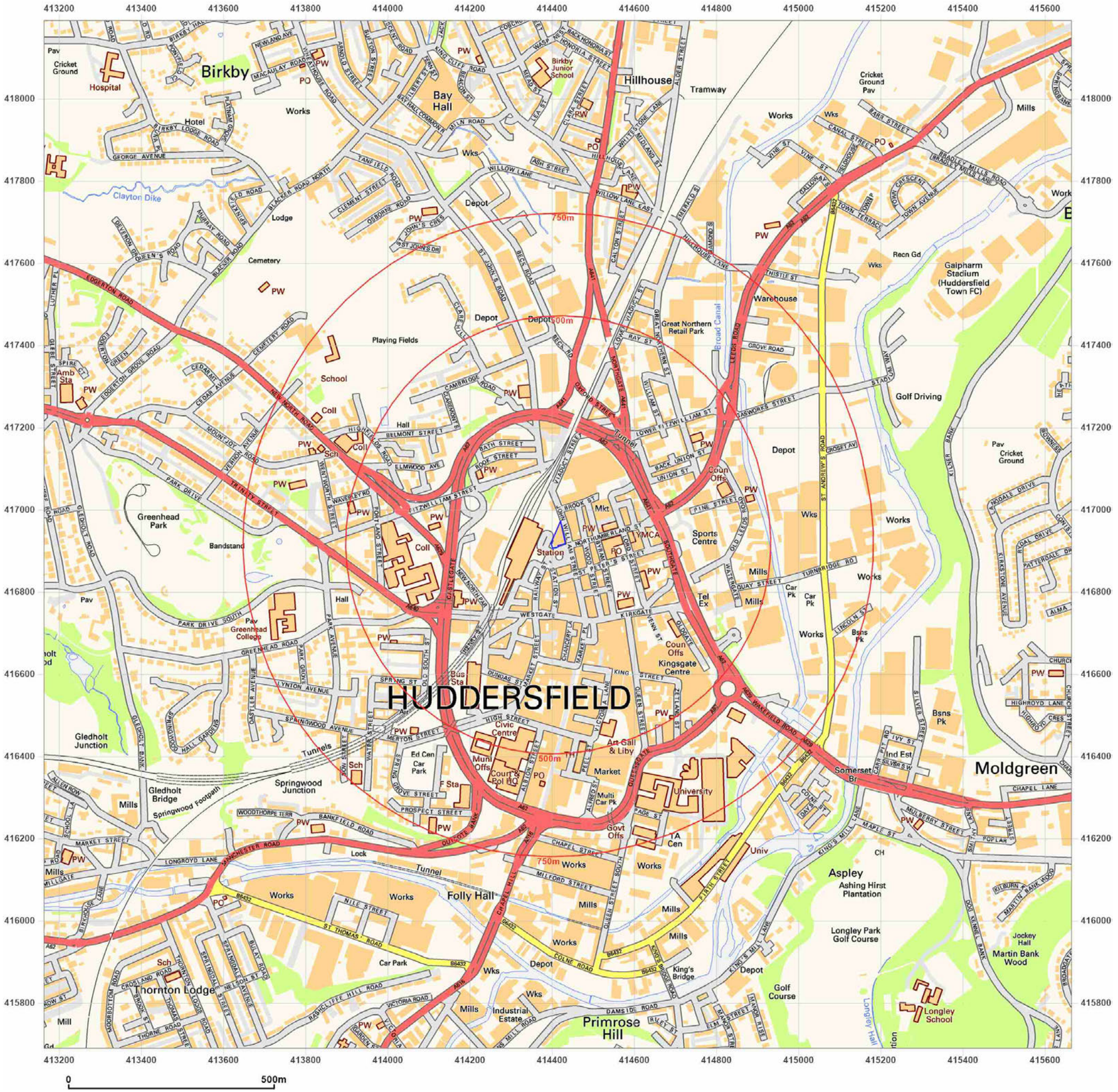
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Site Details:

GEORGE HOTEL, ST GEORGE'S SQUARE, HUDDERSFIELD, HD1 1JA

Client Ref: 1620051788
Report Ref: RMBL-9169615
Grid Ref: 414414, 416940

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

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2010

Groundsure INSIGHTS

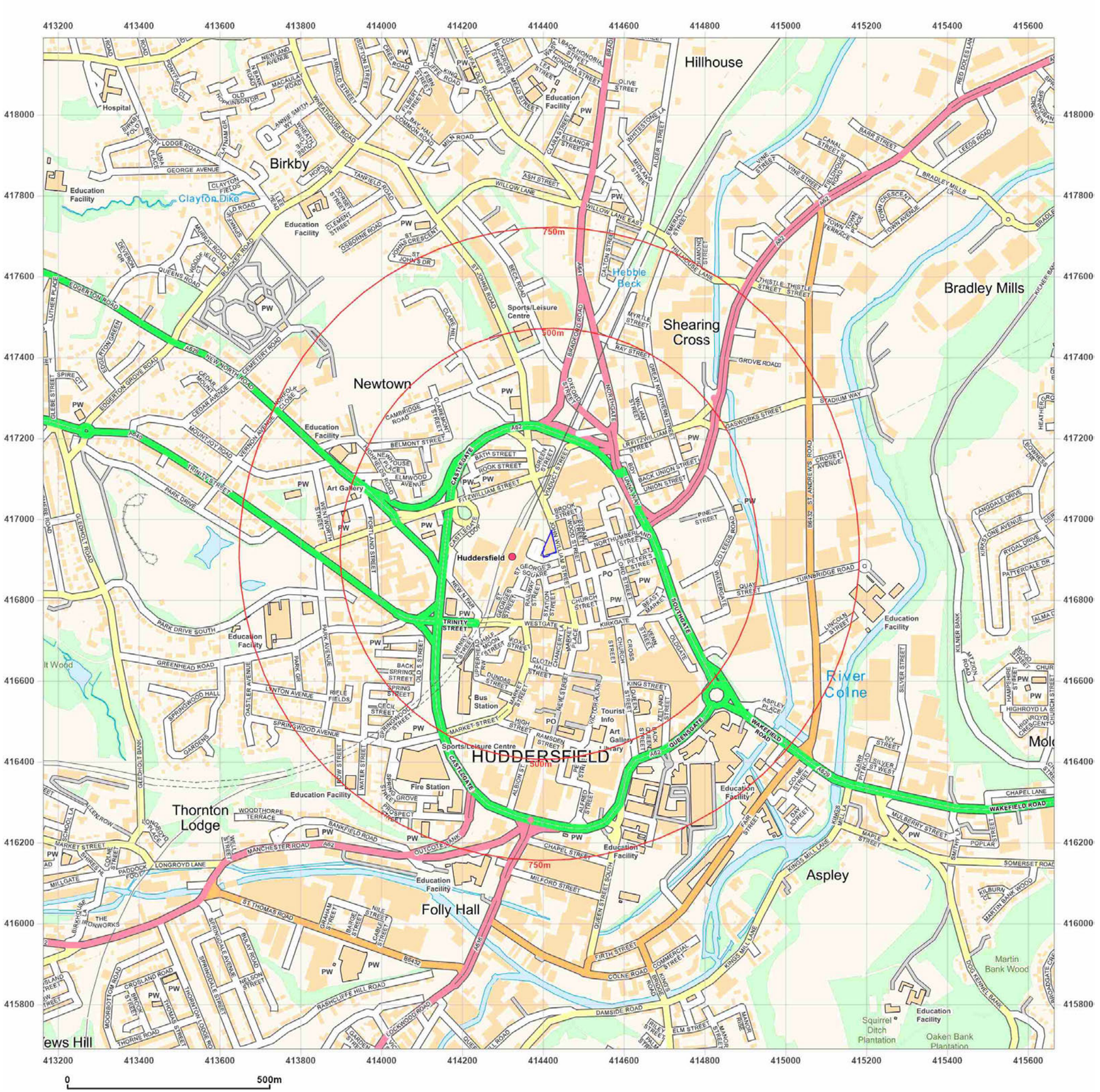
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RAMBOLL

Site Details:

GEORGE HOTEL, ST GEORGE'S SQUARE, HUDDERSFIELD, HD1 1JA

Client Ref: 1620051788
Report Ref: RMBL-9169615
Grid Ref: 414414, 416940

Map Name: National Grid

Map date: **2022**

Scale: 1:10,000

Printed at: 1:10,000

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Groundsure LOCATION INTELLIGENCE

Enviro+Geo Insight

GEORGE HOTEL, ST GEORGE'S SQUARE, HUDDERSFIELD, HD1 1JA

Order Details

Date: 02/11/2022

Your ref: 1620051788

Our Ref: RMBL-9169616

Site Details

Location: 414408 416942

Area: 0.12 ha

Authority: Kirklees Council



Summary of findings p. 2

OS MasterMap site plan p.12

Aerial image p. 8

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Summary of findings

Page	Section	Past land use	On site	0-50m	50-250m	250-500m	500-2000m
13	1.1	Historical industrial land uses	3	12	27	51	-
17	1.2	Historical tanks	0	0	1	12	-
18	1.3	Historical energy features	0	2	6	33	-
20	1.4	Historical petrol stations	0	0	1	0	-
20	1.5	Historical garages	0	0	15	25	-
22	1.6	Historical military land	0	0	1	0	-
Page	Section	Past land use - un-grouped	On site	0-50m	50-250m	250-500m	500-2000m
23	2.1	Historical industrial land uses	5	18	45	65	-
28	2.2	Historical tanks	0	0	3	21	-
29	2.3	Historical energy features	0	3	13	70	-
33	2.4	Historical petrol stations	0	0	1	0	-
33	2.5	Historical garages	0	0	22	38	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
36	3.1	Active or recent landfill	0	0	0	0	-
36	3.2	Historical landfill (BGS records)	0	0	0	0	-
37	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
37	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
37	3.5	Historical waste sites	0	0	0	0	-
37	3.6	Licensed waste sites	0	0	4	0	-
39	3.7	Waste exemptions	0	0	4	6	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
40	4.1	Recent industrial land uses	0	1	25	-	-
42	4.2	Current or recent petrol stations	0	0	1	2	-
43	4.3	Electricity cables	0	0	0	0	-
43	4.4	Gas pipelines	0	0	0	0	-
43	4.5	Sites determined as Contaminated Land	0	0	0	0	-

43	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	1	-
44	4.7	Regulated explosive sites	0	0	0	0	-
44	4.8	Hazardous substance storage/usage	0	0	0	0	-
44	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
44	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
44	4.11	Licensed pollutant release (Part A(2)/B)	0	0	4	8	-
46	4.12	Radioactive Substance Authorisations	0	0	0	0	-
46	4.13	Licensed Discharges to controlled waters	0	0	0	2	-
47	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
47	4.15	Pollutant release to public sewer	0	0	0	0	-
47	4.16	List 1 Dangerous Substances	0	0	0	0	-
47	4.17	List 2 Dangerous Substances	0	0	0	0	-
48	4.18	Pollution Incidents (EA/NRW)	0	0	0	1	-
48	4.19	Pollution inventory substances	0	0	19	0	-
55	4.20	Pollution inventory waste transfers	0	0	2	0	-
58	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
59	5.1	Superficial aquifer	Identified (within 500m)				
60	5.2	Bedrock aquifer	Identified (within 500m)				
61	5.3	Groundwater vulnerability	Identified (within 50m)				
62	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
62	5.5	Groundwater vulnerability- local information	None (within 0m)				
63	5.6	Groundwater abstractions	0	0	2	0	25
70	5.7	Surface water abstractions	0	0	0	0	17
74	5.8	Potable abstractions	0	0	0	0	7
76	5.9	Source Protection Zones	0	0	0	0	-
76	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	Hydrology	On site	0-50m	50-250m	250-500m	500-2000m
77	6.1	Water Network (OS MasterMap)	0	0	0	-	-

77	6.2	Surface water features	0	0	0	-	-
78	**6.3**	**WFD Surface water body catchments**	1	-	-	-	-
78	**6.4**	**WFD Surface water bodies**	0	0	0	-	-
79	**6.5**	**WFD Groundwater bodies**	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
80	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
80	7.2	Historical Flood Events	0	0	0	-	-
80	7.3	Flood Defences	0	0	0	-	-
81	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
81	7.5	Flood Storage Areas	0	0	0	-	-
82	7.6	Flood Zone 2	None (within 50m)				
82	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
83	**8.1**	**Surface water flooding**	1 in 30 year, Greater than 1.0m (within 50m)				
Page	Section	Groundwater flooding					
85	**9.1**	**Groundwater flooding**	Low (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
86	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
87	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
87	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
87	10.4	Special Protection Areas (SPA)	0	0	0	0	0
87	10.5	National Nature Reserves (NNR)	0	0	0	0	0
88	**10.6**	**Local Nature Reserves (LNR)**	0	0	0	0	1
88	**10.7**	**Designated Ancient Woodland**	0	0	0	0	2
88	10.8	Biosphere Reserves	0	0	0	0	0
89	10.9	Forest Parks	0	0	0	0	0
89	10.10	Marine Conservation Zones	0	0	0	0	0
89	**10.11**	**Green Belt**	0	0	0	0	2
89	10.12	Proposed Ramsar sites	0	0	0	0	0

90	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
90	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
90	10.15	Nitrate Sensitive Areas	0	0	0	0	0
90	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
91	**10.17**	**SSSI Impact Risk Zones**	1	-	-	-	-
92	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
93	11.1	World Heritage Sites	0	0	0	-	-
94	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
94	11.3	National Parks	0	0	0	-	-
94	**11.4**	**Listed Buildings**	1	5	94	-	-
98	**11.5**	**Conservation Areas**	1	0	0	-	-
99	11.6	Scheduled Ancient Monuments	0	0	0	-	-
99	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
100	**12.1**	**Agricultural Land Classification**	Urban (within 250m)				
101	12.2	Open Access Land	0	0	0	-	-
101	12.3	Tree Felling Licences	0	0	0	-	-
101	12.4	Environmental Stewardship Schemes	0	0	0	-	-
101	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
102	13.1	Priority Habitat Inventory	0	0	0	-	-
102	13.2	Habitat Networks	0	0	0	-	-
102	13.3	Open Mosaic Habitat	0	0	0	-	-
102	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
103	**14.1**	**10k Availability**	Identified (within 500m)				
104	**14.2**	**Artificial and made ground (10k)**	1	0	6	4	-
106	**14.3**	**Superficial geology (10k)**	1	0	0	0	-

107	14.4	Landslip (10k)	0	0	0	0	-
108	14.5	Bedrock geology (10k)	1	1	1	0	-
109	14.6	Bedrock faults and other linear features (10k)	0	0	1	1	-
Page	Section	Geology 1:50,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
110	15.1	50k Availability	Identified (within 500m)				
111	15.2	Artificial and made ground (50k)	0	0	1	2	-
112	15.3	Artificial ground permeability (50k)	0	0	-	-	-
113	15.4	Superficial geology (50k)	1	0	0	0	-
114	15.5	Superficial permeability (50k)	Identified (within 50m)				
114	15.6	Landslip (50k)	0	0	0	0	-
114	15.7	Landslip permeability (50k)	None (within 50m)				
115	15.8	Bedrock geology (50k)	1	1	1	0	-
116	15.9	Bedrock permeability (50k)	Identified (within 50m)				
116	15.10	Bedrock faults and other linear features (50k)	0	0	1	1	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
117	16.1	BGS Boreholes	0	0	10	-	-
Page	Section	Natural ground subsidence					
119	17.1	Shrink swell clays	Very low (within 50m)				
120	17.2	Running sands	Very low (within 50m)				
121	17.3	Compressible deposits	Negligible (within 50m)				
122	17.4	Collapsible deposits	Very low (within 50m)				
123	17.5	Landslides	Very low (within 50m)				
124	17.6	Ground dissolution of soluble rocks	Negligible (within 50m)				
Page	Section	Mining, ground workings and natural cavities	On site	0-50m	50-250m	250-500m	500-2000m
126	18.1	Natural cavities	0	0	0	0	-
127	18.2	BritPits	0	0	0	0	-
127	18.3	Surface ground workings	0	0	2	-	-
127	18.4	Underground workings	0	0	12	0	17
128	18.5	Historical Mineral Planning Areas	0	0	0	0	-

129	18.6	Non-coal mining	0	0	0	0	0
129	18.7	Mining cavities	0	0	0	0	0
129	18.8	JPB mining areas	None (within 0m)				
129	**18.9**	**Coal mining**	Identified (within 0m)				
130	18.10	Brine areas	None (within 0m)				
130	18.11	Gypsum areas	None (within 0m)				
130	18.12	Tin mining	None (within 0m)				
130	18.13	Clay mining	None (within 0m)				

Page	Section	Radon					
131	**19.1**	**Radon**	Less than 1% (within 0m)				
Page	Section	Soil chemistry	On site	0-50m	50-250m	250-500m	500-2000m
132	**20.1**	**BGS Estimated Background Soil Chemistry**	1	3	-	-	-
132	20.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
133	20.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
134	21.1	Underground railways (London)	0	0	0	-	-
134	21.2	Underground railways (Non-London)	0	0	0	-	-
135	**21.3**	**Railway tunnels**	0	0	2	-	-
135	**21.4**	**Historical railway and tunnel features**	7	16	45	-	-
138	21.5	Royal Mail tunnels	0	0	0	-	-
138	21.6	Historical railways	0	0	0	-	-
138	**21.7**	**Railways**	0	0	37	-	-
140	21.8	Crossrail 1	0	0	0	0	-
140	21.9	Crossrail 2	0	0	0	0	-
140	21.10	HS2	0	0	0	0	-

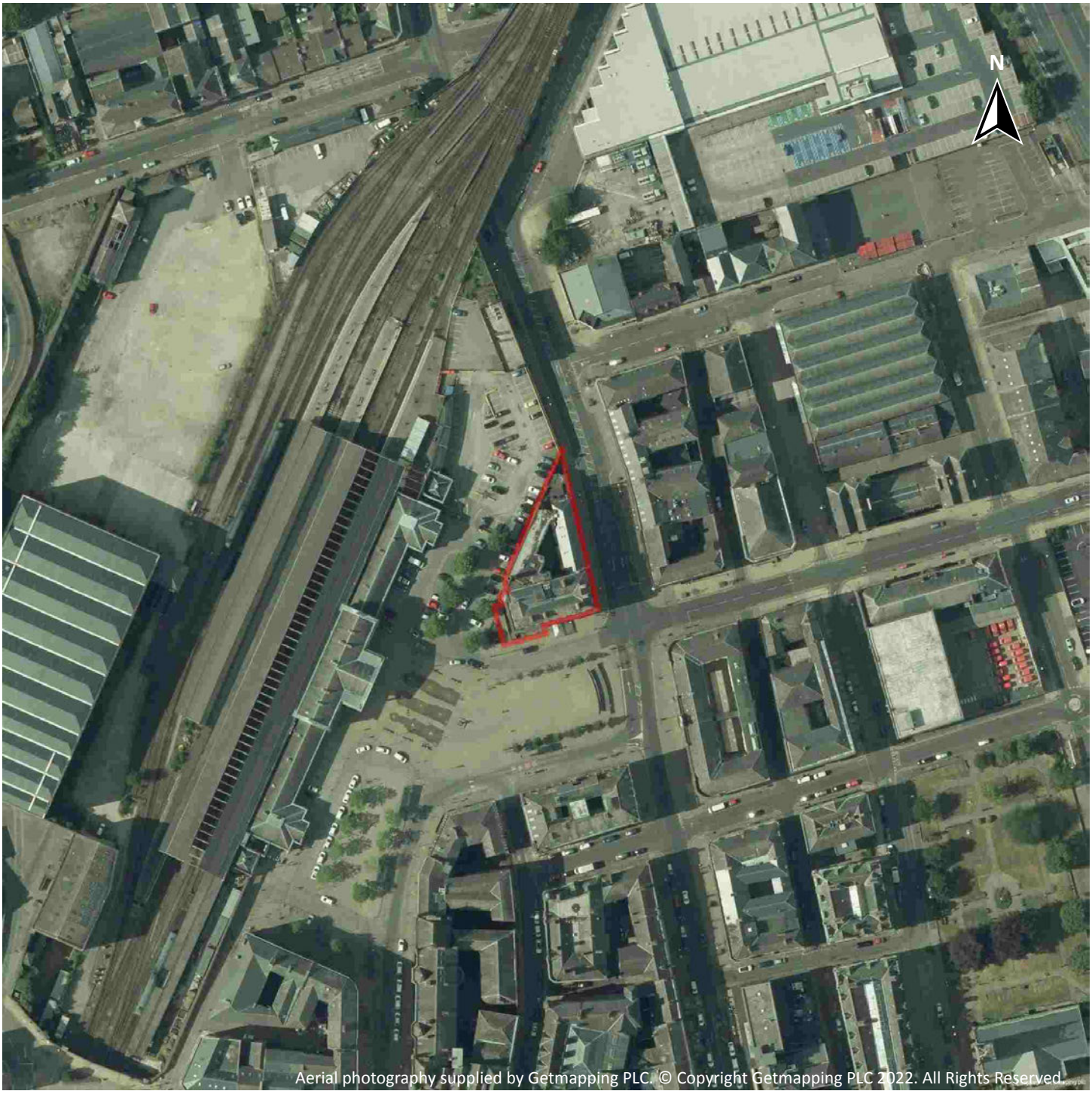
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Capture Date: 30/05/2021

Site Area: 0.12ha

Recent site history - 2018 aerial photograph



Capture Date: 01/07/2018

Site Area: 0.12ha

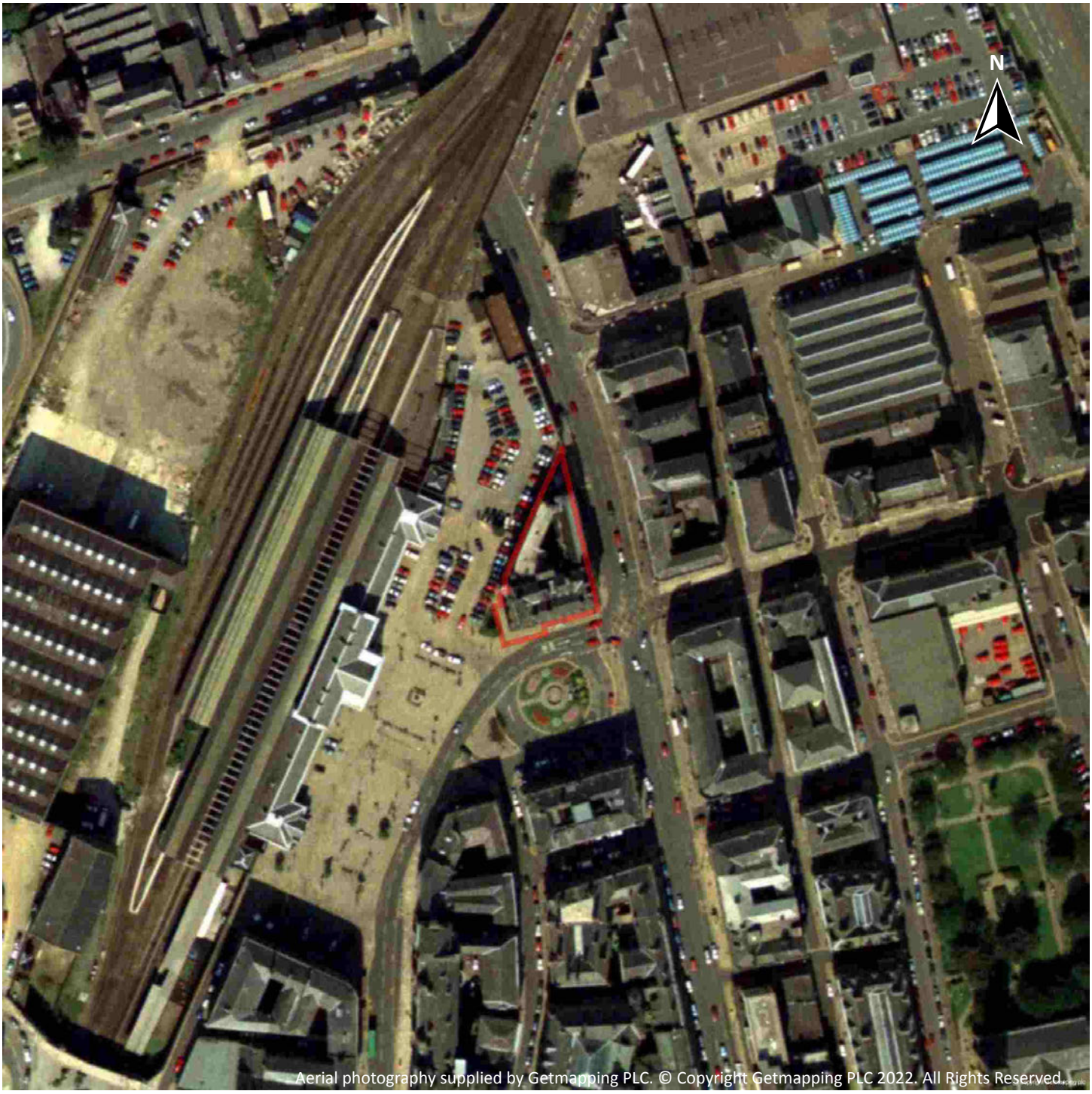
Recent site history - 2012 aerial photograph



Capture Date: 26/03/2012

Site Area: 0.12ha

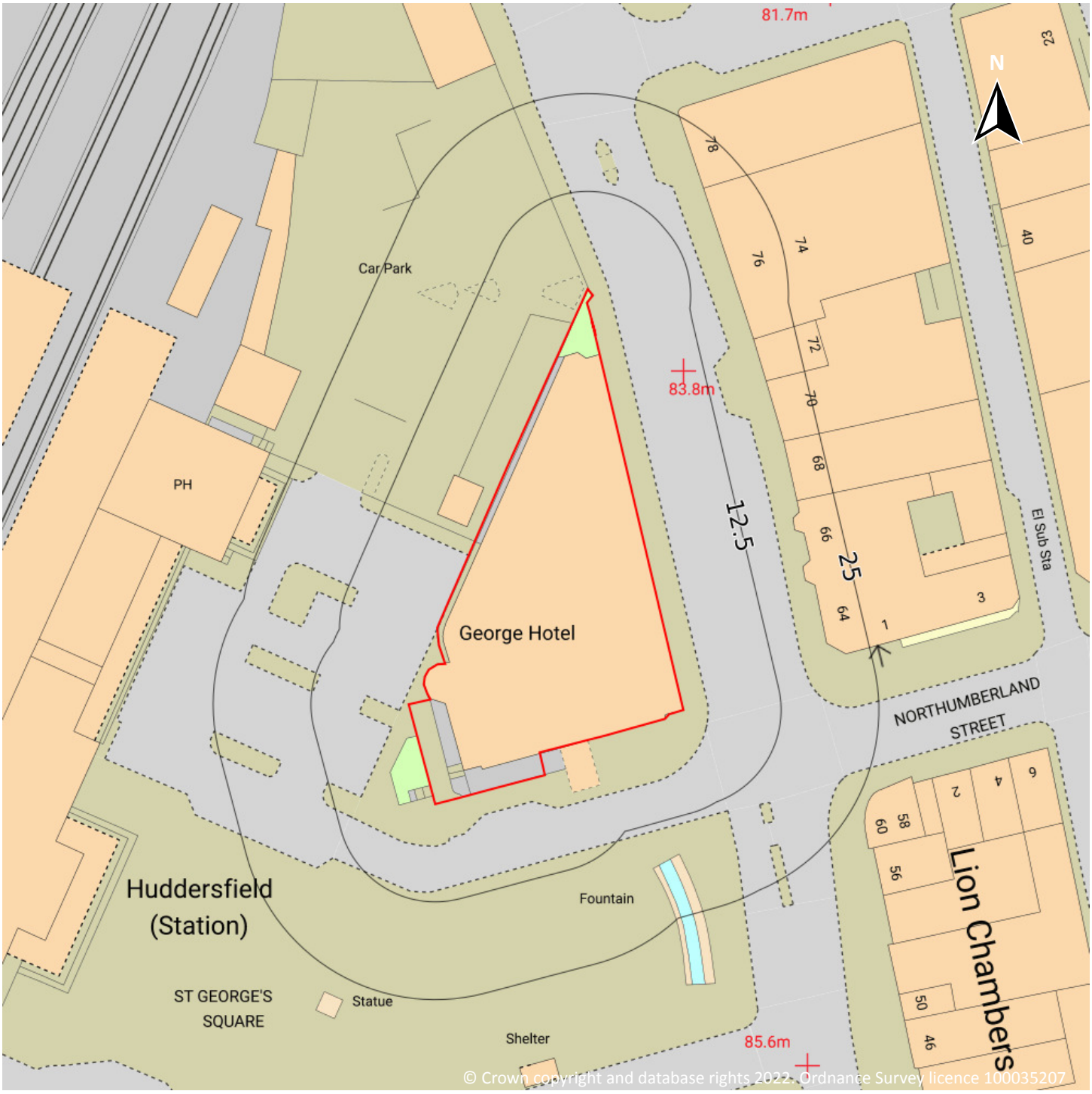
Recent site history - 2000 aerial photograph



Capture Date: 25/08/2000

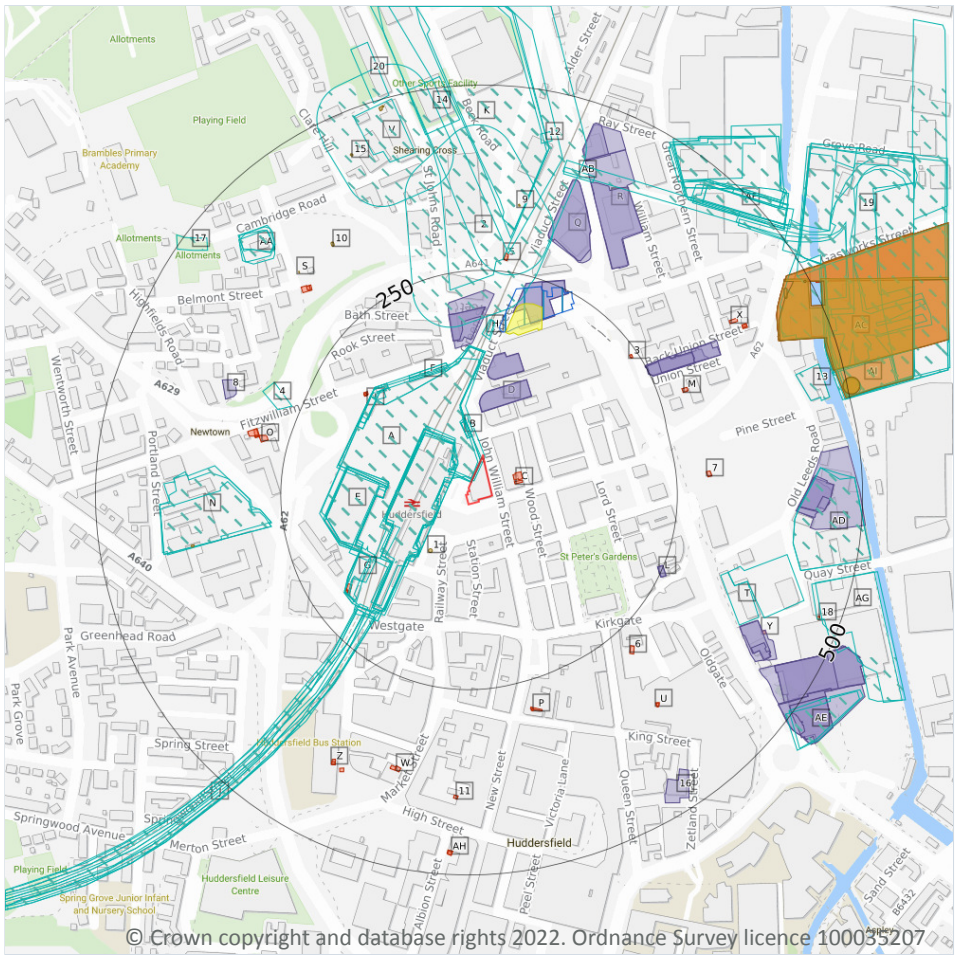
Site Area: 0.12ha

OS MasterMap site plan



Site Area: 0.12ha

1 Past land use



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Site Outline

Search buffers in metres (m)

- Historical industrial land uses
- Historical tanks
- Historical energy features
- Historical petrol stations
- Historical garages
- Historical military land

1.1 Historical industrial land uses

Records within 500m	93

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 13**

ID	Location	Land use	Dates present	Group ID
A	**On site**	**Railway Sidings**	**1905**	**1461148**

ID	Location	Land use	Dates present	Group ID
A	**On site**	**Railway Sidings**	**1956 - 1985**	**1480844**
A	**On site**	**Railway Sidings**	**1948**	**1529102**
A	1m N	Railway Sidings	1938	1551403
A	1m W	Railway Sidings	1889	1548933
A	25m W	Railway Station	1956	1540761
A	25m W	Railway Station	1889	1508409
A	25m NW	Railway Station	1938	1472966
A	25m W	Railway Station	1905	1477658
A	25m W	Railway Station	1948	1478989
A	26m W	Railway Station	1966 - 1985	1481424
B	30m N	Railway Building	1905	1509444
B	30m N	Railway Building	1948	1524799
B	34m N	Railway Building	1938	1487194
B	36m N	Railway Building	1956 - 1985	1472102
E	106m W	Railway Building	1975 - 1985	1524885
E	106m W	Goods Shed	1956 - 1966	1539569
E	106m W	Goods Shed	1938	1511139
E	107m W	Railway Building	1948	1475679
E	107m W	Railway Building	1905	1534046
F	126m N	Railway Buildings	1938	1538707
F	129m N	Railway Buildings	1956 - 1985	1505923
G	144m SW	Railway Building	1948 - 1985	1513222
G	150m SW	Railway Building	1938	1521772
G	150m SW	Railway Building	1905	1489368
I	153m NW	Railway Building	1889	1477513
H	157m N	Railway Building	1938	1517552
I	157m NW	Railway Buildings	1956	1460063
I	157m NW	Railway Building	1966 - 1985	1476760

ID	Location	Land use	Dates present	Group ID
I	157m NW	Railway Buildings	1938 - 1948	1555205
H	162m N	Railway Building	1956	1511812
I	162m NW	Railway Buildings	1905	1530996
2	178m N	Goods Station	1956	1430911
J	189m SW	Tunnels	1956 - 1985	1475841
J	194m SW	Tunnel	1938	1548504
J	194m SW	Tunnels	1956 - 1985	1469609
J	198m SW	Tunnel	1948	1546239
J	198m SW	Tunnel	1905	1550604
J	203m SW	Tunnel	1948	1500197
J	203m SW	Tunnel	1905	1546191
K	228m N	Railway Sidings	1956	1550688
K	246m N	Goods Yard	1966	1423648
4	263m NW	Cuttings	1975 - 1985	1525851
N	265m W	Infirmary	1938 - 1948	1511085
N	266m W	Infirmary	1956 - 1966	1545946
N	266m W	Infirmary	1905	1508224
K	275m N	Railway Sidings	1948	1470849
K	296m N	Railway Sidings	1966	1511184
K	308m N	Railway Sidings	1938	1554774
T	327m E	Telephone Exchange	1975 - 1985	1557562
T	335m E	Dairy	1985	1440391
V	359m N	Printing Works	1905	1420628
AA	388m NW	Unspecified Pit	1889	1549186
AA	394m NW	Unspecified Pit	1948	1503956
AB	395m N	Railway Sidings	1948	1497235
AA	397m NW	Unspecified Pit	1956	1519489
AA	397m NW	Unspecified Pit	1938	1546569

ID	Location	Land use	Dates present	Group ID
AC	399m N	Railway Sidings	1938	1524644
AD	410m E	Unspecified Mills	1966	1540054
AD	410m E	Unspecified Mills	1975 - 1985	1554880
V	415m N	Goods Station	1938	1430909
12	429m N	Goods Station	1948	1430910
13	435m E	Unspecified Mill	1966	1421227
AC	435m NE	Unspecified Commercial/Industrial	1938	1529886
14	440m N	Unspecified Depot	1975 - 1985	1544932
AF	443m NE	Unspecified Mills	1975 - 1985	1497629
AF	443m NE	Omnibus Depot	1966	1420643
AF	443m NE	Unspecified Mills	1948	1460371
AF	444m NE	Unspecified Mills	1938	1507367
AF	444m NE	Unspecified Mills	1956	1556936
AF	444m NE	Unspecified Mills	1905	1517544
AG	448m E	Unspecified Mills	1966 - 1975	1535452
AG	452m E	Unspecified Mills	1985	1551380
AF	452m NE	Unspecified Depot	1975 - 1985	1517461
AF	452m NE	Unspecified Mill	1966	1421228
AF	454m NE	Tramcar and Omnibus Depot	1938 - 1948	1486273
AF	457m NE	Tramway and Omnibus Depot	1956	1426515
AF	458m NE	Tramway Depot	1905	1439859
17	464m NW	Cuttings	1889	1409769
AC	464m NE	Railway Sidings	1948	1550539
AC	465m NE	Railway Sidings	1956	1477078
AC	483m E	Unspecified Commercial/Industrial	1948	1488051
AC	483m E	Gas Works	1889 - 1905	1542379
AI	484m E	Dye Works	1938 - 1948	1468514
AC	488m NE	Unspecified Works	1966	1509180

ID	Location	Land use	Dates present	Group ID
19	489m E	Unspecified Commercial/Industrial	1956	1501901
AC	490m E	Railway Sidings	1966	1544741
AI	490m E	Dye Works	1956	1523117
AC	493m E	Unspecified Depot	1985	1428468
AE	494m SE	Laundry	1948 - 1956	1544721
AE	495m SE	Laundry	1938	1509593
AI	496m E	Unspecified Tank	1966	1433311
20	498m N	Unspecified Warehouse	1948	1539167

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	**13**

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 13**

ID	Location	Land use	Dates present	Group ID
1	78m SW	Unspecified Tank	1907 - 1932	239007
9	340m N	Unspecified Tank	1890	223227
10	347m NW	Tanks	1978 - 1983	249183
S	350m NW	Unspecified Tank	1890	223230
N	373m W	Unspecified Tank	1993 - 1994	246340
AC	428m NE	Gas Works	1907	246189
AC	429m NE	Gas Works	1907 - 1972	242596
15	441m N	Unspecified Tank	1890 - 1893	246145
AC	459m NE	Tanks	1907 - 1932	249789
V	485m N	Tanks	1978 - 1993	248750

ID	Location	Land use	Dates present	Group ID
AC	492m NE	Unspecified Tank	1890	223219
AI	494m E	Gasometer	1972	229566
AI	494m E	Unspecified Tank	1958 - 1959	249600

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	**41**

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 13**

ID	Location	Land use	Dates present	Group ID
C	34m E	Electricity Substation	1993	128944
C	34m E	Electricity Substation	1982 - 1994	145045
I	176m NW	Electricity Substation	1978 - 1983	135266
I	176m NW	Electricity Substation	1993	135252
G	191m SW	Electricity Substation	1977 - 1990	135693
G	199m SW	Electricity Substation	1993 - 1994	140182
G	200m SW	Electricity Substation	1982	133586
3	239m NE	Electricity Substation	1981 - 1998	134351
5	265m N	Electricity Substations	1978 - 1993	140200
6	276m SE	Electricity Substation	1991 - 1993	146326
O	277m W	Electricity Substation	1993 - 1994	143603
M	283m NE	Electricity Substation	1972 - 1998	141767
P	286m S	Electricity Substation	1993 - 1994	141859
P	288m S	Electricity Substation	1982	132991
P	289m S	Electricity Substation	1990	132253

ID	Location	Land use	Dates present	Group ID
O	290m W	Electricity Substation	1977	132471
O	290m W	Electricity Substation	1990	132875
O	290m W	Electricity Substation	1982 - 1983	140056
7	291m E	Electricity Substation	1991 - 1993	144893
O	291m W	Electricity Substation	1978 - 1993	140379
S	321m NW	Electricity Substation	1978 - 1983	145223
S	323m NW	Electricity Substation	1993	144024
U	356m SE	Electricity Substation	1985 - 1993	141367
U	357m SE	Electricity Substation	1991	145200
W	366m S	Electricity Substation	1993 - 1994	136230
W	367m S	Electricity Substation	1977 - 1990	144877
X	378m NE	Electricity Substation	1995 - 1998	142389
Z	388m SW	Electricity Substation	1977 - 1990	140435
X	390m NE	Electricity Substation	1981 - 1992	139878
X	390m NE	Electricity Substation	1972	134429
Z	391m SW	Electricity Substation	1982	139461
11	393m S	Electricity Substation	1977 - 1994	134869
Z	393m SW	Electricity Substation	1993 - 1994	146110
Y	408m SE	Electricity Substation	1985	128973
AC	428m NE	Corporation Gas Works	1890 - 1893	140098
AC	428m NE	Gas Works	1907 - 1972	143168
AH	467m S	Electricity Substation	1970 - 1990	142656
18	468m E	Electricity Substation	1991	128972
AH	469m S	Electricity Substation	1993 - 1996	138766
AC	470m NE	Gas Works	1907	145205
AI	494m E	Gasometer	1972	131423

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	1

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 13**

ID	Location	Land use	Dates present	Group ID
H	168m N	Filling Station	1983	2427

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	40

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 13**

ID	Location	Land use	Dates present	Group ID
D	58m N	Garage	1959 - 1978	46796
D	59m N	Garage	1958	41991
D	104m N	Garage	1959 - 1978	44841
D	104m N	Garage	1958	43477
H	149m N	Garage	1983	42716
H	157m N	Garage	1978	43171
H	160m N	Garage	1958 - 1959	46653
H	189m N	Garage	1959	42517
H	190m N	Garage	1958	43982
H	199m N	Garage	1959	44286

ID	Location	Land use	Dates present	Group ID
L	243m SE	Garage	1959	42327
L	244m SE	Garage	1960 - 1966	46364
M	248m NE	Garage	1995 - 1998	46479
M	249m NE	Garage	1972	42612
M	250m NE	Garage	1981 - 1992	46516
M	266m NE	Garage	1958 - 1959	46618
Q	291m NE	Garage	1995 - 1998	45918
Q	293m NE	Garage	1992	41642
R	306m NE	Garage	1992	42559
R	306m NE	Garage	1981 - 1998	44481
M	311m NE	Garage	1958 - 1959	46650
8	338m W	Garage	1978 - 1983	45666
Y	378m SE	Garage	1966 - 1985	44659
Y	379m SE	Garage	1991	42953
Y	406m SE	Garage	1993	43211
AD	411m E	Garage	1985	42119
AD	412m E	Garage	1959	42018
AD	413m E	Garage	1991 - 1993	45527
AD	415m E	Garage	1960 - 1966	45226
AB	421m N	Garage	1995 - 1998	45256
AB	422m N	Garage	1992	41966
AE	430m SE	Garage	1960 - 1985	45589
AE	445m SE	Garage	1959	43861
AE	445m SE	Garage	1966	41836
AE	445m SE	Garage	1991	42315
16	447m SE	Garage	1966	41091
AE	478m SE	Garage	1985	41834
AE	478m SE	Garage	1966 - 1991	46026

ID	Location	Land use	Dates present	Group ID
AE	492m SE	Garage	1960	42528
AE	492m SE	Garage	1959	41653

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m	**1**

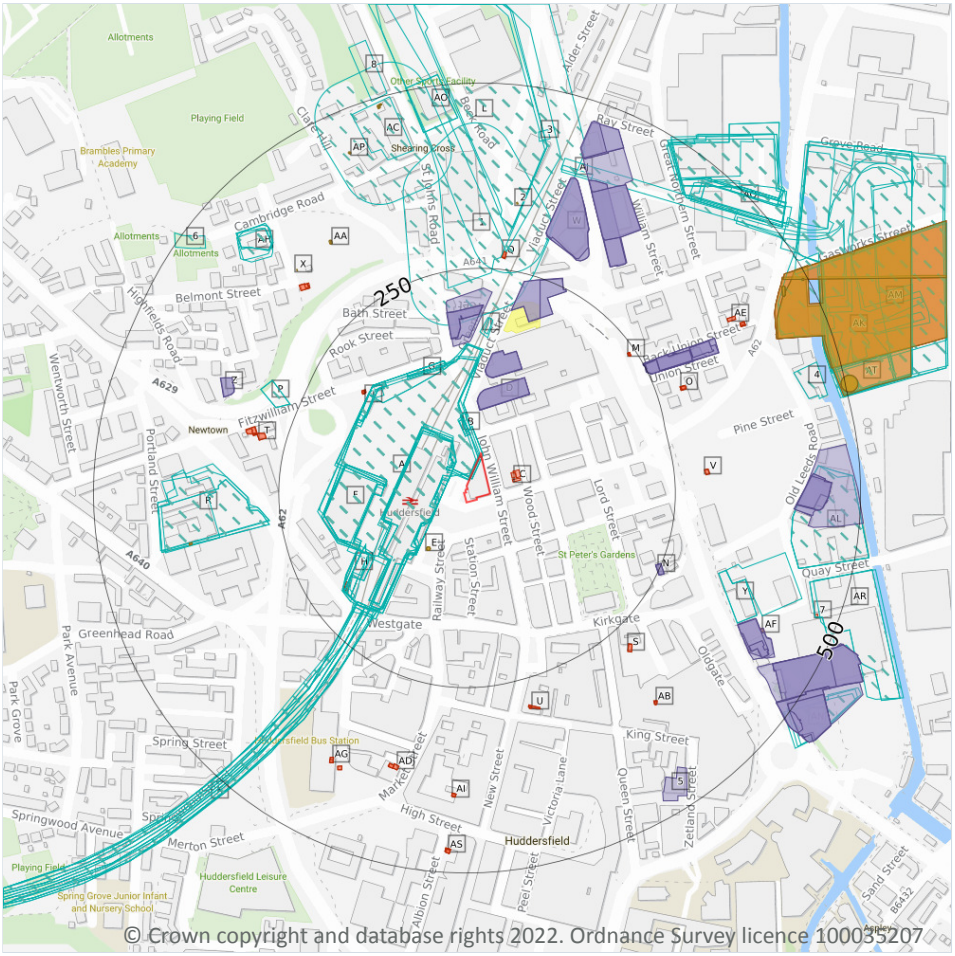
Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

Features are displayed on the Past land use map on **page 13**

ID	Location	Site Name	Date of Operation	Activities
H	169m N	Huddersfield	circa WWI	National Shell Factory; 18pdr shell and shell heads

This data is sourced from Ordnance Survey / Groundsure / other sources.

2 Past land use - un-grouped



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2.1 Historical industrial land uses

Records within 500m	133

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 23**

ID	Location	Land Use	Date	Group ID
A	**On site**	**Railway Sidings**	**1975**	**1480844**
A	**On site**	**Railway Sidings**	**1948**	**1529102**
A	**On site**	**Railway Sidings**	**1905**	**1461148**

ID	Location	Land Use	Date	Group ID
A	**On site**	**Railway Sidings**	**1985**	**1480844**
A	**On site**	**Railway Sidings**	**1966**	**1480844**
A	1m N	Railway Sidings	1938	1551403
A	1m W	Railway Sidings	1889	1548933
A	2m N	Railway Sidings	1956	1480844
A	25m W	Railway Station	1956	1540761
A	25m W	Railway Station	1889	1508409
A	25m NW	Railway Station	1938	1472966
A	25m W	Railway Station	1948	1478989
A	25m W	Railway Station	1905	1477658
A	26m W	Railway Station	1975	1481424
A	26m W	Railway Station	1985	1481424
A	26m W	Railway Station	1966	1481424
B	30m N	Railway Building	1948	1524799
B	30m N	Railway Building	1905	1509444
B	34m N	Railway Building	1938	1487194
B	36m N	Railway Building	1975	1472102
B	36m N	Railway Building	1956	1472102
B	36m N	Railway Building	1985	1472102
B	36m N	Railway Building	1966	1472102
F	106m W	Railway Building	1975	1524885
F	106m W	Goods Shed	1956	1539569
F	106m W	Railway Building	1985	1524885
F	106m W	Goods Shed	1966	1539569
F	106m W	Goods Shed	1938	1511139
F	107m W	Railway Building	1948	1475679
F	107m W	Railway Building	1905	1534046
G	126m N	Railway Buildings	1938	1538707

ID	Location	Land Use	Date	Group ID
G	129m N	Railway Buildings	1975	1505923
G	129m N	Railway Buildings	1956	1505923
G	129m N	Railway Buildings	1985	1505923
G	129m N	Railway Buildings	1966	1505923
H	144m SW	Railway Building	1956	1513222
H	145m SW	Railway Building	1975	1513222
H	145m SW	Railway Building	1985	1513222
H	145m SW	Railway Building	1966	1513222
H	150m SW	Railway Building	1938	1521772
H	150m SW	Railway Building	1948	1513222
H	150m SW	Railway Building	1905	1489368
J	153m NW	Railway Building	1889	1477513
I	157m N	Railway Building	1938	1517552
J	157m NW	Railway Building	1975	1476760
J	157m NW	Railway Buildings	1956	1460063
J	157m NW	Railway Building	1985	1476760
J	157m NW	Railway Building	1966	1476760
J	157m NW	Railway Buildings	1938	1555205
I	162m N	Railway Building	1956	1511812
J	162m NW	Railway Buildings	1948	1555205
J	162m NW	Railway Buildings	1905	1530996
1	178m N	Goods Station	1956	1430911
K	189m SW	Tunnels	1975	1475841
K	189m SW	Tunnels	1956	1475841
K	189m SW	Tunnels	1985	1475841
K	189m SW	Tunnels	1966	1475841
K	194m SW	Tunnel	1938	1548504
K	194m SW	Tunnels	1975	1469609

ID	Location	Land Use	Date	Group ID
K	194m SW	Tunnels	1956	1469609
K	194m SW	Tunnels	1985	1469609
K	194m SW	Tunnels	1966	1469609
K	198m SW	Tunnel	1948	1546239
K	198m SW	Tunnel	1905	1550604
K	203m SW	Tunnel	1948	1500197
K	203m SW	Tunnel	1905	1546191
L	228m N	Railway Sidings	1956	1550688
L	246m N	Goods Yard	1966	1423648
P	263m NW	Cuttings	1975	1525851
P	263m NW	Cuttings	1985	1525851
R	265m W	Infirmary	1938	1511085
R	266m W	Infirmary	1956	1545946
R	266m W	Infirmary	1948	1511085
R	266m W	Infirmary	1905	1508224
L	275m N	Railway Sidings	1948	1470849
L	296m N	Railway Sidings	1966	1511184
L	308m N	Railway Sidings	1938	1554774
Y	327m E	Telephone Exchange	1975	1557562
Y	327m E	Telephone Exchange	1985	1557562
R	335m W	Infirmary	1966	1545946
Y	335m E	Dairy	1985	1440391
AC	359m N	Printing Works	1905	1420628
AH	388m NW	Unspecified Pit	1889	1549186
AH	394m NW	Unspecified Pit	1948	1503956
AJ	395m N	Railway Sidings	1948	1497235
AH	397m NW	Unspecified Pit	1956	1519489
AH	397m NW	Unspecified Pit	1938	1546569

ID	Location	Land Use	Date	Group ID
AH	397m NW	Unspecified Pit	1938	1546569
AK	399m N	Railway Sidings	1938	1524644
AL	410m E	Unspecified Mills	1975	1554880
AL	410m E	Unspecified Mills	1985	1554880
AL	410m E	Unspecified Mills	1966	1540054
AC	415m N	Goods Station	1938	1430909
3	429m N	Goods Station	1948	1430910
4	435m E	Unspecified Mill	1966	1421227
AK	435m NE	Unspecified Commercial/Industrial	1938	1529886
AO	440m N	Unspecified Depot	1975	1544932
AO	440m N	Unspecified Depot	1985	1544932
AQ	443m NE	Unspecified Mills	1975	1497629
AQ	443m NE	Unspecified Mills	1985	1497629
AQ	443m NE	Omnibus Depot	1966	1420643
AQ	443m NE	Unspecified Mills	1948	1460371
AQ	444m NE	Unspecified Mills	1938	1507367
AQ	444m NE	Unspecified Mills	1956	1556936
AQ	444m NE	Unspecified Mills	1905	1517544
AR	448m E	Unspecified Mills	1975	1535452
AR	448m E	Unspecified Mills	1966	1535452
AR	452m E	Unspecified Mills	1985	1551380
AQ	452m NE	Unspecified Depot	1975	1517461
AQ	452m NE	Unspecified Depot	1985	1517461
AQ	452m NE	Unspecified Mill	1966	1421228
AQ	454m NE	Tramcar and Omnibus Depot	1948	1486273
AQ	456m NE	Tramcar and Omnibus Depot	1938	1486273
AQ	457m NE	Tramway and Omnibus Depot	1956	1426515
AQ	458m NE	Tramway Depot	1905	1439859

ID	Location	Land Use	Date	Group ID
6	464m NW	Cuttings	1889	1409769
AK	464m NE	Railway Sidings	1948	1550539
AK	465m NE	Railway Sidings	1956	1477078
AK	483m E	Unspecified Commercial/Industrial	1948	1488051
AM	483m E	Gas Works	1889	1542379
AT	484m E	Dye Works	1948	1468514
AM	486m E	Gas Works	1905	1542379
AT	486m E	Dye Works	1938	1468514
AK	488m NE	Unspecified Works	1966	1509180
AK	489m E	Unspecified Commercial/Industrial	1956	1501901
AK	490m E	Railway Sidings	1966	1544741
AT	490m E	Dye Works	1956	1523117
AM	493m E	Unspecified Depot	1985	1428468
AN	494m SE	Laundry	1948	1544721
AN	495m SE	Laundry	1938	1509593
AT	496m E	Unspecified Tank	1966	1433311
8	498m N	Unspecified Warehouse	1948	1539167
AN	499m SE	Laundry	1956	1544721

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	**24**

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 23**

ID	Location	Land Use	Date	Group ID
E	78m SW	Unspecified Tank	1907	239007
E	78m SW	Unspecified Tank	1918	239007

ID	Location	Land Use	Date	Group ID
E	78m SW	Unspecified Tank	1932	239007
2	340m N	Unspecified Tank	1890	223227
AA	347m NW	Tanks	1983	249183
AA	348m NW	Tanks	1978	249183
X	350m NW	Unspecified Tank	1890	223230
R	373m W	Unspecified Tank	1994	246340
R	373m W	Unspecified Tank	1993	246340
AM	428m NE	Gas Works	1907	246189
AM	429m NE	Gas Works	1972	242596
AP	441m N	Unspecified Tank	1893	246145
AP	442m N	Unspecified Tank	1890	246145
AK	459m NE	Tanks	1907	249789
AK	459m NE	Tanks	1918	249789
AK	459m NE	Tanks	1932	249789
AK	470m NE	Gas Works	1907	242596
AC	485m N	Tanks	1993	248750
AC	486m N	Tanks	1983	248750
AC	487m N	Tanks	1978	248750
AK	492m NE	Unspecified Tank	1890	223219
AT	494m E	Unspecified Tank	1959	249600
AT	494m E	Gasometer	1972	229566
AT	495m E	Unspecified Tank	1958	249600

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	86

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 23**

ID	Location	Land Use	Date	Group ID
C	34m E	Electricity Substation	1993	128944
C	34m E	Electricity Substation	1994	145045
C	37m E	Electricity Substation	1982	145045
J	176m NW	Electricity Substation	1983	135266
J	176m NW	Electricity Substation	1978	135266
J	176m NW	Electricity Substation	1993	135252
H	191m SW	Electricity Substation	1977	135693
H	191m SW	Electricity Substation	1990	135693
H	199m SW	Electricity Substation	1994	140182
H	199m SW	Electricity Substation	1993	140182
H	200m SW	Electricity Substation	1982	133586
M	239m NE	Electricity Substation	1995	134351
M	239m NE	Electricity Substation	1998	134351
M	239m NE	Electricity Substation	1981	134351
M	239m NE	Electricity Substation	1992	134351
M	239m NE	Electricity Substation	1984	134351
Q	265m N	Electricity Substations	1978	140200
Q	265m N	Electricity Substations	1993	140200
Q	266m N	Electricity Substations	1983	140200
S	276m SE	Electricity Substation	1991	146326
S	276m SE	Electricity Substation	1993	146326
T	277m W	Electricity Substation	1994	143603
T	277m W	Electricity Substation	1993	143603
O	283m NE	Electricity Substation	1972	141767
O	283m NE	Electricity Substation	1995	141767
O	283m NE	Electricity Substation	1998	141767
O	284m NE	Electricity Substation	1981	141767

ID	Location	Land Use	Date	Group ID
O	284m NE	Electricity Substation	1992	141767
O	284m NE	Electricity Substation	1984	141767
U	286m S	Electricity Substation	1994	141859
U	286m S	Electricity Substation	1993	141859
U	288m S	Electricity Substation	1982	132991
U	289m S	Electricity Substation	1990	132253
T	290m W	Electricity Substation	1977	132471
T	290m W	Electricity Substation	1990	132875
T	290m W	Electricity Substation	1983	140056
T	291m W	Electricity Substation	1982	140056
V	291m E	Electricity Substation	1991	144893
V	291m E	Electricity Substation	1993	144893
T	291m W	Electricity Substation	1978	140379
T	296m W	Electricity Substation	1993	140379
X	321m NW	Electricity Substation	1983	145223
X	322m NW	Electricity Substation	1978	145223
X	323m NW	Electricity Substation	1993	144024
AB	356m SE	Electricity Substation	1985	141367
AB	357m SE	Electricity Substation	1991	145200
AB	358m SE	Electricity Substation	1993	141367
AD	366m S	Electricity Substation	1994	136230
AD	366m S	Electricity Substation	1993	136230
AD	367m S	Electricity Substation	1982	144877
AD	367m S	Electricity Substation	1977	144877
AD	367m S	Electricity Substation	1990	144877
AE	378m NE	Electricity Substation	1995	142389
AE	378m NE	Electricity Substation	1998	142389
AG	388m SW	Electricity Substation	1977	140435

ID	Location	Land Use	Date	Group ID
AG	388m SW	Electricity Substation	1990	140435
AE	390m NE	Electricity Substation	1981	139878
AE	390m NE	Electricity Substation	1992	139878
AE	390m NE	Electricity Substation	1984	139878
AE	390m NE	Electricity Substation	1972	134429
AG	391m SW	Electricity Substation	1982	139461
AI	393m S	Electricity Substation	1982	134869
AI	393m S	Electricity Substation	1977	134869
AI	393m S	Electricity Substation	1990	134869
AI	393m S	Electricity Substation	1994	134869
AI	393m S	Electricity Substation	1993	134869
AG	393m SW	Electricity Substation	1994	146110
AG	393m SW	Electricity Substation	1993	146110
AF	408m SE	Electricity Substation	1985	128973
AM	428m NE	Corporation Gas Works	1893	140098
AM	428m NE	Gas Works	1907	143168
AM	429m NE	Gas Works	1972	143168
AS	467m S	Electricity Substation	1982	142656
AS	467m S	Electricity Substation	1990	142656
AS	467m S	Electricity Substation	1990	142656
AS	467m S	Electricity Substation	1990	142656
AS	467m S	Electricity Substation	1990	142656
AS	467m S	Electricity Substation	1970	142656
7	468m E	Electricity Substation	1991	128972
AS	468m S	Electricity Substation	1990	142656
AS	469m S	Electricity Substation	1993	138766
AS	469m S	Electricity Substation	1995	138766
AS	469m S	Electricity Substation	1996	138766

ID	Location	Land Use	Date	Group ID
AK	470m NE	Gas Works	1907	145205
AK	470m NE	Corporation Gas Works	1893	140098
AT	494m E	Gasometer	1972	131423

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m	**1**

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 23**

ID	Location	Land Use	Date	Group ID
I	168m N	Filling Station	1983	2427

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m	**60**

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 23**

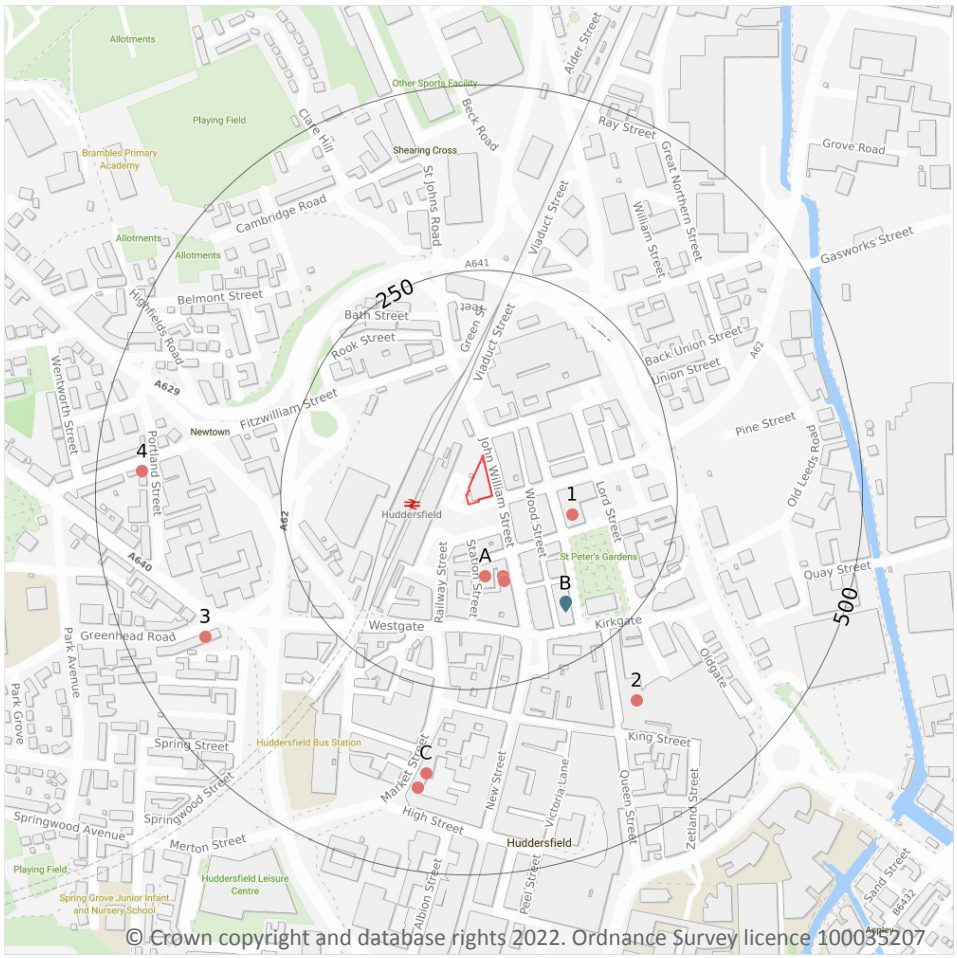
ID	Location	Land Use	Date	Group ID
D	58m N	Garage	1959	46796
D	58m N	Garage	1978	46796
D	59m N	Garage	1958	41991
D	104m N	Garage	1959	44841
D	104m N	Garage	1978	44841
D	104m N	Garage	1958	43477
I	149m N	Garage	1983	42716

ID	Location	Land Use	Date	Group ID
I	157m N	Garage	1978	43171
I	160m N	Garage	1959	46653
I	160m N	Garage	1958	46653
I	189m N	Garage	1959	42517
I	190m N	Garage	1958	43982
I	199m N	Garage	1959	44286
N	243m SE	Garage	1959	42327
N	244m SE	Garage	1960	46364
N	244m SE	Garage	1966	46364
O	248m NE	Garage	1995	46479
O	248m NE	Garage	1998	46479
O	249m NE	Garage	1972	42612
O	250m NE	Garage	1981	46516
O	250m NE	Garage	1992	46516
O	250m NE	Garage	1984	46516
O	266m NE	Garage	1959	46618
O	266m NE	Garage	1958	46618
W	291m NE	Garage	1995	45918
W	291m NE	Garage	1998	45918
W	293m NE	Garage	1992	41642
W	306m NE	Garage	1992	42559
W	306m NE	Garage	1981	44481
W	306m NE	Garage	1984	44481
O	311m NE	Garage	1959	46650
O	314m NE	Garage	1958	46650
W	333m NE	Garage	1995	44481
W	333m NE	Garage	1998	44481
Z	338m W	Garage	1983	45666

ID	Location	Land Use	Date	Group ID
Z	339m W	Garage	1978	45666
AF	378m SE	Garage	1985	44659
AF	379m SE	Garage	1966	44659
AF	379m SE	Garage	1991	42953
AF	406m SE	Garage	1993	43211
AL	411m E	Garage	1985	42119
AL	412m E	Garage	1959	42018
AL	413m E	Garage	1993	45527
AL	415m E	Garage	1966	45226
AL	415m E	Garage	1960	45226
AL	415m E	Garage	1991	45527
AJ	421m N	Garage	1995	45256
AJ	421m N	Garage	1998	45256
AJ	422m N	Garage	1992	41966
AN	430m SE	Garage	1985	45589
AN	445m SE	Garage	1959	43861
AN	445m SE	Garage	1960	45589
AN	445m SE	Garage	1966	41836
AN	445m SE	Garage	1991	42315
5	447m SE	Garage	1966	41091
AN	478m SE	Garage	1985	41834
AN	478m SE	Garage	1991	46026
AN	478m SE	Garage	1966	46026
AN	492m SE	Garage	1960	42528
AN	492m SE	Garage	1959	41653

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



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3.1 Active or recent landfill

Records within 500m	0

Active or recently closed landfill sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.2 Historical landfill (BGS records)

Records within 500m	0

Landfill sites identified on a survey carried out on behalf of the DoE in 1973. These sites may have been closed or operational at this time.

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	0

Landfill sites identified from Local Authority records and high detail historical mapping.

This data is sourced from the Ordnance Survey/Groundsure and Local Authority records.

3.4 Historical landfill (EA/NRW records)

Records within 500m	0

Known historical (closed) landfill sites (e.g. sites where there is no PPC permit or waste management licence currently in force). This includes sites that existed before the waste licensing regime and sites that have been licensed in the past but where a licence has been revoked, ceased to exist or surrendered and a certificate of completion has been issued.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.5 Historical waste sites

Records within 500m	0

Waste site records derived from Local Authority planning records and high detail historical mapping.

This data is sourced from Ordnance Survey/Groundsure and Local Authority records.

3.6 Licensed waste sites

Records within 500m	4

Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

Features are displayed on the Waste and landfill map on **page 36**

ID	Location	Details		
B	176m SE	Site Name: Former Blakeborough's Tip Site Address: Property Services Consultancy, Kirkgate Buildings, Byram Street, Huddersfield, West Yorkshire, HD1 1BY Correspondence Address: Property Services Consultancy, Kirkgate Buildings, Byram Street, Huddersfield, West Yorkshire, HD1 1BY	Type of Site: Household, Commercial & Industrial Waste Landfill Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: KIR001 EPR reference: - Operator: Kirklees Meptropolitan Council Waste Management licence No: 60992 Annual Tonnage: 0	Issue Date: 26/03/1986 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued

ID	Location	Details		
B	176m SE	Site Name: Former Blakeborough's Tip Site Address: Property Services Consultancy, Kirkgate Buildings, Byram Street, Huddersfield, West Yorkshire, HD1 1BY Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste Landfill Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: KIR001 EPR reference: UP3295ZB/A001 Operator: Kirklees Metropolitan Council Waste Management licence No: 60992 Annual Tonnage: 250000	Issue Date: 26/03/1986 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
B	176m SE	Site Name: Former Blakeborough's Tip Site Address: Property Services Consultancy, Kirkgate Buildings, Byram Street, Huddersfield, West Yorkshire, HD1 1BY Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste Landfill Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: KIR001 EPR reference: EA/EPR/UP3295ZB/A001 Operator: Kirklees Council Waste Management licence No: 60992 Annual Tonnage: 250000	Issue Date: 26/03/1986 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Closure
B	176m SE	Site Name: Former Blakeborough's Tip Site Address: Property Services Consultancy, Kirkgate Buildings, Byram Street, Huddersfield, West Yorkshire, HD1 1BY Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste Landfill Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: KIR001 EPR reference: EA/EPR/UP3295ZB/A001 Operator: Kirklees Council Waste Management licence No: 60992 Annual Tonnage: 250000	Issue Date: 26/03/1986 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Closure

This data is sourced from the Environment Agency and Natural Resources Wales.

3.7 Waste exemptions

Records within 500m	10

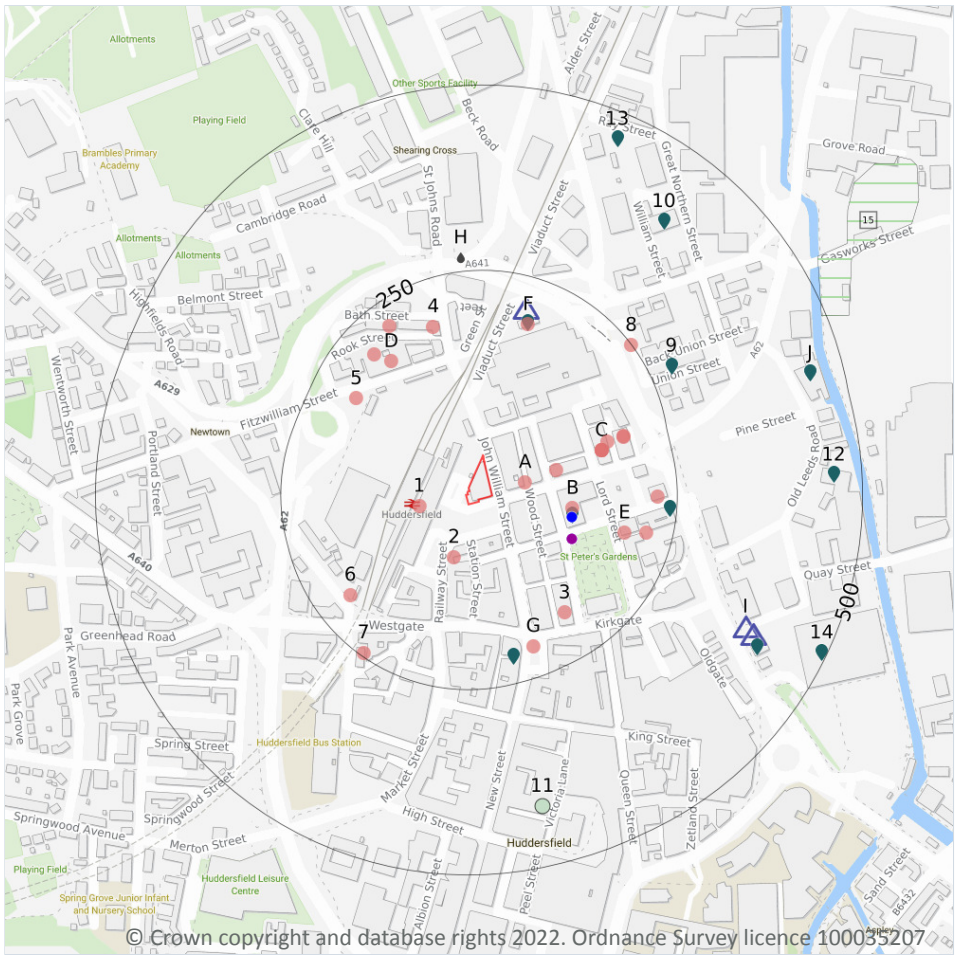
Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on **page 36**

ID	Location	Site	Reference	Category	Sub-Category	Description
A	100m S	12, STATION STREET, HUDDERSFIELD, HD1 1LN	WEX196232	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
A	106m S	29 John William Street HUDDERSFIELD HD1 1BL	EPR/BH0175CK/A001	Treating waste exemption	Non-Agricultural Waste Only	Treatment of waste toner cartridges by sorting, dismantling, cleaning or refilling
1	111m E	Thomas Broadbent & Sons Central Ironworks Huddersfield HD1 3EA	EPR/TF0408PV/A001	Treating waste exemption	Non-Agricultural Waste Only	Crushing waste fluorescent tubes
A	113m S	29, JOHN WILLIAM STREET, HUDDERSFIELD, HD1 1BL	WEX037406	Using waste exemption	Not on a farm	Use of waste to manufacture finished goods
2	339m SE	Unit 19 Kingsgate Shopping Centre West Yorkshire HD1 2QB	EPR/PE5342MS/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in a secure place
C	368m S	Huddersfield Pharmacy, 45-47 Market Street, Huddersfield, WEST YORKSHIRE, HD1 2HL	WEX074399	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
C	389m S	45-47, MARKET STREET, HUDDERSFIELD, HD1 2HL	WEX295129	Treating waste exemption	Not on a Farm	Sorting and de-naturing of controlled drugs for disposal
C	389m S	45-47, MARKET STREET, HUDDERSFIELD, HD1 2HL	WEX156709	Treating waste exemption	Not on a Farm	Sorting and de-naturing of controlled drugs for disposal
3	398m SW	5, GREENHEAD ROAD, HUDDERSFIELD, HD1 4EN	WEX234692	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
4	438m W	Allied Pharmacy Fitzwilliam Street, 125 Fitzwilliam Street, Huddersfield, HD1 5PS	WEX291237	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal

This data is sourced from the Environment Agency and Natural Resources Wales.

4 Current industrial land use



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4.1 Recent industrial land uses

Records within 250m	26

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 40**

ID	Location	Company	Address	Activity	Category
A	48m E	Electricity Sub Station	West Yorkshire, HD1	Electrical Features	Infrastructure and Facilities
1	65m W	Huddersfield Rail Station	West Yorkshire, HD1	Railway Stations, Junctions and Halts	Public Transport, Stations and Infrastructure

ID	Location	Company	Address	Activity	Category
2	74m S	Minuteman Press	Cicis Beauty Lounge 93, Wakefield Road, Moldgreen, Huddersfield, West Yorkshire, HD5 9AB	Published Goods	Industrial Products
A	92m E	Huddersfiel d Cloth Ltd	5, Northumberland Street, Huddersfield, West Yorkshire, HD1 1RL	Textiles, Fabrics, Silk and Machinery	Industrial Products
B	110m E	D B S	2, Northumberland Street, Huddersfield, West Yorkshire, HD1 1AA	Electrical Equipment Repair and Servicing	Repair and Servicing
C	158m E	Kirklees Pest Control	Kirklees Media Centre 7, Northumberland Street, Huddersfield, West Yorkshire, HD1 1RL	Pest and Vermin Control	Contract Services
C	158m E	Workspace Interior Solutions Ltd	Kirklees Media Centre 7, Northumberland Street, Huddersfield, West Yorkshire, HD1 1RL	Office and Shop Equipment	Industrial Products
C	158m E	The Energy Workshop Ltd	Unit S59a Kirklees Media Centre 7, Northumberland Street, Huddersfield, West Yorkshire, HD1 1RL	Electronic Equipment	Industrial Products
C	158m E	O M E Optimum Mechanical & Electrical Services	Kirklees Media Centre, 7, Northumberland Street, Huddersfield, West Yorkshire, HD1 1RL	Electrical and Electronic Engineers	Engineering Services
C	168m E	Electricity Sub Station	West Yorkshire, HD1	Electrical Features	Infrastructure and Facilities
D	178m NW	Pennine Radio Ltd	82, Fitzwilliam Street, Huddersfield, West Yorkshire, HD1 5BE	Electrical and Electronic Engineers	Engineering Services
E	186m E	Kirklees Guns	17, Lord Street, Huddersfield, West Yorkshire, HD1 1QA	Arms and Ammunition	Industrial Products
3	186m SE	Free Bar Ltd	3, Byram Street, Huddersfield, West Yorkshire, HD1 1BX	Catering and Non Specific Food Products	Foodstuffs
4	187m N	Works	West Yorkshire, HD1	Unspecified Works Or Factories	Industrial Features
F	187m N	Tesco Petrol Station	Viaduct Street, Huddersfield, West Yorkshire, HD1 1RW	Petrol and Fuel Stations	Road and Rail
5	188m NW	Electricity Sub Station	West Yorkshire, HD1	Electrical Features	Infrastructure and Facilities
C	190m E	Kittys Cake	Creative Lofts, 15, Northumberland Street, Huddersfield, West Yorkshire, HD1 1RL	Baking and Confectionery	Foodstuffs

ID	Location	Company	Address	Activity	Category
C	191m E	Media 21a	Creative Lofts 15, Northumberland Street, Huddersfield, West Yorkshire, HD1 1RL	Published Goods	Industrial Products
D	200m NW	Works	West Yorkshire, HD1	Unspecified Works Or Factories	Industrial Features
6	201m SW	Electricity Sub Station	West Yorkshire, HD1	Electrical Features	Infrastructure and Facilities
G	208m S	Electricity Sub Station	West Yorkshire, HD1	Electrical Features	Infrastructure and Facilities
E	214m E	Chimney	West Yorkshire, HD1	Chimneys	Industrial Features
D	216m NW	Works	West Yorkshire, HD1	Unspecified Works Or Factories	Industrial Features
E	223m E	Iprint Apparel	29, St Peters Street, Huddersfield, West Yorkshire, HD1 1RA	Published Goods	Industrial Products
7	245m SW	Brian Mellor Associates	Britannic House 3, Upperhead Row, Huddersfield, West Yorkshire, HD1 2JL	Civil Engineers	Engineering Services
8	249m NE	Electricity Sub Station	West Yorkshire, HD1	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m **3**

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on **page 40**

ID	Location	Company	Address	LPG	Status
F	206m N	TESCO	Viaduct Street, Huddersfield, West Yorkshire, HD1 1RW	No	Open
I	385m SE	SAINSBURYS	Southgate, Shorehead, Huddersfield, West Yorkshire, HD1 6QR	No	Open
I	398m SE	OBSOLETE	A62, Southgate, Huddersfield, West Yorkshire, HD1 6QR	Not Applicable	Obsolete

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0

Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	1

Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

Features are displayed on the Current industrial land use map on **page 40**

ID	Location	Company	Address	Operational status	Tier
15	494m NE	Northern Gas Networks Ltd	Northern Gas Networks Ltd, Huddersfield Holder Station, Gas Works Street, Huddersfield, West Yorkshire, HD1 6NA	Historical NIHHS Site	-

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m	0

Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m	0

Consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015.

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m	0

Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.10 Licensed industrial activities (Part A(1))

Records within 500m	0

Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.11 Licensed pollutant release (Part A(2)/B)

Records within 500m	12

Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

Features are displayed on the Current industrial land use map on **page 40**

ID	Location	Address	Details	
B	111m E	Thomas Broadbent & Sons Ltd, Queens Street South, Huddersfield, HD1 3EA	Process: Non-ferrous Metal Foundry Processes Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
F	188m N	Tesco Stores Ltd, Viaduct Street, Huddersfield, HD1 1RW	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
G	213m S	Johnson Cleaners UK, 6 Market Place, Huddersfield, HD1 2AN	Process: Dry Cleaning Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
E	240m E	Esteem Dry Cleaners, 36 St Peters Street, Huddersfield, HD1 1RA	Process: Dry Cleaning Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
9	281m NE	Trust Motors / Brown & White (Huddersfield) Ltd, Nthgate, Huddersfield, HD1 6AB	Process: Respraying of Road Vehicles Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
10	399m NE	Hindle Brothers (Coachbuilders) Ltd, Albion Garage, William St, Huddersfield, HD1 6BG	Process: Respraying of Road Vehicles Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
I	411m SE	Sainsbury's Supermarkets Ltd, Shorehead, Southgate, Huddersfield, HD1 6QR	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
J	454m E	A Roberts Ltd(t/a Cockins) Waterloo Mills, Old Leeds Rd, Huddersfield, HD1 1SE	Process: Asbestos Processes Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
J	454m E	A Roberts Packaging Ltd, Waterloo Mills, Old Leeds Rd, Huddersfield, HD1 1SE	Process: Coating Processes Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

ID	Location	Address	Details	
12	461m E	Sainsburys Supermarkets, Quay St, Huddersfield, Huddersfield, HD1 6QX	Process: Petrol Vapour Recovery Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
13	463m NE	Gothards Ltd, 8 Myrtle St, Huddersfield, HD1 6BP	Process: Pet Food Manufacture Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
14	492m SE	Johnson Cleaners UK, Sainsburys, Shorehead, Huddersfield, HD1 6QR	Process: Dry Cleaning Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m	**0**

Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.13 Licensed Discharges to controlled waters

Records within 500m	**2**

Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

Features are displayed on the Current industrial land use map on **page 40**

ID	Location	Address	Details	
H	268m N	CASTLEGATE BRADFORD CSO, CASTLEGATE, HUDDERSFIELD, WEST YORKSHIRE, HD1 5AN	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: WADC805 Permit Version: 1 Receiving Water: HEBBLE BECK	Status: TRANSFERRED FROM WATER ACT 1989 Issue date: 18/09/1989 Effective Date: 18/09/1989 Revocation Date: 13/04/2009

ID	Location	Address	Details	
H	268m N	CASTLEGATE BRADFORD CSO, CASTLEGATE, HUDDERSFIELD, WEST YORKSHIRE, HD1 5AN	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: WADC805 Permit Version: 2 Receiving Water: HEBBLE BECK	Status: TRANSFERRED FROM WATER ACT 1989 Issue date: 14/04/2009 Effective Date: 14/04/2009 Revocation Date: 08/06/2017

This data is sourced from the Environment Agency and Natural Resources Wales.

4.14 Pollutant release to surface waters (Red List)

Records within 500m	**0**

Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.15 Pollutant release to public sewer

Records within 500m	**0**

Discharges of Special Category Effluents to the public sewer.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.16 List 1 Dangerous Substances

Records within 500m	**0**

Discharges of substances identified on List I of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.17 List 2 Dangerous Substances

Records within 500m	**0**

Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.18 Pollution Incidents (EA/NRW)

Records within 500m	1

Records of substantiated pollution incidents. Since 2006 this data has only included category 1 (major) and 2 (significant) pollution incidents.

Features are displayed on the Current industrial land use map on **page 40**

ID	Location	Details	
11	418m S	Incident Date: 05/11/2001 Incident Identification: 41224 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)

This data is sourced from the Environment Agency and Natural Resources Wales.

4.19 Pollution inventory substances

Records within 500m	19

The pollution inventory (substances) includes reporting on annual emissions of certain regulated substances to air, controlled waters and land. A reporting threshold for each substance is also included. Where emissions fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

Features are displayed on the Current industrial land use map on **page 40**

ID: B, Location: 112m E, Permit: EP3208PD
Operator: Veolia Energy and Utility Services UK Plc
Activity: COMBUSTION; ANY FUEL =>50MW
Address: Huddersfield Chemical Works (Syngenta CHP) Leeds Road Huddersfield West Yorkshire HD2 1FF
Sector Combustion, Sub-sector: Power
Releases:

Route	Substance	Reporting threshold (kg)	Quantity (kg)
Air	Carbon dioxide	10000000kg	60080000kg

ID: B, Location: 112m E, Permit: EP3208PD
Operator: Veolia Energy and Utility Services UK Plc
Activity: COMBUSTION; ANY FUEL =>50MW
Address: Huddersfield Chemical Works (Syngenta CHP) Leeds Road Huddersfield West Yorkshire HD2 1FF
Sector Combustion, Sub-sector: Power
Releases:

Route	Substance	Reporting threshold (kg)	Quantity (kg)
Air	Particulate matter - total	10000kg	Below Reporting Threshold
Air	Sulphur oxides (SO2 and SO3) as SO2	100000kg	Below Reporting Threshold
Air	Carbon monoxide	100000kg	Below Reporting Threshold
Air	Nitrous oxide	10000kg	Below Reporting Threshold
Air	Nitrogen oxides (NO and NO2) as NO2	100000kg	Below Reporting Threshold

ID: B, Location: 123m SE, Permit: UP3138LT
Operator: Syngenta Limited
Activity: PLANT HEALTH AND BIOCIDES; PRODUCING PLANT HEALTH PRODUCTS/BIOCIDES
Address: Huddersfield Chemical Industry,Huddersfield Manufacturing Centre Leeds Road PO Box A38 West Yorkshire HD2 1FF
Sector: Chemicals, Sub-sector: Chemicals
Releases:

Route	Substance	Reporting threshold (kg)	Quantity (kg)
Wastewater	Chlorides - as Cl	2000000kg	6600000kg

ID: B, Location: 123m SE, Permit: UP3138LT
Operator: Syngenta Limited
Activity: PLANT HEALTH AND BIOCIDES; PRODUCING PLANT HEALTH PRODUCTS/BIOCIDES
Address: Huddersfield Chemical Industry,Huddersfield Manufacturing Centre Leeds Road PO Box A38 West Yorkshire HD2 1FF
Sector: Chemicals, Sub-sector: Chemicals
Releases:

Route	Substance	Reporting threshold (kg)	Quantity (kg)
Air	Hydrogen cyanide	100kg	Below Reporting Threshold
Air	Sulphur oxides (SO2 and SO3) as SO2	100000kg	Below Reporting Threshold
Wastewater	Phenols - total as C	20kg	Below Reporting Threshold
Air	Carbon dioxide	10000000kg	Below Reporting Threshold
Air	Ammonia	1000kg	Below Reporting Threshold
Air	Carbon monoxide	100000kg	Below Reporting Threshold
Wastewater	Lead	20kg	Below Reporting Threshold

Route	Substance	Reporting threshold (kg)	Quantity (kg)
Air	Chlorine and inorganic chlorine compounds - as HCl	10000kg	Below Reporting Threshold
Air	Particulate matter - PM10	1000kg	Below Reporting Threshold
Air	Hydrochlorofluorocarbons (HCFCs)	1kg	Below Reporting Threshold
Wastewater	Pentachlorophenol (PCP)	0.05kg	Below Reporting Threshold
Wastewater	Benzene	10kg	Below Reporting Threshold
Wastewater	Ethylene dichloride (1,2-Dichloroethane)	10kg	Below Reporting Threshold
Air	Particulate matter - PM2.5	1000kg	Below Reporting Threshold
Wastewater	Zinc	100kg	Below Reporting Threshold
Air	Particulate matter - total	10000kg	Below Reporting Threshold

ID: B, Location: 123m SE, Permit: UP3138LT
Operator: Syngenta Limited
Activity: PLANT HEALTH AND BIOCIDES; PRODUCING PLANT HEALTH PRODUCTS/BIOCIDES
Address: Huddersfield Chemical Industry,Huddersfield Manufacturing Centre Leeds Road PO Box A38 West Yorkshire HD2 1FF
Sector: Chemicals, Sub-sector: Chemicals
Releases:

Route	Substance	Reporting threshold (kg)	Quantity (kg)
Wastewater	Cadmium	1kg	5.87kg

ID: B, Location: 123m SE, Permit: UP3138LT
Operator: Syngenta Limited
Activity: PLANT HEALTH AND BIOCIDES; PRODUCING PLANT HEALTH PRODUCTS/BIOCIDES
Address: Huddersfield Chemical Industry,Huddersfield Manufacturing Centre Leeds Road PO Box A38 West Yorkshire HD2 1FF
Sector: Chemicals, Sub-sector: Chemicals
Releases:

Route	Substance	Reporting threshold (kg)	Quantity (kg)
Air	Hydrofluorocarbons (HFCs)	100kg	163kg

ID: B, Location: 123m SE, Permit: XP3533WY
Operator: Arch Timber Protection Limited
Activity: INORGANIC CHEMICALS; SALTS EG AMMONIUM CHLORIDE
Address: Huddersfield Chemical Industry PO Box A521 Leeds Road Huddersfield West Yorkshire HD2 1FG
Sector: Chemicals, Sub-sector: Chemicals
Releases:

Route	Substance	Reporting threshold (kg)	Quantity (kg)
Wastewater	Cypermethrin	0.005kg	Below Reporting Threshold
Air	Ammonia	1000kg	Below Reporting Threshold
Wastewater	Copper	20kg	Below Reporting Threshold
Air	Non-methane volatile organic compounds (NMVOCs)	10000kg	Below Reporting Threshold

ID: B, Location: 123m SE, Permit: UP3138LT
Operator: Syngenta Limited
Activity: PLANT HEALTH AND BIOCIDES; PRODUCING PLANT HEALTH PRODUCTS/BIOCIDES
Address: Huddersfield Chemical Industry,Huddersfield Manufacturing Centre Leeds Road PO Box A38 West Yorkshire HD2 1FF
Sector: Chemicals, Sub-sector: Chemicals
Releases:

Route	Substance	Reporting threshold (kg)	Quantity (kg)
Wastewater	Toluene	10kg	1780kg

ID: B, Location: 123m SE, Permit: UP3138LT
Operator: Syngenta Limited
Activity: PLANT HEALTH AND BIOCIDES; PRODUCING PLANT HEALTH PRODUCTS/BIOCIDES
Address: Huddersfield Chemical Industry,Huddersfield Manufacturing Centre Leeds Road PO Box A38 West Yorkshire HD2 1FF
Sector: Chemicals, Sub-sector: Chemicals
Releases:

Route	Substance	Reporting threshold (kg)	Quantity (kg)
Air	Non-methane volatile organic compounds (NMVOCs)	10000kg	90800kg

ID: B, Location: 123m SE, Permit: UP3138LT
Operator: Syngenta Limited
Activity: PLANT HEALTH AND BIOCIDES; PRODUCING PLANT HEALTH PRODUCTS/BIOCIDES
Address: Huddersfield Chemical Industry,Huddersfield Manufacturing Centre Leeds Road PO Box A38 West Yorkshire HD2 1FF
Sector: Chemicals, Sub-sector: Chemicals
Releases:

Route	Substance	Reporting threshold (kg)	Quantity (kg)
Wastewater	Cyanides - as CN	50kg	852kg

ID: B, Location: 123m SE, Permit: UP3138LT
Operator: Syngenta Limited
Activity: PLANT HEALTH AND BIOCIDES; PRODUCING PLANT HEALTH PRODUCTS/BIOCIDES
Address: Huddersfield Chemical Industry,Huddersfield Manufacturing Centre Leeds Road PO Box A38 West Yorkshire HD2 1FF
Sector: Chemicals, Sub-sector: Chemicals
Releases:

Route	Substance	Reporting threshold (kg)	Quantity (kg)
Air	Chlorofluorocarbons (CFCs)	1kg	23100kg

ID: B, Location: 123m SE, Permit: UP3138LT
Operator: Syngenta Limited
Activity: PLANT HEALTH AND BIOCIDES; PRODUCING PLANT HEALTH PRODUCTS/BIOCIDES
Address: Huddersfield Chemical Industry,Huddersfield Manufacturing Centre Leeds Road PO Box A38 West Yorkshire HD2 1FF
Sector: Chemicals, Sub-sector: Chemicals
Releases:

Route	Substance	Reporting threshold (kg)	Quantity (kg)
Wastewater	Nickel	20kg	71.6kg

ID: B, Location: 123m SE, Permit: UP3138LT
Operator: Syngenta Limited
Activity: PLANT HEALTH AND BIOCIDES; PRODUCING PLANT HEALTH PRODUCTS/BIOCIDES
Address: Huddersfield Chemical Industry,Huddersfield Manufacturing Centre Leeds Road PO Box A38 West Yorkshire HD2 1FF
Sector: Chemicals, Sub-sector: Chemicals
Releases:

Route	Substance	Reporting threshold (kg)	Quantity (kg)
Wastewater	Nitrogen - as total N	50000kg	277000kg

ID: B, Location: 123m SE, Permit: UP3138LT
Operator: Syngenta Limited
Activity: PLANT HEALTH AND BIOCIDES; PRODUCING PLANT HEALTH PRODUCTS/BIOCIDES
Address: Huddersfield Chemical Industry,Huddersfield Manufacturing Centre Leeds Road PO Box A38 West Yorkshire HD2 1FF
Sector: Chemicals, Sub-sector: Chemicals
Releases:

Route	Substance	Reporting threshold (kg)	Quantity (kg)
Wastewater	Arsenic	5kg	12.8kg

ID: B, Location: 123m SE, Permit: UP3138LT
Operator: Syngenta Limited
Activity: PLANT HEALTH AND BIOCIDES; PRODUCING PLANT HEALTH PRODUCTS/BIOCIDES
Address: Huddersfield Chemical Industry,Huddersfield Manufacturing Centre Leeds Road PO Box A38 West Yorkshire HD2 1FF
Sector: Chemicals, Sub-sector: Chemicals
Releases:

Route	Substance	Reporting threshold (kg)	Quantity (kg)
Wastewater	Phosphorus - as total P	5000kg	26700kg

ID: B, Location: 123m SE, Permit: UP3138LT
Operator: Syngenta Limited
Activity: PLANT HEALTH AND BIOCIDES; PRODUCING PLANT HEALTH PRODUCTS/BIOCIDES
Address: Huddersfield Chemical Industry,Huddersfield Manufacturing Centre Leeds Road PO Box A38 West Yorkshire HD2 1FF
Sector: Chemicals, Sub-sector: Chemicals
Releases:

Route	Substance	Reporting threshold (kg)	Quantity (kg)
Wastewater	Total organic carbon (TOC)	50000kg	754000kg

ID: B, Location: 123m SE, Permit: UP3138LT
Operator: Syngenta Limited
Activity: PLANT HEALTH AND BIOCIDES; PRODUCING PLANT HEALTH PRODUCTS/BIOCIDES
Address: Huddersfield Chemical Industry,Huddersfield Manufacturing Centre Leeds Road PO Box A38 West Yorkshire HD2 1FF
Sector: Chemicals, Sub-sector: Chemicals
Releases:

Route	Substance	Reporting threshold (kg)	Quantity (kg)
Wastewater	Mercury	0.1kg	3.62kg

ID: B, Location: 123m SE, Permit: UP3138LT
Operator: Syngenta Limited
Activity: PLANT HEALTH AND BIOCIDES; PRODUCING PLANT HEALTH PRODUCTS/BIOCIDES
Address: Huddersfield Chemical Industry,Huddersfield Manufacturing Centre Leeds Road PO Box A38 West Yorkshire HD2 1FF
Sector: Chemicals, Sub-sector: Chemicals
Releases:

Route	Substance	Reporting threshold (kg)	Quantity (kg)
Wastewater	Copper	20kg	30.5kg

ID: B, Location: 123m SE, Permit: UP3138LT
Operator: Syngenta Limited
Activity: PLANT HEALTH AND BIOCIDES; PRODUCING PLANT HEALTH PRODUCTS/BIOCIDES
Address: Huddersfield Chemical Industry,Huddersfield Manufacturing Centre Leeds Road PO Box A38 West Yorkshire HD2 1FF
Sector: Chemicals, Sub-sector: Chemicals
Releases:

Route	Substance	Reporting threshold (kg)	Quantity (kg)
Wastewater	Chromium	20kg	27kg

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.20 Pollution inventory waste transfers

Records within 500m	2

The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. A reporting threshold for each waste type is also included. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

Features are displayed on the Current industrial land use map on **page 40**

ID: B, Location: 123m SE, Permit: UP3138LT
Operator: Syngenta Limited
Activity: PLANT HEALTH AND BIOCIDES; PRODUCING PLANT HEALTH PRODUCTS/BIOCIDES
Address: Huddersfield Chemical Industry,Huddersfield Manufacturing Centre Leeds Road PO Box A38 West Yorkshire HD2 1FF
Sector: Chemicals, Sub-sector: Chemicals
Releases:

Route	Route description	Quantity (tonnes)	Release level	EWC code	EWC description	Hazardous waste
R1	Use principally as a fuel or other means to generate energy	3707	Absolute Value	07 04 04	other organic solvents, washing liquids and mother liquors	1
D10	Incineration on Land	73.7	Absolute Value	07 04 07	halogenated still bottoms and reaction residues	1
D10	Incineration on Land	727	Absolute Value	07 04 08	other still bottoms and reaction residues	1
D10	Incineration on Land	47.5	Absolute Value	15 01 10	packaging containing residues of or contaminated by dangerous substances	1
R8	Recovery of components from catalysts	57.3	Absolute Value	16 08 02	spent catalysts containing dangerous transition metals (3) or dangerous transition metal compounds	1
D10	Incineration on Land	116	Absolute Value	07 04 04	other organic solvents, washing liquids and mother liquors	1
R1	Use principally as a fuel or other means to generate energy	150	Absolute Value	15 01 03	wooden packaging	0
D10	Incineration on Land	299	Absolute Value	07 04 13	solid wastes containing dangerous substances	1
R2	Solvant reclamation/regeneration	2693	Absolute Value	07 04 04	other organic solvents, washing liquids and mother liquors	1

Route	Route description	Quantity (tonnes)	Release level	EWC code	EWC description	Hazardous waste
R11	Use of wastes obtained from any of the operations numbered R1 to R10	370	Absolute Value	07 04 01	aqueous washing liquids and mother liquors	1
D10	Incineration on Land	2434	Absolute Value	07 04 01	aqueous washing liquids and mother liquors	1
D10	Incineration on Land	45.1	Absolute Value	07 04 03	organic halogenated solvents, washing liquids and mother liquors	1
D9	Physio-chemical treatment not specified elsewhere in this Table which results in final compounds or mixtures which are discarded by means of any of the operations numberes D1 to D12 (eg evaporation, drying, calcination, etc.)	2239	Absolute Value	07 04 01	aqueous washing liquids and mother liquors	1
R2	Solvant reclamation/regeneration	3800	Absolute Value	07 04 01	aqueous washing liquids and mother liquors	1
R5	Recycling/reclamation of other inorganic materials	5.5	Absolute Value	16 02 13	discarded equipment containing hazardous components (2) other than those mentioned in 16 02 09 to 16 02 12	1
R4	Recycling/reclamation of metals and metal compounds	65.8	Absolute Value	15 01 10	packaging containing residues of or contaminated by dangerous substances	1
R5	Recycling/reclamation of other inorganic materials	4.11	Absolute Value	15 01 10	packaging containing residues of or contaminated by dangerous substances	1
R3	Recycling/Reclamation of organic substances which are not used as solvents (including composting and other biological transformatin processes)	16	Absolute Value	15 01 01	paper and cardboard packaging	0
R13	Storage of wastes pending any of the operations numbered R1 to R12 (excluding temporary storage, pending collection, on the site where it is produced)	4.69	Absolute Value	13 02 08	other engine, gear and lubricating oils	1
R1	Use principally as a fuel or other means to generate energy	192	Absolute Value	20 03 01	mixed municipal waste	0

Route	Route description	Quantity (tonnes)	Release level	EWC code	EWC description	Hazardous waste
R5	Recycling/reclamation of other inorganic materials	9.39	Absolute Value	20 03 01	mixed municipal waste	0
R4	Recycling/reclamation of metals and metal compounds	160	Absolute Value	20 01 40	metals	0
D1	Deposit into or onto land (eg landfill, etc.)	140	Absolute Value	07 04 12	sludges from on-site effluent treatment other than those mentioned in 07 04 11	0
D1	Deposit into or onto land (eg landfill, etc.)	4184	Absolute Value	17 05 05	dredging spoil containing dangerous substances	1
D10	Incineration on Land	8.9	Absolute Value	17 09 03	other construction and demolition wastes (including mixed wastes) containing dangerous substances	1
D1	Deposit into or onto land (eg landfill, etc.)	57.3	Absolute Value	17 04 09	metal waste contaminated with dangerous substances	1
R1	Use principally as a fuel or other means to generate energy	2.66	Absolute Value	17 04 09	metal waste contaminated with dangerous substances	1

ID: B, Location: 123m SE, Permit: XP3533WY
Operator: Arch Timber Protection Limited
Activity: INORGANIC CHEMICALS; SALTS EG AMMONIUM CHLORIDE
Address: Huddersfield Chemical Industry PO Box A521 Leeds Road Huddersfield West Yorkshire HD2 1FG
Sector: Chemicals, Sub-sector: Chemicals
Releases:

Route	Route description	Quantity (tonnes)	Release level	EWC code	EWC description	Hazardous waste
R5	Recycling/reclamation of other inorganic materials	141	Absolute Value	15 01 10	packaging containing residues of or contaminated by dangerous substances	1
R13	Storage of wastes pending any of the operations numbered R1 to R12 (excluding temporary storage, pending collection, on the site where it is produced)	0.02	Absolute Value	20 01 23	discarded equipment containing chlorofluorocarbons	1
R13	Storage of wastes pending any of the operations numbered R1 to R12 (excluding temporary storage, pending collection, on the site where it is produced)	5.6	Absolute Value	15 01 02	plastic packaging	0

Route	Route description	Quantity (tonnes)	Release level	EWC code	EWC description	Hazardous waste
R13	Storage of wastes pending any of the operations numbered R1 to R12 (excluding temporary storage, pending collection, on the site where it is produced)	22	Absolute Value	15 01 03	wooden packaging	0
R13	Storage of wastes pending any of the operations numbered R1 to R12 (excluding temporary storage, pending collection, on the site where it is produced)	1.3	Absolute Value	16 05 06	laboratory chemicals, consisting of or containing dangerous substances, including mixtures of laboratory chemicals	1
R13	Storage of wastes pending any of the operations numbered R1 to R12 (excluding temporary storage, pending collection, on the site where it is produced)	3	Absolute Value	03 02 04	inorganic wood preservatives	1
R13	Storage of wastes pending any of the operations numbered R1 to R12 (excluding temporary storage, pending collection, on the site where it is produced)	0.2	Absolute Value	13 01 10	mineral based non-chlorinated hydraulic oils	1
R13	Storage of wastes pending any of the operations numbered R1 to R12 (excluding temporary storage, pending collection, on the site where it is produced)	0.5	Absolute Value	20 01 35	discarded electrical and electronic equipment other than those mentioned in 20 01 21 and 20 01 23 containing hazardous components (6)	1
R13	Storage of wastes pending any of the operations numbered R1 to R12 (excluding temporary storage, pending collection, on the site where it is produced)	20	Absolute Value	20 01 40	metals	0
R1	Use principally as a fuel or other means to generate energy	17	Absolute Value	20 03 01	mixed municipal waste	0

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

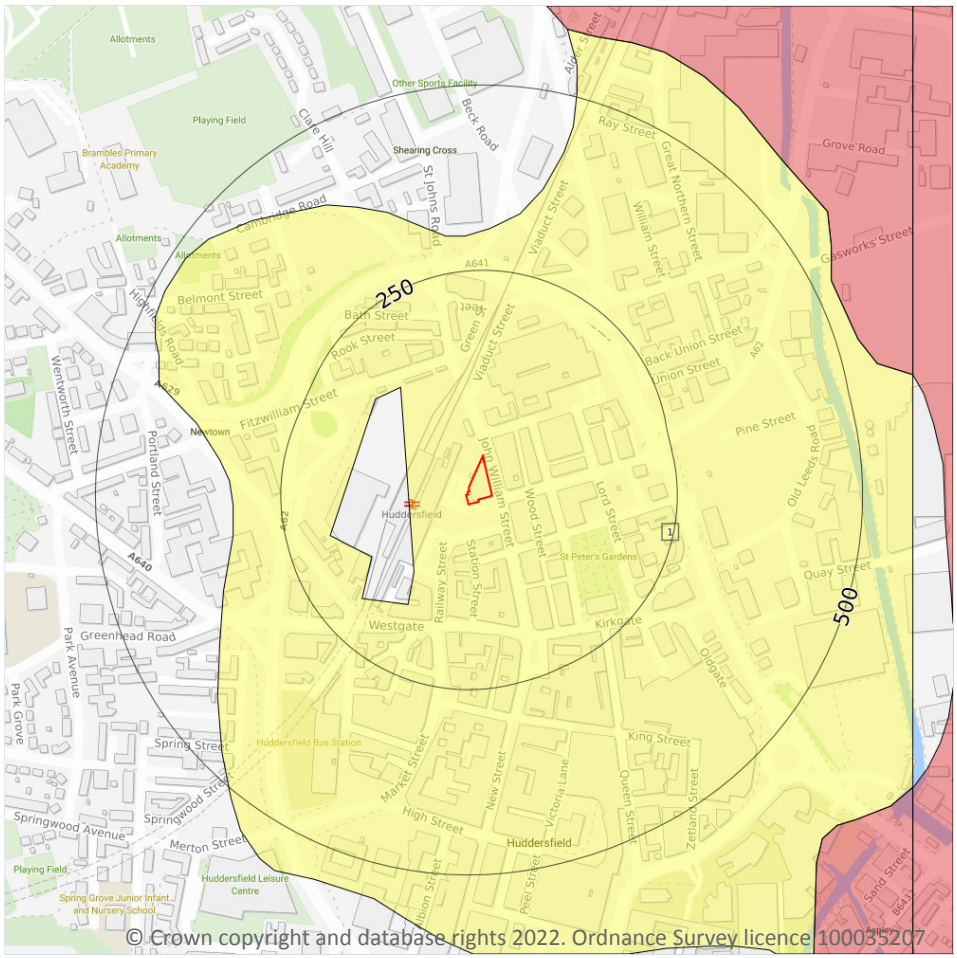
4.21 Pollution inventory radioactive waste

Records within 500m	**0**

The pollution inventory (radioactive wastes) includes reporting on annual releases of radioactive substances from a site, including the means of release. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

5 Hydrogeology - Superficial aquifer



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5.1 Superficial aquifer

Records within 500m	1

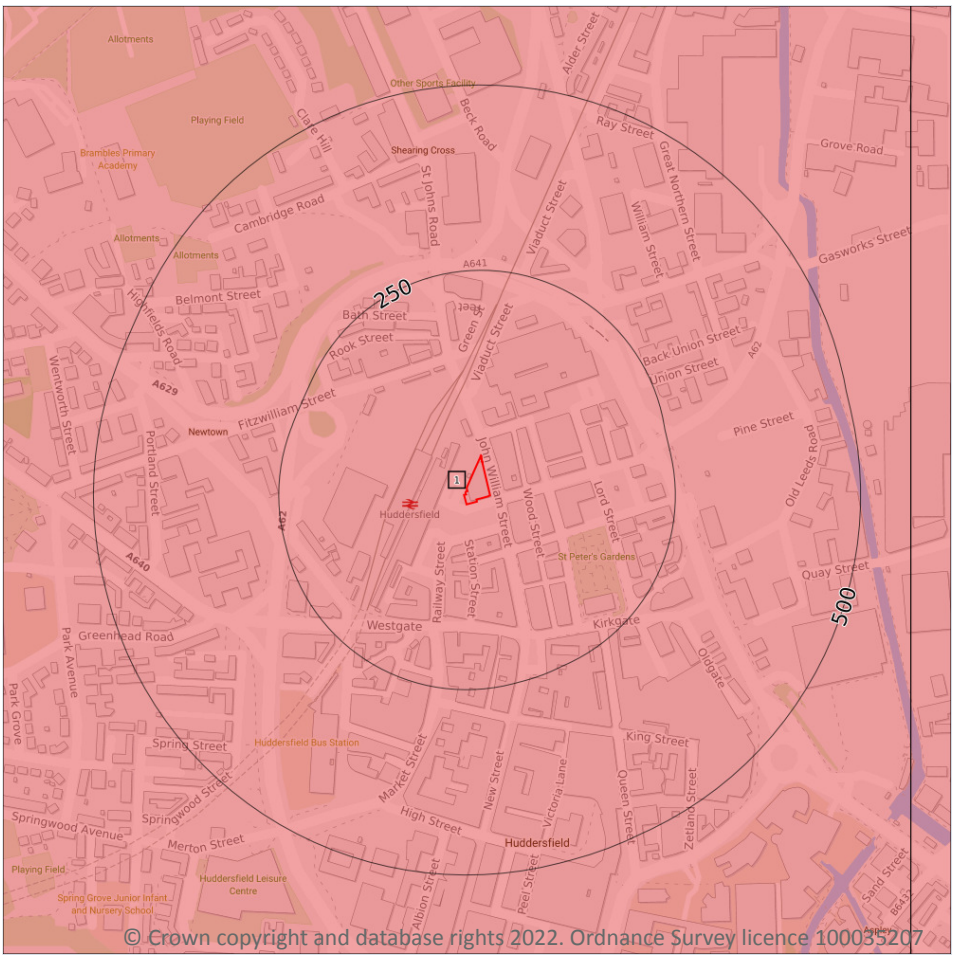
Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 59**

ID	Location	Designation	Description
1	**On site**	**Secondary Undifferentiated**	**Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type**

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

Bedrock aquifer



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5.2 Bedrock aquifer

Records within 500m	1

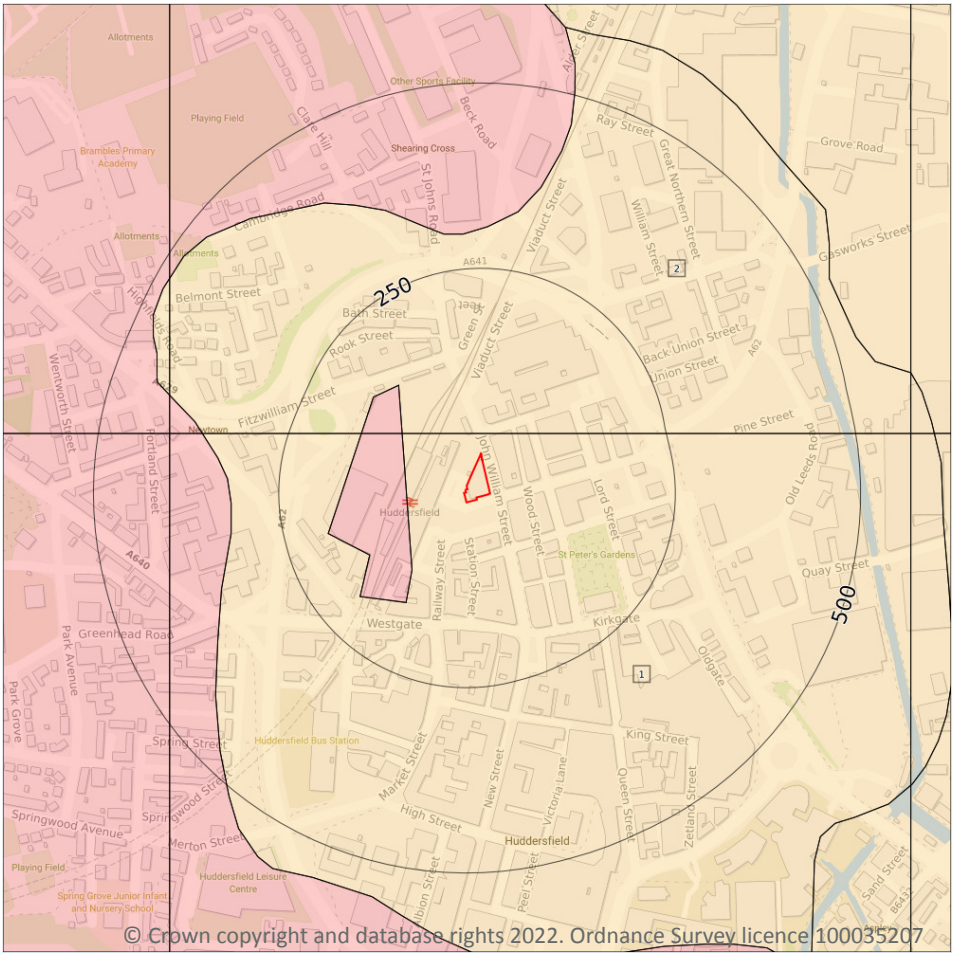
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 60**

ID	Location	Designation	Description
1	**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**

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

Groundwater vulnerability



Site Outline

Search buffers in metres (m)

Superficial vulnerability

- Principal superficial aquifer, high vulnerability
- Secondary superficial aquifer, high vulnerability
- Principal superficial aquifer, medium vulnerability
- Secondary superficial aquifer, medium vulnerability
- Principal superficial aquifer, low vulnerability
- Secondary superficial aquifer, low vulnerability

Bedrock vulnerability

- Principal bedrock aquifer, high vulnerability
- Secondary bedrock aquifer, high vulnerability
- Principal bedrock aquifer, medium vulnerability
- Secondary bedrock aquifer, medium vulnerability
- Principal bedrock aquifer, low vulnerability
- Secondary bedrock aquifer, low vulnerability

Other information

- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m	2

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

- High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
- Medium - Intermediate between high and low vulnerability.
- Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

Features are displayed on the Groundwater vulnerability map on **page 61**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	**On site**	**Summary Classification: Secondary superficial aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer**	**Leaching class: High Infiltration value: >70% Dilution value: 300-550mm/year**	**Vulnerability: High Aquifer type: Secondary Thickness: 3-10m Patchiness value: <90% Recharge potential: No Data**	**Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures**
2	27m N	Summary Classification: Secondary superficial aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: 300-550mm/year	Vulnerability: High Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

5.4 Groundwater vulnerability- soluble rock risk

Records on site	**0**

This dataset identifies areas where solution features that enable rapid movement of a pollutant may be present within a 1km grid square.

This data is sourced from the British Geological Survey and the Environment Agency.

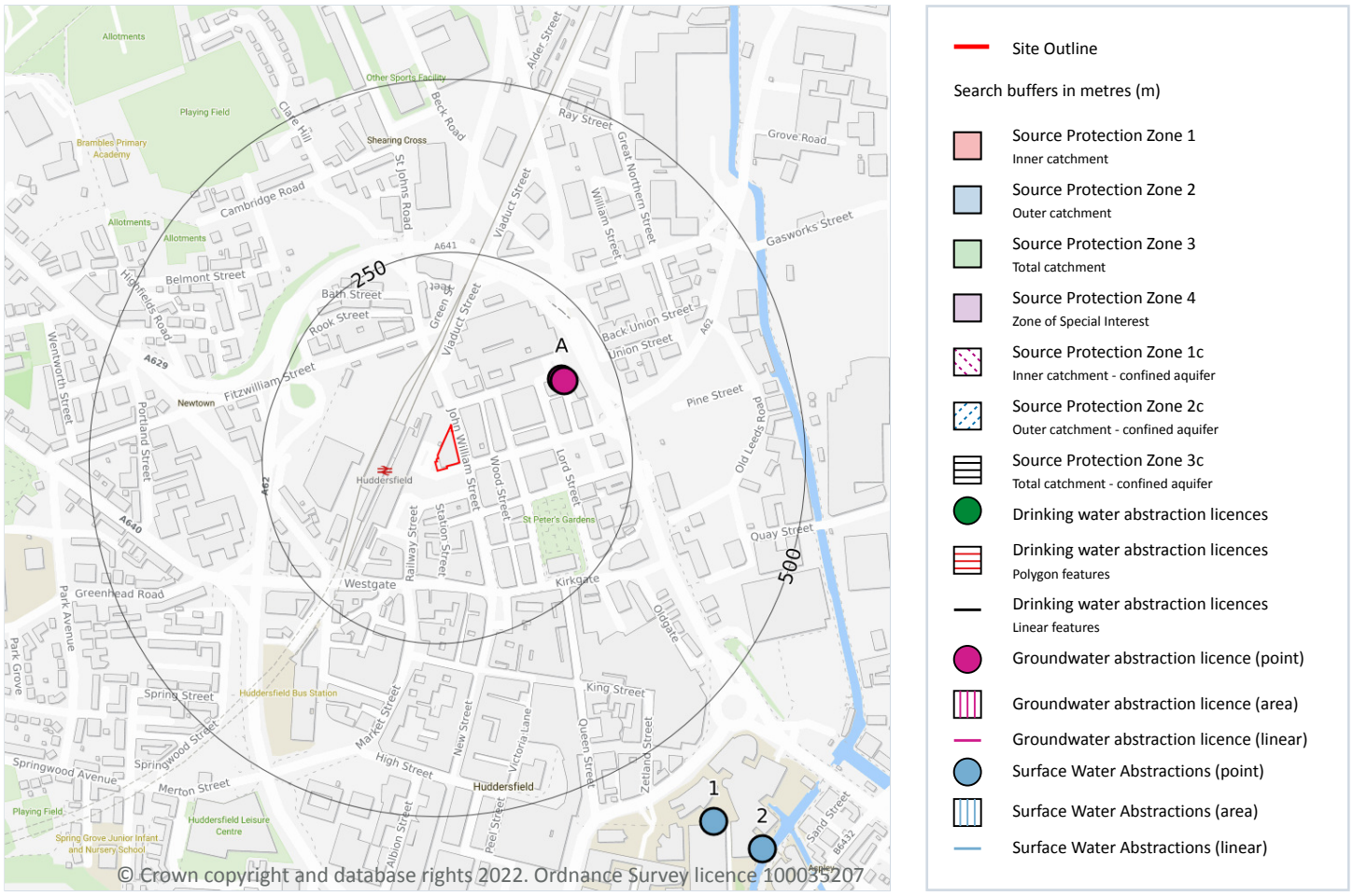
5.5 Groundwater vulnerability- local information

Records on site	**0**

This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on enquiries@environment-agency.gov.uk.

This data is sourced from the British Geological Survey and the Environment Agency.

Abstractions and Source Protection Zones



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5.6 Groundwater abstractions

Records within 2000m	27

Licensed groundwater abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, between two points (line data) or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on **page 63**

ID	Location	Details	
A	173m NE	Status: Historical Licence No: 2/27/11/193 Details: Non-Evaporative Cooling Direct Source: GROUNDWATERS Point: BOREHOLE - COAL MEASURES - HUDDERSFIELD Data Type: Point Name: KIRKLEES METROPOLITAN COUNCIL Easting: 414580 Northing: 417040	Annual Volume (m^3): 2400 Max Daily Volume (m^3): 85 Original Application No: - Original Start Date: 18/05/2007 Expiry Date: 31/03/2015 Issue No: 2 Version Start Date: 01/04/2008 Version End Date: -
A	175m NE	Status: Active Licence No: 2/27/11/193/R01 Details: Heat Pump Direct Source: GROUNDWATERS Point: BOREHOLE - COAL MEASURES - HUDDERSFIELD Data Type: Point Name: Kirklees Council Easting: 414584 Northing: 417037	Annual Volume (m^3): 32,000 Max Daily Volume (m^3): 357 Original Application No: NPS/WR/025885 Original Start Date: 17/04/2015 Expiry Date: 31/03/2027 Issue No: 2 Version Start Date: 02/10/2017 Version End Date: -
-	841m NE	Status: Historical Licence No: 2/27/11/060 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: GROUNDWATERS Point: BOREHOLE X4 - CARBONIFEROUS MILLSTONE GRIT Data Type: Poly4 Name: ZENECA FINE CHEMICAL MANUFACTURING ORGANISATION Easting: 416690 Northing: 418150	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 27/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 27/01/1966 Version End Date: -
-	841m NE	Status: Historical Licence No: 2/27/11/060 Details: Process Water Direct Source: GROUNDWATERS Point: BOREHOLE 3 - MILLSTONE GRIT Data Type: Point Name: SYNGENTA LTD Easting: 415200 Northing: 417290	Annual Volume (m^3): 881,941 Max Daily Volume (m^3): 6000.84 Original Application No: - Original Start Date: 27/01/1966 Expiry Date: - Issue No: 102 Version Start Date: 12/10/2006 Version End Date: -

ID	Location	Details	
-	841m NE	Status: Historical Licence No: 2/27/11/060 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: GROUNDWATERS Point: BOREHOLE 3 - MILLSTONE GRIT Data Type: Point Name: SYNGENTA LTD Easting: 415200 Northing: 417290	Annual Volume (m^3): 881,941 Max Daily Volume (m^3): 6000.84 Original Application No: - Original Start Date: 27/01/1966 Expiry Date: - Issue No: 102 Version Start Date: 12/10/2006 Version End Date: -
-	844m N	Status: Historical Licence No: 2/27/11/023 Details: Water Bottling Direct Source: GROUNDWATERS Point: BOREHOLE-MILLSTONE GRIT-HUDDERSFIELD Data Type: Point Name: BRITVIC SOFT DRINKS PLC Easting: 414140 Northing: 417770	Annual Volume (m^3): 90920 Max Daily Volume (m^3): 636.4 Original Application No: - Original Start Date: 14/12/1965 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2009 Version End Date: -
-	871m NE	Status: Historical Licence No: 2/27/11/060 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: GROUNDWATERS Point: BOREHOLE 4 - MILLSTONE GRIT - HUDDERSFIELD Data Type: Point Name: SYNGENTA LTD Easting: 415180 Northing: 417400	Annual Volume (m^3): 881,941 Max Daily Volume (m^3): 6000.84 Original Application No: - Original Start Date: 27/01/1966 Expiry Date: - Issue No: 102 Version Start Date: 12/10/2006 Version End Date: -
-	871m NE	Status: Historical Licence No: 2/27/11/060 Details: Process Water Direct Source: GROUNDWATERS Point: BOREHOLE 4 - MILLSTONE GRIT - HUDDERSFIELD Data Type: Point Name: SYNGENTA LTD Easting: 415180 Northing: 417400	Annual Volume (m^3): 881,941 Max Daily Volume (m^3): 6000.84 Original Application No: - Original Start Date: 27/01/1966 Expiry Date: - Issue No: 102 Version Start Date: 12/10/2006 Version End Date: -

ID	Location	Details	
-	907m S	Status: Historical Licence No: 2/27/11/176 Details: General use relating to Secondary Category (Medium Loss) Direct Source: GROUNDWATERS Point: BOREHOLE - COAL MEASURES - HUDDERSFIELD Data Type: Point Name: SKA TEXTILES LTD Easting: 414400 Northing: 416000	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 20/08/1995 Expiry Date: - Issue No: 101 Version Start Date: 08/02/2001 Version End Date: -
-	921m N	Status: Historical Licence No: 2/27/11/023 Details: Water Bottling Direct Source: GROUNDWATERS Point: BOREHOLE Data Type: Point Name: BENJAMIN SHAW & SONS LTD Easting: 414210 Northing: 417870	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 14/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 26/03/1999 Version End Date: -
-	921m N	Status: Historical Licence No: 2/27/11/023 Details: Water Bottling Direct Source: GROUNDWATERS Point: BOREHOLE - MILLSTONE GRIT Data Type: Point Name: BRITVIC SOFT DRINKS LTD Easting: 414210 Northing: 417870	Annual Volume (m^3): 360000 Max Daily Volume (m^3): 1200 Original Application No: - Original Start Date: 14/12/1965 Expiry Date: - Issue No: 101 Version Start Date: 01/11/2004 Version End Date: -
-	921m N	Status: Historical Licence No: 2/27/11/023 Details: Water Bottling Direct Source: GROUNDWATERS Point: BOREHOLE-MILLSTONE GRIT- HUDDERSFIELD Data Type: Point Name: BRITVIC SOFT DRINKS PLC Easting: 414210 Northing: 417870	Annual Volume (m^3): 90920 Max Daily Volume (m^3): 636.4 Original Application No: - Original Start Date: 14/12/1965 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2009 Version End Date: -
-	928m S	Status: Historical Licence No: 2/27/11/176 Details: General use relating to Secondary Category (Medium Loss) Direct Source: GROUNDWATERS Point: BOREHOLE Data Type: Point Name: SKA TEXTILES LTD Easting: 414600 Northing: 416000	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 20/08/1995 Expiry Date: - Issue No: 101 Version Start Date: 08/02/2001 Version End Date: -

ID	Location	Details	
-	928m S	Status: Historical Licence No: 2/27/11/176 Details: General use relating to Secondary Category (Medium Loss) Direct Source: GROUNDWATERS Point: BOREHOLE - COAL MEASURES - HUDDERSFIELD Data Type: Point Name: SKA TEXTILES LTD Easting: 414600 Northing: 416000	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 20/08/1995 Expiry Date: - Issue No: 101 Version Start Date: 08/02/2001 Version End Date: -
-	930m N	Status: Historical Licence No: 2/27/11/023 Details: Water Bottling Direct Source: GROUNDWATERS Point: BOREHOLE Data Type: Point Name: BENJAMIN SHAW & SONS LTD Easting: 414500 Northing: 417900	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 14/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 26/03/1999 Version End Date: -
-	930m N	Status: Historical Licence No: 2/27/11/023 Details: Water Bottling Direct Source: GROUNDWATERS Point: BOREHOLE - MILLSTONE GRIT Data Type: Point Name: BENJAMIN SHAW & SONS LTD Easting: 414500 Northing: 417900	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 14/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 26/03/1999 Version End Date: -
-	942m N	Status: Historical Licence No: 2/27/11/023 Details: Water Bottling Direct Source: GROUNDWATERS Point: BOREHOLE-MILLSTONE GRIT-HUDDERSFIELD Data Type: Point Name: BRITVIC SOFT DRINKS PLC Easting: 414250 Northing: 417900	Annual Volume (m^3): 90920 Max Daily Volume (m^3): 636.4 Original Application No: - Original Start Date: 14/12/1965 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2009 Version End Date: -
-	980m SW	Status: Historical Licence No: 2/27/11/190 Details: Process Water Direct Source: GROUNDWATERS Point: BOREHOLE-MILLSTONE GRIT-HUDDERSFIELD Data Type: Point Name: SKA TEXTILES LTD Easting: 413830 Northing: 416110	Annual Volume (m^3): 465000 Max Daily Volume (m^3): 1272 Original Application No: - Original Start Date: 04/02/2005 Expiry Date: 31/12/2010 Issue No: 2 Version Start Date: 18/04/2006 Version End Date: -

ID	Location	Details	
-	1061m SW	Status: Historical Licence No: NE/027/0011/006 Details: Process Water Direct Source: GROUNDWATERS Point: BOREHOLE-MILLSTONE GRIT-HUDDERSFIELD Data Type: Point Name: SKA TEXTILES LTD Easting: 413794 Northing: 416036	Annual Volume (m^3): 200000 Max Daily Volume (m^3): 1272 Original Application No: - Original Start Date: 06/01/2011 Expiry Date: 31/03/2027 Issue No: 1 Version Start Date: 06/01/2011 Version End Date: -
-	1179m NE	Status: Historical Licence No: 2/27/11/171 Details: General use relating to Secondary Category (Medium Loss) Direct Source: GROUNDWATERS Point: BOREHOLE Data Type: Point Name: HUDDERSFIELD DYEING CO LTD Easting: 415000 Northing: 418000	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 24/05/1990 Expiry Date: - Issue No: 100 Version Start Date: 24/05/1990 Version End Date: -
-	1179m NE	Status: Active Licence No: 2/27/11/171 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: GROUNDWATERS Point: BOREHOLE - MILLSTONE GRIT - HUDDERSFIELD Data Type: Point Name: HUDDERSFIELD DYEING CO LTD Easting: 415000 Northing: 418000	Annual Volume (m^3): 136,410 Max Daily Volume (m^3): 637.07 Original Application No: 6256 Original Start Date: 24/05/1990 Expiry Date: - Issue No: 100 Version Start Date: 24/05/1990 Version End Date: -
-	1457m SE	Status: Historical Licence No: 2/27/11/031 Details: General use relating to Secondary Category (Medium Loss) Direct Source: GROUNDWATERS Point: BOREHOLE Data Type: Point Name: W T JOHNSON & SONS (HUDDERSFIELD) LTD Easting: 415700 Northing: 416200	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 14/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 14/12/1965 Version End Date: -

ID	Location	Details	
-	1457m SE	Status: Historical Licence No: 2/27/11/018 Details: General use relating to Secondary Category (Medium Loss) Direct Source: GROUNDWATERS Point: BOREHOLE Data Type: Point Name: W T JOHNSON & SONS (HUDDERSFIELD) LTD Easting: 415700 Northing: 416200	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 14/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 14/12/1965 Version End Date: -
-	1457m SE	Status: Historical Licence No: 2/27/11/031 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: GROUNDWATERS Point: BOREHOLE - MILLSTONE GRIT - MOLDGREEN Data Type: Point Name: W T JOHNSON & SONS (HUDDERSFIELD) LTD Easting: 415700 Northing: 416200	Annual Volume (m^3): 36754 Max Daily Volume (m^3): 136.38 Original Application No: - Original Start Date: 14/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 14/12/1965 Version End Date: -
-	1457m SE	Status: Historical Licence No: 2/27/11/018 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: GROUNDWATERS Point: BOREHOLE - MILLSTONE GRIT - MOLDGREEN Data Type: Point Name: W T JOHNSON & SONS (HUDDERSFIELD) LTD Easting: 415700 Northing: 416200	Annual Volume (m^3): 105854 Max Daily Volume (m^3): 390.956 Original Application No: - Original Start Date: 14/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 14/12/1965 Version End Date: -
-	1457m SE	Status: Active Licence No: 2/27/11/031 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: GROUNDWATERS Point: BOREHOLE - COAL MEASURES - MOLDGREEN Data Type: Point Name: W T JOHNSON & SONS (HUDDERSFIELD) LTD Easting: 415700 Northing: 416200	Annual Volume (m^3): 36,754 Max Daily Volume (m^3): 136.38 Original Application No: 1567(2) Original Start Date: 14/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 14/12/1965 Version End Date: -

ID	Location	Details	
-	1457m SE	Status: Active Licence No: 2/27/11/018 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: GROUNDWATERS Point: BOREHOLE - COAL MEASURES - MOLDGREEN Data Type: Point Name: W T JOHNSON & SONS (HUDDERSFIELD) LTD Easting: 415700 Northing: 416200	Annual Volume (m^3): 105,854 Max Daily Volume (m^3): 390.96 Original Application No: 1567(1) Original Start Date: 14/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 14/12/1965 Version End Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.

5.7 Surface water abstractions

Records within 2000m **17**

Licensed surface water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on **page 63**

ID	Location	Details	
1	636m SE	Status: Historical Licence No: 2/27/11/160 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: SURFACE WATER Point: HUDDERSFIELD CANAL Data Type: Point Name: BRITISH WATERWAYS BOARD Easting: 414800 Northing: 416400	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 01/03/1974 Expiry Date: - Issue No: 100 Version Start Date: 17/11/1993 Version End Date: -
2	710m SE	Status: Historical Licence No: 2/27/11/160 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: SURFACE WATER Point: HUDDERSFIELD CANAL Data Type: Point Name: Canal and River Trust Easting: 414870 Northing: 416360	Annual Volume (m^3): 700,000 Max Daily Volume (m^3): 3,600 Original Application No: - Original Start Date: 01/03/1974 Expiry Date: - Issue No: 102 Version Start Date: 21/01/2008 Version End Date: -

ID	Location	Details	
-	733m NE	Status: Historical Licence No: 2/27/11/182 Details: General use relating to Secondary Category (Medium Loss) Direct Source: SURFACE WATER Point: HUDDERSFIELD BROAD CANAL Data Type: Point Name: BRITISH WATERWAYS Easting: 414800 Northing: 417600	Annual Volume (m^3): 170000 Max Daily Volume (m^3): 750 Original Application No: - Original Start Date: 10/07/1998 Expiry Date: 31/12/2006 Issue No: 100 Version Start Date: 10/07/1998 Version End Date: -
-	771m SE	Status: Historical Licence No: 2/27/11/175 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: SURFACE WATER Point: HUDDERSFIELD NARROW CANAL Data Type: Line Name: Canal and River Trust Easting: 414690 Northing: 416080	Annual Volume (m^3): 1,250,000 Max Daily Volume (m^3): 3,960 Original Application No: - Original Start Date: 22/09/1994 Expiry Date: - Issue No: 103 Version Start Date: 21/01/2008 Version End Date: -
-	844m SE	Status: Historical Licence No: 2/27/11/175 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: SURFACE WATER Point: HUDDERSFIELD NARROW CANAL Data Type: Line Name: BRITISH WATERWAYS BOARD Easting: 414650 Northing: 416010	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 22/09/1994 Expiry Date: - Issue No: 101 Version Start Date: 10/03/2003 Version End Date: -
-	849m S	Status: Active Licence No: NE/027/0011/011 Details: Non-Evaporative Cooling Direct Source: SURFACE WATER Point: HUDDERSFIELD NARROW CANAL Data Type: Point Name: Canal and River Trust Easting: 414179 Northing: 416087	Annual Volume (m^3): 1,684,800 Max Daily Volume (m^3): 7,560 Original Application No: NPS/WR/008366 Original Start Date: 24/04/2012 Expiry Date: 31/03/2027 Issue No: 1 Version Start Date: 24/04/2012 Version End Date: -

ID	Location	Details	
-	887m NE	Status: Historical Licence No: 2/27/11/158 Details: General use relating to Secondary Category (Medium Loss) Direct Source: SURFACE WATER Point: HUDDERSFIELD BROAD CANAL Data Type: Point Name: BRITISH WATERWAYS BOARD Easting: 414830 Northing: 417760	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 27/10/1972 Expiry Date: - Issue No: 102 Version Start Date: 26/10/1999 Version End Date: -
-	887m NE	Status: Active Licence No: 2/27/11/158 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: SURFACE WATER Point: HUDDERSFIELD BROAD CANAL - HUDERSFIELD INCINERATOR Data Type: Point Name: Canal and River Trust Easting: 414830 Northing: 417760	Annual Volume (m^3): 273,000 Max Daily Volume (m^3): 1,090 Original Application No: 5182 Original Start Date: 27/10/1972 Expiry Date: - Issue No: 103 Version Start Date: 21/01/2008 Version End Date: -
-	899m SE	Status: Active Licence No: NE/027/0011/023 Details: Supply To A Canal For Throughflow Direct Source: SURFACE WATER Point: RIVER COLNE AT ASPLEY, HUDDERSFIELD Data Type: Point Name: Canal and River Trust Easting: 414997 Northing: 416219	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: NPS/NA/000948 Original Start Date: 31/03/2021 Expiry Date: 31/03/2027 Issue No: 1 Version Start Date: 31/03/2021 Version End Date: -
-	930m S	Status: Historical Licence No: 2/27/11/175 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: SURFACE WATER Point: HUDDERSFIELD NARROW CANAL Data Type: Line Name: BRITISH WATERWAYS BOARD Easting: 414650 Northing: 416010	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 22/09/1994 Expiry Date: - Issue No: 100 Version Start Date: 22/09/1994 Version End Date: -

ID	Location	Details	
-	1125m S	Status: Historical Licence No: 2/27/10/009 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: SURFACE WATER Point: RIVER HOLME Data Type: Point Name: TAYLOR & LODGE LTD Easting: 414200 Northing: 415800	Annual Volume (m^3): 54552 Max Daily Volume (m^3): 327.312 Original Application No: - Original Start Date: 01/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 01/12/1965 Version End Date: -
-	1125m S	Status: Historical Licence No: 2/27/10/009 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: SURFACE WATER Point: RIVER HOLME - HUDDERSFIELD Data Type: Point Name: TAYLOR & LODGE LTD Easting: 414200 Northing: 415800	Annual Volume (m^3): 54552 Max Daily Volume (m^3): 327.312 Original Application No: - Original Start Date: 01/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 01/12/1965 Version End Date: -
-	1179m NE	Status: Historical Licence No: 2/27/11/131 Details: General use relating to Secondary Category (Medium Loss) Direct Source: SURFACE WATER Point: HUDDERSFIELD CANAL Data Type: Point Name: BRITISH WATERWAYS Easting: 415000 Northing: 418000	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 26/05/1966 Expiry Date: - Issue No: 100 Version Start Date: 17/02/1993 Version End Date: -
-	1179m NE	Status: Historical Licence No: 2/27/11/131 Details: General use relating to Secondary Category (Very Low Loss) Direct Source: SURFACE WATER Point: HUDDERSFIELD CANAL Data Type: Point Name: BRITISH WATERWAYS Easting: 415000 Northing: 418000	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 26/05/1966 Expiry Date: - Issue No: 100 Version Start Date: 17/02/1993 Version End Date: -

ID	Location	Details	
-	1179m NE	Status: Active Licence No: 2/27/11/131 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: SURFACE WATER Point: HUDDERSFIELD CANAL Data Type: Point Name: Canal and River Trust Easting: 415000 Northing: 418000	Annual Volume (m^3): 400,000 Max Daily Volume (m^3): 1,800 Original Application No: 2266 Original Start Date: 26/05/1966 Expiry Date: - Issue No: 101 Version Start Date: 21/01/2008 Version End Date: -
-	1179m NE	Status: Active Licence No: 2/27/11/131 Details: Process Water Direct Source: SURFACE WATER Point: HUDDERSFIELD CANAL Data Type: Point Name: Canal and River Trust Easting: 415000 Northing: 418000	Annual Volume (m^3): 400,000 Max Daily Volume (m^3): 1,800 Original Application No: 2266 Original Start Date: 26/05/1966 Expiry Date: - Issue No: 101 Version Start Date: 21/01/2008 Version End Date: -
-	1839m SW	Status: Historical Licence No: 2/27/11/148 Details: General use relating to Secondary Category (Low Loss) Direct Source: SURFACE WATER Point: HUDDERSFIELD CANAL Data Type: Point Name: BRITISH WATERWAYS BOARD Easting: 412800 Northing: 416000	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 26/05/1966 Expiry Date: - Issue No: 100 Version Start Date: 08/10/1979 Version End Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.

5.8 Potable abstractions

Records within 2000m	**7**

Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on **page 63**

ID	Location	Details	
-	844m N	Status: Historical Licence No: 2/27/11/023 Details: Water Bottling Direct Source: GROUNDWATERS Point: BOREHOLE-MILLSTONE GRIT-HUDDERSFIELD Data Type: Point Name: BRITVIC SOFT DRINKS PLC Easting: 414140 Northing: 417770	Annual Volume (m^3): 90920 Max Daily Volume (m^3): 636.4 Original Application No: - Original Start Date: 14/12/1965 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2009 Version End Date: -
-	921m N	Status: Historical Licence No: 2/27/11/023 Details: Water Bottling Direct Source: GROUNDWATERS Point: BOREHOLE Data Type: Point Name: BENJAMIN SHAW & SONS LTD Easting: 414210 Northing: 417870	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 14/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 26/03/1999 Version End Date: -
-	921m N	Status: Historical Licence No: 2/27/11/023 Details: Water Bottling Direct Source: GROUNDWATERS Point: BOREHOLE - MILLSTONE GRIT Data Type: Point Name: BRITVIC SOFT DRINKS LTD Easting: 414210 Northing: 417870	Annual Volume (m^3): 360000 Max Daily Volume (m^3): 1200 Original Application No: - Original Start Date: 14/12/1965 Expiry Date: - Issue No: 101 Version Start Date: 01/11/2004 Version End Date: -
-	921m N	Status: Historical Licence No: 2/27/11/023 Details: Water Bottling Direct Source: GROUNDWATERS Point: BOREHOLE-MILLSTONE GRIT- HUDDERSFIELD Data Type: Point Name: BRITVIC SOFT DRINKS PLC Easting: 414210 Northing: 417870	Annual Volume (m^3): 90920 Max Daily Volume (m^3): 636.4 Original Application No: - Original Start Date: 14/12/1965 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2009 Version End Date: -
-	930m N	Status: Historical Licence No: 2/27/11/023 Details: Water Bottling Direct Source: GROUNDWATERS Point: BOREHOLE Data Type: Point Name: BENJAMIN SHAW & SONS LTD Easting: 414500 Northing: 417900	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 14/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 26/03/1999 Version End Date: -

ID	Location	Details	
-	930m N	Status: Historical Licence No: 2/27/11/023 Details: Water Bottling Direct Source: GROUNDWATERS Point: BOREHOLE - MILLSTONE GRIT Data Type: Point Name: BENJAMIN SHAW & SONS LTD Easting: 414500 Northing: 417900	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 14/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 26/03/1999 Version End Date: -
-	942m N	Status: Historical Licence No: 2/27/11/023 Details: Water Bottling Direct Source: GROUNDWATERS Point: BOREHOLE-MILLSTONE GRIT-HUDDERSFIELD Data Type: Point Name: BRITVIC SOFT DRINKS PLC Easting: 414250 Northing: 417900	Annual Volume (m^3): 90920 Max Daily Volume (m^3): 636.4 Original Application No: - Original Start Date: 14/12/1965 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2009 Version End Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.

5.9 Source Protection Zones

Records within 500m	**0**

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination.

This data is sourced from the Environment Agency and Natural Resources Wales.

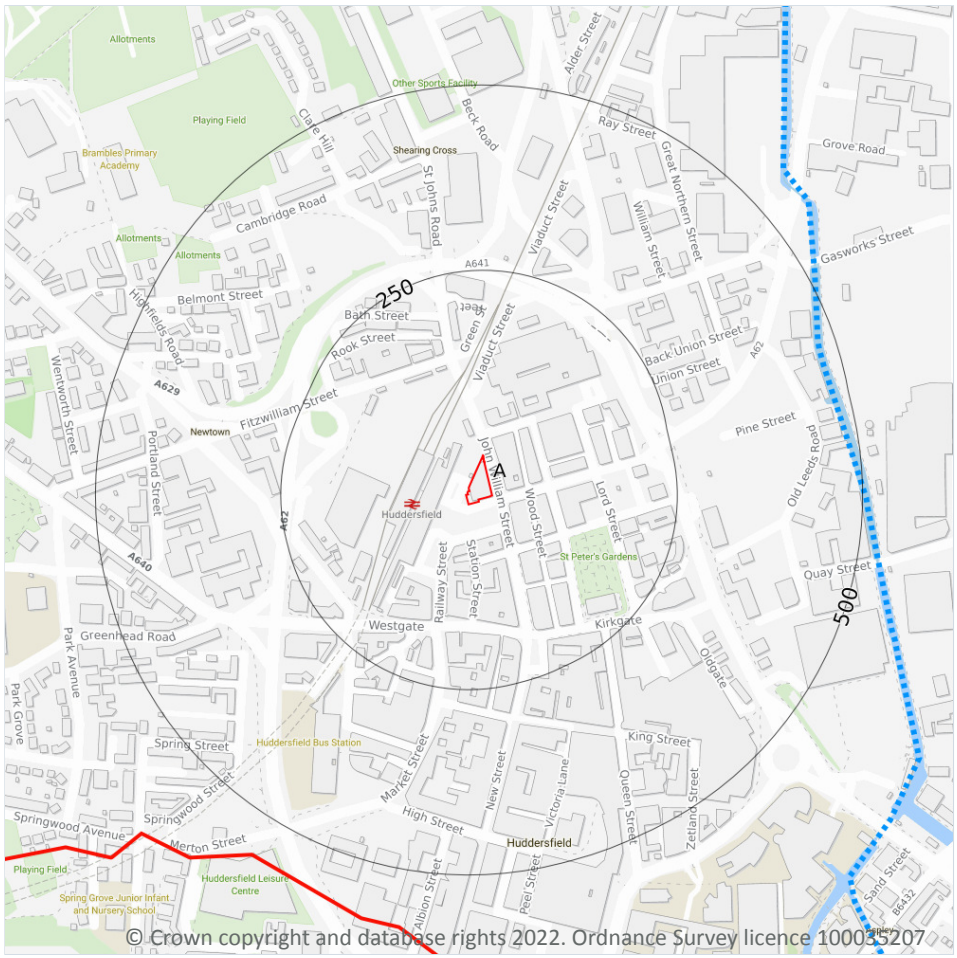
5.10 Source Protection Zones (confined aquifer)

Records within 500m	**0**

Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive resource if deep excavation/drilling is taking place.

This data is sourced from the Environment Agency and Natural Resources Wales.

6 Hydrology



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6.1 Water Network (OS MasterMap)

Records within 250m	0

Detailed water network of Great Britain showing the flow and precise central course of every river, stream, lake and canal.

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	0

Covering rivers, streams and lakes (some overlap with OS MasterMap Water Network data in previous section) but additionally covers smaller features such as ponds. Rivers and streams narrower than 5m are represented as a single line. Lakes, ponds and rivers or streams wider than 5m are represented as polygons.

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site	1

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on **page 77**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	**On site**	**River**	**Colne from River Holme to River Calder**	**GB104027062550**	**Colne and Holme**	**Aire and Calder**

This data is sourced from the Environment Agency and Natural Resources Wales.

6.4 WFD Surface water bodies

Records identified	1

Surface water bodies under the Directive may be rivers, lakes, estuary or coastal. To achieve the purpose of the Directive, environmental objectives have been set and are reported on for each water body. The progress towards delivery of the objectives is then reported on by the relevant competent authorities at the end of each six-year cycle. The river water body directly associated with the catchment listed in the previous section is detailed below, along with any lake, canal, coastal or artificial water body within 250m of the site. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each water body listed.

Features are displayed on the Hydrology map on **page 77**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	644m NE	River	Colne from River Holme to River Calder	GB104027062550	Moderate	Fail	Moderate	2019

This data is sourced from the Environment Agency and Natural Resources Wales.

6.5 WFD Groundwater bodies

Records on site	1

Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

Features are displayed on the Hydrology map on **page 77**

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
A	**On site**	**Aire & Calder Carb Limestone / Millstone Grit / Coal Measures.**	**GB40402G700400**	**Poor**	**Poor**	**Good**	**2019**

This data is sourced from the Environment Agency and Natural Resources Wales.

7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m	0

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m within the Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) models. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition. The risk categories for RoFRaS for rivers and the sea and FRAW for rivers are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 100 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 100 chance) or High (greater than or equal to 1 in 30 chance). The risk categories for FRAW for the sea are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 200 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 200 chance) or High (greater than or equal to 1 in 30 chance).

This data is sourced from the Environment Agency and Natural Resources Wales.

7.2 Historical Flood Events

Records within 250m	0

Records of historic flooding from rivers, the sea, groundwater and surface water. Records began in 1946 when predecessor bodies started collecting detailed information about flooding incidents, although limited details may be included on flooding incidents prior to this date. Takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding, and includes flood extents that may have been affected by overtopping, breaches or blockages.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.3 Flood Defences

Records within 250m	0

Records of flood defences owned, managed or inspected by the Environment Agency and Natural Resources Wales. Flood defences can be structures, buildings or parts of buildings. Typically these are earth banks, stone and concrete walls, or sheet-piling that is used to prevent or control the extent of flooding.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.4 Areas Benefiting from Flood Defences

Records within 250m	0

Areas that would benefit from the presence of flood defences in a 1 in 100 (1%) chance of flooding each year from rivers or 1 in 200 (0.5%) chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.5 Flood Storage Areas

Records within 250m	0

Areas that act as a balancing reservoir, storage basin or balancing pond to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel or to delay the timing of a flood peak so that its volume is discharged over a longer period.

This data is sourced from the Environment Agency and Natural Resources Wales.

River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m	0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land between Flood Zone 3 (see next section) and the extent of the flooding from rivers or the sea with a 1 in 1000 (0.1%) chance of flooding each year.

This data is sourced from the Environment Agency and Natural Resources Wales.

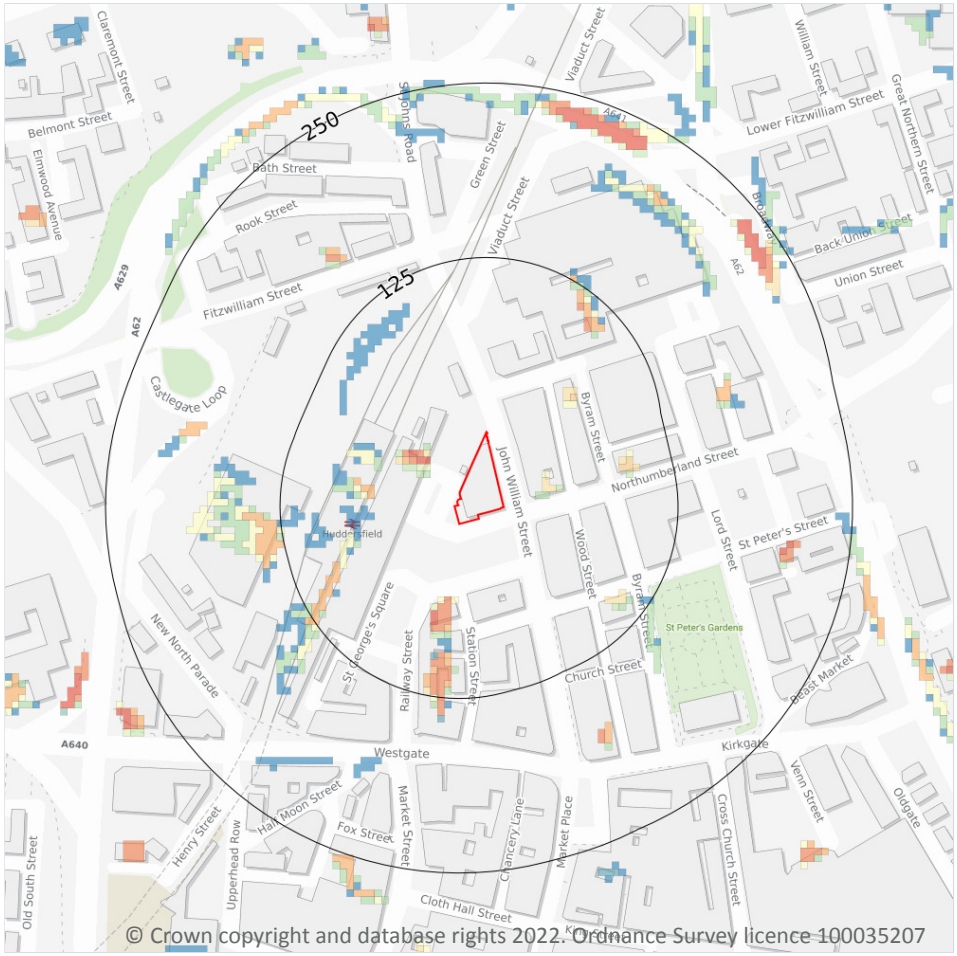
7.7 Flood Zone 3

Records within 50m	0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.

8 Surface water flooding



8.1 Surface water flooding

Highest risk on site	**Negligible**
Highest risk within 50m	**1 in 30 year, Greater than 1.0m**

Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

Features are displayed on the Surface water flooding map on **page 83**

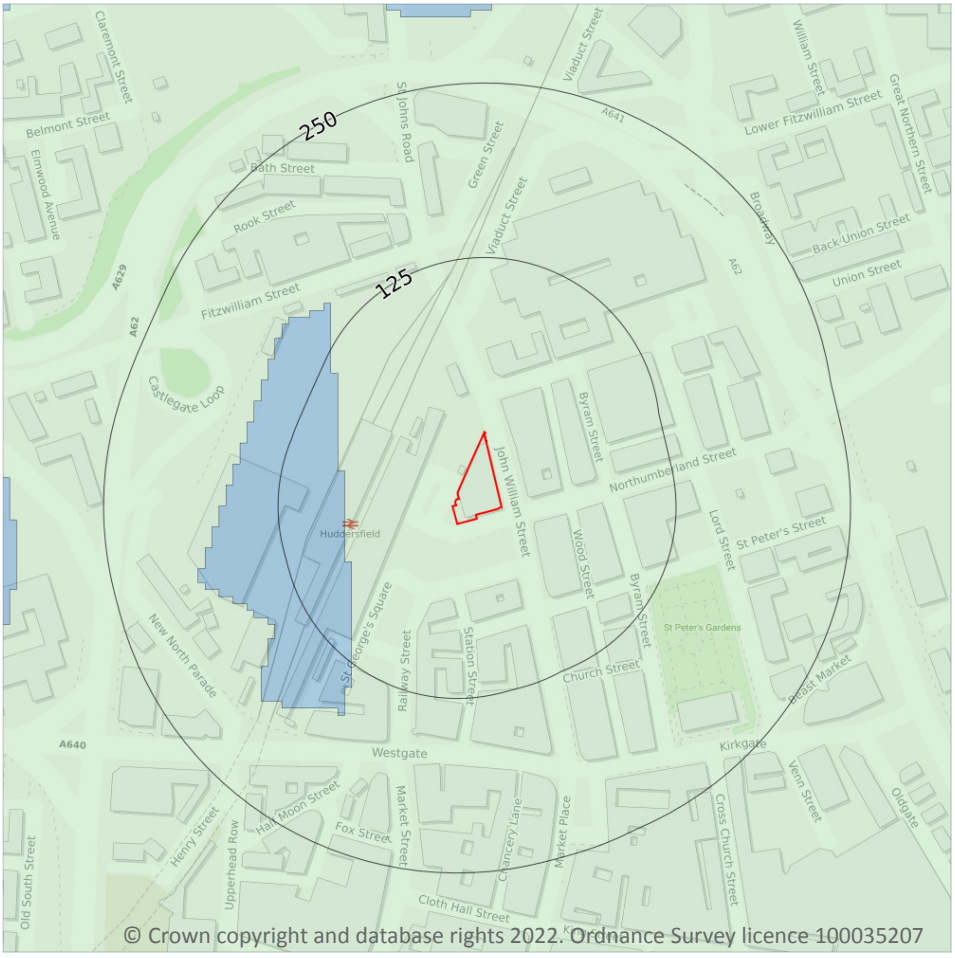
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Negligible
1 in 250 year	Negligible
1 in 100 year	Negligible
1 in 30 year	Negligible

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



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9.1 Groundwater flooding

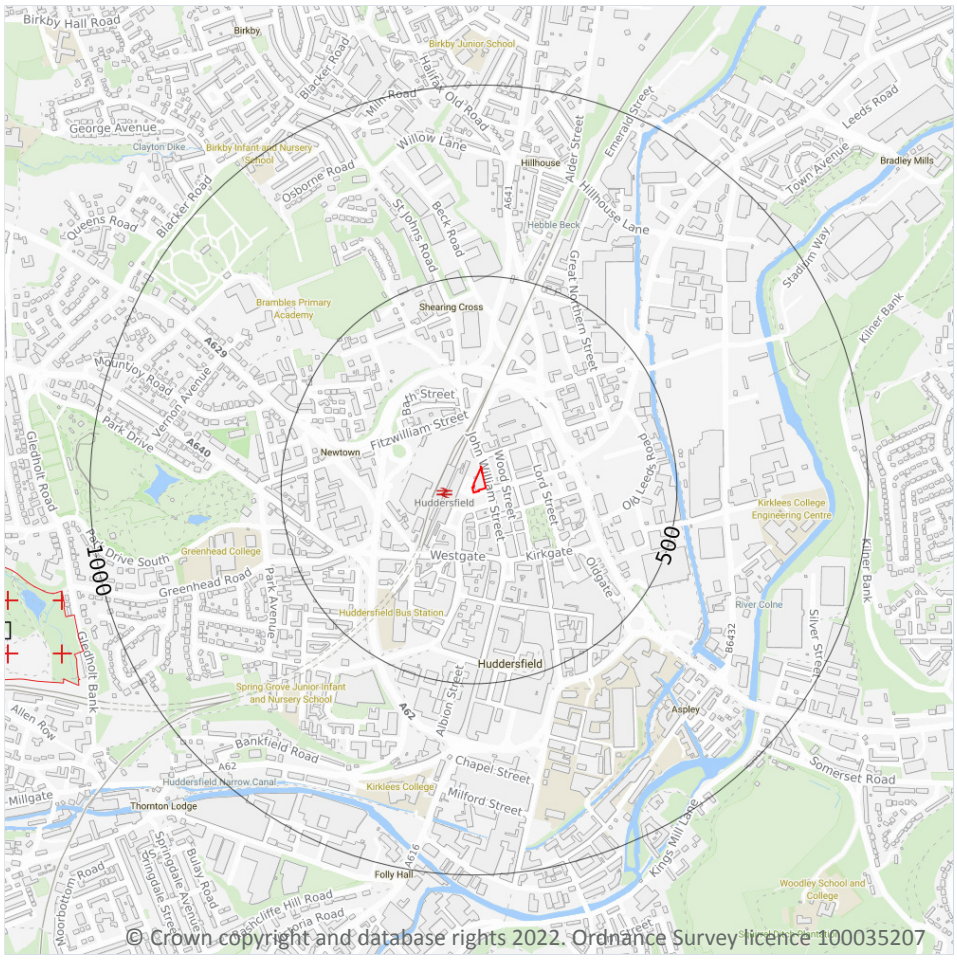
Highest risk on site	**Low**
Highest risk within 50m	**Low**

Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property. This risk assessment is based on a 1 in 100 year return period and a 5m Digital Terrain Model (DTM).

Features are displayed on the Groundwater flooding map on **page 85**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



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Site Outline

Search buffers in metres (m)

Local Nature Reserves (LNR)

Designated Ancient Woodland

Green Belt

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	0

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and (in Scotland) by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2010.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. They cover all aspects of wetland conservation and wise use, recognizing wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. These sites cover a broad definition of wetland; marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, and even some marine areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

Areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.4 Special Protection Areas (SPA)

Records within 2000m	0

Sites classified by the UK Government under the EC Birds Directive, SPAs are areas of the most important habitat for rare (listed on Annex I to the Directive) and migratory birds within the European Union.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.5 National Nature Reserves (NNR)

Records within 2000m	0

Sites containing examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. They are managed to conserve their habitats, provide special opportunities for scientific study or to provide public recreation compatible with natural heritage interests.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.6 Local Nature Reserves (LNR)

Records within 2000m	1

Sites managed for nature conservation, and to provide opportunities for research and education, or simply enjoying and having contact with nature. They are declared by local authorities under the National Parks and Access to the Countryside Act 1949 after consultation with the relevant statutory nature conservation agency.

Features are displayed on the Environmental designations map on **page 86**

ID	Location	Name	Data source
1	1092m W	Gledholt Woods	Natural England

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.7 Designated Ancient Woodland

Records within 2000m	2

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the woodland have to be old.

Features are displayed on the Environmental designations map on **page 86**

ID	Location	Name	Woodland Type
-	1869m SE	Benholmley Wood	Ancient Replanted Woodland
-	1987m NW	Grimescar Wood	Ancient Replanted Woodland

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.8 Biosphere Reserves

Records within 2000m	0

Biosphere Reserves are internationally recognised by UNESCO as sites of excellence to balance conservation and socioeconomic development between nature and people. They are recognised under the Man and the Biosphere (MAB) Programme with the aim of promoting sustainable development founded on the work of the local community.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.9 Forest Parks

Records within 2000m	0

These are areas managed by the Forestry Commission designated on the basis of recreational, conservation or scenic interest.

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0

A type of marine nature reserve in UK waters established under the Marine and Coastal Access Act (2009). They are designated with the aim to protect nationally important, rare or threatened habitats and species.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.11 Green Belt

Records within 2000m	2

Areas designated to prevent urban sprawl by keeping land permanently open.

Features are displayed on the Environmental designations map on **page 86**

ID	Location	Name	Local Authority name
-	1720m N	South and West Yorkshire	Kirklees
-	1824m SE	South and West Yorkshire	Kirklees

This data is sourced from the Ministry of Housing, Communities and Local Government.

10.12 Proposed Ramsar sites

Records within 2000m	0

Ramsar sites are areas listed as a Wetland of International Importance under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention) 1971. The sites here supplied have a status of 'Proposed' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	0

Special Areas of Conservation are areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive. Those sites supplied here are those with a status of 'Possible' having been identified for potential adoption under the framework.

This data is sourced from Natural England and Natural Resources Wales.

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m	0

Special Protection Areas (SPAs) are areas designated (or 'classified') under the European Union Wild Birds Directive for the protection of nationally and internationally important populations of wild birds. Those sites supplied here are those with a status of 'Potential' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m	0

Areas where nitrate concentrations in drinking water sources exceeded or was at risk of exceeding the limit of 50 mg/l set by the 1980 EC Drinking Water Directive. Voluntary agricultural measures as a means of reducing the levels of nitrate were introduced by DEFRA as MAFF, with payments being made to farmers who complied. The scheme was started as a pilot in 1990 in ten areas, later implemented within 32 areas. The scheme was closed to further new entrants in 1998, although existing agreements continued for their full term. All Nitrate Sensitive Areas fell within the areas designated as Nitrate Vulnerable Zones (NVZs) in 1996 under the EC Nitrate Directive (91/676/EEC).

This data is sourced from Natural England.

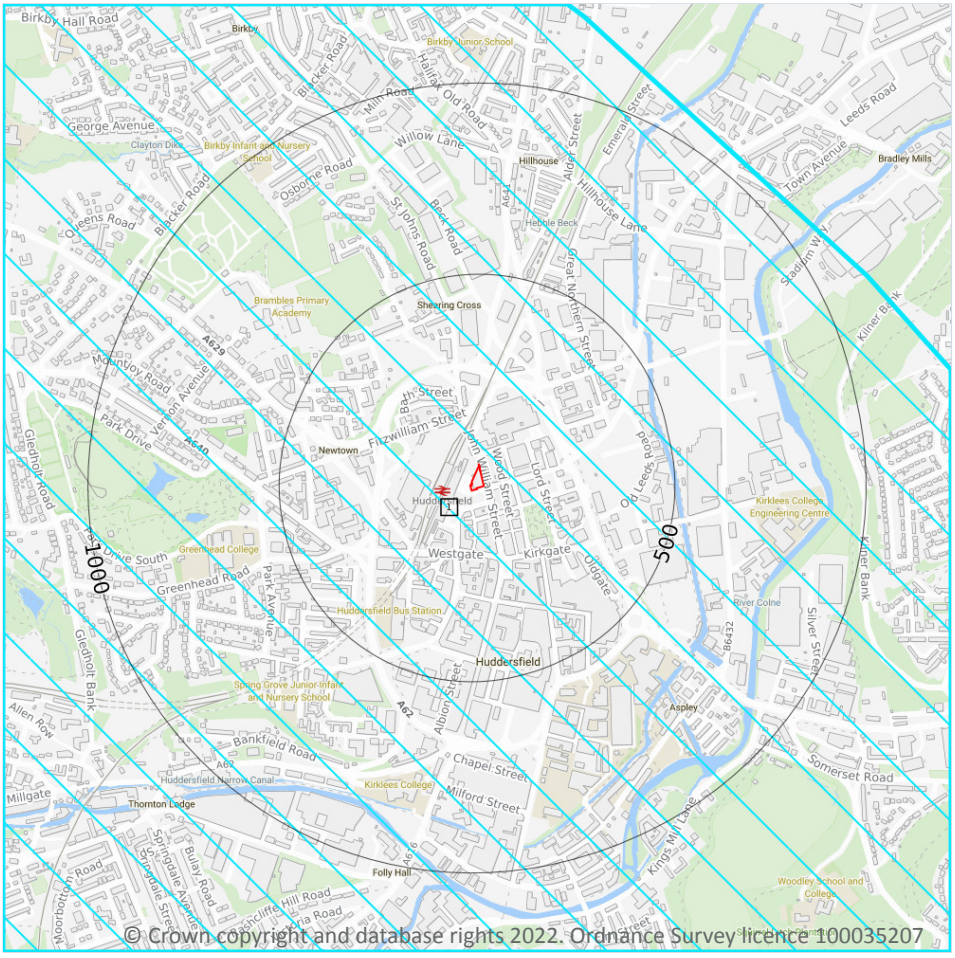
10.16 Nitrate Vulnerable Zones

Records within 2000m	0

Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

This data is sourced from Natural England and Natural Resources Wales.

SSSI Impact Zones and Units



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10.17 SSSI Impact Risk Zones

Records on site	1

Developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

Features are displayed on the SSSI Impact Zones and Units map on **page 91**

ID	Location	Type of developments requiring consultation
1	**On site**	**Infrastructure - Airports, helipads and other aviation proposals. Minerals, Oil and Gas - Oil & gas exploration/extraction. Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 4000m². Combustion - General combustion processes >50mw energy input. incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.**

This data is sourced from Natural England.

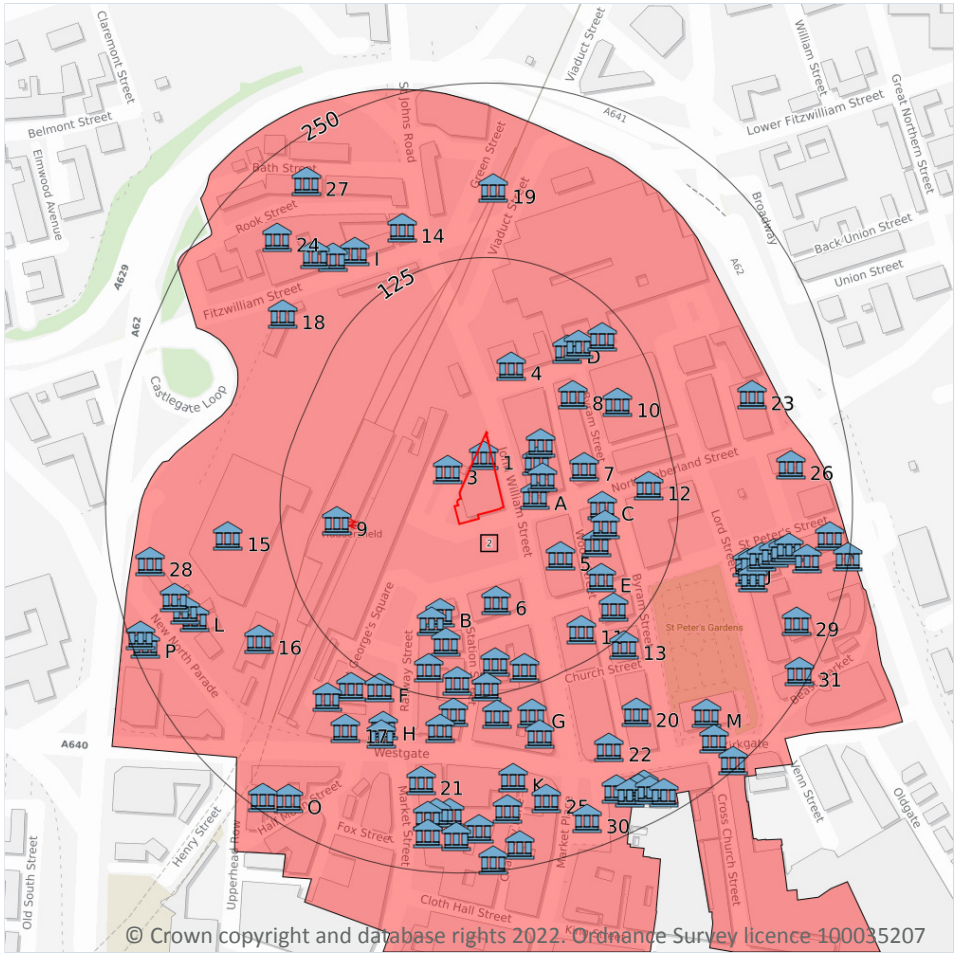
10.18 SSSI Units

Records within 2000m	**0**

Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

This data is sourced from Natural England and Natural Resources Wales.

11 Visual and cultural designations



11.1 World Heritage Sites

Records within 250m	0

Sites designated for their globally important cultural or natural interest requiring appropriate management and protection measures. World Heritage Sites are designated to meet the UK's commitments under the World Heritage Convention.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.2 Area of Outstanding Natural Beauty

Records within 250m	0

Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.3 National Parks

Records within 250m	0

In England and Wales, the purpose of National Parks is to conserve and enhance landscapes within the countryside whilst promoting public enjoyment of them and having regard for the social and economic well-being of those living within them. In Scotland National Parks have the additional purpose of promoting the sustainable use of the natural resources of the area and the sustainable social and economic development of its communities. The National Parks and Access to the Countryside Act 1949 established the National Park designation in England and Wales, and The National Parks (Scotland) Act 2000 in Scotland.

This data is sourced from Natural England, Natural Resources Wales and the Scottish Government.

11.4 Listed Buildings

Records within 250m	100

Buildings listed for their special architectural or historical interest. Building control in the form of 'listed building consent' is required in order to make any changes to that building which might affect its special interest. Listed buildings are graded to indicate their relative importance, however building controls apply to all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.

Features are displayed on the Visual and cultural designations map on **page 93**

ID	Location	Name	Grade	Reference Number	Listed date
1	**On site**	**The George Hotel, Newsome, Kirklees, HD1**	**II***	**1277386**	**20/09/1977**
3	15m NW	Railings To Station Yard, Newsome, Kirklees, HD1	II	1232086	20/09/1977
A	24m E	1 and 3, Northumberland Street, Newsome, Kirklees, HD1	II	1279067	06/04/1973
A	31m NE	68, John William Street, Newsome, Kirklees, HD1	II	1134168	06/04/1973
A	32m E	64 and 66, John William Street, Newsome, Kirklees, HD1	II	1288959	06/04/1973
A	37m NE	70-78, John William Street, Newsome, Kirklees, HD1	II	1313875	06/04/1973

ID	Location	Name	Grade	Reference Number	Listed date
4	51m N	80 John William Street, Newsome, Kirklees, HD1	II	1288963	29/09/1978
5	53m SE	Lion Buildings, Newsome, Kirklees, HD1	II*	1134167	29/09/1978
6	59m S	Britannia Buildings, Newsome, Kirklees, HD1	II*	1232119	29/09/1978
7	63m E	Princess Cinema, Newsome, Kirklees, HD1	II	1229547	29/09/1978
B	65m S	7, St Georges Square, Newsome, Kirklees, HD1	II*	1231781	29/09/1978
8	67m NE	23, Byram Street, Newsome, Kirklees, HD1	II	1221113	29/09/1978
C	71m E	8 Northumberland Street, Newsome, Kirklees, HD1	II	1229560	29/09/1978
C	72m SE	32 and 34 Wood Street, Newsome, Kirklees, HD1	II	1432643	29/09/1978
B	72m S	13-21, Railway Street, Newsome, Kirklees, HD1	II	1277428	29/09/1978
C	74m E	13-18 Byram Street, Newsome, Kirklees, HD1	II	1134343	29/09/1978
D	83m NE	1 and 3, Brook Street, Newsome, Kirklees, HD1	II	1220735	29/09/1978
9	85m W	Huddersfield Railway Station, Newsome, Kirklees, HD1	I	1277385	03/03/1952
B	85m S	Number 15 including Gates To South, Newsome, Kirklees, HD1	II	1273980	29/09/1978
E	86m SE	Revenue Chambers, Newsome, Kirklees, HD1	II	1217729	29/09/1978
D	91m NE	11, Brook Street, Newsome, Kirklees, HD1	II	1313777	29/09/1978
10	96m NE	Wholesale Market For Fruit and Vegetables, Newsome, Kirklees, HD1	II*	1313799	12/09/1973
B	102m S	12 Station Street Buildings, Newsome, Kirklees, HD1	II	1239107	29/09/1978
11	104m SE	22-34, John William Street, Newsome, Kirklees, HD1	II	1213612	29/09/1978
12	105m E	Four Telephone Kiosks Outside Head Post office, Newsome, Kirklees, HD1	II	1226188	03/03/1988
B	105m S	1-11, Railway Street, Newsome, Kirklees, HD1	II	1231474	29/09/1978
E	106m SE	Kirklees District Department of Social Services, Newsome, Kirklees, HD1	II	1275295	29/09/1978
D	108m NE	13-17, Brook Street, Newsome, Kirklees, HD1	II	1134377	29/09/1978
B	112m S	17-37, John William Street, Newsome, Kirklees, HD1	II	1313914	29/09/1978
B	113m S	Numbers 9 To 13 including Archway and Gates On South Side, Newsome, Kirklees, HD1	II	1239017	29/09/1978
B	118m S	Gates and Railings To Alley Between Station Street Buildings and Rear of Byran Arcade Westgate, Newsome, Kirklees, HD1	II	1238907	29/09/1978

ID	Location	Name	Grade	Reference Number	Listed date
F	131m SW	8 and 10, Railway Street, Newsome, Kirklees, HD1	II*	1231473	11/02/1977
13	131m SE	Somerset Buildings, Newsome, Kirklees, HD1	II	1415451	29/03/2016
B	135m S	1-7, Station Street, Newsome, Kirklees, HD1	II	1238906	29/09/1978
B	139m S	The Byram Arcade, Newsome, Kirklees, HD1	II	1224912	29/09/1978
F	140m SW	12-20, St Georges Square, Newsome, Kirklees, HD1	II*	1232139	11/02/1977
G	144m S	11-15, John William Street, Newsome, Kirklees, HD1	II	1134166	29/09/1978
B	147m S	20-26, Westgate, Newsome, Kirklees, HD1	II	1224850	25/03/1977
H	155m S	2-6, Railway Street, Newsome, Kirklees, HD1	II*	1278114	11/02/1977
F	156m SW	1 and 3, St Georges Street, Newsome, Kirklees, HD1	II	1231782	11/02/1977
14	158m N	The Sportsman and The Marhaba Takeaway, Newsome, Kirklees, HD1	II	1464388	11/07/2019
I	160m NW	72 and 78, Fitzwilliam Street, Newsome, Kirklees, HD1	II	1134224	29/09/1978
G	160m S	1-9, John William Street, Newsome, Kirklees, HD1	II	1213589	29/09/1978
H	161m S	28-32, Westgate, Newsome, Kirklees, HD1	II	1266553	29/09/1978
15	164m W	Large Brick Warehouse in Goods Yard, Newsome, Kirklees, HD1	II	1228533	02/05/1978
16	166m SW	Stone Warehouse in Goods Yard, Newsome, Kirklees, HD1	II	1287149	02/05/1978
I	167m NW	Freemasons Hall, Newsome, Kirklees, HD1	II	1134225	29/09/1978
17	168m SW	34-42, Westgate, Newsome, Kirklees, HD1	II	1266622	29/09/1978
18	169m NW	Tower in North West Corner of Railway Yard, Newsome, Kirklees, HD1	II	1289593	29/09/1978
19	175m N	Huddersfield Railway Viaduct, Newsome, Kirklees, HD1	II	1223531	29/09/1978
20	175m SE	Kirkgate Buildings, Newsome, Kirklees, HD1	II	1415453	29/03/2016
I	177m NW	82, Fitzwilliam Street, Newsome, Kirklees, HD1	II	1134226	29/09/1978
J	179m E	21 Lord Street, Newsome, Kirklees, HD1	II	1134973	29/09/1978
J	183m E	19, Lord Street, Newsome, Kirklees, HD1	II	1215273	29/09/1978
J	183m E	10, St Peters Street, Newsome, Kirklees, HD1	II	1217725	29/09/1978
K	186m S	Westgate House, Newsome, Kirklees, HD1	II	1224852	29/09/1978
21	186m S	1 and 3, Market Street, Newsome, Kirklees, HD1	II	1134912	29/09/1978
J	186m E	17, Lord Street, Newsome, Kirklees, HD1	II	1313539	29/09/1978

ID	Location	Name	Grade	Reference Number	Listed date
22	188m SE	Waverley Chambers, Huddersfield, Newsome, Kirklees, HD1	II	1415452	09/10/2013
J	188m E	12, St Peters Street, Newsome, Kirklees, HD1	II	1275259	29/09/1978
23	191m E	Friendly and Trades Club, Newsome, Kirklees, HD1	II	1229273	23/02/1977
J	196m E	14, St Peters Street, Newsome, Kirklees, HD1	II	1217726	29/09/1978
L	201m SW	6, New North Parade, Newsome, Kirklees, HD1	II	1287150	29/09/1978
J	203m E	26, St Peters Street, Newsome, Kirklees, HD1	II	1217727	29/09/1978
24	205m NW	84, Fitzwilliam Street, Newsome, Kirklees, HD1	II	1134227	29/09/1978
L	206m SW	8, New North Parade, Newsome, Kirklees, HD1	II	1228534	29/09/1978
25	206m S	4 and 6, Market Place, Newsome, Kirklees, HD1	II	1215855	29/09/1978
J	207m E	28, St Peters Street, Newsome, Kirklees, HD1	II	1275260	29/09/1978
K	207m S	The Warehouse Between Numbers 2 and 4, Newsome, Kirklees, HD1	II	1134378	29/09/1978
K	207m S	5-9, Chancery Lane, Newsome, Kirklees, HD1	II	1134312	29/09/1978
K	207m S	2, Brooks Yard, Newsome, Kirklees, HD1	II	1220739	29/09/1978
M	207m SE	Parish Church of St Peter, Newsome, Kirklees, HD1	II*	1134977	03/03/1952
26	208m E	14 and 16, Northumberland Street, Newsome, Kirklees, HD1	II	1229567	29/09/1978
K	210m S	5 and 7, Market Street, Newsome, Kirklees, HD1	II	1287818	29/09/1978
L	210m W	10 and 12, New North Parade, Newsome, Kirklees, HD1	II	1279453	29/09/1978
N	217m SE	7 and 9, Market Place, Newsome, Kirklees, HD1	II	1134955	09/08/1971
K	219m S	Premises of Lucas Lee and Partners Ltd, Newsome, Kirklees, HD1	II	1134333	29/09/1978
J	221m E	The Vulcan Public House, Newsome, Kirklees, HD1	II	1217728	29/09/1978
27	221m NW	9, Bath Street, Newsome, Kirklees, HD1	II	1134411	29/09/1978
28	222m W	18, New North Parade, Newsome, Kirklees, HD1	II	1287151	29/09/1978
N	223m SE	8, Kirkgate, Newsome, Kirklees, HD1	II	1135019	09/08/1971
K	223m S	9, Market Street, Newsome, Kirklees, HD1	II	1287819	29/09/1978
N	223m SE	6, Kirkgate, Newsome, Kirklees, HD1	II	1214654	09/08/1971
K	224m S	5-9, Brooks Yard, Newsome, Kirklees, HD1	II	1290833	29/09/1978
N	224m SE	4, Kirkgate, Newsome, Kirklees, HD1	II	1313481	09/08/1971

ID	Location	Name	Grade	Reference Number	Listed date
M	224m SE	Gateway Arch To South of Church of St Peter Lamp Post in Middle of St Peters Gardens, Newsome, Kirklees, HD1	II	1134978	29/09/1978
29	225m SE	11-15, Beastmarket, Newsome, Kirklees, HD1	II	1220303	04/02/1976
30	228m S	Market Cross, Newsome, Kirklees, HD1	II	1313548	03/03/1952
N	228m SE	10 and 12, Kirkgate, Newsome, Kirklees, HD1	II	1135020	09/08/1971
O	232m SW	2-6, Half Moon Street, Newsome, Kirklees, HD1	II	1134217	29/09/1978
K	234m S	14, Chancery Lane, Newsome, Kirklees, HD1	II	1134314	29/09/1978
J	235m E	36, St Peters Street, Newsome, Kirklees, HD1	II	1275261	29/09/1978
N	235m SE	No. 14 Kirkgate, Newsome, Kirklees, HD1	II	1288482	09/08/1971
P	240m SW	23, New North Parade, Newsome, Kirklees, HD1	II	1228532	29/09/1978
O	241m SW	1a, Upper Head Row, Newsome, Kirklees, HD1	II	1267254	29/09/1978
K	242m S	13, Chancery Lane, Newsome, Kirklees, HD1	II	1134313	12/09/1973
P	242m SW	25, New North Parade, Newsome, Kirklees, HD1	II	1228605	29/09/1978
31	242m SE	7 and 9, Beastmarket, Newsome, Kirklees, HD1	II	1134415	29/09/1978
M	245m SE	24, Kirkgate, Newsome, Kirklees, HD1	II	1313482	29/09/1978
J	249m E	11, Southgate, Newsome, Kirklees, HD1	II	1238421	29/09/1978

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.5 Conservation Areas

Records within 250m	**1**

Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a conservation area gives broader protection than the listing of individual buildings. All the features within the area, listed or otherwise, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.

Features are displayed on the Visual and cultural designations map on **page 93**

ID	Location	Name	District	Date of designation
2	**On site**	**Huddersfield Town Centre**	**Kirklees**	**31/03/1981**

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.6 Scheduled Ancient Monuments

Records within 250m	0

A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979. The Schedule of Monuments has c.20,000 entries and includes sites such as Roman remains, burial mounds, castles, bridges, earthworks, the remains of deserted villages and industrial sites. Monuments are not graded, but all are, by definition, considered to be of national importance.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

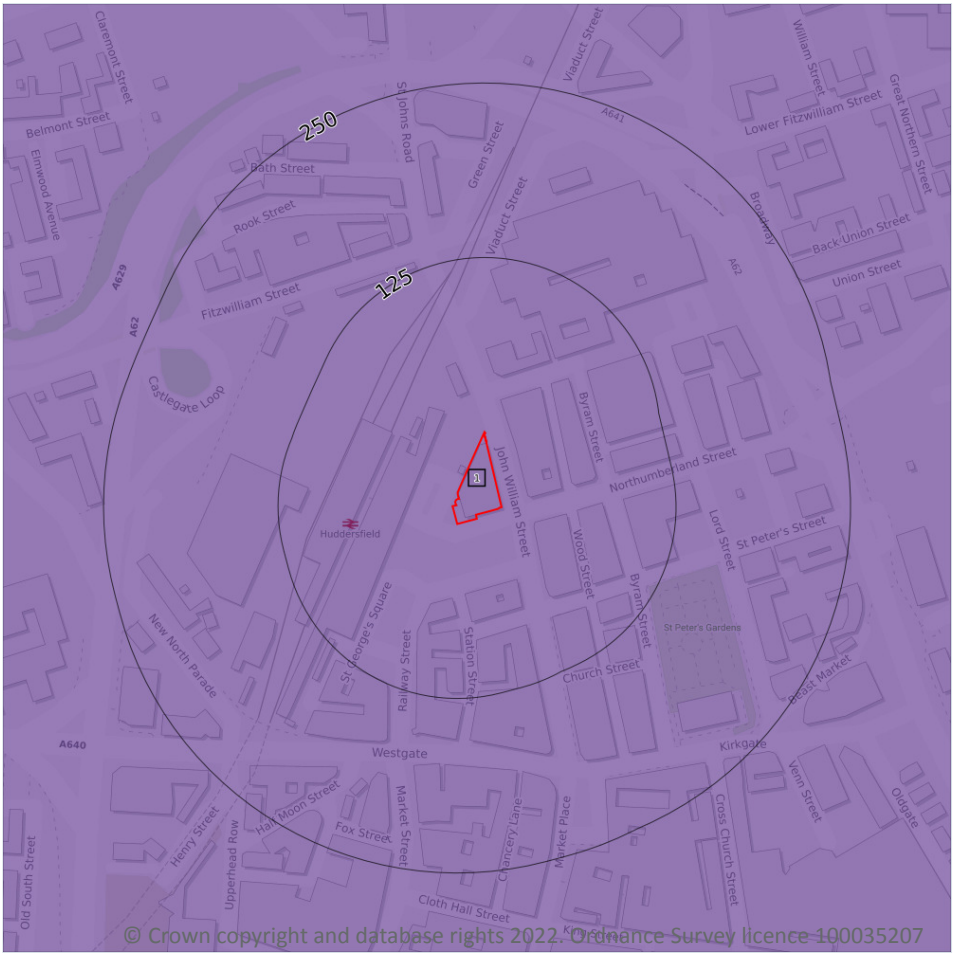
11.7 Registered Parks and Gardens

Records within 250m	0

Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the special character of the landscape.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

12 Agricultural designations



12.1 Agricultural Land Classification

Records within 250m	1

Classification of the quality of agricultural land taking into consideration multiple factors including climate, physical geography and soil properties. It should be noted that the categories for the grading of agricultural land are not consistent across England, Wales and Scotland.

Features are displayed on the Agricultural designations map on **page 100**

ID	Location	Classification	Description
1	**On site**	**Urban**	-

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0

The Countryside and Rights of Way Act 2000 (CROW Act) gives a public right of access to land without having to use paths. Access land includes mountains, moors, heaths and downs that are privately owned. It also includes common land registered with the local council and some land around the England Coast Path. Generally permitted activities on access land are walking, running, watching wildlife and climbing.

This data is sourced from Natural England and Natural Resources Wales.

12.3 Tree Felling Licences

Records within 250m	0

Felling Licence Application (FLA) areas approved by Forestry Commission England. Anyone wishing to fell trees must ensure that a licence or permission under a grant scheme has been issued by the Forestry Commission before any felling is carried out or that one of the exceptions apply.

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	0

Environmental Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. The schemes identified may be historical schemes that have now expired, or may still be active.

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m	0

Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

This data is sourced from Natural England.

13 Habitat designations

13.1 Priority Habitat Inventory

Records within 250m	0

Habitats of principal importance as named under Natural Environment and Rural Communities Act (2006) Section 41.

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0

Habitat networks for 18 priority habitat networks (based primarily, but not exclusively, on the priority habitat inventory) and areas suitable for the expansion of networks through restoration and habitat creation.

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	0

Sites verified as Open Mosaic Habitat. Mosaic habitats are brownfield sites that are identified under the UK Biodiversity Action Plan as a priority habitat due to the habitat variation within a single site, supporting an array of invertebrates.

This data is sourced from Natural England.

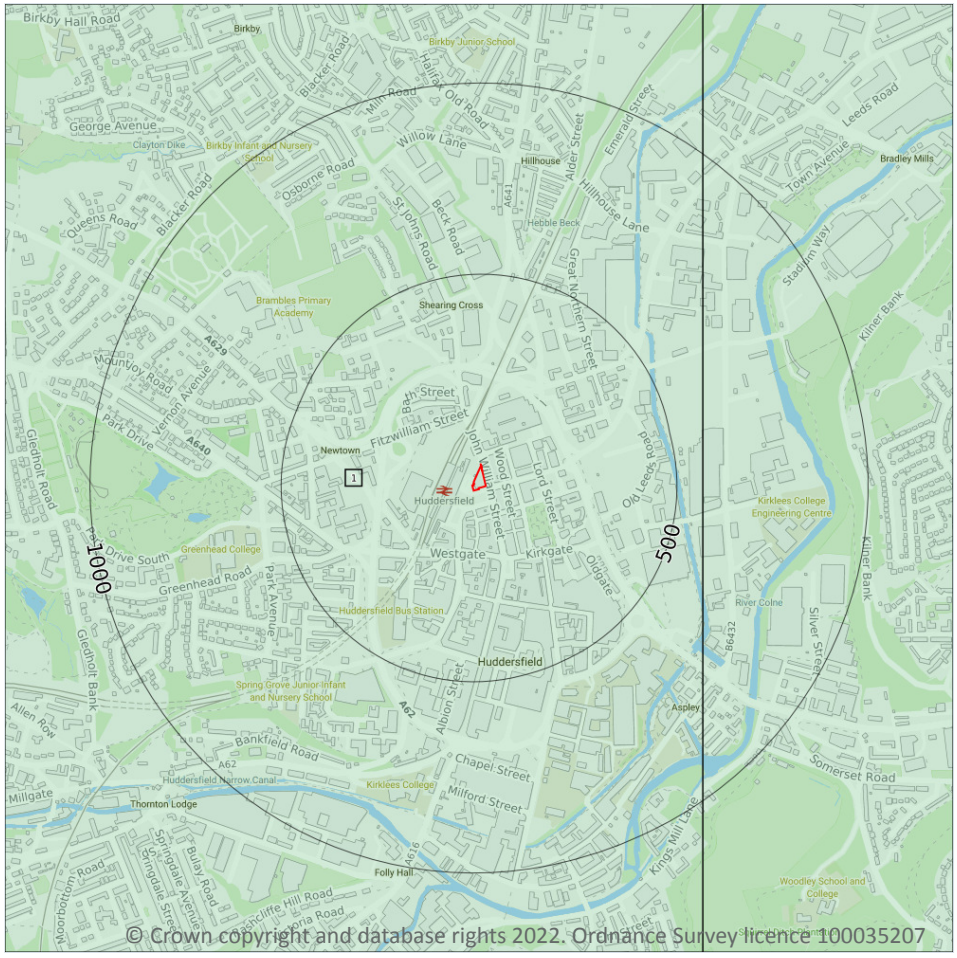
13.4 Limestone Pavement Orders

Records within 250m	0

Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened due to their removal for use in gardens and water features. Many limestone pavements have been designated as SSSIs which affords them some protection. In addition, Section 34 of the Wildlife and Countryside Act 1981 gave them additional protection via the creation of Limestone Pavement Orders, which made it a criminal offence to remove any part of the outcrop. The associated Limestone Pavement Priority Habitat is part of the UK Biodiversity Action Plan priority habitat in England.

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



Site Outline

Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m	1

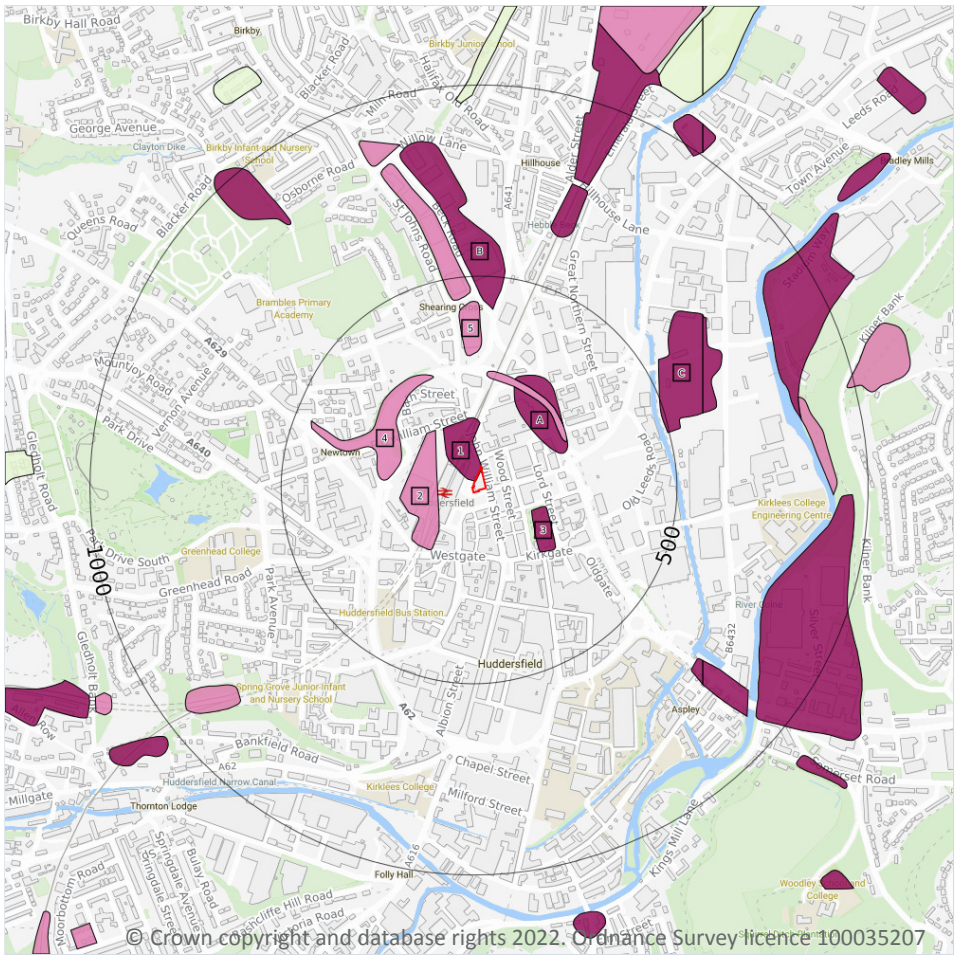
An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 103**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**Full**	**SE11NW**

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Artificial and made ground



14.2 Artificial and made ground (10k)

Records within 500m	11

Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

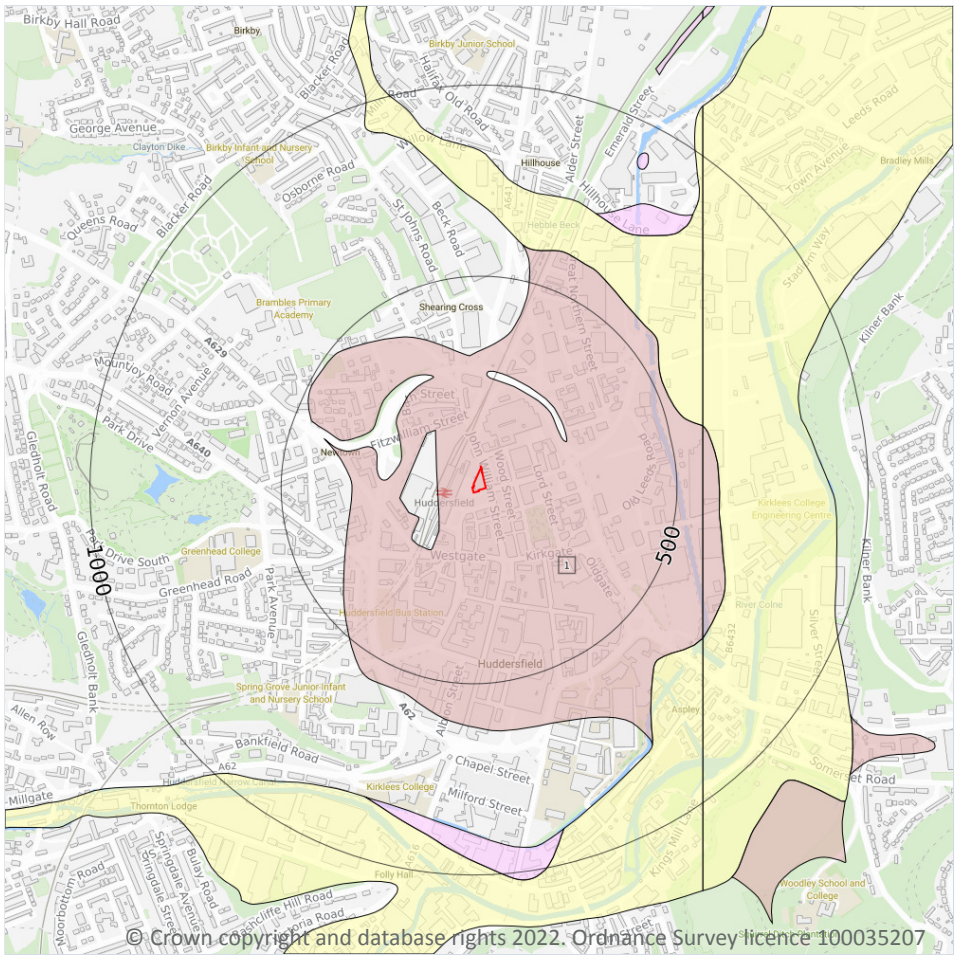
Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 104**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**MGR-ARTDP**	**Made Ground (Undivided)**	**Artificial Deposit**
2	91m W	WGR-VOID	Worked Ground (Undivided)	Void
3	134m SE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
A	165m NE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

ID	Location	LEX Code	Description	Rock description
4	199m W	WGR-VOID	Worked Ground (Undivided)	Void
A	223m NE	WGR-VOID	Worked Ground (Undivided)	Void
A	241m NE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
5	294m N	WGR-VOID	Worked Ground (Undivided)	Void
B	415m N	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
B	442m N	WGR-VOID	Worked Ground (Undivided)	Void
C	491m E	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

Superficial geology (10k)
Please see table for more details.

14.3 Superficial geology (10k)

Records within 500m	1

Superficial geological deposits at 1:10,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:10,000 scale - Superficial map on **page 106**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**HEAD-XCZSV**	**Head - Clay, Silt, Sand And Gravel**	**Clay, Silt, Sand And Gravel**

This data is sourced from the British Geological Survey.

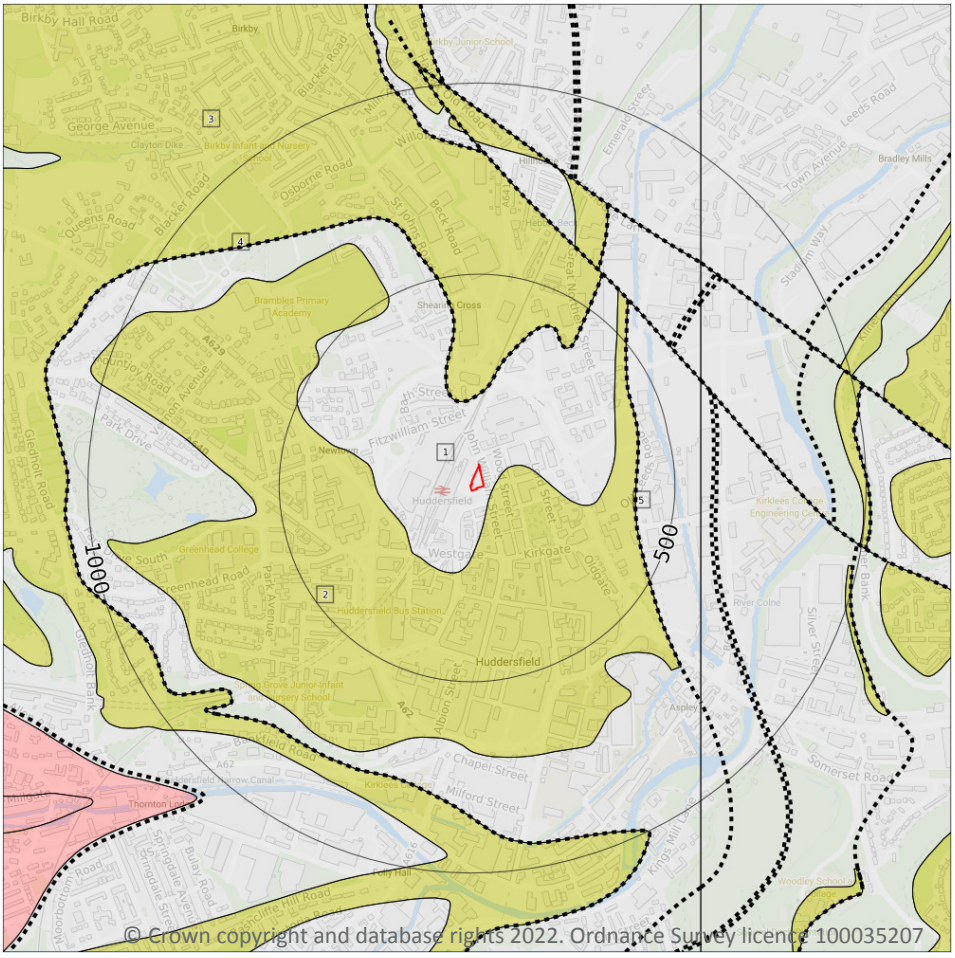
14.4 Landslip (10k)

Records within 500m	0

Mass movement deposits on BGS geological maps at 1:10,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (10k)

Bedrock geology (10k)
Please see table for more details.

14.5 Bedrock geology (10k)

Records within 500m **3**

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 108**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**PLCM-MDSS**	**Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone**	**Langsettian Sub-age**
2	25m SE	MBR-SDST	Middle Band Rock - Sandstone	Langsettian Sub-age
3	172m N	SBF-SDST	Soft Bed Flags - Sandstone	Langsettian Sub-age

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m	**2**

Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 108**

ID	Location	Category	Description
4	172m N	ROCK	Coal seam, inferred
5	398m E	ROCK	Coal seam, inferred

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability



Site Outline

Search buffers in metres (m)

Geological map tile

15.1 50k Availability

Records within 500m	1

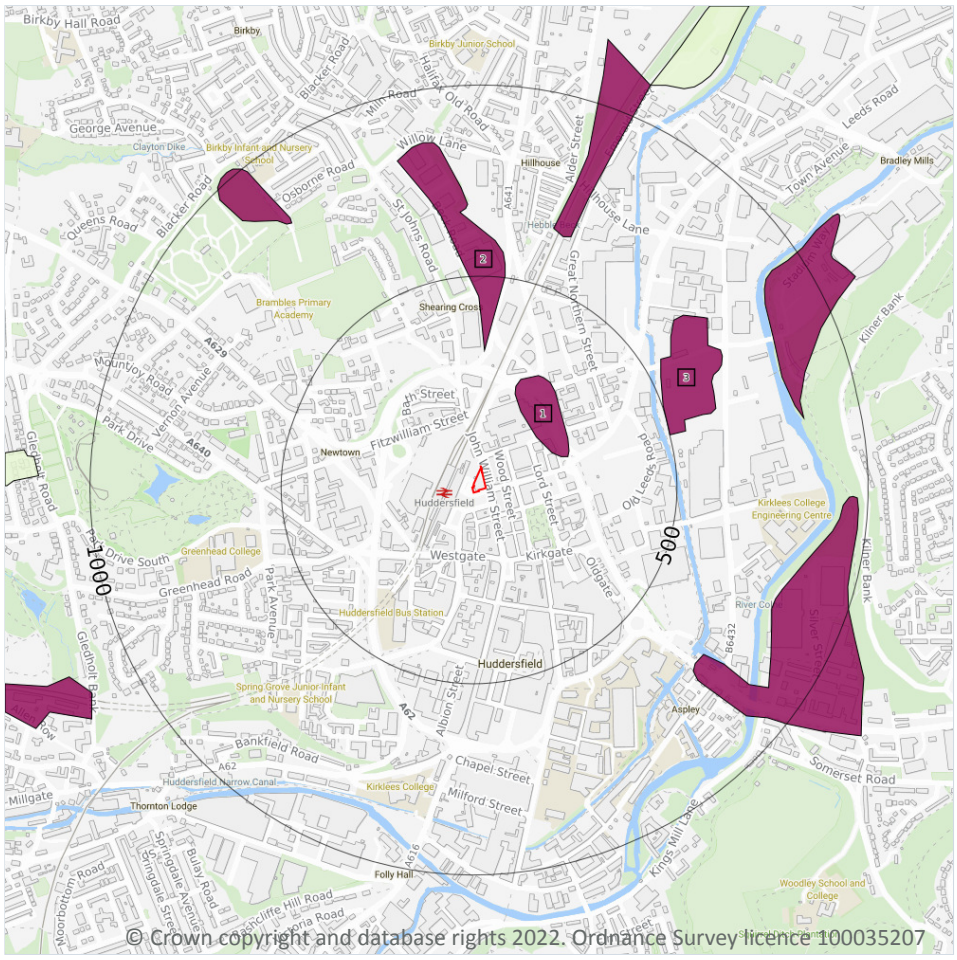
An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 110**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**Full**	**EW077_huddersfield_v4**

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Artificial and made ground



15.2 Artificial and made ground (50k)

Records within 500m	3

Details of made, worked, infilled, disturbed and landscaped ground at 1:50,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on **page 111**

ID	Location	LEX Code	Description	Rock description
1	165m NE	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
2	306m N	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
3	500m E	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT

This data is sourced from the British Geological Survey.

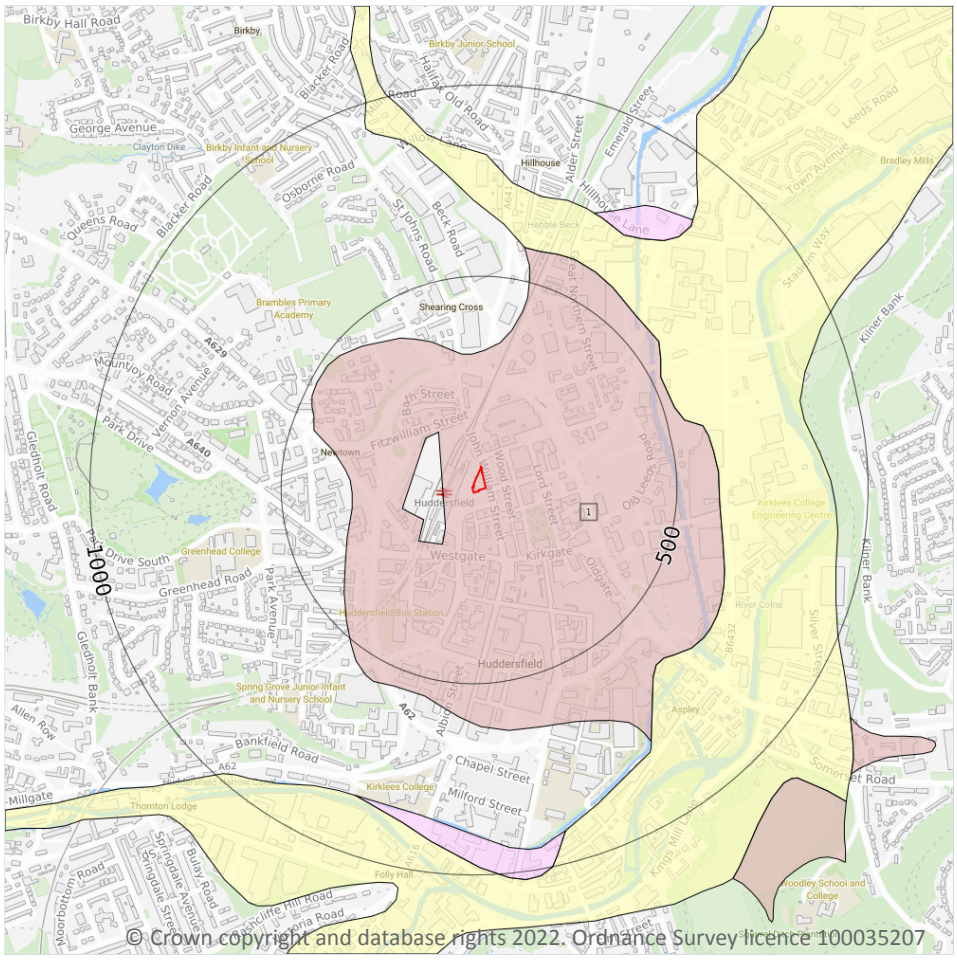
15.3 Artificial ground permeability (50k)

Records within 50m	0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

Superficial geology (50k)
Please see table for more details.

15.4 Superficial geology (50k)

Records within 500m	1

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 113**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**HEAD-XCZSV**	**HEAD**	**CLAY, SILT, SAND AND GRAVEL**

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	1

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any superficial deposits (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Mixed**	**High**	**Very Low**

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	0

Mass movement deposits on BGS geological maps at 1:50,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

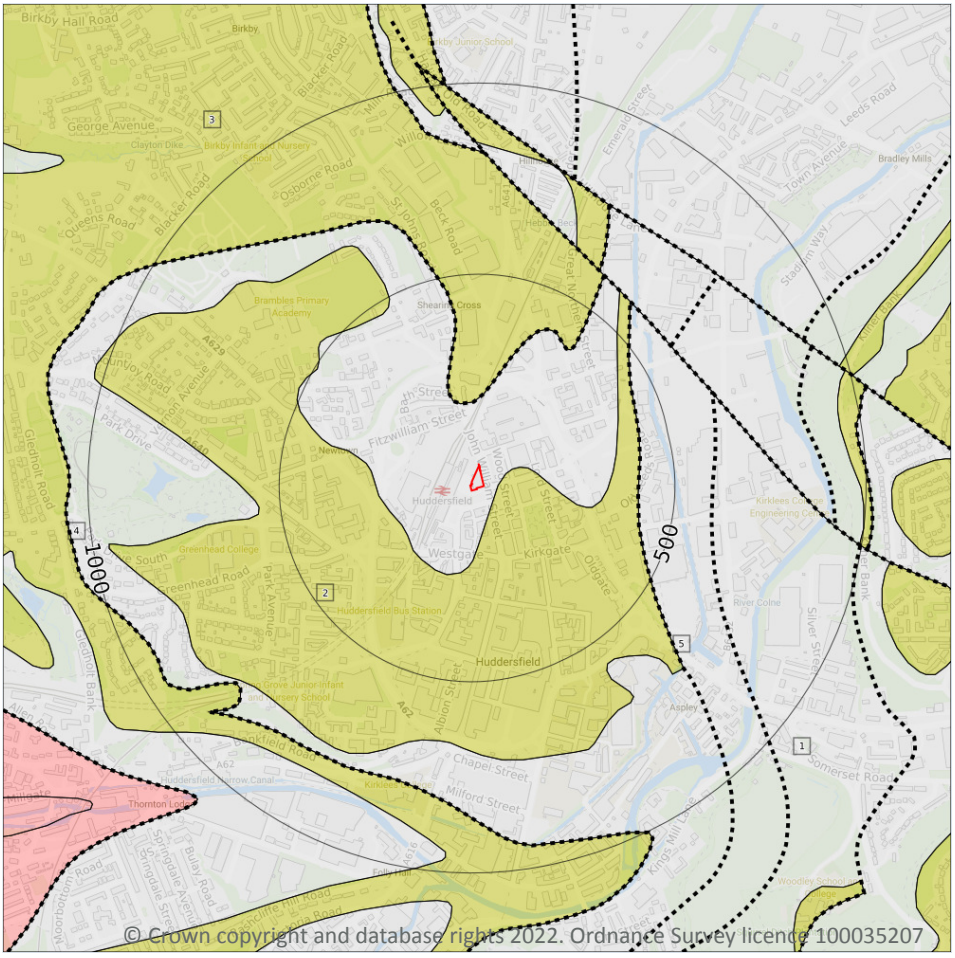
15.7 Landslip permeability (50k)

Records within 50m	0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any landslip deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



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Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (50k)

Bedrock geology (50k)
Please see table for more details.

15.8 Bedrock geology (50k)

Records within 500m **3**

Bedrock geology at 1:50,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 115**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**PLCM-MDSS**	**PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE**	**WESTPHALIAN**
2	35m SE	MBR-SDST	MIDDLE BAND ROCK - SANDSTONE	WESTPHALIAN
3	166m N	SBF-SDST	SOFT BED FLAGS - SANDSTONE	WESTPHALIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	2

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of bedrock (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Fracture**	**Moderate**	**Low**
35m SE	Fracture	High	Moderate

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	2

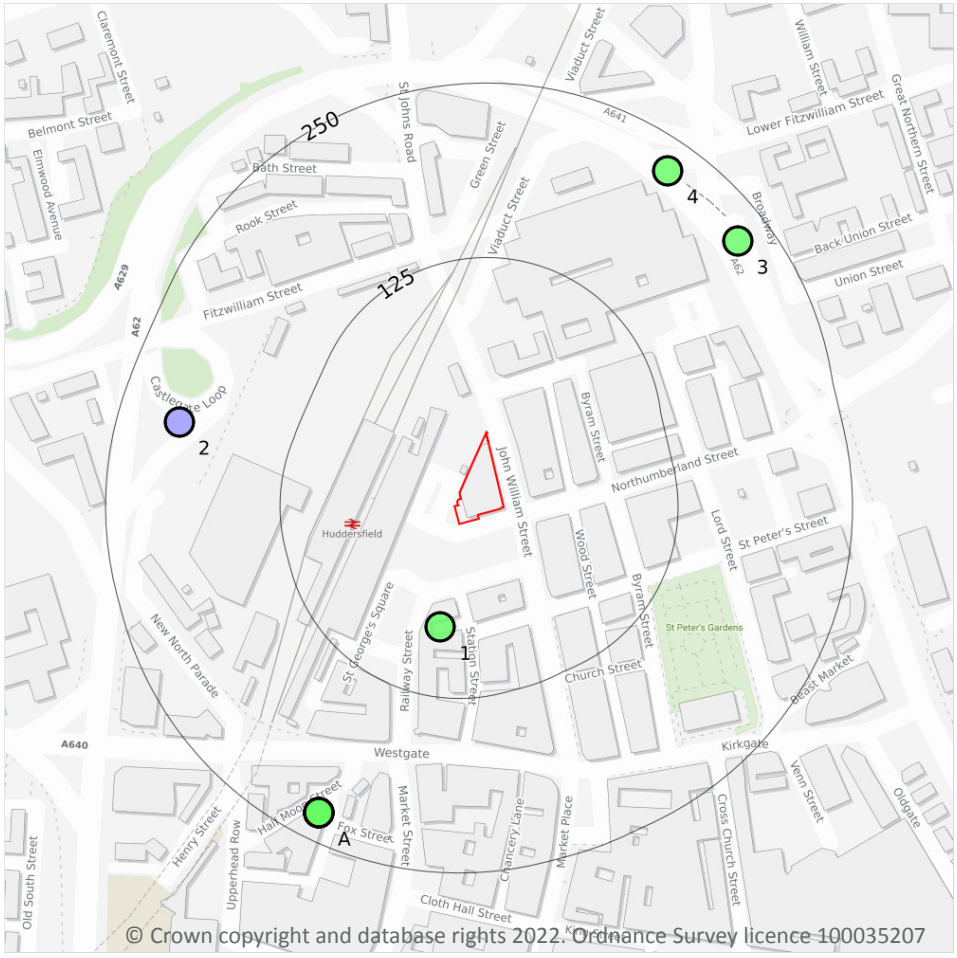
Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 115**

ID	Location	Category	Description
4	166m N	ROCK	Coal seam, inferred
5	404m E	ROCK	Coal seam, inferred

This data is sourced from the British Geological Survey.

16 Boreholes



16.1 BGS Boreholes

Records within 250m	10

The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several thousand metres deep.

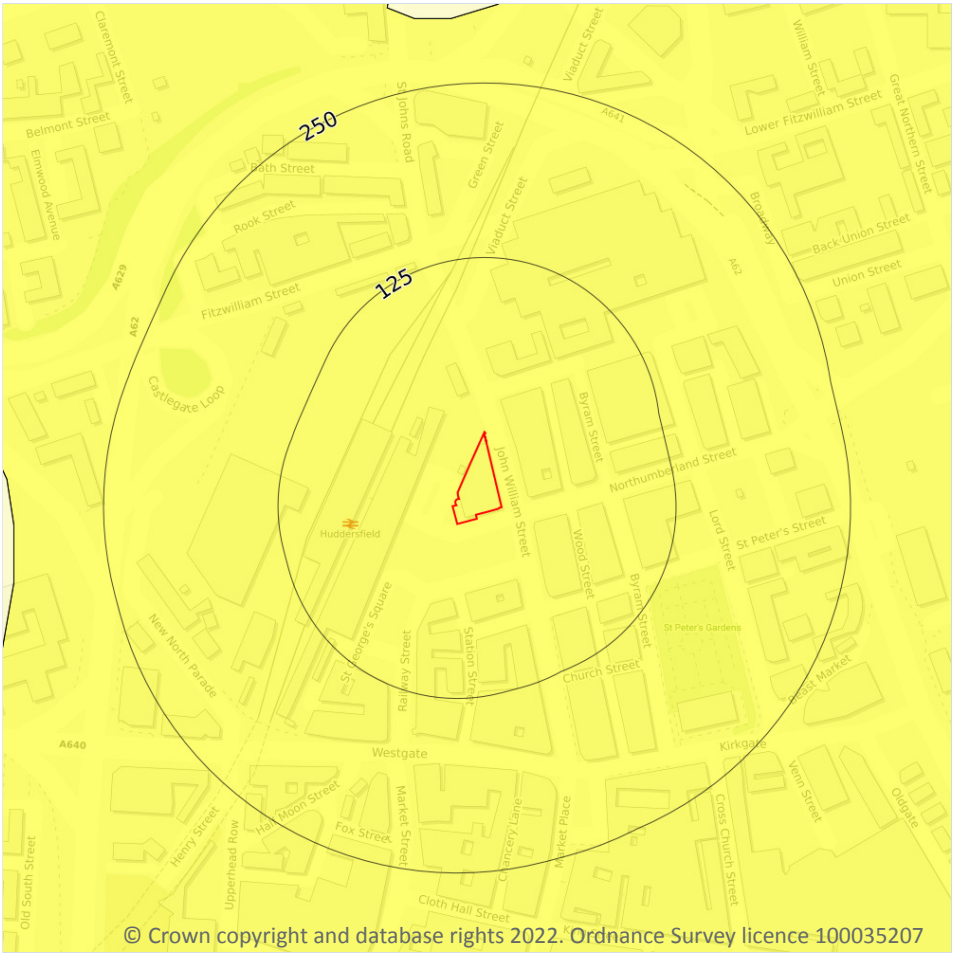
Features are displayed on the Boreholes map on **page 117**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	75m S	414387 416833	HUDDERSFIELD BUILDING SOC	14.02	N	41069
2	206m W	414200 416980	HUDDERSFIELD INNER RING ROAD 3	9.14	N	15631276
3	226m NE	414600 417110	HUDDERSFIELD INNER RING ROAD 9	14.94	N	15631283

ID	Location	Grid reference	Name	Length	Confidential	Web link
4	228m NE	414550 417160	HUDDERSFIELD INNER RING ROAD 8	17.68	N	15631282
A	230m SW	414300 416700	HUDDERSFIELD PHASE 2 1	17.6	N	41140
A	230m SW	414300 416700	HUDDERSFIELD PHASE 2 R3	150.0	N	41139
A	230m SW	414300 416700	HUDDERSFIELD PHASE I 2A	25.2	N	41138
A	230m SW	414300 416700	HUDDERSFIELD PHASE I 1	50.0	N	41137
A	230m SW	414300 416700	HUDDERSFIELD PHASE 2 2	10.05	N	41141
A	230m SW	414300 416700	HUDDERSFIELD PHASE 2 3	17.55	N	41142

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



17.1 Shrink swell clays

Records within 50m	1

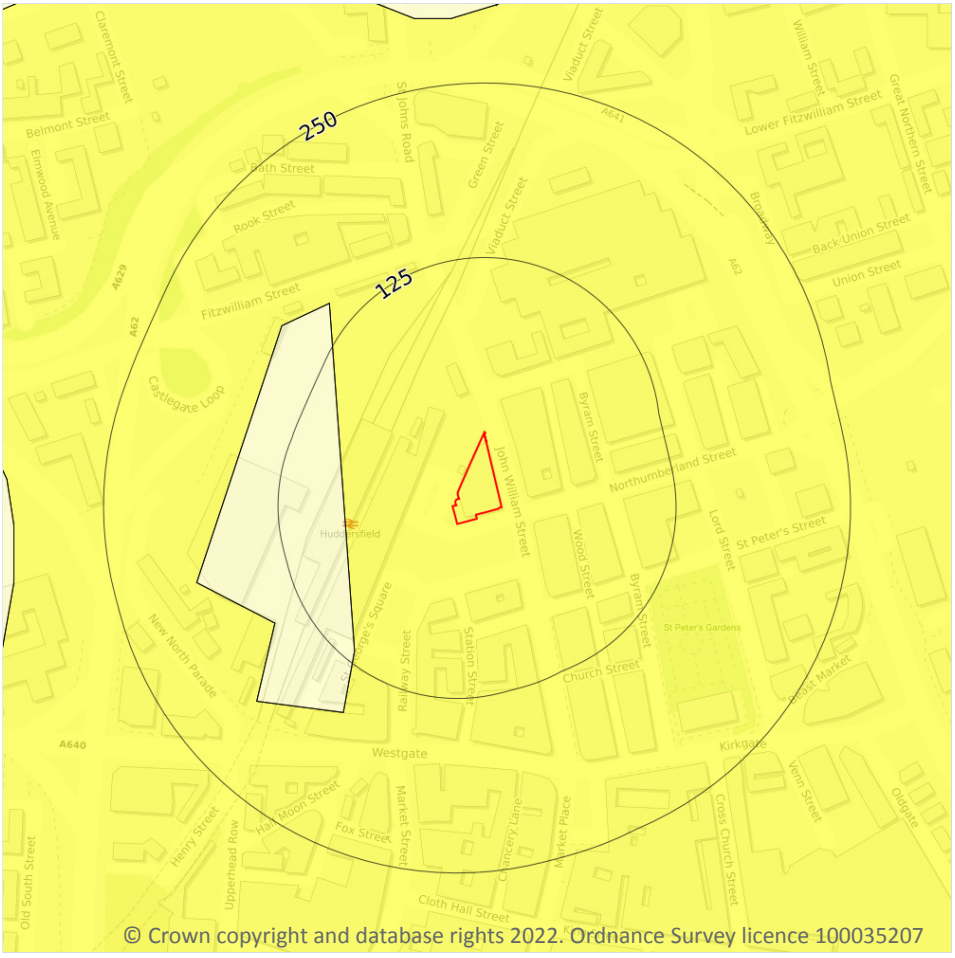
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and local drainage).

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 119**

Location	Hazard rating	Details
On site	**Very low**	**Ground conditions predominantly low plasticity.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



17.2 Running sands

Records within 50m	1

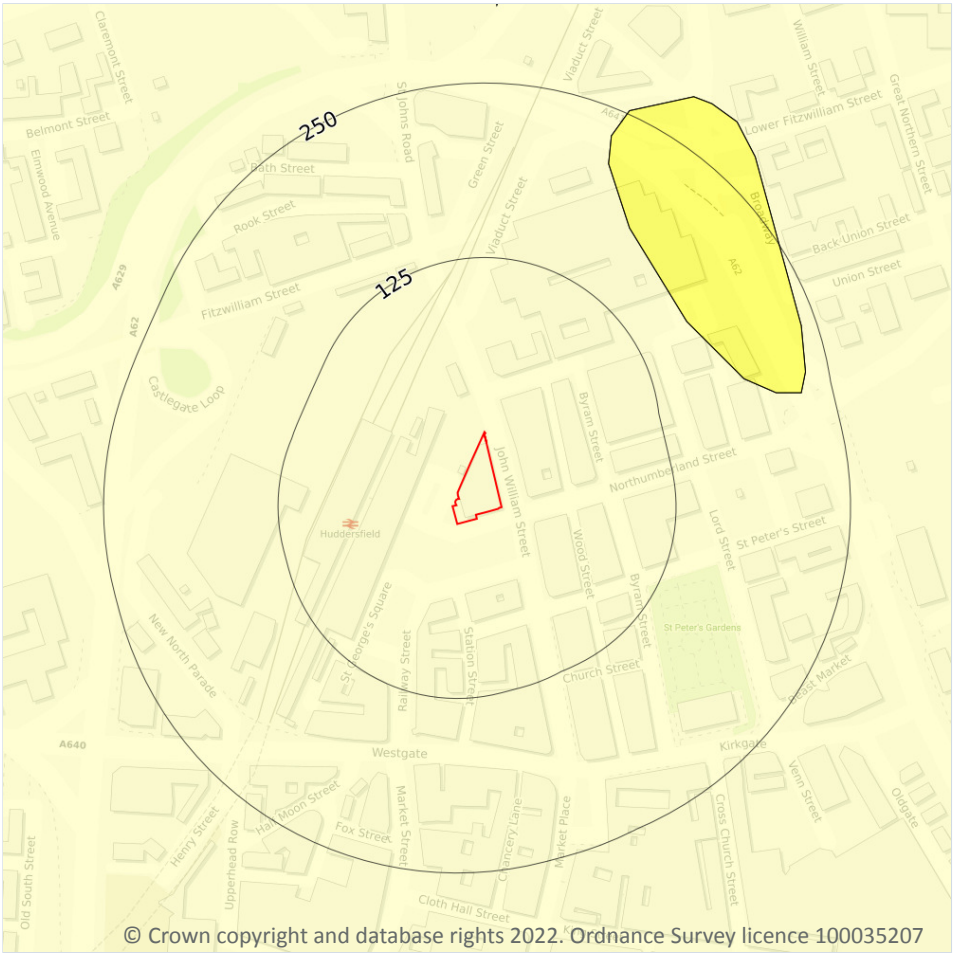
The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on **page 120**

Location	Hazard rating	Details
On site	**Very low**	**Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



17.3 Compressible deposits

Records within 50m	1

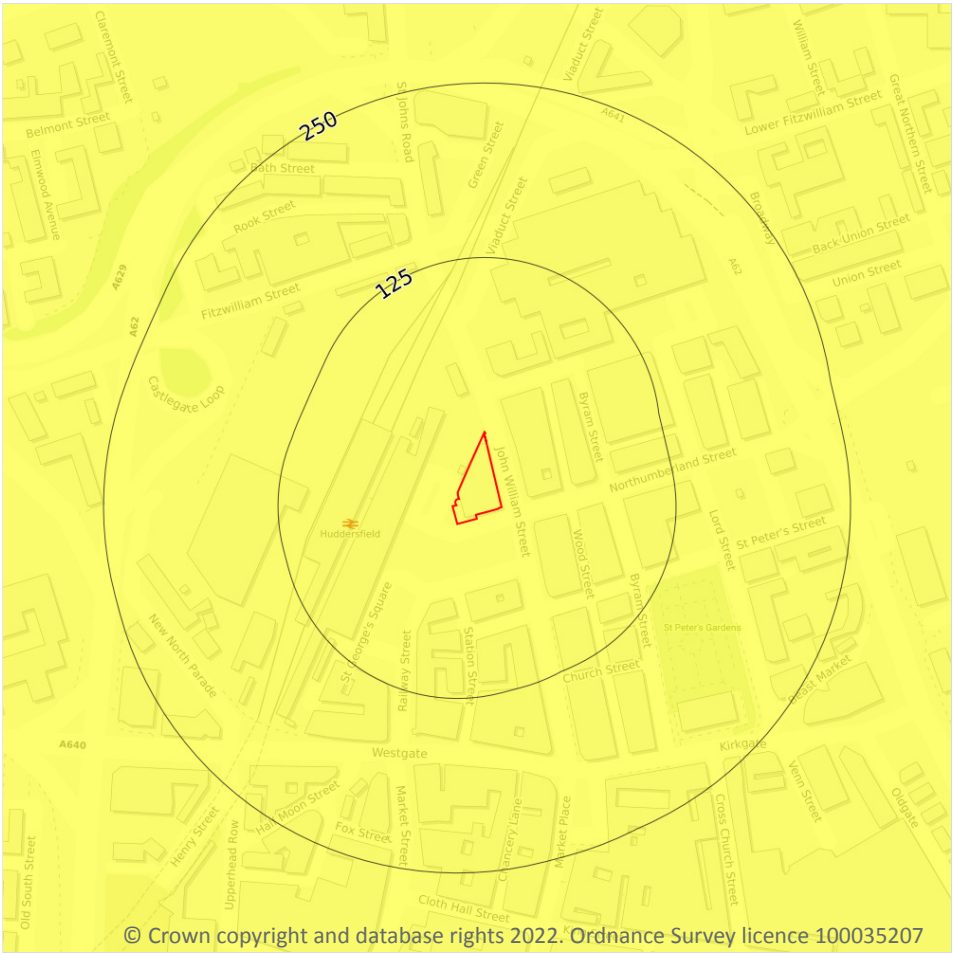
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 121**

Location	Hazard rating	Details
On site	**Negligible**	**Compressible strata are not thought to occur.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



17.4 Collapsible deposits

Records within 50m	1

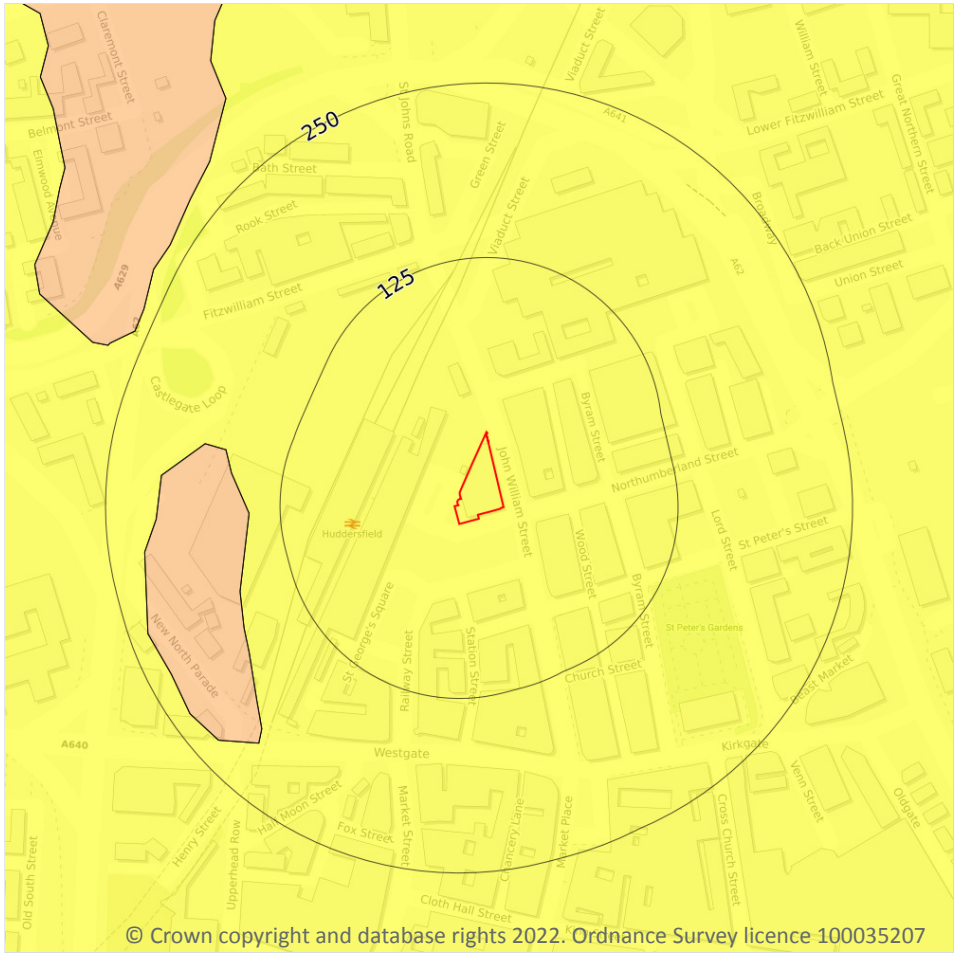
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 122**

Location	Hazard rating	Details
On site	**Very low**	**Deposits with potential to collapse when loaded and saturated are unlikely to be present.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



17.5 Landslides

Records within 50m	1

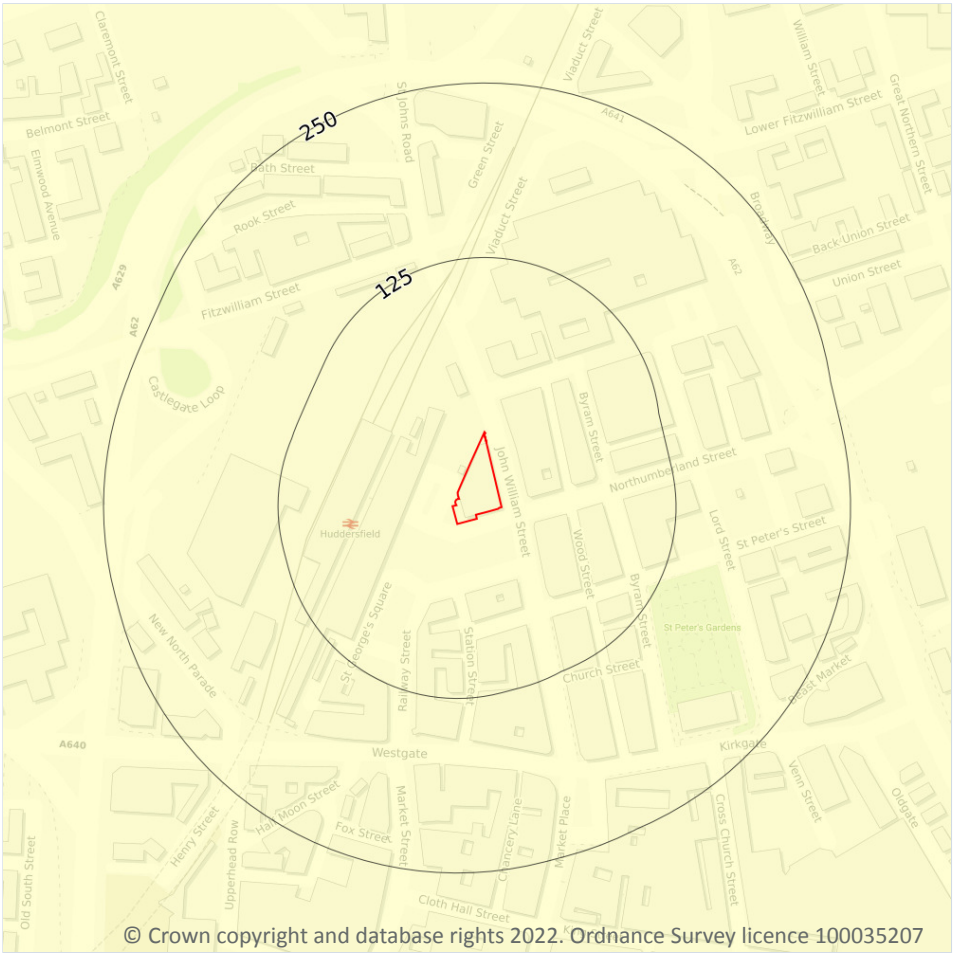
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on **page 123**

Location	Hazard rating	Details
On site	**Very low**	**Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



17.6 Ground dissolution of soluble rocks

Records within 50m	1

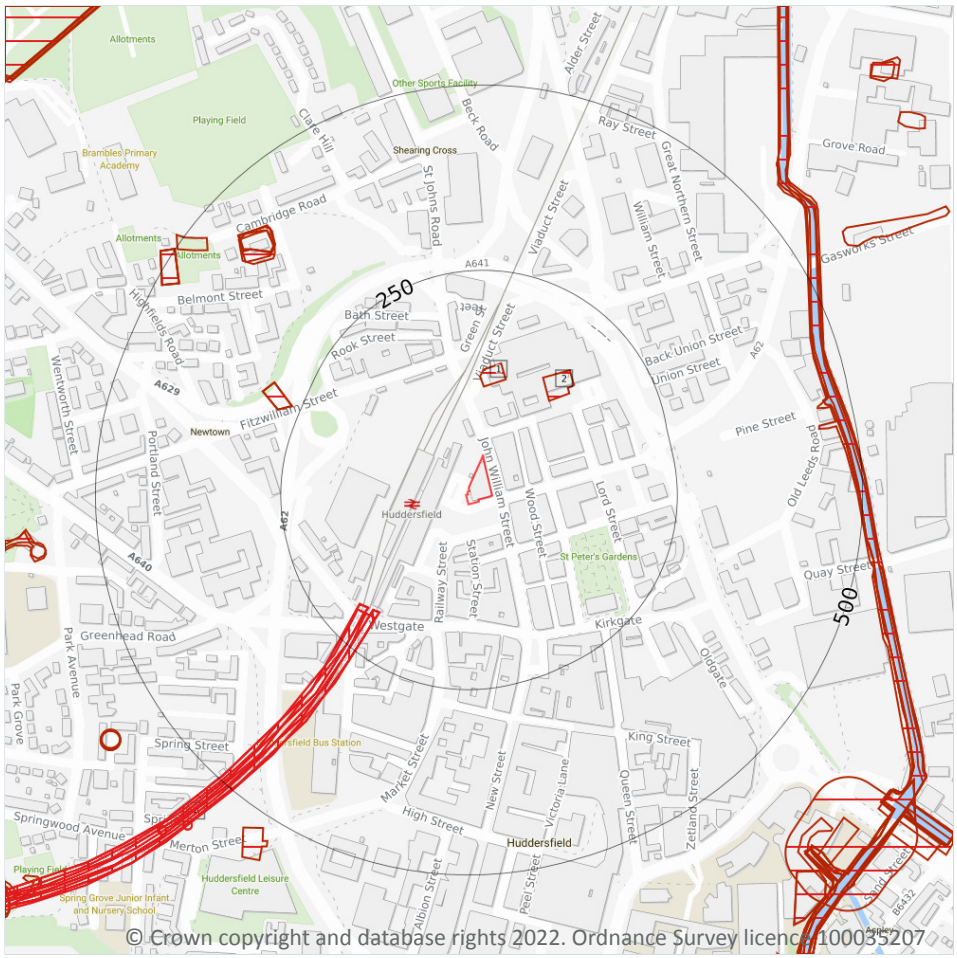
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 124**

Location	Hazard rating	Details
On site	**Negligible**	**Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.**

This data is sourced from the British Geological Survey.

18 Mining, ground workings and natural cavities



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Site Outline

Search buffers in metres (m)

- Natural cavities (Area)
- Natural cavities (Point)
- BritPits
- Surface ground workings
- Underground workings
- Historical Mineral Planning Areas
- Mining Cavities

Non Coal Mining

- Sporadic underground mining of restricted extent possible
- Localised small scale underground mining possible
- Small scale mining possible
- Underground mining known or likely within or in close proximity
- Underground mining known within or in very close proximity

18.1 Natural cavities

Records within 500m	0

Industry recognised national database of natural cavities. Sinkholes and caves are formed by the dissolution of soluble rock, such as chalk and limestone, gulls and fissures by cambering. Ground instability can result from movement of loose material contained within these cavities, often triggered by water.

This data is sourced from Stantec UK Ltd.

18.2 BritPits

Records within 500m	0

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

This data is sourced from the British Geological Survey.

18.3 Surface ground workings

Records within 250m	2

Historical land uses identified from Ordnance Survey mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

Features are displayed on the Mining, ground workings and natural cavities map on **page 126**

ID	Location	Land Use	Year of mapping	Mapping scale
1	93m N	Pond	1889	1:10560
2	116m NE	Ponds	1889	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground workings

Records within 1000m	29

Historical land uses identified from Ordnance Survey mapping that indicate the presence of underground workings e.g. mine shafts.

Features are displayed on the Mining, ground workings and natural cavities map on **page 126**

ID	Location	Land Use	Year of mapping	Mapping scale
A	189m SW	Tunnels	1975	1:10000
A	189m SW	Tunnels	1951	1:10560
A	189m SW	Tunnels	1985	1:10000
A	189m SW	Tunnels	1966	1:10560
A	194m SW	Tunnels	1975	1:10000
A	194m SW	Tunnels	1951	1:10560
A	194m SW	Tunnels	1985	1:10000

ID	Location	Land Use	Year of mapping	Mapping scale
A	194m SW	Tunnels	1966	1:10560
A	198m SW	Tunnel	1948	1:10560
A	198m SW	Tunnel	1905	1:10560
A	203m SW	Tunnel	1948	1:10560
A	203m SW	Tunnel	1905	1:10560
G	570m SW	Unspecified Shafts	1975	1:10000
G	570m SW	Unspecified Shafts	1985	1:10000
G	598m SW	Unspecified Shafts	1975	1:10000
G	598m SW	Unspecified Shafts	1985	1:10000
-	922m SW	Tunnel	1975	1:10000
-	922m SW	Tunnel	1951	1:10560
-	922m SW	Tunnel	1985	1:10000
-	922m SW	Tunnel	1966	1:10560
-	925m SW	Tunnel	1948	1:10560
-	925m SW	Tunnel	1905	1:10560
-	939m E	Unspecified Old Shaft	1905	1:10560
-	940m SW	Tunnel	1975	1:10000
-	940m SW	Tunnel	1951	1:10560
-	940m SW	Tunnel	1985	1:10000
-	940m SW	Tunnel	1966	1:10560
-	942m SW	Tunnel	1948	1:10560
-	942m SW	Tunnel	1905	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	**0**

Boundaries of mineral planning permissions for England and Wales. This data was collated between the 1940s (and retrospectively to the 1930s) and the mid 1980s. The data includes permitted, withdrawn and refused permissions.

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	0

The potential for historical non-coal mining to have affected an area. The assessment is drawn from expert knowledge and literature in addition to the digital geological map of Britain. Mineral commodities may be divided into seven general categories - vein minerals, chalk, oil shale, building stone, bedded ores, evaporites and 'other' commodities (including ball clay, jet, black marble, graphite and chert).

This data is sourced from the British Geological Survey.

18.7 Mining cavities

Records within 1000m	0

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

This data is sourced from Stantec UK Ltd.

18.8 JPB mining areas

Records on site	0

Areas which could be affected by former coal and other mining. This data includes some mine plans unavailable to the Coal Authority.

This data is sourced from Johnson Poole and Bloomer.

18.9 Coal mining

Records on site	1

Areas which could be affected by past, current or future coal mining.

Location	Details
On site	**The site is located within a coal mining area as defined by the Coal Authority. A Consultants Coal Mining Report is recommended to further assess coal mining issues at the site. This can be ordered directly through Groundsure or your preferred search provider.**

This data is sourced from the Coal Authority.

18.10 Brine areas

Records on site	0

The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

This data is sourced from the Cheshire Brine Subsidence Compensation Board.

18.11 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.12 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

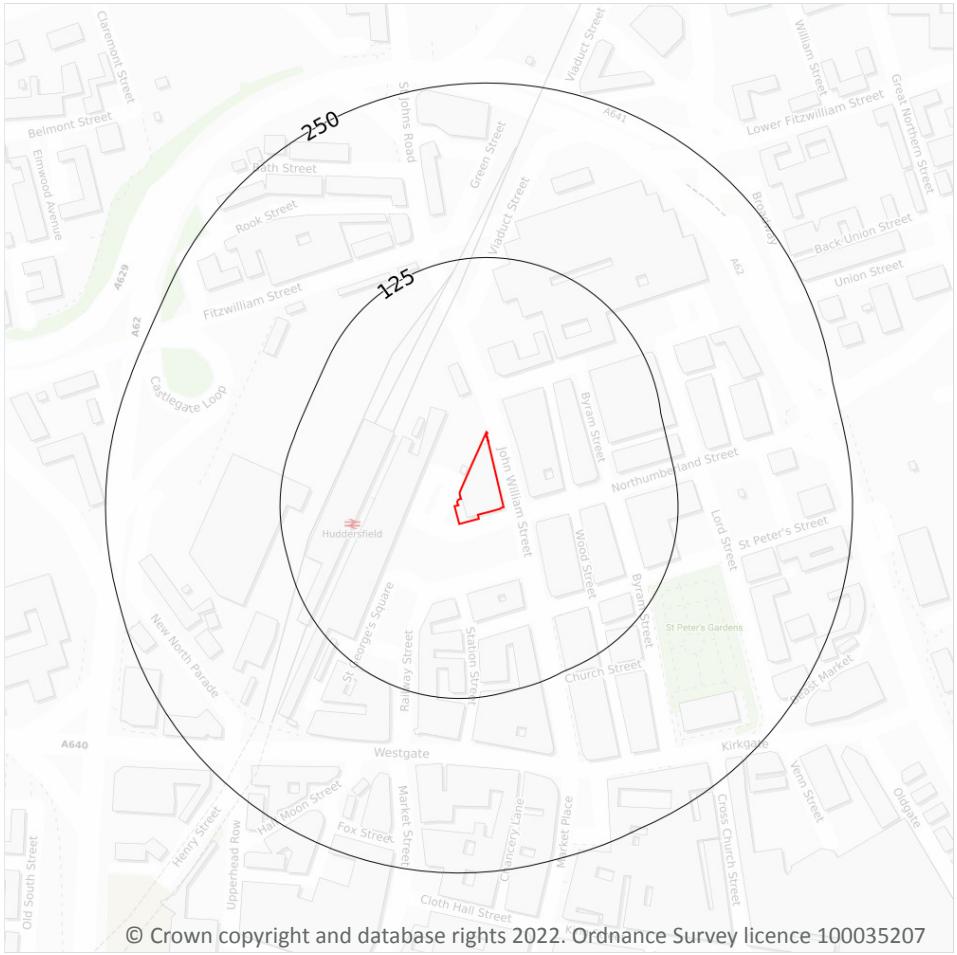
18.13 Clay mining

Records on site	0

Generalised areas that may be affected by kaolin and ball clay extraction.

This data is sourced from the Kaolin and Ball Clay Association (UK).

19 Radon



19.1 Radon

Records on site	1

Estimated percentage of dwellings exceeding the Radon Action Level. This data is the highest resolution radon dataset available for the UK and is produced to a 75m level of accuracy to allow for geological data accuracy and a 'residential property' buffer. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain. The data was derived from both geological assessments and long term measurements of radon in more than 479,000 households.

Features are displayed on the Radon map on **page 131**

Location	Estimated properties affected	Radon Protection Measures required
On site	**Less than 1%**	**None****

This data is sourced from the British Geological Survey and Public Health England.

20 Soil chemistry

20.1 BGS Estimated Background Soil Chemistry

Records within 50m	4

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km^2. In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km^2; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**25 - 35 mg/kg**	**No data**	**100 - 200 mg/kg**	**60 - 120 mg/kg**	**1.8 mg/kg**	**90 - 120 mg/kg**	**30 - 45 mg/kg**
27m N	25 - 35 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	90 - 120 mg/kg	30 - 45 mg/kg
27m N	25 - 35 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	90 - 120 mg/kg	30 - 45 mg/kg
35m SE	25 - 35 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	90 - 120 mg/kg	30 - 45 mg/kg

This data is sourced from the British Geological Survey.

20.2 BGS Estimated Urban Soil Chemistry

Records within 50m	0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km^2).

This data is sourced from the British Geological Survey.

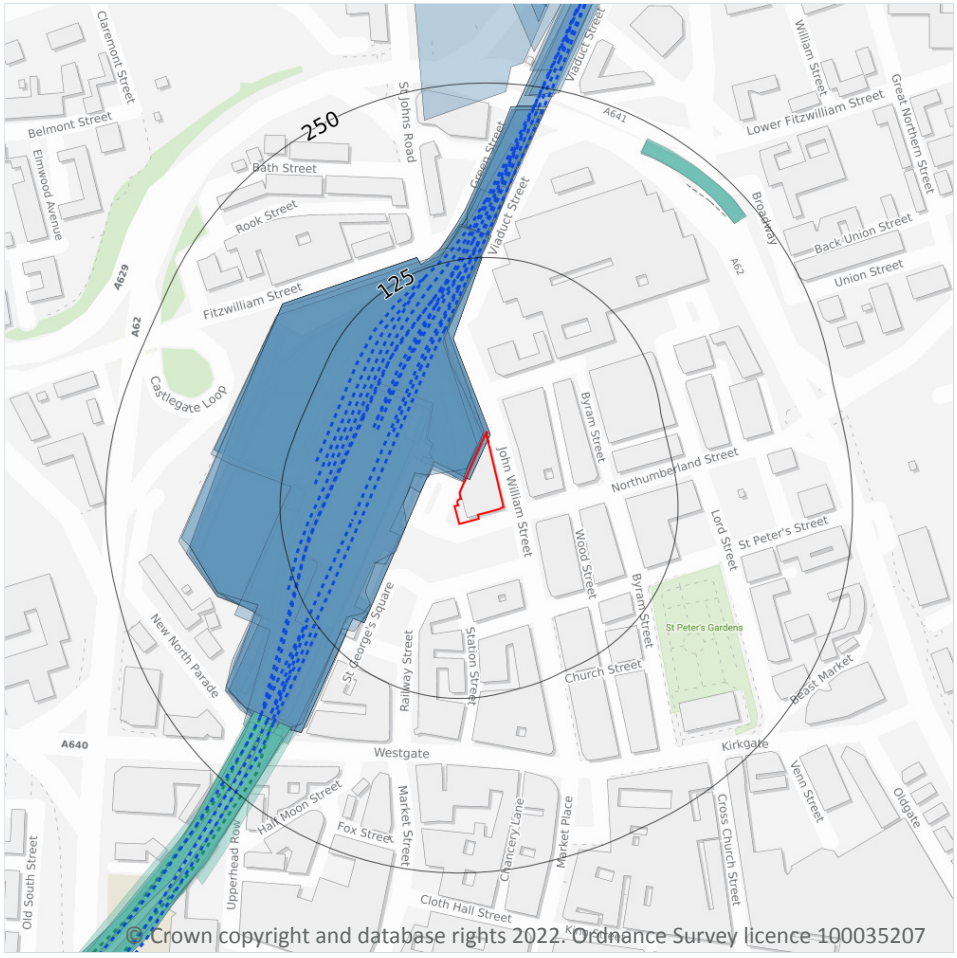
20.3 BGS Measured Urban Soil Chemistry

Records within 50m	0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km^2.

This data is sourced from the British Geological Survey.

21 Railway infrastructure and projects



Site Outline

Search buffers in metres (m)

- Crossrail 1 Stations
- Crossrail 1 Route
- Crossrail 2 Stations
- Crossrail 2 Route
- Crossrail 2 Worksites
- Crossrail 2 Safeguarding
- Crossrail 2 Headhouses
- Railway stations
- Active railways
- Active tunnels
- Abandoned railways
- Historic railways
- Historic tunnels
- Underground stations
- Underground Lines
- Royal Mail tunnels
- HS2 optimised route
- HS2 Stations
- HS2 Depots
- HS2 Surface Safeguarding
- HS2 Subsurface Safeguarding

21.1 Underground railways (London)

Records within 250m	0

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

This data is sourced from publicly available information by Groundsure.

21.2 Underground railways (Non-London)

Records within 250m	0

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.

This data is sourced from publicly available information by Groundsure.

21.3 Railway tunnels

Records within 250m	2

Railway tunnels taken from contemporary Ordnance Survey mapping.

Features are displayed on the Railway infrastructure and projects map on **page 134**

Location	Type
196m SW	Railway Tunnel
199m SW	Railway Tunnel

This data is sourced from the Ordnance Survey.

21.4 Historical railway and tunnel features

Records within 250m	68

Railways and tunnels digitised from historical Ordnance Survey mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

Features are displayed on the Railway infrastructure and projects map on **page 134**

Location	Land Use	Year of mapping	Mapping scale
On site	**Railway**	**1907**	**-**
On site	**Railway**	**1918**	**-**
On site	**Railway Sidings**	**1948**	**10560**
On site	**Railway Sidings**	**1975**	**10000**
On site	**Railway Sidings**	**1905**	**10560**
On site	**Railway Sidings**	**1985**	**10000**
On site	**Railway Sidings**	**1966**	**10560**
1m NW	Railway Sidings	1938	10560
1m NW	Railway	1932	-
1m NW	Railway Sidings	1960	1250
1m NW	Railway Sidings	1959	2500
1m NW	Railway Sidings	1889	10560

Location	Land Use	Year of mapping	Mapping scale
2m NW	Railway Sidings	1956	10560
3m NW	Railway Sidings	1907	2500
3m NW	Railway Sidings	1932	2500
4m NW	Railway Sidings	1893	2500
4m NW	Railway Sidings	1918	2500
12m NW	Railway Sidings	1977	1250
13m NW	Railway Sidings	1982	1250
34m NW	Railway Sidings	1959	1250
35m NW	Railway Sidings	1958	2500
41m NW	Railway Sidings	1978	1250
44m NW	Railway Sidings	1990	1250
56m NW	Railway Sidings	1994	1250
56m NW	Railway Sidings	1993	1250
56m NW	Railway Sidings	1993	1250
83m NW	Railway Sidings	1960	1250
84m NW	Railway Sidings	1959	2500
86m NW	Railway Sidings	1983	1250
91m NW	Railway Sidings	1982	1250
110m NW	Railway Sidings	1982	1250
113m N	Railways	1893	-
189m SW	Tunnel	1932	-
189m SW	Tunnels	1975	10000
189m SW	Tunnels	1985	10000
189m SW	Tunnels	1966	10560
189m SW	Tunnels	1956	10560
191m SW	Tunnel	1918	-
193m SW	Tunnel	1907	-
193m SW	Tunnel	1994	1250

Location	Land Use	Year of mapping	Mapping scale
193m SW	Tunnel	1993	1250
193m SW	Tunnel	1918	2500
193m SW	Tunnel	1932	2500
194m SW	Tunnel	1938	10560
194m SW	Tunnels	1959	2500
194m SW	Tunnels	1975	10000
194m SW	Tunnels	1985	10000
194m SW	Tunnels	1966	10560
194m SW	Tunnels	1956	10560
197m SW	Tunnel	1907	2500
198m SW	Tunnel	1982	1250
198m SW	Tunnel	1948	10560
198m SW	Tunnel	1905	10560
202m SW	Tunnel	1907	2500
203m SW	Tunnel	1948	10560
203m SW	Tunnel	1905	10560
205m SW	Tunnel	1990	1250
205m SW	Tunnel	1960	1250
205m SW	Tunnel	1977	1250
208m SW	Tunnel	1960	1250
228m N	Railway Sidings	1956	10560
228m NE	Tunnel	1995	1250
228m NE	Tunnel	1998	1250
229m NE	Tunnel	1992	1250
229m NE	Tunnel	1984	1250
235m N	Railway	1932	-
243m N	Railway	1907	-
243m N	Railway	1883	-

This data is sourced from Ordnance Survey/Groundsure.

21.5 Royal Mail tunnels

Records within 250m	0

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.

This data is sourced from Groundsure/the Postal Museum.

21.6 Historical railways

Records within 250m	0

Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

This data is sourced from OpenStreetMap.

21.7 Railways

Records within 250m	37

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

Features are displayed on the Railway infrastructure and projects map on **page 134**

Location	Name	Type
57m NW	Huddersfield Line	rail
61m NW	Not given	Multi Track
63m NW	Huddersfield Line	rail
66m NW	Not given	Multi Track
71m NW	Not given	Multi Track
72m NW		rail
74m NW	Not given	Single Track
74m W	Huddersfield Line	rail
75m NW		rail
80m N	Huddersfield Line	rail
85m NW	Not given	Single Track
85m NW	Huddersfield Line	rail

Location	Name	Type
85m NW	Huddersfield Line	rail
86m N	Huddersfield Line	rail
89m NW		rail
93m NW		rail
93m N		rail
98m N		rail
98m NW		rail
102m N	Huddersfield Line	rail
103m W		rail
104m N	Not given	Multi Track
107m N	Not given	Single Track
111m N		rail
117m N	Not given	Single Track
119m N		rail
125m SW	Penistone Line	rail
131m SW	Not given	Multi Track
134m SW		rail
136m N	Huddersfield Line	rail
137m N	Huddersfield Line	rail
192m SW	Huddersfield Line	rail
195m SW	Penistone Line	rail
197m SW	Huddersfield Line	rail
199m SW	Huddersfield Line	rail
222m N	Not given	Multi Track
234m N	Not given	Multi Track

This data is sourced from Ordnance Survey and OpenStreetMap.

21.8 Crossrail 1

Records within 500m	0

The Crossrail railway project links 41 stations over 100 kilometres from Reading and Heathrow in the west, through underground sections in central London, to Shenfield and Abbey Wood in the east.

This data is sourced from publicly available information by Groundsure.

21.9 Crossrail 2

Records within 500m	0

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

This data is sourced from publicly available information by Groundsure.

21.10 HS2

Records within 500m	0

HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b (Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.

This data is sourced from HS2 ltd.

Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information. To find out who they are and their areas of expertise see https://www.groundsure.com/sources-reference.

Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: https://www.groundsure.com/terms-and-conditions-jan-2020/.

APPENDIX 3
COAL MINING ASSESSMENT REPORT (CON29M)

Groundsure
LOCATION INTELLIGENCE

CON29M
OFFICIAL COAL MINING SEARCH

GEORGE HOTEL, ST GEORGE'S SQUARE, HUDDERSFIELD, HD1 1JA

Professional opinion

Inc. integrated mine entry interpretive assessment

POTENTIAL RISK

Site plan



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Search results

1. **Past underground coal mining**
Identified page 5

2. **Present underground coal mining**
Not identified

3. **Future underground coal mining**
Not identified

4. **Shafts and adits (mine entries)**
Not identified

5. **Coal mining geology**
Not identified

6. **Past opencast coal mining**
Not identified

7. **Present opencast coal mining**
Not identified

8. **Future opencast coal mining**
Not identified

9. **Coal mining subsidence claims**
Not identified

10. **Mine gas emissions**
Not identified

11. **Emergency Call Out incidents**
Not identified

12. **Withdrawal of support**
Not identified

13. **Working facilities orders**
Not identified

14. **Payments to copyhold owners**
Not identified

Cheshire Brine
Not identified

Contact us with any questions at:
info@groundsure.com
08444 159 000

Ref: RMBL-9171190
Your ref: 1620051788
Grid ref: 414413 416936
Date: 2 November 2022

Coal mining (CON29M) assessment

We consider there to be a potential risk to the property from past coal mining activity. For further details refer to: Past underground coal mining.

Coal mining

Past underground coal mining

Potential risk due to past underground coal mining has been identified within the boundary of the property. Whilst no further searches are required, it should be noted that in the event of coal mining settlement or subsidence occurring the property will benefit from the protection of the Coal Mining Subsidence Acts of 1991 and as amended 1994.

Next steps for consideration:

- A visual inspection of the property by a suitably qualified and experienced person may be of value in identifying any currently identifiable mining related settlement or subsidence effects.

Coal Mining Subsidence Act 1991

If any coal mining subsidence damage has occurred, as determined by the appropriate persons/bodies, the property will benefit from the protection of the Coal Mining Subsidence Acts of 1991 and as amended 1994.

This Act, however, does not apply where coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester. In this instance it would be prudent to have the property visually inspected for signs of mining related settlement or subsidence by a suitably qualified and experienced person, who could be sought through https://www.ricsfirms.com/.

The Coal Authority provide a call out service on 01623 646 333 to take remedial action concerning the movement or collapse of any coal entries or coal mining surface hazards. Further details can be found on www.groundstability.com.

CON29M reports are a requirement for conveyancing and are recommended throughout the official Coal Mining Reporting Area. This is the area within which it is deemed prudent to clarify the risk presented by coal mining, using the questions laid out in the Law Society's CON29M form. The need for a CON29M does not always translate to an identification of risk, and reports will often be assessed as free from risk or 'Passed' even though they are within the official Coal Mining Reporting Area.

Development risk

In view of the mining circumstances a prudent developer would seek appropriate technical advice before any works are undertaken.

Therefore if development proposals are being considered, technical advice relating both to the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply good engineering practice developed for mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or mines of coal without the permission of the

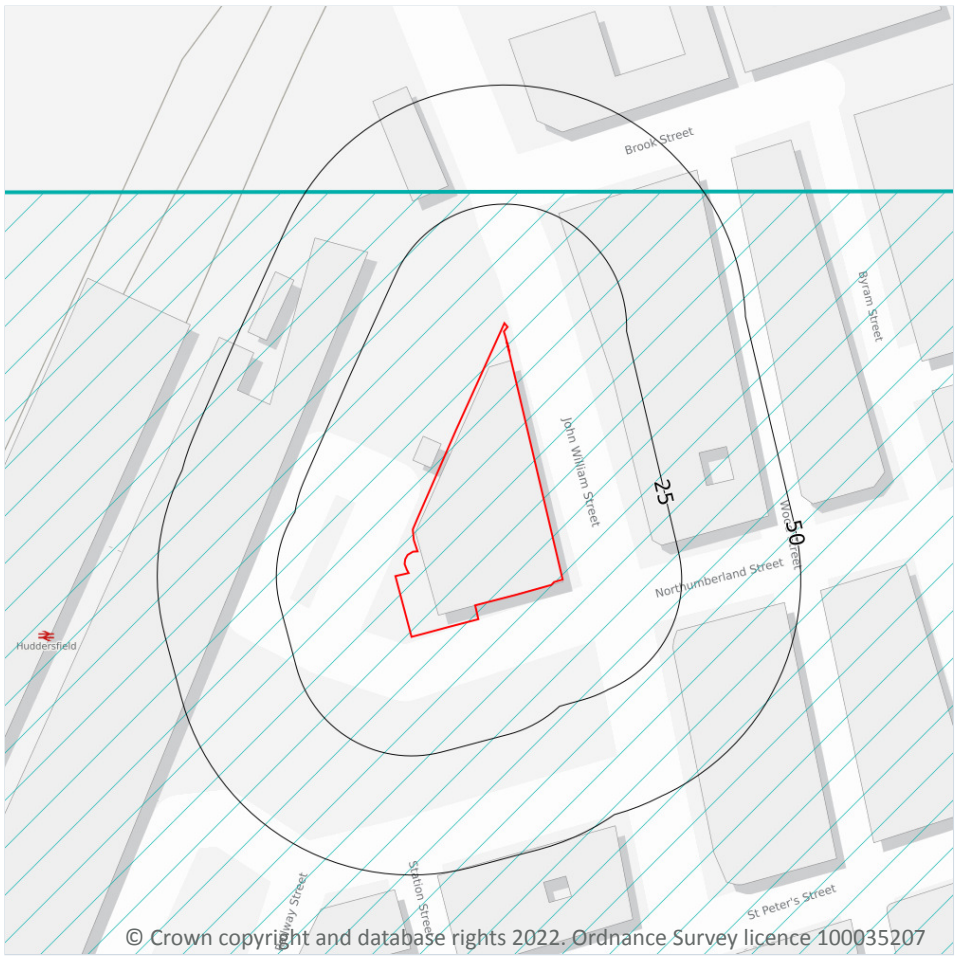
Coal Authority.

Developers should be aware that the investigation of coal seams/former mines of coal may have the potential to generate and/or displace underground gases and these risks both under and adjacent to the development should be fully considered in developing any proposals. The need for effective measures to prevent gases entering into public properties either during investigation or after development also needs to be assessed and properly addressed. This is necessary due to the public safety implications of any development in these circumstances.

GEORGE HOTEL, ST GEORGE'S SQUARE, HUDDERSFIELD, HD1 1JA

Ref: RMBL-9171190
Your ref: 1620051788
Grid ref: 414413 416936

Coal mining (CON29M)



Site Outline

Search buffers in metres (m)

Mine entries

- Adits
- Shafts
- Calculated 'zone of influence'

Subsidence claims

- Awaiting decision
- Rejected
- Admitted
- Deferred
- Settled
- Withdrawn

- Probable shallow coal mine workings
- Coal outcrops
- Past shallow coal mine workings

Coal mining (CON29M)

The map above shows relevant, mappable hazards identified that could constitute a risk to the property. It does not necessarily show all features or potential issues identified in this report. Further details of any features shown indicating the location of Mine Entries or Subsidence Claims can be found in the relevant sections of this report (4 and 9 respectively).

Responses to the Law Society CON29M Coal Mining search enquiries are produced using official Coal Authority data and the expert interpretation of Groundsure. This report is prepared in accordance with The Law Society CON29M (2018) Guidance Notes. Additional interpretation and calculation of mine entry zones of influence has also been carried out by Groundsure using Coal Authority and British Geological Survey data.

Please read this report carefully, and in particular any sections flagged with an amber 'i'.

The Law Society

These enquiries are The Law Society CON29M (2018) Coal Mining search enquiries and are used with permission of The Law Society. The Law Society CON29M Coal Mining search enquiries are protected by copyright owned by The Law Society of 113 Chancery Lane, London WC2A 1PL. The Law Society has no responsibility for information provided in response to CON29M (2018) Coal Mining search enquiries within this report or otherwise.

1. Past underground coal mining

Is the property within the zone of likely physical influence on the surface of past underground coal workings?

- **The property does not lie within the potential zone of influence of any recorded underground coal workings.**
- **The property is indicated to lie in an area where coal deposits have been worked at shallow depth in the past but for which no plan exists.**

2. Present underground coal mining

Is the property within the zone of likely physical influence on the surface of present underground coal workings?

- **The property does not lie within the boundary of an underground site from which coal is being removed by underground methods.**

3. Future underground coal mining

(a) Is the property within any geographical area for which the Coal Authority is determining whether to grant a licence to remove coal by underground methods?

- **The property does not lie within the boundary of an underground site for which the Coal Authority is determining whether to grant a licence to remove coal by underground methods.**

(b) Is the property within any geographical area for which a licence to remove coal by underground methods has been granted?

- **The property does not lie within the boundary of an underground site for which a licence to remove coal by underground methods has been granted.**

(c) Is the property within the zone of likely physical influence on the surface of planned future underground coal workings?

- **The property does not lie within the zone of likely physical influence on the surface of planned future underground workings.**

(d) Has any notice of proposals relating to underground coal mining operations been given under section 46 of the Coal Mining Subsidence Act 1991?

- **No notices have been given under Section 46 of the Coal Mining Subsidence Act 1991 stating that the land is at risk of subsidence.**

4. Shafts and adits (mine entries)

Are there any shafts and adits or other entries to underground coal mine workings within the property or within 20 metres of the boundary of the property?

- **No coal mine entries are recorded to lie within 20 metres of the property.**

5. Coal mining geology

Is there any record of any fault or other line of weakness due to coal mining at the surface within the boundary of the property that has made the property unstable?

- **No damage arising from geological faults or other lines of weakness activated by coal mining are recorded within the property.**

6. Past opencast coal mining

Is the property situated within the geographical boundary of an opencast site from which coal has been removed in the past by opencast methods?

- **The property does not lie within the boundary of an opencast site from which coal was removed by opencast methods.**

7. Present opencast coal mining

Is the property within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods?

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

8. Future opencast coal mining

(a) Is the property within 800 metres of the boundary of an opencast site for which the Coal Authority are determining whether to grant a licence to remove coal by opencast methods?

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

(b) Is the property within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted?

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

9. Coal mining subsidence claims

(a) Has any damage notice or claim for alleged coal mining subsidence damage to the property been given, made or pursued since 31st October 1994?

- **We have no evidence of a damage notice or subsidence claim for the property or within 50m of the property since 31st October 1994.**

(b) In respect of any such notice or claim has the responsible person given notice agreeing that there is a remedial obligation or otherwise accepted that a claim would lie against them?

- **Not applicable.**

(c) In respect of any such notice or acceptance has the remedial obligation or claim been discharged?

- **Not applicable.**

(d) Does any current "Stop Notice" delaying the start of remedial works or repairs affect the property?

- **There are no current Stop Notices delaying the start of remedial works or repairs to the property.**

(e) Has any request been made under Section 33 of the 1991 Act to execute preventive works before coal is worked, which would prevent the occurrence or reduce the extent of subsidence damage to any buildings, structures or works and, if yes, has any person withheld consent or failed to comply with any such request to execute preventive works?

- **There is no record of a request that has been made to carry out preventive works before coal is worked under Section 33 of the Coal Mining Subsidence Act 1991.**

NB. Records of damage notices or subsidence claims before 31st October 1994 are excluded from The Coal Authority data from which this search is compiled.

10. Mine gas emissions

Does the Coal Authority have record of any mine gas emission within the boundary of the property being reported that subsequently required action by the Authority to mitigate the effects of the mine gas emission?

- **No mine gas emissions are recorded within the boundary of the property.**

11. Emergency Surface Hazard Call Out incidents

Have the Coal Authority carried out any work on or within the boundaries of the property following a report of an alleged hazard related to coal mining under the Authority's Emergency Surface Hazard Call Out procedures?

- **No Emergency Surface Hazard Call Out procedures are recorded against the property.**

12. Withdrawal of support

(a) Does the land lie within a geographical area in respect of which a notice of entitlement to withdraw support has been published?

- **The property does not lie in an area where the right to withdraw support has been granted.**

(b) Does the land lie within a geographical area in respect of which a revocation notice has been given under section 41 of the Coal Industry Act 1994?

- **The property does not lie within a geographical area in which a revocation notice has been given under section 41 of the Coal Industry Act 1994.**

13. Working facilities orders

Is the property within a geographical area subject to an order in respect of the working of coal under the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof?

- **The property is not in an area where a court order has been issued.**

14. Payments to owners of former copyhold land

(a) Has any relevant notice, which may affect the property, been given?

- **The property does not lie within former copyholder land.**

(b) If yes, has any notice of retained interests in coal and coal mines been given?

- **No notices of retained interests in coal and coal mines been given.**

(c) If yes, has any acceptance notice or rejection notice been served?

- **No acceptance or rejection notices have been served.**

(d) If any such acceptance notice has been served, has any compensation been paid to a claimant?

- **No compensation has been paid to a claimant.**

CON29M notes and guidance

This report is prepared in accordance with The Law Society Guidance Notes 2018; under which all replies to these enquiries are made. Groundsure's Terms and Conditions are applicable at the time the report was produced.

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. Further information can be found on their website: www.groundstability.com.

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).

The Coal Authority emergency telephone number at all times is 01623 646333.

Responses to The Law Society CON29M (2018) Coal Mining Search enquiries and associated findings and recommendations relating to coal mining risk have been provided by Groundsure Ltd. Groundsure Ltd have additionally provided information relating to the Cheshire Brine Compensation Area, and have compiled all information into this report.

Queries should be made of Groundsure Ltd on 0844 415 9000, or via email: info@groundsure.com.

CON29M report limitations

This CON29M (2018) Coal Mining Report has been carried out with reference to all available official Coal Authority licensed data, an extensive collection of abandoned mine plans, maps and records. From this material, we have endeavoured to provide as accurate a report as possible. Any and all analysis and interpretation of licensed Coal Authority data in this report is made by Groundsure

The information provided in this report by Groundsure Ltd has been compiled in response to The Law Society CON29M (2018) Coal Mining search enquiries. The scope of the assessment is limited to interpretation of past, present and future extraction of coal, and does not consider the impact from non-coal mining hazards and/or natural ground stability hazards. The Law Society's Guidance Notes 2018 recommends separate enquiries to the appropriate sources are made with regard to other minerals.

The Report is created by a remote investigation and reviews only information provided by the client (address and site location boundaries) and from the databases of publicly available and/or licensable information that enable a desk-based assessment of the Site. The Report does not include a Site Investigation, nor does Groundsure Ltd make additional specific information requests of the regulatory authorities for any relevant information they may hold.

This report is concerned solely with the Site searched and should not be used in connection with nearby properties, as only known coal mining features that could potentially have a direct influence upon the Site searched are considered relevant; other features present in the general area may have been omitted for ease of reference.

This report is confidential to the client, the client's legal advisor and the client's Mortgage lender, as defined in the Groundsure terms & conditions, and as such may be used by them for conveyancing or related purposes. Groundsure has no liability toward any person or organisation not party to commissioning this report. This report or any part of it is not permitted to be reproduced, copied, altered or in any other way distributed by any other person or organisation.

Additional mine entry assessment is based on and limited to the data supplied by the Coal Authority at the time of production. In order to determine whether a property is within the likely zone of influence of a disused coal mine entry the following is considered: the actual or plotted position of the mine entry, its known or assumed diameter and the thickness of superficial deposits above rockhead. Where these figures are not known, assumptions based on established estimations have been made.

CON29M report licensing

This report contains Data provided by the Coal Authority. Any and all analysis and interpretation of Coal Authority Data in this report is made by Groundsure and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the Coal Authority and permission should be sought from Groundsure Ltd prior to any re-use.

The Law Society CON29M Coal Mining search enquiries are protected by copyright owned by The Law Society of 113 Chancery Lane, London WC2A 1PL.

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This report may contain public sector information licensed under the Open Government Licence v3.0.

This report may contain plans and records held by the Coal Authority and made publicly available at the time of inspection which may include British Geological Survey and Ordnance Survey data.

Conveyancing Information Executive and our terms & conditions

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@groundsure.com. Groundsure adheres to the Conveyancing Information Executive Standards.

The Standards

- Conveyancing Information Executive Members shall act in a professional and honest manner at all times in line with the Conveyancing Information Executive Standards and carry out the delivery of the Search with integrity and due care and skill.
- Compliance with the Conveyancing Information Executive Standards will be a condition within the Conveyancing Information Executive Member's Terms and Conditions.
- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.

Complaints Advice

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 up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

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

COMPLAINTS PROCEDURE: 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
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:
Operations Director, Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@groundsure.com 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 their final decision.

Groundsure's Terms and Conditions can be viewed online at this link: https://www.groundsure.com/terms-and-conditions-jan-2020/

Important consumer protection information

All of the advice and reports that Groundsure produces are covered by a comprehensive Remediation Contribution policy to ensure customers are protected, see https://www.groundsure.com/remediation for full details.

Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information in your report. To find out who they are and their areas of expertise see https://www.groundsure.com/sources-reference.

Coal Mining Report Insurance Policy

ZURICH

Coal Mining Report Insurance Policy

The Schedule

Policy Number: The Reference contained in the **Coal Mining Search Report**

Premium: £1.40 inclusive of Insurance Premium Tax at 12%

Property: The property which is the subject of the **Coal Mining Search Report**

Limit of Indemnity: £100,000 increasing by 10% compound per annum on each anniversary of and for the first 10 years following the **Commencement Date**

Commencement Date: The date of the **Coal Mining Search Report**

You/Your:
1. A purchaser of the **Property**
2. A lender providing a **Mortgage** in connection with a purchase of the **Property**
3. A lender providing a **Mortgage** by way of a re-mortgage of the **Property**

Definitions

Where a word is defined below or in the schedule it shall carry the same meaning wherever it appears in bold text in this policy

Insured Use: The continued use of the **Property** as a single house or flat or a single commercial premises

Market Value: The value as determined by a surveyor appointed by agreement between **You** and **Us** or (in default of agreement) the President for the time being of the Royal Institution of Chartered Surveyors

Mortgage: A mortgage or charge secured on the **Property** by an institutional mortgage lender

Coal Mining Search Report: The coal mining search report attached to this policy

Search: An official search comprising a search in form CON29M (2018) being mining searches relating to coal and brine in the area in which the **Property** is situated

We/Our/Us:
Zurich Insurance plc. A public limited company incorporated in Ireland. Registration No. 13460. Registered Office: Zurich House, Ballsbridge Park, Dublin 4, Ireland. UK Branch registered in England and Wales Registration No. BR7985. UK Branch Head Office: The Zurich Centre, 3000 Parkway, Whiteley, Fareham, Hampshire PO15 7JZ.

Zurich Insurance plc is authorised by the Central Bank of Ireland and authorised and subject to limited regulation by the Financial Conduct Authority. Details about the extent of our authorisation by the Financial Conduct Authority are available from us on request. Our FCA Firm Reference Number is 203093.

Communications may be monitored or recorded to improve our service and for security and regulatory purposes.

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Your Policy

This is a legal document and should be kept in a safe place.

This policy is an agreement between **You** and **Us** and cover is provided subject to the payment of the **Premium**.

You must read this policy and its conditions, exclusions, schedule and any endorsements as one contract. Please read all of them to make sure that they provide the cover **You** require. If they do not, please contact **Us** or **Your** insurance adviser who arranged the policy for **You**.

When **You** take out and make changes to the cover provided by this policy, **You** must take reasonable care to ensure that **You** accurately answer any questions which **We** ask of **You** and that any information **You** give **Us** is accurate. If **You** are taking out this policy for purposes which are mainly related to **Your** trade, business or profession, **You** must also let **Us** know about all facts which are material to **Our** decision to provide **You** with insurance. Failure to meet these obligations could result in this policy being invalidated, a claim not being paid, or an additional premium being charged.

Fair presentation of the risk

a) At inception of this policy and also whenever changes are made to it at **Your** request You must:

i) where **You** have taken out this policy for purposes which are wholly or mainly related to **Your** trade, business or profession, disclose to **Us** all material facts in a clear and accessible manner and not misrepresent any material facts, and
ii) where **You** have taken out this policy for purposes which are wholly or mainly unrelated to **Your** trade, business or profession, take reasonable care not to misrepresent any material facts.

b) If **You** do not comply with clause a) of this condition **We** may:

i) avoid this policy which means that **We** will treat it as if it had never existed and refuse all claims where any non-disclosure or misrepresentation by **You** is proven by **Us** to be deliberate or reckless in which case **We** will not return the premium paid by **You**; and
ii) recover from **You** any amount **We** have already paid for any claims including costs or expenses **We** have incurred.

c) If You do not comply with clause a) of this condition and the non-disclosure or misrepresentation is not deliberate or reckless this policy may be affected in one or more of the following ways depending on what **We** would have done if **We** had known about the facts which **You** failed to disclose or misrepresented:

i) if **We** would not have provided **You** with any cover **We** will have the option to:
1. avoid the policy which means that **We** will treat it as if it had never existed and repay the premium paid; and
2. recover from **You** any amount **We** have already paid for any claims including costs or expenses **We** have incurred
ii) if **We** would have applied different terms to the cover **We** will have the option to treat this policy as if those different terms apply. **We** may recover any payments made by **Us** on claims which have already been paid to the extent that such claims would not have been payable had such additional terms been applied
iii) if **We** would have charged **You** a higher premium for providing the cover **We** will charge **You** the additional premium which **You** must pay in full.

d) If any insured person, other than **You**, is responsible for a misrepresentation or failure to make a fair presentation of the risk, **We** will invoke the remedies available to **Us** under this condition as against that particular person as if a separate insurance contract had been issued to them leaving the remainder of the policy unaffected.

NB: For the purposes of the duty of disclosure stated in paragraphs a) i) and ii) above the content of the **Coal Mining Search Report** will be deemed to satisfy **Your** disclosure obligations.

Cover

1. **You** are in the process of purchasing the **Property** relying on the **Coal Mining Search Report** and/or
2. **You** (being a lender) have agreed to provide a **Mortgage** in connection with **Your** borrower's purchase or re-mortgage of the **Property** relying on the **Coal Mining Search Report**.

We will pay the following losses sustained by **You** arising out of the **Property** being affected by any matter which would have been revealed by a **Search** had one been carried out on the date of the **Coal Mining Search Report** but which was not revealed by the **Coal Mining Search Report**:

1. any reduction in **Market Value** of the **Property** calculated at the date **You** become aware of the matter(s) and/or loss in connection with a **Mortgage** as a result of such reduction.
2. all other costs and expenses including out of court settlement costs incurred by **Us** or by **You** with **Our** prior written agreement.

Waiver of Breach of Policy Condition

We will not exercise **Our** right to avoid **Our** liability to **You** in respect of loss where **You** have inadvertently breached any term or condition of the policy provided that such breach does not prejudice **Our** rights and remedies under the policy or otherwise directly or indirectly result in or increase the amount of any loss.

Protection for Mortgagees and Successors in Title

We will not avoid **Our** liability to make a payment to **You** solely because another person breaches the terms and conditions of this policy, provided such breach was not committed on **Your** behalf or with **Your** agreement, and **We** will invoke the remedies available to **Us** under the Policy as against that other person as if a separate insurance contract had been issued to them leaving the remainder of the policy unaffected.

Joint Insured

Any party insured under this policy standing in the relation of parent company, subsidiary company, associated company, branch office or joint venture partner to each other will be deemed to be joint insured for the purposes of this policy and jointly liable and responsible for any breach of any terms and conditions of this policy. If there is any inconsistency between this clause and any other term of this policy, this clause shall prevail.

Exclusions

We will not pay for any:

1. amount in excess of the **Limit of Indemnity**.
2. loss which would be recoverable under a household buildings insurance policy.
3. loss arising from any matter that **You** were aware of at the **Commencement Date**.
4. loss if the **Property** is used for any purpose other than the **Insured Use**.

Claims Conditions and How to Claim

1. **You** must:

i) give **Us** written notice as soon as possible of any potential or actual claim or any circumstances likely to result in a claim. Please provide the policy number, **Your** name, the full address of the **Property** and a brief description of the incident that has occurred. Notifications should be sent to: Speciality Lines Claims Team, Zurich Insurance, 8th Floor, 70 Mark Lane, London, EC3R 7NQ. Email: claims@uk.zurich.com, Enquiry line: telephone 0207 648 3523
ii) pass all court documents and/or other communications to **Us** as soon as possible after receipt
iii) not deal with, make any admission of liability or attempt to settle a claim without **Our** prior written agreement.
iv) agree to and carry out at **Our** expense all things necessary to minimise any loss.
v) provide all information and assistance that **We** may require to help defend and settle the claim.

2. **We** are entitled to:

i) decide how to settle or defend a claim and may carry out proceedings in the name of any person insured under this policy, including proceedings for recovering any claim.
ii) pay to **You** at any time, an amount equal to the **Limit of Indemnity** or any lower amount for which the claim can be settled, after deduction of any sum already paid. **We** may then give up control of and have no further liability in connection with the claim.

3. If **We** admit liability for a claim but there is a dispute as to the amount to be paid the dispute will be referred to an arbitrator. The arbitrator will be appointed jointly by **You** and **Us** in accordance with the law at the time. **You** may not take any legal action against **Us** over the dispute before the arbitrator has reached a decision.

4. If **You** or anyone acting on Your behalf:

a) makes a fraudulent or exaggerated claim under this policy; or
b) uses fraudulent means or devices including the submission of false or forged documents in support of a claim whether or not the claim is itself genuine; or
c) makes a false statement in support of a claim whether or not the claim is itself genuine; or
d) submits a claim under this policy for loss or damage which **You** or anyone acting on **Your** behalf or in connivance with **You** deliberately caused; or
e) realises after submitting what **You** reasonably believed was a genuine claim under this policy and then fails to tell **Us** that **You** have not suffered any loss or damage; or
f) suppresses information which **You** know would otherwise enable **Us** to refuse to pay a claim under this policy

We will be entitled to refuse to pay the whole of the claim and recover any sums that **We** have already paid in respect of the claim.

If any fraud is perpetrated by or on behalf of an insured person and not on behalf of **You** this condition should be read as if it applies only to that insured person's claim and references to this policy should be read as if they were references to the cover effected for that person alone and not to the policy as a whole.

5. If any claim is covered by any other insurance, **We** will not pay for more than **Our** share of that claim.

6. The most **We** will pay for any loss (or all losses in the aggregate), including costs and expenses agreed by **Us** is the **Limit of Indemnity**. Once **We** have paid a loss or losses equal to the amount of the **Limit of Indemnity, We** will have no further liability under this policy.

General Conditions

1. Neither **You** (nor anyone acting on **Your** behalf) must disclose the existence of this policy to any other party except **Your** legal and other professional advisers, prospective purchasers, lessees and tenants of the **Property**, their respective mortgagees, legal and other professional advisers.

2. In the UK the law allows both **You** and **Us** to choose the law applicable to the contract. This contract will be subject to the relevant law of England and Wales, Scotland, Northern Ireland, the Isle of Man or the Channel Islands depending upon the Property address stated in the Schedule. If there is any dispute as to which law applies it will be English law. The parties agree to submit to the exclusive jurisdiction of the English courts.

3. Notwithstanding any other terms of this policy **We** will be deemed not to provide cover nor will **We** make any payment or provide any service or benefit to **You** or any other party to the extent that such cover, payment, service, benefit and/or any business or activity of **Yours** would violate any applicable trade or economic sanctions law or regulation.

Cancellation Clause

If **You** have taken out this policy for purposes which are wholly or mainly unrelated to **Your** trade, business or profession, **You** may cancel this policy within 14 days of receiving the policy by writing to **Us** and in such event **We** may, at **Our** discretion, charge **You** for the time that **You** have been on cover. Any refund will be made to the party who paid the premium. If **You** do cancel, **You** may be in breach of the terms of **Your** mortgage or the terms of the contract for the sale of **Your** property. If **You** are in doubt, **You** may wish to seek legal advice prior to cancellation.

Fair Processing and Complaints Procedure
Our Complaints Procedure

Our commitment to customer service

We are committed to providing a high level of customer service. If you feel we have not delivered this, we would welcome the opportunity to put things right for you.

Who to contact in the first instance

Many concerns can be resolved straight away. Therefore in the first instance, please get in touch with your usual contact at Zurich or your broker or insurance intermediary, as they will generally be able to provide you with a prompt response to your satisfaction.

Contact details will be provided on correspondence that we or our representatives have sent you.

Many complaints can be resolved within a few days of receipt

If we can resolve your complaint to your satisfaction within the first few days of receipt, we will do so. Otherwise, we will keep you

updated with progress and will provide you with our decision as quickly as possible.

Next steps if you are still unhappy

If you are not happy with the outcome of your complaint, you may be able to ask the Financial Ombudsman Service to review your case.

We will let you know if we believe the ombudsman service can consider your complaint when we provide you with our decision. The service they provide is free and impartial, but you would need to contact them within 6 months of the date of our decision.

More information about the ombudsman and the type of complaints they can review is available via their website www.financial-ombudsman.org.uk.

You can also contact them as follows:

Post: Financial Ombudsman Service, Exchange Tower, London, E14 9SR
Telephone: 08000 234567 (free on mobile phones and landlines)
Email: complaint.info@financial-ombudsman.org.uk

If the Financial Ombudsman Service is unable to consider your complaint, you may wish to obtain advice from the Citizens Advice Bureau or seek legal advice.

The Financial Services Compensation Scheme (FSCS)

We are covered by the Financial Services Compensation Scheme (FSCS) which means that you may be entitled to compensation if we are unable to meet our obligations to you. Further information is available on www.fscs.org.uk or by contacting the FSCS directly on 0800 678 1100.

How we use your information

Who controls your personal information

This notice tells you how Zurich Insurance plc ('Zurich'), as data controller, will deal with your personal information. Where Zurich introduces you to a company outside the group, that company will tell you how your personal information will be used.

You can ask for further information about our use of your personal information or complain about its use in the first instance, by contacting our Data Protection Officer at: Zurich Insurance Group, Tri-centre 1, Newbridge Square, Swindon, SN1 1HN or by emailing the Data Protection Officer at GBZ.General.Data.Protection@uk.zurich.com.

If you have any concerns regarding our processing of your personal information, or are not satisfied with our handling of any request by you in relation to your rights, you also have the right to make a complaint to the Information Commissioner's Office. Their address is: First Contact Team, Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, SK9 5AF.

What personal information we collect about you

We will collect and process the personal information that you give us by phone, e-mail, filling in forms, including on our website, and when you report a problem with our website. We also collect personal information from your appointed agent such as your trustee, broker, intermediary or financial adviser in order to provide you with the services you have requested and from other sources, such as credit reference agencies and other insurance companies, for verification purposes. We will also collect information you have volunteered to be in the public domain and other industry-wide sources. We will only collect personal information that we require to fulfil our contractual or legal requirements unless you consent to provide additional information. The type of personal information we will collect includes; basic personal information (i.e. name, address and date of birth), occupation and financial details, health and family information, claims and convictions information and where you have requested other individuals be included in the arrangement, personal information about those individuals.

If you give us personal information on other individuals, this will be used to provide you with a quotation and/or contract of insurance and/or provision of financial services. You agree you have their permission to do so. Except where you are managing the contract on another's behalf, please ensure that the individual knows how their personal information will be used by Zurich. More information about this can be found in the 'How we use your personal information' section.

How we use your personal information

We and our selected third parties will only collect and use your personal information (i) where the processing is necessary in connection with providing you with a quotation and/or contract of insurance and/or provision of financial services that you have requested; (ii) to meet our legal or regulatory obligations; or (iii) for our 'legitimate interests'. It is in our legitimate interests to collect

your personal information as it provides us with the information that we need to provide our services to you more effectively including providing you with information about our products and services. We will always ensure that we keep the amount of information collected and the extent of any processing to the absolute minimum to meet this legitimate interest. Examples of the purposes for which we will collect and use your personal information are:

1. to provide you with a quotation and/or contract of insurance;
2. to identify you when you contact us;
3. to deal with administration and assess claims;
4. to make and receive payments;
5. to obtain feedback on the service we provide to you;
6. to administer our site and for internal operations including troubleshooting, data analysis, testing, research, statistical and survey purposes;
7. for fraud prevention and detection purposes.

We will contact you to obtain consent prior to processing your personal information for any other purpose, including for the purposes of targeted marketing unless we already have consent to do so.

Who we share your personal information with

Where necessary, we will share the personal information you gave us for the purposes of providing you with the goods and services you requested with the types of organisations described below:

associated companies including reinsurers, suppliers and service providers;
introducers and professional advisers;
regulatory and legal bodies;
survey and research organisations;
credit reference agencies;
healthcare professionals, social and welfare organisations; and
other insurance companies

Or, in order to meet our legal or regulatory requirements, with the types of organisations described below:

regulatory and legal bodies;
central government or local councils;
law enforcement bodies, including investigators;
credit reference agencies; and
other insurance companies

How we use your personal information for websites and email communications

When you visit one of our websites we may collect information from you such as your email address or IP address. This helps us to track unique visits and monitor patterns of customer website traffic, such as who visits and why they visit.

We use cookies and/or pixel tags on some pages of our website. A cookie is a small text file sent to your computer. A pixel tag is an invisible tag placed on certain pages of our website but not on your computer. Pixel tags usually work together with cookies to assist us to provide you with a more tailored service. This allows us to monitor and improve our email communications and website. Useful information about cookies, including how to remove them, can be found on our websites.

How we transfer your personal information to other countries

Where we transfer your personal information to countries that are outside of the UK and the European Union (EU) we will ensure that it is protected and that the transfer is lawful. We will do this by ensuring that the personal information is given adequate safeguards by using 'standard contractual clauses' which have been adopted or approved by the UK and the EU, or other solutions that are in line with the requirements of European data protection laws.

A copy of our security measures for personal information transfers can be obtained from our Data Protection Officer at: Zurich Insurance Group, Tri-centre 1, Newbridge Square, Swindon, SN1 1HN, or by emailing the Data Protection Officer at GBZ.General.Data.Protection@uk.zurich.com.

How long we keep your personal information for

We will retain and process your personal information for as long as necessary to meet the purposes for which it was originally

collected. These periods of time are subject to legal, tax and regulatory requirements or to enable us to manage our business.

Your data protection rights

You have a number of rights under the data protection laws, namely:

to access your data (by way of a subject access request);
to have your data rectified if it is inaccurate or incomplete;
in certain circumstances, to have your data deleted or removed;
in certain circumstances, to restrict the processing of your data;
a right of data portability, namely to obtain and reuse your data for your own purposes across different services;
to object to direct marketing;
not to be subject to automated decision making (including profiling), where it produces a legal effect or a similarly significant effect on you;
to claim compensation for damages caused by a breach of the data protection legislation.
if we are processing your personal information with your consent, you have the right to withdraw your consent at any time.

We will, for the purposes of providing you with a contract of insurance, processing claims, reinsurance and targeted marketing, process your personal information by means of automated decision making and profiling where we have a legitimate interest or you have consented to this.

What happens if you fail to provide your personal information to us

If you do not provide us with your personal information, we will not be able to provide you with a contract or assess future claims for the service you have requested.

Fraud prevention and detection

In order to prevent and detect fraud we may at any time:

check your personal data against counter fraud systems
use your information to search against various publicly available and third party resources
use industry fraud tools including undertaking credit searches and to review your claims history
share information about you with other organisations including but not limited to the police, the Insurance Fraud Bureau (IFB), other insurers and other interested parties.

If you provide false or inaccurate information and fraud is identified, the matter will be investigated and appropriate action taken. This may result in your case being referred to the Insurance Fraud Enforcement Department (IFED) or other police forces and fraud prevention agencies. You may face fines or criminal prosecution. In addition, Zurich may register your name on the Insurance Fraud Register, an industry-wide fraud database.

Claims history

We may pass information relating to claims or potential claims to any relevant database. We and other insurers may search these databases when you apply for insurance, when claims or potential claims are notified to us or at time of renewal to validate your claims history or that of any other person or property likely to be involved in the policy or claim.

This helps to check information provided and prevent fraudulent claims.