



Land at: 415117, 416821, St Andrew's Road, Huddersfield, HD1 6RZ

Report Prepared for: Kirklees Council - Legal Services
(Searchflow)

Client Reference: 32432314_SSC

Report Reference: 317217215

Date: 21 September 2023



Contaminated Land

FURTHER ACTION

Executive Summary | SEE PAGE 1

[CLICK HERE](#)

Consultant Commentary | SEE PAGE 4

[CLICK HERE](#)



Flood Risk

PASSED – PRUDENT ACTION

Executive Summary | SEE PAGE 2

[CLICK HERE](#)

Consultant Commentary | SEE PAGE 6

[CLICK HERE](#)



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Operational Compliance

NOT IDENTIFIED | SEE PAGE 1

Operations at the Site are unlikely to require a permit or present a risk.

[CLICK HERE](#)

Natural and Mining Related Hazards

IDENTIFIED | SEE PAGE 5

We have identified potential coal and ground stability issues.

[CLICK HERE](#)



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Contaminated Land

FURTHER ACTION



Liability Assessment

We have identified potential soil and/or groundwater liabilities. To quantify these we recommend you undertake the action outlined below.

What is the overall risk of contaminants from on Site activities?

MODERATE TO HIGH

What is the risk of contaminants from off-site activities impacting the Site?

MODERATE TO HIGH

What is the environmental sensitivity (pathways and receptors) rating?

MODERATE



Argyll's Recommendations

Site Solutions Consult (from £450.00 + VAT including third-party costs)

Risk: The Site's former industrial use is likely to have caused contamination. If significant, the Site could have a contaminated land liability under the relevant legislation.

Action: Confirm with the Local Authority whether the Site is likely to have a contaminated land liability.

Operational Compliance



Argyll's Comment

The Site does not appear to be engaged in activities that require permitting.



Flood Risk

PASSED – PRUDENT ACTION



Consultant's Summary

The Site may be susceptible to flooding, particularly during an extreme flooding event. It would be prudent to consider our recommendations below.

Would a Flood Risk Assessment be required if development is proposed?	YES (Full)
What is the risk of flooding in an undefended scenario or assuming defences fail?	MODERATE TO HIGH
Are there existing flood defences within 500m of the Site?	YES
What is the risk of flooding when these defences are operational?	MODERATE

Insurance

In most cases insurance should be available at standard terms.



Recommendations

While no immediate action is required, given the on-site/nearby watercourse we recommend being prepared

Risk: The River Colne presents a potential risk of flooding during storm events.

In addition, the Site is at risk of surface water and groundwater flooding during extreme storm events.

Action: Review existing drainage systems or proposals for any new drainage.

If there is a cellar/basement consider carrying out a more detailed groundwater assessment.

Sign up to national or local flood warning services.

Prepare a flood plan with actions to reduce disruption, protect your property and help with recovery.

Standard Enquiries

- Ask the seller whether flooding has occurred in the area before. If it has, please contact us for advice.
- Establish the availability of buildings and contents insurance before exchanging contracts.



Report Scope

Report Prepared on: **Land at: 415117, 416821, St Andrew's Road, Huddersfield, HD1 6RZ**

Current Use: **None (vacant, building demolished)**

Proposed Use: **None, property being sold at auction to highest bidder**

Transaction Type: **Sale**

Site Area (m²): **6694.82**

National Grid Reference: **415110 416810**



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Contaminated Land Consultant Commentary



On-site Sources

MODERATE TO HIGH

A review of historical maps shows the Site was largely unoccupied until c.1893 when it was developed as a chemical works, with mills located in the west. The Site continued in industrial use, being occupied by unspecified works c.1959 and being assumed to form part of a wider engineering works by 1972, with a tank and substation identified in the centre of the Site. No significant changes were then noted until c.2000 when the majority of the buildings on Site were cleared. The remaining structure was levelled prior to 2023, leaving the Site vacant.

Off-site Sources

MODERATE TO HIGH

A review of historical maps dating from 1854 shows the following potentially contaminative uses within 100m of the Site: the wider works, multiple additional works in the wider area, mills extending off Site, depot adjacent south, a foundry 80m north, garage adjacent south, an electrical sub station adjacent north east. and unspecified light industrial units from 20m north

We have identified a landfill site accepting Inert, Industrial, Commercial, Household and Special Waste for an unspecified timeframe 198m northeast.

We have identified revoked LAPPCs for iron, steel and non-ferrous metal foundry processes 19m southeast and 50m south.

Pathways and Receptors

MODERATE

The general area appears to be in light industrial use, with no residential properties located within 100m of the Site.

The superficial and bedrock hydrogeology are both classified as a Secondary Aquifer - A.

The Site does not lie within a groundwater Source Protection Zone (SPZ).

There are no non-potable abstractions licences within 100m.

There are no potable abstraction licences within 500m.

The nearest watercourse is the River Colne 77m southeast.

Finally, no designated eco-receptors were identified within a 500m radius of the Site.

Additional Sources of Information

No additional sources of information have been used.

Natural and Mining Related Hazards



Natural and Mining Related Hazards: This section contains information on natural and mining related hazards which may affect the Site. These include subsidence, radon and mining. Hazards that may need further investigation are detailed here. This report is neither a guarantee of the physical condition of the subject Site nor a substitute for any physical investigation or inspection.

Ground Stability Considerations

Risk	Argyll's Summary	Suggested Action
Former Mining	<p>The Site has been identified in a Coalfield Consultation Area. As such, the Site is at risk of ground stability issues, and some further investigation may be required.</p> <p>The Site has been identified in an area that might have been used for mining other than coal in the past.</p>	<p>We recommend you obtain a Landmark Coal report to better understand the nature of coal mining operations at and close to the Site.</p> <p>We recommend that you consult a local RICS accredited surveyor to arrange the most suitable survey for the Site, to assess whether or not it is affected by ground stability issues.</p> <p>If it has been built recently, contact Building Control at the Local Authority in order to check whether it was constructed to a standard that will minimise the risk of structural damage. Alternatively, the Site may benefit from building warranty through companies such as the NHBC.</p>
Natural Ground Instability	<p>Information provided by the BGS indicates that land in the area could be prone to compressibility and uneven settlement hazards. There is a moderate potential that problems could occur in the area.</p>	<p>Whether or not a Site is affected by ground movement can depend on a number of factors – including property age and type of construction.</p> <p>We recommend that you consult a local RICS accredited surveyor to arrange the most suitable survey for the Site, to assess whether or not it is affected by ground stability issues.</p> <p>If it has been built recently, contact Building Control at the Local Authority in order to check whether it was constructed to a standard that will minimise the risk of structural damage. Alternatively, the Site may benefit from building warranty through companies such as the NHBC.</p>
Coal Mining Subsidence Damage Claims	<p>Our search indicates that the Site is not within an area where Coal Mining Subsidence Damage Claims have been recorded.</p>	<p>As such, no action is required.</p>

Radon

No Risk Identified.

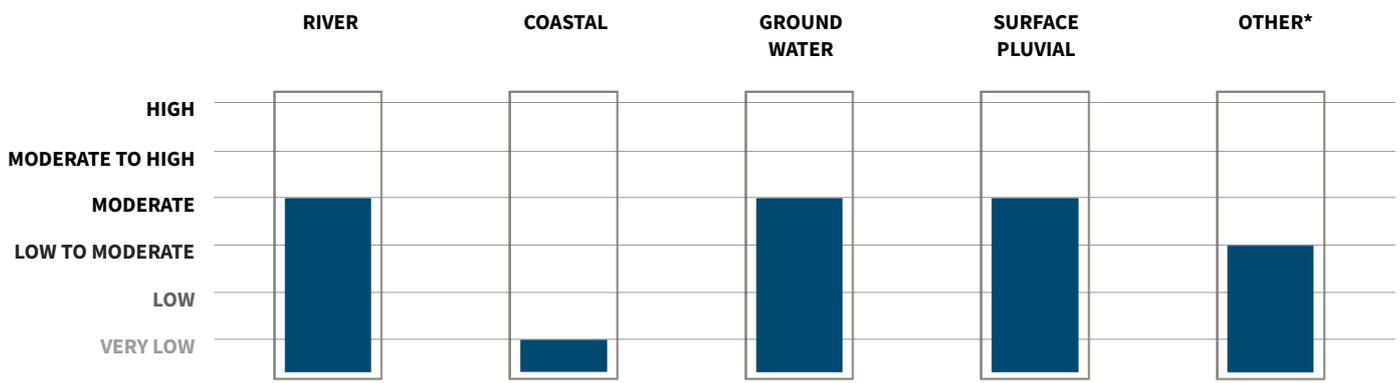
Flood Risk

Consultant Commentary



Flood Analysis

Would a Flood Risk Assessment be required if development is proposed?	YES (Full)
What is the risk of flooding in an undefended scenario or assuming defences fail?	MODERATE TO HIGH
Are there existing flood defences within 500m of the Site?	YES
What is the risk of flooding when these defences are operational?	MODERATE



* Other factors influencing flood risk include flood storage areas, historical floods, and proximity to water features.

Argyll's Comment

River	As the River Colne is located to the east, the Site is modelled at risk of flooding (Flood Zone 3). While defences in along this watercourse provide some protection this risk remains moderate.
Coastal	No commentary required.
Groundwater	As the Site is located within a flood plain, the risk of groundwater flooding is expected to be linked to river flooding. As a result, high groundwater levels could prolong a flood event.
Surface Water	Risks of flooding of up to 1m have been identified. However, these risks are limited to small areas in the north of the Site. Wider areas across the Site are at moderate risk and the rating has been changed to reflect this.
Other Factors	The Huddersfield Broad Canal is located to the west. As cases of canal breach are rare this is unlikely to pose a significant risk to the Site.

Flood Risk

Other Considerations



Flood Risk Considerations: In this section we highlight issues that may be relevant to your transaction. These issues fall outside of the flood risk analysis above, but still warrant consideration.

Additional Considerations

Risk	Summary	Suggested Action
Dam and Reservoir Failure IDENTIFIED	This Site is within an area that would be flooded in the event of a significant infrastructure failure. However, the likelihood of a dam or reservoir actually failing is extremely unlikely and as a result, posing a very low risk.	Contact Canal and Rivers Trust
Sewer Flooding NOT SEARCHED	In times of extreme rainfall events sewers can overflow and cause local flooding. At Risk Registers are maintained by water and sewerage companies in England and Wales. These registers are not always complete so asking the seller is equally important.	Review Con29DW and send enquiries to the seller.

Flood Risk Management Options

Flood protection measures can help manage risk, while planning for a flood event is key to minimise impact and disruption. Where a risk has been identified, the best next step is to better understand the flood depths and likely extent. Refining the risk will then inform the right solution. Where property level protection is still required, a surveyor will be best placed to advise on the configuration.

Options	Summary
Resistance	Flood resistance measures are physical barriers designed to keep water out of the property and can either be mountable or passive. They include flood doors or guards, non return valves on plumbing and airbrick covers. If buying products, make sure they are kitemarked.
Resilience	Flood resilience measures are incorporated into building design to minimise damage. Once flood water subsides a resilient design avoids a major drying out spell or gutting.
Business Continuity Plan	A business continuity plan is a strategic plan of action to implement in an emergency (i.e. flood event). This plan ensures a business can continue to operate during emergency situations and reduces the risk of avoidable losses.
Flood Evacuation Plan	A flood evacuation plan sets out clear steps to ensure the safe evacuation of staff during a flood. It will form part of the Business Continuity Plan.

Contaminated Land

Data Section



Contaminated Land Data: This section details the data used as part of our Contaminated Land Risk analysis. Each key dataset is mapped with the detail outlined beneath. We only show section headers beyond the tabular summary where we have found data to report. The relevant data has been reviewed by the report writer, supplemented by a review of historical mapping.

contents

Tabular Summary	This section gives an overview of the data found at the Site and in the surrounding area. We present the data in three buffer zones, extending to a maximum of 500m. The search distances vary based on the scale of the activity and regulatory guidance. We display the number of records found in each database under the relevant heading. Where we have not searched a database, we will display the abbreviation N/A instead.
Authorised Industrial Processes	This section shows current and licensed activities relevant to contaminated land and environmental controls from a range of regulatory bodies. The search distances vary based on the scale of the activity.
Incidents and Enforcements	This section shows pollution incidents, licence enforcements and prosecutions. It also includes Contaminated Land Register Entries and Notices.
Landfill and Waste sites	This section presents detailed information on waste and landfill sites for the Site and surrounding area.
Current Land Use	This section shows contemporary trade directories and fuel stations. This information is indicative of operations at the Site and surrounding area, and may also relate to inactive or former land uses.
Historical Land Use	This section presents selected information on historical land use for the Site and surrounding area. The data shows historical land use information collected from 1:10,000 scale mapping, and for tanks and energy facilities 1:2,500 scale mapping. This includes polygon and point based land uses digitised by Landmark.
Groundwater Vulnerability	This section presents information relating to the aquifer designations beneath the Site. The aquifer designation of the Superficial and Bedrock geology are both mapped, followed by the detail. These aquifer designations are followed by information on the local geology. This information is considered in our Pathways and Receptors section.
Environmental Sensitivity	This section presents designated eco-receptors and sensitive area designations at the Site and in the surrounding area. This information is considered in our Pathways and Receptors section.
Natural and Mining Related Hazards	This section contains information on natural and mining related hazards, which may affect the Site. These include subsidence, radon and mining.



Contaminated Land: Tabular Summary

Authorised Industrial Processes

Authorisations	On-site	1-100m	101-250m
Local Authority Pollution Prevention and Controls	0	2	N/A
Local Authority Integrated Pollution Prevention And Control	0	0	N/A
Integrated Pollution Controls	0	0	N/A
Environmental Permitting Regulations - Industry	0	0	N/A
Radioactive Substances Register*	0	0	N/A
Discharges	On-site	1-100m	101-250m
Consented Discharges to Controlled Waters**	0	0	N/A
Referrals of Red List Discharges to Sewers (Corporate Entities)**	0	0	N/A
Hazardous Sites	On-site	1-100m	101-250m
Control of Major Accident Hazards Sites (COMAH)	0	0	0
Explosive Sites	0	0	0
Notification of Installations Handling Hazardous Substances (NIHHS)	0	0	0
Planning Hazardous Substance Consents	0	0	0

Incidents and Enforcements

Contraventions	On-site	1-100m	101-250m
Contaminated Land Register Entries and Notices	0	0	0
Local Authority Pollution Prevention and Control Enforcements	0	0	N/A
Enforcement and Prohibition Notices	0	1	N/A
Planning Hazardous Substance Enforcements	0	0	N/A
Environmental Pollution Incidents	0	0	N/A
Prosecutions (Post 2000)	0	0	N/A

Landfill and Waste Sites

Landfill and Waste	On-site	1-100m	101-250m
BGS Recorded Landfill Sites	0	0	0
Integrated Pollution Control Registered Waste Sites	0	0	0
Permitted Waste Sites - Authorised Landfill Site Boundaries	0	0	0
Environmental Permitting Regulations - Waste Sites	0	0	0
Local Authority Recorded Landfill Sites	0	0	0
Registered Landfill Sites	0	0	0
Registered Waste Transfer Sites	0	0	N/A
Registered Waste Treatment or Disposal Sites	0	0	N/A
Historic Landfill	0	0	1



Contaminated Land: Tabular Summary

Current Land Use

Current Potentially Contaminative Uses	On-site	1-100m	101-250m
Contemporary Trade Directory Entries**	0	0	N/A
Fuel Station Entries	0	0	N/A

Historical Land Use

Historical Potentially Contaminative Uses	On-site	1-100m	101-250m
Historical Tanks And Energy Facilities	2	0	N/A
Potentially Contaminative Industrial Uses (Past Land Use)	5	2	N/A

Potentially Infilled Land	On-site	1-100m	101-250m
Former Marshes	0	0	N/A
Potentially Infilled Land (Non-Water)	0	0	N/A
Potentially Infilled Land (Water)	0	1	N/A

Groundwater Vulnerability

Hydrogeology	On-site	1-250m	251-500m
Superficial Aquifer Designations	Yes	N/A	N/A
Bedrock Aquifer Designations	Yes	N/A	N/A

Geology

Geology	On-site	1-250m	251-500m
BGS 1:50,000 Bedrock Geology	Yes	N/A	N/A
BGS 1:50,000 Superficial Deposits	Yes	N/A	N/A
BGS 1:50,000 Geological Mapping Coverage	Yes	N/A	N/A



Contaminated Land: Tabular Summary

Environmental Sensitivity

Environmental Sensitivity	On-site	1-250m	251-500m
Local Nature Reserves	0	0	0
Marine Conservation Zones	0	0	0
National Nature Reserves	0	0	0
National Parks	0	0	0
Ramsar Sites	0	0	0
Sites of Special Scientific Interest	0	0	0
Special Areas of Conservation	0	0	0
Special Protection Areas	0	0	0
Water Abstractions	0	0	0
Source Protection Zones	0	0	0

Natural and Mining Related Hazards

Former Mining	On-site	1-100m	101-250m
Coalfield Consultation Areas	1	N/A	N/A
Potentially Contaminative Land Uses (1950-1980) from large scale historical mapping	0	N/A	N/A
Potentially Contaminative Land Uses (1855-1909) from large scale historical mapping*	0	0	N/A
Potentially Contaminative Land Uses (1893-1915) from large scale historical mapping	0	N/A	N/A
Potentially Contaminative Land Uses (1906-1937) from large scale historical mapping	0	N/A	N/A
Potentially Contaminative Land Uses (1924-1949) from large scale historical mapping	0	N/A	N/A
Potentially Contaminative Industrial Uses (Past Land Use)	0	N/A	N/A
Man-Made Mining Cavities	0	0	0
BGS Recorded Mineral Sites	0	0	N/A
Mining Instability	2	N/A	N/A
Non Coal Mining Areas of Great Britain*	0	0	N/A
Potential Mining Areas	1	N/A	N/A
Salt and Brine	On-site	1-100m	101-250m
Brine Compensation Area	0	N/A	N/A
Brine Pumping Related Features	0	N/A	N/A
Brine Subsidence Solution Area	0	N/A	N/A
Salt Mining Related Features	0	N/A	N/A



Contaminated Land: Tabular Summary

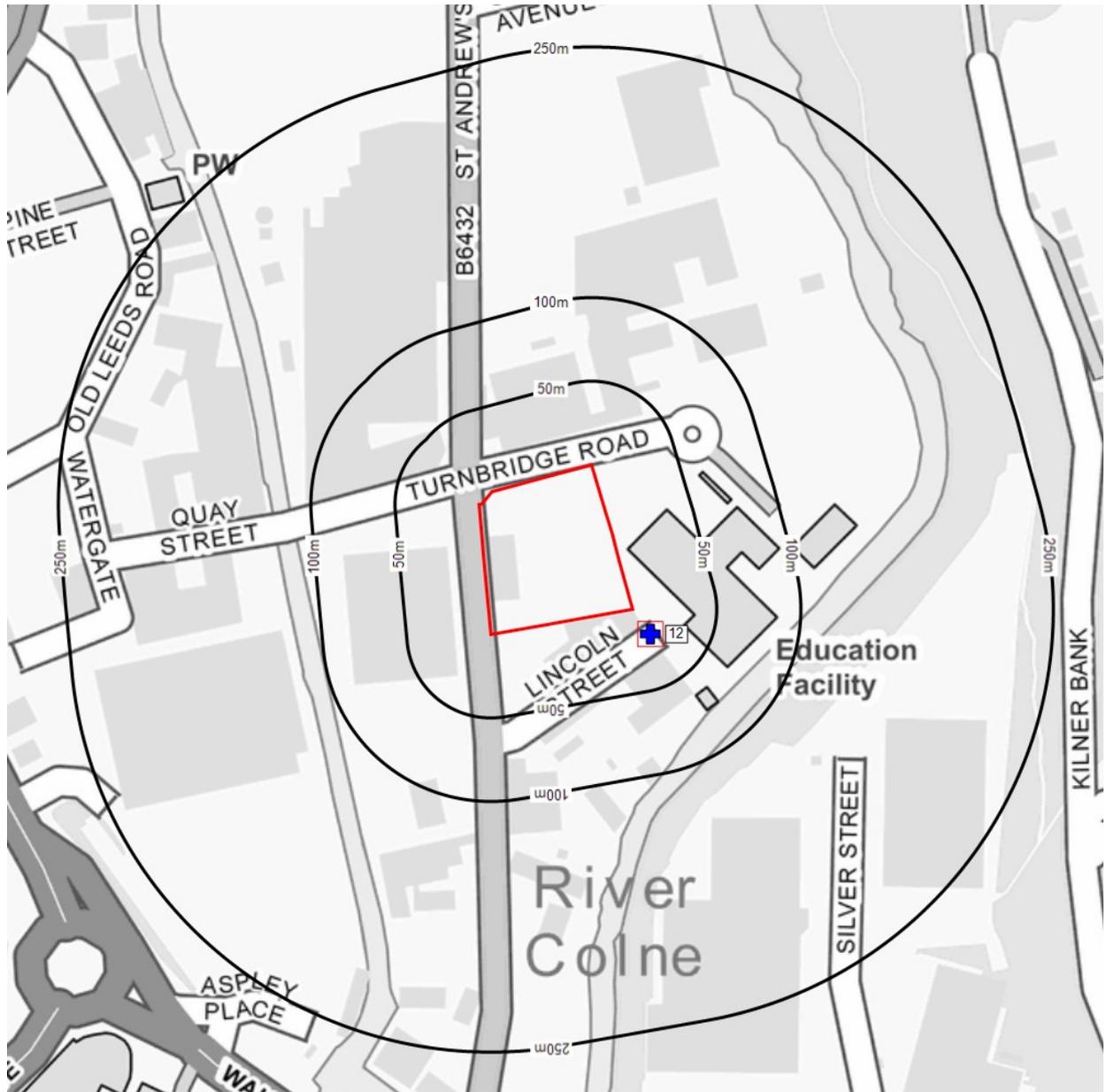
Landfill Sites and Infilled Land	On-site	1-100m	101-250m
Former Marshes	0	N/A	N/A
Potentially Infilled Land (Non-Water)	0	N/A	N/A
Potentially Infilled Land (Water)	0	N/A	N/A
Potentially Contaminative Industrial Uses (Past Land Use)	0	N/A	N/A
BGS Recorded Landfill Sites	0	N/A	N/A
Permitted Waste Sites - Authorised Landfill Site Boundaries	0	N/A	N/A
Registered Landfill Sites	0	N/A	N/A
Local Authority Recorded Landfill Sites	0	N/A	N/A
Historic Landfill	0	N/A	N/A
Natural Ground Instability	On-site	1-100m	101-250m
Natural Cavities	0	0	0
Potential for Landslide Ground Stability Hazards*	0	0	N/A
Potential for Ground Dissolution Stability Hazards*	0	0	N/A
Potential for Compressible Ground Stability Hazards*	1	0	N/A
Potential for Shrinking or Swelling Clay Ground Stability Hazards*	0	0	N/A
Potential for Running Sand Ground Stability Hazards*	0	0	N/A
Potential for Collapsible Ground Stability Hazards*	0	0	N/A
Coal Mining Subsidence Damage Claims	On-site	1-100m	101-250m
Coal Mining Subsidence Damage Claims*	0	0	N/A
Insurance Claims from Subsidence	On-site	1-100m	101-250m
Postcode Unit Insurance Claims Rating - Subsidence	0	N/A	N/A
Radon	On-site	1-100m	101-250m
Radon Potential	0	N/A	N/A

**dataset searched to 25m

*dataset searched to 50m



Contaminated Land: Authorised Industrial Processes



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- | | |
|---|---|
| Site | Consented Discharges to Controlled Waters |
| Multiple Features Present | Referrals of Red List Discharges to Sewers (Corporate Entities) |
| Local Authority Pollution Prevention and Controls | Control of Major Accident Hazards Sites (COMAH) |
| Local Authority Integrated Pollution Prevention And Control | Explosive Sites |
| Integrated Pollution Controls | Notification of Installations Handling Hazardous Substances (NIHHS) |
| Environmental Permitting Regulations - Industry | Planning Hazardous Substance Consents |
| Radioactive Substances Register | |



Authorisations

Local Authority Pollution Prevention and Controls

Map ID	Details	Distance	Direction	Contact
12	<p>Name: Francis W Birkett & Sons Ltd Reference: Not Given Date of Issue: Location: Aspley Works, Lincoln Street, St Andrews Rd, HUDDERSFIELD, West Yorkshire, HD1 6RT Description: PG2/4 Iron, steel and non-ferrous metal foundry processes Status: Authorisation revoked</p>	19m	SE	4
12	<p>Name: Francis W. Birkett & Sons Reference: EPA W 25 Date of Issue: Location: Lincoln Street, St Andrews Road, HUDDERSFIELD, West Yorkshire, HD1 6RT Description: PG2/4 Iron, steel and non-ferrous metal foundry processes Status: Authorisation revoked</p>	50m	S	4

Local Authority Integrated Pollution Prevention And Control

No features identified.

Integrated Pollution Controls

No features identified.

Environmental Permitting Regulations - Industry

No features identified.

Radioactive Substances Register

No features identified.



Discharges

Consented Discharges to Controlled Waters

No features identified.

Referrals of Red List Discharges to Sewers (Corporate Entities)

No features identified.



Hazardous Sites

Control of Major Accident Hazards Sites (COMAH)

No features identified.

Explosive Sites

No features identified.

Notification of Installations Handling Hazardous Substances (NIHHS)

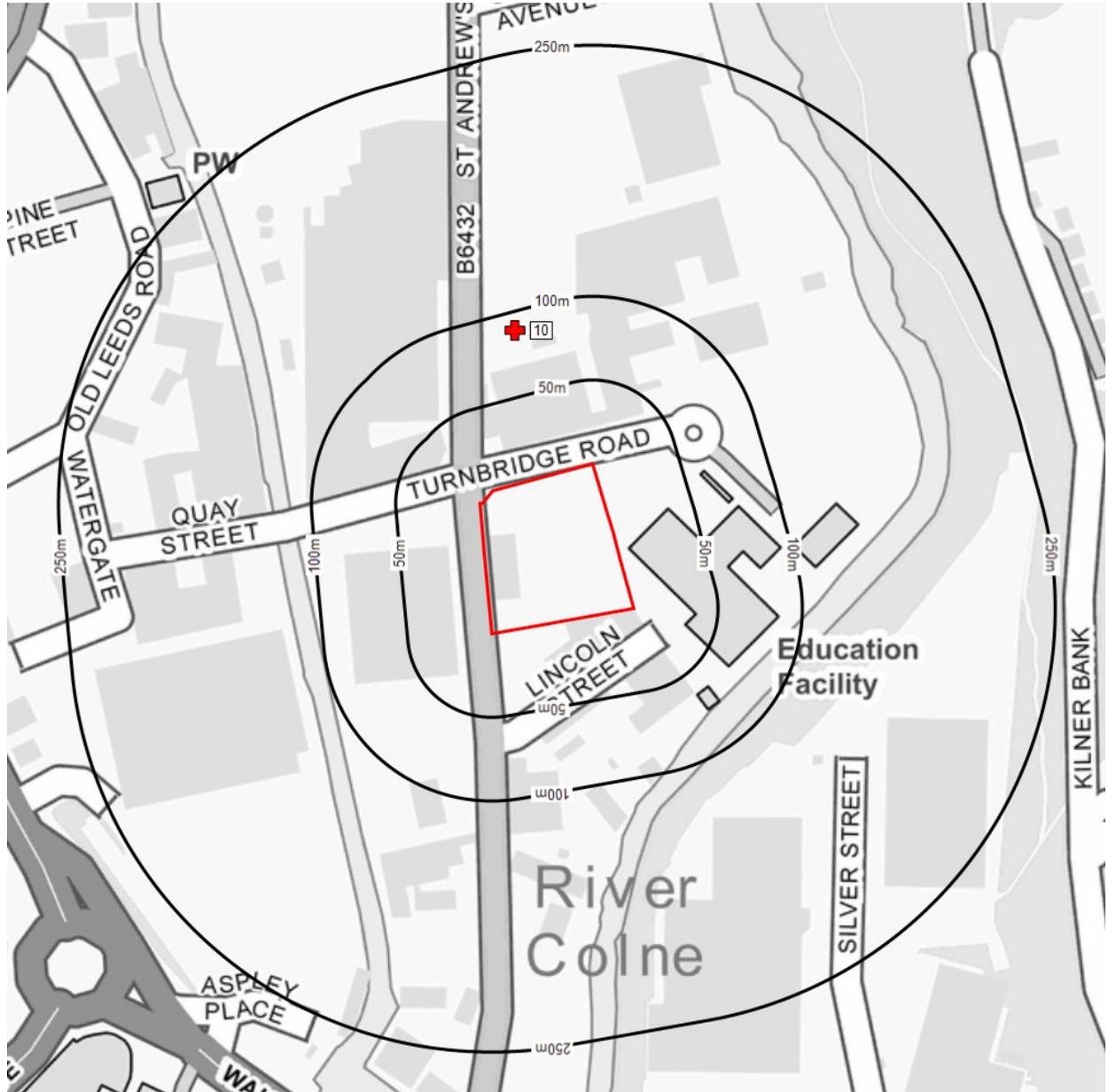
No features identified.

Planning Hazardous Substance Consents

No features identified.



Contaminated Land: Incidents and Enforcements



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- | | | | |
|--|---|--|---|
| | Site | | Enforcement and Prohibition Notices |
| | Multiple Features Present | | Planning Hazardous Substance Enforcements |
| | Contaminated Land Register Entries and Notices | | Environmental Pollution Incidents |
| | Local Authority Pollution Prevention and Control Enforcements | | Prosecutions (Post 2000) |



Contaminated Land: Incidents and Enforcements

Contraventions

Contaminated Land Register Entries and Notices

No features identified.

Local Authority Pollution Prevention and Control Enforcements

No features identified.

Enforcement and Prohibition Notices

Map ID	Details	Distance	Direction	Contact
10	<p>Notice Type: EA Enforcement Notice</p> <p>Enforcement Date:</p> <p>Reference: NOT GIVEN</p> <p>Location: St Andrews Road, HUDDERSFIELD, West Yorkshire, HD1 6NA</p> <p>Details: EA Data 21/09/1999, Enforcement Notice served to ensure that the employee responsible for supervising the use of radioactive substances (used for improving paint spraying finishes) is sufficiently trained to comply with the certificate held by company.</p>	89m	N	3

Planning Hazardous Substance Enforcements

No features identified.

Environmental Pollution Incidents

No features identified.

Prosecutions (Post 2000)

No features identified.



Contaminated Land: Landfill and Waste



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- | | | | | |
|--|---------------------------|--|--|--|
| | Site | | | Local Authority Recorded Landfill Sites |
| | Multiple Features Present | | | Registered Landfill Sites |
| | | | | Registered Waste Transfer Sites |
| | | | | Registered Waste Treatment or Disposal Sites |
| | | | | Historic Landfill |
| | | | | |



Landfill and Waste

BGS Recorded Landfill Sites

No features identified.

Integrated Pollution Control Registered Waste Sites

No features identified.

Permitted Waste Sites - Authorised Landfill Site Boundaries

No features identified.

Environmental Permitting Regulations - Waste Sites

No features identified.

Local Authority Recorded Landfill Sites

No features identified.

Registered Landfill Sites

No features identified.

Registered Waste Transfer Sites

No features identified.

Registered Waste Treatment or Disposal Sites

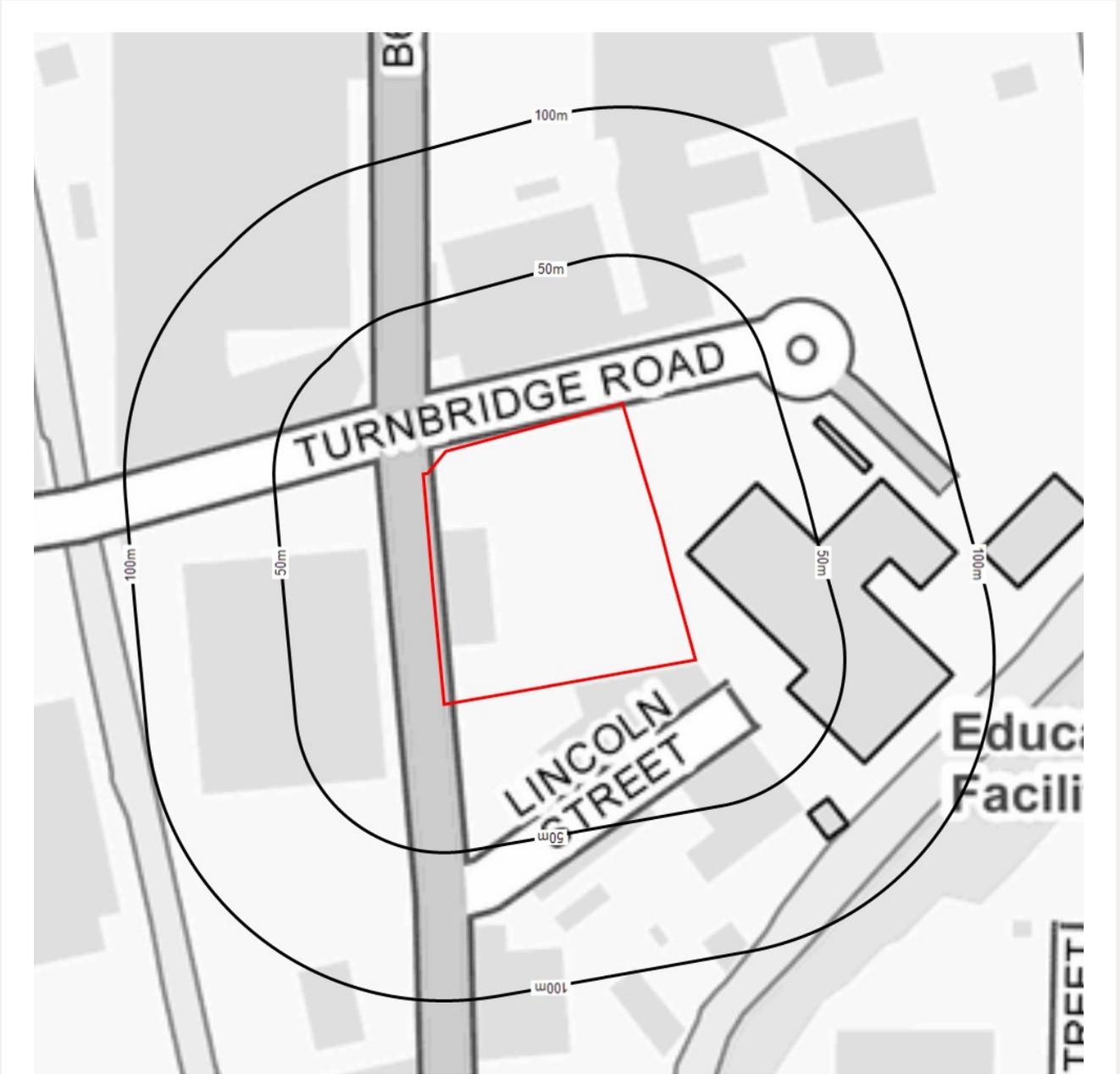
No features identified.

Historic Landfill

Map ID	Details	Distance	Direction	Contact
11	<p>Date of Issue: 24th May 1984 Last Input Date: Name: Golf Driving Range Reference: EAHLD04176 Location: Lower Kilner Bank, off Bradley Mills Road, Huddersfield Specified Waste Type: Deposited Waste included Inert, Industrial, Commercial, Household and Special Waste First Input Date:</p>	198m	NE	3



Contaminated Land: Current Land Uses



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Site



Multiple Features Present



Contemporary Trade Directory Entries



Fuel Station Entries



Contaminated Land: Current Land Uses

Current Potentially Contaminative Uses

Contemporary Trade Directory Entries

No features identified.

Fuel Station Entries

No features identified.



Contaminated Land: Historical Land Uses



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- | | | | |
|--|---|--|---------------------------------------|
| | Site | | Former Marshes |
| | Multiple Features Present | | Potentially Infilled Land (Non-Water) |
| | Historical Tanks And Energy Facilities | | Potentially Infilled Land (Water) |
| | Potentially Contaminative Industrial Uses (Past Land Use) | | |



Contaminated Land: Historical Land Uses

Historical Potentially Contaminative Uses

Historical Tanks And Energy Facilities

Map ID	Details	Distance	Direction	Contact
6	Type: Tanks Date of Mapping: 1972	0m	NW	1
6	Type: Electrical Sub Station Facilities Date of Mapping: 1972	0m	SW	1

Potentially Contaminative Industrial Uses (Past Land Use)

Map ID	Details	Distance	Direction	Contact
1	Class: Factory or works - use not specified Map Published Date: 1894-1989	0m	N	1
2	Class: Chemical manufacturing general Map Published Date: 1854	0m	W	1
3	Class: Metal casting/foundries Map Published Date: 1894-1956	0m	NE	1
4	Class: Factory or works - use not specified Map Published Date: 1894-1956	0m	N	1
5	Class: Natural and man-made textile manufacture and products Map Published Date: 1854	0m	SW	1
7	Class: Factory or works - use not specified Map Published Date: 1894-1956	27m	SE	1
8	Class: Factory or works - use not specified Map Published Date: 1987	28m	NW	1



Contaminated Land: Historical Land Uses

Potentially Infilled Land

Former Marshes

No features identified.

Potentially Infilled Land (Non-Water)

No features identified.

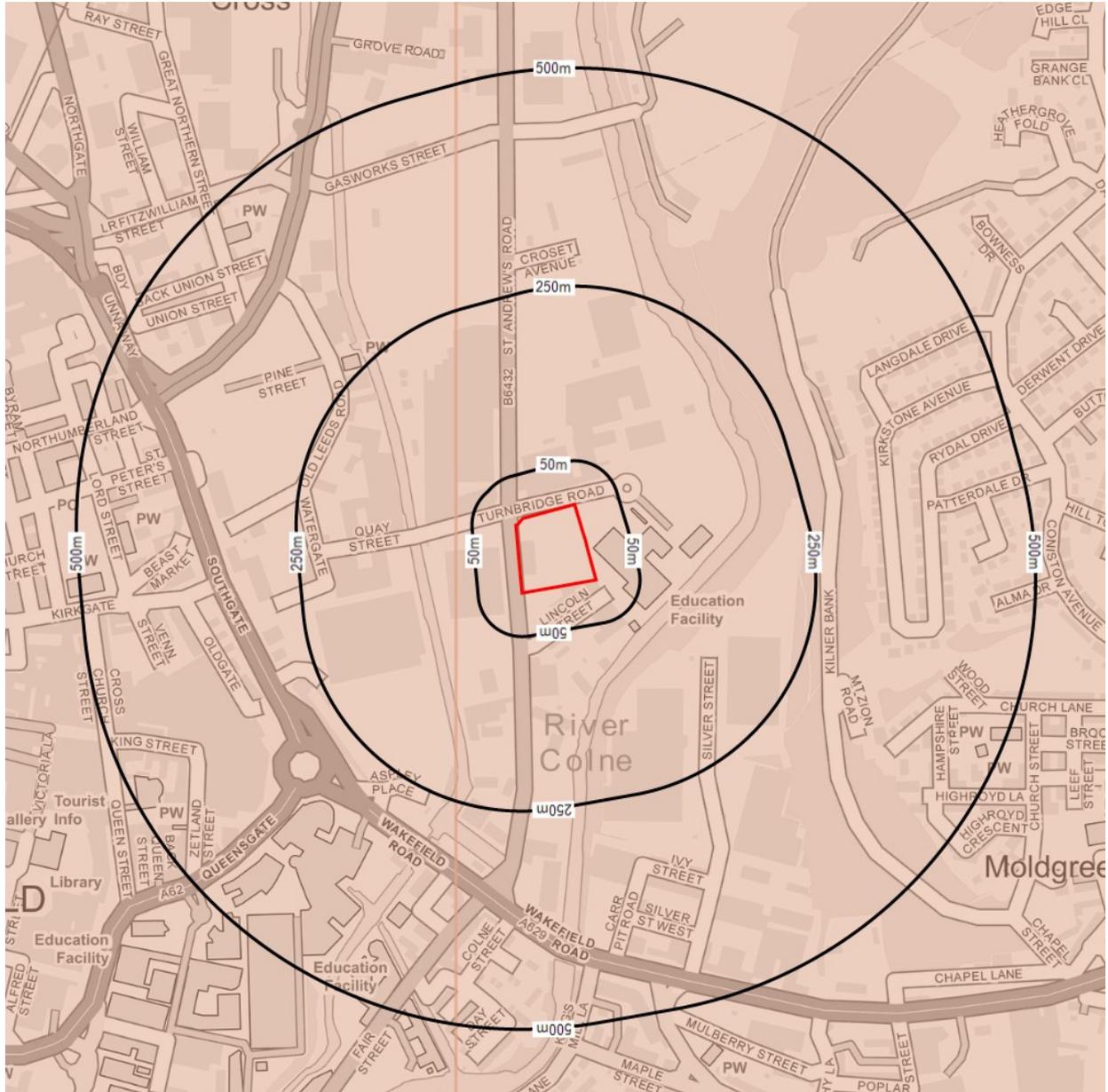
Potentially Infilled Land (Water)

Map ID	Details	Distance	Direction	Contact
9	Details: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Map Published Date: 1854	75m	SE	1



Contaminated Land: Groundwater Vulnerability

Bedrock



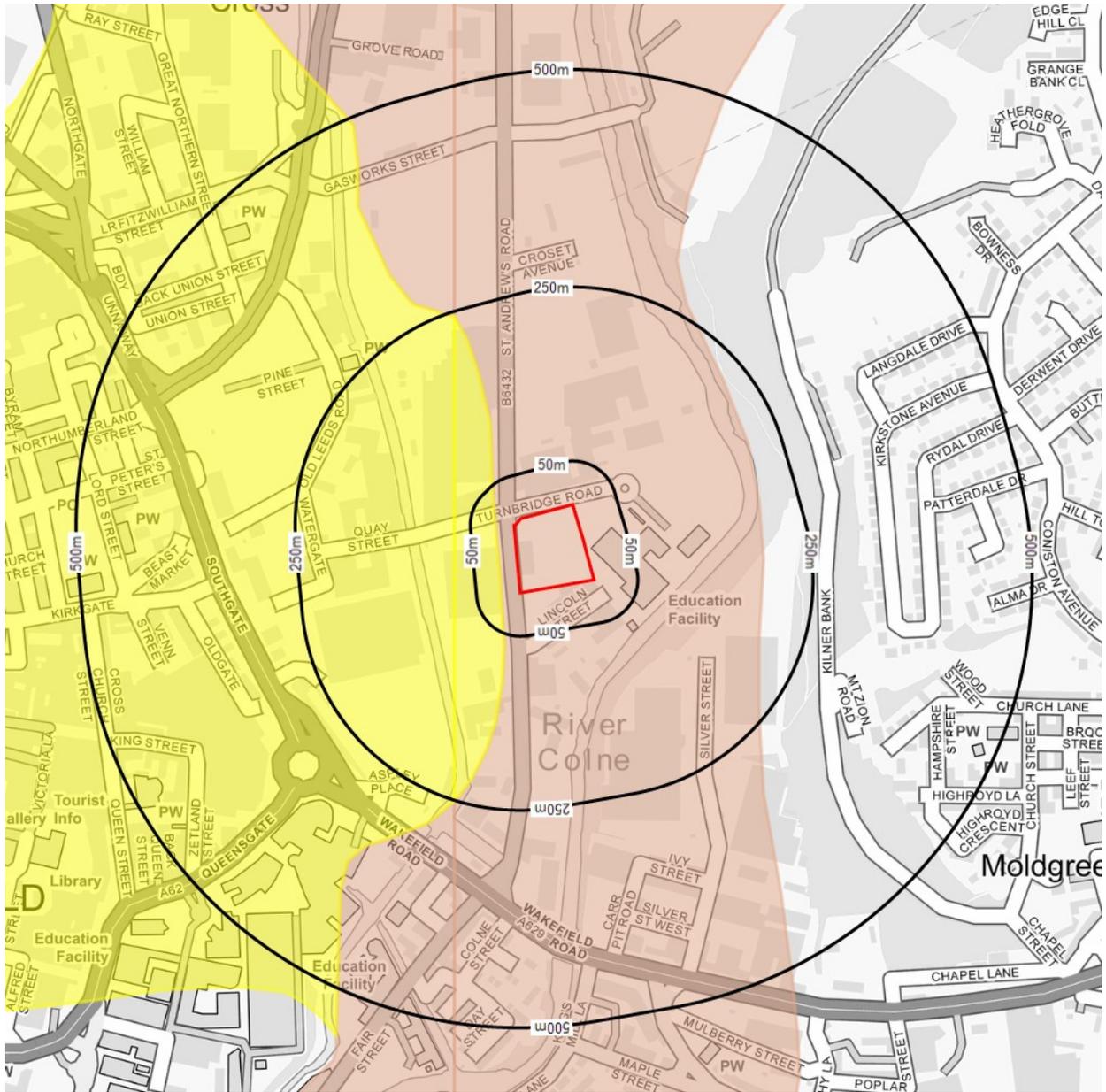
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Contaminated Land: Groundwater Vulnerability

Superficial



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- | | |
|---|--|
|  Site |  Secondary Aquifer Undifferentiated |
|  Principal Aquifer |  Unproductive Strata |
|  Secondary Aquifer A |  Unknown |
|  Secondary Aquifer B |  Unknown (lakes and Landslips) |



Hydrogeology

Bedrock Aquifer Designations

Details	Distance	Direction	Contact
Aquifer Designation: Secondary Aquifer - A	0m	N	5

Superficial Aquifer Designations

Details	Distance	Direction	Contact
Aquifer Designation: Secondary Aquifer - A	0m	N	5



Geology

BGS 1:50,000 Bedrock Geology

Details	Distance	Direction	Contact
Lex Code: PLCM Rock Name: Pennine Lower Coal Measures Formation Rock Type: Mudstone, Siltstone and Sandstone Min Age: Not Supplied Max Age: Westphalian	0m	N	6

BGS 1:50,000 Superficial Deposits

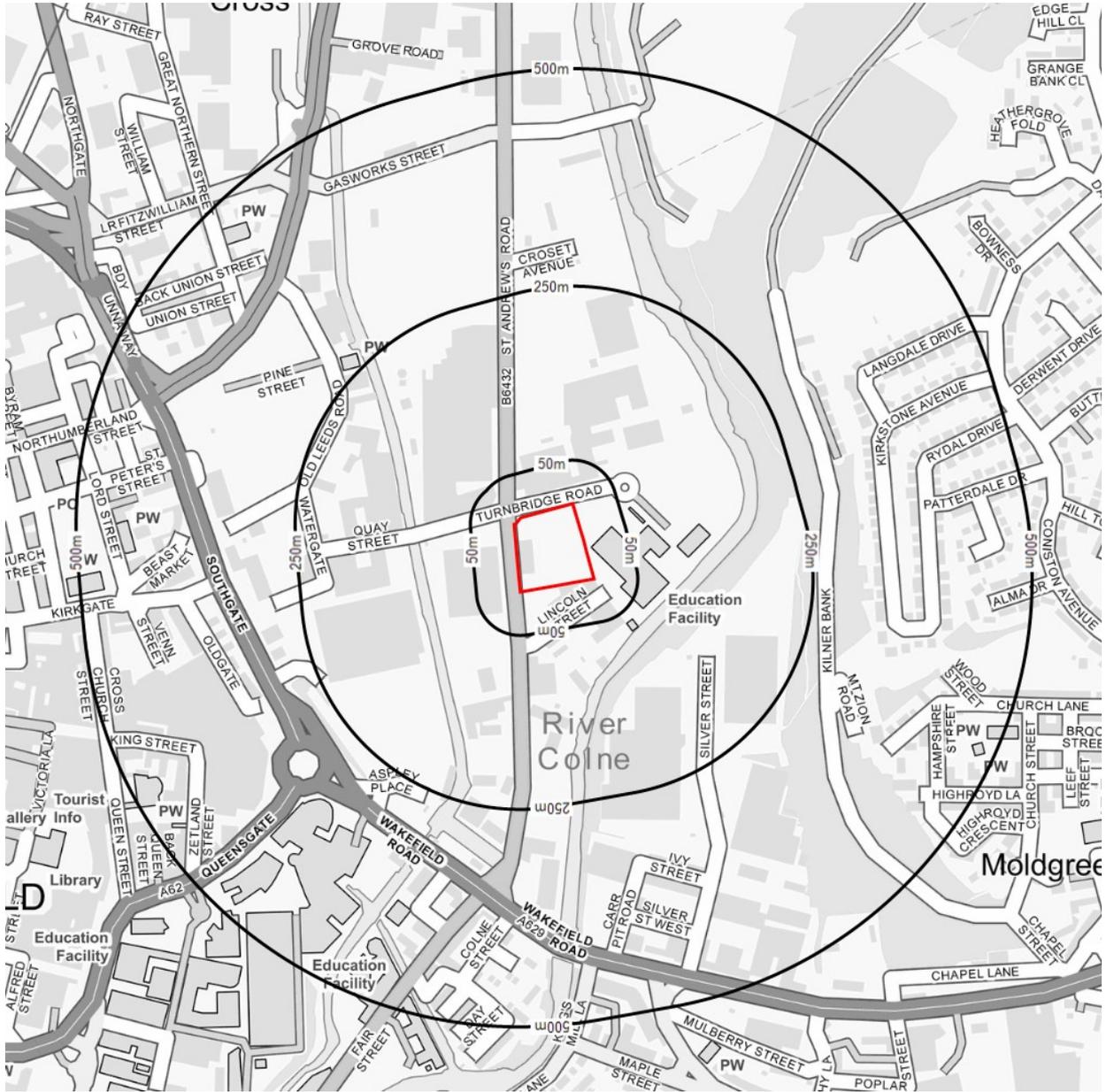
Details	Distance	Direction	Contact
Lex Code: ALV Rock Name: Alluvium Rock Type: Clay, Silt, Sand and Gravel Min Age: Not Supplied Max Age: Holocene	0m	N	6

BGS 1:50,000 Geological Mapping Coverage

Details	Distance	Direction	Contact
Map Sheet No: 077 Map Name: Huddersfield Bedrock Geology: Available Superficial Geology: Available	0m	N	6



Contaminated Land: Environmental Sensitivity

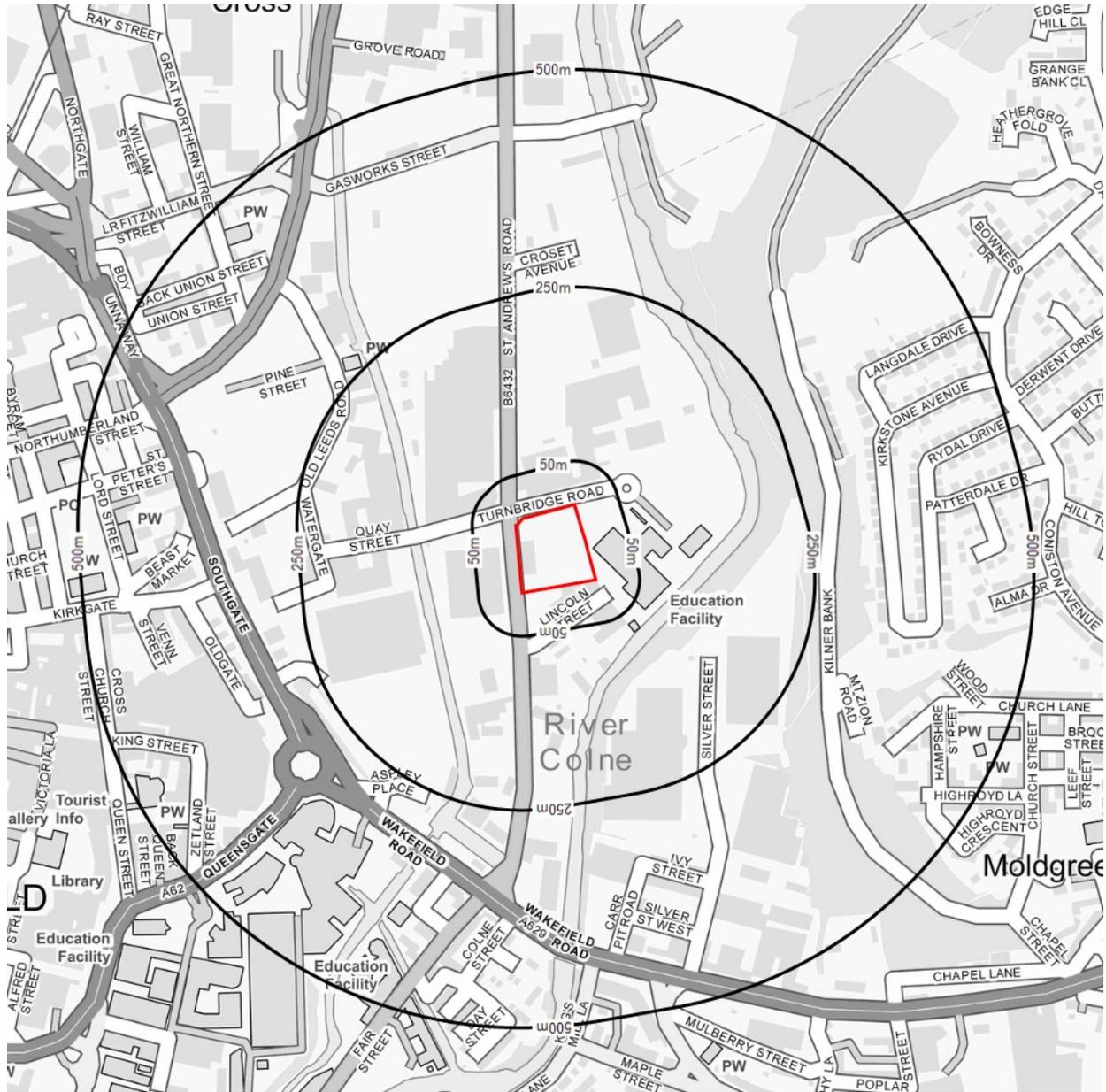


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- | | | |
|---------------------------|--------------------------|--------------------------------------|
| Site | National Nature Reserves | Sites of Special Scientific Interest |
| Multiple Features Present | National Parks | Special Areas of Conservation |
| Local Nature Reserves | National Scenic Areas | Special Protection Areas |
| Marine Nature Reserves | RAMSAR Sites | |



Contaminated Land: Source Protection Zones



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Environmental Sensitivity

Local Nature Reserves

No features identified.

Marine Conservation Zones

No features identified.

National Nature Reserves

No features identified.

National Parks

No features identified.

Ramsar Sites

No features identified.

Sites of Special Scientific Interest

No features identified.

Special Areas of Conservation

No features identified.

Special Protection Areas

No features identified.

Water Abstractions

No features identified.

Source Protection Zones

No features identified.



Former Mining

Coalfield Consultation Areas

Details	Distance	Direction	Contact
Name: The Coal Authority	0m	N	7

Potentially Contaminative Land Uses (1950-1980) from large scale historical mapping

No features identified.

Potentially Contaminative Land Uses (1855-1909) from large scale historical mapping

No features identified.

Potentially Contaminative Land Uses (1893-1915) from large scale historical mapping

No features identified.

Potentially Contaminative Land Uses (1906-1937) from large scale historical mapping

No features identified.

Potentially Contaminative Land Uses (1924-1949) from large scale historical mapping

No features identified.

Potentially Contaminative Industrial Uses (Past Land Use)

No features identified.

Man-Made Mining Cavities

No features identified.

BGS Recorded Mineral Sites

No features identified.

Mining Instability

Details	Distance	Direction	Contact
Mining Evidence: Conclusive Rock Mining Mining Type: Rock Source: Ove Arup & Partners Boundary Quality: As Supplied	0m	N	8
Mining Evidence: Inconclusive Coal Mining Mining Type: Coal Source: Ove Arup & Partners Boundary Quality: As Supplied	0m	N	8

Non Coal Mining Areas of Great Britain

No features identified.



Potential Mining Areas

Details	Distance	Direction	Contact
Reference: Not Supplied Name: Carr Alternate Name/Mine: Commodity: Coal Ceased Operation: Not Supplied Custodian: Not Supplied	0m	N	9

Salt and Brine

Brine Compensation Area

No features identified.

Brine Pumping Related Features

No features identified.

Brine Subsidence Solution Area

No features identified.

Salt Mining Related Features

No features identified.

Landfill Sites and Infilled Land

Former Marshes

No features identified.

Potentially Infilled Land (Non-Water)

No features identified.

Potentially Infilled Land (Water)

No features identified.

Potentially Contaminative Industrial Uses (Past Land Use)

No features identified.

BGS Recorded Landfill Sites

No features identified.

Permitted Waste Sites - Authorised Landfill Site Boundaries

No features identified.

Registered Landfill Sites

No features identified.

Local Authority Recorded Landfill Sites

No features identified.



Historic Landfill

No features identified.

Natural Ground Instability

Natural Cavities

No features identified.

Potential for Landslide Ground Stability Hazards

No features identified.

Potential for Ground Dissolution Stability Hazards

No features identified.

Potential for Compressible Ground Stability Hazards

Details

Hazard Potential: Moderate

Hazard Description: Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site.

Hazard Guidance: Avoid large differential loadings of ground. Do not drain or dewater ground near the property without technical advice.

Distance

0m

Direction

N

Contact

6

Potential for Shrinking or Swelling Clay Ground Stability Hazards

No features identified.

Potential for Running Sand Ground Stability Hazards

No features identified.

Potential for Collapsible Ground Stability Hazards

No features identified.

Coal Mining Subsidence Claims

Coal Mining Subsidence Damage Claims

No features identified.

Insurance Claims

Postcode Unit Insurance Claims Rating - Subsidence

No features identified.

Radon

Radon Potential

No features identified.

Flood Risk

Data Section



Flood Risk Data: This section details the data used as part of our Flood Risk analysis. Each key source of flooding has the data mapped with the detail outlined beneath. All relevant data in this section has been reviewed by the report writer and taken into account in the overall analysis. As a result, the individual risks in the data below may vary from our overall opinion.

contents

Tabular Summary	This section gives an overview of the data at the Site and in the surrounding area. We present the data in three buffer zones, extending to a maximum of 500m. Where we have not been able to search a database, we will display the abbreviation N/A instead.
River and Coastal Flooding	The data used to form our river and coastal flood risk analysis includes: <ul style="list-style-type: none">• Flood Zones: Created for land-use planning, Flood Zones map the likelihood of flooding assuming no defences are present, fail or are over-topped. This data is presented as FZ1, FZ2 or FZ3.• Risk of Flooding from Rivers and Seas (RoFRS): Provides an indication of flood risk taking into account the presence of defences and the level of protection they offer.• Flood Defences: Recorded by the regulatory body, and includes defence type and standard of protection.• Areas Benefiting from Flood Defences: Areas defined as having protection of at least 1 in 100 for river and 1 in 200 for coastal.• Flood Storage Areas: Areas that store floodwater during flood events.
Surface Water Flooding	We present the risk of surface water flooding in three separate return periods: <ul style="list-style-type: none">• 1:75• 1:200• 1:1000 Each map will show the likely flood depth bandings within each of these return periods.
Groundwater Flooding	The data takes into account the two key mechanisms of groundwater flooding; clearwater and permeable superficial deposits.
Other Factors	This section accounts for risk that is not tied to modelled data. It includes historical floods, proximity to water features and elevation above both of these features.



Flood Risk: Tabular Summary

Flooding

River and Coastal Flooding	On-site	1-250m	251-500m
Flooding from Rivers or Sea without Defences (Flood Zone 3)	Yes	No	Yes
Extreme Flooding from Rivers or Sea without Defences (Flood Zone 2)	Yes	Yes	Yes
Areas Benefitting from Flood Defences	No	No	No
Spatial Flood Defences (with attributes)	No	Yes	Yes
Risk of Flooding from Rivers and Sea (RoFRS)	Yes	Yes	Yes

Surface Water Flooding	On-site	1-250m	251-500m
JBA Pluvial 75 Depths	Yes	Yes	Yes
JBA Pluvial 200 Depths	Yes	Yes	Yes
JBA Pluvial 1000 Depths	Yes	Yes	Yes

Groundwater Flooding	On-site	1-250m	251-500m
Groundwater Flood Risk 5m	Yes	Yes	Yes

Other Factors	On-site	1-250m	251-500m
Flood Storage Areas	No	No	No
Recorded Flood Outlines	No	No	Yes
OS VectorMap District - Water Features	No	Yes	Yes
OS MasterMap Water Network	No	Yes	Yes



Flood Risk: River and Coastal (map 1)



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◇ Site

▭ Flood Zone 3

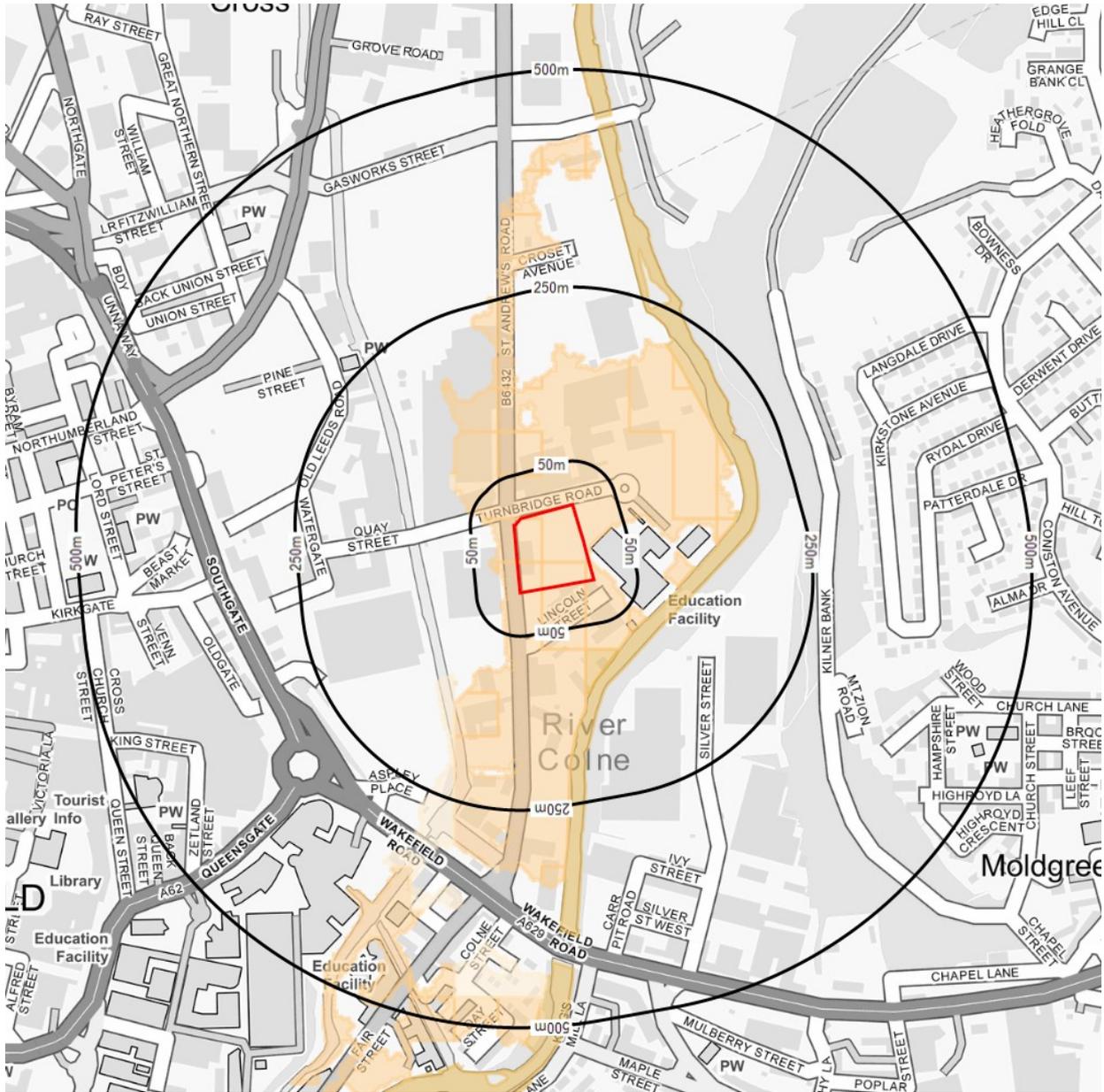
▬ Flood Defences

▭ Flood Zone 2

▭ Areas Benefiting from Flood Defences



Flood Risk: River and Coastal (map 2)



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RoFRS - Very Low

RoFRS - Low

RoFRS - Medium

RoFRS - High



Flood Risk: River and Coastal

Flooding from Rivers or Sea without Defences (Flood Zone 3)

Details	Distance	Direction	Contact
Environment Agency	0m	W	3

Extreme Flooding from Rivers or Sea without Defences (Flood Zone 2)

Details	Distance	Direction	Contact
Environment Agency	0m	N	3

Areas Benefitting from Flood Defences

No features identified.

Spatial Flood Defences (with attributes)

Details	Distance	Direction	Contact
Environment Agency	74m	SE	3

Risk of Flooding from Rivers and Sea (RoFRS)

Details	Distance	Direction	Contact
Risk: Medium	0m	SW	3
Risk: High	74m	SE	3
Risk: Low	80m	NW	3



Flood Risk: Surface Water (1:75 year event)



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◇ Site

10cm – 30cm depth

30cm – 1m depth

1m + depth



Flood Risk: Surface Water (1:200 year event)



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 Site

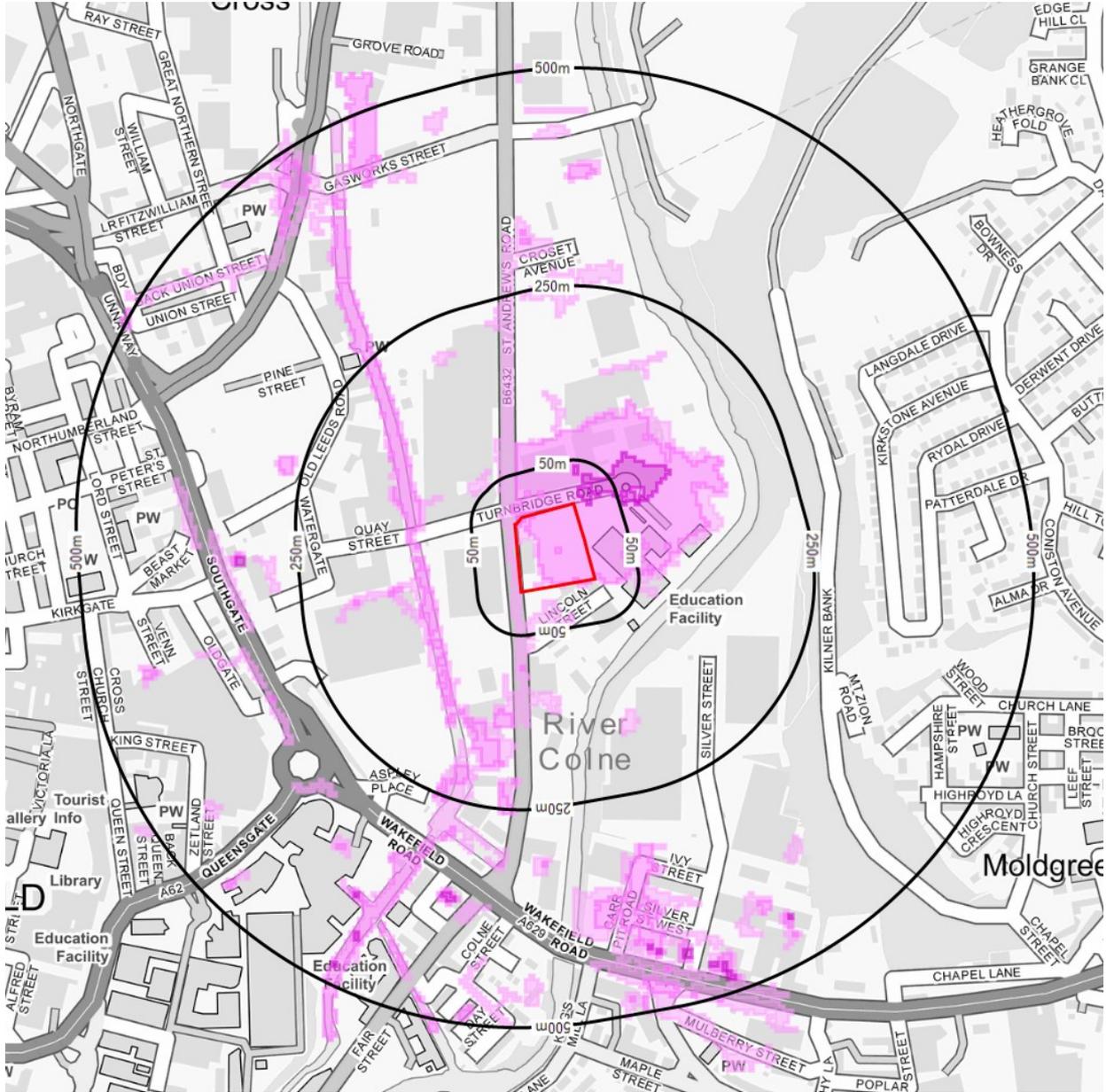
 10cm – 30cm depth

 30cm – 1m depth

 1m + depth



Flood Risk: Surface Water (1:1000 year event)



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 Site

 10cm – 30cm depth

 30cm – 1m depth

 1m + depth



JBA Pluvial 75 Depths

Details	Distance	Direction	Contact
Type: Greater than 0.1m and Less than or equal to 0.3m	0m	W	1
Type: Greater than 0.3m and Less than or equal to 1.0m	0m	N	1
Type: Greater than 1.0m	438m	S	1

JBA Pluvial 200 Depths

Details	Distance	Direction	Contact
Type: Greater than 0.1m and Less than or equal to 0.3m	0m	N	1
Type: Greater than 0.3m and Less than or equal to 1.0m	0m	W	1
Type: Greater than 1.0m	45m	NE	1

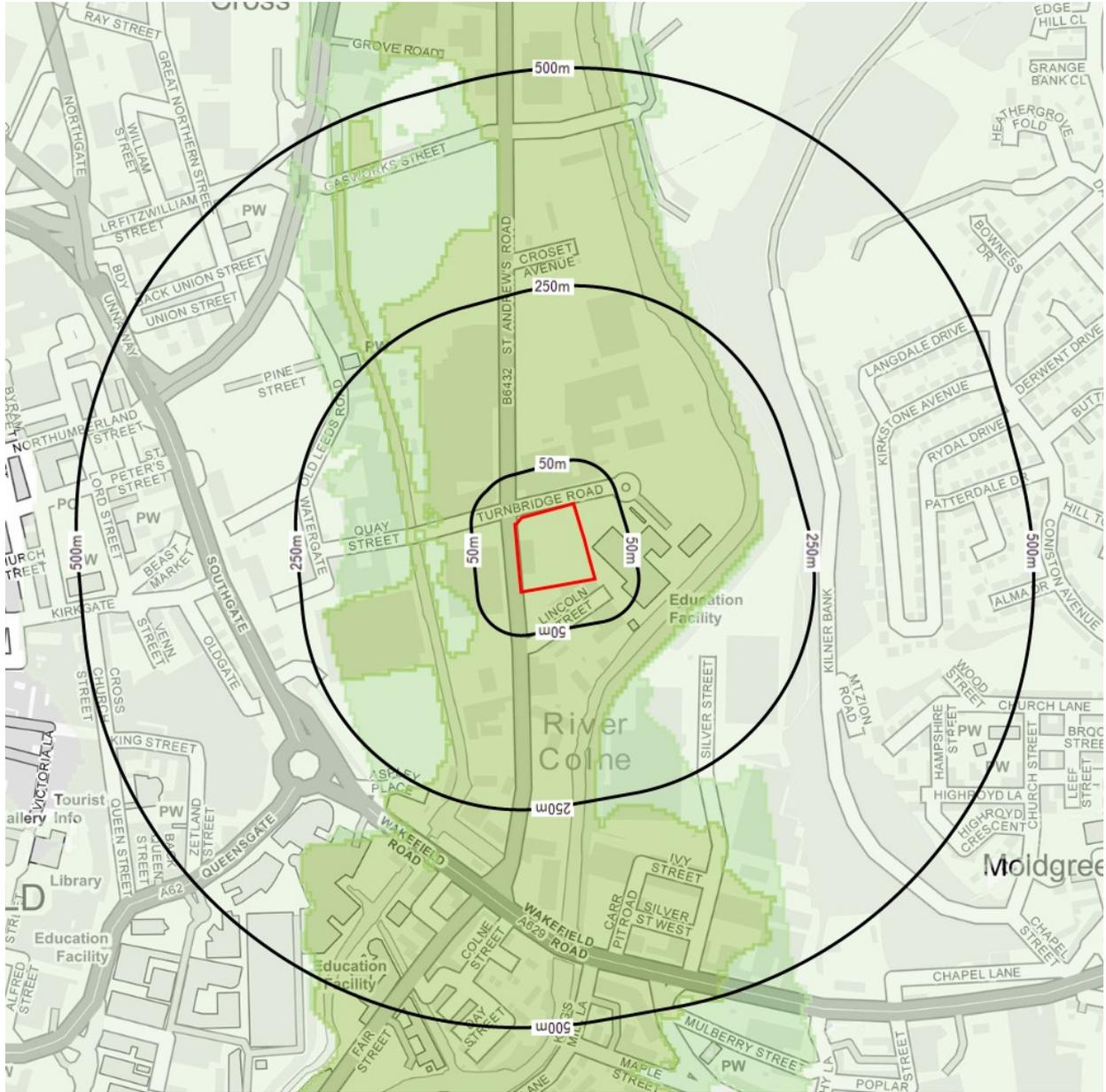
JBA Pluvial 1000 Depths

Details	Distance	Direction	Contact
Type: Greater than 0.3m and Less than or equal to 1.0m	0m	N	1
Type: Greater than 0.1m and Less than or equal to 0.3m	0m	NW	1
Type: Greater than 1.0m	10m	NE	1

Flood data provided by JBA Risk Management Limited. © Copyright JBA Risk Management Limited 2008-2023



Flood Risk: Groundwater



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High Risk

Moderate Risk

Low Risk

Negligible Risk



Flood Risk: Groundwater

Groundwater Flood Risk 5m

Details	Distance	Direction	Contact
Type: Moderate	0m	N	1
Type: Low	57m	SW	1
Type: Negligible	110m	SE	1



Flood Risk: Other



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- ◇ Site
- ▬ Water Feature
- Flood Storage Areas
- Recorded Flood Outlines
- ▬ Primary Flow (named)
- ▬ Primary Flow (un-named)
- ▬ Secondary Flow
- ▬ Tidal River
- ▬ Lake or Reservoir
- ▬ Forshore and Sea
- ▬ Underground River
- ▬ Marsh
- ▬ Canal, Lock or Transfer



Flood Risk: Other

Flood Storage Areas

No features identified.

Recorded Flood Outlines

Details	Distance	Direction	Contact
Event Type: Historic Flood Event - Fluvial Start Date: 2020-02-15 End Date: 2020-03-19 Source: Main River Cause: Channel Capacity Exceeded (no raised defences)	405m	N	3

OS VectorMap District - Water Features

Details	Distance	Direction	Contact
Ordnance Survey	77m	SE	2

OS MasterMap Water Network

Details	Distance	Direction	Contact
Name: River Colne Type: Primary Flow (named)	85m	SE	2
Name: Huddersfield Broad Canal Type: Canal, Lock or Transfer	107m	W	2
Name: Penny Spring Beck Type: Underground River	175m	E	2
Name: River Colne Type: Secondary Flow	193m	NE	2

Site Solutions Combined

About this report



Site Solutions Combined Limitations

Site Solutions Combined reports help you and your clients make informed property decisions. Our reports are 'desktop' assessments, written and quality checked by our team of expert consultants. We carry out the work in our Brighton office using data, maps and our expertise. We do not carry out a physical inspection of the property nor do we contact any regulator. This means that we cannot guarantee that we will have identified all issues of concern.

In the Data Section of the report we list the data sources that we have used. Most of these data sets come from third party sources such as the Environment Agency. We cannot guarantee the accuracy of this data and are not responsible for any inaccuracies in third party data.

All **Site Solutions** reports are covered by our terms and conditions, a copy of which is available on our website, www.landmark.co.uk/product-terms-conditions. If you need any further information please contact us on 0330 036 6115.

Contaminated Land Risk Analysis Methodology

For this section of the report we assess the condition of the land. We see whether the land could be 'Contaminated Land' under the relevant legislation. This section of the report meets the requirements for an independent site report. This is the recommendation of the Law Society Practice Note on Contaminated Land.

The main legislation is Part 2A of the Environmental Protection Act 1990. We also assess whether similar requirements could arise under the Water Resources Act 1991. The Contaminated Land legislation asks whether a 'plausible contaminant-pathway-receptor relationship' exists. If we identify a relationship, then our consultants will assess the potential significance. We define Liabilities as the potential for remedial works under Part 2A of the Environmental Protection Act 1990 and/or the Water Resources Act 1991.

If the Site is to have a change of use, then we also consider relevant requirements under the Planning Regime. It may be that the level of contamination will only become an issue if the Site is to be redeveloped. An example of this is when former industrial land is redeveloped for housing. If the Site is to be redeveloped then it could also include remedial works required under the planning regime. These remedial works may be the responsibility of the Site owner or occupier.

We will issue one of the following Liability statements, in line with Defra's recommended four stage test.

Assessment	Liability Statement	Defra Category
PASSED 	Within the scope of this assessment no Liabilities have been identified. No further action is required.	3 or 4
PASSED – PRUDENT ACTION 	Within the scope of this assessment no Liabilities have been identified. However, your attention is drawn to the prudent action suggested below.	3 or 4
FURTHER ACTION 	We have identified potential soil and/or groundwater liabilities. To quantify these we recommend you undertake the action outlined below.	Potentially 1 or 2



Flood Risk Analysis Methodology

For this section of the report, we assess the risk of flooding at the Site. A Consultant will analyse the data within the report, and take into account factors such as source of flooding, extent, and which part of the Site is at risk (is it operationally sensitive).

Three key areas are addressed:

- the overall risk of flooding (taking into account defences)
- how flood risk affects the availability of insurance
- how flood risk affects the potential to redevelop

We report the overall risk in a summary statement, with the three outcomes listed below:

Assessment	Risk Statement
PASSED 	<p>Negligible, Low & Low-Moderate Risk: The Site is not considered to be at significant risk of flooding. No further action is deemed necessary.</p> <p>Recommendations: Some simple advice may be provided.</p> <p>Insurability: Insurance should be readily available.</p>
PASSED – PRUDENT ACTION 	<p>Moderate Risk: Data indicates some risk exists to the Site and its occupants. However, this is expected to be associated with an ‘extreme’ event.</p> <p>Recommendations: Practical advice will be provided. This may be to obtain further information or to write a flood preparation plan.</p> <p>Insurance: In most cases insurance should be readily available.</p>
FURTHER ACTION 	<p>Moderate to High and High: This report reveals a significant risk of flooding which should be addressed.</p> <p>Recommendations: Further assessment is recommended to clarify the risk of flooding at the Site. This will inform whether flood protection measures should be installed.</p> <p>Insurance: Insurance may not be available without a higher premium or excess.</p>

The flood risk gauges provide an analysis of each of the four main types of flooding: river, coastal, groundwater and surface water. A fifth gauge provides analysis of ‘other factors’. This includes historical floods, proximity to water features and elevation above both of these features. The purpose of this gauge is to account for risk that is not tied to modelled data.

Environment Agency defences protect large areas of England and Wales from river and coastal flooding. Our analysis of flood risk from these sources takes defences into account. Where defences are present we will report both defended and undefended risk to present the full risk profile. However, our overall assessment and recommendations will be based on the defended risk.

In Scotland, we do not have access to data from the Scottish Environmental Protection Agency (SEPA). As a result, we are unable to take into account defences. Consequently, in Scotland our assessment is always based on the undefended risk.

An Argyll Consultant will write Site-specific commentary to summarise the risk. The purpose of this is to explain the drivers of the risk, and where possible, the extent and impact. This will be a non-technical account, explaining our assessment in simple terms. Our Consultants generate the risk assessment using several sources. This means the gauges in the front of the report will supersede any risk reported in the data section. We also consider the implications of flood risk under the National Planning Policy Framework (NPPF). We always provide a view on whether a Flood Risk Assessment would be required if development is proposed. Where the client lets us know that the Site is to be redeveloped, we provide recommendations on the most appropriate next step.



Please see below the contact details of the suppliers referred to within this report. For all queries please contact:

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 1st Floor
 98-99 Queens Road
 Brighton
 BN1 3XF

If you require assistance please contact our customer services team on:

0330 036 6115

Or by email at:

argyll@landmark.co.uk

Contact	Name	Address	Contact Details
	Public Health England	Centre for Radiation Chemical and Environmental Hazards Chilton Didcot Oxon OX11 0RQ	T: 01235 822622 F: 01235 833891 E: radon@phe.gov.uk W: www.ukradon.org
1	Landmark Information Group Limited	Imperium Imperial Way Reading Berkshire RG2 0TD	T: 0844 844 9966 E: helpdesk@landmark.co.uk W: www.landmark.co.uk
2	Ordnance Survey	Adanac Drive Southampton Hampshire SO16 0AS	T: 03456 05 05 05 E: customerservices@ordnancesurvey.co.uk W: www.ordnancesurvey.gov.uk
3	Environment Agency, National Customer Contact Centre (NCCC)	PO Box 544 Templeborough Rotherham S60 1BY	T: 03708 506 506 E: enquiries@environment-agency.gov.uk
4	Kirklees Metropolitan Borough Council, Environmental Health Department	West Riding House 9 Manchester Road Huddersfield West Yorkshire HD1 3HH	T: 01484 221000 E: customer.relations@kirklees.gov.uk W: www.kirklees.gov.uk



Useful Contacts

Contact	Name	Address	Contact Details
5	Environment Agency, Head Office	Rio House Waterside Drive Aztec West, Almondsbury Bristol Avon BS32 4UD	T: 01454 624400
6	British Geological Survey, Enquiry Service	British Geological Survey Environmental Science Centre Keyworth Nottingham Nottinghamshire NG12 5GG	T: 0115 936 3143 E: enquiries@bgs.ac.uk W: www.bgs.ac.uk
7	The Coal Authority, Property Searches	200 Lichfield Lane Mansfield Nottinghamshire NG18 4RG	T: 0345 762 6848 E: groundstability@coal.gov.uk W: www2.groundstability.com
8	Ove Arup & Partners	Central Square Forth Street Newcastle upon Tyne Tyne and Wear NE1 3PL	T: 0191 261 6080
9	Landmark Information Group Limited	Imperium Imperial Way Reading Berkshire RG2 0TD	T: 0844 844 9960 E: customerservice@promap.co.uk W: www.landmarkinfo.co.uk

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The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP

Tel: 01722 333306

Fax: 01722 332296

Website: www.tpos.co.uk

Email: admin@tpos.co.uk



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If you want to make a complaint to Argyll Environmental, we will:

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

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Landmark Information Group Limited
1st Floor
98 - 99 Queens Road
Brighton
BN1 3XF

Tel: 03300 366 115

Email: argyll@landmark.co.uk

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,

Email: admin@tpos.co.uk

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