Report No: C681
Date: July 2024

PRELIMINARY INVESTIGATION
of land at
MASJID QUBA, HEALEY LANE, BATLEY, WAKEFIELD, WEST YORKSHIRE

Prepared for
KUFIC ARCHITECTS LTD

Prepared by
G&M Consulting Ltd, The Chestnuts, Brackenhill Road, Haxey, Doncaster DN9 2LR

REPORT NUMBER:	C681	**REPORT STATUS:**	Final
REPORT TYPE:	Preliminary Investigation		
REPORT DATE:	July 2024		
SITE:	Masjid Quba, Healey Lane, Batley West Yorkshire		
PREPARED FOR:	KUFIC Architects LTD		
PREPARED BY:	A Swinbourne BSc. (Hons), MIEnvSc, ACIEH, FGS		Senior Engineering Geologist
REVIEWED BY:	G Swinbourne BSc. (Hons), MSc., DIC, FGS		Principal Engineering Geologist

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1.0 INTRODUCTION.

G&M Consulting Ltd (G&M) was commissioned by KUFIC Architects Ltd (KUFIC) to undertake a preliminary investigation (desk study) of land at Masjid Quba, Healey Lane, Batley, Wakefield, West Yorkshire. It is understood that planning approval is being sought for the site, with the development of the site with a new place of worship. This report has been prepared in support of any conditions associated with contaminated land which may arise from the planning process.

The proposed development layout is shown on Drawing 21185-D02 Rev A, dated 9th July 2023, prepared by KUFIC. A copy of this drawing is presented in Appendix A of this report.

The aims of this investigation are as follows;

- To determine the land use history of the site from an inspection of available historical Ordnance Survey (OS) plans;
- To determine the environmental setting of the site, including the details of the geology, hydrogeology and hydrology;
- To determine the likelihood of shallow mine workings beneath the site;
- To determine whether the site had previously been used for any purpose that may have given rise to significant ground contamination;
- Develop a Preliminary Conceptual Site Model; and,
- To provide recommendations for any further works, if required.

As part of the desk study, information was sourced from GroundSure Limited (GroundSure), British Geological Survey (BGS), The Coal Authority (CA), The Environment Agency (EA) and Building Research Establishment (BRE). A site inspection (walk-over survey) was also carried out by a G&M Geologist on the 8th July 2024.

This report is based on the data obtained from the preliminary investigation, it is limited to that data, and responsibility cannot be accepted for conditions not revealed by the investigation. Any diagram or opinion of the possible configuration of the ground conditions is conjectural and given for guidance only.

During the course of the site walk-over G&M did not note the possible presence of Japanese Knotweed on the subject site. However, it should be borne in mind G&M are not qualified ecologists and as such cannot guarantee the absence of knotweed or other invasive vegetation. If necessary, the possible presence of such vegetation should be confirmed by a qualified ecologist.

This report is intended for the sole use of KUFIC Architects Ltd or their client. No other third party may rely upon or reproduce the contents of this report without the written authorisation of the report author. If any unauthorised third party comes into possession of this report, they rely on it at their own risk and the author does not owe them any Duty of Care or Skill.

2.0 SITE DESCRIPTION.

2.1 Site Location.

The site is located to the south of Healey Lane (B6123), in Batley approximately 3 km north west of Dewsbury town centre at National Grid Reference SE 233 240. A site location plan is shown on Drawing No. C681/1, presented in Appendix A of this report.

2.2 Site Features.

The site is a flat lying roughly rectangular shaped piece of land, with the long axis running east to west. The site slopes from west to east, from approximately 115 m above Ordnance Datum (aOD) in the west to approximately 110 m aOD in the west; the site covers an area of approximately 0.3 hectares.

Site is currently used for office spaces and servicing of vehicles. A number of these buildings do not appear to be occupied. An area of concrete hardstand car parking is located in the east of the site. The slope across the site is accommodated by a number of retaining walls.

The majority of the buildings, located in the western portion of the site are of either brick of stone faced construction, with possible asbestos containing cement roof sheets noted on some buildings. Ground surfaces between the buildings were of gravel. A number of commercial waste bins and IBCs were noted in these areas, with areas used for the storage of wooden pallets.

The site is bounded by Healey Lane, to the north, off which the site is accessed, with the remaining boundaries comprising residential development.

A set of site condition photographs have been retained by G&M, a selection of which are presented in Appendix C of this report.

3.0 SITE HISTORY.

A GroundSure report was commissioned, as part of this investigation, in order to review the environmental and regulatory information for the site and the immediate surrounding area. A copy of the report is presented in Appendix B of this report. A summary of the findings of the report and the general setting of the site is described in the following sections.

The GroundSure report contains historical Ordnance Survey maps which have been reviewed. Below is a summary of the salient points relating to the history of the site, dated from 1854. It is not the intention of this report to describe, in detail, all the changes that have occurred on or adjacent to the site, only those pertinent to the proposed development. This approach is intended to reduce uncertainty in the desk study review process to an acceptable level in line with BS10175:2011+A2:2017.

Date (Scale)	Site Usage	Surrounding Area Usage
1854 (1;10,560) County Series	• Unlabelled building appears to be located in the eastern part of the site (although difficult to make out)	• No significant development/activity in the vicinity of the site
1894 (1:2,500) County Series	• Unlabelled buildings shown in west and eastern part of the site.	• Healey Lane shown running adjacent to northern boundary.

1907 (1:2,500) County Series	• Expansion in buildings in west of the site. Now labelled 'Healey Lane Mill)	• Tramway now shown running along Healey Lane. • Primarily residential development approximately 100m to the west of the site
1922 (1:2,500) County Series	• No significant change.	• Further general development to the west of the site
1933 (1:2,500) County Series	• 'Chimney' and 'tank' now shown in the western part of the site	• 'Jessop Park' shown approximately 100m to the east
1948 (1:10,560) County Series	• No significant change.	• No significant change.
1956 (1:2,500) National Grid	• Buildings in east of site, appear to be residences • Electricity sub-station shown on northern boundary	• Further residential development to the north and west of the site
1970 (1:2,500) National Grid	• Further expansion of 'mill' buildings • Buildings in eastern part of site no longer shown	• Further residential development adjacent to the southern boundary
1977/1978 & 1975/1979 (1:1,250) National Grid	• No significant change	• Residential development adjacent to the southern boundary
1992 (1:1,250) National Grid	• No significant change.	• No significant change
2003 (1:1,250) LandLine	• No significant change.	• No significant change
2010 (1:10,000)	• No significant change	• No significant change
2024 (1:10,000) National Grid	• No significant change.	• No significant change.

4.0 ENVIRONMENTAL SETTING.

4.1 Published Geology

Maps/publications referenced	1:50,000, Sheet 77 (Huddersfield) Solid & Drift Edition, 2003 BGS online Geoindex interactive map. Groundsure GeoInsight report Ref: GS-EZ3-TJG-3AZ-DG7
Drift Geology	None shown
Solid Geology	Pennine Middle Coal Measures Formation (PMCM) – Thornhill Rock Sandstone – Carboniferous in age
Dip	None shown locally
Faults	1 shown within 250m, noted to be 77m north west of the site and is a normal fault – inferred

4.2 GroundSure GeoInsight

The GroundSure report contains a GeoInsight report, this presents the published geology, as detailed above together with a risk assessment on potential geological hazards. All risks identified as less than '*Low*' are not discussed further. All identified natural hazard risks at the site are deemed to be *'low',* 'very low' or *'Negligible'*.

4.3 Hydrology

The GroundSure Report indicates that the site is not located either within a Flood Zone 2 or Flood Zone 3.

The highest risk posed to the site from *'Surface Water Flooding'* according to the GroundSure Report is highlighted to be *'1 in 250 year, 0.3m – 1.0m (within 50m)'*.

The GroundSure Report indicates that the risk posed to the site from 'Groundwater Flooding' is *'Negligible (within 50m)'.*

According to the GroundSure report, there are no identified surface water features within 250m of the site.

The site is identified to lie within the surface water body catchment of '*Batley Beck from source to River Calder'* in the operational catchment of '*Calder Lower'*.

The site is not shown to be within a *"Nitrate Sensitive Area"* or a *"Nitrate Vulnerable Zone".*

4.4 Hydrogeology

Information provided by the EA indicates that the underlying bedrock (Thornhill Rock) is classified as a 'Secondary A' aquifer which is defined as having;

'Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers.'

The GroundSure Report identifies that the site is positioned within an area where Groundwater Vulnerability for the bedrock geology is '*Medium*'.

The site is not shown to be within any defined Source Protection Zone.

4.5 Mining and Quarrying

The CA interactive map (http:/mapaps2.bgs.co.uk/coalauthority/home.html) shows that the site does not lie within a 'development high risk area'.

Inspection of the OS Plans does not indicate any historical quarrying associated with the site or within the immediate vicinity of the site. There are five surface ground workings within 250m of the site, the closest to the site is noted to be an 'unspecified pit' first mapped in 1967 and shown 148m to the south-east of the site.

The GroundSure Report confirms that there are no records relating to the following mineral extraction activities at the site – 'Brine Areas', Gypsum Areas', 'Tin Mining' and 'Clay Mining'.

4.6 Radon

The GroundSure report contains information on Radon Affected Areas as defined by the Health Protection Agency (HPA) and indicates that:

- The site is positioned within an area where it is estimated than between 5% and 10% of properties are affected.
- "Basic radon protective measures are necessary".

4.7 Additional Environmental Information

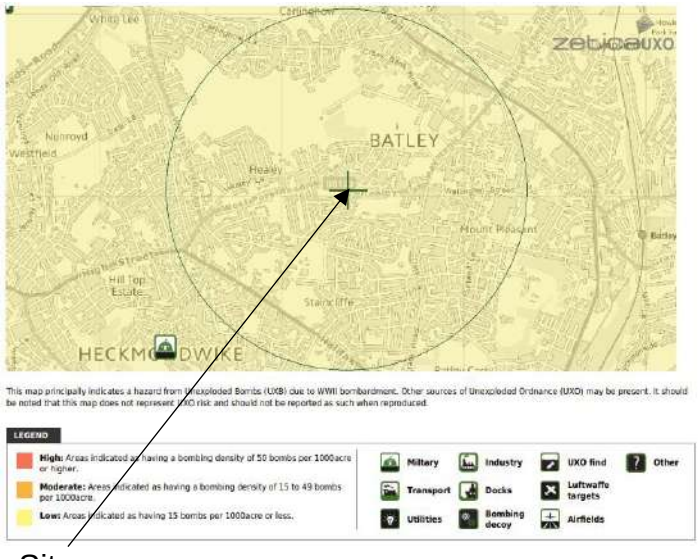
The GroundSure report, presented in Appendix B, also contains information on other potential pollution sources on and off site, a summary of these are presented below together with recommendations for further consideration.

Source	Location	Discussion	Does source warrant further consideration
Historic Tanks	On site	1 No shown 'unspecified tank' first mapped in 1933	Yes
	Within 250m	None identified	
Historic Energy Facilities	On site	1 No shown, electricity sub-station first mapped in 1955	Yes
	Within 250m	3 No shown; The closest - an electricity substation is recorded 41m west of the site and shown on the OS maps between 1956-1970	
Petrol and Fuel sites	On site	None identified	No
	Within 250m		
Garage/Motor Vehicle Repair	On site	None identified	No
	Within 250m		
Environmental permits/incidents/registers	On site	None identified	No
	Within 500m		
Licenced/Permitted/ Authorised industrial sites	On site	None identified	No
	Within 250m		
Part A1/IPC Authorisations	On site	None identified	No
	Within 250m		
Red List discharge consents	On site	None identified	No
	Within 250m		
Dangerous substances	On site	None identified	No
	Within 250m		
A2/Part B Activities/ Enforcements	On site	None identified	No
	Within 250m		
Radioactive substances	On site	None identified	No
	Within 250m		
Licenced Discharge Consents	On site	None identified	No
	Within 250m		

Source	Location	Discussion	Does source warrant further consideration
Water Industry Referrals	On site	None identified	No
	Within 250m		
Hazardous Substances	On site	None identified	No
	Within 250m		
Pollution Incidents	On site	None identified	No
	Within 250m		
Historic Landfill/Waste Sites	On site	None identified	No
	Within 250m		
Waste treatment, transfer or disposal sites	On site	None identified	No
	Within 250m		
Underground cables/pipelines	On site	None identified.	No
	Within 500m		
Current/Recent Industrial Sites Data	On site	4 No identified detailed as 'Industrial Engineers', Fuel Distributors and Suppliers' and 'Business Parks and Industrial Estates'	Yes
	Within 250m	1No shown; shown as 'Electrical Features' and relates to the electricity sub-staion located 43m to the west of the site.	

4.8 Unexploded Ordnance

Area shown to be within a low risk zone. The risk map taken from available information provided by Zetica Ltd, is shown below.



The Site

5.0 PRELIMINARY CONCEPTUAL SITE MODEL.

5.1 Introduction

The findings of the desk study have been used to identify and assess potential sources of contamination and to develop a preliminary conceptual model of the site in order to investigate potential pollution linkages and identify complete pollutant linkages that may require further investigation or analysis and/or remediation. This approach is in line with the principles of Land Contamination Risk Management (LCRM) - Environment Agency April 2021.

The scope of the model is intended primarily to identify potential impacts to human health and environmental receptors from potential on-site and off-site contamination sources.

Source-Pathway-Receptor elements within the model are defined as follows:

Contaminant Source	A hazardous substance or agent, present at levels that have the potential to cause harm or damage a receptor.
Receptor	An entity (human, aquatic environment, flora and fauna etc) that is vulnerable to the adverse effects of the contaminant.
Pathway	The means by or through which a contaminant comes into contact with or otherwise effects a receptor.

Where all three elements are present, the relationship is termed a complete 'pollution linkage'. It should be recognised that for a health or environmental harm to occur and for potential unacceptable risk to exist, all three elements of the relationship or linkage must be present.
The purpose of the site-specific conceptual model is to support:

1. Hazard assessment – analysis of the potential for unacceptable risk: pathways and receptors that could be present.

2. Risk estimation – a prediction of the magnitude and probability of the possible consequences of any exposure: what degree of harm may result and the likelihood of harm.

3. Risk evaluation – decision as to whether a risk is unacceptable.

It should be noted that if a potential contaminant source is identified but there is no receptor present that can be adversely affected, no harm or damage can arise. Similarly, even where both a contaminant and a receptor are present, no harm or damage will occur if there is no pathway by or through which a linkage between the two can be established and therefore a risk may be acceptable.

In assessing risk, the categorisation shown below has been developed. The table is intended to be an aid to assessing the degree of risk. It should be noted that in terms of Part 2A of the Environmental Protection Act 1990 (as amended) there is no differing degree of risk. It is either 'significant' or not.

Term	Description
Very High Risk	There is a high probability that severe harm could arise to a designated receptor from an identified hazard at the site without appropriate remedial action
High Risk	Harm is likely to arise to a designated receptor from an identified hazard at the site without appropriate remedial action
Moderate Risk	It is possible that without appropriate remedial action harm could arise to a designated receptor. It is relatively unlikely that any such harm would be severe, and if any harm were to occur it is more likely that such harm would be relatively mild.
Low Risk	It is possible that harm could arise to a designated receptor from an identified hazard. It is likely that, at worst, if any harm was realised any effects would be mild.
Negligible Risk	The presence of an identified hazard does not give rise to the potential to cause harm to a designated receptor.

5.2 Assessment of Potential Sources of Contamination

Potential sources of contamination have been assessed which include both current and historical on-site sources, together with those originating from off-site locations which may migrate onto the site.

The site is shown to have been developed since at least 1854, when an unlabelled building is shown present on site. By 1907 the western part of the site is shown as being occupied by ‘Healey Lane Mill’; the eastern part of the site is shown as being occupied by buildings, later identified as residences. By 1933 a chimney and ‘tank’ are shown on site.

The original ‘mill’ buildings are still present on site, and are shown to be currently occupied by a number of industrial/commercial operations

No potential off-site sources of contamination were identified as part of this appraisal.

5.3 Potential Receptors

The following potential receptors have been identified for the site:

Receptor	Details
Human Receptors	Future site occupiers
	Construction workers
Controlled Waters	Thornhill Rock (Secondary A aquifer)
Built Development	Building foundations/substructures and utility connections.

5.4 Potential Pathways

Taking into account the intended use of the site, the following potential pathways by which the above receptors and sources may be linked as follows;

Receptor	Pathway
Human (Future site users, construction workers)	Ingestion of soil/soil dust Dermal contact with soil/soil dust Indoor and outdoor inhalation of gas
Controlled Waters	Percolation and mobilisation of contaminants within any shallow soils into the groundwater.
Built Development	Direct contact with aggressive ground conditions via migration and/or percolation out of the ground

5.5 Qualitative Risk Assessment

The findings of the desk study, and source receptor pathway analyses, have been accounted for and assessed in the conceptual model presented below. The purpose of the model is to determine the potential linkage(s) existing on the site, and the likelihood of the linkage being present and determining a consequent level of risk. The proposed end use of the site is as a 'place of worship', for the purposes of this conceptual model it has been assessed as a 'commercial/industrial' end use

Preliminary Conceptual Site Model

Source	Risk	Potential Contaminants	Likely Exposure Pathway/s	Receptor/s	Probability Assessment
Made Ground (On-site)	Low/Moderate	Inorganic and organic contaminants	Skin contact Ingestion	End users (commercial/industrial) and construction workers	**Likely** – Site shown to have been occupied by 'Healey Lane Mill' since at least 1907; existing buildings currently used for commercial/industrial purposes. Significant made ground may be present
	Low	Inorganic and organic contaminants	Leaching/migration of contaminants through soil	Controlled waters	**Low Likelihood** – Made ground likely to be present on site, which may include mobile contaminants. Site underlain by sandstone bedrock which is likely to limit lateral and vertical migration of contaminants.
	Low	Vapours and fumes from hydrocarbons	Inhalation	End users (residential)	**Low Likelihhod** – No historical uses of the site indicated that could give rise to hydrocarbon contamination.
	Low	Hydrocarbons	Water supply pipes	Built Development	
	High	Asbestos	Inhalation	End users (residential) and construction workers	**Likely** – Buildings on site appear to contain possible ACM cement roofing. Considering the age of the buildings ACMs may be present within fabric of the buildings
Made Ground (On site/off site)	Low/Moderate	Ground Gas	Inhalation / explosions risk in confined spaces.	End users (residential	**Likely –** The site is not shown to be underlain by shallow coal workings, which can both generate and create a preferential pathway for hazardous ground gases. Site not shown to be underlain by organic rich alluvial soils which can give rise to the generation of ground gases. No evidence of any sources of contamination likely to give rise to putrescible materials.

					No current or historical landfills shown within 250m of the site. Radon gas protection measures **are** shown as required
Made Ground (off site)	Negligible/low	Mobile inorganic/ organic contaminants associated with former off-site uses	Skin contact Ingestion Inhalation	End users (residential) and buildings/ Structures	**Unlikely** –. No significant sources off off-site contamination identified.

** Definitions and Classifications of Risk Assessment Terminology presented in Appendix D of this report

The preliminary conceptual site model does identify complete pollutant linkages that are considered to require further risk assessment and investigation.

6.0 CONCLUSIONS AND RECOMMENDATIONS.

G&M Consulting Ltd (G&M) was commissioned by KUFIC Architects Ltd (KUFIC) to undertake a preliminary investigation (desk study) of land at Masjid Quba, Healey Lane, Batley, Wakefield, West Yorkshire. It is understood that planning approval is being sought for the site, with the development of the site with a new place of worship. This report has been prepared in support of any conditions associated with contaminated land which may arise from the planning process.

The proposed development layout is shown on Drawing 21185-D02 Rev A, dated 9th July 2023, prepared by KUFIC. A copy of this drawing is presented in Appendix A of this report.

Site is currently used for office spaces and servicing of vehicles. A number of these buildings do not appear to be occupied. An area of concrete hardstand car parking is located in the east of the site. The slope across the site is accommodated by a number of retaining walls. The majority of the buildings, located in the western portion of the site are of either brick of stone faced construction, with possible asbestos containing cement roof sheets noted on some buildings. Ground surfaces between the buildings were of gravel. A number of commercial waste bins and IBCs were noted in these areas, with areas used for the storage of wooden pallets.

The site is not shown to be within a Flood Zone FZ2 or FZ3.

Hydrological information from the GroundSure Report concludes that the site is located on a Flood 2. The highest risk posed to the site from *'Surface Water Flooding'* is highlighted to be *'1 in 250 year, 0.3m – 1.0m (within 50m)',* whilst the highest recorded risk level posed by *'Groundwater Flooding'* is *'Negligible (within 50m'*.

The site is shown to be underlain by a named Sandstone unit 'Thornhill Rock' of the Pennine Middle Coal Measures Formation. Review of information relating to coal mining indicates a low risk to site from these activities. According to the Coal Authority interactive map (http:/mapaps2.bgs.co.uk/coalauthority/home.html), the site does not lie within a 'development high risk area'.

The site is shown to have been developed since at least 1854, when an unlabelled building is shown present on site. By 1907 the western part of the site is shown as being occupied by 'Healey Lane Mill'; the eastern part of the site is shown as being occupied by buildings, later identified as residences. By 1933 a chimney and 'tank' are shown on site.

The original ‘mill’ buildings are still present on site, and are shown to be currently occupied by a number of industrial/commercial operations

No potential off-site sources of contamination were identified as part of this appraisal.

Radon protection measures **are** shown to be required for any new build properties at the site.

Considering the age and current use of the buildings present on site, it is recommended that an asbestos survey is undertaken prior to any demolition works being undertaken, the results of which should be submitted to the local authority.

The preliminary conceptual site model does indicate plausible potential complete pollutant linkages, associated with the former/current uses of the site, that require further assessment and/or investigation.

The risks outlined above necessitate a Phase 2 intrusive ground investigation, the outline scope of which should comprise;

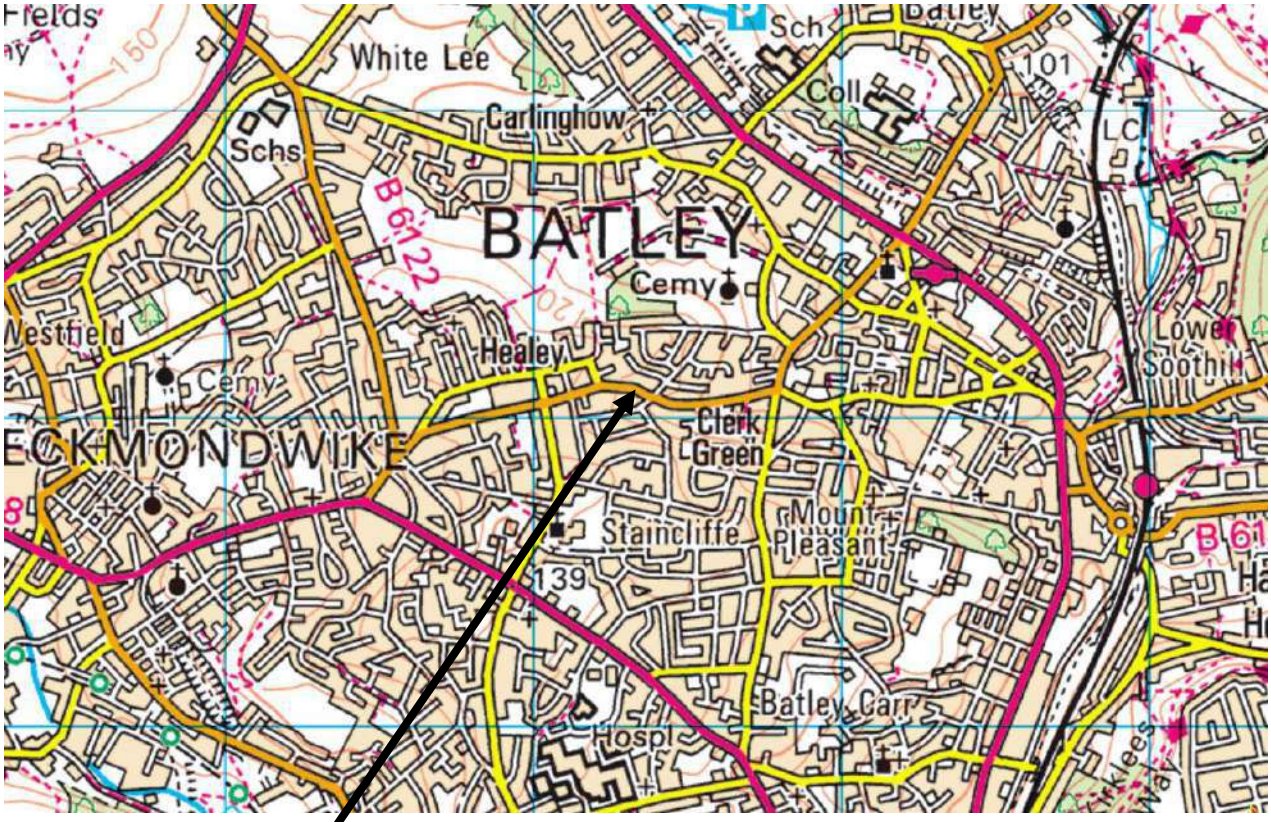
- A series of shallow trial pits should be excavated in the areas of proposed soft landscaping to adequately characterise the made ground and shallow natural soils in this area of the site.
- Soil samples should be collected in appropriate containers and subject to chemical soil analysis including, asbestos screen tests, as well as a range of testing suites including, metals, pH, phenol, speciated PAHs and asbestos screening.
- PID testing of samples should also be undertaken during the fieldwork, to assess the likelihood of hydrocarbon impacted soils across the site.
- Compilation of the data gathered during the Phase 2 site investigation into an interpretive report, with the preparation of a Remediation Strategy, if necessary.

The ground investigation should determine the depth and nature of any made ground across the site due to its historical use. Also, to identify any buried foundations from buildings previously on site, which may form potential geotechnical constraints to the development works.

The conclusions and recommendations presented above are considered practical based on the findings of this report. However, they cannot however be guaranteed to gain regulatory approval, and therefore this report should be submitted to the regulators for their comment/approval as part of the planning process and before any development work takes place.

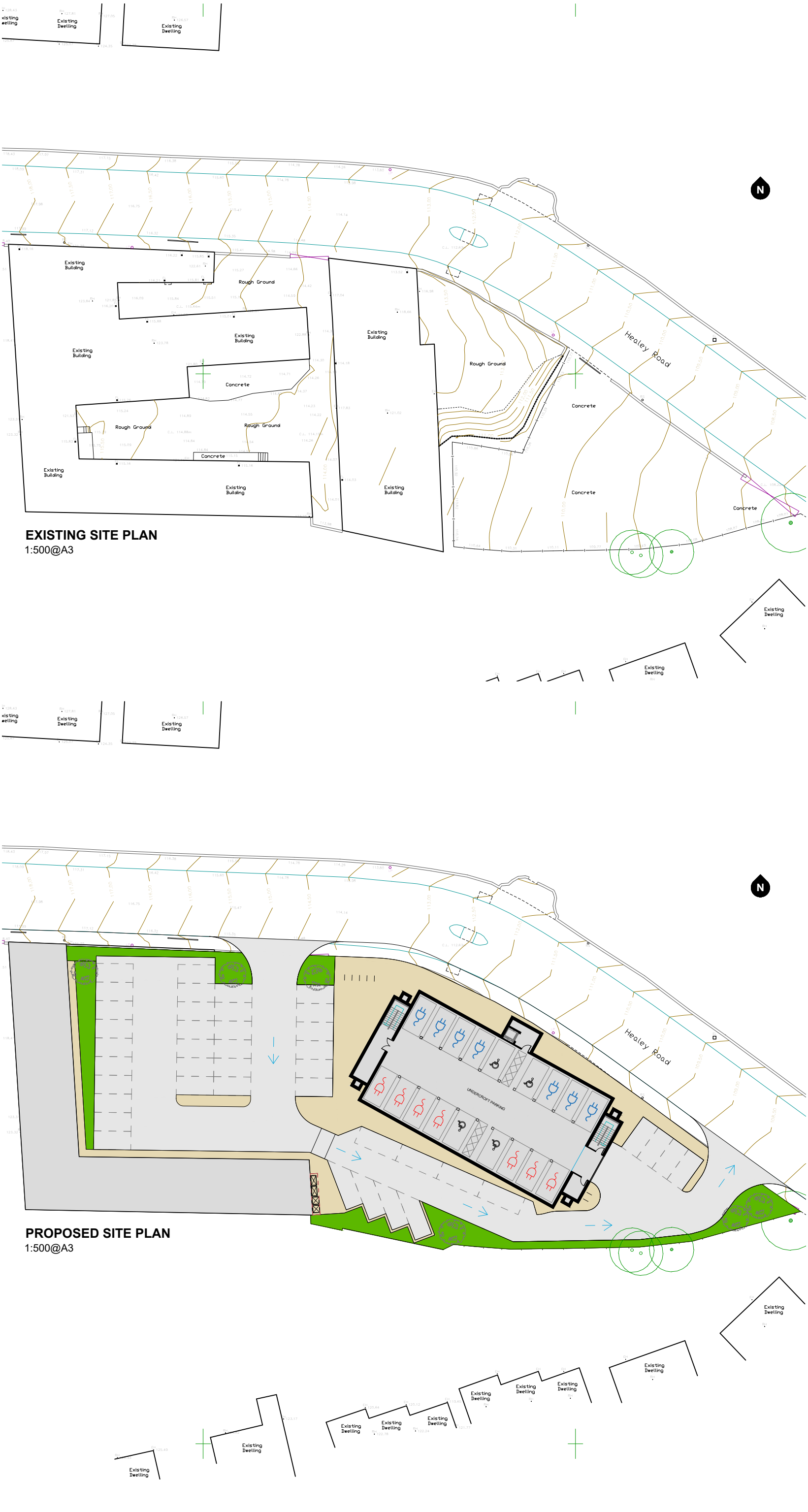
APPENDIX A

DRAWINGS



Site Location Plan **Drawing No C681/1**

G&M CONSULTING



EXISTING SITE PLAN
1:500@A3

PROPOSED SITE PLAN
1:500@A3

Use figured dimensions only. DO NOT SCALE.
All dimensions are in millimetres unless noted otherwise.
All levels are in metres above ordnance datum unless noted otherwise.
This drawing must be read in conjunction with all other relevant drawings and specifications from the Architect and other consultants.

NOTES:

SITE AREA
3045 SQM
EXISTIGN GROSS INTERNAL FLOOR AREA
1968 SQM
PROPOSED GROSS INTERNAL FLOOR AREA
1958 SQM

EXISTING PARKING:
OFF STREET PARKING SPACE: 29
PROPOSED PARKING:
OFF STREET PARKING SPACE: 57

KEY

- SITE BOUNDARY
- EXISTING
- PROPOSED

HARD LANDSCAPING WORKS
- TARMACADAM
- BLOCK PAVING

BOUNDARY TREATMENT
- 375MM HIGH BRICK WALL
- 1.8M TIMBER FENCE

SOFT LANDSCAPING WORKS
- PROPOSED SEMI-MATURE TREE
- EXISTING TREES TO BE RETAINED
- LAWN AREAS
- LOW LEVEL SHRUBS

HIGHWAYS
- 4x ACCESSIBLE PARKING SPACE
- 4x ACTIVE EV SPACE
- 9x PASSIVE EV SPACE
- 8x SHEFFIELD STANDS

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PROJECT:
MASJID QUBA, HEALEY LANE, BATLEY

TITLE:
NEW PLACE OF WORSHIP

DESCRIPTION:
SITE PLAN

DATE: 9/7/23
SCALE: 1:500
DRAWN: HED
CHECKED: YA

DRAWING REF: 21185-**D02**-A
REV:

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo Insight

MASJIB QUBA, HEALEY LANE, HEALEY, BATLEY, KIRKLEES, WF17 7SH

Order Details

Date: 18/07/2024

Your ref: C681

Our Ref: GS-EZ3-TJG-3A2-DG7

Site Details

Location: 423319 424045

Area: 0.3 ha

Authority: Kirklees Council ↗

Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Certified B Corporation

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
14 >	1.1 >	Historical industrial land uses >	8	0	5	35	-
16 >	1.2 >	Historical tanks >	1	0	0	2	-
17 >	1.3 >	Historical energy features >	1	3	0	4	-
17	1.4	Historical petrol stations	0	0	0	0	-
18	1.5	Historical garages	0	0	0	0	-
18	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
19 >	2.1 >	Historical industrial land uses >	10	0	5	54	-
22 >	2.2 >	Historical tanks >	1	0	0	2	-
22 >	2.3 >	Historical energy features >	1	4	0	14	-
23	2.4	Historical petrol stations	0	0	0	0	-
24	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
25	3.1	Active or recent landfill	0	0	0	0	-
25	3.2	Historical landfill (BGS records)	0	0	0	0	-
26	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
26	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
26 >	3.5 >	Historical waste sites >	0	0	0	1	-
26 >	3.6 >	Licensed waste sites >	0	0	0	1	-
27 >	3.7 >	Waste exemptions >	0	0	0	9	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
29 >	4.1 >	Recent industrial land uses >	4	1	0	-	-
30	4.2	Current or recent petrol stations	0	0	0	0	-
30	4.3	Electricity cables	0	0	0	0	-
30	4.4	Gas pipelines	0	0	0	0	-
30	4.5	Sites determined as Contaminated Land	0	0	0	0	-

31	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
31	4.7	Regulated explosive sites	0	0	0	0	-
31	4.8	Hazardous substance storage/usage	0	0	0	0	-
31	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
31	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
32	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
32	4.12	Radioactive Substance Authorisations	0	0	0	0	-
32 >	**4.13 >**	**Licensed Discharges to controlled waters >**	0	0	0	3	-
33	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
33	4.15	Pollutant release to public sewer	0	0	0	0	-
33	4.16	List 1 Dangerous Substances	0	0	0	0	-
33	4.17	List 2 Dangerous Substances	0	0	0	0	-
33	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
34	4.19	Pollution inventory substances	0	0	0	0	-
34	4.20	Pollution inventory waste transfers	0	0	0	0	-
34	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
35	5.1	Superficial aquifer	None (within 500m)				
36 >	**5.2 >**	**Bedrock aquifer >**	Identified (within 500m)				
37 >	**5.3 >**	**Groundwater vulnerability >**	Identified (within 50m)				
38	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
38	5.5	Groundwater vulnerability- local information	None (within 0m)				
39 >	**5.6 >**	**Groundwater abstractions >**	0	0	0	0	17
44 >	**5.7 >**	**Surface water abstractions >**	0	0	0	0	1
44	5.8	Potable abstractions	0	0	0	0	0
44	5.9	Source Protection Zones	0	0	0	0	-
45	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	**Hydrology >**	On site	0-50m	50-250m	250-500m	500-2000m
46	6.1	Water Network (OS MasterMap)	0	0	0	-	-

46	6.2	Surface water features	0	0	0	-	-
47 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
47 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
48 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
49	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
49	7.2	Historical Flood Events	0	0	0	-	-
49	7.3	Flood Defences	0	0	0	-	-
50	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
50	7.5	Flood Storage Areas	0	0	0	-	-
51	7.6	Flood Zone 2	None (within 50m)				
51	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
52 >	8.1 >	Surface water flooding >	1 in 250 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
54 >	9.1 >	Groundwater flooding >	Negligible (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
55	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
56	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
56	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
56	10.4	Special Protection Areas (SPA)	0	0	0	0	0
56	10.5	National Nature Reserves (NNR)	0	0	0	0	0
57	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
57	10.7	Designated Ancient Woodland	0	0	0	0	0
57	10.8	Biosphere Reserves	0	0	0	0	0
57	10.9	Forest Parks	0	0	0	0	0
58	10.10	Marine Conservation Zones	0	0	0	0	0
58 >	10.11 >	Green Belt >	0	0	0	0	5
58	10.12	Proposed Ramsar sites	0	0	0	0	0

58	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
59	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
59	10.15	Nitrate Sensitive Areas	0	0	0	0	0
59 >	10.16 >	Nitrate Vulnerable Zones >	0	0	0	1	0
60 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
61	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
62	11.1	World Heritage Sites	0	0	0	-	-
63	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
63	11.3	National Parks	0	0	0	-	-
63	11.4	Listed Buildings	0	0	0	-	-
63 >	11.5 >	Conservation Areas >	0	0	1	-	-
64	11.6	Scheduled Ancient Monuments	0	0	0	-	-
64	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
65 >	12.1 >	Agricultural Land Classification >	Urban (within 250m)				
66	12.2	Open Access Land	0	0	0	-	-
66	12.3	Tree Felling Licences	0	0	0	-	-
66	12.4	Environmental Stewardship Schemes	0	0	0	-	-
66	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
67	13.1	Priority Habitat Inventory	0	0	0	-	-
67	13.2	Habitat Networks	0	0	0	-	-
67	13.3	Open Mosaic Habitat	0	0	0	-	-
67	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
68 >	14.1 >	10k Availability >	Identified (within 500m)				
69 >	14.2 >	Artificial and made ground (10k) >	0	0	0	3	-
70	14.3	Superficial geology (10k)	0	0	0	0	-

70	14.4	Landslip (10k)	0	0	0	0	-
71 >	14.5 >	Bedrock geology (10k) >	1	0	2	6	-
72 >	14.6 >	Bedrock faults and other linear features (10k) >	0	0	1	4	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
73 >	15.1 >	50k Availability >	Identified (within 500m)				
74	15.2	Artificial and made ground (50k)	0	0	0	0	-
74	15.3	Artificial ground permeability (50k)	0	0	-	-	-
75	15.4	Superficial geology (50k)	0	0	0	0	-
75	15.5	Superficial permeability (50k)	None (within 50m)				
75	15.6	Landslip (50k)	0	0	0	0	-
75	15.7	Landslip permeability (50k)	None (within 50m)				
76 >	15.8 >	Bedrock geology (50k) >	1	0	2	6	-
77 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
77 >	15.10 >	Bedrock faults and other linear features (50k) >	0	0	1	4	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
79	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence >					
80 >	17.1 >	Shrink swell clays >	Negligible (within 50m)				
81 >	17.2 >	Running sands >	Negligible (within 50m)				
82 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
83 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
84 >	17.5 >	Landslides >	Very low (within 50m)				
85 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
87 >	18.1 >	BritPits >	0	0	2	4	-
89 >	18.2 >	Surface ground workings >	0	0	5	-	-
89 >	18.3 >	Underground workings >	0	0	0	0	9
90	18.4	Underground mining extents	0	0	0	0	-
90	18.5	Historical Mineral Planning Areas	0	0	0	0	-

90	18.6	Non-coal mining	0	0	0	0	0
90	18.7	JPB mining areas	None (within 0m)				
90	18.8	The Coal Authority non-coal mining	0	0	0	0	-
91	18.9	Researched mining	0	0	0	0	-
91	18.10	Mining record office plans	0	0	0	0	-
91	18.11	BGS mine plans	0	0	0	0	-
91 >	**18.12 >**	**Coal mining >**	Identified (within 0m)				
92	18.13	Brine areas	None (within 0m)				
92	18.14	Gypsum areas	None (within 0m)				
92	18.15	Tin mining	None (within 0m)				
92	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
93	19.1	Natural cavities	0	0	0	0	-
93	19.2	Mining cavities	0	0	0	0	0
93	19.3	Reported recent incidents	0	0	0	0	-
93	19.4	Historical incidents	0	0	0	0	-
94	19.5	National karst database	0	0	0	0	-
Page	Section	**Radon >**					
95 >	**20.1 >**	**Radon >**	Between 5% and 10% (within 0m)				
Page	Section	**Soil chemistry >**	On site	0-50m	50-250m	250-500m	500-2000m
97 >	**21.1 >**	**BGS Estimated Background Soil Chemistry >**	1	2	-	-	-
97	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
97	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
98	22.1	Underground railways (London)	0	0	0	-	-
98	22.2	Underground railways (Non-London)	0	0	0	-	-
98	22.3	Railway tunnels	0	0	0	-	-
98	22.4	Historical railway and tunnel features	0	0	0	-	-
98	22.5	Royal Mail tunnels	0	0	0	-	-

99	22.6	Historical railways	0	0	0	-	-
99	22.7	Railways	0	0	0	-	-
99	22.8	Crossrail 1	0	0	0	0	-
99	22.9	Crossrail 2	0	0	0	0	-
99	22.10	HS2	0	0	0	0	-

Recent aerial photograph

Capture Date: 30/05/2021

Site Area: 0.3ha

Recent site history - 2018 aerial photograph

Capture Date: 02/07/2018

Site Area: 0.3ha

Recent site history - 2012 aerial photograph

Capture Date: 26/03/2012

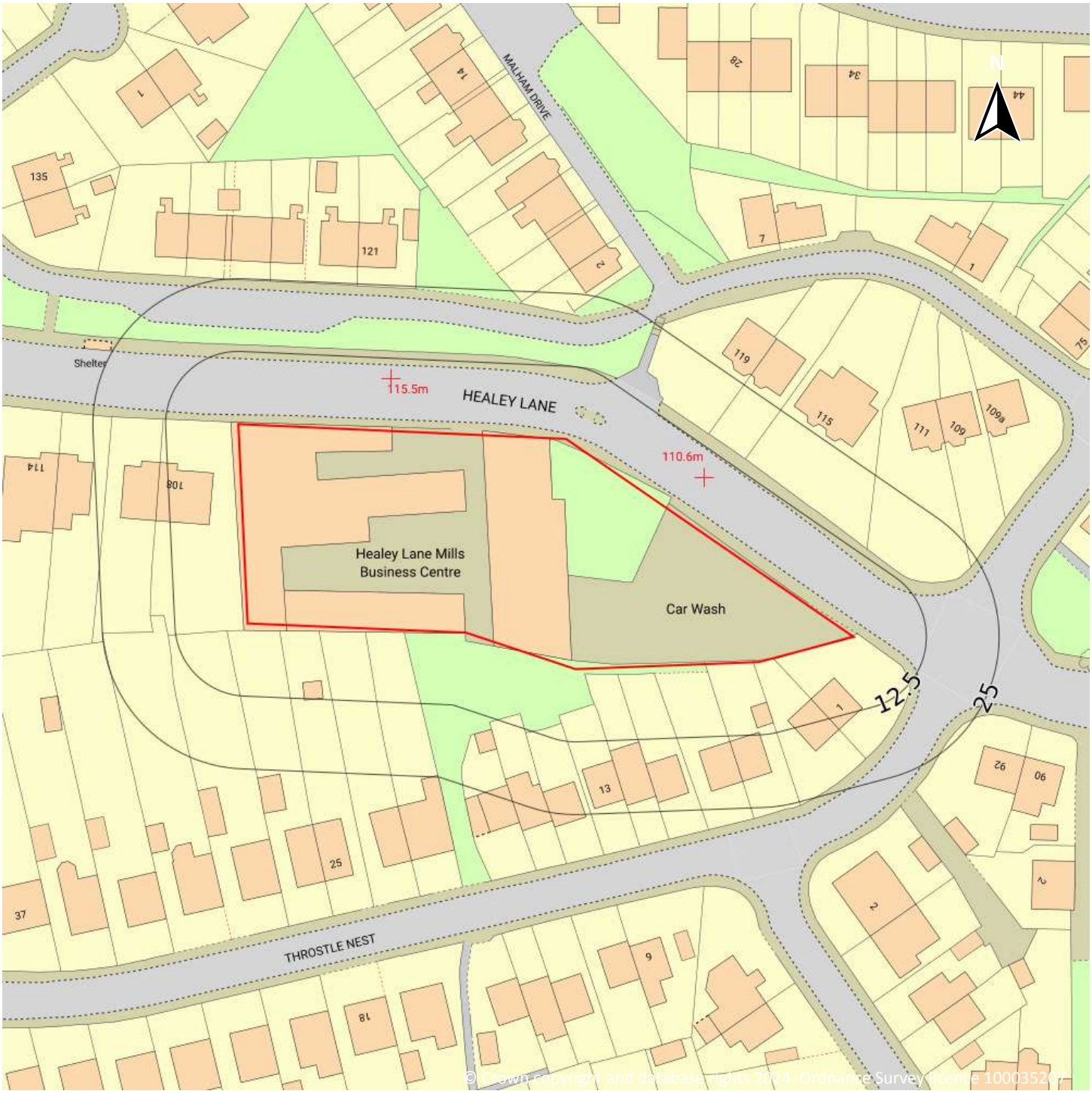
Site Area: 0.3ha

Recent site history - 1999 aerial photograph

Capture Date: 10/07/1999

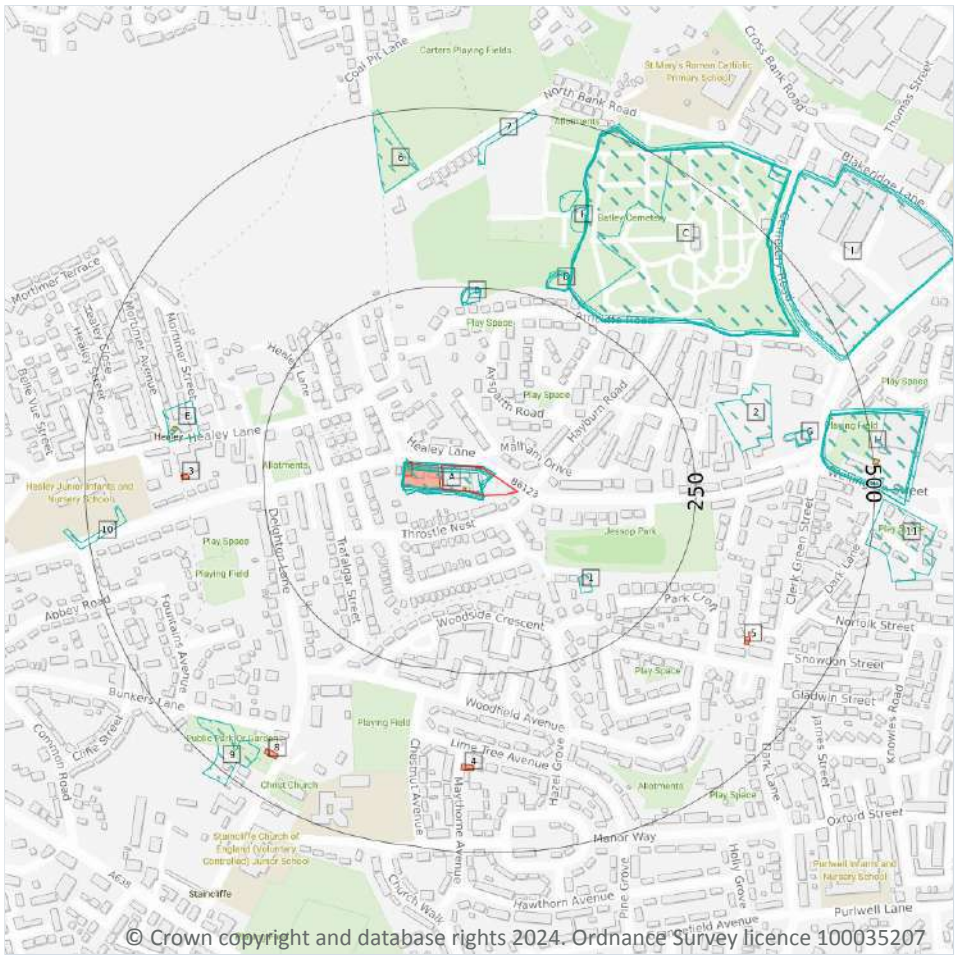
Site Area: 0.3ha

OS MasterMap site plan



Site Area: 0.3ha

1 Past land use



Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

1.1 Historical industrial land uses

Records within 500m	48

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 14 >**

ID	Location	Land use	Dates present	Group ID
A	**On site**	**Unspecified Mill**	**1905**	**1510474**

ID	Location	Land use	Dates present	Group ID
A	**On site**	**Unspecified Mill**	**1988**	**1515971**
A	**On site**	**Unspecified Mill**	**1955 - 1967**	**1524551**
A	**On site**	**Unspecified Mill**	**1948**	**1536545**
A	**On site**	**Unspecified Mill**	**1938**	**1551358**
A	**On site**	**Unspecified Mills**	**1974 - 1981**	**1553864**
A	**On site**	**Unspecified Mill**	**1948**	**1554249**
A	**On site**	**Unspecified Mill**	**1931**	**1556117**
1	148m SE	Unspecified Pit	1967	1452444
B	226m N	Unspecified Heap	1938	1522450
B	226m N	Unspecified Heap	1905	1535771
B	228m N	Unspecified Ground Workings	1931	1546095
B	228m N	Unspecified Ground Workings	1948	1569166
C	264m NE	Cemetery	1892	1556684
C	264m NE	Cemetery	1948	1582442
C	264m NE	Cemetery	1948	1578384
C	264m NE	Cemetery	1905	1526540
C	264m NE	Cemetery	1938	1581056
C	266m NE	Cemetery	1931	1557954
D	266m N	Refuse Heap	1892 - 1905	1501242
D	267m N	Unspecified Heap	1931 - 1938	1518708
D	268m N	Unspecified Heap	1948 - 1955	1561347
D	269m N	Unspecified Heap	1948	1495761
C	271m NE	Cemetery	1955 - 1988	1540637
2	304m E	Corporation Yard	1967	1478984
E	341m W	Unspecified Mill	1892	1448706
F	355m N	Refuse Heap	1892	1435288
F	374m N	Unspecified Ground Workings	1967 - 1974	1507702
E	377m W	Unspecified Tank	1892	1473638

ID	Location	Land use	Dates present	Group ID
G	382m E	Fire Station	1988	1491218
6	390m N	Unspecified Pit	1938	1450044
G	396m E	Fire Engine Station	1967	1480884
G	396m E	Fire Station	1974 - 1981	1505918
7	423m N	Unspecified Ground Workings	1938	1439060
H	427m E	Unspecified Mill	1948	1526882
H	430m E	Unspecified Mill	1931	1511986
H	430m E	Unspecified Commercial/Industrial	1905	1431952
H	430m E	Unspecified Mill	1948	1537088
H	430m E	Unspecified Mill	1938	1572927
H	430m E	Unspecified Mill	1892	1581821
H	433m E	Unspecified Mill	1955 - 1988	1554307
9	442m SW	Unspecified Pit	1892 - 1905	1552365
10	445m W	Unspecified Ground Workings	1948	1440693
I	460m NE	Unspecified Mill	1948	1539448
I	463m NE	Unspecified Mill	1931	1523476
I	467m NE	Unspecified Mill	1955 - 1974	1486733
I	467m NE	Unspecified Works	1981 - 1988	1558744
11	493m E	Unspecified Mills	1967 - 1988	1533639

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	**3**

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 14 >**

ID	Location	Land use	Dates present	Group ID
A	**On site**	**Unspecified Tank**	**1933**	**242764**
E	374m W	Unspecified Tank	1894	242799
H	500m E	Unspecified Tanks	1933	236763

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	**8**

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 14 >**

ID	Location	Land use	Dates present	Group ID
A	**On site**	**Electricity Substation**	**1955**	**143151**
A	3m W	Electricity Substation	1955	161162
A	41m W	Electricity Substation	1956 - 1970	150978
A	41m W	Electricity Substation	1978	158767
3	354m W	Electricity Substation	1971 - 1994	156751
4	378m S	Electricity Substation	1977 - 1995	150939
5	378m SE	Electricity Substation	1968 - 1996	147062
8	436m SW	Electricity Substation	1977 - 1995	157584

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	**0**

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'.

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	0

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'.

This data is sourced from Ordnance Survey / Groundsure.

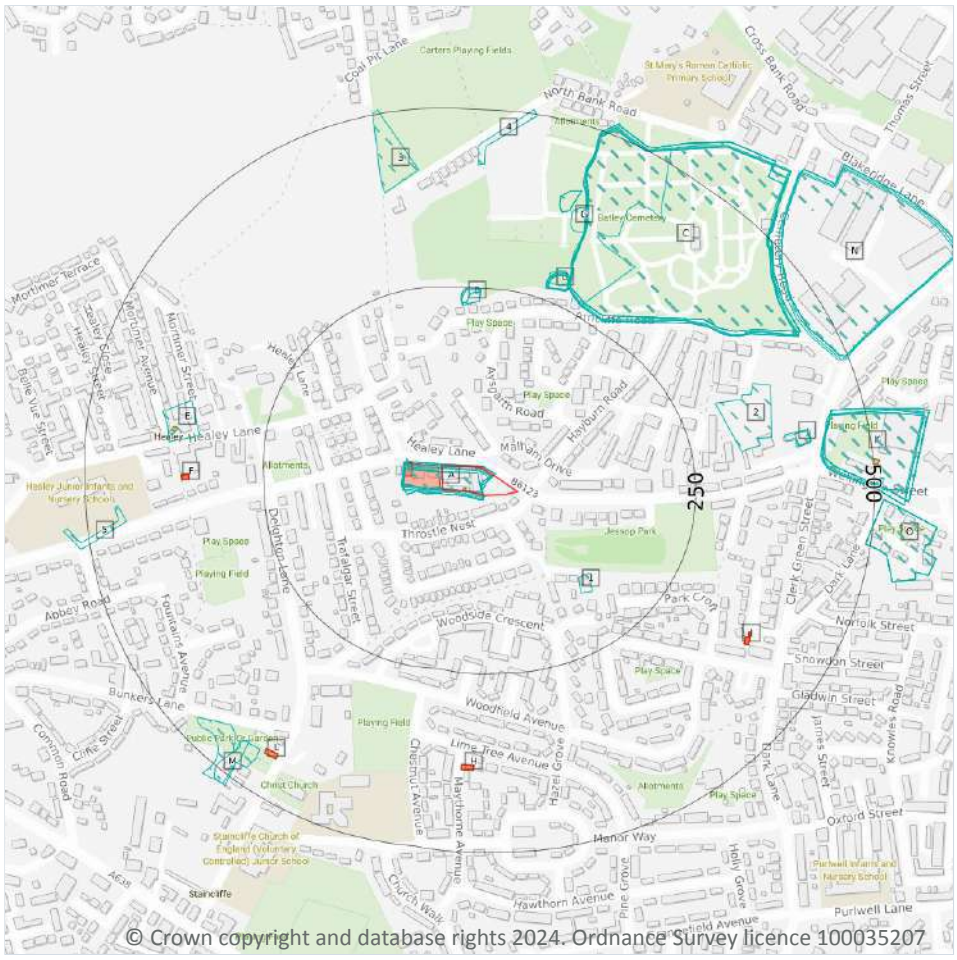
1.6 Historical military land

Records within 500m	0

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.

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

2 Past land use - un-grouped



2.1 Historical industrial land uses

Records within 500m	69

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 19 >**

ID	Location	Land Use	Date	Group ID
A	**On site**	**Unspecified Mill**	**1948**	**1554249**
A	**On site**	**Unspecified Mill**	**1931**	**1556117**
A	**On site**	**Unspecified Mill**	**1988**	**1515971**

ID	Location	Land Use	Date	Group ID
A	**On site**	**Unspecified Mills**	**1981**	**1553864**
A	**On site**	**Unspecified Mills**	**1974**	**1553864**
A	**On site**	**Unspecified Mill**	**1967**	**1524551**
A	**On site**	**Unspecified Mill**	**1955**	**1524551**
A	**On site**	**Unspecified Mill**	**1948**	**1536545**
A	**On site**	**Unspecified Mill**	**1905**	**1510474**
A	**On site**	**Unspecified Mill**	**1938**	**1551358**
1	148m SE	Unspecified Pit	1967	1452444
B	226m N	Unspecified Heap	1905	1535771
B	226m N	Unspecified Heap	1938	1522450
B	228m N	Unspecified Ground Workings	1948	1569166
B	228m N	Unspecified Ground Workings	1931	1546095
C	264m NE	Cemetery	1948	1582442
C	264m NE	Cemetery	1892	1556684
C	264m NE	Cemetery	1948	1578384
C	264m NE	Cemetery	1905	1526540
C	264m NE	Cemetery	1938	1581056
C	266m NE	Cemetery	1931	1557954
D	266m N	Refuse Heap	1892	1501242
D	267m N	Refuse Heap	1905	1501242
D	267m N	Unspecified Heap	1938	1518708
D	268m N	Unspecified Heap	1948	1561347
D	268m N	Unspecified Heap	1931	1518708
D	269m N	Unspecified Heap	1948	1495761
C	271m NE	Cemetery	1988	1540637
C	271m NE	Cemetery	1981	1540637
C	271m NE	Cemetery	1974	1540637
C	271m NE	Cemetery	1967	1540637

ID	Location	Land Use	Date	Group ID
C	271m NE	Cemetery	1955	1540637
D	274m N	Unspecified Heap	1955	1561347
2	304m E	Corporation Yard	1967	1478984
E	341m W	Unspecified Mill	1892	1448706
G	355m N	Refuse Heap	1892	1435288
G	374m N	Unspecified Ground Workings	1974	1507702
G	374m N	Unspecified Ground Workings	1967	1507702
E	377m W	Unspecified Tank	1892	1473638
J	382m E	Fire Station	1988	1491218
3	390m N	Unspecified Pit	1938	1450044
J	396m E	Fire Station	1981	1505918
J	396m E	Fire Station	1974	1505918
J	396m E	Fire Engine Station	1967	1480884
4	423m N	Unspecified Ground Workings	1938	1439060
K	427m E	Unspecified Mill	1948	1526882
K	430m E	Unspecified Mill	1931	1511986
K	430m E	Unspecified Mill	1948	1537088
K	430m E	Unspecified Commercial/Industrial	1905	1431952
K	430m E	Unspecified Mill	1892	1581821
K	430m E	Unspecified Mill	1938	1572927
K	433m E	Unspecified Mill	1988	1554307
K	433m E	Unspecified Mill	1981	1554307
K	433m E	Unspecified Mill	1974	1554307
K	433m E	Unspecified Mill	1967	1554307
K	433m E	Unspecified Mill	1955	1554307
M	442m SW	Unspecified Pit	1905	1552365
M	443m SW	Unspecified Pit	1892	1552365
5	445m W	Unspecified Ground Workings	1948	1440693

ID	Location	Land Use	Date	Group ID
N	460m NE	Unspecified Mill	1948	1539448
N	463m NE	Unspecified Mill	1931	1523476
N	467m NE	Unspecified Works	1981	1558744
N	467m NE	Unspecified Mill	1974	1486733
N	467m NE	Unspecified Mill	1967	1486733
N	467m NE	Unspecified Mill	1955	1486733
O	493m E	Unspecified Mills	1988	1533639
O	493m E	Unspecified Mills	1981	1533639
O	493m E	Unspecified Mills	1974	1533639
O	493m E	Unspecified Mills	1967	1533639

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	**3**

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 19 >**

ID	Location	Land Use	Date	Group ID
A	**On site**	**Unspecified Tank**	**1933**	**242764**
E	374m W	Unspecified Tank	1894	242799
K	500m E	Unspecified Tanks	1933	236763

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	**19**

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 19 >**

ID	Location	Land Use	Date	Group ID
A	**On site**	**Electricity Substation**	**1955**	**143151**
A	3m W	Electricity Substation	1955	161162
A	41m W	Electricity Substation	1956	150978
A	41m W	Electricity Substation	1970	150978
A	41m W	Electricity Substation	1978	158767
F	354m W	Electricity Substation	1971	156751
F	354m W	Electricity Substation	1986	156751
F	354m W	Electricity Substation	1990	156751
F	354m W	Electricity Substation	1994	156751
H	378m S	Electricity Substation	1977	150939
I	378m SE	Electricity Substation	1978	147062
I	378m SE	Electricity Substation	1988	147062
I	378m SE	Electricity Substation	1992	147062
H	379m S	Electricity Substation	1995	150939
I	379m SE	Electricity Substation	1996	147062
I	379m SE	Electricity Substation	1996	147062
I	379m SE	Electricity Substation	1968	147062
L	436m SW	Electricity Substation	1977	157584
L	436m SW	Electricity Substation	1995	157584

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m	0

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'.

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m	0

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'.

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill

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	1

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

Features are displayed on the Waste and landfill map on **page 25 >**

ID	Location	Address	Further Details	Date
A	374m E	Site Address: Mayman Lane, BATLEY, West Yorkshire, WF17 7TB	Type of Site: Waste Transfer Station Planning application reference: 2001/62/93260/E0 Description: Scheme comprises of formation of a waste transfer station with waste transfer unit and offices. An application (ref: 2001/62/93260/E0) for Detailed Planning permission was granted by Kirklees B.C. on 11th December 2001. Planning decision obtained Data source: Historic Planning Application Data Type: Point	-

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

3.6 Licensed waste sites

Records within 500m	1

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

Features are displayed on the Waste and landfill map on **page 25 >**

ID	Location	Details		
A	407m E	Site Name: Mayman Lane Depot Site Address: Corporation Yard, Mayman Lane, Batley, West Yorkshire, WF17 7TA Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 630730 EPR reference: EA/EPR/BP3396ZH Operator: Kirklees Council Waste Management licence No: 65524 Annual Tonnage: 24999	Issue Date: 12/01/2007 Effective Date: 12/01/2007 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued

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

3.7 Waste exemptions

Records within 500m	**9**

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.

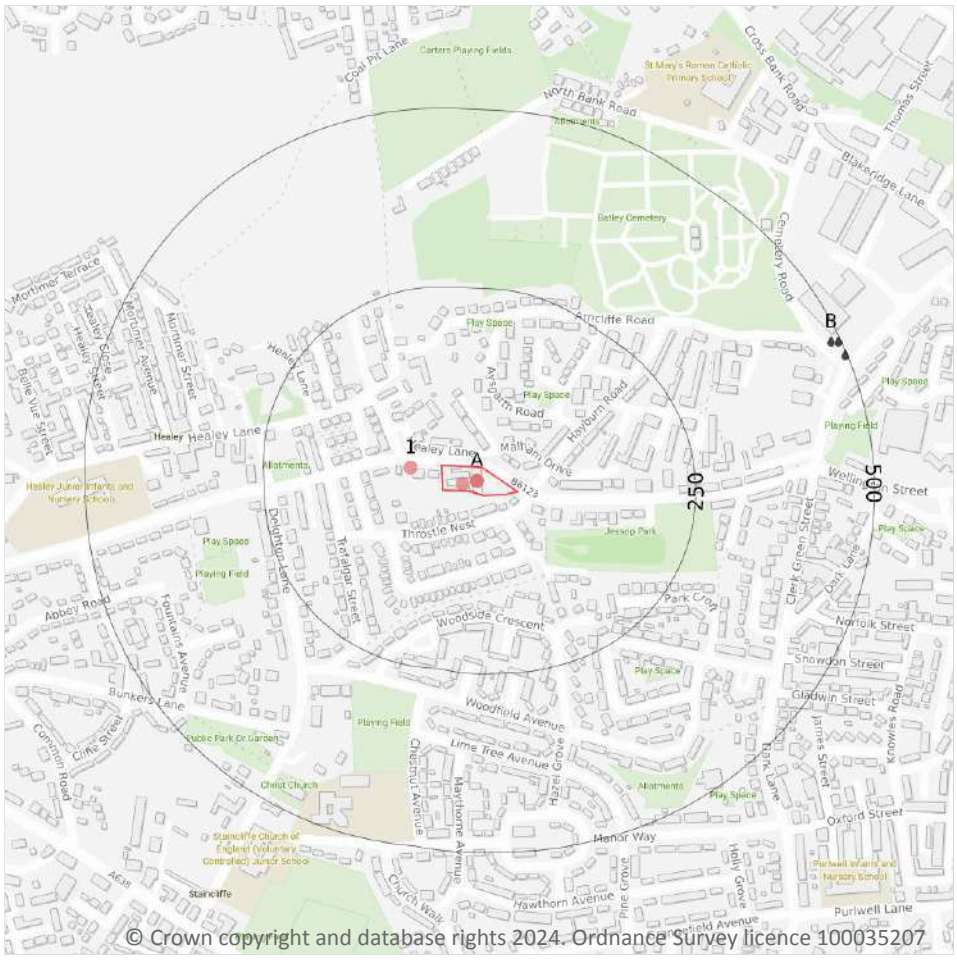
Features are displayed on the Waste and landfill map on **page 25 >**

ID	Location	Site	Reference	Category	Sub-Category	Description
A	389m E	Corporation Yard Mayman Lane West Yorkshire Wf17 7ta	EPR/UE5952WX/A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in a secure place
A	389m E	Corporation Yard Mayman Lane West Yorkshire Wf17 7ta	EPR/UE5952WX/A001	Treating waste exemption	Non-agricultural waste only	Crushing waste fluorescent tubes
A	405m E	Corporation Workshop, Corporation Yard . Mayman Lane Batley West Yorkshire Wf17 7ta	EPR/KE5851VE/A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in a secure place
A	405m E	Corporation Workshop, Corporation Yard . Mayman Lane Batley West Yorkshire Wf17 7ta	EPR/KE5851VE/A001	Treating waste exemption	Non-agricultural waste only	Crushing waste fluorescent tubes
A	408m E	-	WEX357276	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising

ID	Location	Site	Reference	Category	Sub-Category	Description
A	408m E	-	WEX231362	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	408m E	Corporation Yard, Mayman Lane, Batley, Wf17 7ta	WEX001667	Treating waste exemption	Not on a farm	Crushing waste fluorescent tubes
A	408m E	Corporation Yard, Mayman Lane, Batley, Wf17 7ta	WEX001667	Storing waste exemption	Not on a farm	Storage of waste in a secure place
1	462m SE	Pkwa Centre Manor Way Batley Wf17 7bx	EPR/AF0906SX/A001	Using waste exemption	Non-agricultural waste only	Spreading waste on non-agricultural land to confer benefit

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

4 Current industrial land use



4.1 Recent industrial land uses

Records within 250m	5

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 29 >**

ID	Location	Company	Address	Activity	Category
A	**On site**	**T E D Engineering Ltd**	**Unit 7 Healey Lane Mills, Healey Lane, Healey, Batley, West Yorkshire, WF17 7SH**	**Industrial Engineers**	**Engineering Services**
A	**On site**	**J K N Oil Tools Ltd**	**Healey Lane Mills, Healey Lane, Healey, Batley, West Yorkshire, WF17 7SH**	**Industrial Engineers**	**Engineering Services**

ID	Location	Company	Address	Activity	Category
A	**On site**	**M K Biofuels Ltd**	**Healey Lane Mills, Healey Lane, Healey, Batley, West Yorkshire, WF17 7SH**	**Fuel Distributors and Suppliers**	**Household, Office, Leisure and Garden**
A	**On site**	**Business Centre**	**West Yorkshire, WF17**	**Business Parks and Industrial Estates**	**Industrial Features**
1	43m W	Electricity Sub Station	West Yorkshire, WF17	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	**0**

Open, closed, under development and obsolete petrol stations.

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	0

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.

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	0

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.

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	3

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 29 >**

ID	Location	Address	Details	
B	486m E	MAYMAN LANE TANK CSO, MAYMAN LANE, 2 CEMETERY ROAD, BATLEY, WEST YORKSHIRE, WF17 7JE	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: WADC1127 Permit Version: 1 Receiving Water: TRIB OF BATLEY BECK	Status: TRANSFERRED FROM WATER ACT 1989 Issue date: 18/09/1989 Effective Date: 18/09/1989 Revocation Date: 30/03/2005
B	495m E	MAYMAN LANE TANK CSO, MAYMAN LANE, 2 CEMETERY ROAD, BATLEY, WEST YORKSHIRE, WF17 7JE	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: WRA8467 Permit Version: 1 Receiving Water: TRIBUTARY OF BATLEY CARR	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 15/03/2005 Effective Date: 31/03/2005 Revocation Date: 30/03/2018
B	497m E	MAYMAN LANE TANK CSO, MAYMAN LANE, 2 CEMETERY ROAD, BATLEY, WEST YORKSHIRE, WF17 7JE	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: WRA8467 Permit Version: 2 Receiving Water: TRIBUTARY OF BATLEY CARR	Status: VARIED UNDER EPR 2010 Issue date: 26/02/2018 Effective Date: 31/03/2018 Revocation Date: -

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	0

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

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

4.19 Pollution inventory substances

Records within 500m	0

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.

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

4.20 Pollution inventory waste transfers

Records within 500m	0

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.

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

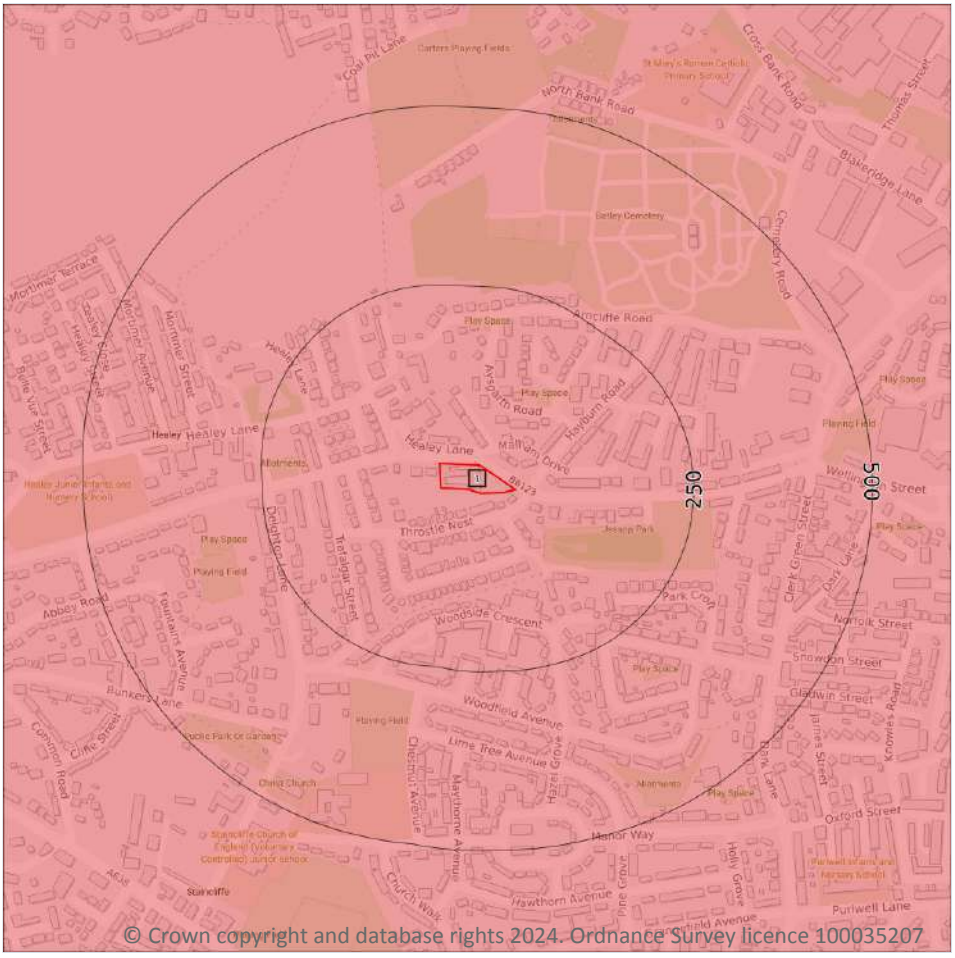
5.1 Superficial aquifer

Records within 500m	0

Aquifer status of groundwater held within superficial geology.

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

Bedrock aquifer



5.2 Bedrock aquifer

Records within 500m	1

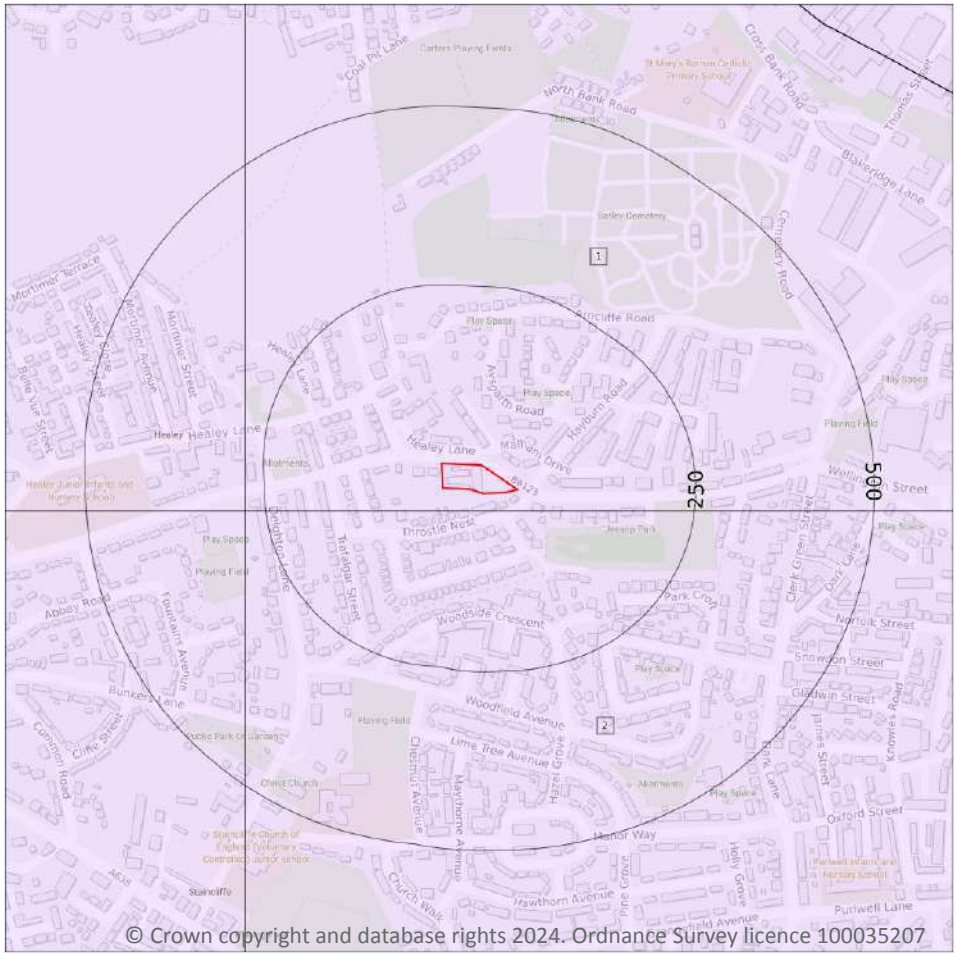
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 36 >**

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 37 >**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	**On site**	**Summary Classification: Secondary bedrock aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer**	**Leaching class: Low Infiltration value: <40% Dilution value: 300-550mm/year**	**Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data**	**Vulnerability: Medium Aquifer type: Secondary Flow mechanism: Well connected fractures**
2	24m S	Summary Classification: Secondary bedrock aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Medium 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.

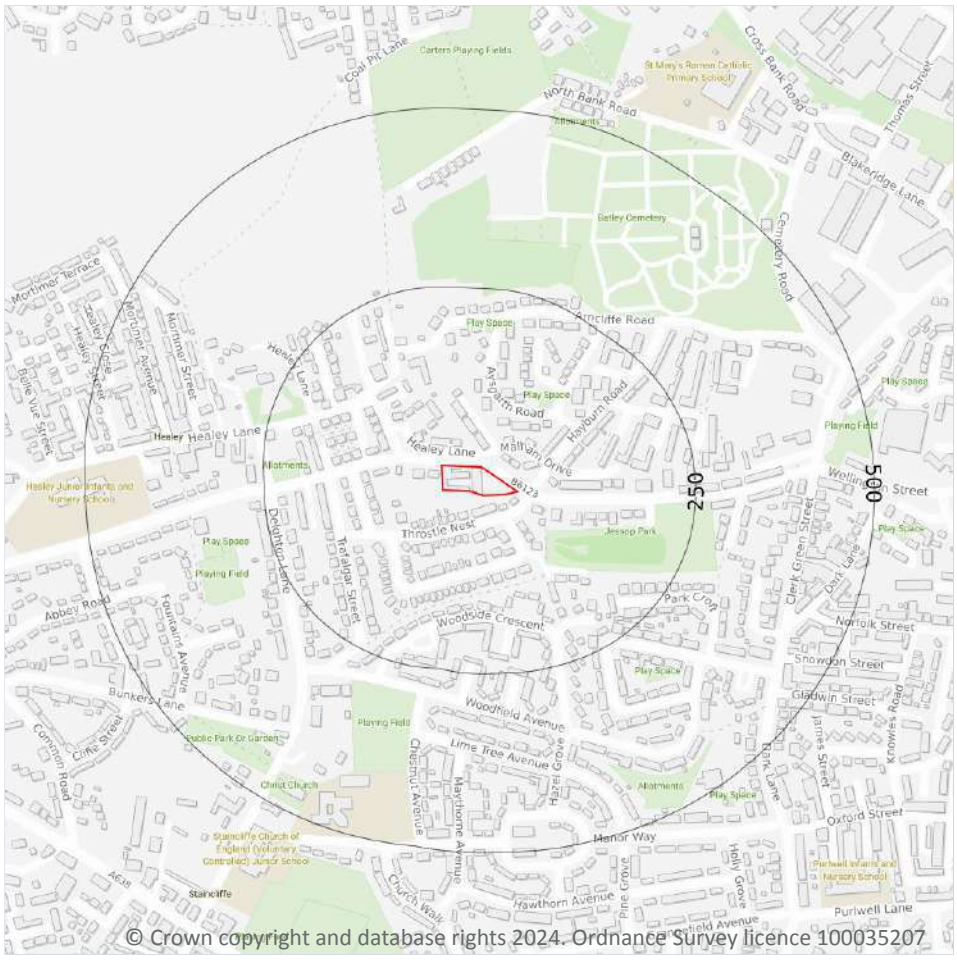
5.5 Groundwater vulnerability- local information

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



5.6 Groundwater abstractions

Records within 2000m	17

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 39 >**

ID	Location	Details	
-	890m SW	Status: Historical Licence No: 2/27/13/193 Details: General use relating to Secondary Category (Medium Loss) Direct Source: GROUNDWATERS Point: BOREHOLE Data Type: Point Name: THOMAS CARR LIMITED C/O BERNARD KAYE Easting: 422650 Northing: 423400	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 04/03/1998 Expiry Date: 31/12/2008 Issue No: 100 Version Start Date: 04/03/1998 Version End Date: -
-	890m SW	Status: Historical Licence No: 2/27/13/193 Details: General use relating to Secondary Category (Medium Loss) Direct Source: GROUNDWATERS Point: BOREHOLE - COAL MEASURES - STAINCLIFFE DEWSBURY Data Type: Point Name: THOMAS CARR LTD Easting: 422650 Northing: 423400	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 04/03/1998 Expiry Date: 31/12/2008 Issue No: 100 Version Start Date: 04/03/1998 Version End Date: -
-	935m SW	Status: Historical Licence No: 2/27/13/193 Details: General use relating to Secondary Category (Medium Loss) Direct Source: GROUNDWATERS Point: BOREHOLE Data Type: Point Name: THOMAS CARR LIMITED C/O BERNARD KAYE Easting: 422750 Northing: 423260	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 04/03/1998 Expiry Date: 31/12/2008 Issue No: 100 Version Start Date: 04/03/1998 Version End Date: -
-	935m SW	Status: Historical Licence No: 2/27/13/193 Details: General use relating to Secondary Category (Medium Loss) Direct Source: GROUNDWATERS Point: BOREHOLE - COAL MEASURES - STAINCLIFFE DEWSBURY Data Type: Point Name: THOMAS CARR LTD Easting: 422750 Northing: 423260	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 04/03/1998 Expiry Date: 31/12/2008 Issue No: 100 Version Start Date: 04/03/1998 Version End Date: -

ID	Location	Details	
-	1579m SW	Status: Historical Licence No: 2/27/13/189 Details: Evaporative Cooling Direct Source: GROUNDWATERS Point: BOREHOLE Data Type: Point Name: MORTON INTERNATIONAL Easting: 422430 Northing: 422700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 30/04/1997 Expiry Date: 31/12/2006 Issue No: 100 Version Start Date: 30/04/1997 Version End Date: -
-	1579m SW	Status: Historical Licence No: 2/27/13/189 Details: Evaporative Cooling Direct Source: GROUNDWATERS Point: BOREHOLE-COAL MEASURES-DEWSBURY Data Type: Point Name: RHOM & HAAS (UK) LTD Easting: 422430 Northing: 422700	Annual Volume (m^3): 270000 Max Daily Volume (m^3): 725 Original Application No: - Original Start Date: 30/04/1997 Expiry Date: 31/12/2006 Issue No: 101 Version Start Date: 02/05/2000 Version End Date: -
-	1700m SE	Status: Historical Licence No: 2/27/13/046 Details: General use relating to Secondary Category (High Loss) Direct Source: GROUNDWATERS Point: BOREHOLE Data Type: Point Name: JOSHUA ELLIS & COMPANY LIMITED Easting: 424300 Northing: 422600	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 22/10/1997 Version End Date: -
-	1700m SE	Status: Historical Licence No: 2/27/13/046 Details: General use relating to Secondary Category (Medium Loss) Direct Source: GROUNDWATERS Point: BOREHOLE Data Type: Point Name: JOSHUA ELLIS & COMPANY LIMITED Easting: 424300 Northing: 422600	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 22/10/1997 Version End Date: -
-	1700m SE	Status: Historical Licence No: 2/27/13/046 Details: Process water Direct Source: GROUNDWATERS Point: BOREHOLE Data Type: Point Name: JOSHUA ELLIS & COMPANY LIMITED Easting: 424300 Northing: 422600	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 22/10/1997 Version End Date: -

ID	Location	Details	
-	1700m SE	Status: Historical Licence No: 2/27/13/046 Details: General use relating to Secondary Category (Medium Loss) Direct Source: GROUNDWATERS Point: BOREHOLE - COAL MEASURES - DEWSBURY Data Type: Point Name: JOSHUA ELLIS & COMPANY LIMITED Easting: 424300 Northing: 422600	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 22/10/1997 Version End Date: -
-	1700m SE	Status: Historical Licence No: 2/27/13/046 Details: General use relating to Secondary Category (High Loss) Direct Source: GROUNDWATERS Point: BOREHOLE - COAL MEASURES - DEWSBURY Data Type: Point Name: JOSHUA ELLIS & COMPANY LIMITED Easting: 424300 Northing: 422600	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 22/10/1997 Version End Date: -
-	1700m SE	Status: Historical Licence No: 2/27/13/046 Details: Process water Direct Source: GROUNDWATERS Point: BOREHOLE - COAL MEASURES - DEWSBURY Data Type: Point Name: JOSHUA ELLIS & COMPANY LIMITED Easting: 424300 Northing: 422600	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 22/10/1997 Version End Date: -
-	1767m NW	Status: Historical Licence No: 2/27/13/027 Details: General use relating to Secondary Category (Medium Loss) Direct Source: GROUNDWATERS Point: WELL Data Type: Point Name: ROUNDHAY METAL FINISHERS (LEEDS) LTD Easting: 422600 Northing: 425700	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	
-	1767m NW	Status: Historical Licence No: 2/27/13/027 Details: General use relating to Secondary Category (Medium Loss) Direct Source: GROUNDWATERS Point: WELL - COAL MEASURES - BIRSTALL Data Type: Point Name: MOSS METAL FINISHING LIMITED Easting: 422600 Northing: 425700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 14/12/1965 Expiry Date: - Issue No: 101 Version Start Date: 18/04/2002 Version End Date: -
-	1939m NW	Status: Historical Licence No: 2/27/13/190 Details: General use relating to Secondary Category (High Loss) Direct Source: GROUNDWATERS Point: BOREHOLE Data Type: Point Name: KALON GROUP LIMITED Easting: 422230 Northing: 425700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 30/04/1997 Expiry Date: 31/12/2006 Issue No: 100 Version Start Date: 30/04/1997 Version End Date: -
-	1939m NW	Status: Historical Licence No: 2/27/13/190 Details: General use relating to Secondary Category (High Loss) Direct Source: GROUNDWATERS Point: BOREHOLE - COAL MEASURES - BATLEY Data Type: Point Name: SIGMAKALON UK LTD Easting: 422230 Northing: 425700	Annual Volume (m^3): 50000 Max Daily Volume (m^3): 240 Original Application No: - Original Start Date: 30/04/1997 Expiry Date: 31/12/2006 Issue No: 103 Version Start Date: 13/03/2006 Version End Date: -
-	1939m NW	Status: Historical Licence No: 2/27/13/220 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: GROUNDWATERS Point: BOREHOLE - COAL MEASURES - BATLEY Data Type: Point Name: SIGMAKALON UK LTD Easting: 422230 Northing: 425700	Annual Volume (m^3): 50000 Max Daily Volume (m^3): 240 Original Application No: - Original Start Date: 01/01/2007 Expiry Date: 31/03/2015 Issue No: 1 Version Start Date: 01/01/2007 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	1

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 39 >**

ID	Location	Details	
-	1527m E	Status: Historical Licence No: 2/27/13/206 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: SURFACE WATER Point: BATLEY BECK Data Type: Point Name: CULLINGWORTH SUMMERS & CO LTD Easting: 424810 Northing: 423490	Annual Volume (m^3): 11500 Max Daily Volume (m^3): 60 Original Application No: - Original Start Date: 21/08/2001 Expiry Date: 31/03/2015 Issue No: 2 Version Start Date: 23/05/2005 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m	0

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.

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.

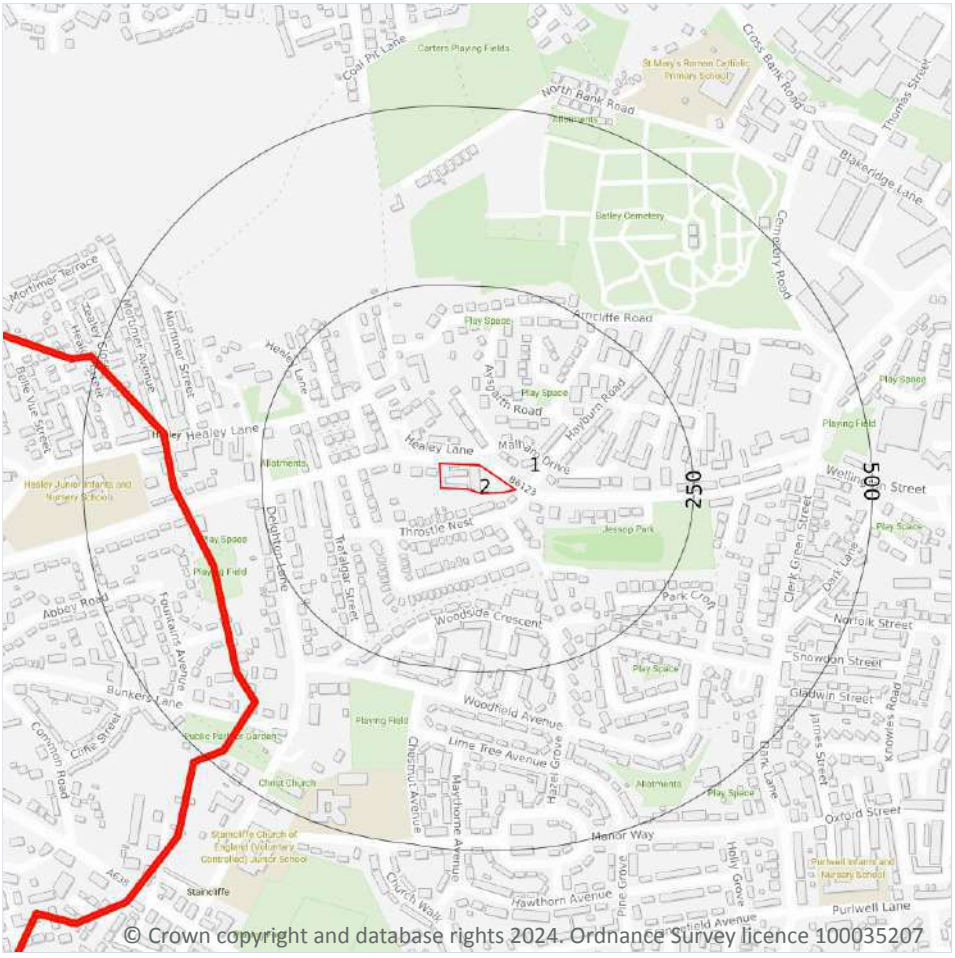
5.10 Source Protection Zones (confined aquifer)

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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Site Outline

Search buffers in metres (m)

Water Network (OS MasterMap)

Surface water features (wider than 5m)

Surface water features (narrower than 5m)

WFD River, canal and surface water transfer water bodies

WFD Lake water bodies

WFD Transitional and coastal water bodies

WFD Surface water body catchments boundaries

WFD Groundwater body boundaries

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 46 >**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	**On site**	**River**	**Batley Beck from Source to River Calder**	**GB104027062670**	**Calder Lower**	**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 46 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	834m NE	River	Batley Beck from Source to River Calder	GB104027062670 ↗	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 46 >**

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
2	**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.

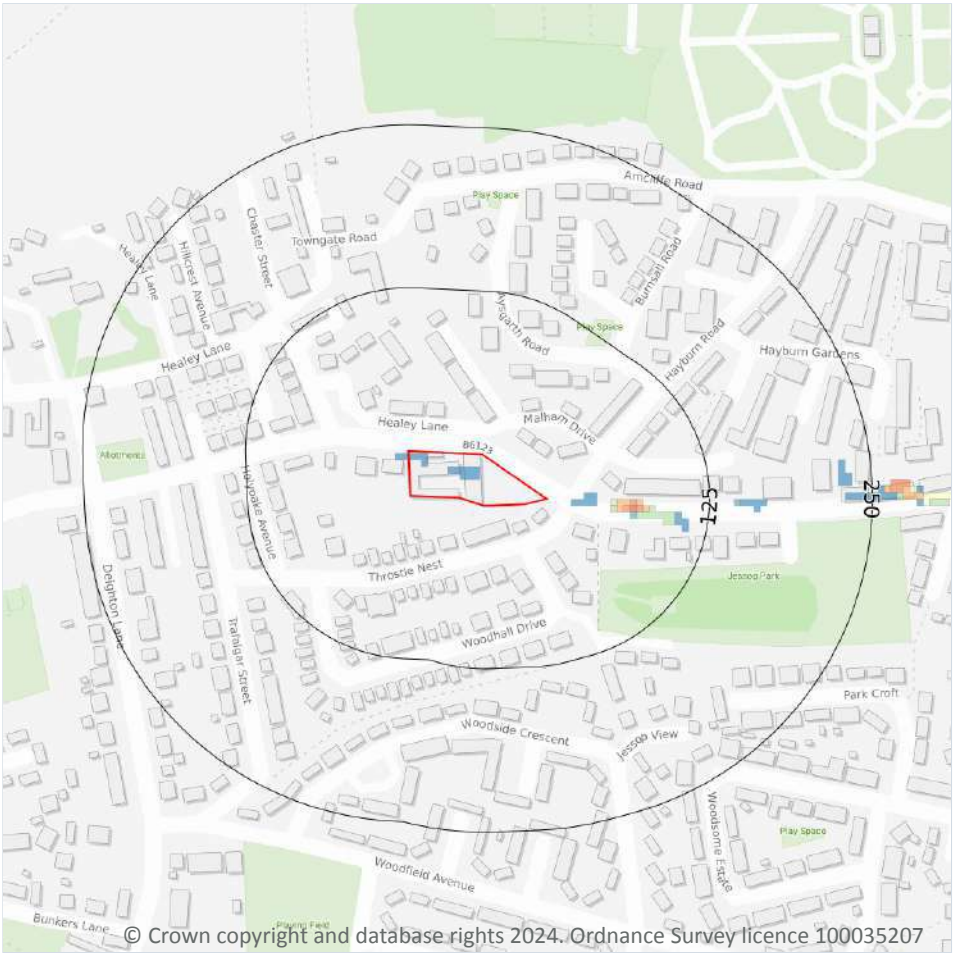
7.7 Flood Zone 3

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	**1 in 1000 year, 0.1m - 0.3m**
Highest risk within 50m	**1 in 250 year, 0.3m - 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 52 >**

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	Between 0.1m and 0.3m
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

9.1 Groundwater flooding

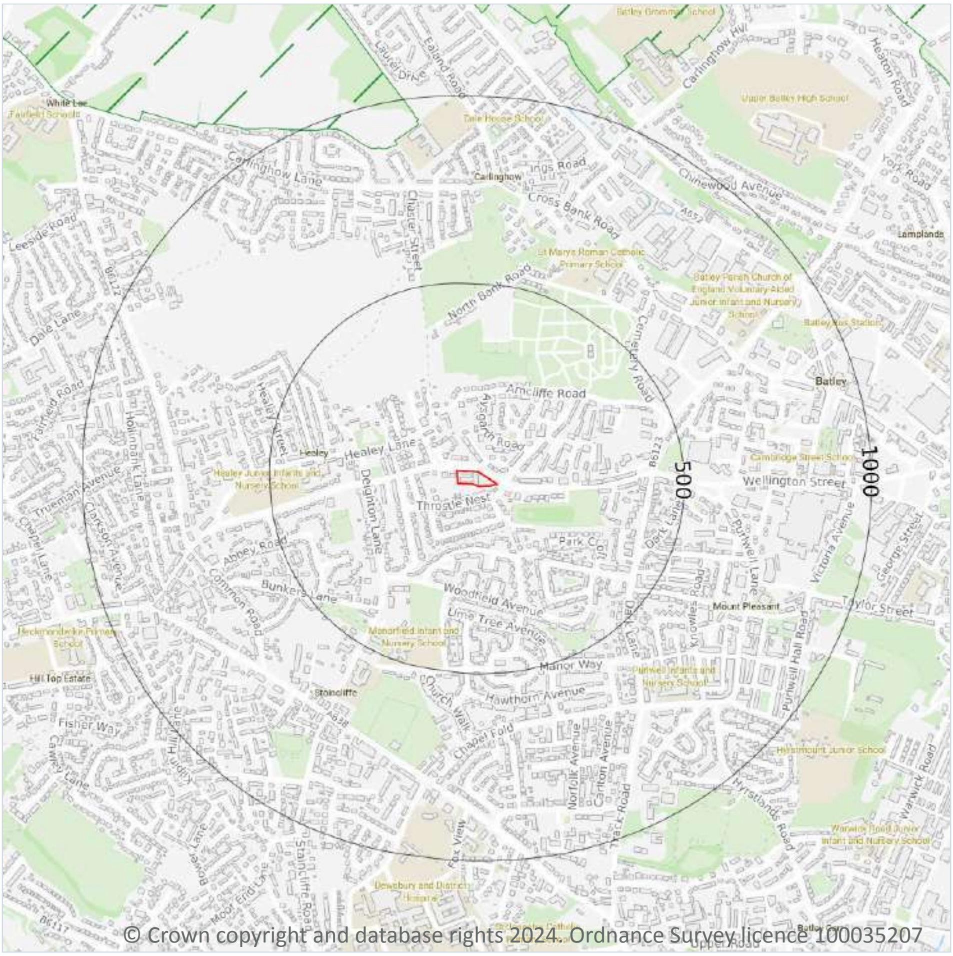
Highest risk on site	**Negligible**
Highest risk within 50m	**Negligible**

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 54 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



Site Outline

Search buffers in metres (m)

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	0

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.

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

10.7 Designated Ancient Woodland

Records within 2000m	0

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.

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	5

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

Features are displayed on the Environmental designations map on **page 55 >**

ID	Location	Name	Local Authority name
1	880m N	South and West Yorkshire	Kirklees
2	1060m N	South and West Yorkshire	Kirklees
-	1728m NE	South and West Yorkshire	Leeds
-	1734m E	South and West Yorkshire	Kirklees
-	1803m 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

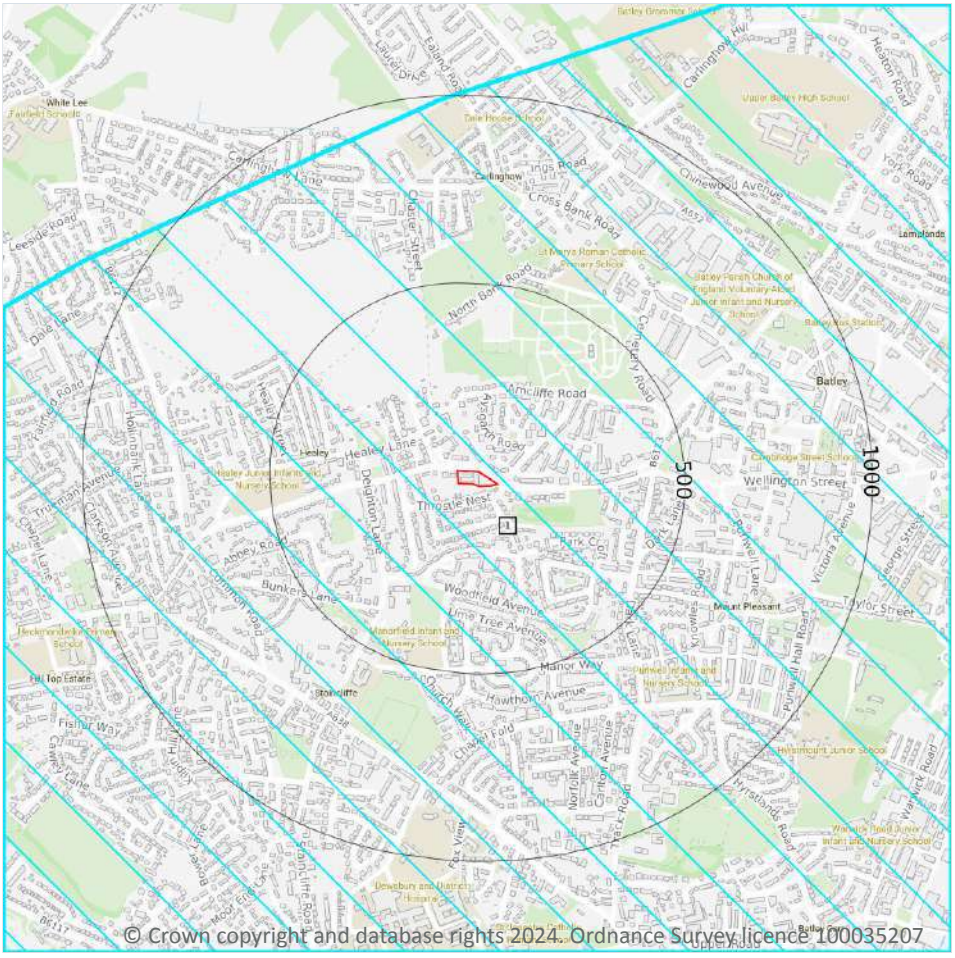
Records within 2000m	1

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.

Location	Name	Type	NVZ ID	Status
326m W	Spen Beck from Source to River Calder NVZ	Surface Water	271	Existing

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

SSSI Impact Zones and Units



Site Outline

Search buffers in metres (m)

SSSI Impact Risk Zones

SSSI Units

- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

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 60 >**

ID	Location	Type of developments requiring consultation
1	On site	**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.

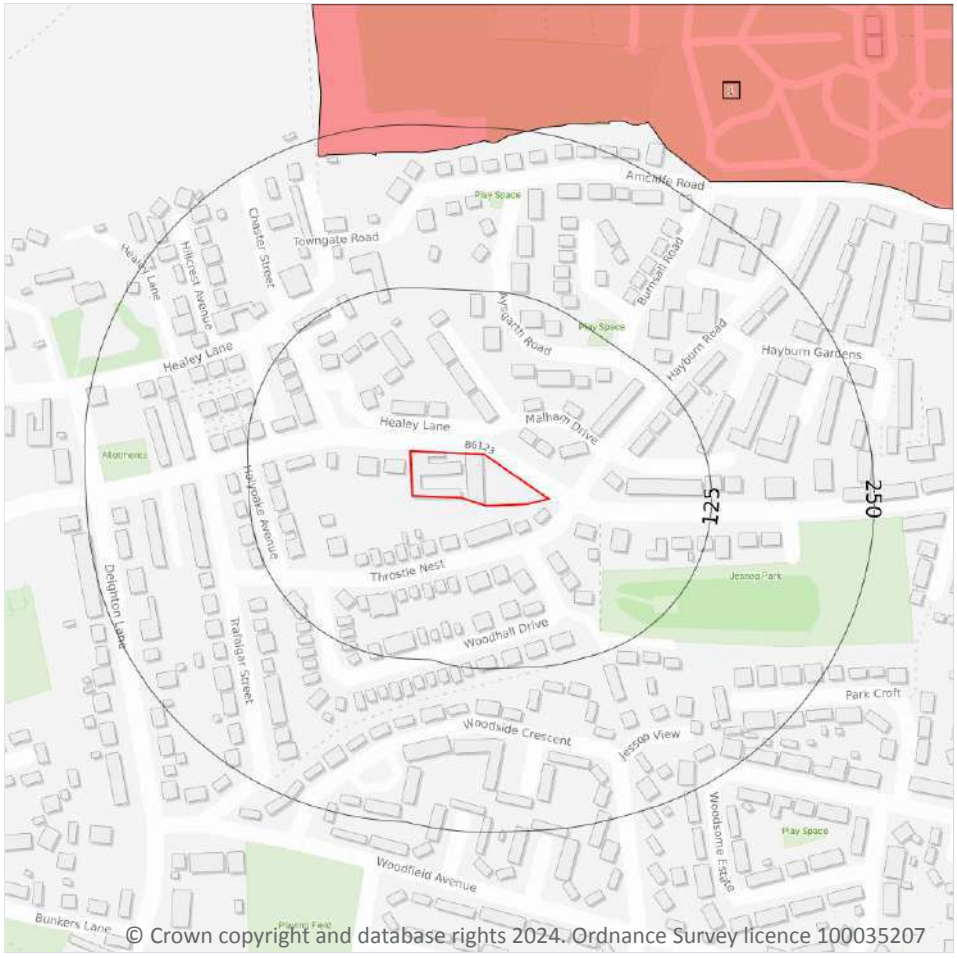
10.18 SSSI Units

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	0

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.

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 62 >**

ID	Location	Name	District	Date of designation
1	228m N	Cross Bank	Kirklees	30/08/2006

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.

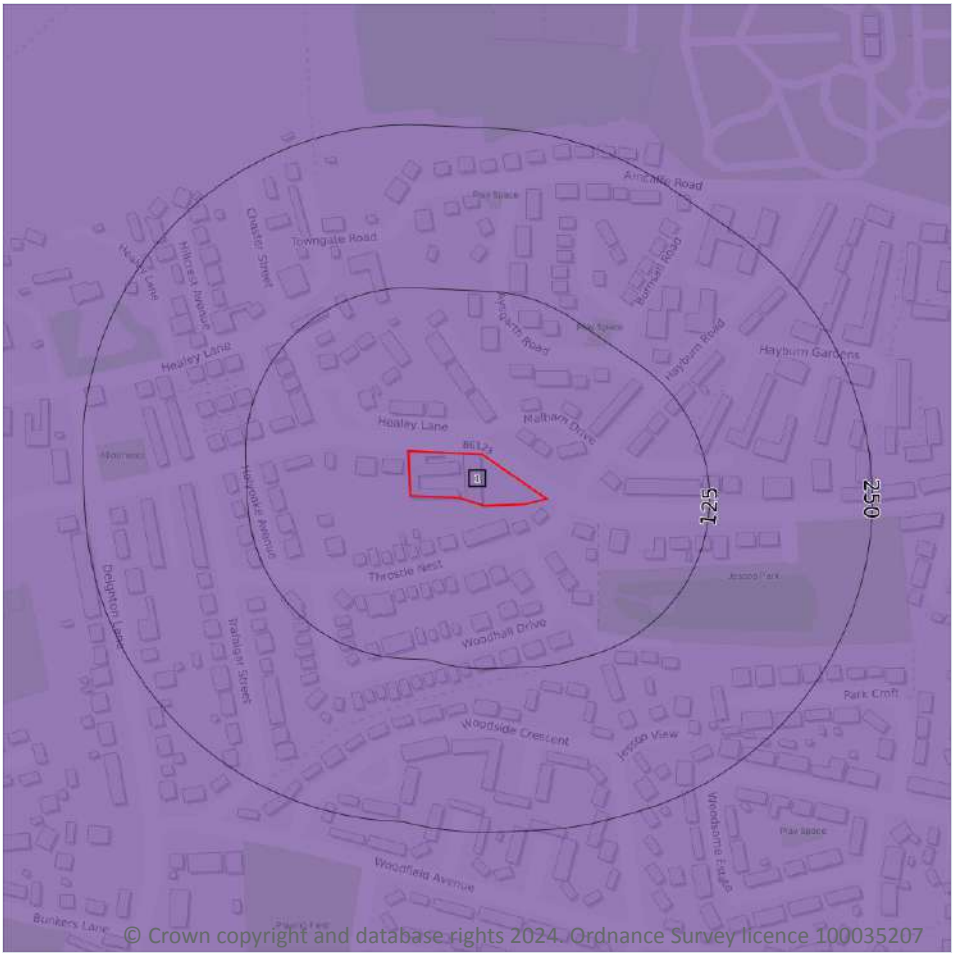
11.7 Registered Parks and Gardens

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



- Site Outline

Search buffers in metres (m)

- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

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 65 >**

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 68 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**Full**	**SE22SW**

This data is sourced from the British Geological Survey.

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

Site Outline

Search buffers in metres (m)

- Reclaimed ground
- Made ground
- Worked ground
- Infilled ground
- Disturbed ground
- Landscaped ground

14.2 Artificial and made ground (10k)

Records within 500m	3

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 69 >**

ID	Location	LEX Code	Description	Rock description
A	434m N	WGR-VOID	Worked Ground (Undivided)	Void
1	441m W	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
A	466m N	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial

14.3 Superficial geology (10k)

Records within 500m	0

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.

This data is sourced from the British Geological Survey.

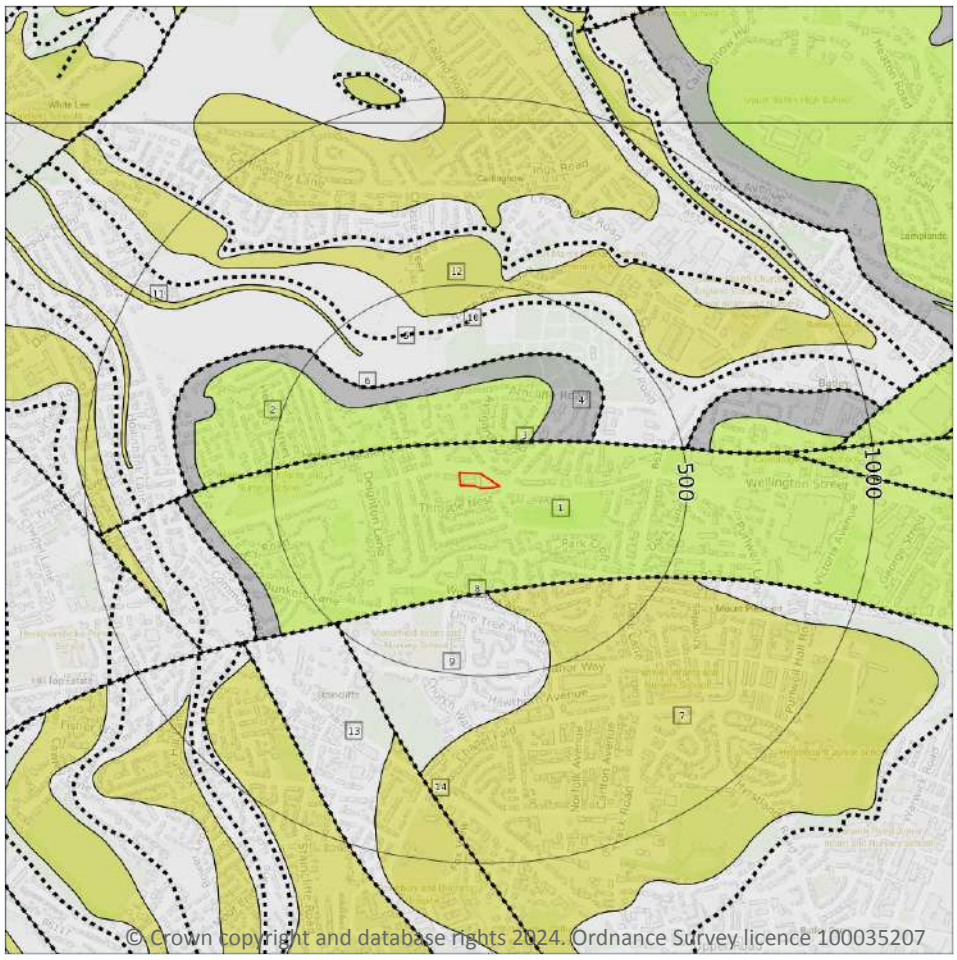
14.4 Landslip (10k)

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 **9**

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 71 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**TR-SDST**	**Thornhill Rock - Sandstone**	**Duckmantian Sub-age**
2	78m NW	TR-SDST	Thornhill Rock - Sandstone	Duckmantian Sub-age
4	145m NE	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovian Sub-age - Duckmantian Sub-age

ID	Location	LEX Code	Description	Rock age
5	268m N	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
7	273m S	BRSR-SDST	Birstall Rock - Sandstone	Langsettian Sub-age
9	277m S	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
11	409m NW	PLCM-SDST	Pennine Lower Coal Measures Formation - Sandstone	Langsettian Sub-age
12	423m N	ER-SDST	Emley Rock - Sandstone	Langsettian Sub-age
13	494m SW	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And 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	**5**

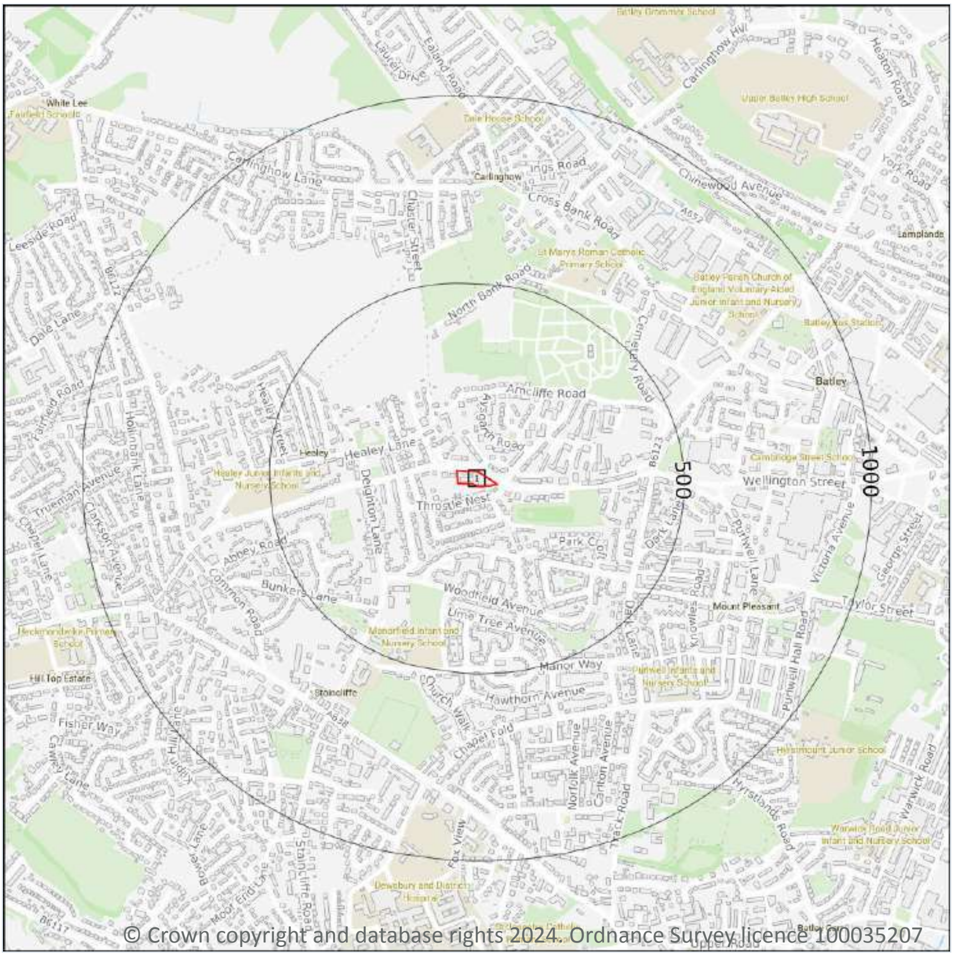
Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 71 >**

ID	Location	Category	Description
3	78m NW	FAULT	Normal fault, inferred; downthrow not specified
6	268m N	ROCK	Coal seam, inferred
8	273m S	FAULT	Normal fault, inferred; downthrow not specified
10	380m N	ROCK	Coal seam, inferred
14	494m SW	FAULT	Normal fault, inferred; downthrow not specified

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 73 >**

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	0

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.

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

15.4 Superficial geology (50k)

Records within 500m	0

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.

This data is sourced from the British Geological Survey.

15.5 Superficial 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 superficial deposits (the zone between the land surface and the water table).

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.

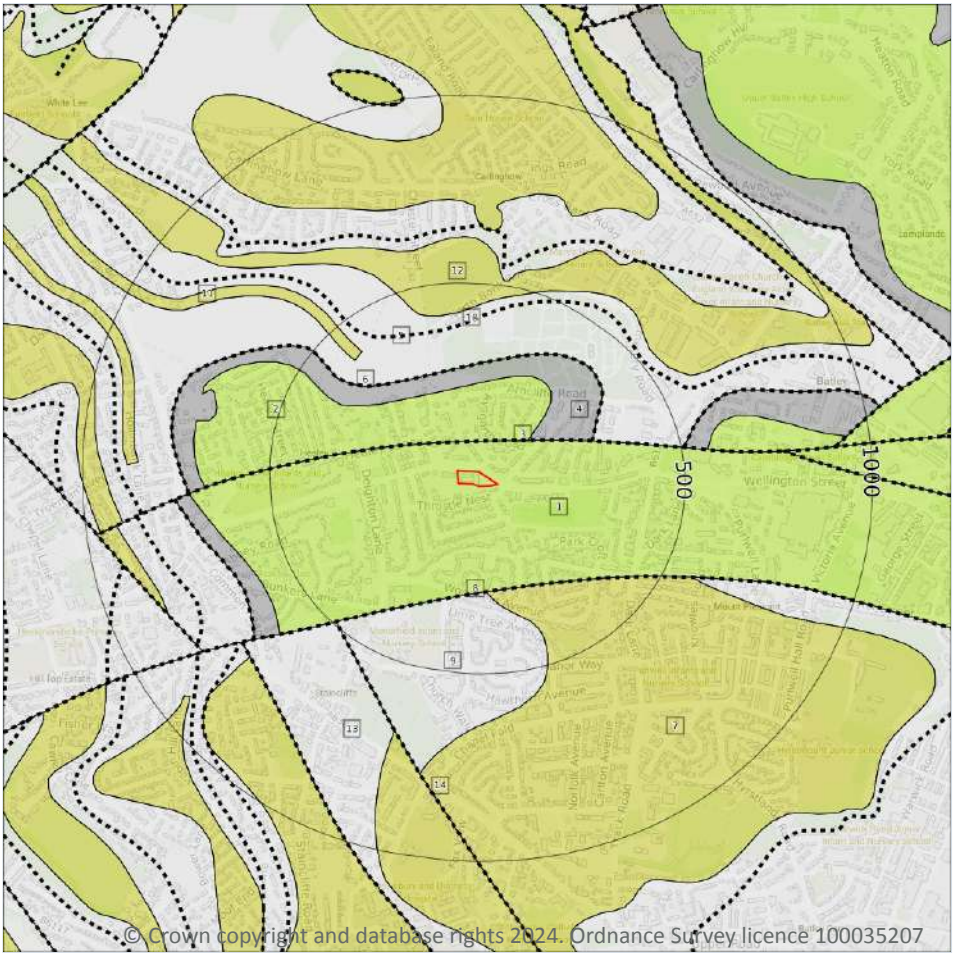
15.7 Landslip permeability (50k)

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



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 **9**

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 76 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**TR-SDST**	**THORNHILL ROCK - SANDSTONE**	**WESTPHALIAN**
2	77m NW	TR-SDST	THORNHILL ROCK - SANDSTONE	WESTPHALIAN
4	144m NE	PMCM-MDSS	PENNINE MIDDLE COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN

ID	Location	LEX Code	Description	Rock age
5	266m N	PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
7	277m S	BRSR-SDST	BIRSTALL ROCK - SANDSTONE	WESTPHALIAN
9	281m S	PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
11	402m NW	PLCM-SDST	PENNINE LOWER COAL MEASURES FORMATION - SANDSTONE	WESTPHALIAN
12	415m N	ER-SDST	EMLEY ROCK - SANDSTONE	WESTPHALIAN
13	492m SW	PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock 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 bedrock (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Fracture**	**High**	**Moderate**

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m **5**

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 76 >**

ID	Location	Category	Description
3	77m NW	FAULT	Fault, inferred
6	266m N	ROCK	Coal seam, inferred
8	277m S	FAULT	Fault, inferred

ID	Location	Category	Description
10	376m N	ROCK	Coal seam, inferred
14	492m SW	FAULT	Fault, inferred

This data is sourced from the British Geological Survey.

16 Boreholes

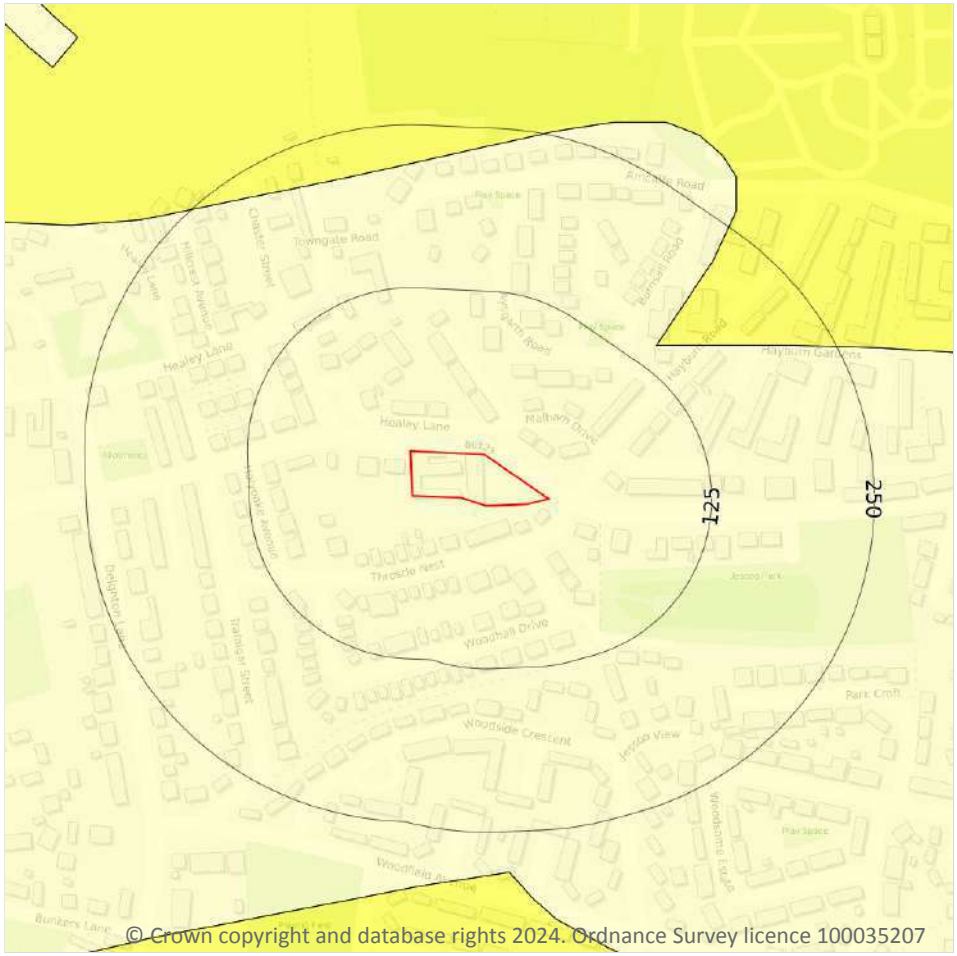
16.1 BGS Boreholes

Records within 250m	0

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.

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 80 >**

Location	Hazard rating	Details
On site	**Negligible**	**Ground conditions predominantly non-plastic.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands

Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

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 81 >**

Location	Hazard rating	Details
On site	**Negligible**	**Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits

Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.3 Compressible deposits

Records within 50m	1

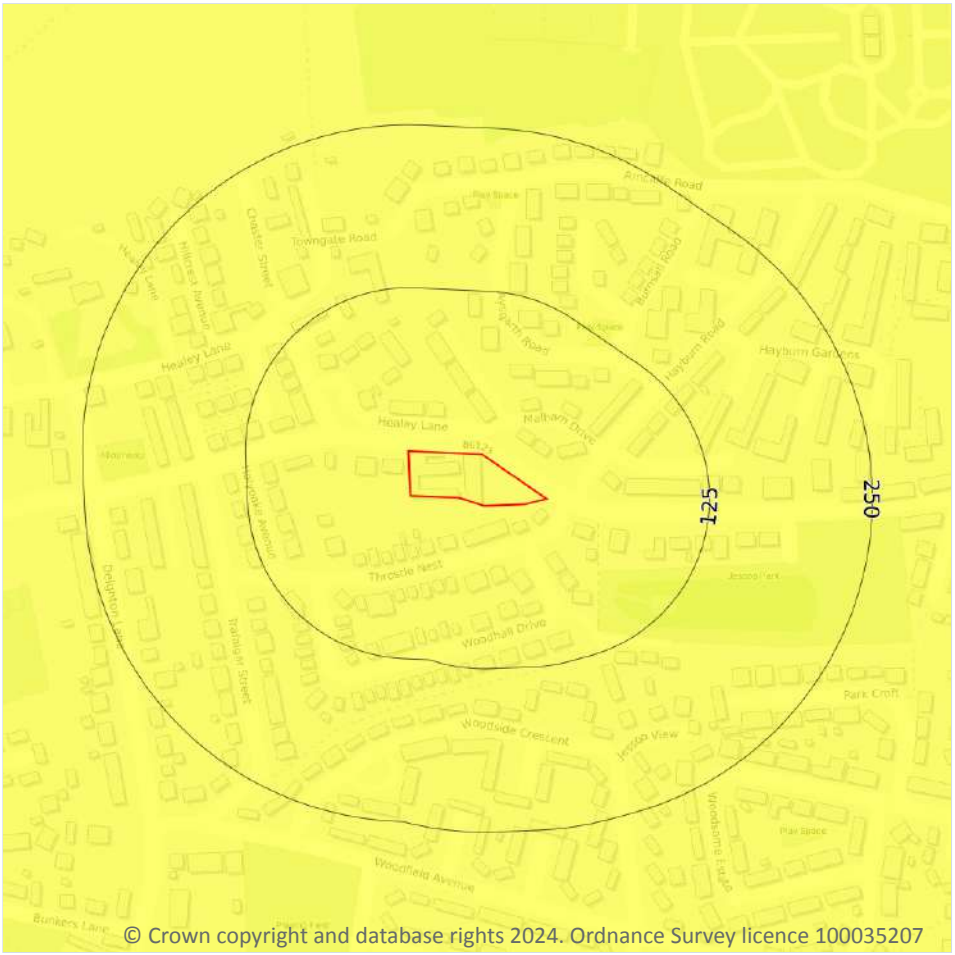
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 82 >**

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



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.4 Collapsible deposits

Records within 50m	1

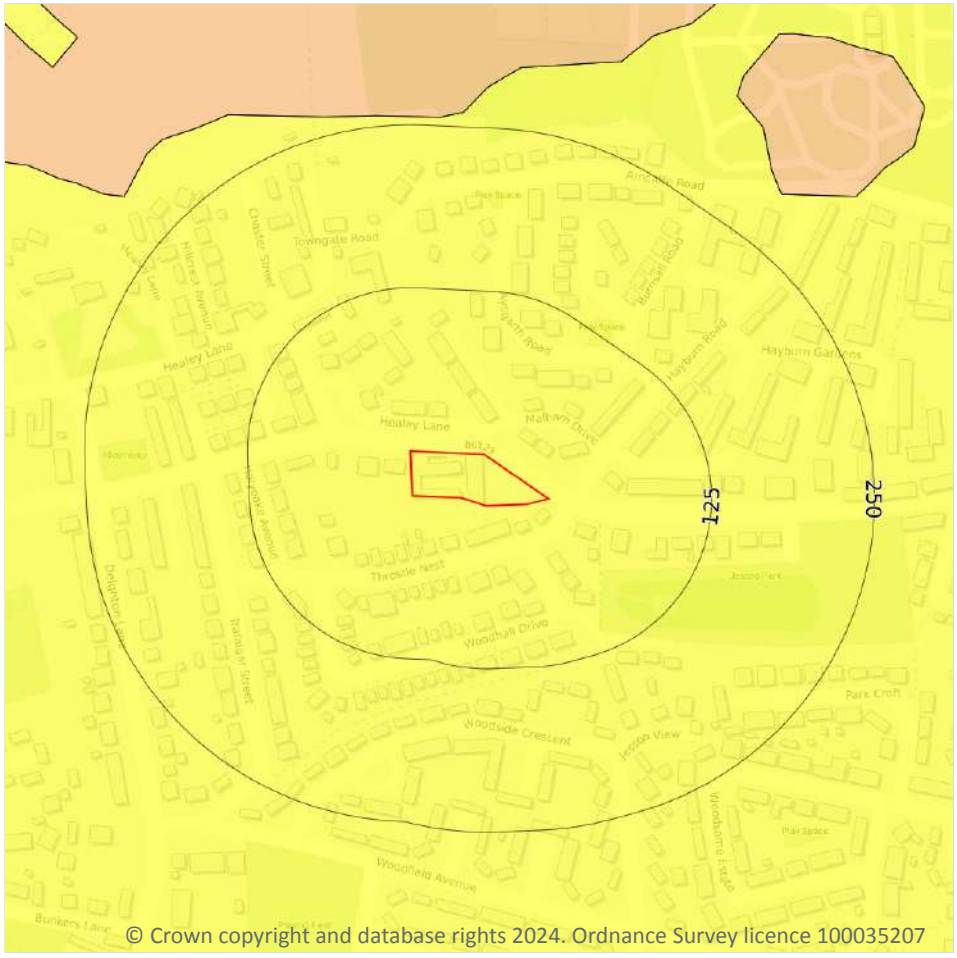
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 83 >**

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



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

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 84 >**

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

Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.6 Ground dissolution of soluble rocks

Records within 50m	1

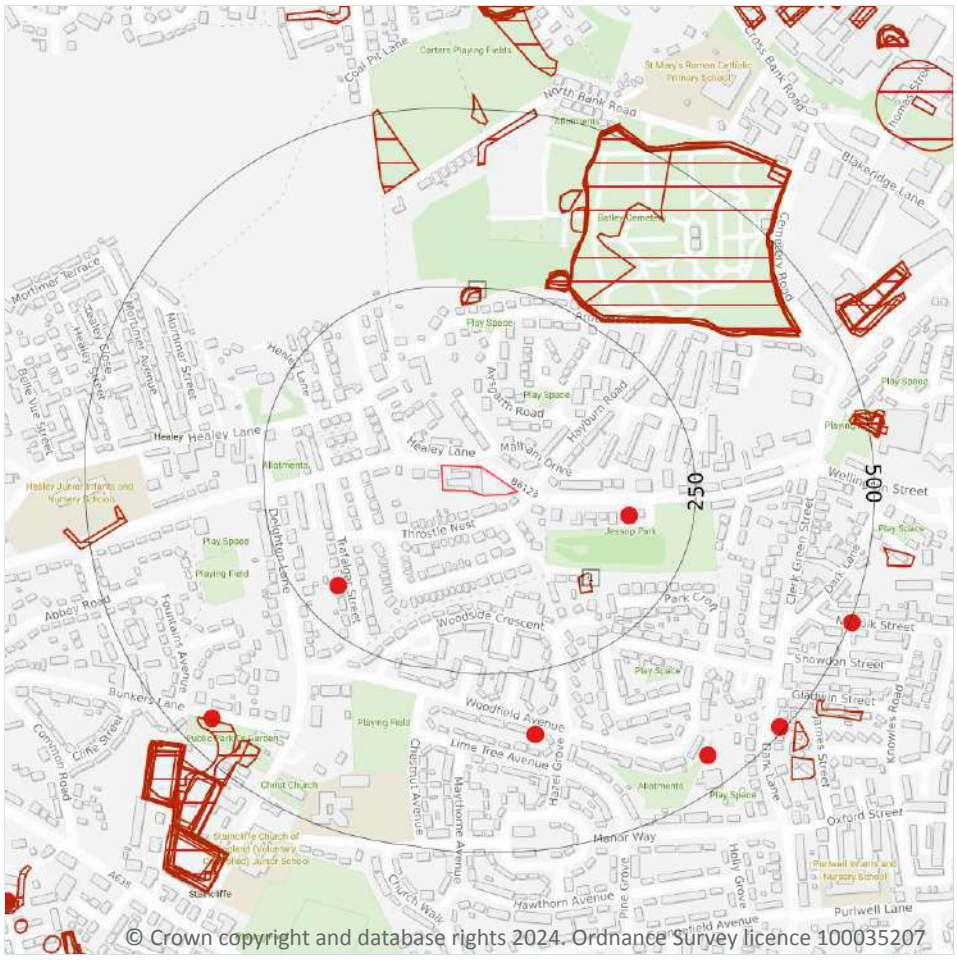
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 85 >**

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 and ground workings



Site Outline

Search buffers in metres (m)

BritPits

Surface ground workings

Underground workings

Underground mining extents

Historical mineral planning areas

TCA non-coal mining

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 BritPits

Records within 500m	6

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.

Features are displayed on the Mining and ground workings map on **page 87 >**

ID	Location	Details	Description
2	159m E	Name: Staincliffe Address: Batley, BATLEY, West Yorkshire Commodity: Coal, Deep Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
3	198m SW	Name: Staincliffe Address: Staincliffe, BATLEY, West Yorkshire Commodity: Coal, Deep Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
4	338m S	Name: Staincliffe Address: Staincliffe, BATLEY, West Yorkshire Commodity: Sandstone Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
F	454m SW	Name: Bunker's Hill Address: Staincliffe, BATLEY, West Yorkshire Commodity: Sandstone Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
7	455m SE	Name: Staincliffe Address: Staincliffe, BATLEY, West Yorkshire Commodity: Sandstone Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
H	494m SE	Name: Hillfield House Address: Batley, BATLEY, West Yorkshire Commodity: Sandstone Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	5

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 and ground workings map on **page 87 >**

ID	Location	Land Use	Year of mapping	Mapping scale
1	148m SE	Unspecified Pit	1967	1:10560
A	226m N	Unspecified Heap	1938	1:10560
A	226m N	Unspecified Heap	1905	1:10560
A	228m N	Unspecified Ground Workings	1948	1:10560
A	228m N	Unspecified Ground Workings	1931	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m	9

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 and ground workings map on **page 87 >**

ID	Location	Land Use	Year of mapping	Mapping scale
-	940m W	Unspecified Shafts	1905	1:10560
-	940m W	Unspecified Shafts	1892	1:10560
-	955m W	Unspecified Shafts	1905	1:10560
-	955m W	Unspecified Shafts	1892	1:10560
-	965m NW	Disused Colliery	1938	1:10560
-	969m NW	Disused Colliery	1955	1:10560
-	988m NW	Colliery	1905	1:10560
-	988m NW	Colliery	1892	1:10560
-	989m NW	Disused Colliery	1948	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m	0

This data identifies underground mine workings that could present a potential risk, including adits and seam workings. These features have been identified from BGS Geological mapping and mine plans sourced from the BGS and various collections and sources.

This data is sourced from 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 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.

18.8 The Coal Authority non-coal mining

Records within 500m	0

This data provides an indication of the potential zone of influence of recorded underground non-coal mining workings. 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 prior to any re-use.

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m	0

This data indicates areas of potential mining identified from alternative or archival sources, including; BGS Geological paper maps, Lidar data, aerial photographs (from World War II onwards), archaeological data services, websites, Tithe maps, and various text/plans from collected books and reports. Some of this data is approximate and Groundsure have interpreted the resultant risk area and, where possible, specific areas of risk have been captured.

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m	0

This dataset is representative of Mining Record Office and/or plan extents held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m	0

This dataset is representative of BGS mine plans held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.12 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.

18.13 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.

18.14 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 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 Ground cavities and sinkholes

19.1 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.

19.2 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.

19.3 Reported recent incidents

Records within 500m	0

This data identifies sinkhole information gathered from media reports and Groundsure's own records. This data goes back to 2014 and includes relative accuracy ratings for each event and links to the original data sources. The data is updated on a regular basis and should not be considered a comprehensive catalogue of all sinkhole events. The absence of data in this database does not mean a sinkhole definitely has not occurred during this time.

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m	0

This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising a narrow shaft with a number of chambers at the base of the shaft. Shakeholes are an alternative name for suffusion sinkholes, most commonly found in the limestone landscapes of North Yorkshire but also extensively noted around the Brecon Beacons National Park.

Not all 'holes' noted on Ordnance Survey mapping will necessarily be present within this dataset.

This data is sourced from Groundsure.

19.5 National karst database

Records within 500m	0

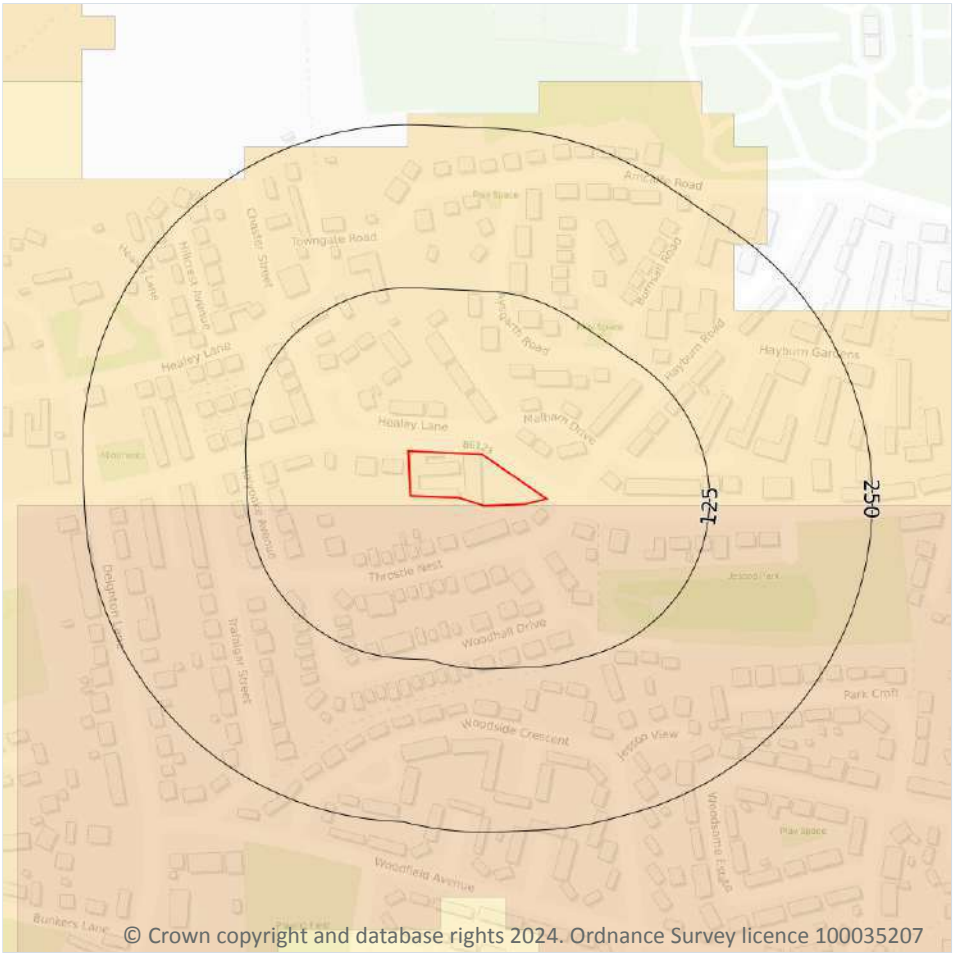
This is a comprehensive database of national karst information gathered from a wide range of sources. BGS have collected data on five main types of karst feature: Sinkholes, stream links, caves, springs, and incidences of associated damage to buildings, roads, bridges and other engineered works.

Since the database was set up in 2002 data covering most of the evaporite karst areas of the UK have now been added, along with data covering about 60% of the Chalk, and 35% of the Carboniferous Limestone outcrops. Many of the classic upland karst areas have yet to be included. Recorded so far are: Over 800 caves, 1300 stream sinks, 5600 springs, 10,000 sinkholes.

The database is not yet complete, and not all records have been verified. The absence of data does not mean that karst features are not present at a site. A reliability rating is included with each record.

This data is sourced from the British Geological Survey.

20 Radon



20.1 Radon

Records on site	2

The Radon Potential data classifies areas based on their likelihood of a property having a radon level at or above the Action Level in Great Britain. The dataset is intended for use at 1:50,000 scale and was derived from both geological assessments and indoor radon measurements (more than 560,000 records). A minimum 50m buffer should be considered when searching the maps, as the smallest detectable feature at this scale is 50m. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain (1:100,000 scale).

Features are displayed on the Radon map on **page 95 >**

Location	Estimated properties affected	Radon Protection Measures required
On site	**Between 5% and 10%**	**Basic**

Location	Estimated properties affected	Radon Protection Measures required
On site	**Between 3% and 5%**	**Basic**

This data is sourced from the British Geological Survey and UK Health Security Agency.

21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m	3

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	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
25m S	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
25m S	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 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.

21.3 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.

22 Railway infrastructure and projects

22.1 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.

22.2 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.

22.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m	0

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.

This data is sourced from Ordnance Survey/Groundsure.

22.5 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.

22.6 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.

22.7 Railways

Records within 250m	0

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

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 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.

22.9 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.

22.10 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 ↗.

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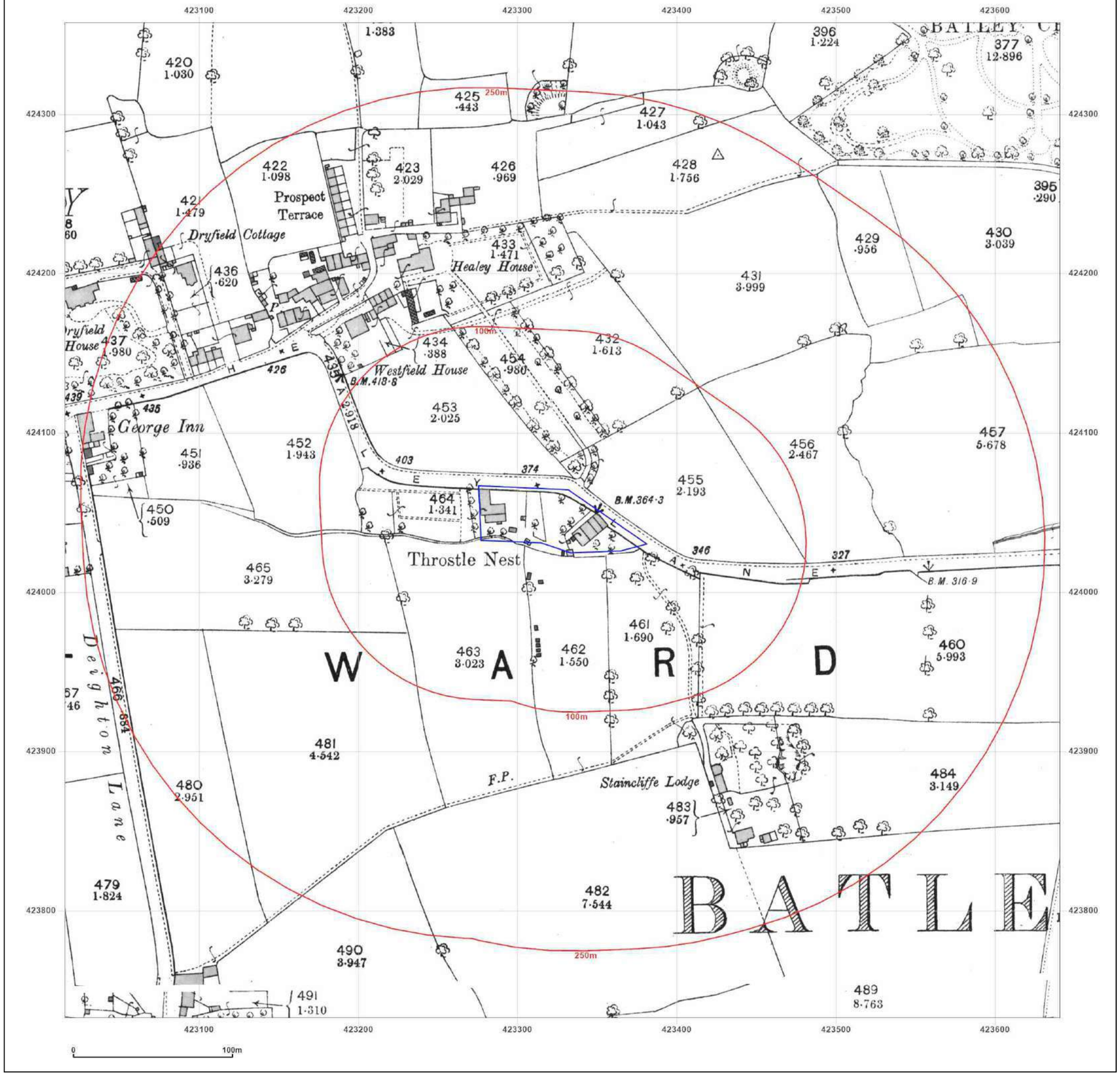
APPENDIX B

GROUNDSURE DOCUMENTS



Groundsure INSIGHTS

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HEALEY, BATLEY, KIRKLEES,
WF17 7SH

Client Ref: C681
Report Ref: GS-7SU-SZY-RG5-WKT
Grid Ref: 423328, 424045

Map Name: County Series

Map date: **1894**

Scale: 1:2,500

Printed at: 1:2,500

N
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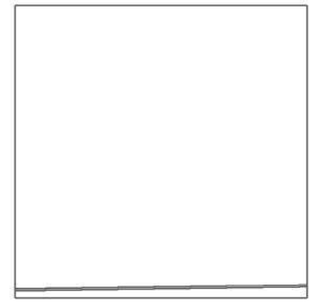
Surveyed 1894
Revised 1894
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1894
Revised 1894
Edition N/A
Copyright N/A
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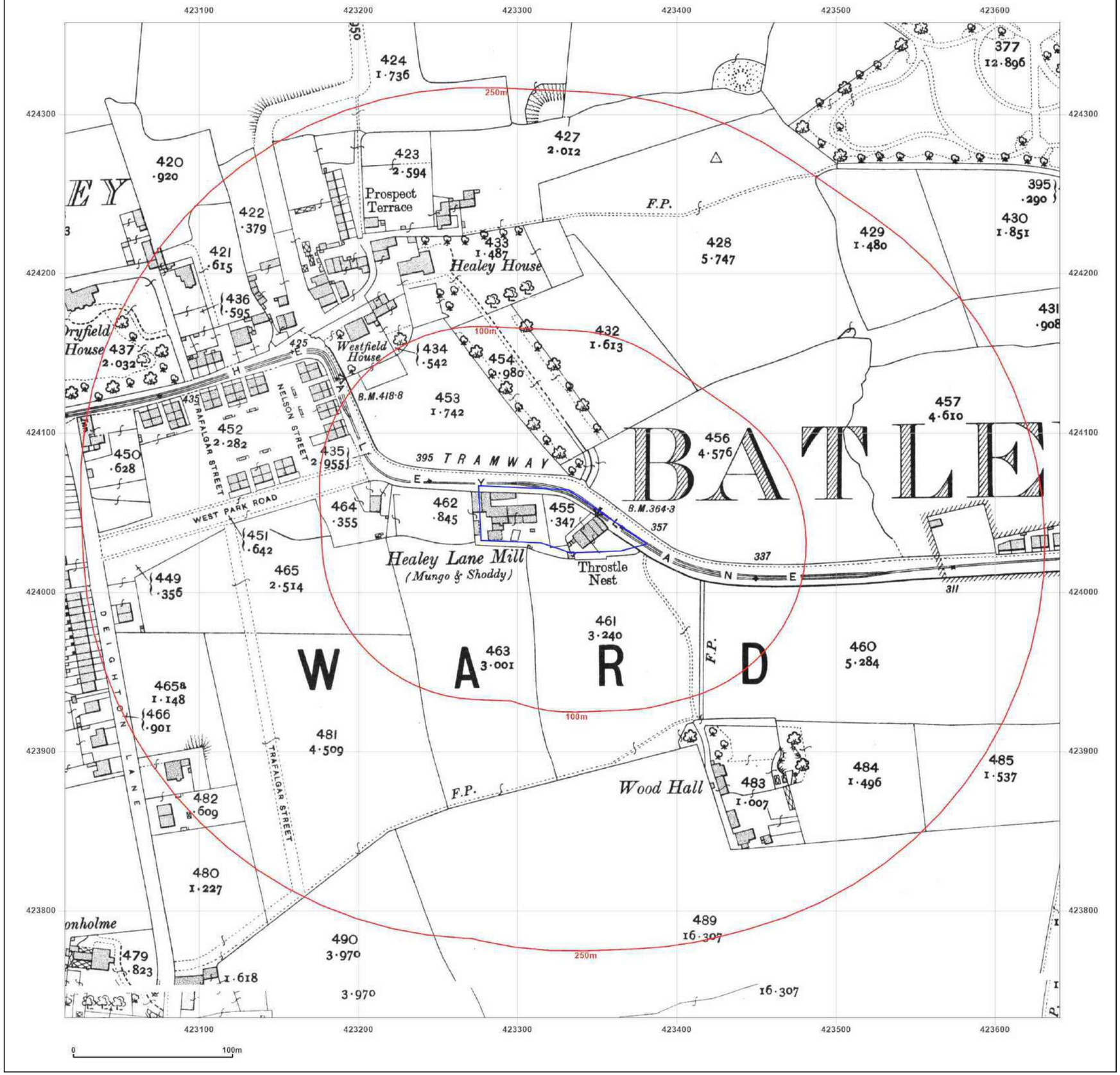

Groundsure INSIGHTS

Site Details:

MASJIB QUBA, HEALEY LANE,
HEALEY, BATLEY, KIRKLEES,
WF17 7SH

Client Ref: C681
Report Ref: GS-7SU-SZY-RG5-WKT
Grid Ref: 423328, 424045

Map Name: County Series

Map date: **1907**

Scale: 1:2,500

Printed at: 1:2,500

N
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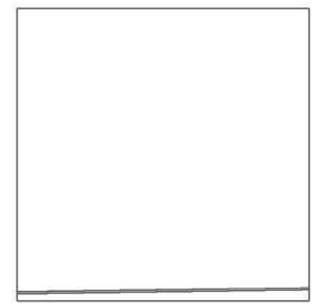
Surveyed 1907
Revised 1907
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1907
Revised 1907
Edition N/A
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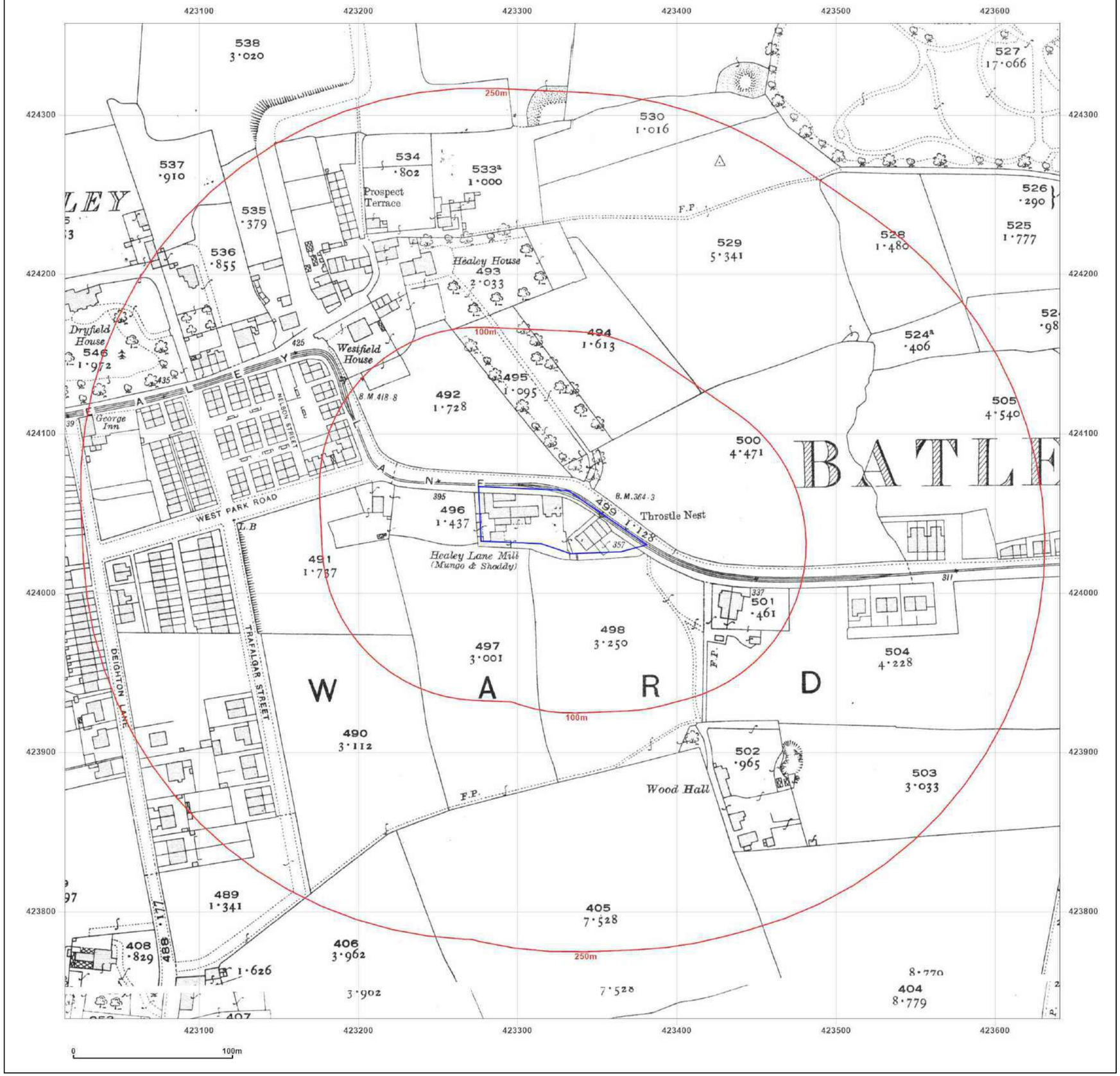

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Site Details:

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WF17 7SH

Client Ref: C681
Report Ref: GS-7SU-SZY-RG5-WKT
Grid Ref: 423328, 424045

Map Name: County Series

Map date: **1922**

Scale: 1:2,500

Printed at: 1:2,500

N
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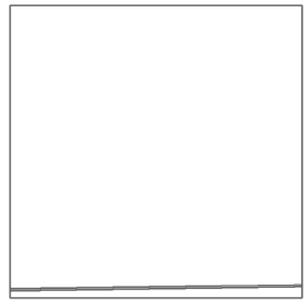
Surveyed 1922
Revised 1922
Edition N/A
Copyright N/A
Levelled N/A



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Edition N/A
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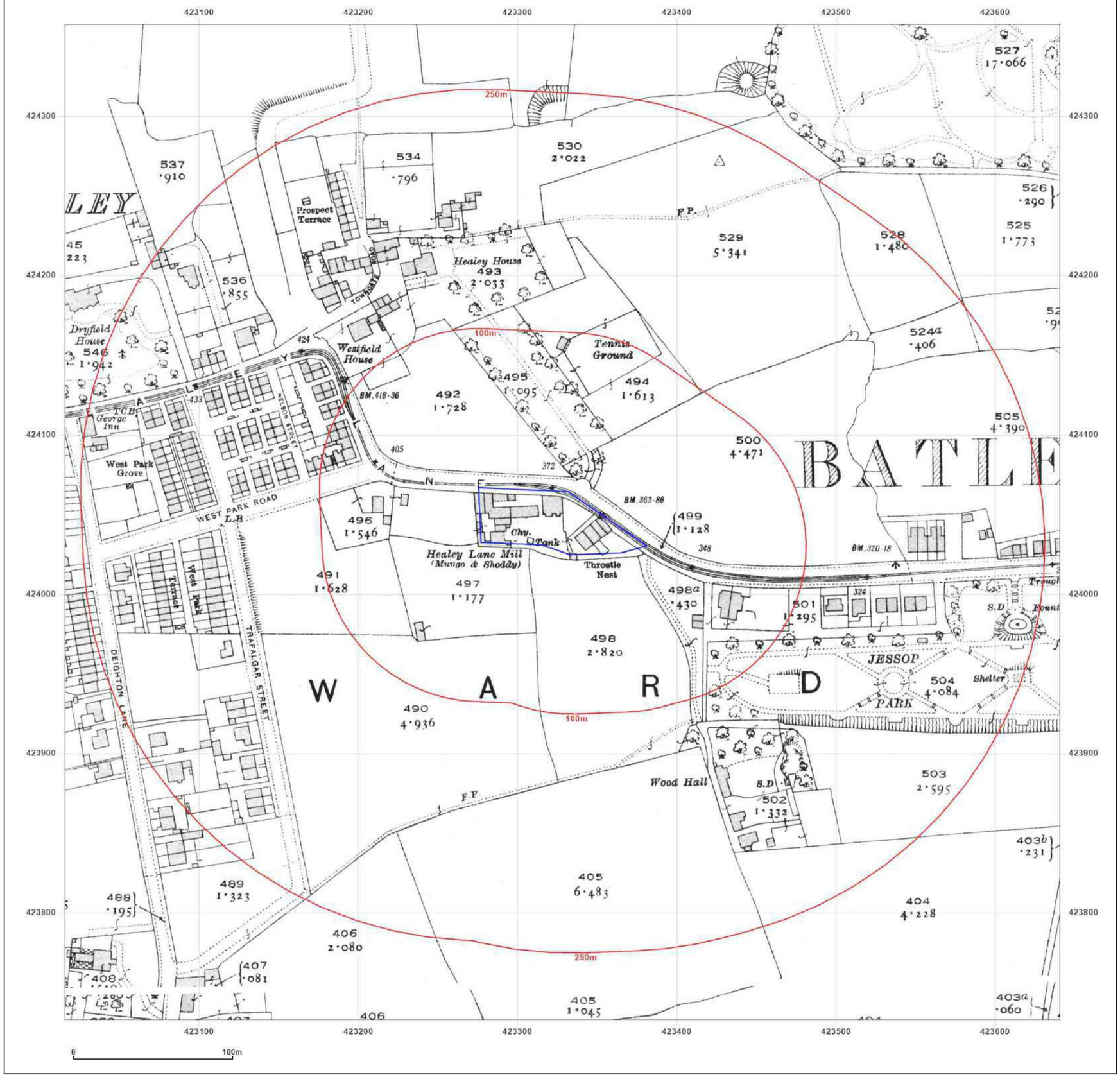

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HEALEY, BATLEY, KIRKLEES,
WF17 7SH

Client Ref: C681
Report Ref: GS-7SU-SZY-RG5-WKT
Grid Ref: 423328, 424045

Map Name: County Series

Map date: **1933**

Scale: 1:2,500

Printed at: 1:2,500

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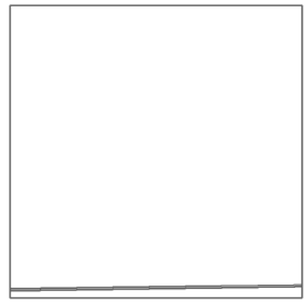
Surveyed 1933
Revised 1933
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1933
Revised 1933
Edition N/A
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WF17 7SH

Client Ref: C681
Report Ref: GS-7SU-SZY-RG5-WKT
Grid Ref: 423328, 424045

Map Name: National Grid

Map date: **1955**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1955 Revised 1955 Edition N/A Copyright N/A Levelled 1931	Surveyed 1955 Revised 1955 Edition N/A Copyright N/A Levelled 1931

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Client Ref: C681
Report Ref: GS-7SU-SZY-RG5-WKT
Grid Ref: 423328, 424045

Map Name: National Grid

Map date: **1956**

Scale: 1:1,250

Printed at: 1:2,000

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

Surveyed N/A
Revised N/A
Edition N/A
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Client Ref: C681
Report Ref: GS-7SU-SZY-RG5-WKT
Grid Ref: 423328, 424045

Map Name: National Grid

Map date: **1956**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1955
Revised 1955
Edition 1956
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Client Ref: C681
Report Ref: GS-7SU-SZY-RG5-WKT
Grid Ref: 423328, 424045

Map Name: National Grid

Map date: **1962**

Scale: 1:1,250

Printed at: 1:2,000

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

Surveyed 1955
Revised 1961
Edition N/A
Copyright 1962
Levelled 1957

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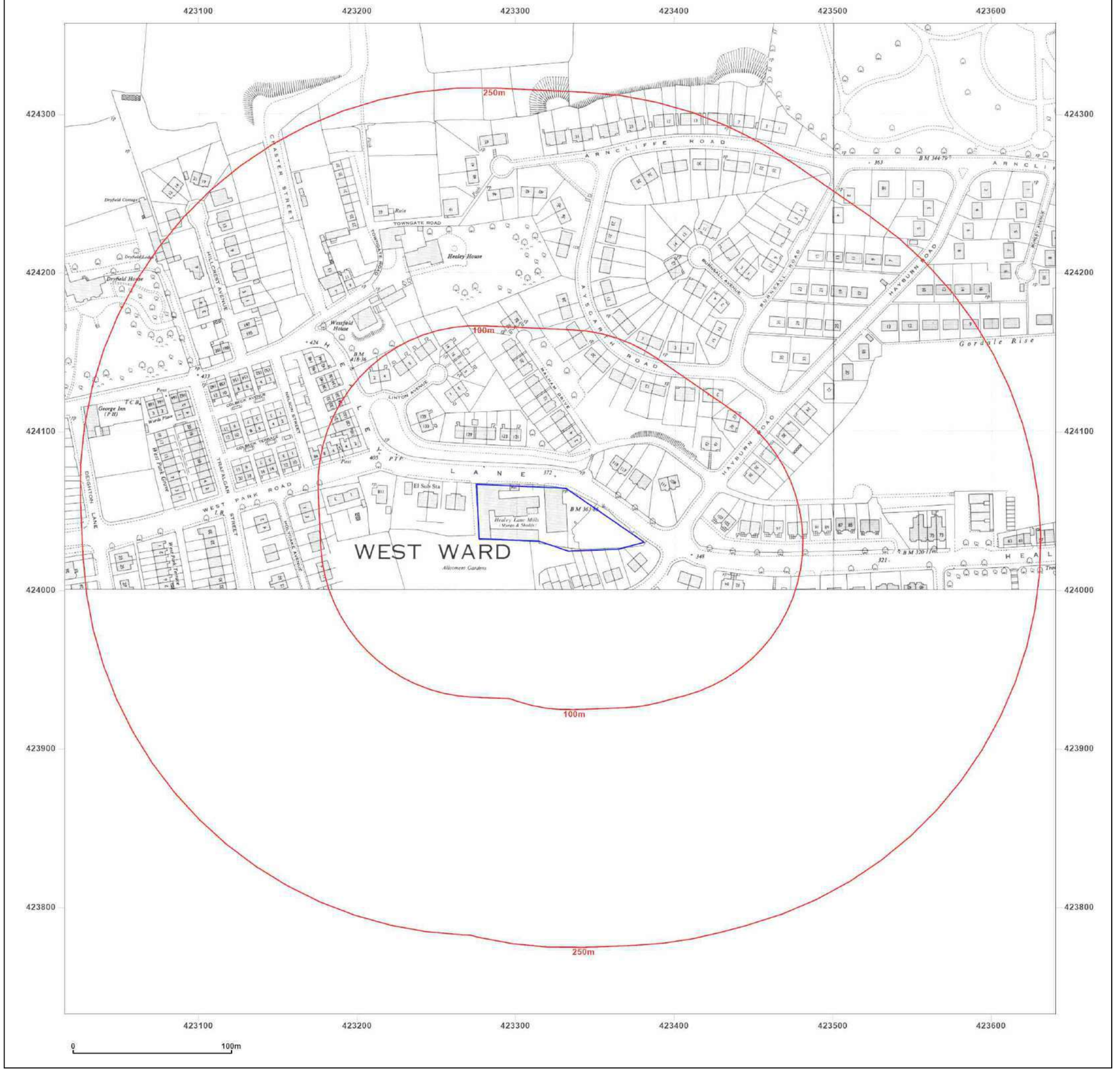

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WF17 7SH

Client Ref: C681
Report Ref: GS-7SU-SZY-RG5-WKT
Grid Ref: 423328, 424045

Map Name: National Grid

Map date: **1970**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1968
Revised 1968
Edition N/A
Copyright 1970
Levelled 1962

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Client Ref: C681
Report Ref: GS-7SU-SZY-RG5-WKT
Grid Ref: 423328, 424045

Map Name: National Grid

Map date: **1977-1978**

Scale: 1:1,250

Printed at: 1:2,000

N
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Surveyed 1955
Revised 1977
Edition N/A
Copyright 1978
Levelled 1962

Surveyed 1955
Revised 1976
Edition N/A
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Client Ref: C681
Report Ref: GS-7SU-SZY-RG5-WKT
Grid Ref: 423328, 424045

Map Name: National Grid

Map date: **1975-1979**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A	Surveyed 1979 Revised 1979 Edition N/A Copyright 1979 Levelled N/A
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WF17 7SH

Client Ref: C681
Report Ref: GS-7SU-SZY-RG5-WKT
Grid Ref: 423328, 424045

Map Name: National Grid

Map date: **1992**

Scale: 1:1,250

Printed at: 1:2,000

N
W E
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Surveyed N/A
Revised N/A
Edition N/A
Copyright 1992
Levelled N/A

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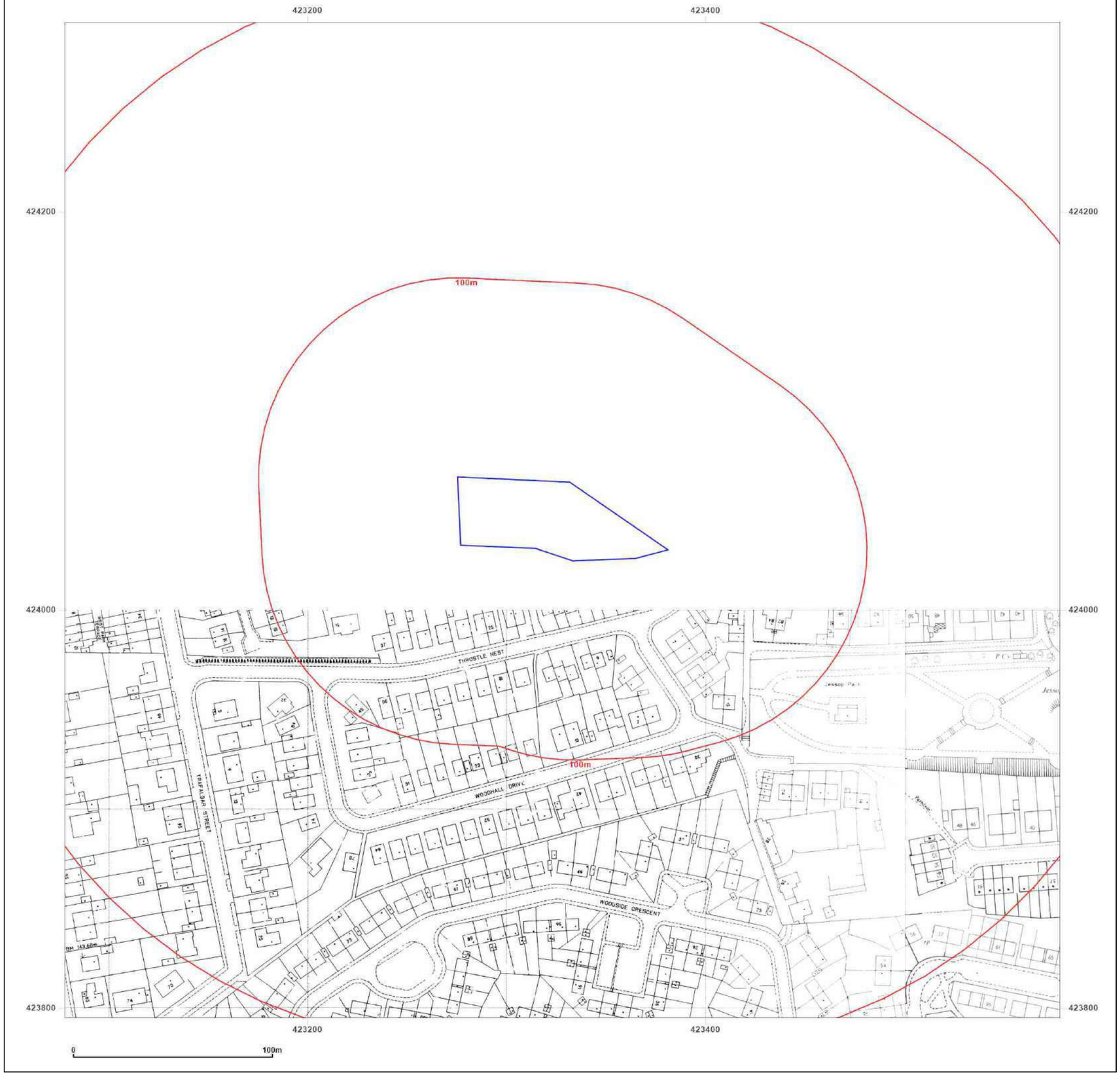

Groundsure INSIGHTS

Site Details:

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HEALEY, BATLEY, KIRKLEES,
WF17 7SH

Client Ref: C681
Report Ref: GS-7SU-SZY-RG5-WKT
Grid Ref: 423328, 424045

Map Name: National Grid
Map date: **1992-1995**
Scale: 1:1,250
Printed at: 1:2,000

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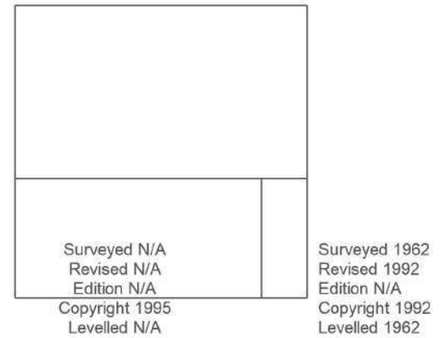

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WF17 7SH

Client Ref: C681
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Grid Ref: 423328, 424045

Map Name: National Grid
Map date: **1995**
Scale: 1:1,250
Printed at: 1:2,000

N
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Surveyed N/A
Revised N/A
Edition N/A
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WF17 7SH

Client Ref: C681
Report Ref: GS-7SU-SZY-RG5-WKT
Grid Ref: 423328, 424045

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

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2003

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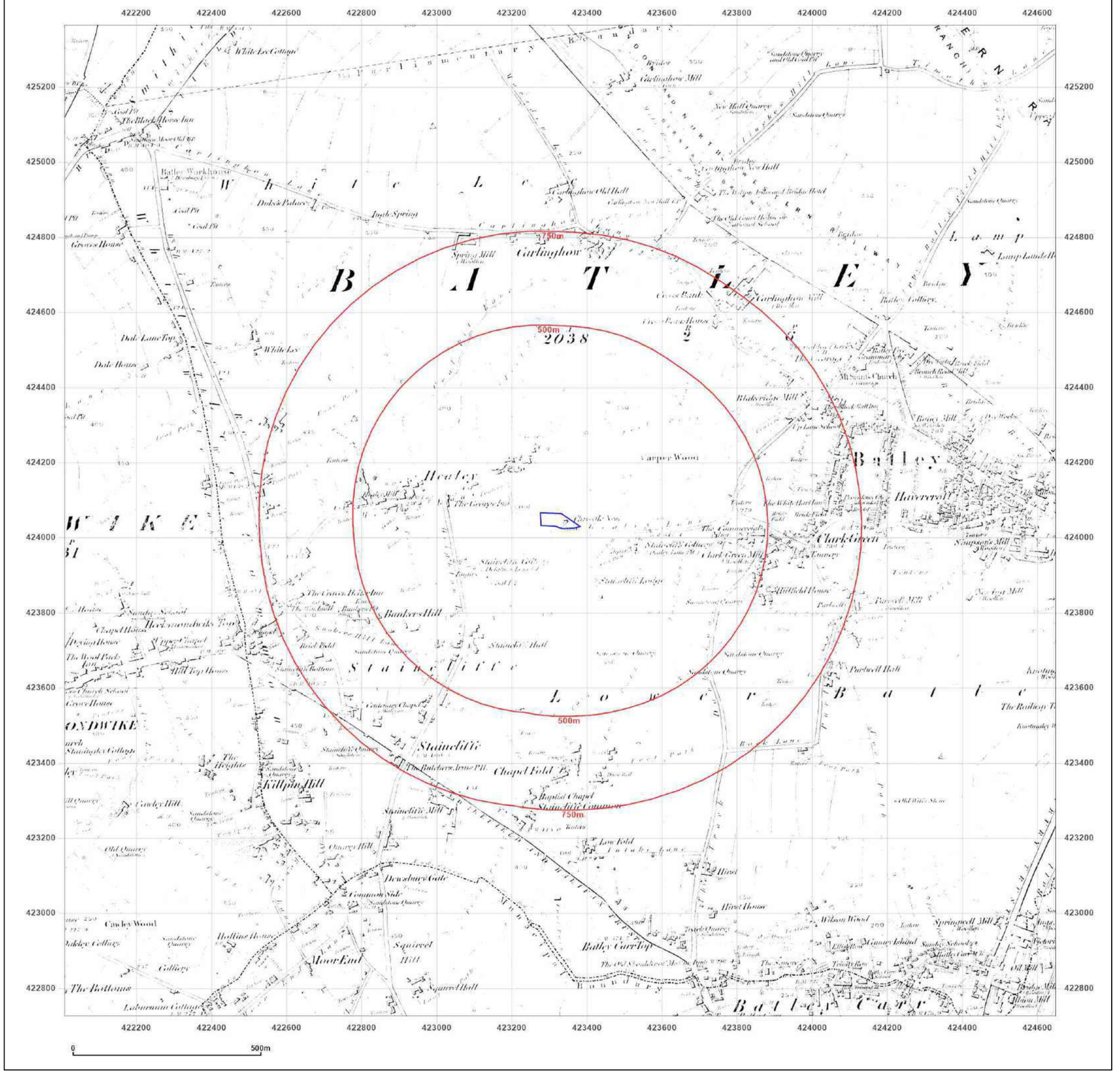

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HEALEY, BATLEY, KIRKLEES,
WF17 7SH

Client Ref: C681
Report Ref: GS-7SU-SZY-RG5-WKT
Grid Ref: 423328, 424045

Map Name: County Series

Map date: **1854**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1847
Revised N/A
Edition 1854
Copyright N/A
Levelled N/A

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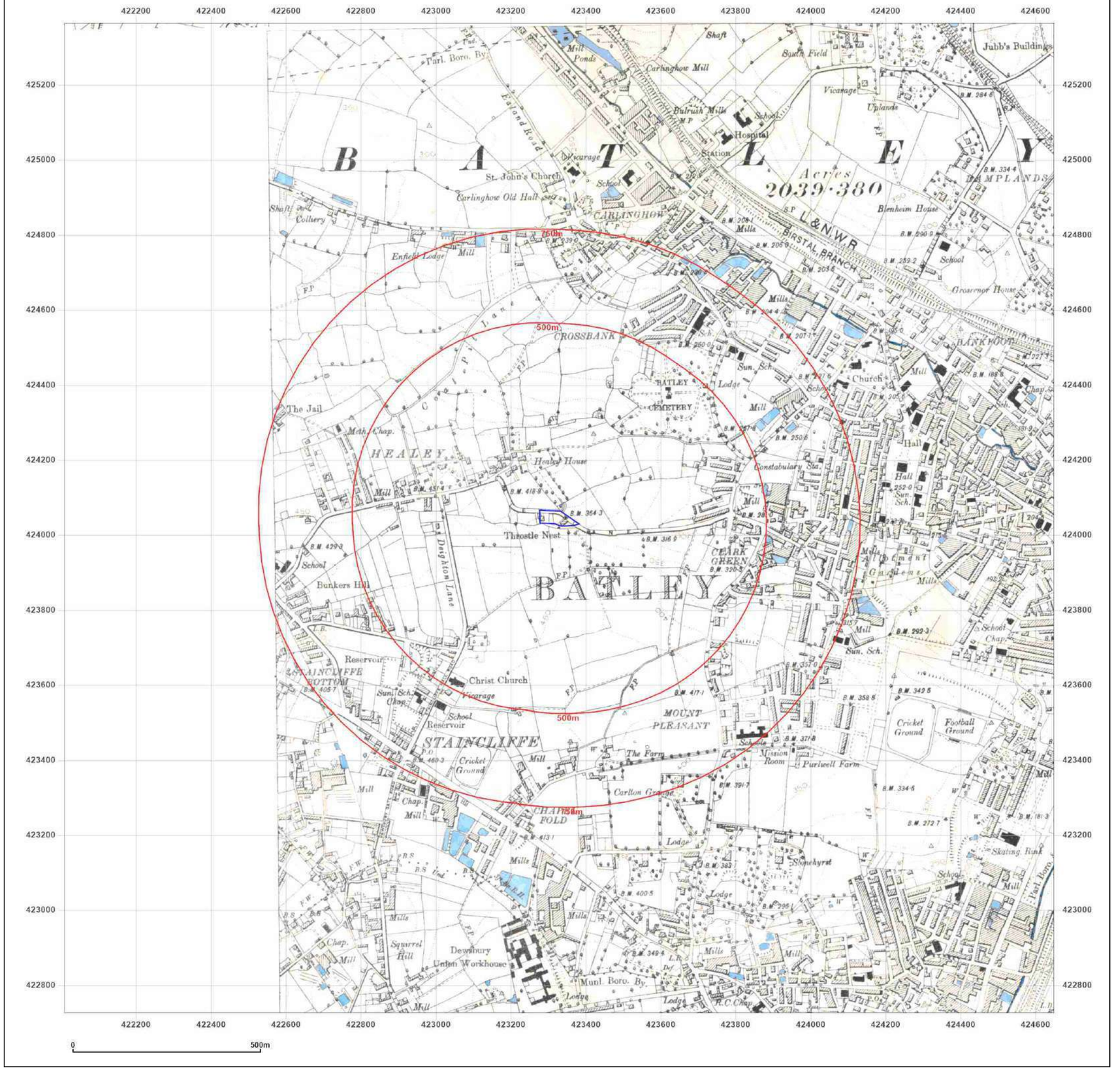

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Site Details:

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HEALEY, BATLEY, KIRKLEES,
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Client Ref: C681
Report Ref: GS-7SU-SZY-RG5-WKT
Grid Ref: 423328, 424045

Map Name: County Series

Map date: **1892**

Scale: 1:10,560

Printed at: 1:10,560

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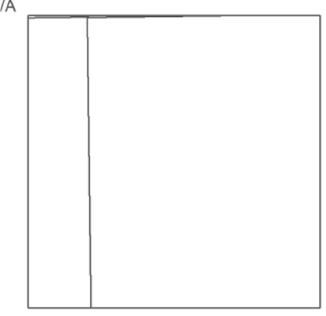
Surveyed 1892
Revised 1892
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1892
Revised 1892
Edition N/A
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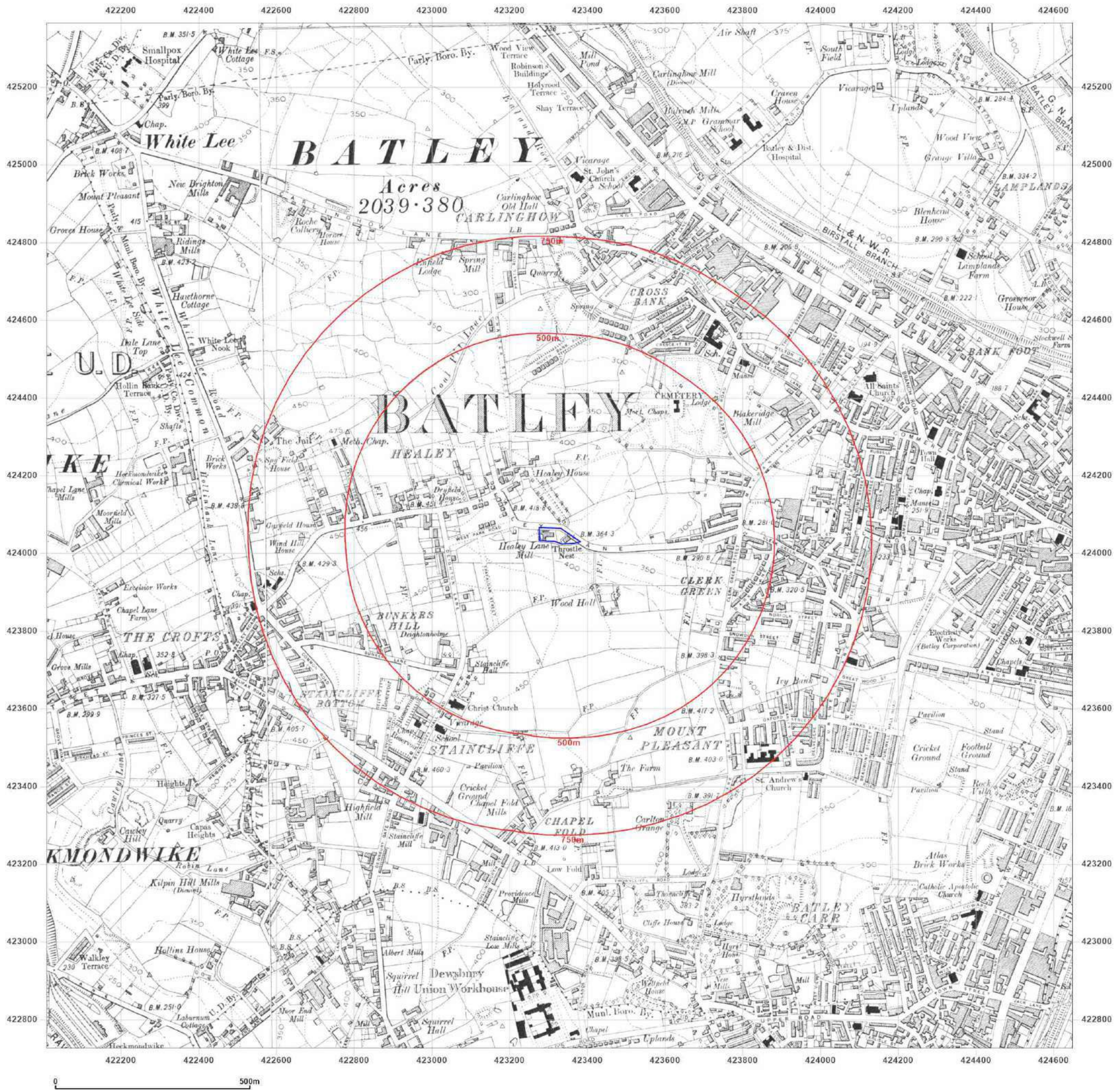

Site Details:

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HEALEY, BATLEY, KIRKLEES,
WF17 7SH

Client Ref: C681
Report Ref: GS-7SU-SZY-RG5-WKT
Grid Ref: 423328, 424045

Map Name: County Series

Map date: **1905-1906**

Scale: 1:10,560

Printed at: 1:10,560

N W E S

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

Surveyed 1889
Revised 1905
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1889
Revised 1905
Edition N/A
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Levelled N/A

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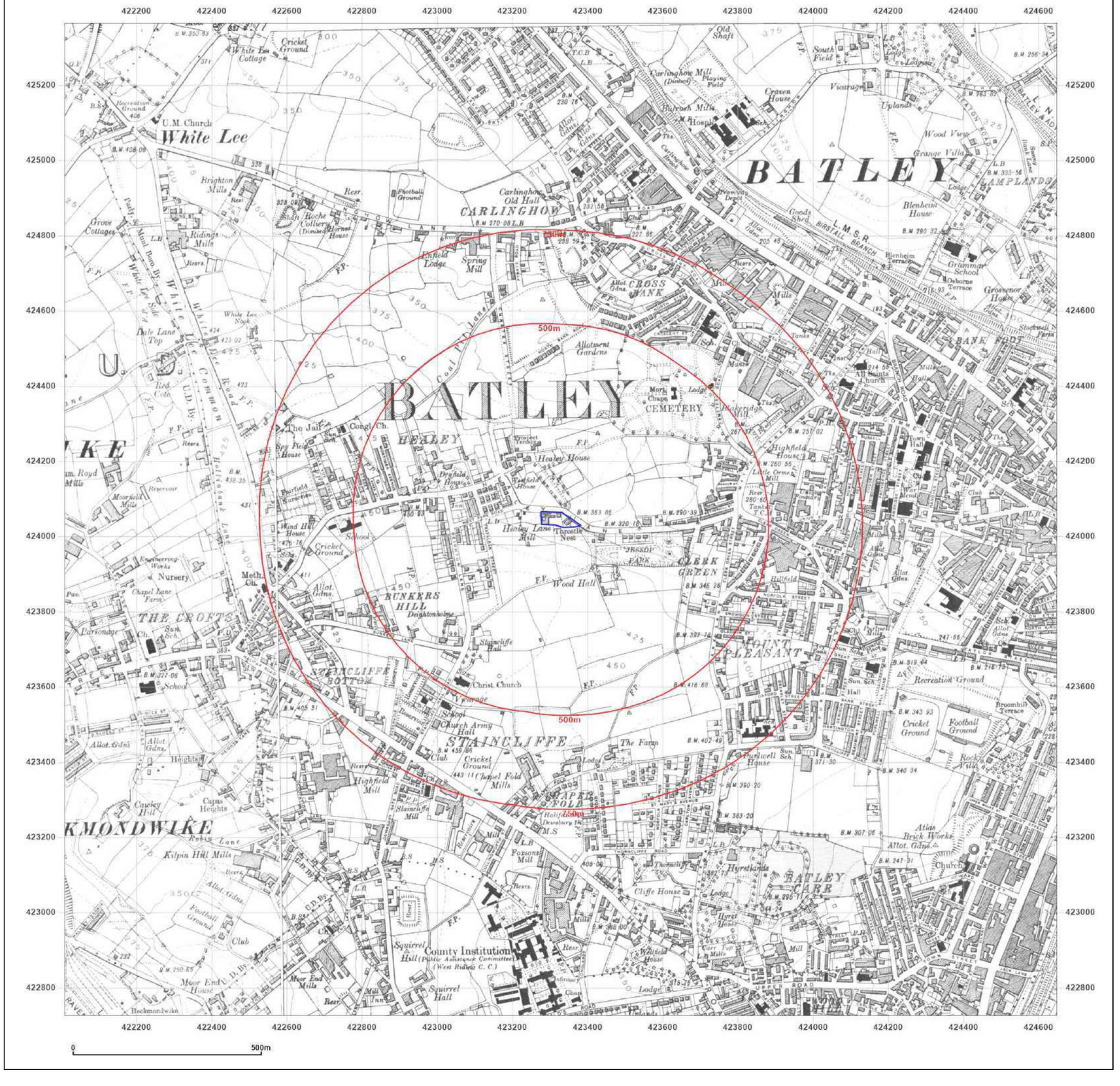

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Site Details:

MASJIB QUBA, HEALEY LANE,
HEALEY, BATLEY, KIRKLEES,
WF17 7SH

Client Ref: C681
Report Ref: GS-7SU-SZY-RG5-WKT
Grid Ref: 423328, 424045

Map Name: County Series

Map date: **1931-1932**

Scale: 1:10,560

Printed at: 1:10,560

N
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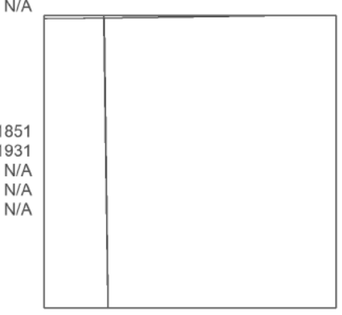
Surveyed 1850
Revised 1932
Edition N/A
Copyright N/A
Levelled N/A

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



Surveyed 1851
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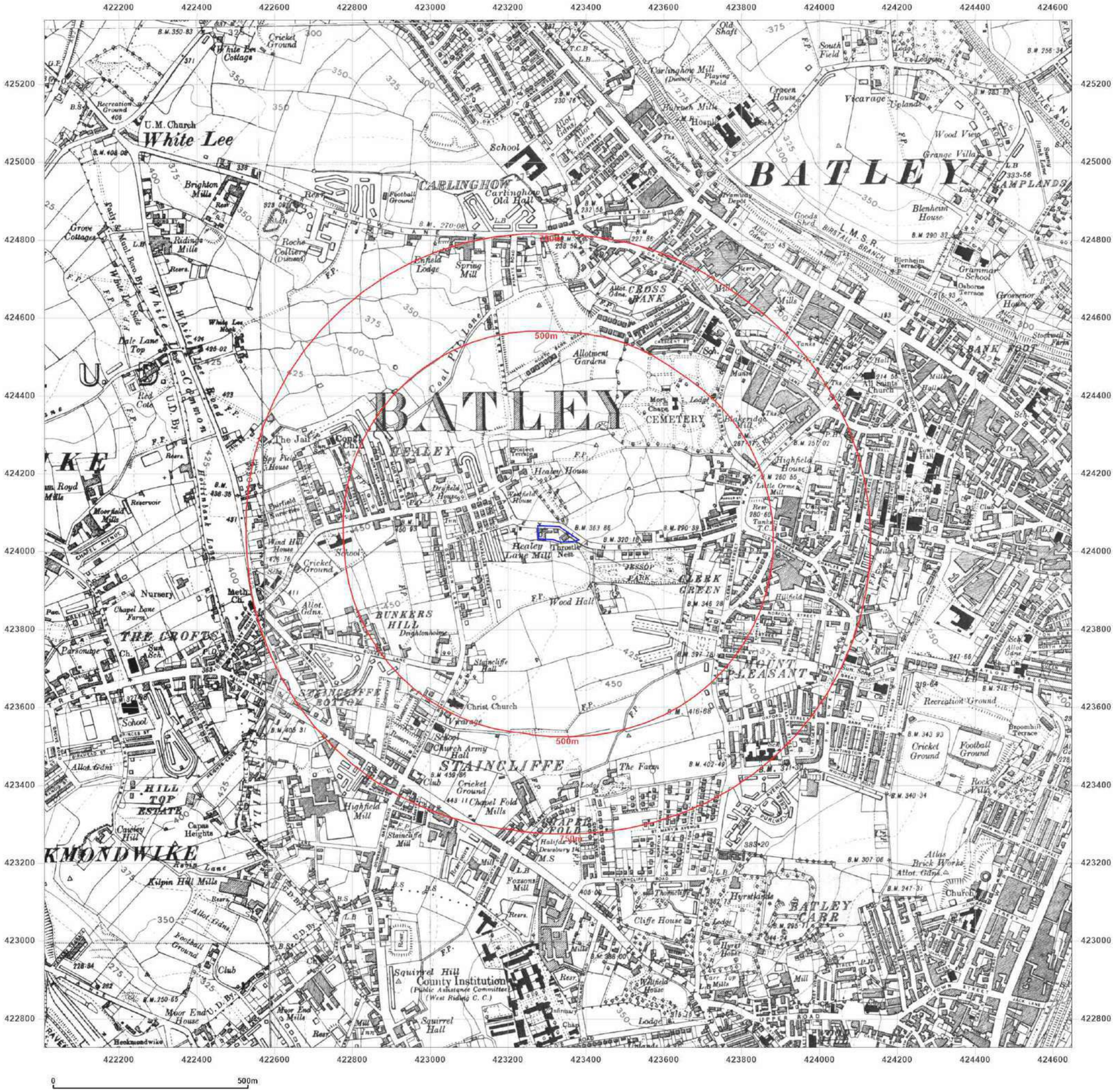

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Site Details:

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WF17 7SH

Client Ref: C681
Report Ref: GS-7SU-SZY-RG5-WKT
Grid Ref: 423328, 424045

Map Name: County Series

Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1850
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1850
Revised 1938
Edition 1938
Copyright N/A
Levelled 1932

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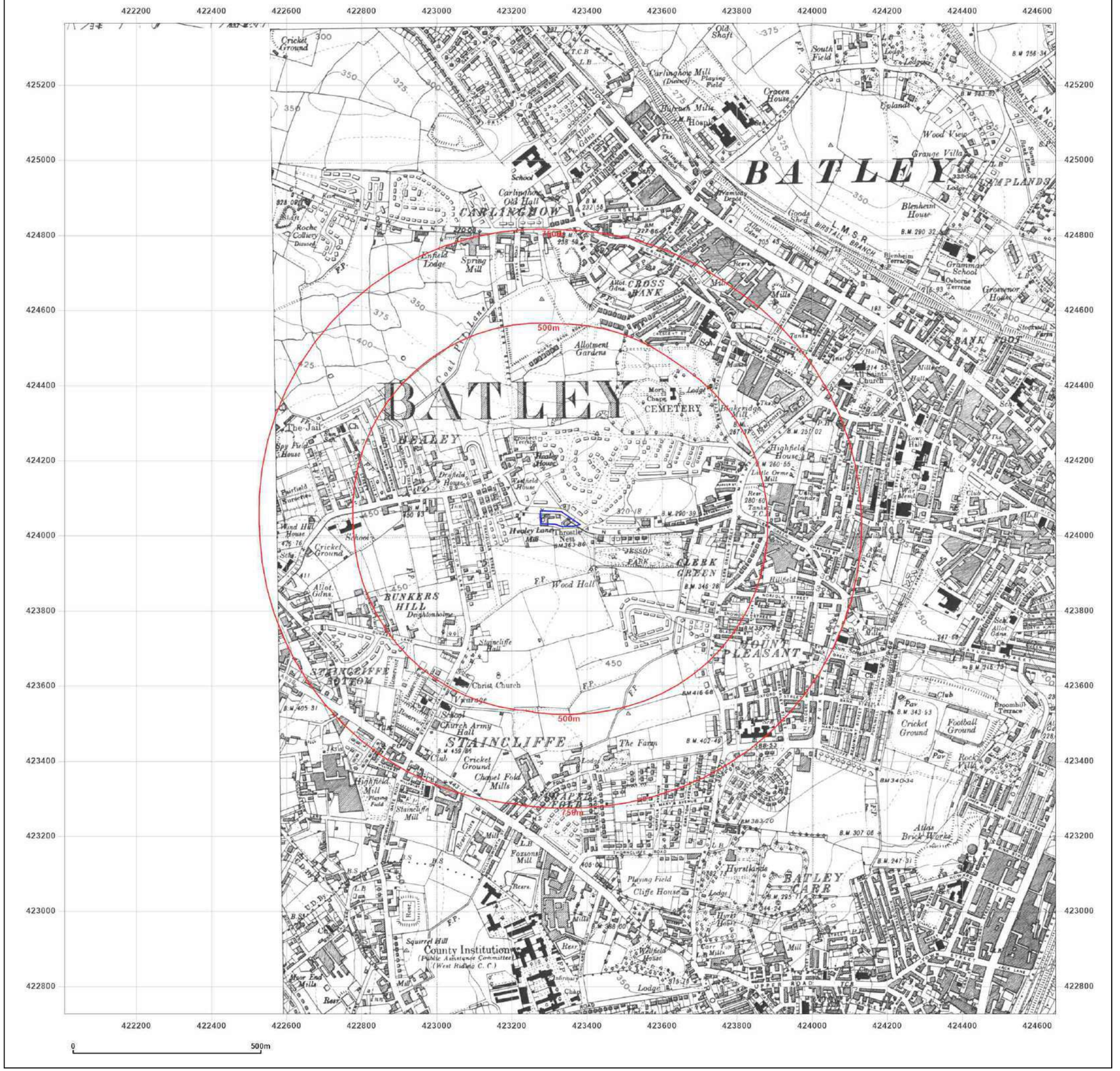

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Site Details:

MASJIB QUBA, HEALEY LANE,
HEALEY, BATLEY, KIRKLEES,
WF17 7SH

Client Ref: C681
Report Ref: GS-7SU-SZY-RG5-WKT
Grid Ref: 423328, 424045

Map Name: County Series

Map date: **1948**

Scale: 1:10,560

Printed at: 1:10,560

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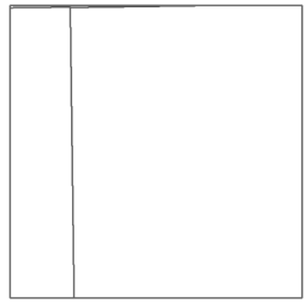
Surveyed 1850
Revised 1948
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1851
Revised 1948
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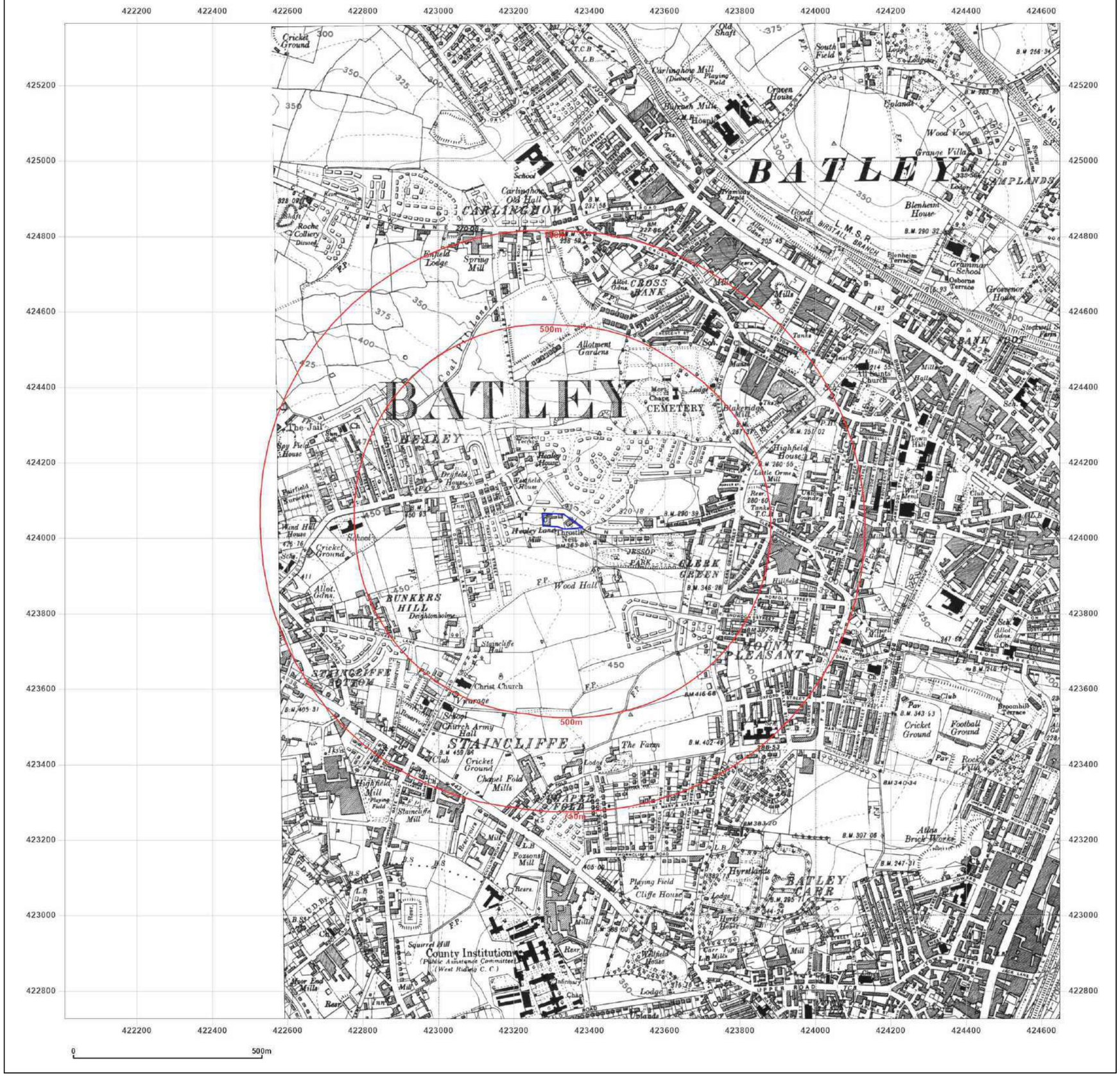

Groundsure INSIGHTS

Site Details:

MASJIB QUBA, HEALEY LANE,
HEALEY, BATLEY, KIRKLEES,
WF17 7SH

Client Ref: C681
Report Ref: GS-7SU-SZY-RG5-WKT
Grid Ref: 423328, 424045

Map Name: County Series

Map date: **1948**

Scale: 1:10,560

Printed at: 1:10,560

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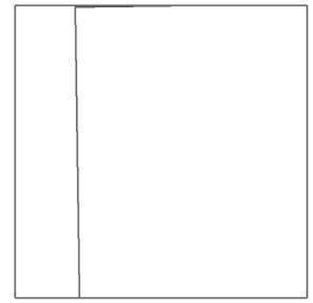

Surveyed 1851
Revised 1948
Edition N/A
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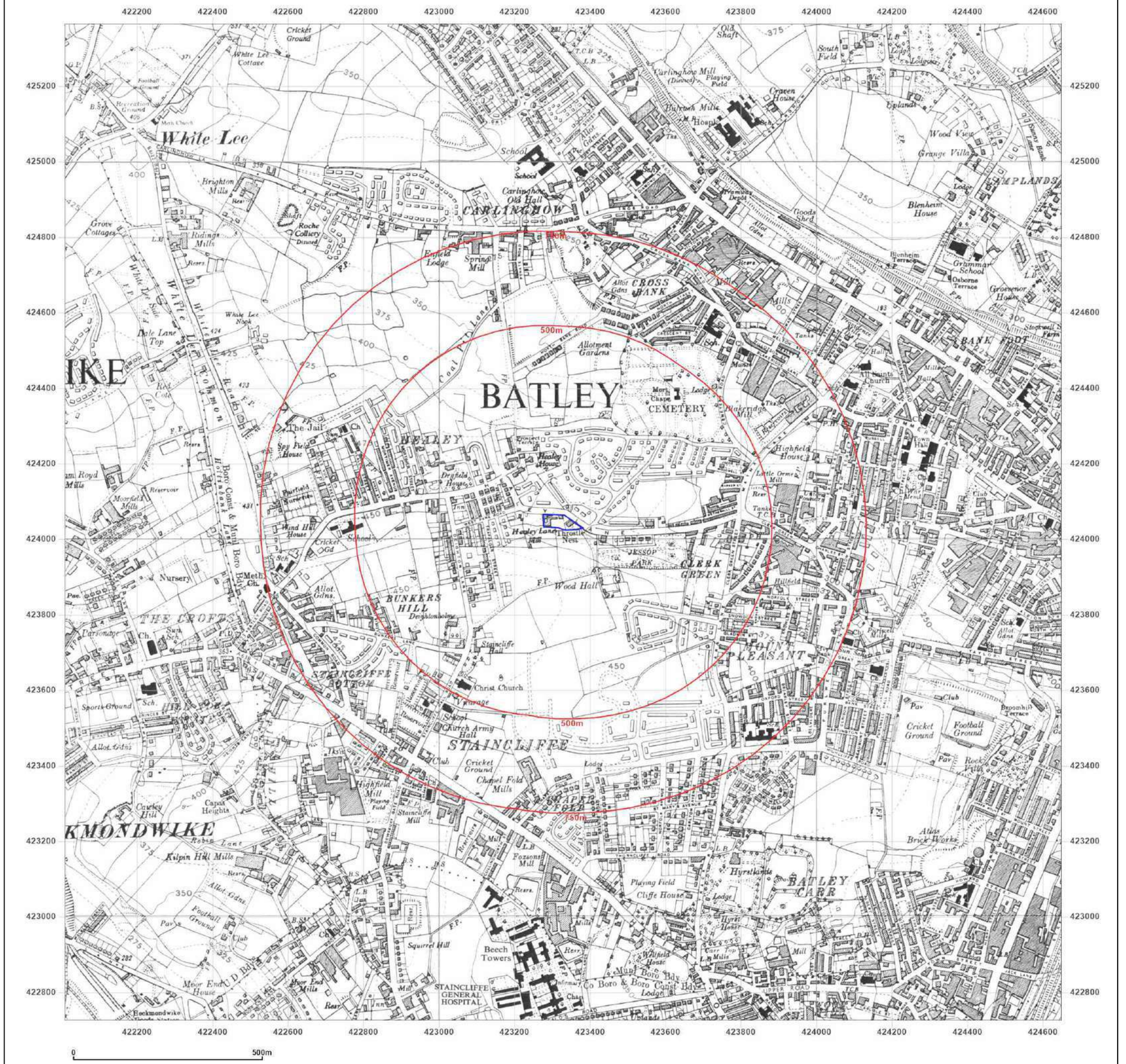

Groundsure INSIGHTS

Site Details:

MASJIB QUBA, HEALEY LANE,
HEALEY, BATLEY, KIRKLEES,
WF17 7SH

Client Ref: C681
Report Ref: GS-7SU-SZY-RG5-WKT
Grid Ref: 423328, 424045

Map Name: Provisional

Map date: **1955**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1951
Revised 1951
Edition N/A
Copyright 1955
Levelled N/A

Surveyed 1951
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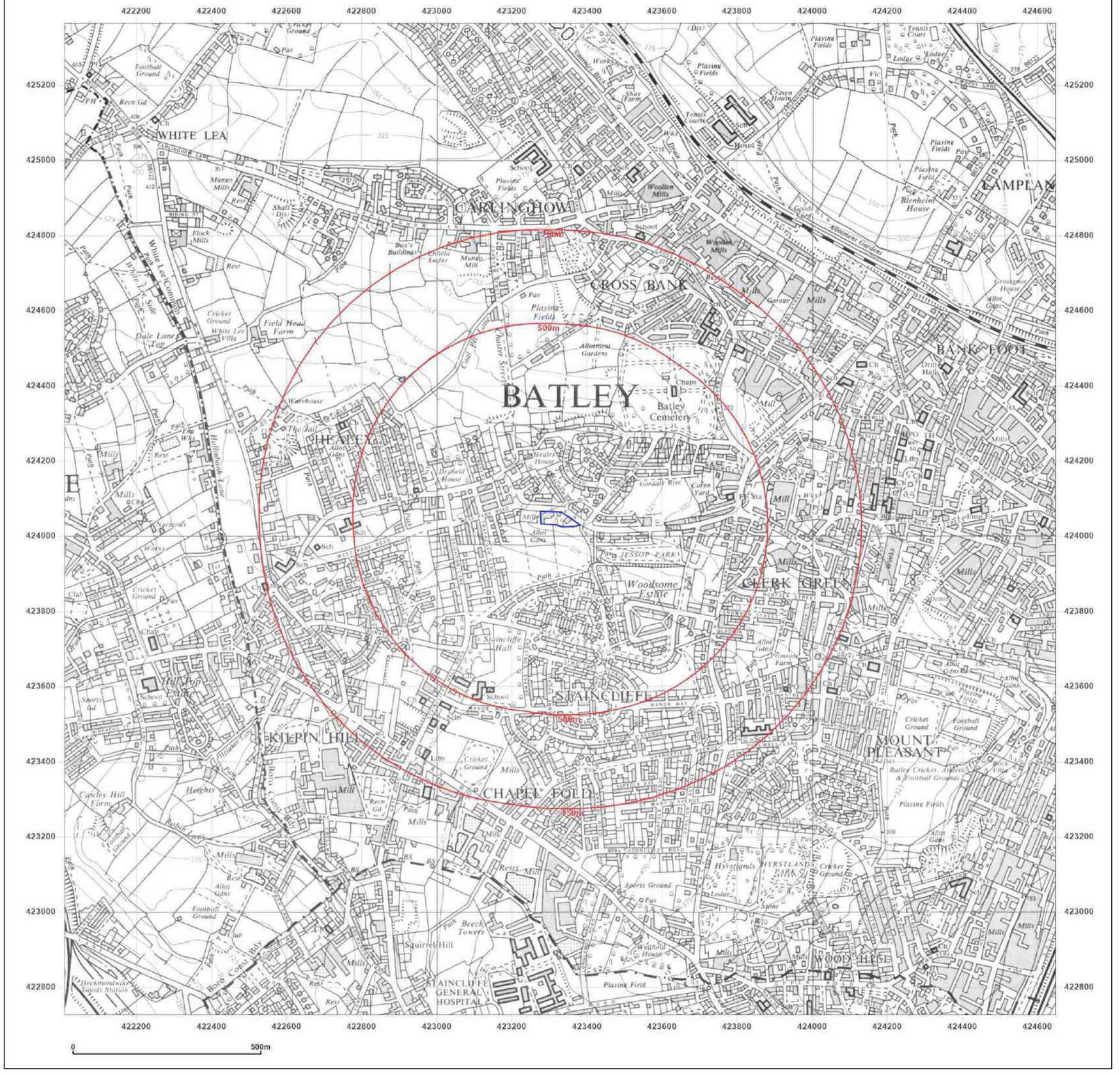

Groundsure INSIGHTS

Site Details:

MASJIB QUBA, HEALEY LANE,
HEALEY, BATLEY, KIRKLEES,
WF17 7SH

Client Ref: C681
Report Ref: GS-7SU-SZY-RG5-WKT
Grid Ref: 423328, 424045

Map Name: Provisional

Map date: **1966-1967**

Scale: 1:10,560

Printed at: 1:10,560

N
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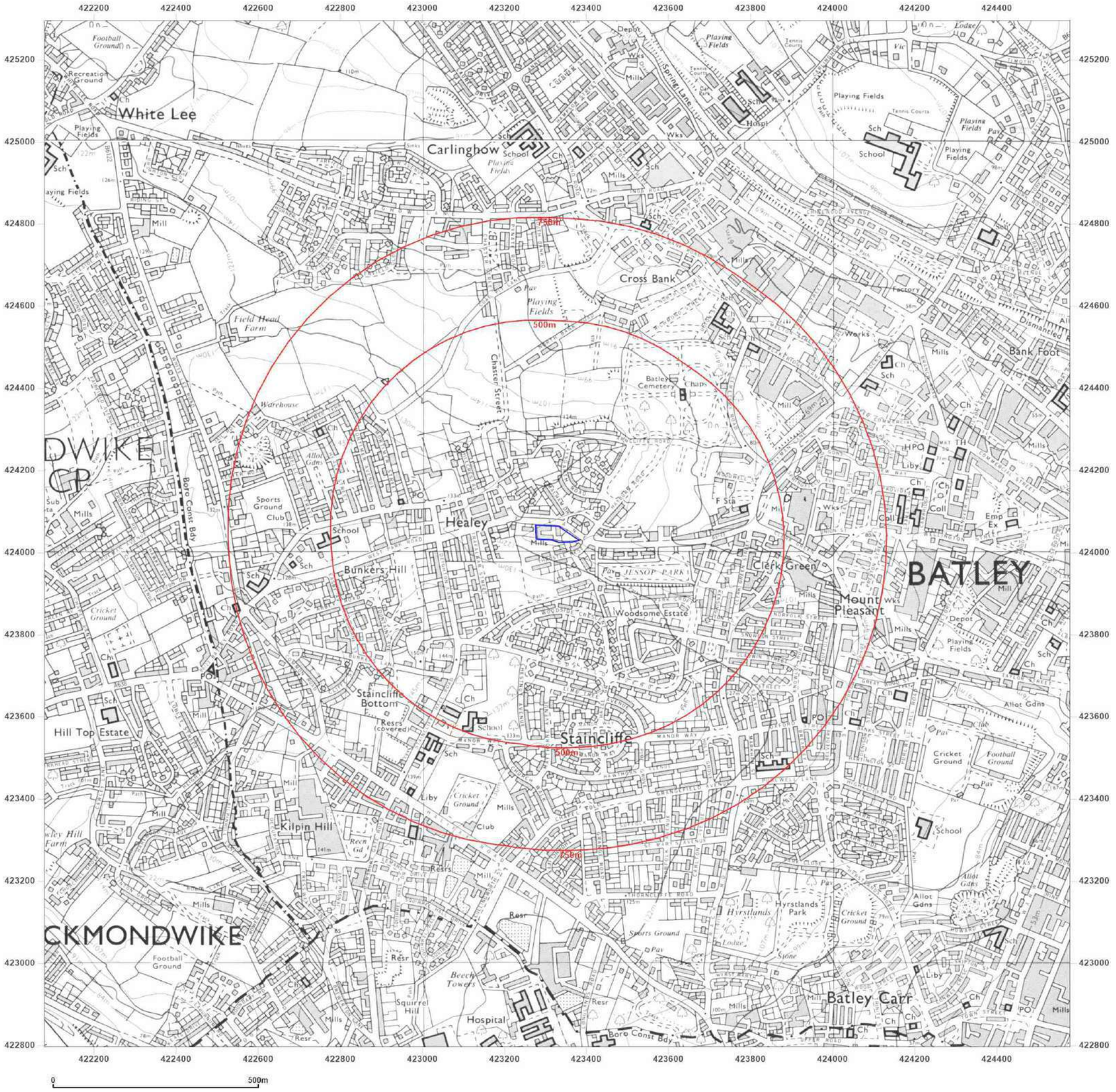

Groundsure INSIGHTS

Site Details:

MASJIB QUBA, HEALEY LANE,
HEALEY, BATLEY, KIRKLEES,
WF17 7SH

Client Ref: C681
Report Ref: GS-7SU-SZY-RG5-WKT
Grid Ref: 423328, 424045

Map Name: National Grid

Map date: **1974**

Scale: 1:10,000

Printed at: 1:10,000

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Site Details:

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WF17 7SH

Client Ref: C681
Report Ref: GS-7SU-SZY-RG5-WKT
Grid Ref: 423328, 424045

Map Name: National Grid

Map date: **1981-1985**

Scale: 1:10,000

Printed at: 1:10,000

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Surveyed 1985
Revised 1985
Edition N/A
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Surveyed 1977
Revised 1981
Edition N/A
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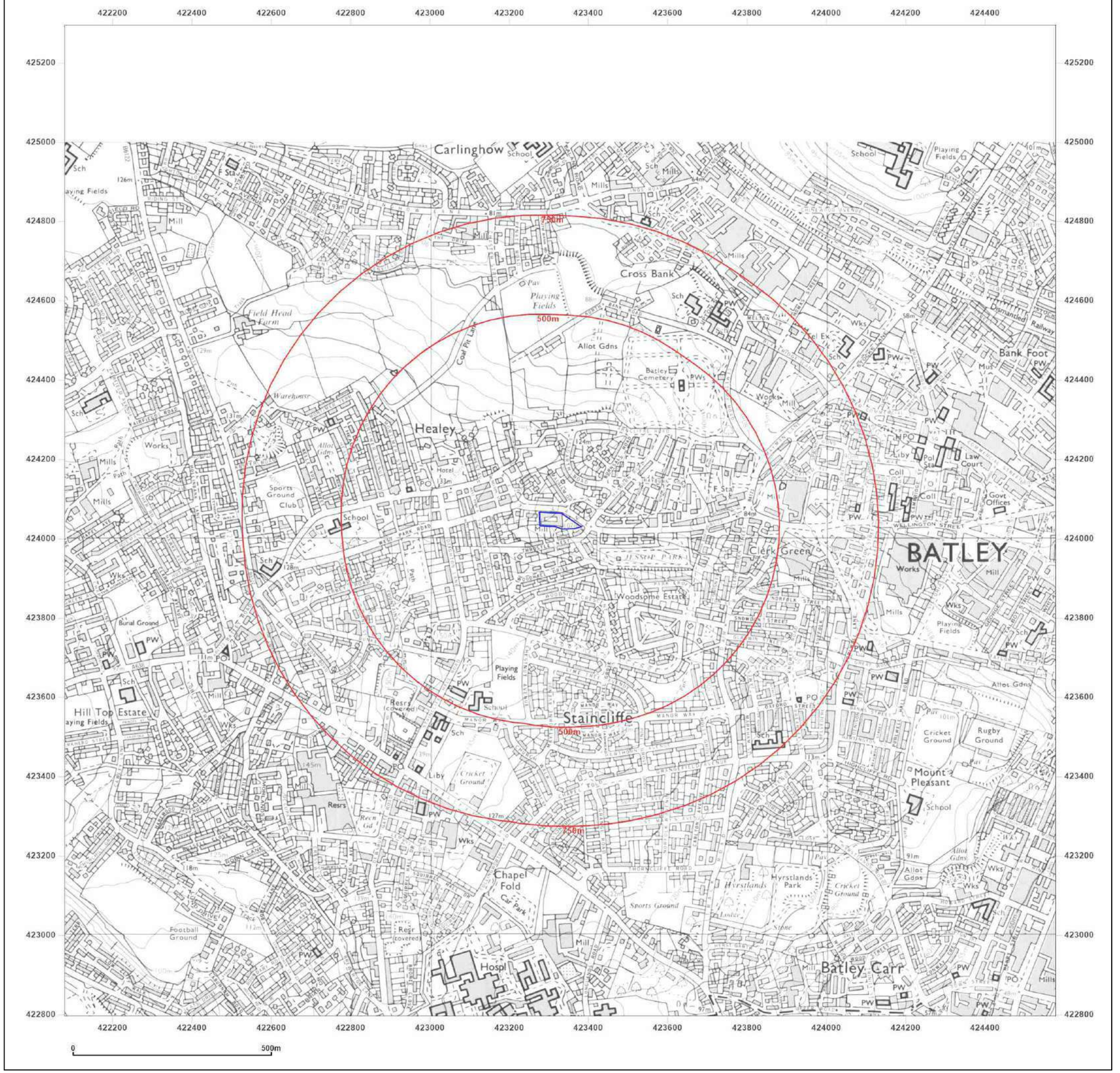

Groundsure INSIGHTS

Site Details:

MASJIB QUBA, HEALEY LANE,
HEALEY, BATLEY, KIRKLEES,
WF17 7SH

Client Ref: C681
Report Ref: GS-7SU-SZY-RG5-WKT
Grid Ref: 423328, 424045

Map Name: National Grid

Map date: **1988**

Scale: 1:10,000

Printed at: 1:10,000

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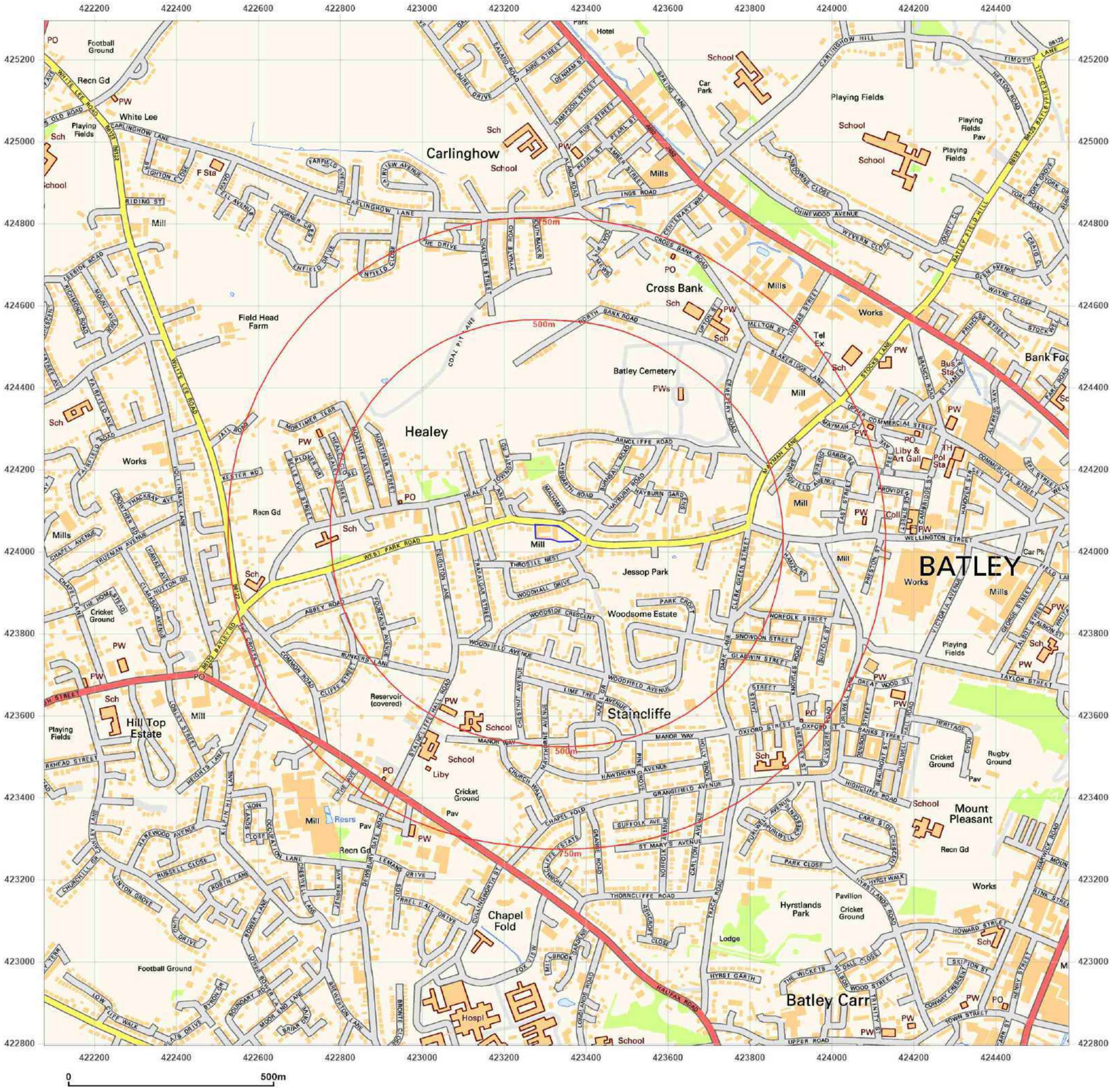

Groundsure INSIGHTS

Site Details:

MASJIB QUBA, HEALEY LANE,
HEALEY, BATLEY, KIRKLEES,
WF17 7SH

Client Ref: C681
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Grid Ref: 423328, 424045

Map Name: National Grid
Map date: **2001**
Scale: 1:10,000
Printed at: 1:10,000

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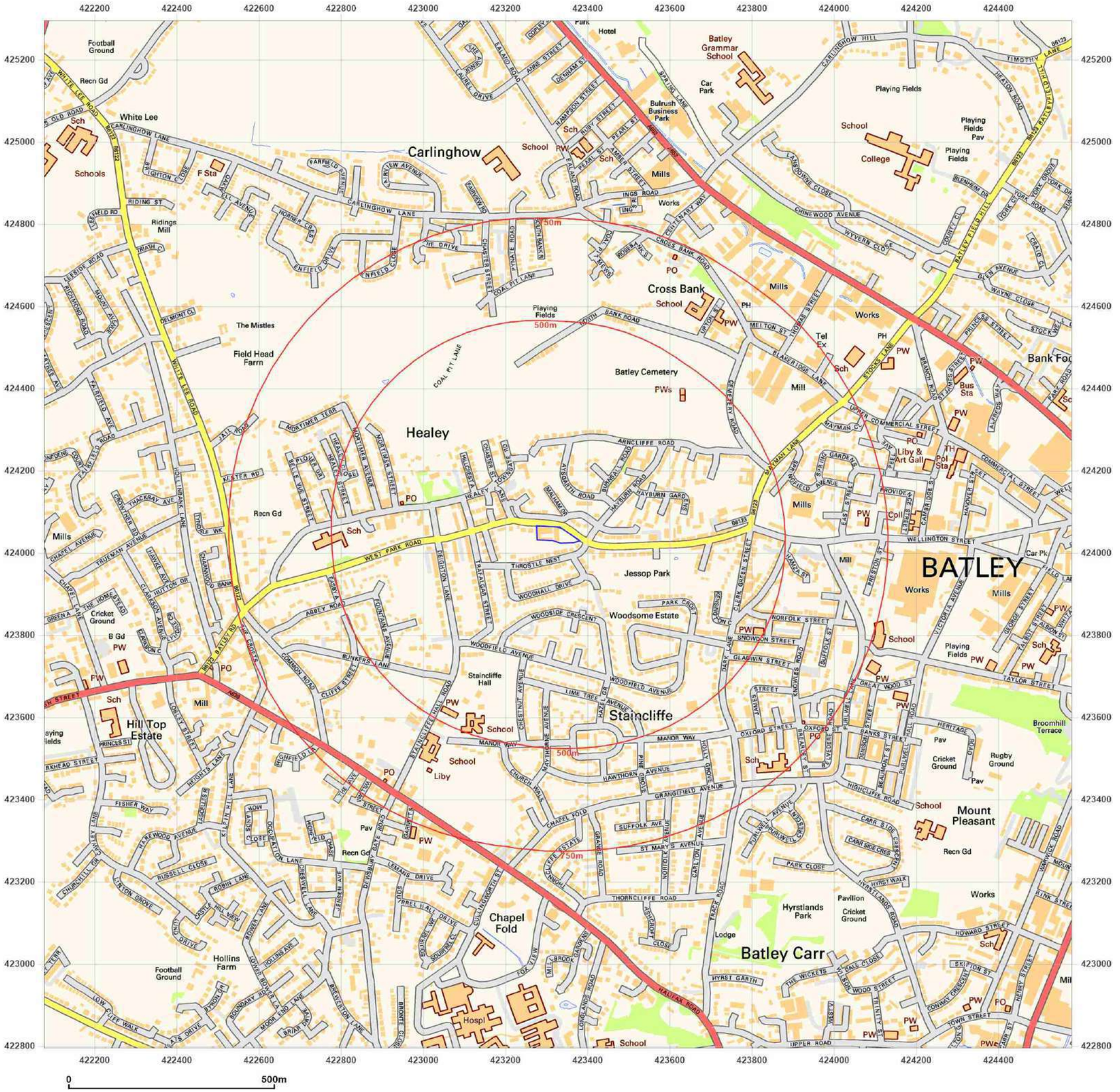

Groundsure INSIGHTS

Site Details:

MASJIB QUBA, HEALEY LANE,
HEALEY, BATLEY, KIRKLEES,
WF17 7SH

Client Ref: C681
Report Ref: GS-7SU-SZY-RG5-WKT
Grid Ref: 423328, 424045

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

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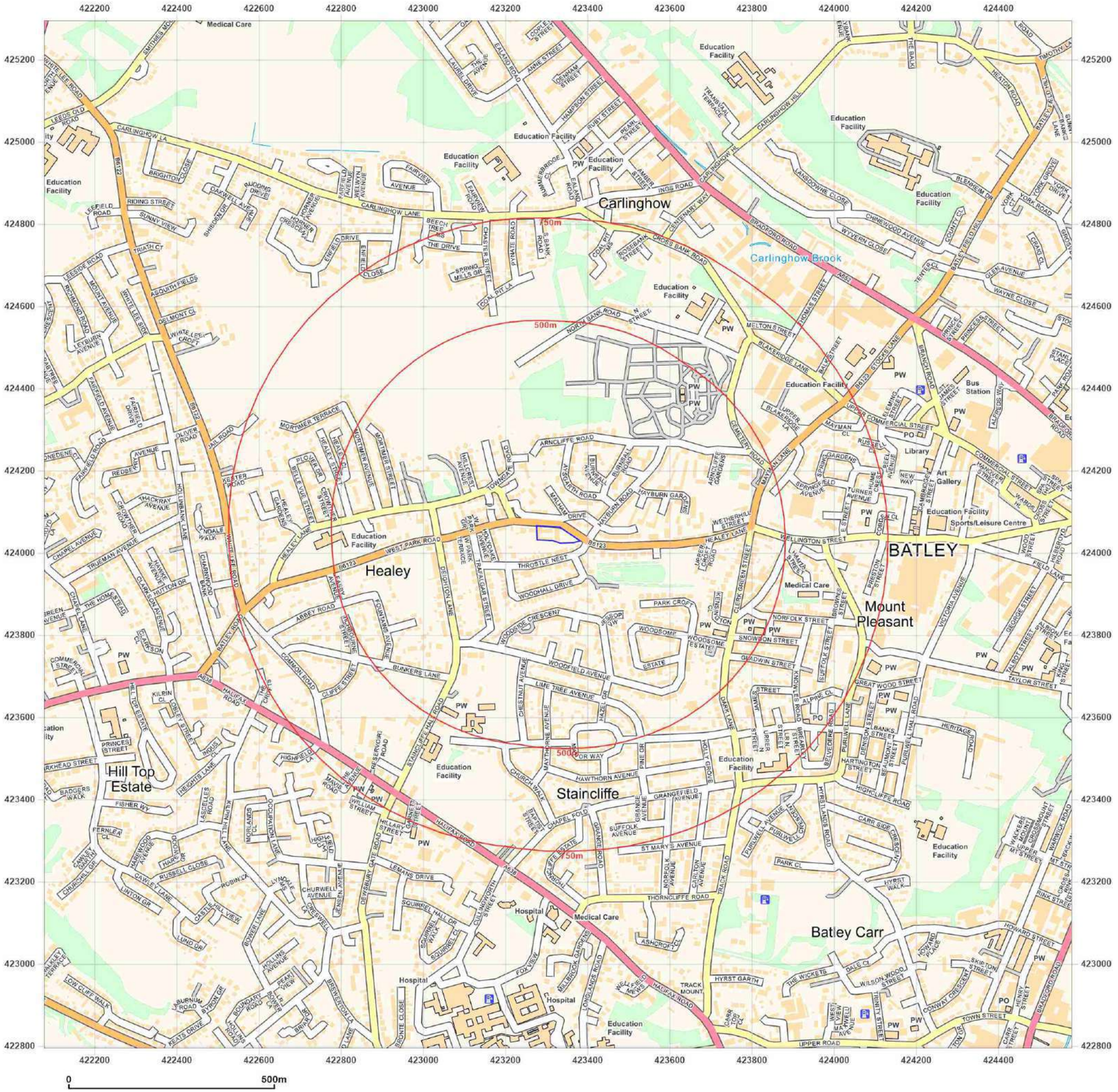

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HEALEY, BATLEY, KIRKLEES,
WF17 7SH

Client Ref: C681
Report Ref: GS-7SU-SZY-RG5-WKT
Grid Ref: 423328, 424045

Map Name: National Grid

Map date: **2024**

Scale: 1:10,000

Printed at: 1:10,000

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APPENDIX C

PHOTOGRAPHS

Project Number: C681	**Project Name:** Healey Lane, Batley
Client:	**Document Name:** Site Walkover Photographs: Photo 1 – View from Eastern most point of site, down towards northern and Southern boundaries . Photo 2 –View of stockpile of wooden pallets and tanks.

G&M CONSULTING

Project Number: C681	**Project Name:** Healey Lane, Batley
Client:	**Document Name:** Site Walkover Photographs: Photo 3 –View from middle of site pointing west of site , Photo 4 – View of western boundary.

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APPENDIX D

DEFINITIONS AND
CLASSIFICATIONS OF RISK
ASSESSMENT
TERMINOLOGY

Definitions and Classifications of Risk Assessment Terminology.

Probability

Probability can be defined as the chance of a particular event occurring in a given period of time.

Descriptions of each of the four qualitative terms to be use in this report to describe the perceived probability of any identified pollutant linkage becoming realised are shown below in Table W.

Term	Description
High Likelihood	There is pollutant linkage and an event would appear very likely in the short-term and almost inevitable over the long-term, or there is evidence at the receptor of harm or pollution.
Likely	There is pollutant linkage and all the elements are present and in the right place which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short-term and likely over the long-term.
Low Likelihood	There is pollutant linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a long period such an event would take place, and is less likely in the shorter term.
Unlikely	There is pollutant linkage but circumstances are such that it is improbable that an event would occur even in the very long-term.

Table W. Description of Probability Classifications

Severity

Severity (consequence) can be defined as the adverse effects (or harm) arising from a defined hazard, which impairs the quality of human health or the environment in the short or longer term.

Descriptions of each of the four qualitative terms to be use in this report to describe the perceived potential severity of any identified pollutant linkage becoming realised are shown below in Table X.

Term	Description
Severe	Highly elevated concentrations **likely** to result in "significant harm" to human health as defined by the EPA 1990, Part 2A, if exposure occurs. Equivalent to **EA Category 1** pollution incident including persistent and/or extensive effects on water quality; leading to closure of a potable abstraction point; major impact on amenity value or major damage to agriculture or commerce. Major damage to aquatic or other ecosystems, which is likely to result in a substantial adverse change in its functioning or harm to a species of special interest that endangers the long-term maintenance of the population. Catastrophic damage to crops, buildings or property.
Medium	Elevated concentrations which could result in "significant harm" to human health as defined by the EPA 1990, Part 2A if exposure occurs. Equivalent to **EA Category 2** pollution incident including significant effect on water quality; notification required to abstractors; reduction in amenity value or significant damage to agriculture or commerce. Significant damage to aquatic or other ecosystems, which may result in a substantial adverse change in its functioning or harm to a species of special interest that may endanger the long-term maintenance of the population. Significant damage to crops, buildings or property.
Mild	Exposure to human health **unlikely** to lead to "significant harm". Equivalent to **EA Category 3** pollution incident including minimal or short-lived effect on water quality; marginal effect on amenity value, agriculture or commerce. Minor or short-lived damage to aquatic or other ecosystems, which is unlikely to result in a substantial adverse change in its functioning or harm to a species of special interest that would endanger the long-term maintenance of the population. Minor damage to crops, buildings or property.
Minor	No measurable effect on humans. Equivalent to insubstantial pollution incident with no observed effect on water quality or ecosystems. Repairable effects of damage to buildings, structures and services.

Table X. Description of Severity Classifications

Once the severity and probability of a pollutant linkage has been determined the risk can be assessed using the risk matrix shown overleaf on Table Y.

Risk Matrix

By cross referencing the derived severity and probability in Table Y, below the perceived potential risk can be determined.

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

Table Y. Risk Assessment Matrix

The risk categories detailed above are defined below in the following Table Z.

Term	Description
Very High Risk	There is a high probability that significant harm could arise to a designated receptor from an identified hazard at the site without appropriate remedial action.
High Risk	Significant harm is likely to arise to a designated receptor from an identified hazard at the site without appropriate remedial action.
Moderate Risk	It is possible that without appropriate remedial action, harm could arise to a designated receptor but it is relatively unlikely that any such harm would be severe and if any harm were to occur, it is likely that such harm would be relatively mild.
Low Risk	It is possible that significant harm could arise to a designated receptor from an identified hazard but it is likely that at worst this harm if realised would normally be mild.
Very Low Risk	There is a low possibility that harm could arise to a receptor. In the event of such harm being realised, it is not likely to be severe.

Table Z. Definition of Risk