

Building Plot to the south of 33a Church Lane, Clayton West, Huddersfield, HD8 9LY

## Professional opinion

Addresses the Law Society practice notes on Contaminated Land and Flood risk.



# PASS



**Contaminated Land Liability**  
Passed



**Flooding**  
Negligible

## Further guidance



**Ground Stability**  
Identified

[page 3 >](#)



**Radon**  
Passed



**Planning Constraints**  
Not identified



**Planning Applications**  
74

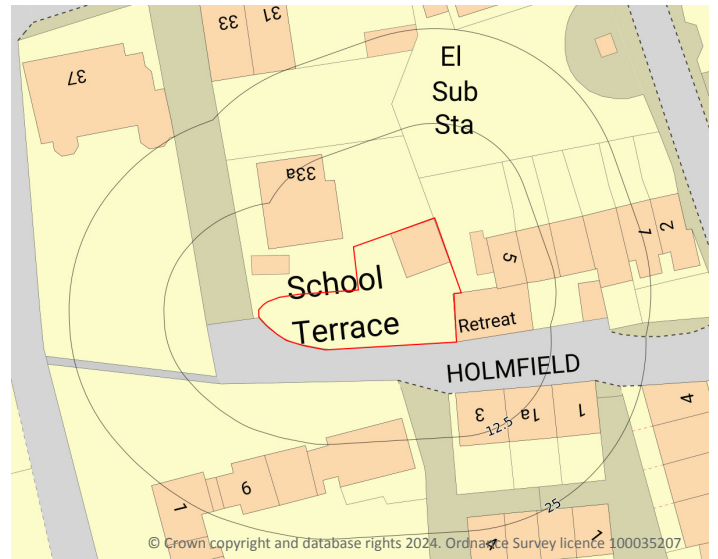
[page 7 >](#)



**Local Information**  
Yes

[page 19 >](#)

## Site plan



## Screenings



**Energy**  
Identified

[page 5 >](#)



**Transportation**  
Identified

[page 6 >](#)

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## Useful contacts

Kirklees Council:

<http://www.kirklees.gov.uk/> ↗  
[customer.enquiries@kirklees.gov.uk](mailto:customer.enquiries@kirklees.gov.uk) ↗  
01484 221 000

Environment Agency National Customer  
Contact Centre (NCCC):

[enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk) ↗  
03708 506 506

## Overview of findings and recommendations

To save you time when assessing the report, we only provide maps and data tables of features within the search radius that we have identified to be of note. These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.

You can view the fully comprehensive library of information we have searched on [page 23](#) >.



### Ground stability

#### Coal

The property is assessed to lie within a coal mining area as defined by the Coal Authority.

#### Next steps for consideration:

- Groundsure recommends that a CON29M Official Coal Mining Search is conducted. This can be ordered through Groundsure or your preferred search provider.

## Other considerations

No additional factors that Groundsure believe require further action have been identified in relation to the property.



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Contact us with any questions at:  
[info@groundsure.com](mailto:info@groundsure.com) ↗  
01273 257 755

Ref: NFL-9600750  
Your ref: YPS17366  
Grid ref: 425772 410855

## Environmental summary



### Contaminated Land

No significant concerns have been identified as a result of the contaminated land searches.

**Contaminated Land Liability** **Passed**

**Past Land Use** **Passed**

**Waste and Landfill** **Passed**

**Current and Recent Industrial** **Passed**



### Flooding

No significant concerns have been identified as a result of the flood risk searches. No action required.

**River and Coastal Flooding** **Very Low**

**Groundwater Flooding** **Negligible**

**Surface Water Flooding** **Negligible**

**Past Flooding** **Not identified**

**Flood Storage Areas** **Not identified**

Further explanation of flood risk assessment can be seen in the Flood information on [page 25 >](#).

**FloodScore™ insurance rating** **Very Low**

The rating is compiled by Ambiental, a leading flood risk analysis company. Please see [page 25 >](#)



### Ground stability

The property is assessed to have potential for natural or non-natural ground subsidence.

**Natural Ground Stability** **Negligible-Very low**

Please see [page 3 >](#) for details of the identified issues.

**Non-Natural Ground Stability** **Identified**



### Radon

Local levels of radon are considered normal. However, if an underground room makes up part of the accommodation, the property should be tested regardless of radon Affected Area status.

**Not in a radon affected area**

## Ground stability / Non-natural ground subsidence



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## Coal mining

The property is located in an area that may be affected by surface or sub-surface coal mining. Mining may cause ground stability problems such as subsidence, surface collapses, mass movement and landslides, depending on the style of mining used.

Please see [page 2](#) > for further advice.



## Energy summary



The property has been identified to lie within 5km of one or more solar energy features or within 10km of one or more wind energy features.

If required, full details on these energy features including a detailed location plan relative to the property are available when you purchase a Groundsure Energy and Transportation Report via your preferred searches provider.



### Oil and gas

No historical, active or planned wells or extraction areas have been identified near the property.

**Oil and gas areas**  
**Oil and gas wells**

**Not identified**  
**Not identified**



### Wind and Solar

Our search of existing and planned renewable wind and solar infrastructure has identified results.

**Planned Multiple Wind Turbines**

**Identified**

**Planned Single Wind Turbines**

**Identified**

**Existing Wind Turbines**

**Identified**

**Proposed Solar Farms**

**Identified**

**Existing Solar Farms**

**Identified**



### Energy Infrastructure

Our search of major energy transmission or generation infrastructure and nationally significant infrastructure projects has not identified results.

**Power stations**

**Not identified**

**Energy Infrastructure Projects**

**Not identified**

**Not identified**



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## Transportation summary



The property has been identified to lie within the search radius of one or more transportation features detailed below.

If required, full details on these transportation features including a detailed location plan relative to the property are available when you purchase a Groundsure Energy and Transportation Report via your preferred searches provider.

### HS2

No results for Phase 1 or Phase 2 of the HS2 project (including the 2016 amendments) have been identified within 5km of the property. However, HS2 routes are still under consultation and exact alignments may change in the future.

Visual assessments are only provided by Groundsure if the property is within 2km of Phase 1 and 2a. Other assessments may be available from HS2.

<b>HS2 Route</b>	Not identified
<b>HS2 Safeguarding</b>	Not identified
<b>HS2 Stations</b>	Not identified
<b>HS2 Depots</b>	Not identified
<b>HS2 Noise</b>	Not assessed
<b>HS2 Visual impact</b>	Not assessed

### Crossrail

The property is not within 250 metres of either the Crossrail 1 or Crossrail 2 project.

<b>Crossrail 1 Route</b>	Not identified
<b>Crossrail 1 Stations</b>	Not identified
<b>Crossrail 2 Route</b>	Not identified
<b>Crossrail 2 Stations</b>	Not identified
<b>Crossrail 2 Worksites</b>	Not identified
<b>Crossrail 2 Safeguarding</b>	Not identified
<b>Crossrail 2 Headhouse</b>	Not identified

### Other Railways

Our search indicates the property is within 250 metres of railways or railway stations, subway or DLR lines, active railways, historical railways or tunnels.

The Underground assessment includes London Underground, DLR, Tyne and Wear Metro, Merseyrail and Glasgow Subway.

<b>Active Railways and Tunnels</b>	Not identified
<b>Historical Railways and Tunnels</b>	Identified
<b>Railway and Tube Stations</b>	Not identified
<b>Underground</b>	Not identified



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## Planning summary



### Planning Applications

Using Local Authority planning information supplied and processed by Glenigan dating back 10 years, this information is designed to help you understand possible changes to the area around the property. Please note that even successful applications may not have been constructed and new applications for a site can be made if a previous one has failed. We advise that you use this information in conjunction with a visit to the property and seek further expert advice if you are concerned or considering development yourself.

**2**

#### Large Developments

searched to 750m

Please see [page 8 >](#) for details of the proposed developments.**24**

#### Small Developments

searched to 500m

Please see [page 9 >](#) for details of the proposed developments.**48**

#### House extensions or new builds

searched to 250m

Please see [page 12 >](#) for details of the proposed developments.

Please note the links for planning records were extracted at the time the application was submitted therefore some links may no longer work. In these cases, the application details can be found by entering the application reference manually into the Authority's planning website.

In order to understand this planning data better together with its limitations you should read the full detailed limitations on [page 25 >](#).



### Planning constraints

No protected areas have been identified within 50 metres of the property. Protected areas include nature reserves and other conservation areas.

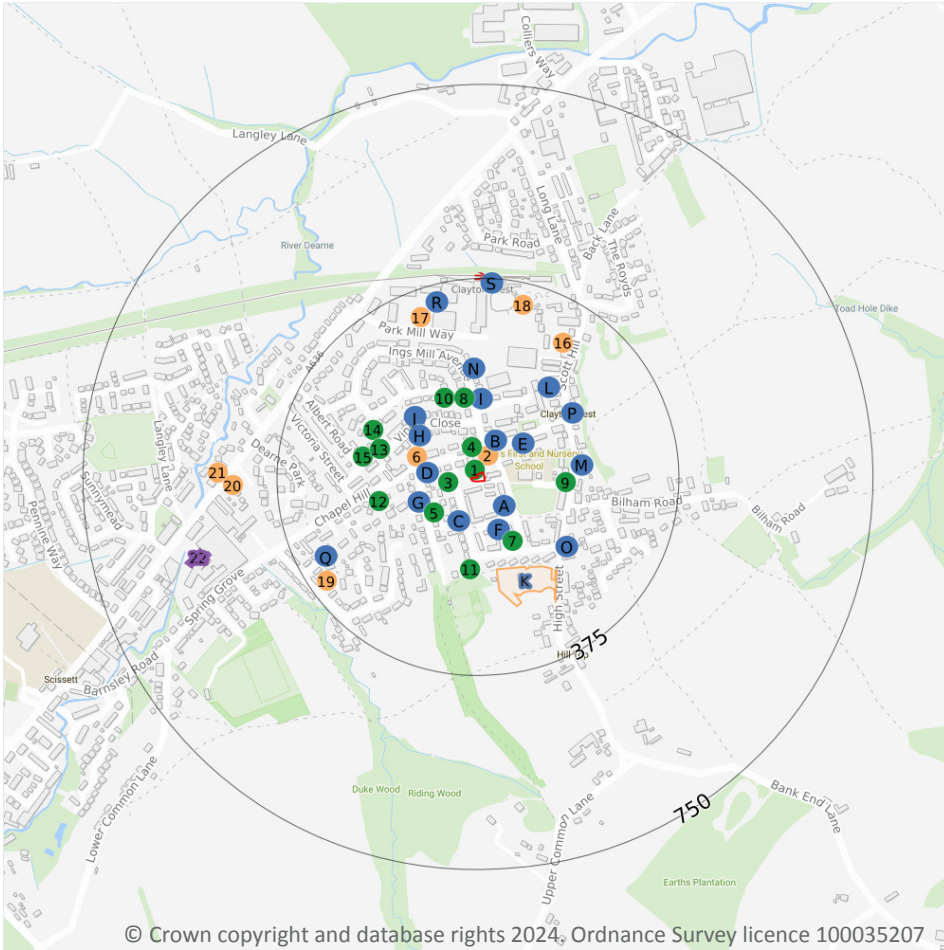
**Environmental Protected Areas** Not identified  
**Visual and Cultural Protected Areas** Not identified

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**Planning Applications**



**Site Outline**

Search buffers in metres (m)

- Grouped applications
- Large Project planning application
- Large Project planning application (polygon)
- Small Project planning application
- Small Project planning application (polygon)
- House Extension planning application

**Large projects searched to 750m**

2 large developments within 750m from the property have been submitted for planning permission during the last ten years. Large developments are considered to be residential builds of 10 or more houses (or 1-9 units if value is greater than £1 million) and all other projects with a value of £250,000 or more. Please see below for details of the proposed developments.

ID	Details	Description	Online record
ID: R Distance: 340 m Direction: N	Application reference: 2015/62/92399/E Application date: 03/08/2015 Council: Kirklees Accuracy: Proximity	Address: Land off, Park Mill Way/Wakefield Road, Clayton West, Huddersfield, West Yorkshire, HD8 9XJ Project: 3 Industrial Units Last known status: Detailed plans have been granted.	<a href="#">Link</a> ↗

ID	Details	Description	Online record
ID: 22 Distance: 524 m Direction: W	Application reference: 2023/62/91394/E Application date: 26/05/2023 Council: Kirklees Accuracy: Exact	Address: Spring Grove Mills, Phoenix Te, Spring Grove, Clayton West, Huddersfield, West Yorkshire, HD8 9HH Project: Warehouse (Extension) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>

## Small projects searched to 500m

24 small developments within 500m from the property have been submitted for planning permission during the last ten years. Small developments are considered to be residential builds of 3-9 houses or other developments with a project value of less than £250,000. Please see below for details of the proposed developments.

ID	Details	Description	Online record
ID: A Distance: 18 m Direction: SE	Application reference: 2015/62/92011/E Application date: 26/08/2015 Council: Kirklees Accuracy: Proximity	Address: Kayes First And Nursery School, Holmfield, Clayton West, Huddersfield, West Yorkshire, HD8 9LZ Project: School (Extension) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: 2 Distance: 33 m Direction: N	Application reference: 2019/CLASS D/91746/ Application date: 24/05/2019 Council: Kirklees Accuracy: Proximity	Address: 27 Church Lane, Clayton West, Huddersfield, West Yorkshire, HD8 9LY Project: Cafe (Conversion) Last known status: An application has been submitted for detailed approval.	<a href="#">Link ↗</a>
ID: A Distance: 61 m Direction: SE	Application reference: 2017/62/94208/E Application date: 11/01/2018 Council: Kirklees Accuracy: Proximity	Address: Ernest Bedford, 12 Holmfield Road, Clayton West, Huddersfield, West Yorkshire, HD8 9NE Project: 3 Houses Last known status: The application for detail approval has been withdrawn.	<a href="#">Link ↗</a>
ID: B Distance: 64 m Direction: NE	Application reference: 2015/62/93815/E Application date: 01/12/2015 Council: Kirklees Accuracy: Proximity	Address: Darby And Joan Hall, Church Lane, Clayton West, Huddersfield, West Yorkshire, HD8 9LY Project: Pharmacy (Conversion) Last known status: An application has been submitted for detailed approval.	<a href="#">Link ↗</a>
ID: 6 Distance: 113 m Direction: W	Application reference: 2019/62/93284/E Application date: 07/10/2019 Council: Kirklees Accuracy: Proximity	Address: Clayton West United Reformed C, Church Lane, Clayton West, Huddersfield, West Yorkshire, HD8 9LY Project: 6 Flats (Conversion/Alterations) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>



ID	Details	Description	Online record
ID: K Distance: 173 m Direction: SE	Application reference: 2022/60/90044/E Application date: 10/01/2022 Council: Kirklees Accuracy: Exact	Address: adj, The Cliff,, 62 High Street, Clayton West, Huddersfield, West Yorkshire, HD8 9NS Project: 5 Houses Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: M Distance: 187 m Direction: E	Application reference: 2021/62/92005/E Application date: 13/05/2021 Council: Kirklees Accuracy: Proximity	Address: Brooke House, 23 High Street, Clayton West, Huddersfield, West Yorkshire, HD8 9PD Project: Storage/Garage Unit Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: K Distance: 198 m Direction: S	Application reference: 2018/60/94128/E Application date: 18/12/2018 Council: Kirklees Accuracy: Proximity	Address: Adj The Cliff, 62 High Street, Clayton West, Huddersfield, West Yorkshire, HD8 9NS Project: 4 Residential Units Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: K Distance: 198 m Direction: S	Application reference: 2015/60/94096/E Application date: 30/12/2015 Council: Kirklees Accuracy: Proximity	Address: The Cliff, 62 High Street, Clayton West, Huddersfield, West Yorkshire, HD8 9NS Project: 4 Houses Last known status: Outline approval has been granted.	<a href="#">Link ↗</a>
ID: K Distance: 198 m Direction: S	Application reference: 2015/62/93116/E Application date: 23/10/2015 Council: Kirklees Accuracy: Proximity	Address: The Cliff, 62 High Street, Clayton West, Huddersfield, West Yorkshire, HD8 9NS Project: 9 Houses Last known status: The application for outline approval has been withdrawn.	<a href="#">Link ↗</a>
ID: K Distance: 198 m Direction: S	Application reference: 2015/60/93116/E Application date: 23/10/2015 Council: Kirklees Accuracy: Proximity	Address: TheCliff, 62 High Street, Clayton West, Huddersfield, West Yorkshire, HD8 9NS Project: 9 Houses Last known status: An application has been submitted for detailed approval.	<a href="#">Link ↗</a>
ID: L Distance: 206 m Direction: NE	Application reference: 2021/62/92030/E Application date: 14/05/2021 Council: Kirklees Accuracy: Proximity	Address: 5 Crown Buildings, Scott Hill, Clayton West, Huddersfield, West Yorkshire, HD8 9PE Project: Workshop (Extension/Alterations) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: L Distance: 208 m Direction: NE	Application reference: 2020/62/91369/E Application date: 12/05/2020 Council: Kirklees Accuracy: Proximity	Address: Unit 5, Crown Buildings, Scott Hill, Clayton West, Huddersfield, West Yorkshire, HD8 9PE Project: Industrial Workshop (Extension/Alterations) Last known status: The application for detail approval has been refused.	<a href="#">Link ↗</a>



ID	Details	Description	Online record
ID: 16 Distance: 293 m Direction: NE	Application reference: 2016/62/90736/E Application date: 22/03/2016 Council: Kirklees Accuracy: Proximity	Address: 40 Scott Hill, Clayton West, Huddersfield, West Yorkshire, HD8 9PE Project: Pharmacy (Conversion) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: Q Distance: 319 m Direction: SW	Application reference: 2016/62/92422/E Application date: 01/08/2016 Council: Kirklees Accuracy: Proximity	Address: Land off, Cliffewood Rise, Clayton West, Huddersfield, West Yorkshire, HD8 9HG Project: 5 Houses Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: Q Distance: 319 m Direction: SW	Application reference: 2016/61/90687/E Application date: 01/03/2016 Council: Kirklees Accuracy: Proximity	Address: Land off, Cliffewood Rise, Clayton West, Huddersfield, West Yorkshire, HD8 9HG Project: 4 Houses Last known status:	<a href="#">Link ↗</a>
ID: 17 Distance: 322 m Direction: N	Application reference: 2022/62/93408/E Application date: 17/10/2022 Council: Kirklees Accuracy: Proximity	Address: Unit 1A & 1B, Clayton West Industrial Estate, Park Mill Way, Clayton West, Huddersfield, West Yorkshire, HD8 9XJ Project: Industrial Unit (Alterations) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: 18 Distance: 331 m Direction: N	Application reference: 2022/62/90435/E Application date: 14/02/2022 Council: Kirklees Accuracy: Proximity	Address: Whistlestop Valley, Play Area, Park Mill Way, Clayton West, Huddersfield, West Yorkshire, HD8 9XJ Project: Golf Track Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: R Distance: 340 m Direction: N	Application reference: 2019/62/93354/E Application date: 30/10/2019 Council: Kirklees Accuracy: Proximity	Address: Unit 1, Bridge Industrial Estate, Park Mill Way, Clayton West, Huddersfield, West Yorkshire, HD8 9XJ Project: Gymnasium (Conversion) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: 19 Distance: 343 m Direction: SW	Application reference: 2015/49/90104/E Application date: 14/01/2015 Council: Kirklees Accuracy: Proximity	Address: 1 Riding Wood Rise, Clayton West, Huddersfield, West Yorkshire, HD8 9LW Project: 4 Houses Last known status: Outline approval has been granted.	<a href="#">Link ↗</a>
ID: S Distance: 365 m Direction: N	Application reference: 2021/62/94155/E Application date: 29/10/2021 Council: Kirklees Accuracy: Proximity	Address: Kirklees Light Railway, Park Mill Way, Clayton West, Huddersfield, West Yorkshire, HD8 9XJ Project: Tourist Attraction (Alterations) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>



ID	Details	Description	Online record
ID: S Distance: 367 m Direction: N	Application reference: 2016/62/93538/E Application date: 27/10/2016 Council: Kirklees Accuracy: Proximity	Address: Cafe, Kirklees Light Railway,, Park Mill Way, Clayton West, Huddersfield, West Yorkshire, HD8 9XJ Project: Railway Station (Alterations) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: 20 Distance: 462 m Direction: W	Application reference: 2017/62/94325/E Application date: 20/12/2017 Council: Kirklees Accuracy: Proximity	Address: 1 Grove House Drive, Clayton West, Huddersfield, West Yorkshire, HD8 9XB Project: Luxury House Last known status: The application for detail approval has been refused.	<a href="#">Link ↗</a>
ID: 21 Distance: 490 m Direction: W	Application reference: 2020/62/90372/E Application date: 05/02/2020 Council: Kirklees Accuracy: Proximity	Address: Dearne Valley Garage, Wakefield Road, Scissett, Huddersfield, West Yorkshire, HD8 9HU Project: Petrol Filling Station (Extension/Alterations) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>

## House extensions and small new builds searched to 250m

48 house extensions and small new builds within 250m from the property have been submitted for planning permission during the last ten years.

ID	Details	Description	Online record
ID: 1 Distance: 10 m Direction: NW	Application reference: 2023/62/91483/E Application date: 30/05/2023 Council: Kirklees Accuracy: Exact	Address: Adj, 33a Church Lane, Clayton West, Huddersfield, West Yorkshire, Yorkshire and the Humber, HD8 9LY Project: House Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: A Distance: 40 m Direction: SE	Application reference: 2022/62/90910/E Application date: 29/03/2022 Council: Kirklees Accuracy: Exact	Address: 10 Holmfield Road, Clayton West, Huddersfield, West Yorkshire, Yorkshire and the Humber, HD8 9NE Project: House Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: A Distance: 40 m Direction: SE	Application reference: 2022/62/90909/E Application date: 22/03/2022 Council: Kirklees Accuracy: Exact	Address: 10A, Holmfield Road, Clayton West, Huddersfield, West Yorkshire, Yorkshire and the Humber, HD8 9NE Project: 2 Storey House (Extension) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: A Distance: 40 m Direction: SE	Application reference: 2022/62/90908/E Application date: 22/03/2022 Council: Kirklees Accuracy: Exact	Address: 10 Holmfield Road, Clayton West, Huddersfield, West Yorkshire, Yorkshire and the Humber, HD8 9NE Project: 2 Storey House (Extension) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>



ID	Details	Description	Online record
ID: 3 Distance: 45 m Direction: W	Application reference: 2018/62/92740/E Application date: 10/10/2018 Council: Kirklees Accuracy: Exact	Address: Land at, 2 - 4 Newlands Avenue, Clayton West, Huddersfield, West Yorkshire, Yorkshire and the Humber, HD8 9NQ Project: 2 Flats Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: 4 Distance: 53 m Direction: N	Application reference: 2023/62/93567/E Application date: 11/12/2023 Council: Kirklees Accuracy: Exact	Address: 62 Ings Mill Avenue, Clayton West, Huddersfield, West Yorkshire, Yorkshire and the Humber, HD8 9QG Project: House (Extension) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: B Distance: 69 m Direction: N	Application reference: 2018/62/92796/E Application date: 28/08/2018 Council: Kirklees Accuracy: Exact	Address: 17 Church Lane, Clayton West, Huddersfield, West Yorkshire, Yorkshire and the Humber, HD8 9LY Project: House (Extension) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: B Distance: 69 m Direction: N	Application reference: 2016/62/92432/E Application date: 05/08/2016 Council: Kirklees Accuracy: Exact	Address: Holmfield, Clayton West, Huddersfield, West Yorkshire, Yorkshire and the Humber, HD8 9LY Project: House Last known status: The application for detail approval has been refused.	<a href="#">Link ↗</a>
ID: C Distance: 77 m Direction: S	Application reference: 2014/62/93798/E Application date: 05/12/2014 Council: Kirklees Accuracy: Proximity	Address: 24 - 26 Newlands Avenue, Clayton West, Huddersfield, West Yorkshire, Yorkshire and the Humber, HD8 9NQ Project: House (Extension) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: C Distance: 83 m Direction: SW	Application reference: 2019/62/91429/E Application date: 30/04/2019 Council: Kirklees Accuracy: Exact	Address: 14 Newlands Avenue, Clayton West, Huddersfield, West Yorkshire, Yorkshire and the Humber, HD8 9NQ Project: House (Extension) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: D Distance: 86 m Direction: W	Application reference: 2024/62/92124/E Application date: 02/09/2024 Council: Kirklees Accuracy: Exact	Address: 49 Church Lane, Clayton West, Huddersfield, West Yorkshire, Yorkshire and the Humber, HD8 9LY Project: Garage Last known status: An application has been submitted for detailed approval.	<a href="#">Link ↗</a>
ID: D Distance: 86 m Direction: W	Application reference: 2020/62/93825/E Application date: 10/11/2020 Council: Kirklees Accuracy: Exact	Address: 49 Church Lane, Clayton West, Huddersfield, West Yorkshire, Yorkshire and the Humber, HD8 9LY Project: Single Storey Side Extension Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>



ID	Details	Description	Online record
ID: E Distance: 92 m Direction: NE	Application reference: 2017/62/90303/E Application date: 15/02/2017 Council: Kirklees Accuracy: Exact	Address: Adj Shoulder of Mutton, 16 Church Lane, Clayton West, Huddersfield, West Yorkshire, Yorkshire and the Humber, HD8 9LY Project: 2 Houses Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: E Distance: 92 m Direction: NE	Application reference: 2017/62/90341/E Application date: 15/02/2017 Council: Kirklees Accuracy: Exact	Address: Shoulder of Mutton, 16 Church Lane, Clayton West, Huddersfield, West Yorkshire, Yorkshire and the Humber, HD8 9LY Project: House (Extension) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: E Distance: 94 m Direction: NE	Application reference: 2021/62/91148/E Application date: 23/03/2021 Council: Kirklees Accuracy: Exact	Address: 17 Church Lane, Clayton West, Huddersfield, West Yorkshire, Yorkshire and the Humber, HD8 9LY Project: Single Storey Rear Extension Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: E Distance: 94 m Direction: NE	Application reference: 2019/62/94043/E Application date: 13/12/2019 Council: Kirklees Accuracy: Exact	Address: The Bungalow, 10 Church Lane, Clayton West, Huddersfield, West Yorkshire, Yorkshire and the Humber, HD8 9LY Project: Single Storey Rear Extension Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: 5 Distance: 98 m Direction: SW	Application reference: 2015/62/90823/E Application date: 19/03/2015 Council: Kirklees Accuracy: Exact	Address: 17 Cliffe Street, Clayton West, Huddersfield, West Yorkshire, Yorkshire and the Humber, HD8 9NR Project: 2 Storey Rear Extension Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: F Distance: 99 m Direction: S	Application reference: 2023/62/93666/E Application date: 20/12/2023 Council: Kirklees Accuracy: Exact	Address: 3 Holmfield Avenue, Clayton West, Huddersfield, West Yorkshire, Yorkshire and the Humber, HD8 9NG Project: House (Extension) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: F Distance: 99 m Direction: SE	Application reference: 2021/48/94206/E Application date: 09/11/2021 Council: Kirklees Accuracy: Exact	Address: 14 Holmfield Road, Clayton West, Huddersfield, West Yorkshire, Yorkshire and the Humber, HD8 9NE Project: Single Storey Side Extension Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: G Distance: 112 m Direction: W	Application reference: 2017/62/93177/E Application date: 14/09/2017 Council: Kirklees Accuracy: Exact	Address: 14 Cliffe Street, Clayton West, Huddersfield, West Yorkshire, Yorkshire and the Humber, HD8 9NR Project: House (Extension) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>



ID	Details	Description	Online record
ID: G Distance: 117 m Direction: W	Application reference: 2017/62/92136/E Application date: 21/06/2017 Council: Kirklees Accuracy: Exact	Address: 4 Cliffe Street, Clayton West, Huddersfield, West Yorkshire, Yorkshire and the Humber, HD8 9NR Project: House (Extension) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: 7 Distance: 129 m Direction: SE	Application reference: 2014/62/93022/E Application date: 08/10/2014 Council: Kirklees Accuracy: Exact	Address: 22 Holmfield Road, Clayton West, Huddersfield, West Yorkshire, Yorkshire and the Humber, HD8 9NE Project: House (Extension) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: H Distance: 130 m Direction: NW	Application reference: 2019/62/94118/E Application date: 20/12/2019 Council: Kirklees Accuracy: Exact	Address: 19 Vinery Close, Clayton West, Huddersfield, West Yorkshire, Yorkshire and the Humber, HD8 9XH Project: First Floor Extension Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: H Distance: 138 m Direction: NW	Application reference: 2018/62/91959/E Application date: 15/06/2018 Council: Kirklees Accuracy: Exact	Address: 21 Vinery Close, Clayton West, Huddersfield, West Yorkshire, Yorkshire and the Humber, HD8 9XH Project: House (Extension) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: I Distance: 142 m Direction: N	Application reference: 2021/62/94262/E Application date: 10/11/2021 Council: Kirklees Accuracy: Exact	Address: 61 Ings Mill Avenue, Clayton West, Huddersfield, West Yorkshire, Yorkshire and the Humber, HD8 9QG Project: Single Storey Rear Extension Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: 8 Distance: 148 m Direction: N	Application reference: 2014/62/93318/E Application date: 22/10/2014 Council: Kirklees Accuracy: Exact	Address: 48 Ings Mill Avenue, Clayton West, Huddersfield, West Yorkshire, Yorkshire and the Humber, HD8 9QG Project: House (Extension) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: 9 Distance: 155 m Direction: E	Application reference: 2018/62/92158/E Application date: 06/07/2018 Council: Kirklees Accuracy: Exact	Address: 22 High Street, Clayton West, Huddersfield, West Yorkshire, Yorkshire and the Humber, HD8 9PD Project: 2 Storey Rear Extension Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: I Distance: 159 m Direction: N	Application reference: 2019/62/93398/E Application date: 17/10/2019 Council: Kirklees Accuracy: Exact	Address: 59 Ings Mill Avenue, Clayton West, Huddersfield, West Yorkshire, Yorkshire and the Humber, HD8 9QG Project: House (Extension) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>



ID	Details	Description	Online record
ID: 10 Distance: 160 m Direction: NW	Application reference: 2016/62/92708/E Application date: 01/08/2016 Council: Kirklees Accuracy: Exact	Address: 54 Ings Mill Drive, Clayton West, Huddersfield, West Yorkshire, Yorkshire and the Humber, HD8 9PW Project: House (Extension) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: J Distance: 161 m Direction: NW	Application reference: 2020/62/93883/E Application date: 16/11/2020 Council: Kirklees Accuracy: Exact	Address: 18 Vinery Close, Clayton West, Huddersfield, West Yorkshire, Yorkshire and the Humber, HD8 9XH Project: House (Extension) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: J Distance: 164 m Direction: NW	Application reference: 2017/62/93465/E Application date: 09/10/2017 Council: Kirklees Accuracy: Exact	Address: 18 Vinery Close, Clayton West, Huddersfield, West Yorkshire, Yorkshire and the Humber, HD8 9XH Project: Single Storey Rear Extension Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: 11 Distance: 171 m Direction: S	Application reference: 2017/62/90044/E Application date: 06/01/2017 Council: Kirklees Accuracy: Exact	Address: 26 Newlands Avenue, Clayton West, Huddersfield, West Yorkshire, Yorkshire and the Humber, HD8 9NQ Project: House (Alterations) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: L Distance: 178 m Direction: NE	Application reference: 2021/62/91642/E Application date: 21/04/2021 Council: Kirklees Accuracy: Exact	Address: 23 All Saints Close, Clayton West, Huddersfield, West Yorkshire, Yorkshire and the Humber, HD8 9TS Project: Single Storey Rear Extension Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: 12 Distance: 185 m Direction: W	Application reference: 2021/62/92890/E Application date: 15/07/2021 Council: Kirklees Accuracy: Exact	Address: 11A Chapel Hill, Clayton West, Huddersfield, West Yorkshire, Yorkshire and the Humber, HD8 9NH Project: House (Extension) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: 13 Distance: 186 m Direction: W	Application reference: 2017/62/94001/E Application date: 21/11/2017 Council: Kirklees Accuracy: Exact	Address: 30 Vinery Close, Clayton West, Huddersfield, West Yorkshire, Yorkshire and the Humber, HD8 9XH Project: House (Extension) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: M Distance: 187 m Direction: E	Application reference: 2017/62/94081/E Application date: 08/01/2018 Council: Kirklees Accuracy: Exact	Address: Brooke House, 23 High Street, Clayton West, Huddersfield, West Yorkshire, Yorkshire and the Humber, HD8 9PD Project: House (Extension) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>



ID	Details	Description	Online record
ID: M Distance: 187 m Direction: E	Application reference: 2014/62/93844/E Application date: 09/12/2014 Council: Kirklees Accuracy: Exact	Address: The Green Man, 23 High Street, Clayton West, Huddersfield, West Yorkshire, Yorkshire and the Humber, HD8 9PD Project: House Last known status: The application for detail approval has been refused.	<a href="#">Link ↗</a>
ID: L Distance: 200 m Direction: NE	Application reference: 2016/62/93380/E Application date: 10/10/2016 Council: Kirklees Accuracy: Exact	Address: 17 All Saints Close, Clayton West, Huddersfield, West Yorkshire, Yorkshire and the Humber, HD8 9TS Project: House (Extension) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: N Distance: 201 m Direction: N	Application reference: 2018/62/94130/E Application date: 17/12/2018 Council: Kirklees Accuracy: Exact	Address: 55 Ings Mill Avenue, Clayton West, Huddersfield, West Yorkshire, Yorkshire and the Humber, HD8 9QG Project: 2 Storey Side Extension Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: O Distance: 204 m Direction: SE	Application reference: 2020/CLASS Q/92806/E Application date: 28/08/2020 Council: Kirklees Accuracy: Exact	Address: Silcroft House, 53 High Street,, Clayton West, Huddersfield, West Yorkshire, Yorkshire and the Humber, HD8 9NS Project: House (Conversion) Last known status: Planning approval is not required.	<a href="#">Link ↗</a>
ID: P Distance: 206 m Direction: NE	Application reference: 2023/62/93728/E Application date: 22/12/2023 Council: Kirklees Accuracy: Exact	Address: 2 Scott Hill, Clayton West, Huddersfield, West Yorkshire, Yorkshire and the Humber, HD8 9PE Project: House (Extension) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: 14 Distance: 212 m Direction: NW	Application reference: 2020/62/93843/E Application date: 11/11/2020 Council: Kirklees Accuracy: Exact	Address: 24 Ings Mill Drive, Clayton West, Huddersfield, West Yorkshire, Yorkshire and the Humber, HD8 9PW Project: Single Storey Rear Extension Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: 15 Distance: 213 m Direction: W	Application reference: 2019/62/90552/E Application date: 21/02/2019 Council: Kirklees Accuracy: Exact	Address: 27 Albert Road, Clayton West, Huddersfield, West Yorkshire, Yorkshire and the Humber, HD8 9NL Project: House (Extension) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: O Distance: 218 m Direction: SE	Application reference: 2017/62/92529/E Application date: 17/07/2017 Council: Kirklees Accuracy: Exact	Address: 55 High Street, Clayton West, Huddersfield, West Yorkshire, Yorkshire and the Humber, HD8 9NS Project: 1/2 Storey Rear Extension Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>



ID	Details	Description	Online record
ID: O Distance: 218 m Direction: SE	Application reference: 2015/62/90828/E Application date: 23/03/2015 Council: Kirklees Accuracy: Proximity	Address: 58 High Street, Clayton West, Huddersfield, West Yorkshire, Yorkshire and the Humber, HD8 9NS Project: House Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: P Distance: 222 m Direction: NE	Application reference: 2018/62/91238/E Application date: 16/04/2018 Council: Kirklees Accuracy: Exact	Address: 10 Scott Hill, Clayton West, Huddersfield, West Yorkshire, Yorkshire and the Humber, HD8 9PE Project: House (Alterations) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: N Distance: 226 m Direction: N	Application reference: 2016/62/93849/E Application date: 22/11/2016 Council: Kirklees Accuracy: Exact	Address: 49 Ings Mill Avenue, Clayton West, Huddersfield, West Yorkshire, Yorkshire and the Humber, HD8 9QG Project: House (Extension) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: P Distance: 229 m Direction: NE	Application reference: 2023/62/91915/E Application date: 27/06/2023 Council: Kirklees Accuracy: Exact	Address: 12 Scott Hill, Clayton West, Huddersfield, West Yorkshire, Yorkshire and the Humber, HD8 9PE Project: Single Storey Rear Extension Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>



## Local Information



This section provides information on local amenities and services which may be of interest in your area.

### Amenities, Infrastructure and Entertainment

The following information shows the nearest feature found in the categories below. All distances quoted are straight line distances.

Class	Distance	Direction	Address
Bus stop	38 m	N	Clayton West War Memorial, Clayton West
Chemist	1.01 km	SW	Well Pharmacy, Wakefield Road, Scissett, Huddersfield, West Yorkshire, HD8 9JL
Cinema	7.66 km	S	Penistone Paramount, Shrewsbury Road, Penistone, Barnsley, South Yorkshire, S36 6DY
Dentist	839 m	SW	Dental Practice, 147, Wakefield Road, Scissett, Huddersfield, West Yorkshire, HD8 9HR
Doctors	1.01 km	SW	Dearne Valley Health Centre, Wakefield Road, Scissett, Huddersfield, West Yorkshire, HD8 9JL
Grocery store	497 m	W	Londis, Wakefield Road, Clayton West, Huddersfield, West Yorkshire, HD8 9HU
Hospital	8.38 km	SE	Barnsley Hospital, Pogmoor Road, Barnsley, South Yorkshire, S75 2EP
Household waste site	4.58 km	SW	Bromley Farm H W R C, Bromley Farm H W R C, Barnsley Road, Upper Cumberworth, Huddersfield, West Yorkshire, HD8 8PD
Nightclub	9.65 km	SE	Coco Nightclub, 34, Peel Street, Barnsley, South Yorkshire, S70 2RE
Post Office	2.38 km	W	Post Office (Skelmanthorpe), 63, Commercial Road, Skelmanthorpe, Huddersfield, West Yorkshire, HD8 9DX
Pub	1.11 km	SW	The Crown, 183, Wakefield Road, Scissett, Huddersfield, West Yorkshire, HD8 9JL
Restaurant	826 m	SW	Casa Nostra Restaurant, Valentinos 145, Wakefield Road, Scissett, Huddersfield, West Yorkshire, HD8 9HR
Supermarket	6.74 km	SE	Aldi Barugh Barnsley, Claycliffe Road, Barnsley, S75 1AP
Theatre	7.44 km	S	Penistone Theatre Group, 18, Bridge Street, Penistone, Barnsley, South Yorkshire, S36 6AJ
Train station	4.1 km	SW	Denby Dale Rail Station, Denby Dale



## Police

The following local policing information is available for your search area:

Police Force: West Yorkshire Police

Community Safety Partnership: Dewsbury Police Station

Further information relating to your local police station can be found below. Additional information on local crime statistics can be viewed at: [www.police.uk](http://www.police.uk) ↗

Class	Distance	Direction	Address
Police Stations	10.74 km	N	Dewsbury Police Station, Dewsbury Police Station, Aldams Road, Dewsbury, West Yorkshire, WF12 8AR

## Council Tax Bands

The following Council Tax band information is available for the Local Authority.

Local Authority	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H	Year
Kirklees	£1,472	£1,717	£1,962	£2,208	£2,698	£3,189	£3,679	£4,415	2024-2025
National Average	£1,409	£1,644	£1,879	£2,114	£2,596	£3,077	£3,561	£4,286	

## Education

The following information includes the nearest educational establishments. Further information on an individual school's performance can be obtained from the Department of Education and Skills

[www.dfes.gov.uk](http://www.dfes.gov.uk) ↗

Class	Distance	Direction	Address	Type
Nursery school	708 m	SW	Hillside House Day Nursery, Lower Common Lane, Scissett, Huddersfield, West Yorkshire, HD8 9HL	-
Nursery school	2.54 km	W	Lanefields Day Nursery, 28, Smithy Lane, Skelmanthorpe, Huddersfield, West Yorkshire, HD8 9DE	-
Nursery school	2.7 km	W	Nurtured at Skelmanthorpe, Little Sports Group 57a, Station Road, Skelmanthorpe, Huddersfield, West Yorkshire, HD8 9AU	-
Infant school	902 m	W	Scissett Church of England Academy, Wakefield Road, Scissett, Huddersfield, West Yorkshire, HD8 9JX	-
Infant school	2.61 km	W	St Aidan's Church of England Academy, Smithy Close, Skelmanthorpe, Huddersfield, West Yorkshire, HD8 9DQ	-
Infant school	2.66 km	NW	Emley First School, School Lane, Emley, Huddersfield, West Yorkshire, HD8 9RT	-
Junior school	78 m	E	Kaye's Academy, Holmfield, Clayton West, Huddersfield, HD8 9LZ	Academy - Converter mainstream



Class	Distance	Direction	Address	Type
Junior school	901 m	W	Scissett Church of England Academy, Wakefield Road, Scissett, Huddersfield, HD8 9HR	Academy - Converter mainstream
Junior school	1.1 km	W	Scissett Middle School, Wakefield Road, Scissett, Huddersfield, HD8 9JX	Academy - Converter mainstream
Secondary school	1.1 km	W	Scissett Middle School, Wakefield Road, Scissett, Huddersfield, HD8 9JX	Academy - Converter mainstream
Secondary school	2.62 km	W	St Aidan's Church of England Academy, Hundens Lane, Darlington, DL1 1LL	Academy sponsored
Secondary school	3.51 km	W	Shelley College, A Share Academy, Huddersfield Road, Shelley, Huddersfield, HD8 8NL	Academy - Converter mainstream
Sixth form/college	3.51 km	W	Shelley College, A Share Academy, Huddersfield Road, Shelley, Huddersfield, HD8 8NL	Academy - Converter mainstream
Sixth form/college	6.89 km	S	Penistone Grammar School, Huddersfield Road, Penistone, Sheffield, S36 7BX	Community school
Sixth form/college	8.73 km	N	Ossett Academy and Sixth Form College, Storrs Hill Road, Ossett, WF5 0DG	Academy - Converter mainstream



## Air Quality

### Modelled Air Quality Readings

Defra publishes Background Concentration Maps of airborne pollutants, nitrous oxides (NO<sub>2</sub> and NO<sub>x</sub>) and particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>), for each year for Local Air Quality Management (LAQM) purposes.

The map for each year is modelled based on air quality monitoring and meteorological data gathered in a reference year. The current reference year is 2018. The maps divide the country into sectors. The concentrations for each sector account for pollution emitted within the sector itself and pollution that arrives from elsewhere, for example blown in by the wind.

The data presented here is the total estimated concentration of each pollutant in the sector that the site resides in, and the air quality objectives for each pollutant, which are taken from Defra's LAQM Technical Guidance document.

Pollutant	Local modelled reading (annual average)	UK Air Quality Objective (annual average)	UK Air Quality Objective (variable)
NO <sub>x</sub>	12 µg/m <sup>3</sup>	30 µg/m <sup>3</sup>	N/A
NO <sub>2</sub>	9 µg/m <sup>3</sup>	40 µg/m <sup>3</sup>	200 µg/m <sup>3</sup> (per hour - not be exceeded more than 18 times a year)
PM <sub>10</sub>	11 µg/m <sup>3</sup>	40 µg/m <sup>3</sup>	50 µg/m <sup>3</sup> (per 24hr period - not be exceeded more than 35 times a year)
PM <sub>2.5</sub>	7 µg/m <sup>3</sup>	25 µg/m <sup>3</sup>	N/A

#### Notes

Pollutant	Details
NO <sub>x</sub>	NO <sub>2</sub> and NO are both oxides of nitrogen and together are referred to as nitrogen oxides (NO <sub>x</sub> )
NO <sub>2</sub>	Nitric oxide (NO) is mainly derived from road transport emissions and other combustion processes such as the electricity supply industry. NO is not considered to be harmful to health. However once released to the atmosphere NO is usually very rapidly oxidized mainly by ozone (O <sub>3</sub> ) to nitrogen dioxide (NO <sub>2</sub> ) which can be harmful to health.
PM <sub>10</sub>	Particulate Matter less than 10µm in aerodynamic diameter. Particles less than or equal to 10 micrometers in diameter are so small that they can get into the lungs potentially causing serious health problems. Ten micrometers is less than the width of a single human hair.
PM <sub>2.5</sub>	Particulate Matter less than 2.5µm in aerodynamic diameter. Particles less than or equal to 10 micrometers in diameter are so small that they can get into the lungs potentially causing serious health problems. Particles of this size can only be seen with an electron microscope.



## Datasets searched

This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow.

Contaminated Land		Contaminated Land	
Former industrial land use (1:10,560 and 1:10,000 scale)	Not identified	Dangerous industrial substances (D.S.I. List 2)	Not identified
Former tanks	Not identified	Pollution incidents	Not identified
Former energy features	Not identified	<b>Flooding</b>	
Former petrol stations	Not identified	Risk of flooding from rivers and the sea	Not identified
Former garages	Not identified	Flood storage areas: part of floodplain	Not identified
Former military land	Not identified	Historical flood areas	Not identified
Former landfill (from Local Authority and historical mapping records)	Not identified	Reduction in Risk of Flooding from Rivers and Sea due to Defences	Not identified
Waste site no longer in use	Not identified	Flood defences	Not identified
Active or recent landfill	Not identified	Proposed flood defences	Not identified
Former landfill (from Environment Agency Records)	Not identified	Surface water flood risk	Not identified
Active or recent licensed waste sites	Not identified	Groundwater flooding	Not identified
Recent industrial land uses	Not identified	<b>Natural ground subsidence</b>	
Current or recent petrol stations	Not identified	Natural ground subsidence	Not identified
Hazardous substance storage/usage	Not identified	Natural geological cavities	Not identified
Sites designated as Contaminated Land	Not identified	<b>Non-natural ground subsidence</b>	
Historical licensed industrial activities	Not identified	<b>Coal mining</b>	<b>Identified</b>
Current or recent licensed industrial activities	Not identified	Non-coal mining	Not identified
Local Authority licensed pollutant release	Not identified	Mining cavities	Not identified
Pollutant release to surface waters	Not identified	Infilled land	Not identified
Pollutant release to public sewer	Not identified	<b>Radon</b>	
Dangerous industrial substances (D.S.I. List 1)	Not identified	Radon	Not identified



## Energy

Electricity transmission lines and pylons	Not identified
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## Planning

<b>Large projects searched to 750m</b>	<b>Identified</b>
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<b>Small projects searched to 500m</b>	<b>Identified</b>
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<b>House extensions and small new builds searched to 250m</b>	<b>Identified</b>
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## Planning constraints

Sites of Special Scientific Interest	Not identified
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Internationally important wetland sites (Ramsar Sites)	Not identified
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Special Areas of Conservation	Not identified
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Special Protection Areas (for birds)	Not identified
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National Nature Reserves	Not identified
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Local Nature Reserves	Not identified
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Designated Ancient Woodland	Not identified
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Green Belt	Not identified
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World Heritage Sites	Not identified
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Areas of Outstanding Natural Beauty	Not identified
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National Parks	Not identified
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Conservation Areas	Not identified
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Listed Buildings	Not identified
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Certificates of Immunity from Listing	Not identified
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Scheduled Monuments	Not identified
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Registered Parks and Gardens	Not identified
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## Neighbourhood

Air quality management area	Not identified
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<b>Air Quality</b>	<b>Identified</b>
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[info@groundsure.com](mailto:info@groundsure.com) ↗  
 01273 257 755

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 Your ref: YPS17366  
 Grid ref: 425772 410855

## Methodologies and limitations

Groundsure's methodologies and limitations are available here: [knowledge.groundsure.com/methodologies-and-limitations](https://knowledge.groundsure.com/methodologies-and-limitations) ↗.

## Data providers

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

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

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Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. Email: [info@groundsure.com](mailto:info@groundsure.com)

↗ If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: [admin@tpos.co.uk](mailto:admin@tpos.co.uk) ↗ We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

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