

land at Wood Lane, Colnebridge, Huddersfield

Professional opinion



Contaminated Land

Moderate:
Acceptable Risk [page 11 >](#)



Flooding

Moderate-High [page 37 >](#)

Consultant's guidance and recommendations inside.



Ground Stability

Identified [page 41 >](#)



Radon

Passed



Energy

Identified [page 47 >](#)



Planning Constraints

Identified [page 59 >](#)



Transportation

Identified [page 58 >](#)

A full assessment of transportation is available in our Energy and Transportation report. Contact Groundsure or your search provider for further details.

ClimateIndex™

Physical risks

ClimateIndex™ projects changes in physical risks from **flooding**, **ground stability** and **coastal erosion**. Please see [page 7 >](#) for details and guidance.

5 years



Minor to moderate risk

30 years



Minor to moderate risk

Transition risks

ClimateIndex™ covers transition risks including **energy efficiency**. Please see [page 9 >](#) for details.

Contaminated land liability

Banking security

Is it likely that the property will represent acceptable banking security from a contaminated land perspective?

Yes

Statutory or 3rd party action

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?

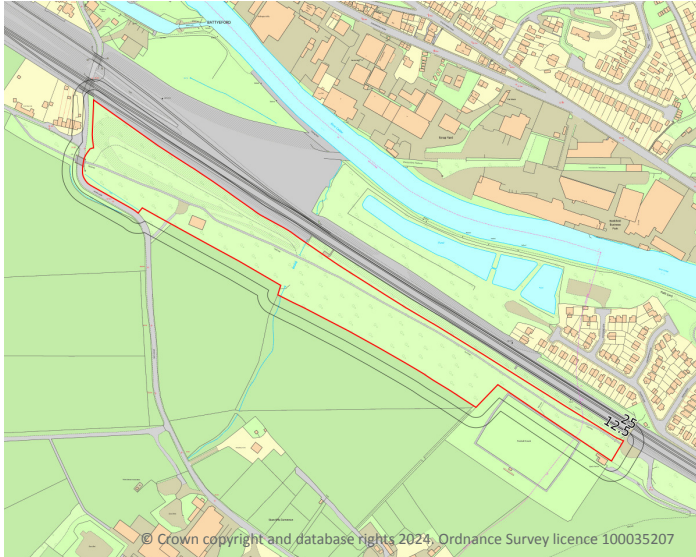
Unlikely

Environmental liability

Is there a risk that the property value may be impacted due to contaminated land liability issues?

Unlikely

Site Plan



Useful contacts

Kirklees Council:

<http://www.kirklees.gov.uk/> ↗

customer.enquiries@kirklees.gov.uk ↗

01484 221 000

Environment Agency National Customer
Contact Centre (NCCC):

enquiries@environment-agency.gov.uk ↗

03708 506 506



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Your ref: 25848372

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Recent aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2024. All Rights Reserved

Capture Date: 30/05/2021

Site Area: 4.34ha



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Overview of findings and recommendations

 Contaminated Land

Moderate risk

Groundsure considers there to be an acceptable level of risk at the site from contaminated land liabilities despite some potentially contaminative land uses being identified, particularly in relation to the historical and recent land uses on site. These land uses are not considered a significant risk if the site remains in its current use, however if the property is to undergo a change of use or redevelopment the planning process is likely to require contaminated land investigations. It is recommended that this is completed at an early stage of planning.

If you require further advice with regards to this, please contact our customer services team on 01273 257 755 or e-mail at info@groundsure.com.

More information on [page 11](#) >

 Flooding

Moderate-High risk

- investigate the insurance on offer for the property to ensure any implications on premiums are fully understood before completion
- the assessment in this report is based on the highest flood risk found within the site boundary. The maps within the flood risk section clearly highlight which parts have a higher probability of flood risk, allowing you to visualise whether flood risk affects the buildings or the associated land. If required, we can provide an assessment that provides separate flood risk ratings for the main building and for the land/gardens around it. This assessment is carried out manually by one of our in house experts and can only be ordered by contacting our customer support team at info@groundsure.com ↗
- if the property has recently been constructed, the flood risk assessment contained within this report will not take into account any measures put in place by the developer to deal with flooding. You should seek further information from the developer on flood risk mitigation for the site
- investigate the various forms of flood resistance and resilience measures that will help protect your property in the event of a flood

National Planning Policy Framework (NPPF)

A full flood risk assessment will be required at the site in the event that it will be developed/redeveloped. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

More information on [page 37](#) >



Ground stability

Identified

- if a survey has been undertaken at the property that considers ground instability and no issues were found, no further action is required
- however, based on the findings of this report, the purchaser should be encouraged to consider potential instability in any future development or alteration of the ground including planting and removing trees, and regardless of the survey outcome
- if no survey has yet been undertaken, we recommend one is carried out by a suitably qualified and experienced person
- if ground instability issues have been or are subsequently identified in a survey we recommend following any advice given in the survey findings

Coal

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

More information on [page 41](#) >

Other considerations

These are next steps associated with non-environmental search returns on matters of energy facilities, transport infrastructure and planning constraints.



Energy

Identified

Wind

- use the details given in the report to find out more about the potential impacts on the property
- contact the operating company and the relevant Local Authority for further information
- visit the area in order to more accurately assess the impact this wind development would have on the property

More information on [page 47](#) >

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Planning constraints

Identified

- seek further guidance from the local planning department on any likely restrictions if considering any property development

More information on [page 59](#) >



ClimateIndex™ physical and transition risks - Breakdown



Our ClimateIndex™ provides a climate score for your property, and projects changes in physical and transition risks from flooding, natural ground instability and coastal erosion. Climate change could have a significant medium to longer term impact on your property, which may be increasingly considered by your lender if you are arranging a mortgage. ClimateIndex™ provides ratings that indicate potential **physical risks** (loss and damage to property) and how these give rise to **transition risks** such as having a material impact on the ability to insure or mortgage the property in the medium to long term. In turn, this could affect the future resale value of the property.

You can see how these relate to the individual calculated risks in the breakdown below.

5 years



30 years



ClimateIndex™

Minor to moderate risk

Minor to moderate risk

These ratings provide an overall illustration of the individual peril breakdowns below. For example, you may have three individual perils that have been flagged as presenting a moderate or high risk, and collectively they could generate a C rating due to the combined severity of risks present on the property site.

Surface water flooding

High

High

River flooding

Negligible

Negligible

Coastal flooding

Negligible

Negligible

Ground instability

Negligible

Negligible

Coastal erosion - defended

Negligible

Negligible

Coastal erosion - undefended

Negligible

Negligible

Coastal erosion - complex cliffs

Negligible

Negligible



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In 30 years time your property has a ClimateIndex™ rating of C: There are physical risks that could affect the property either now or in the future. The availability of insurance or a mortgage in the coming years could be affected and you should take this into account and discuss it with your insurer to find out if the property is likely to be insurable in the next 5 to 30 years. You may wish to raise this at the time of valuation.

Climate change is likely to increase the risk of flooding on this property over time. To best protect the property, and your investment, against this risk we recommend the following:

- Investigate the insurance on offer for the property to ensure any implications on premiums are fully understood before completion, and take into consideration that premiums could be impacted in the future if the risk increases due to climate change;
- Investigate the possibility of obtaining parametric insurance or business interruption insurance;
- Sign up for [flood warnings](#) ↗ provided by the government;
- Look into the various forms of flood [resistance](#) ↗ and [resilience](#) ↗ measures that will help protect your property in the event of a flood.

For further details on flood risk see [page 40](#) > and for further details on natural ground instability and coastal erosion see [page 45](#) >.



ClimateIndex™ transition risks

Energy Performance

Energy Performance Certificates (EPCs) rate the energy efficiency of buildings using grades from A+ to G, with 'A+' being the most efficient grade (this represents a 'Net Zero' non-domestic building) and 'G' the least efficient. They are designed to provide an estimate of energy costs associated with a building and an indication of how these can be reduced. When required, they should be made available to any prospective buyer or tenant. They are valid for exactly 10 years after the date lodged by the assessor. If your certificate is out of date it will need to be renewed when you wish to sell a property or let to a new tenant.

We have not been able to find an EPC relating to the property.

There are a number of potential reasons why a valid EPC has not been found for the property:

- The property is an undeveloped plot and no buildings exist;
- An EPC is not required at the property. Examples may include listed buildings and places of worship but full details can be found [here](#) ↗;
- An EPC is not required for the building(s) on the site;
- The EPC for the property is not yet recorded in the published database. There can be a delay of up to 2 months of a new EPC being lodged and appearing within our report. In the meantime, you can visit gov.uk's [Find an energy certificate](#) ↗ service to search for the EPC for more detail;
- We have been unable to match the address provided when ordering this report to the address on the EPC.

Consideration should be given to the feasibility and cost of any improvement works that are recommended in the EPC, if any exemptions apply and also to when a new assessment might be required.

EPC calculations are partly based on observations made by the EPC assessor when visiting a property and partly on data and assumptions using the age and type of property. This means the EPC band may change irrespective of any improvement works undertaken, due to, for example, differing access or documentation being provided to the assessor during the visit. Additionally, the methodologies underpinning EPC calculations are updated periodically.

Leasing and energy efficiency regulations

Currently, the Minimum Energy Efficiency Standard (MEES) Regulations require all privately leased non-domestic properties being let in England and Wales to have a minimum EPC rating of E. Fines of between £10K-£150K may be issued per tenancy within a building that does not meet these requirements.

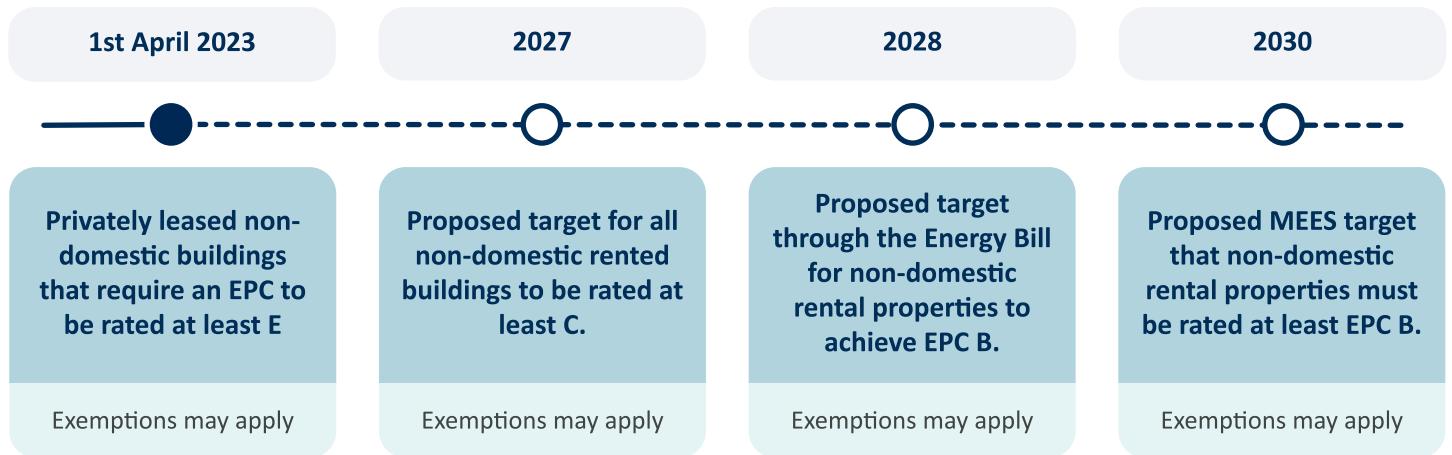
If the property has an EPC rating of F or G, the landlord should either improve the property to at least an EPC rating of E, or register an exemption, should one apply. [Click here](#) ↗ for more detail on the types of exemptions available and how to register for them.

Green leases are agreements that put obligations on both the tenant and the landlord to improve the energy efficiency and overall environmental impact of a commercial property. More information relating to green



leases can be found [here](#) ↗.

Given the general aspiration to move towards a net zero economy, tightening of the requirements imposed around energy efficiency should be anticipated and considered. Current government guidelines and proposals are summarised below:





Contaminated land liability

Moderate risk

Summary

The Contaminated Land Assessment was completed using a detailed risk assessment designed by qualified Environmental Consultants.

Past Land Use**Moderate****Waste and Landfill****Low****Current and Recent Industrial****Low-Moderate**

Next steps

Groundsure considers there to be an acceptable level of risk at the site from contaminated land liabilities despite some potentially contaminative land uses being identified, particularly in relation to the historical and recent land uses on site. These land uses are not considered a significant risk if the site remains in its current use, however if the property is to undergo a change of use or redevelopment the planning process is likely to require contaminated land investigations. It is recommended that this is completed at an early stage of planning.

If you require further advice with regards to this, please contact our customer services team on 01273 257 755 or e-mail at info@groundsure.com.

Jump to

[Consultant's Assessment >](#)[Past land use >](#)[Waste and landfill >](#)[Current and recent industrial >](#)[Superficial hydrogeology >](#)[Bedrock hydrogeology >](#)[Hydrology >](#)[Skip to next section: Flooding >](#)

You can find our methodology and list of limitations on [page 65 >](#)

Consultant's assessment

Environmental searches are designed to ensure that significant hazards and risks associated with this property are identified and considered alongside the investment in or purchase of a property.

Please see [page 4 >](#) for further advice.

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Current and proposed land use

Current land use

Groundsure has not been advised by the client (or their advisers) of the current use of the property. Groundsure has therefore assumed that the property is likely to be a plot of open land.

Proposed land use

Groundsure has assumed that the property will remain in its current use.

Historical land use

On-site

Potentially contaminative historical and recent land uses of moderate concern have been identified at the study site.

Surrounding area

Potentially contaminative historical and current land uses of minor concern have been identified in proximity to the study site.

Site setting

Potentially vulnerable receptors have been identified including site users, residents of properties in proximity, the underlying aquifers, surface water features on site.

Conclusion

Groundsure has identified a potential contaminant-pathway-receptor relationship though this is unlikely to give rise to significant environmental liability. Please refer to the Contaminated Land assessment methodology contained within this report.



Contaminated land data summary



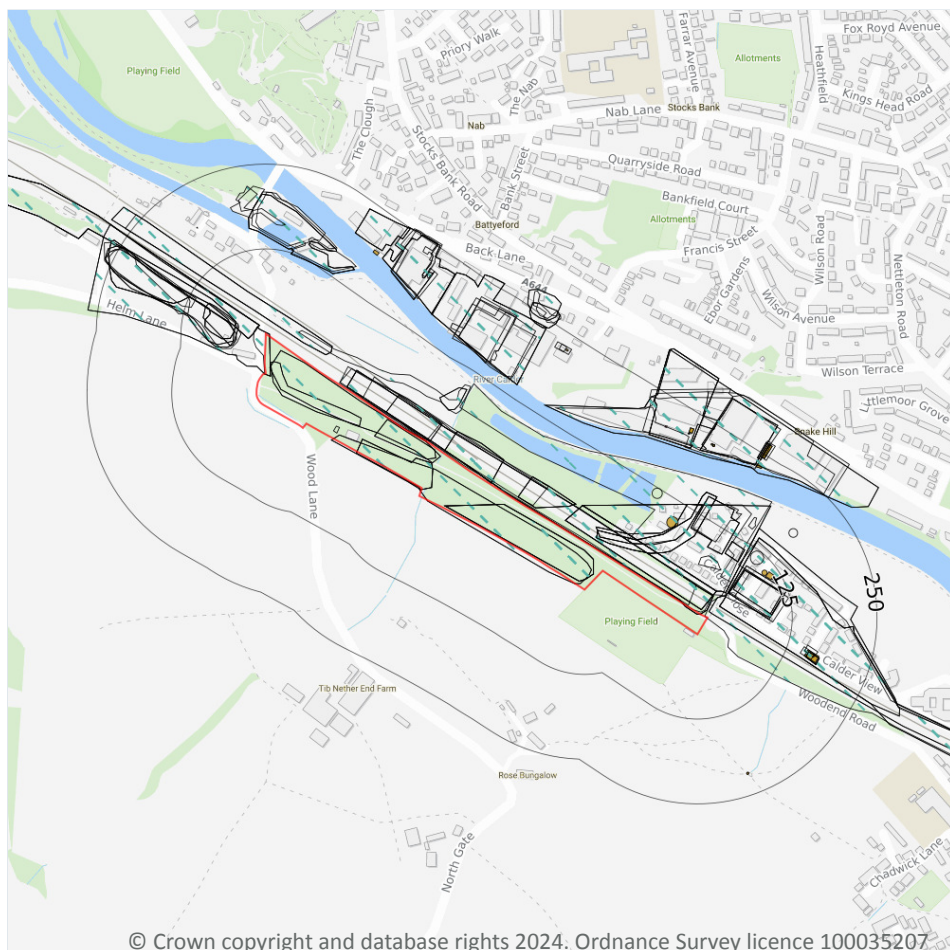
Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	25	54	75
Former tanks	0	0	23
Former energy features	0	0	3
Former petrol stations	0	0	0
Former garages	0	0	0
Former military land	0	0	0

Waste and landfill	On-Site	0-50m	50-250m
Active or recent landfill	0	0	1
Former landfill (from Environment Agency Records)	0	0	2
Former landfill (from Local Authority and historical mapping records)	0	0	0
Waste site no longer in use	0	0	1
Active or recent licensed waste sites	0	0	3

Current and recent industrial	On-Site	0-50m	50-250m
Recent industrial land uses	0	1	20
Current or recent petrol stations	0	0	0
Historical licensed industrial activities	0	0	0
Current or recent licensed industrial activities	0	0	0
Local Authority licensed pollutant release	0	0	1
Pollutant release to surface waters	0	0	0
Pollutant release to public sewer	0	0	0
Dangerous industrial substances (D.S.I. List 1)	0	0	0
Dangerous industrial substances (D.S.I. List 2)	0	0	1
Dangerous or explosive sites	0	0	0
Hazardous substance storage/usage	0	0	0
Sites designated as Contaminated Land	0	0	0
Pollution incidents	3	0	2



Contaminated land / Past land use



- Site Outline
- Search buffers in metres (m)
- Former industrial land uses
- Former tanks
- Former energy features

Former industrial land use (1:10,560 and 1:10,000 scale)

These historical land uses have been identified from 1:10,560 and 1:10,000 scale Ordnance Survey maps dated from the mid to late 1800s to recent times. They have the potential to have caused ground contamination. Please see the Environmental Summary to find out how these could impact the site.

Please see [page 4 >](#) for further advice.

Distance	Direction	Use	Date
0	on site	Refuse Heap	1892
0	on site	Colliery	1892
0	on site	Cuttings	1905
0	on site	Colliery	1905
0	on site	Cuttings	1931



Distance	Direction	Use	Date
0	on site	Unspecified Heap	1931
0	on site	Railway Sidings	1938
0	on site	Railway Building	1938
0	SE	Cuttings	1938
0	on site	Cuttings	1948
0	on site	Unspecified Heap	1948
0	on site	Unspecified Heap	1951
0	on site	Unspecified Ground Workings	1951
0	on site	Unspecified Heap	1956
0	on site	Unspecified Heap	1965
0	on site	Cuttings	1966
0	on site	Unspecified Heap	1966
0	on site	Unspecified Ground Workings	1966
0	on site	Unspecified Heap	1966
0	on site	Unspecified Heap	1975
0	on site	Unspecified Heap	1975
0	on site	Unspecified Heap	1975
0	on site	Unspecified Heap	1985
0	on site	Unspecified Heap	1985
0	on site	Unspecified Heap	1988
1 m	E	Cuttings	1892
1 m	NW	Cuttings	1975
1 m	NW	Cuttings	1985
2 m	E	Cuttings	1966
2 m	E	Cuttings	1975
2 m	E	Cuttings	1985
2 m	NW	Cuttings	1951
6 m	E	Cuttings	1966



Distance	Direction	Use	Date
6 m	E	Cuttings	1975
6 m	E	Cuttings	1985
7 m	SE	Cuttings	1956
7 m	SE	Cuttings	1965
7 m	SE	Cuttings	1975
7 m	SE	Cuttings	1988
9 m	SE	Railway Sidings	1956
9 m	SE	Railway Sidings	1965
15 m	E	Railway Sidings	1892
15 m	E	Railway Sidings	1905
15 m	E	Railway Sidings	1931
15 m	E	Railway Sidings	1948
15 m	NW	Railway Sidings	1931
15 m	NW	Railway Sidings	1948
16 m	NW	Railway Sidings	1892
16 m	NW	Railway Sidings	1905
18 m	E	Railway Sidings	1956
18 m	E	Railway Sidings	1965
18 m	E	Railway Sidings	1975
20 m	NW	Unspecified Pit	1966
20 m	NW	Unspecified Pit	1975
20 m	NW	Unspecified Pit	1985
24 m	SE	Railway Sidings	1892
24 m	SE	Railway Sidings	1905
24 m	SE	Railway Sidings	1931
24 m	SE	Railway Sidings	1948
30 m	NW	Unspecified Ground Workings	1951
34 m	SE	Unspecified Commercial/Industrial	1938



Distance	Direction	Use	Date
37 m	NW	Unspecified Heap	1951
41 m	SE	Unspecified Kiln	1956
41 m	SE	Unspecified Commercial/Industrial	1975
41 m	SE	Unspecified Commercial/Industrial	1988
41 m	NW	Refuse Heap	1892
41 m	NW	Refuse Heap	1905
43 m	NW	Unspecified Heap	1931
43 m	NW	Unspecified Heap	1948
46 m	NW	Unspecified Heaps	1966
46 m	NW	Unspecified Heaps	1975
46 m	NW	Unspecified Heaps	1985
47 m	NW	Unspecified Heap	1938
47 m	NW	Unspecified Heap	1938
48 m	E	Engine Shed	1905
48 m	E	Engine Shed	1931
48 m	E	Engine Shed	1948
49 m	E	Engine Shed	1938
50 m	E	Railway Building	1892
56 m	N	Unspecified Heap	1975
56 m	N	Unspecified Heap	1985
57 m	E	Engine Shed	1956
57 m	E	Engine Shed	1965
61 m	E	Unspecified Heap	1988
90 m	E	Malt Kiln	1905
90 m	E	Malt Kiln	1931
90 m	E	Malt Kiln	1948
94 m	E	Malt Kiln	1905
94 m	E	Malt Kiln	1931



Distance	Direction	Use	Date
94 m	E	Malt Kiln	1948
102 m	E	Unspecified Works	1965
105 m	E	Unspecified Tank	1975
110 m	E	Malt Kiln	1938
115 m	NW	Refuse Heap	1892
119 m	NW	Refuse Heap	1905
123 m	NW	Unspecified Yard	1905
123 m	NW	Boat Building Yard	1931
123 m	NW	Unspecified Yard	1948
127 m	NW	Boat Building Yard	1938
134 m	NW	Boat Building Yard	1951
142 m	NE	Unspecified Mills	1975
142 m	NE	Unspecified Mills	1985
143 m	NE	Unspecified Mill	1975
144 m	N	Sands Mill	1931
144 m	NE	Unspecified Mills	1892
144 m	NE	Unspecified Mills	1905
144 m	NE	Sands Mill	1948
145 m	NE	Sands Mill	1938
146 m	E	Unspecified Kiln	1956
146 m	SE	Railway Building	1938
147 m	NE	Unspecified Mill	1951
148 m	NE	Sands Mill	1951
149 m	NE	Unspecified Mill	1966
152 m	SE	Railway Building	1956
156 m	SE	Railway Building	1892
156 m	SE	Railway Building	1905
156 m	SE	Railway Building	1931



Distance	Direction	Use	Date
156 m	SE	Railway Building	1948
161 m	NW	Unspecified Mill	1892
162 m	N	Unspecified Mill	1966
162 m	N	Unspecified Mill	1975
162 m	N	Unspecified Mill	1985
165 m	N	Unspecified Mill	1931
165 m	N	Unspecified Mill	1948
167 m	N	Unspecified Mill	1938
169 m	N	Unspecified Mill	1951
171 m	E	Malt Kiln	1938
184 m	NW	Cuttings	1966
184 m	E	Unspecified Mills	1938
185 m	E	Unspecified Mills	1892
185 m	E	Unspecified Mills	1905
185 m	E	Unspecified Mills	1931
185 m	E	Unspecified Mills	1948
197 m	E	Unspecified Mills	1966
198 m	N	Unspecified Mill	1966
198 m	N	Unspecified Mill	1975
198 m	N	Unspecified Mill	1985
203 m	E	Unspecified Mills	1951
205 m	E	Unspecified Mills	1905
205 m	E	Unspecified Mills	1931
205 m	E	Unspecified Mills	1948
210 m	E	Unspecified Mills	1938
222 m	NE	Unspecified Tank	1938
223 m	NE	Unspecified Tank	1951
235 m	NE	Unspecified Heap	1966



Distance	Direction	Use	Date
235 m	NE	Unspecified Heap	1975
235 m	NE	Unspecified Heap	1985
240 m	E	Unspecified Tanks	1931
240 m	E	Unspecified Tanks	1948
242 m	E	Unspecified Tanks	1938
244 m	E	Unspecified Tanks	1951
245 m	NE	Unspecified Heap	1938
245 m	NE	Unspecified Heap	1938
245 m	NE	Unspecified Ground Workings	1951

This data is sourced from Ordnance Survey/Groundsure.

Former tanks

These tanks have been identified from high detailed historical Ordnance Survey maps dating from the mid-late 1800s to recent times. Tanks like this can sometimes store harmful waste, chemicals or oil, as well as more benign substances. Liquids stored in these tanks can leak when the tanks rust or become damaged over time, which could have caused contamination at this site.

Please see [page 4 >](#) for further advice.

Distance	Direction	Use	Date
85 m	E	Unspecified Tank	1989
103 m	E	Unspecified Tank	1989
105 m	E	Tanks	1957
111 m	E	Tanks	1957
154 m	SE	Unspecified Tank	1957
154 m	SE	Unspecified Tank	1957
185 m	NW	Unspecified Tank	1957
189 m	N	Tanks	1933
216 m	E	Unspecified Tank	1957
216 m	SE	Unspecified Tank	1893
216 m	SE	Unspecified Tank	1907
217 m	E	Unspecified Tank	1957



Distance	Direction	Use	Date
219 m	E	Tanks	1922
219 m	E	Tanks	1933
220 m	E	Unspecified Tank	1957
220 m	E	Unspecified Tank	1957
221 m	E	Unspecified Tank	1893
221 m	E	Unspecified Tank	1907
226 m	NE	Unspecified Tank	1933
228 m	E	Tanks	1922
228 m	E	Tanks	1933
244 m	E	Tanks	1922
244 m	E	Tanks	1933

This data is sourced from Ordnance Survey/Groundsure.

Former energy features

Energy features such as substations, transformers or power stations have been identified from high detailed historical Ordnance Survey maps dating from the mid to late 1800s to recent times. Structures like this can sometimes cause soil or groundwater contamination.

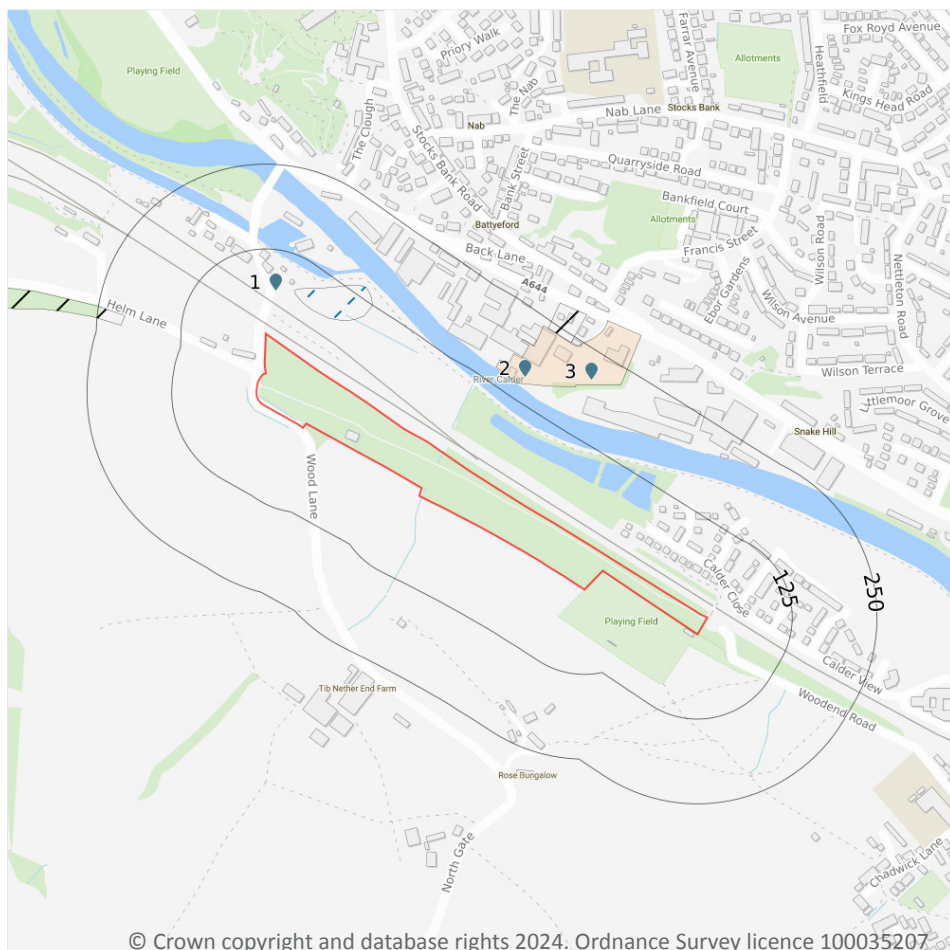
Please see [page 4](#) > for further advice.

Distance	Direction	Use	Date
206 m	E	Electricity Substation	1983
207 m	E	Electricity Substation	1972
207 m	E	Electricity Substation	1996

This data is sourced from Ordnance Survey/Groundsure.



Contaminated land / Waste and landfill



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- Site Outline
- Search buffers in metres (m)
- Landfill sites (active)
- Former Landfill (EA records)
- Waste site no longer in use
- Active or recent licensed waste sites

Waste site no longer in use

These are records of former waste storage, treatment or transfer sites that have been identified from high detailed historical maps or Local Authority planning records. Depending on the nature of the waste that was handled and stored at these facilities, there may be a risk of ground contamination.

Please see [page 4](#) > for further advice.

Distance	Direction	Details		
146 m	NE	Type of Site: Scrap Yard Site Address: N/A	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon	Details: N/A Date: 1994

This data is sourced from Ordnance Survey/Groundsure/Local Authorities.



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Active or recent landfill

These are records of landfill sites that are operational or are in official closure and aftercare programs. Depending on the nature of the waste these landfill sites have accepted, they may pose a risk of contamination (including from landfill gases). Active landfills can also cause nuisance problems due to noise, dust and odour. However, these effects should be minimised under the conditions of their operating licence.

Please see [page 4 >](#) for further advice.

Distance	Direction	Address	Operator	Landfill Type	Environmental Permitting Regulations (Waste) Reference
68 m	NW	British Waterways Board, Wood Lane, Mirfield, Dewsbury, West Yorkshire, WF14 0ED	British Waterways Board	A06: Landfill taking other wastes	651983

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

Former landfill (from Environment Agency Records)

These are records of former areas of landfill. These areas of land may have been redeveloped for other uses since the landfill closed. Depending on the nature of the waste these landfill sites accepted, they may still pose a risk of contamination (including from landfill gases). Former landfill sites can also cause issues with ground instability.

Please see [page 4 >](#) for further advice.

Distance	Direction	Details		
209 m	NW	Site Address: Colne Bridge Cutting, Helm Lane, Colnebridge Waste Licence: Yes Site Reference: - Waste Type: Industrial, Commercial, Household, Liquid sludge Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 19/05/1982 Licence Surrendered: 11/12/1992 Licence Holder Address: -	First Input: 01/01/1983 Last Input: 31/12/1988 Control Measures: Gas control, Leachate control
239 m	NE	Site Address: Sandsfield, Huddersfield Road, Battyeford Waste Licence: - Site Reference: - Waste Type: Inert, Commercial Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: - Licence Surrendered: - Licence Holder Address: Meadow Bank, Mirfield	First Input: 01/01/1944 Last Input: - Control Measures: -

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



Active or recent licensed waste sites

These are records of waste sites that are operated under licence. Waste operations require an environmental permit (from Environment Agency or Natural Resources Wales) if the business uses, recycles, treats, stores or disposes of waste or mining waste. The permit can be for activities at one site or for a mobile plant used at many sites. Depending on the nature of waste being accepted by these facilities, there could be risk of ground contamination. Some waste sites can also cause nuisance problems due to noise, dust and odour.

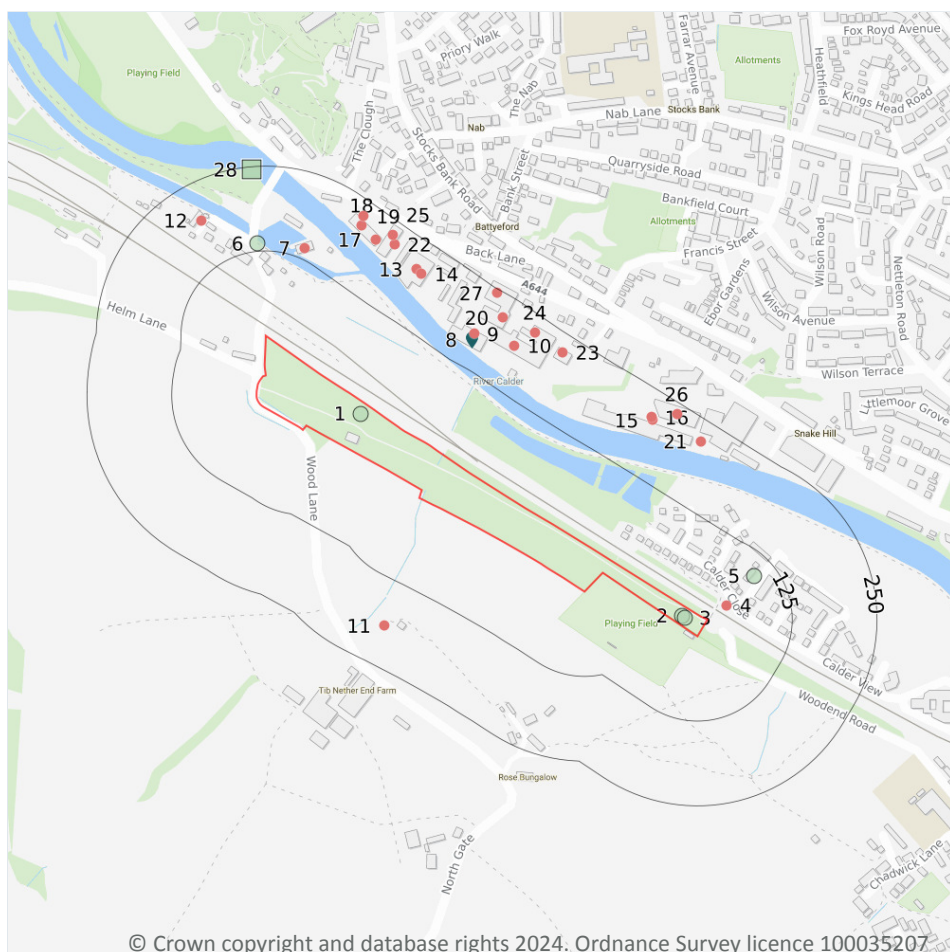
Please see [page 4](#) > for further advice.

ID	Distance	Direction	Address	Type	Size	Status
1	78 m	NW	Wood Lane, Mirfield, Dewsbury, West Yorkshire, WF14 0ED	Landfill taking other wastes	Small	Closure
2	171 m	NE	Land/premises At, Huddersfield Road, Mirfield, Mirfield, West Yorkshire, WF14 9DQ	Metal Recycling Site (Vehicle Dismantler)	Small	Issued
3	220 m	NE	Land/premises At, Huddersfield Road, Mirfield, Mirfield, West Yorkshire, WF14 9DQ	ELV Facility	Small	Issued

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



Contaminated land / Current and recent industrial



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- Local Authority licensed pollutant release
- List 2 Dangerous Substances
- Pollution incidents

Recent industrial land uses

These records show details of businesses that have recently operated, or are currently operating in the area. Depending on the type of activities taking place, some of these businesses could present a risk of contamination.

Please see [page 4](#) > for further advice.

ID	Distance	Direction	Company / Address	Activity	Category
4	35 m	SE	Electricity Sub Station - West Yorkshire, WF14	Electrical Features	Infrastructure and Facilities
7	141 m	NW	Dry Dock - West Yorkshire, WF14	Moorings and Unloading Facilities	Water
9	168 m	N	Caldercote Ltd - Unit 1 and 2 Sands Industrial Estate, Huddersfield Road, Mirfield, West Yorkshire, WF14 9DQ	Industrial Coatings and Finishings	Industrial Products



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ID	Distance	Direction	Company / Address	Activity	Category
10	192 m	NE	J T F Fabrications - Unit 4 Sands Industrial Estate, Huddersfield Road, Mirfield, West Yorkshire, WF14 9DQ	General Construction Supplies	Industrial Products
11	192 m	S	Strawberry Farm - West Yorkshire, HD5	Fruit, Flower and Vegetable Growers	Farming
12	195 m	NW	Moorings - West Yorkshire, WF14	Moorings and Unloading Facilities	Water
13	207 m	N	Kelcol Bedding Company Ltd - Wellington Mills, Huddersfield Road, Mirfield, West Yorkshire, WF14 9DL	Beds and Bedding	Consumer Products
14	207 m	N	D S M Group - Dsm Ropes and Twines, Wellington Mills, Huddersfield Road, Mirfield, West Yorkshire, WF14 9DL	Ropes, Nets and Cordage	Industrial Products
15	207 m	E	Calder Gates - Unit 6 Bankfield Business Park, Huddersfield Road, Mirfield, West Yorkshire, WF14 9DQ	Fences, Gates and Railings	Industrial Products
16	207 m	E	R T Cnc Services - Unit 7 Bankfield Business Park, Huddersfield Road, Mirfield, West Yorkshire, WF14 9DQ	Cutting, Drilling and Welding Services	Construction Services
17	208 m	N	Howarth's Garage Ltd - 245-247, Huddersfield Road, Mirfield, West Yorkshire, WF14 9DL	Vehicle Repair, Testing and Servicing	Repair and Servicing
18	214 m	N	Recon Gearboxes Ltd - 253, Huddersfield Road, Mirfield, West Yorkshire, WF14 9DL	Special Purpose Machinery and Equipment	Industrial Products
19	215 m	N	W 4 U P H Ltd - 255, Huddersfield Road, Mirfield, West Yorkshire, WF14 9DL	Furniture	Consumer Products
20	216 m	N	R K Fabrications UK Ltd - Unit 1, Liversedge Mills, Huddersfield Road, Mirfield, West Yorkshire, WF14 9DQ	Metals Manufacturers, Fabricators and Stockholders	Industrial Products
21	219 m	E	Business Park - West Yorkshire, WF14	Business Parks and Industrial Estates	Industrial Features
22	219 m	N	Works - West Yorkshire, WF14	Unspecified Works Or Factories	Industrial Features
23	223 m	NE	S S Components Ltd - -, Huddersfield Road, Mirfield, West Yorkshire, WF14 9DQ	Vehicle Parts and Accessories	Motoring
24	225 m	NE	A & D Accident Repair Centre Ltd - Liversedge Mills, Huddersfield Road, Mirfield, West Yorkshire, WF14 9DQ	Vehicle Repair, Testing and Servicing	Repair and Servicing



ID	Distance	Direction	Company / Address	Activity	Category
25	229 m	N	Techserv - Unit 2 Perseverance Mills, Huddersfield Road, Mirfield, West Yorkshire, WF14 9DL	Tools Including Machine Shops	Industrial Products
26	234 m	E	Pakprint Tapes Ltd - Unit 19 Bankfield Business Park, Huddersfield Road, Mirfield, West Yorkshire, WF14 9DQ	Packaging	Industrial Products
27	243 m	N	Hypergraph Laboratory Supplies - Sands Mill, Huddersfield Road, Mirfield, West Yorkshire, WF14 9DQ	Medical Equipment, Supplies and Pharmaceuticals	Industrial Products

This data is sourced from Ordnance Survey.

Local Authority licensed pollutant release

Industrial facilities that release pollutants to the environment (air, land or water) may be regulated by the Local Authority and hold a Part A(2) or Part B process authorisation or licence. These processes could include the burning of waste oils, paint spraying and petrol vapour recovery. There could be a risk of ground contamination if harmful materials associated with these processes are not stored and handled correctly.

Please see [page 4 >](#) for further advice.

ID	Distance	Direction	Address	Local Authority	Processes Undertaken	Permit Type	Details of Enforcement
8	166 m	N	Caldercote Ltd, Unit 2, Sands Industrial Estate, Huddersfield Road, Mirfield, WF14 9DQ	Kirklees Metropolitan Borough Council	Coating Processes	Part B	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authorities.

Dangerous industrial substances (D.S.I. List 2)

Under the Dangerous Substances Directive (76/464/EEC), industrial facilities that use pollutants included on the 'List 2' of dangerous substances (considered to be less harmful than the substances included on List 1) should try to reduce their discharge to the environment. This data is presented as a historical archive and does not necessarily represent any current processes being carried out.

Please see [page 4 >](#) for further advice.

ID	Distance	Direction	Details	
28	246 m	NW	Name: New List 2 Water Site 12 Status: Active Receiving Water: River Calder	Authorised Substances: Tributyltin

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



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Pollution incidents

Environment Agency keep records of all major or significant pollution incidents that are known to have impacted the land, water or air. The location provided for these records may relate to the location of the incidents but may sometimes be recorded where the effects of the incident was reported.

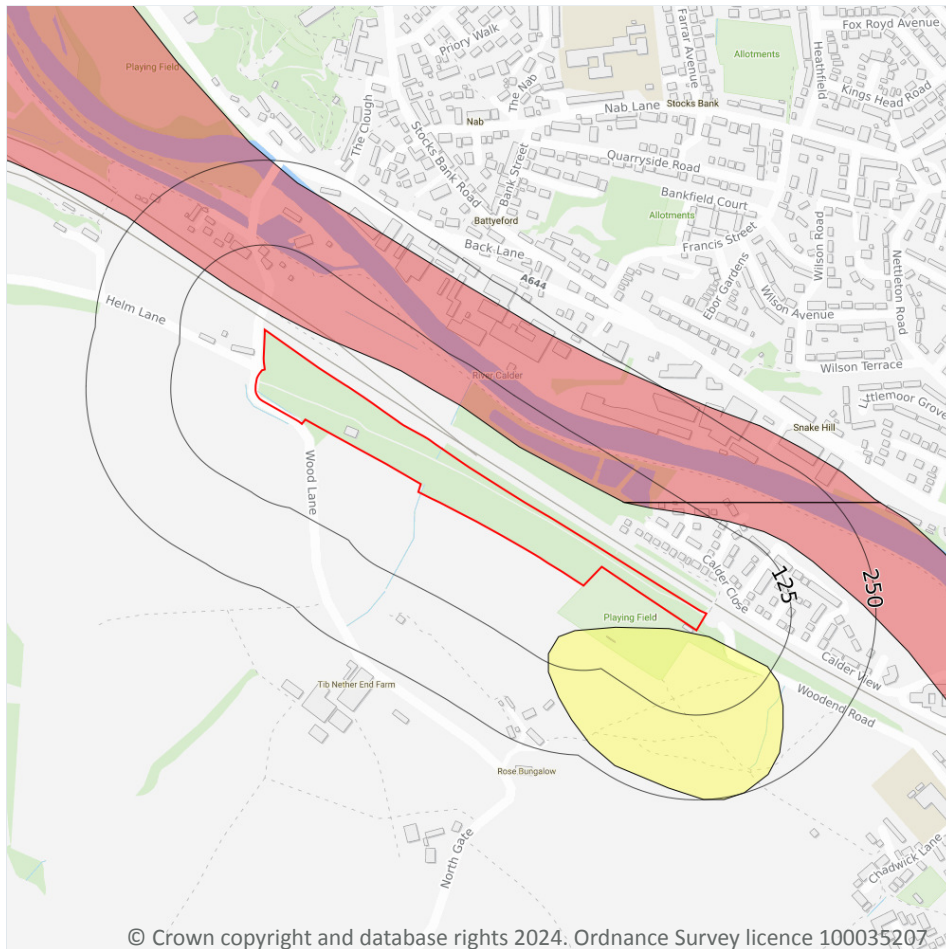
Please see [page 4](#) > for further advice.

ID	Distance	Direction	Incident Date	Land Impact	Water Impact	Pollutant
1	0	on site	14/08/2001	Category 2 (Significant)	Category 3 (Minor)	Construction and Demolition Materials and Wastes
2	0	on site	15/06/2001	Category 3 (Minor)	Category 4 (No Impact)	Construction and Demolition Materials and Wastes
3	0	on site	15/06/2001	Category 3 (Minor)	Category 4 (No Impact)	Construction and Demolition Materials and Wastes
5	95 m	E	18/06/2002	Category 4 (No Impact)	Category 4 (No Impact)	Smoke
6	137 m	NW	06/09/2002	Category 4 (No Impact)	Category 4 (No Impact)	Other Atmospheric Pollutant or Effect

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



Superficial hydrogeology



- Site Outline**
- Search buffers in metres (m)**
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive
 - Unknown

Aquifers within superficial geology

The Environment Agency/Natural Resources Wales and the British Geological Survey have assigned designations or types to the aquifers that exist within superficial geology. These designations reflect the importance of aquifers in terms of groundwater as a resource (eg drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

Principal - These are layers of rock or superficial deposits that usually provide a high level of water storage.

Secondary A - Permeable layers capable of supporting water supplies at a local rather than strategic scale.

Secondary B - Predominantly lower permeability layers which may store and yield limited amounts of groundwater.

Secondary Undifferentiated - Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type.

Unproductive - These are rock layers with low permeability that have negligible significance for water supply.

Unknown - These are rock layers where it has not been possible to classify the water storage potential.



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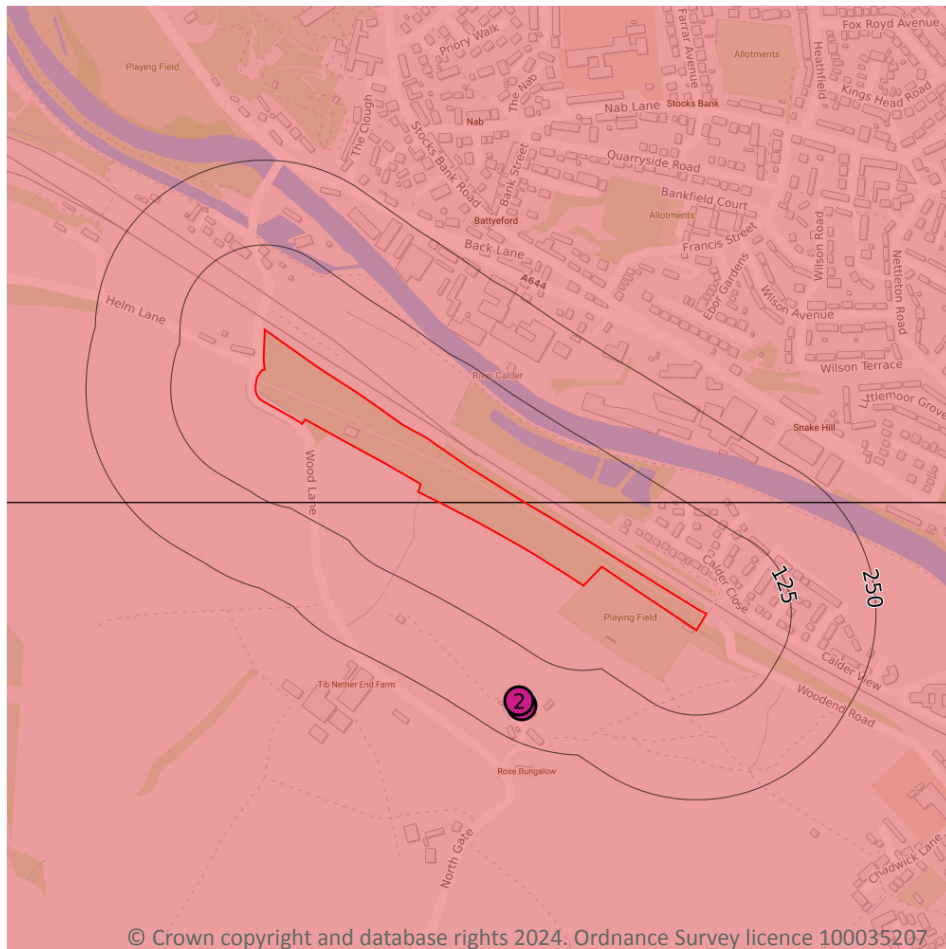
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Distance	Direction	Designation
6 m	SE	Secondary Undifferentiated
30 m	NW	Secondary A
76 m	E	Secondary A

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



Bedrock hydrogeology



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— Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- 2 Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)

Aquifers within bedrock geology

The Environment Agency/Natural Resources Wales and the British Geological Survey have assigned designations or types to the aquifers that exist within bedrock geology. These designations reflect the importance of aquifers in terms of groundwater as a resource (eg drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

Principal - These are layers of rock or superficial deposits that usually provide a high level of water storage.

Secondary A - Permeable layers capable of supporting water supplies at a local rather than strategic scale.

Secondary B - Predominantly lower permeability layers which may store and yield limited amounts of groundwater.

Secondary Undifferentiated - Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type.

Unproductive - These are rock layers with low permeability that have negligible significance for water supply.



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Distance	Direction	Designation
0	on site	Secondary A

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

Groundwater abstraction licences

These are records of licences for groundwater abstractions from the aquifers in the area. Abstractions of groundwater can be for uses such as an industrial process that requires large amounts of water, irrigation and drinking water. For national security purposes, the locational accuracy of some abstraction licences may be degraded.

ID	Distance	Direction	Details	
1	199 m	S	Licence No: 2/27/13/090 Licence status: Historical Use of groundwater: General Farming & Domestic Direct source: GROUNDWATERS Abstraction point: -- WELL Data type: Point	Annual volume (m³): - Max daily volume (m³): - Original application No: 4513 Original start date: 17/03/1966 Version start date: 26/03/1974
2	199 m	S	Licence No: 2/27/13/090 Licence status: Historical Use of groundwater: General Farming & Domestic Direct source: GROUNDWATERS Abstraction point: WELL - COAL MEASURES - COLNSBRIDGE BRADLEY Data type: Point	Annual volume (m³): - Max daily volume (m³): - Original application No: 04513 Original start date: 17/03/1966 Version start date: 26/03/1974

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

Bedrock geology

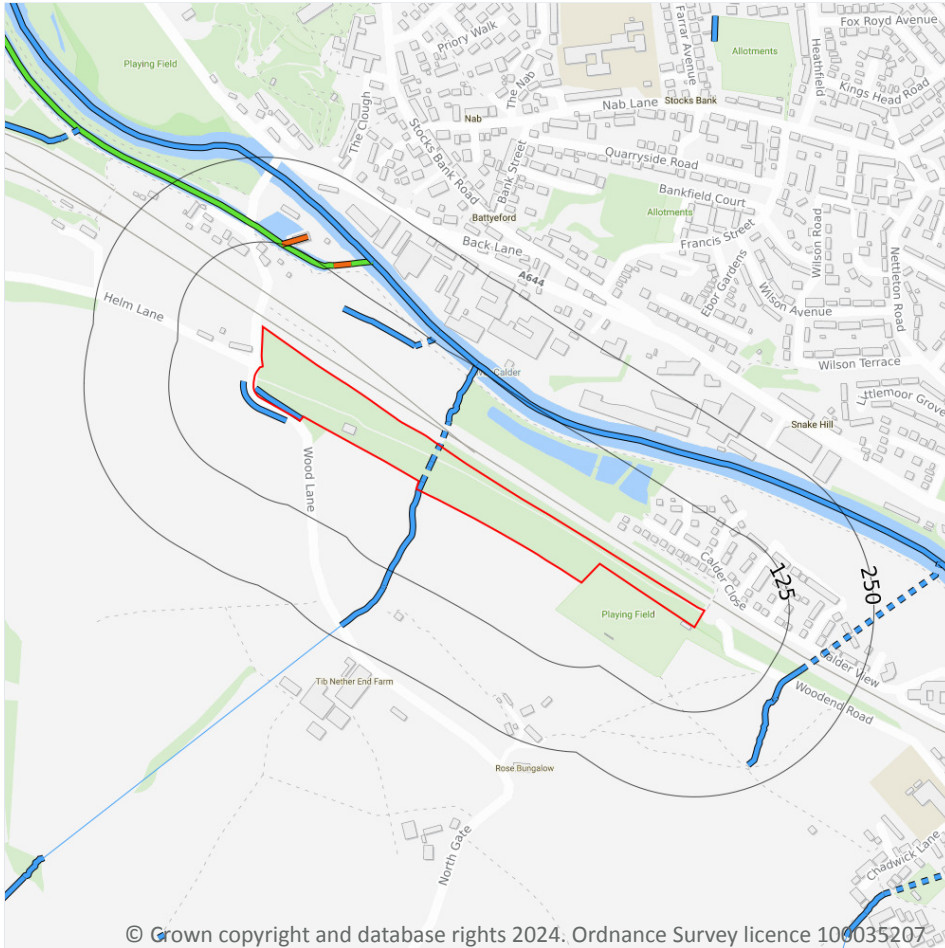
Bedrock geology is a term used for the main mass of rocks forming the Earth and is present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
PENNINE LOWER COAL MEASURES FORMATION	PLCM-MDSS	MUDSTONE, SILTSTONE AND SANDSTONE

This data is sourced from British Geological Survey.



Hydrology



- Site Outline
- Search buffers in metres (m)
- Surface Water Abstractions (point)
- ▨ Surface Water Abstractions (area)
- Surface Water Abstractions (line)
- Tidal River
- Inland River
- Foreshore
- Canal
- Lock or Flight of Locks
- Lake, Reservoir or Marsh
- Drain or Transfer
- Type of watercourse:
- At ground level ▨ Elevated
- Underground — Unspecified

Water courses from Ordnance Survey

These are water features such as ponds, lakes, rivers and streams that have been identified by Ordnance Survey. These features may be sensitive to contamination.

Distance	Direction	Details
0	on site	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
0	on site	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)



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Distance	Direction	Details
0	on site	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
0	on site	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
0	on site	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
11 m	W	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
37 m	N	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
91 m	NW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
103 m	N	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
120 m	NW	Name: Calder and Hebble Navigation Type of water feature: Canal. A manmade watercourse for inland navigation. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
124 m	NE	Name: River Calder Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
125 m	NW	Name: Calder and Hebble Navigation Type of water feature: Canal. A manmade watercourse for inland navigation. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)



Distance	Direction	Details
125 m	NW	Name: Calder and Hebble Navigation Type of water feature: Lock or flight of locks. An enclosure in a canal or navigable river with gates and sluices at either end. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
130 m	N	Name: River Calder Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
134 m	NW	Name: Calder and Hebble Navigation Type of water feature: Lock or flight of locks. An enclosure in a canal or navigable river with gates and sluices at either end. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
141 m	N	Name: River Calder Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
149 m	SW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
151 m	NW	Name: Calder and Hebble Navigation Type of water feature: Canal. A manmade watercourse for inland navigation. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
153 m	SE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
153 m	SW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
156 m	SE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
158 m	SE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)



Distance	Direction	Details
167 m	SE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
172 m	N	Name: River Calder Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
230 m	SW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Not provided Permanence: Watercourse contains water year round (in normal circumstances)

This data is sourced from Ordnance Survey.





Flooding

Moderate-High risk

Summary

The property and area within the site outline is at risk from one or more kinds of flooding. Property's overall risk assessment for past flooding and river, coastal, surface water and groundwater flooding is moderate-high.

Please see [page 38 >](#) for details of the identified issues.

River and Coastal Flooding	Very Low
Groundwater Flooding	Negligible
Surface Water Flooding	Significant
FloodScore™ insurance rating	High
Past Flooding	Not identified
Flood Storage Areas	Not identified
NPPF Flood Risk Assessment required if site redeveloped?	Yes

Next steps

An elevated level of flood risk has been identified at the property.

- investigate the insurance on offer for the property to ensure any implications on premiums are fully understood before completion
- the assessment in this report is based on the highest flood risk found within the site boundary. The maps within the flood risk section clearly highlight which parts have a higher probability of flood risk, allowing you to visualise whether flood risk affects the buildings or the associated land. If required, we can provide an assessment that provides separate flood risk ratings for the main building and for the land/gardens around it. This assessment is carried out manually by one of our in house experts and can only be ordered by contacting our customer support team at info@groundsure.com ↗
- if the property has recently been constructed, the flood risk assessment contained within this report will not take into account any measures put in place by the developer to deal with flooding. You should seek further information from the developer on flood risk mitigation for the site
- investigate the various forms of flood resistance and resilience measures that will help protect your property in the event of a flood

National Planning Policy Framework (NPPF)

A full flood risk assessment will be required at the site in the event that it will be developed/redeveloped. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

Jump to

[Surface water flooding >](#)

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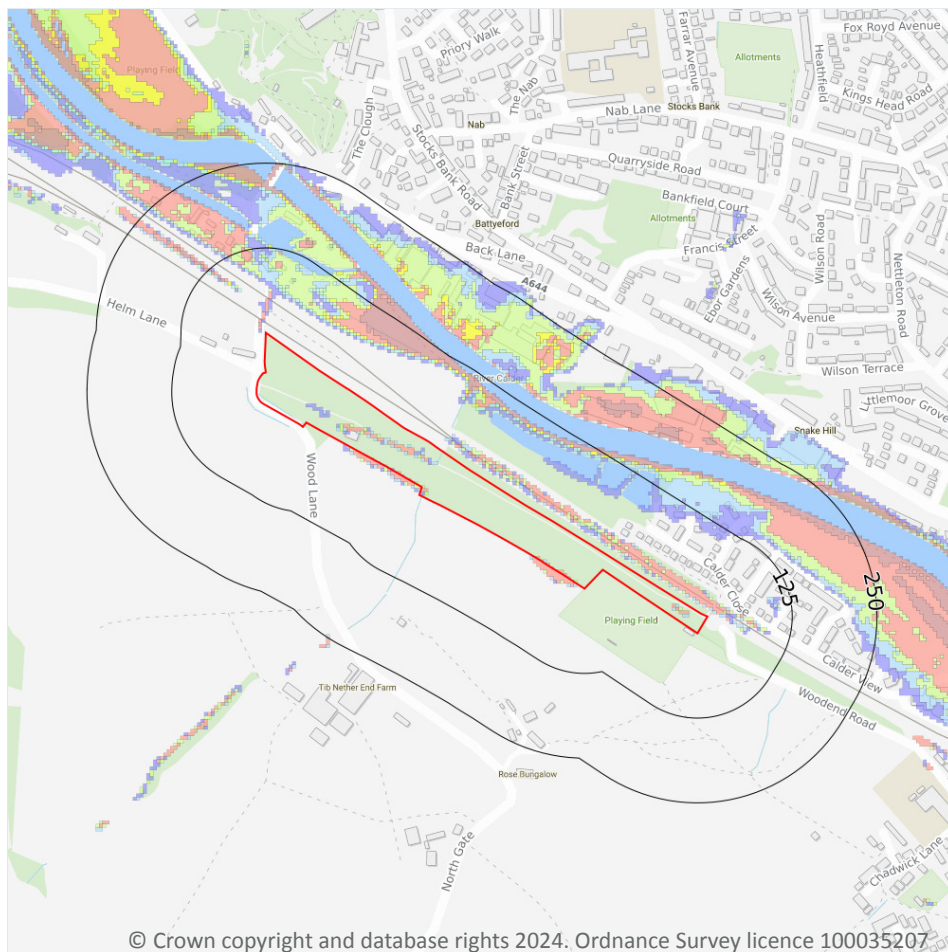
[Ambiental FloodScore™ insurance rating >](#)

[Flood risk \(5 and 30 years\) >](#)

[Skip to next section: Environmental >](#)

You can find our methodology and list of limitations on [page 65 >](#)

Flooding / Surface water flood risk



— Site Outline
Search buffers in metres (m)

Surface water flood risk

- Highly significant
- Significant
- High
- Moderate to high
- Moderate
- Low to moderate
- Low

Surface water flood risk

The property is likely to be prone to flooding following extreme rainfall, which may have an impact on insuring the property against flood risk.

The area in which the property is located has been assessed to be at a Significant risk of surface water flooding. This area is considered to have a 1 in 30 probability of surface water flooding due to rainfall in a given year to a depth of between 0.3m and 1.0m. However, as is the case with probability statistics and predictions, this information should be used as a guideline only. The area may flood several years in a row, or not at all for many years. 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.



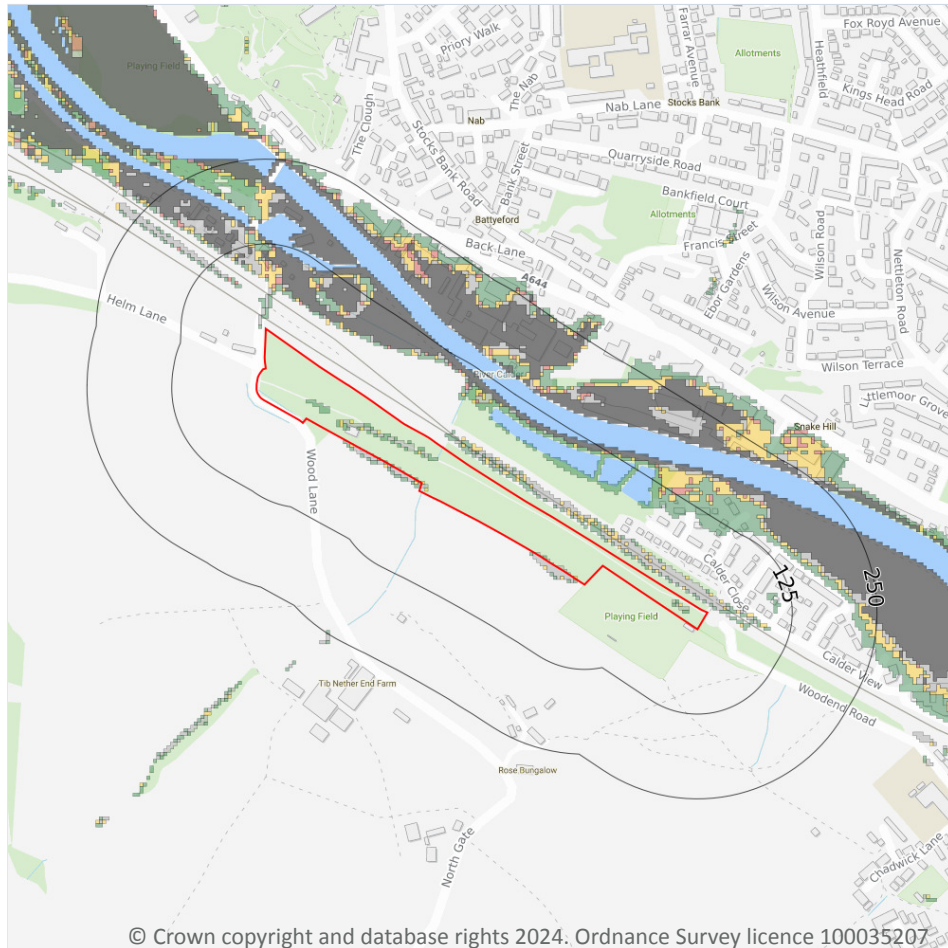
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These risk calculations are based on Ambiantal Risk Analytics maps.

Flooding / Ambiantal FloodScore™ insurance rating



The property has been rated as having a High level of flood hazard.

Ambiantal's FloodScore™ insurance rating provides an indication of the likelihood of a property being flooded from river, coastal, groundwater and/or surface water flood. The FloodScore™ insurance rating information is based on a model and should not be relied upon as fact. It is only one of the many considerations reviewed as part of a commercial insurance policy.

Other underwriting considerations may include whether the building has been raised, are the contents raised off the floor, the construction type, business type, whereabouts the flooding impacts the property and the likelihood of business interruption such as access restrictions due to flood waters. As a property owner, understanding the risk to your property is valuable and adding flood resilience measures to the property, where known to be at risk, may help getting insurance or reducing the premium or excess charged by an insurer.



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Climate change / Flood risk (5 and 30 Years)

Ambiental's FloodScore™ Climate data provides flood risk information from river, tidal and surface water flooding for a range of future time periods and emissions scenarios (Low emissions - RCP 2.6, medium and most likely emissions - RCP 4.5, and high emission - RCP 8.5). The temperature increases shown for each scenario are predicted increases by 2081-2100. The models are based on the UK Climate Projections 2018 (UKCP18). It is plausible that climate change will increase the severity and frequency of flood events in the future. FloodScore™ Climate has been designed to provide banks, building societies and insurers with future flood risk information for their long-term assets. The data within this report is based on the highest risk found within a buffer zone around the buildings. The 'Year' in the table represents the median of the date range used for each modelled timeframe.

Temp increase range	Year	Combined flood risk	River flooding	Coastal flooding	Surface water flooding
RCP 2.6 0.9-2.3°C	2027	High	Negligible	Negligible	High
RCP 2.6 0.9-2.3°C	2055	High	Negligible	Negligible	High
Temp increase range	Year	Combined flood risk	River flooding	Coastal flooding	Surface water flooding
RCP 4.5 1.7-3.2°C	2027	High	Negligible	Negligible	High
RCP 4.5 1.7-3.2°C	2055	High	Negligible	Negligible	High
Temp increase range	Year	Combined flood risk	River flooding	Coastal flooding	Surface water flooding
RCP 8.5 3.2-5.4°C	2027	High	Negligible	Negligible	High
RCP 8.5 3.2-5.4°C	2055	High	Negligible	Negligible	High

This data is sourced from Ambiental Risk Analytics.





Environmental

Identified

Ground stability

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

Please see [page 43](#) > for details of the identified issues.

Natural Ground Stability**Low****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**

Next steps

Ground stability

The property is indicated to lie within an area that could be affected by infilled land. You should consider the following:

- if a survey has been undertaken at the property that considers ground instability and no issues were found, no further action is required
- however, based on the findings of this report, the purchaser should be encouraged to consider potential instability in any future development or alteration of the ground including planting and removing trees, and regardless of the survey outcome
- if no survey has yet been undertaken, we recommend one is carried out by a suitably qualified and experienced person
- if ground instability issues have been or are subsequently identified in a survey we recommend following any advice given in the survey findings

Coal

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

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

Jump to

[Non-natural ground subsidence >](#)[Natural ground instability \(5 and 30 Years\) >](#)[Back to Summary](#)

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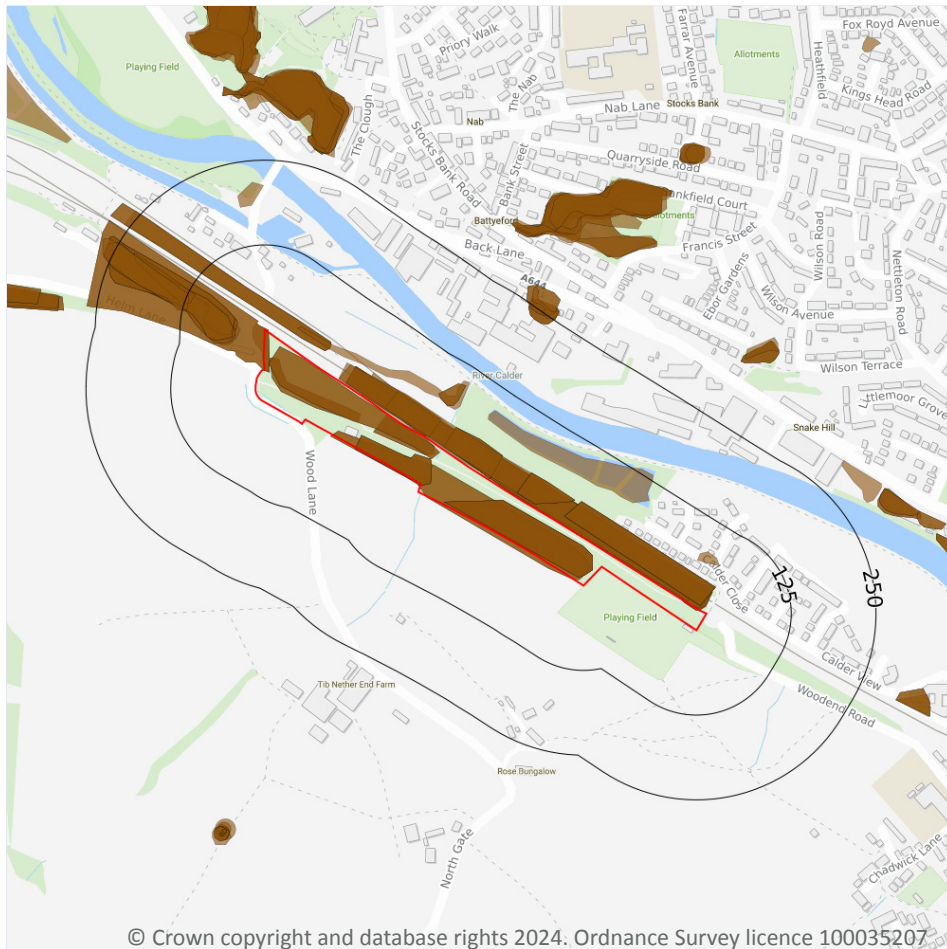
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[Skip to next section: Energy >](#)

You can find our methodology and list of limitations on [page 65 >](#)



Ground stability / Non-natural ground subsidence



— Site Outline
Search buffers in metres (m)

■ Infilled Land

Mining hazards:

■ Highly likely

■ Likely

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 4](#) > for further advice.

Infilled land

Maps suggest the property is located on a previous pond, quarry, mine, landfill or other hole in the land. These land cavities are often filled in with various materials and this can cause structural problems, although such events are rare. Groundsure's experts recommend that you check whether your structural surveys have taken this into account.

Please see [page 4](#) > for further advice.



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Distance	Direction	Use	Date
0	on site	Unspecified Heap	1988
0	on site	Unspecified Heap	1965
0	on site	Unspecified Heap	1948
0	on site	Colliery	1905
0	on site	Refuse Heap	1892
0	on site	Colliery	1892
0	on site	Unspecified Heap	1931
0	on site	Unspecified Heap	1956
0	on site	Unspecified Heap	1975
0	on site	Unspecified Heap	1951
0	on site	Unspecified Ground Workings	1951
0	on site	Unspecified Heap	1966
0	on site	Unspecified Ground Workings	1966
0	on site	Unspecified Heap	1966
0	on site	Unspecified Heap	1985
0	on site	Unspecified Heap	1985
0	on site	Unspecified Heap	1975
0	on site	Unspecified Heap	1975
0	on site	Cuttings	1948
0	on site	Cuttings	1905
0	on site	Cuttings	1931
0	on site	Cuttings	1966
0	SE	Cuttings	1938
1 m	E	Cuttings	1892
1 m	NW	Cuttings	1985
1 m	NW	Cuttings	1975
2 m	E	Cuttings	1966
2 m	E	Cuttings	1985



Distance	Direction	Use	Date
2 m	E	Cuttings	1975
2 m	NW	Cuttings	1951
6 m	E	Cuttings	1966
6 m	E	Cuttings	1985
6 m	E	Cuttings	1975
7 m	SE	Cuttings	1988
7 m	SE	Cuttings	1965
7 m	SE	Cuttings	1956
7 m	SE	Cuttings	1975
20 m	NW	Unspecified Pit	1966
20 m	NW	Unspecified Pit	1985
20 m	NW	Unspecified Pit	1975

Groundsure's experts systematically analyse historical maps, which can highlight areas that, over time, may have been filled with various materials. The materials used are usually safe, although in some cases contaminative materials may also have been used. Past ground workings have been identified at the site. These workings may be associated with railway cuttings or other ground engineering but may also indicate mining activity. Information is taken from features identified on Ordnance Survey historical maps, which do not indicate the distance or direction that mines extend beneath the surface. For example, features such as mine shafts only indicate the entrance to a mine. From this, we may infer the potential for underground features to extend outward from this point. Some features within this database may also relate to non-mining underground activities e.g. air shafts for underground railways.

Climate change / Natural ground instability (5 and 30 Years)

This data shows the increase in shrink swell subsidence hazards as a result of climate change. When certain soils take in water they can swell, causing heave. Conversely, when these soils dry out they can shrink and cause subsidence. Climate change will result in higher temperature and therefore likely cause periods of drought and an increase in shrink swell subsidence. This data has been produced using the Met Office local projections to accurately model predicted rainfall, it is only available for RCP8.5 (the 'worst case' climate scenario).

Temp increase range	Year	Wet scenario	Average rainfall	Dry scenario
RCP 8.5 3.2-5.4°C	2030s	Highly unlikely	Highly unlikely	Highly unlikely
RCP 8.5 3.2-5.4°C	2050s	Highly unlikely	Highly unlikely	Highly unlikely


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Ref: 25848372
 Your ref: 25848372
 Grid ref: 419179 420044

This data is sourced from the British Geological Survey.





Energy

Identified



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.

Please see [page 4 >](#) for further advice. Additionally, see [page 48 >](#) for details of the identified issues.

Planned Multiple Wind Turbines

Identified

Planned Single Wind Turbines

Identified

Existing Wind Turbines

Identified

Proposed Solar Farms

Not identified

Existing Solar Farms

Not identified



Energy

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

Power stations
Energy Infrastructure Projects

Not identified
Not identified
Not identified

Next steps

Wind

Existing or proposed wind installations have been identified within 10km.

- use the details given in the report to find out more about the potential impacts on the property
- contact the operating company and the relevant Local Authority for further information
- visit the area in order to more accurately assess the impact this wind development would have on the property

Jump to

[Wind and solar >](#)

[Skip to next section: Transport >](#)

You can find our methodology and list of limitations on [page 65 >](#)

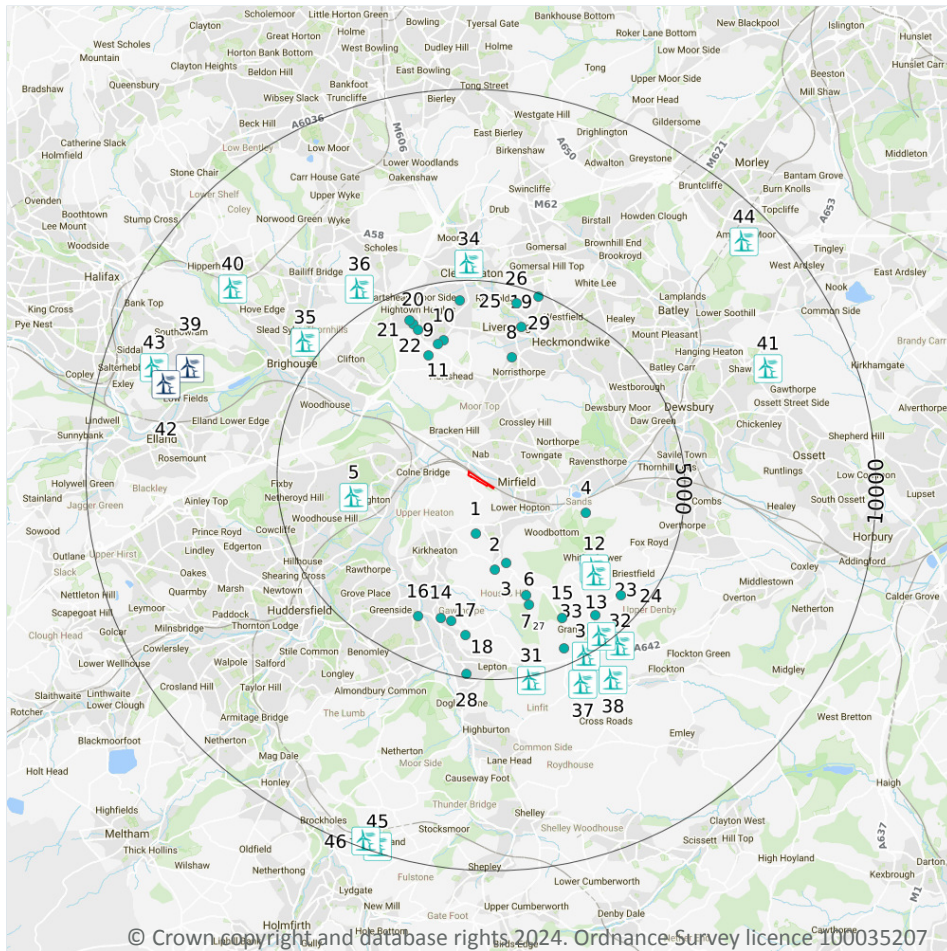


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Energy / Wind and solar



— Site Outline

Search buffers in metres (m)



Wind farms



Proposed wind farms



Proposed wind turbines



Existing and agreed solar installations



Proposed solar installations

Wind farms

An active wind farm, group of turbines or individual wind turbine has been identified within 10,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

ID	Distance	Direction	Details	
39	7-8 km	W	Site Name: Ashday Hall, Ashday Lane, Southowram, Halifax, Yorkshire & Humber Operator Developer: Universal Green Energy Ltd Status of Project: Operational	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.25MW Total project capacity: 0.25 Approximate Grid Reference: 411630, 422953



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ID	Distance	Direction	Details	
42	8-9 km	W	Site Name: Park Nook Farm, Southowram, Halifax, Calderdale, Yorkshire & Humber Operator Developer: Universal Green Energy Ltd Status of Project: Operational	Type of project: Onshore Number of Turbines: 2 Turbine Capacity: 0.25MW Total project capacity: 0.5 Approximate Grid Reference: 411258, 422819

This data is sourced from the UK Wind Energy Database supplied by Renewable UK. Groundsure recommends further independent research with Renewable UK of any sites of interest to determine exact locations and details of the projects.

Proposed wind farms

A wind farm or group of turbines or individual wind turbine has been proposed within 10,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused, may have subsequently been granted on appeal without appearing as such within this report. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.

ID	Distance	Direction	Details	
5	3-4 km	W	Site Name: Deighton Centre, Deighton Road, Huddersfield, Kirklees, West Yorkshire, HD2 1JP Planning Application Reference: 2005/48/93370/W2 Type of Project: 2 Wind Turbines	Application Date: 2005-08-09 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises of installation of 2 wind turbines and supporting infrastructure. Approximate Grid Reference: 415909, 419578
12	3-4 km	SE	Site Name: Church Farm Howroyd Lane, Lower Whitley, Dewsbury, Whitley, West Yorkshire, WF12 0NB Planning Application Reference: 2008/62/93711/E2 Type of Project: 2 Wind Turbines	Application Date: 2008-10-15 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises construction of two 20 kW wind turbines on 18m. columns. Approximate Grid Reference: 422202, 417710
13	3-4 km	SE	Site Name: Church Farm Howroyd Lane, Lower Whitley, Dewsbury, West Yorkshire, WF12 0NB Planning Application Reference: 2009/62/91159/E2 Type of Project: 2 Wind Turbines	Application Date: 2009-04-20 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of two 20kw wind turbines on 18m columns. Approximate Grid Reference: 422202, 417710



ID	Distance	Direction	Details	
30	5-6 km	SE	Site Name: Land Off Paul Lane, Grange Moor, Wakefield, Huddersfield, West Yorkshire, WF4 4DS Planning Application Reference: 2012/62/91614/E Type of Project: 3 Wind Turbines	Application Date: 2012-06-08 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises installation of three small scale 5kw evance r9000 wind turbines with a colum height of 15m and blade rotor diameter of 5.50m. Approximate Grid Reference: 421990, 415426
31	5-6 km	S	Site Name: Paul Lane/A642 Tinker Lane, Lepton, Huddersfield, Flockton Moor, West Yorkshire, HD8 0LR Planning Application Reference: 2010/62/93410/E2 Type of Project: 3 Wind Turbines	Application Date: 2010-12-21 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 3 small scale 10 Kw 15 meter wind turbines. Approximate Grid Reference: 420555, 414788
32	5-6 km	SE	Site Name: 25 Wakefield Road, Grange Moor, Wakefield, Kirklees, West Yorkshire, WF4 4BG Planning Application Reference: 2013/62/91655/E Type of Project: 2 Wind Turbines	Application Date: 2013-06-28 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises installation of 2 endurance E-3120 50kW wind turbines on a 24.6m monopole mast. Approximate Grid Reference: 422879, 415693
33	5-6 km	SE	Site Name: Grange Ash Farm Wakefield Road, Grange Moor, Wakefield, West Yorkshire, WF4 4BG Planning Application Reference: 2010/62/91553/E2 Type of Project: 2 Wind Turbines	Application Date: 2010-06-10 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of two 47.5 metre wind turbines and associated works. Approximate Grid Reference: 422756, 415543
34	5-6 km	N	Site Name: 12 Whitfield Street, Cleckheaton, Kirklees, West Yorkshire, BD19 3PD Planning Application Reference: 2006/62/92367/E1 Type of Project: 2 Wind Turbines	Application Date: 2006-06-26 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises construction of 2 wind turbines. Approximate Grid Reference: 418923, 425683
35	5-6 km	NW	Site Name: St. Pegs Mill, Thornhill Beck Lane, Brighouse, Calderdale, West Yorkshire, HD6 4AH Planning Application Reference: 07/02528/FUL Type of Project: 46 Wind Turbines	Application Date: 2008-01-13 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation of 46 new roof wind turbines. Approximate Grid Reference: 414638, 423633



ID	Distance	Direction	Details	
36	5-6 km	NW	Site Name: Hare Field Farm Halifax Road, Cleckheaton, Scholes, West Yorkshire, BD19 6PH Planning Application Reference: 2008/62/93827/E1 Type of Project: 2 Wind Turbines	Application Date: 2008-10-28 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of two 20 KW wind turbines on 18m columns. Approximate Grid Reference: 416057, 425023
37	5-6 km	SE	Site Name: The Milking Parlour Cockermouth Farm, Cockermouth Lane, Wakefield, Flockton Moor, West Yorkshire, WF4 4BS Planning Application Reference: 2012/62/91615/E Type of Project: 2 Wind Turbines	Application Date: 2012-06-15 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of two small scale 5kW Evance R9000 wind turbines with a column height of 15M and blade rotor diameter of 5.50M. Approximate Grid Reference: 421903, 414689
38	5-6 km	SE	Site Name: Crows Nest Farm, Crawshaw Lane, Flockton, Wakefield, Kirklees, West Yorkshire, WF4 4BY Planning Application Reference: 2013/62/91105/E Type of Project: 2 Wind Turbines	Application Date: 2013-03-22 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of 2 micro scale wind turbines. Approximate Grid Reference: 414802, 422691
40	7-8 km	NW	Site Name: Lightcliffe Factory, Brighouse Road, Hipperholme, Halifax, Calderdale, West Yorkshire, HX3 8DE Planning Application Reference: 06/02300/FUL Type of Project: 2 Wind Turbines	Application Date: 2006-12-17 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation of two domestic wind turbines on side of factory building. Approximate Grid Reference: 412747, 425027
41	7-8 km	E	Site Name: Chidswell Farm Chidswell Lane, Shaw Cross, Dewsbury, West Yorkshire, WF12 7SW Planning Application Reference: 2008/62/94241/E1 Type of Project: 2 Wind Turbines	Application Date: 2008-12-03 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises construction of two 20Kw hurricane grid tied wind turbines. Approximate Grid Reference: 426745, 422946
43	8-9 km	W	Site Name: Land East Of Park Nook Farm, Park Nook, Southowram, Halifax, Calderdale, West Yorkshire, HX3 9TT Planning Application Reference: 13/01160/FUL Type of Project: 2 Wind Turbines	Application Date: 2013-10-28 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of two wes250 250 kw wind turbines on 30m mast with 30m diameter rotors and substation. Approximate Grid Reference: 410691, 422972



ID	Distance	Direction	Details	
44	9-10 km	NE	Site Name: Howley Park Road East, Morley, Leeds, West Yorkshire, LS27 0SW Planning Application Reference: 11/00399/FU Type of Project: 2 Wind Turbines	Application Date: 2011-02-01 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises construction of 2 detached 36m high wind turbines. Approximate Grid Reference: 426119, 426263
45	9-10 km	S	Site Name: Manor House Farm The Village, Thurstonland, Huddersfield, West Yorkshire, HD4 6XU Planning Application Reference: 2011/62/91208/E2 Type of Project: 2 Wind Turbines	Application Date: 2011-06-27 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 2 wind turbines (part Conservation area). Approximate Grid Reference: 416532, 410446
46	9-10 km	S	Site Name: Manor House Farm The Village, Thurstonland, Huddersfield, West Yorkshire, HD4 6XU Planning Application Reference: 2012/62/92058/E Type of Project: 2 Wind Turbines	Application Date: 2012-07-13 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of 2 20M (19.998M) high wind turbines. Approximate Grid Reference: 416532, 410446

This information is derived from planning data supplied by Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for wind farms with multiple turbines within 10,000m of the property. This data is updated on a quarterly basis.

If the existence of a planning application, passed or refused may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

Proposed wind turbines

Planning applications for individual wind turbines have been proposed within 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.



ID	Distance	Direction	Details	
1	1-2 km	S	Site Name: Mount Pleasant Farm Jackroyd Lane, Upper Hopton, Mirfield, West Yorkshire, WF14 8HX Planning Application Reference: 2013/62/90630/W Type of Project: Wind Turbine	Application Date: 2013-03-12 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of 1 medium scale 50kw endurance wind turbine on a 25m monopole mast. Approximate Grid Reference: 419094, 418619
2	2-3 km	S	Site Name: Upper Stoneroyd Liley Lane, Mirfield, West Yorkshire, WF14 8EB Planning Application Reference: 2010/62/93494/E2 Type of Project: Wind Turbine	Application Date: 2010-12-16 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of 110kW small scale wind turbine on a 12m mast. Approximate Grid Reference: 419596, 417685
3	2-3 km	S	Site Name: Upper Stoneroyd Liley Lane, Mirfield, West Yorkshire, WF14 8EB Planning Application Reference: 2010/62/92037/E2 Type of Project: Wind Turbine	Application Date: 2010-07-08 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises construction of one 10kw evoco wind turbine on a 12m mast. Approximate Grid Reference: 419596, 417685
4	2-3 km	E	Site Name: Calder Farm Sands Lane, Mirfield, West Yorkshire, WF14 8HJ Planning Application Reference: 2010/62/92910/E2 Type of Project: Wind Turbine	Application Date: 2010-10-11 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation of one 10kw wind turbine mounted on a 15 metre tower. Approximate Grid Reference: 421987, 419170
6	3-4 km	S	Site Name: Whitley Hall Farm Liley Lane, Lepton, Huddersfield, West Yorkshire, HD8 0NG Planning Application Reference: 2010/62/90818/E2 Type of Project: Wind Turbine	Application Date: 2010-03-31 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of 1 small scale 10kw wind turbine. Approximate Grid Reference: 420494, 416779



ID	Distance	Direction	Details	
7	3-4 km	S	Site Name: Whitely Hall Farm, Gregory Lane, Lepton, Huddersfield, Kirklees, West Yorkshire, HD8 0NG Planning Application Reference: 2014/62/92305/E Type of Project: Wind Turbine	Application Date: 2014-07-24 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises installation of 1 endurance E-3120 50kw wind turbine on 35.6m monopole mast and tip height of 48.6m. Approximate Grid Reference: 420493, 416778
8	3-4 km	N	Site Name: Roberttown Lane, Liversedge, Kirklees, West Yorkshire, WF15 7LX Planning Application Reference: 2004/48/95106/E1 Type of Project: Wind Turbine	Application Date: 2004-11-16 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises of a wind turbine. Approximate Grid Reference: 420039, 423239
9	3-4 km	N	Site Name: Church Farm Ladywell Lane, Liversedge, West Yorkshire, WF15 8EU Planning Application Reference: 2011/62/92628/E Type of Project: Wind Turbine	Application Date: 2011-10-18 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of one evoco 10kW wind turbine on a 15m monopole mast. Approximate Grid Reference: 417857, 423299
10	3-4 km	N	Site Name: Church Farm Ladywell Lane, Hartshead, Liversedge, West Yorkshire, WF15 8EU Planning Application Reference: 2010/62/91604/E1 Type of Project: Wind Turbine	Application Date: 2010-05-27 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation of 1No Evoco 10kW wind turbine on a 15m monopole mast. Approximate Grid Reference: 417857, 423299
11	3-4 km	N	Site Name: Church Farm Ladywell Lane, Hartshead, Liversedge, West Yorkshire, WF15 8EU Planning Application Reference: 2010/62/92693/E1 Type of Project: Wind Turbine	Application Date: 2010-09-20 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of one 10kW wind turbine on a 15m monopole mast. Approximate Grid Reference: 417857, 423299



ID	Distance	Direction	Details	
14	3-4 km	S	Site Name: Land off, Thurgory Lane, Lascelles Hall Road, Huddersfield, Kirklees, West Yorkshire, HD5 0AT Planning Application Reference: 2013/62/93249/W Type of Project: Wind Turbine	Application Date: 2013-12-05 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises Installation of a 100kw northern power wind turbine on a 23m mast. Approximate Grid Reference: 418185, 416433
15	3-4 km	SE	Site Name: Nineveh Liley Lane, Grange Moor, Wakefield, West Yorkshire, WF4 4EN Planning Application Reference: 2009/62/93379/E2 Type of Project: Wind Turbine	Application Date: 2010-01-18 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of domestic wind turbine. Approximate Grid Reference: 421359, 416422
16	3-4 km	SW	Site Name: Quarry Farm Penistone Road, Waterloo, Huddersfield, West Yorkshire, HD5 8QT Planning Application Reference: 2011/62/92410/E Type of Project: Wind Turbine	Application Date: 2011-09-21 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 1 x 24.6M high (HUB) wind turbine. Approximate Grid Reference: 417581, 416466
17	3-4 km	S	Site Name: Copriding Farm Thurgory Lane, Lepton, Huddersfield, West Yorkshire, HD8 0NL Planning Application Reference: 2010/62/91892/W2 Type of Project: Wind Turbine	Application Date: 2010-06-22 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of 15m small scale wind turbine. Approximate Grid Reference: 418824, 415970
18	3-4 km	S	Site Name: Copriding Farm, Chimney Lane, Lepton, Thurgory Lane, Huddersfield, Kirklees, West Yorkshire, HD8 0NL Planning Application Reference: 2013/62/91914/W Type of Project: Wind Turbine	Application Date: 2013-07-04 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises extension to time to previous permission 2010/91892 for construction of 15M small scale wind turbine. Approximate Grid Reference: 418824, 415969
19	4-5 km	N	Site Name: 44 Knowler Hill, Liversedge, Kirklees, West Yorkshire, WF15 6DT Planning Application Reference: 2006/62/94698/E1 Type of Project: Wind Turbine	Application Date: 2006-11-21 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises construction of 1 KW wind turbine. Approximate Grid Reference: 420284, 424035



ID	Distance	Direction	Details	
20	4-5 km	NW	Site Name: Windy Bank Farm Windy Bank Lane, Hightown, Liversedge, West Yorkshire, WF15 8EZ Planning Application Reference: 2010/62/92488/E1 Type of Project: Wind Turbine	Application Date: 2010-09-03 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of wind turbine with 18m mast. Approximate Grid Reference: 417457, 424097
21	4-5 km	NW	Site Name: Windy Bank Farm Windy Bank Lane, Hightown, Liversedge, West Yorkshire, WF15 8EZ Planning Application Reference: 2011/62/93080/E Type of Project: Wind turbine	Application Date: 2011-12-15 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 20Kw wind turbine 15.5m high. Approximate Grid Reference: 417457, 424097
22	4-5 km	NW	Site Name: Windy Bank Farm Windy Bank Lane, Hightown, Liversedge, West Yorkshire, WF15 8EZ Planning Application Reference: 2010/62/90609/E1 Type of Project: Wind Turbine	Application Date: 2010-03-01 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation of one Gaia 133 11kW wind turbine on an 18m mast. Approximate Grid Reference: 417457, 424097
23	4-5 km	SE	Site Name: Meadow Croft, Briestfield Road, Briestfield, Dewsbury, Kirklees, West Yorkshire, WF12 0NR Planning Application Reference: 2006/62/92453/E2 Type of Project: Wind Turbine	Application Date: 2006-06-13 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises construction of wind turbine. Approximate Grid Reference: 422231, 416501
24	4-5 km	SE	Site Name: Goat Hill Farm, Briestfield Road, Briestfield, Dewsbury, Kirklees, West Yorkshire, WF12 0NU Planning Application Reference: 2005/62/91870/E2 Type of Project: Wind Turbine	Application Date: 2005-05-09 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of 6kw wind turbine of a 9m mast. Approximate Grid Reference: 422562, 416608
25	4-5 km	N	Site Name: 2 Ashbourne Croft, Cleckheaton, West Yorkshire, BD19 5JF Planning Application Reference: 2009/62/93317/E1 Type of Project: Wind Turbine	Application Date: 2009-11-26 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises construction of wind turbine. Approximate Grid Reference: 418676, 424726



ID	Distance	Direction	Details	
26	4-5 km	N	Site Name: Park House Nurseries Eddercliffe Crescent, Littletown, Liversedge, West Yorkshire, WF15 6LR Planning Application Reference: 2010/62/91164/E1 Type of Project: Wind Turbine	Application Date: 2010-04-19 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises construction of one 10KW wind turbine. Approximate Grid Reference: 420161, 424647
27	4-5 km	SE	Site Name: Heights Farm, Wakefield Road, Grange Moor, Wakefield, West Yorkshire, WF4 4BW Planning Application Reference: 2014/62/93813/E Type of Project: Wind Turbine	Application Date: 2014-12-11 Planning Stage: Detail Plans Granted Project Details: Scheme comprises installation of wind turbine with a maximum tip height of 34.5m. Approximate Grid Reference: 421405, 415629
28	4-5 km	S	Site Name: Lepton Common/Land Off Paul Lane, Lepton, Huddersfield, West Yorkshire, HD8 0AJ Planning Application Reference: 2012/62/90776/E Type of Project: Wind Turbine	Application Date: 2012-03-21 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 50kw endurance wind turbine on 25m mast. Approximate Grid Reference: 418861, 414964
29	4-5 km	N	Site Name: Listing Mill Farm Listing Lane, Gomersal, Cleckheaton, West Yorkshire, BD19 4HS Planning Application Reference: 2009/62/93381/E1 Type of Project: Wind Turbine	Application Date: 2010-02-01 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of an 18m Wind Turbine. Approximate Grid Reference: 420752, 424821

This information is derived from planning data supplied by Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for single wind turbines only, within 5,000m of the property. This data is updated on a quarterly basis.

If the existence of a planning application, passed or refused, may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.





Transport

Identified

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.

HS2 Route	Not identified
HS2 Safeguarding	Not identified
HS2 Stations	Not identified
HS2 Depots	Not identified
HS2 Noise	Not assessed
HS2 Visual impact	Not assessed



Crossrail

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

Crossrail 1 Route	Not identified
Crossrail 1 Stations	Not identified
Crossrail 2 Route	Not identified
Crossrail 2 Stations	Not identified
Crossrail 2 Worksites	Not identified
Crossrail 2 Safeguarding	Not identified
Crossrail 2 Headhouse	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.

Active Railways and Tunnels	Identified
Historical Railways and Tunnels	Identified
Railway and Tube Stations	Not identified
Underground	Not identified



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 Your ref: 25848372
 Grid ref: 419179 420044



Planning

Identified

Summary

Protected areas have been identified within 250 metres of the property.

Please see [page 60 >](#) for details of the identified issues.

Environmental Protected Areas **Identified**

Visual and Cultural Protected Areas **Not identified**

Next steps

Environmental designations

The property lies within 250m of an environmentally protected site or area.

- seek further guidance from the local planning department on any likely restrictions if considering any property development

Jump to

[Planning constraints >](#)

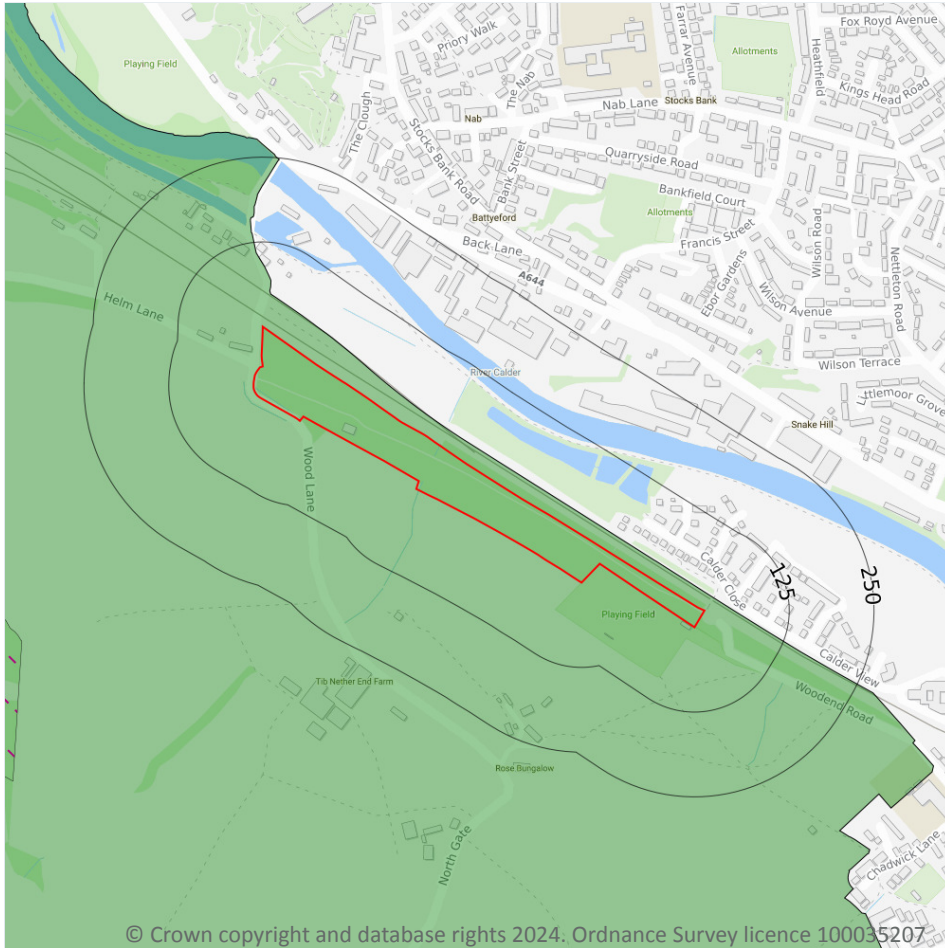
You can find our methodology and list of limitations on [page 65 >](#)

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Planning constraints



- Site Outline**
- Search buffers in metres (m)**
- Listed buildings
 - Certificates of immunity from listing
 - Conservation areas
 - National Parks
 - Areas of Outstanding Natural Beauty
 - Registered parks and gardens
 - Scheduled Monuments
 - World Heritage Sites
 - Internationally important wetland sites (Ramsar Sites)
 - Sites of Special Scientific Interest
 - Designated Ancient Woodland
 - Green Belt
 - Local Nature Reserves
 - Special Areas of Conservation
 - National Nature Reserves
 - Special Protection Areas (for birds)

Green Belt

Green Belts are intended to prevent inappropriate development by keeping certain areas of land open. The fundamental purpose of Green Belt is to prevent continued growth and merging of urban areas, hence the majority of Green Belt land being located on the fringe of large towns and cities, extending into the countryside. Whilst development can happen in the Green Belt, it should be subject to greater controls on the type and size of the development. However, the presence of a Green Belt designation is not in itself a complete barrier to development and the Local Plan should be consulted if a purchaser is concerned about any potential development in these areas.

Distance	Direction	Green Belt Name	Data Source
0	on site	South and West Yorkshire	Kirklees



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Your ref: 25848372
Grid ref: 419179 420044

This data is sourced from Local Authorities (Green Belt data contains Ordnance Survey data © Crown copyright and database right 2024). For more information please see <https://www.gov.uk/guidance/national-planning-policy-framework/9-protecting-green-belt-land> ↗



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	
Former industrial land use (1:10,560 and 1:10,000 scale)	Identified
Former tanks	Identified
Former energy features	Identified
Former petrol stations	Not identified
Former garages	Not identified
Former military land	Not identified
Former landfill (from Local Authority and historical mapping records)	Not identified
Waste site no longer in use	Identified
Active or recent landfill	Identified
Former landfill (from Environment Agency Records)	Identified
Active or recent licensed waste sites	Identified
Recent industrial land uses	Identified
Current or recent petrol stations	Not identified
Dangerous or explosive sites	Not identified
Hazardous substance storage/usage	Not identified
Sites designated as Contaminated Land	Not identified
Historical licensed industrial activities	Not identified
Current or recent licensed industrial activities	Not identified
Local Authority licensed pollutant release	Identified
Pollutant release to surface waters	Not identified
Pollutant release to public sewer	Not identified

Contaminated Land	
Dangerous industrial substances (D.S.I. List 1)	Not identified
Dangerous industrial substances (D.S.I. List 2)	Identified
Pollution incidents	Identified

Superficial hydrogeology	
Aquifers within superficial geology	Identified
Superficial geology	Not identified

Bedrock hydrogeology	
Aquifers within bedrock geology	Identified
Groundwater abstraction licences	Identified
Bedrock geology	Identified

Source Protection Zones and drinking water abstractions	
Source Protection Zones	Not identified
Source Protection Zones in confined aquifer	Not identified
Drinking water abstraction licences	Not identified

Hydrology	
Water courses from Ordnance Survey	Identified
Surface water abstractions	Not identified

Flooding	
Risk of flooding from rivers and the sea	Not identified



Flooding	
Flood storage areas: part of floodplain	Not identified
Historical flood areas	Not identified
Reduction in Risk of Flooding from Rivers and Sea due to Defences	Not identified
Flood defences	Not identified
Proposed flood defences	Not identified
Surface water flood risk	Identified
Groundwater flooding	Not identified
Climate change	
Flood risk (5 and 30 Years)	Identified
Natural ground instability (5 and 30 Years)	Identified
Natural ground subsidence	
Natural ground subsidence	Not identified
Natural geological cavities	Not identified
Non-natural ground subsidence	
Coal mining	Identified
Non-coal mining	Not identified
Mining cavities	Not identified
Infilled land	Identified
Radon	
Radon	Not identified
Coastal Erosion	
Complex cliffs	Not identified
Projections with intervention measures in place	Not identified
Projections with no active intervention	Not identified

Oil and gas	
Oil or gas drilling well	Not identified
Proposed oil or gas drilling well	Not identified
Licensed blocks	Not identified
Potential future exploration areas	Not identified
Wind and solar	
Wind farms	Identified
Proposed wind farms	Identified
Proposed wind turbines	Identified
Existing and agreed solar installations	Not identified
Proposed solar installations	Not identified
Energy	
Electricity transmission lines and pylons	Not identified
National Grid energy infrastructure	Not identified
Power stations	Not identified
Nuclear installations	Not identified
Large Energy Projects	Not identified
Planning constraints	
Sites of Special Scientific Interest	Not identified
Internationally important wetland sites (Ramsar Sites)	Not identified
Special Areas of Conservation	Not identified
Special Protection Areas (for birds)	Not identified
National Nature Reserves	Not identified
Local Nature Reserves	Not identified
Designated Ancient Woodland	Not identified
Green Belt	Identified
World Heritage Sites	Not identified



Planning constraints

Areas of Outstanding Natural Beauty	Not identified
National Parks	Not identified
Conservation Areas	Not identified
Listed Buildings	Not identified
Certificates of Immunity from Listing	Not identified
Scheduled Monuments	Not identified
Registered Parks and Gardens	Not identified



Methodologies and limitations

A full list of Groundsure methodologies and limitations is available here: 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 Screening report. To find out who they are and their areas of expertise see www.groundsure.com/sources-reference ↗.

Conveyancing Information Executive and our terms & conditions

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd. Groundsure adheres to the Conveyancing Information Executive Standards.

In addition to The Property Ombudsman (TPO) redress scheme covering consumers, TPO will also provide redress to small businesses (including Charities and Trusts) and where the customer meets the following criteria:

- a small business (or group of companies) with an annual turnover of less than £3 million;
- a charity with an annual income of less than £3 million;
- a Trust with a net asset value of less than £3 million.

Complaints Advice

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure.

If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

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

COMPLAINTS PROCEDURE: If you want to make a complaint, we will:

- acknowledge it within 5 working days of receipt
- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:

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

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

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