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PHASE 1 ENVIRONMENTAL
DESK STUDY
REPORT

job number	C4305/24/E/6601.rev1
date	24/05/2024
site address	916 Halifax Road, Scholes, Cleckheaton, West Yorkshire, BD19 6LR
written by	T. Merry
checked by	S. Alexander
issued by	T. Merry

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Rogers Geotechnical Services Ltd
Offices 1 & 2 Barncliffe Business Park, Near Bank, Shelley, Huddersfield, HD8 8LU
01484 604354 Company No. 5130864

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Appendices

Report on a Phase One Desk Study

Location:	916 Halifax Road Scholes, Cleckheaton, West Yorkshire, BD19 6LR		
For:	Carl Barnes		
Consultants:	Barnes Homes Ltd		
Report No.	C4305/24/E/6601.rev1	Report date:	May 2024

For and on behalf of **Rogers Geotechnical Services Ltd**

Tobias Merry MSci (Hons), FGS Graduate Geo-environmental Engineer	**Scott Alexander** BSc FGS Senior Geo-environmental Engineer

1. Introduction

The site comprises an area of garden area to the rear of 916 Halifax Road, Scholes, Cleckheaton, BD19 6LR. The site is approximately 0.59 hectares in size and its National Grid reference is centred around 417086 424714.

It is understood that the development proposals currently comprise the construction of a number of residential houses with associated garden areas and car parking. In order to assist with this decision-making process, and any planning and construction aspects of the development, a phase one environmental desk study has been commissioned and is the subject of this report.

In accordance with issued guidance, a site walkover was conducted on the 13th May 2024 and the following observations were made:

General site description/current site use
The site comprises a single residential property with two large areas of soft-landscaping surrounding the property to the north, east and south and represent a private garden.

Site boundaries/access
The site is bounded by Halifax Road to the south-west, with hedges and trees being utilised to create boundaries around the site along with wooden fencing to the south-west and chain fencing to the north-east. The site is current accessible via Halifax Road by foot with access for larger plant proposed.

Topography
The site slopes gently down towards the north-east.

Surface cover of site
The site is covered with grass and other small vegetation, with several large trees. In the south-east, north and centre of the site.

Visible evidence of contamination/contaminative sources
Greenhouses observed in the north of the site. However, there were no other visible signs of contamination present during the time of the walkover.

Presence of vegetation and wildlife
The site was covered in well-kept grass and other soft landscaping with several mature trees in the north, centre and south-east of the site. Vegetation seems to be healthy with no evidence of degradation. There were no obvious signs of invasive flora, fauna, nesting birds, burrowing animals or edible plants observed during the time of the site walkover.

Services
The status of underground services is unknown. There were no overhead services present within the site at the time of the walkover.

Site neighbours
The site is located within a residential area, with residential properties to the south-east.

In order to ensure that the site is fully characterised and to comply with the Environment Act 1995[1], a Phase One Desk Study has been commissioned by Barnes Homes Ltd. The desk study is intended to assess the environmental impact of historical, current and future factors on the development. This report will present the data obtained and provide a conceptual ground model and preliminary risk assessment as well as discussing the scope of any intrusive investigation that may be required. This report does not consider ecological impacts (e.g. bats) or botanical risks (e.g. Japanese Knotweed).

2. Review and Summary of Published Data

As a part of this desk study the following data has been considered.

- Site Plan - Appendix 1
- Historical maps - Appendix 2
- Groundsure Reports - Appendix 3
- Photographs - Appendix 4
- Consultants Mining Report - Appendix 5

The data obtained from the above-mentioned sources has been summarised below[2].

[1]S57 of the Environment Act 1995 inserted the contaminated land regime into the Environmental Protection Act 1990 (Part 2A). The regime **'provides a risk-based approach to the identification and remediation of land where contamination poses an unacceptable risk to human health or the environment'** See http://www.environment-agency.gov.uk/research/planning/40405.aspx. This places a duty on local authorities to inspect their areas for contaminated land and require its remediation using the 'suitable for use' approach. Much of this duty is discharged via the planning regime under the Town and Country Planning Act 1990 as historical land contamination is a 'material planning consideration.' The local authorities are required to secure the removal of unacceptable risks via remediation of the land, to therefore ensure the site is suitable for its new use. This is fulfilled via completion of a Phase One Environmental Desk Study, Phase Two Intrusive Investigation, Phase Three Remediation Strategy and Phase Four Validation Report. Therefore, as a minimum, once a site has been developed it should not be capable of being designated as 'contaminated land' under Part 2A of the Environmental Protection Act 1990, as inserted by the Environment Act 1995 (see also PPS 23 Planning and Pollution Control Section 8)

[2] This report is a summary only and reference must be made in full to the information provided in the Groundsure Report.

2.1 Historical Land Use

Table 1: Historical Land Use[3]		
HISTORICAL MAPPING SUMMARY		
Map Dates	**On site**	**Within 250m**
1854	Several residential buildings occupy the western section of the site. The remaining area is assumed to be agricultural land.	Road – immediately adjacent to SW running SE-NW, 110m SE running NE-SW Smithy – 10m SE Residential – 10m W Public House – 70m SE, 120m SE Copperas Works – 180m E
1892	Access road constructed on north western border of the site.	Residential – 220m E
1893 – 1907	The site remains largely unchanged.	Residential – immediately adjacent to SE
1922 – 1932	New building towards the north of the site.	Residential – immediately adjacent to SE
1933	Small building on the west of the site removed.	Building removed – 30m W, 180m W
1938	The site itself remains largely unchanged.	Residential – 120m SE
1948 – 1955	The site itself remains largely unchanged.	Residential – 240m E
1956 – 1967	An additional building has been constructed towards the north of the site. Glass house constructed on western boundary.	Residential – 130m SE
1974 – 1990	The previous buildings have been either demolished and rebuilt into a single residence, or converted.	Hartshead Moor School – 20m S Residential – 45m E M62 – 90m W
1993 – 2010	The site itself remains largely unchanged.	Residential – 120m E
2024	The site itself remains largely unchanged.	Hartshead Moor School Demolished – 20m S

NB. All distances given are approximate only.

2.2 Published Geology and Geological Hazards

Table 2: Geological Data for the Site			
BGS MAPPING DATA			
Strata Type	**Strata Name[4]**	**Previous Name[4]**	**Description[5]**
Artificial Geology	Made Ground/Fill	N/A	Not indicated on site although previous construction may have resulted in the presence of made ground.
Superficial Geology	N/A	N/A	Not indicated to underlie the site.
Solid Geology	Pennine Lower Coal Measures Formation	Grey Measures of Yorkshire And Nottingham	Interbedded grey mudstone, siltstone and pale grey sandstone, commonly with mudstones containing marine fossils in the lower part, and more numerous and thicker coal seams in the upper part.

[3] See Appendix 3
[4] Sources: British Geological Survey (NERC) Map Sheets 77; Huddersfield; Solid and Drift Edition, and Geology of Britain Viewer [*online resource from www.bgs.ac.uk*]
[5] Sources: British Geological Survey (NERC) Lexicon of Named Rock Units [*online resource from www.bgs.ac.uk*]

GEOLOGICAL FEATURES			
Type	**Location**	**Features**	**Comments**
Mining Activity	On site	Coal mining	The study site is located within the specified search distance of an identified mining area.
		Non-coal Mining	The study site is not located within an area of non-coal mining. Potential for difficult ground conditions are unlikely or localised and are at a level where they need not be considered.
Faults	67m W 248m N	Fault	Normal fault, displacement unknown. This fault is not anticipated to affect the site.
Landslip Deposits	No data	No data	No data.

BGS BOREHOLE DATA			
Reference[6]	**Location**	**Strata Description**	**Depth**
SE12SE890	85m NW	Topsoil Gravelly clay Sandstone	0.00m 0.10m 1.30m
SE12SE892	113m NW	Topsoil Slightly gravelly clay	0.00m 0.30m
SE12SE893	138m N	Topsoil Slightly sandy gravelly clay. Cobbly clay	0.00m 0.10m 1.20m
SE12SE891	156m NW	Topsoil Made ground (gravelly clay with low cobble content) Made ground (Very clayey slightly sandy gravel)	0.00m 0.10m 0.70m
SE12SE56	195m NW	Topsoil Siltstone Siltstone Sandstone Siltstone Coal Siltstone	0.00m 0.60m 2.60m 5.95m 9.70m 10.35m 10.45m
SE12SE868	212m N	Topsoil Made ground (Slightly clayey sandy gravel with high cobble content) Made ground (Cobbles)	0.00m 0.55m 0.70m
SE12NE383	249m N	Topsoil Clay Siltstone	0.00m 0.30m 3.35m

[6] http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html

		Sandstone Siltstone Coal fragments (old workings) Mudstone Siltstone	4.25m 7.15m 8.00m 8.80m 9.45m

NATURAL GROUND SUBSIDENCE & HAZARDS[7]	
Type	**Risk Rating**
Potential for shrinking or swelling clay ground stability	Very low.
Potential for running sand ground stability	Negligible.
Potential for compressible ground stability	Negligible.
Potential for collapsible ground stability hazards	Very Low.
Potential for landslide ground stability	Very Low.
Potential for ground dissolution stability	Negligible.
Radon	The property is in a Radon Affected Area, as between 1 and 3% of properties are above the Action Level. No radon protective measures are necessary.

2.3 Construction Issues

2.3.1 Foundation Construction

On the basis of the prevailing geology and assuming that there are no areas of significantly filled ground, it is anticipated that shallow strip or spread foundations could be utilised at this site. It should be appreciated that an intrusive investigation will be required to validate this opinion. Moreover, it is possible that undifferentiated strata within the Pennine Lower Coal Measures Formation may include very fine-grained rocks which are likely to have weathered to cohesive soils at or near the surface. Such soils could be sensitive to soil moisture variations and thus be susceptible to desiccation as result of tree root action. In light of this, it is possible that footings within the zone of influence of trees (existing or previously removed), may need to founded at extended depths in excess of 1m.

2.3.2 Site Won Materials

Where sandstone outcrops, it is possible that the resulting soil may provide a suitable bulk granular fill and may prove suitable for re-compaction.

Should any residual mudstone be encountered at shallow depth over much of the site, this material is likely to be relatively difficult to re-engineer as a construction material. Therefore, depending on the results of laboratory testing, it may possible to modify/stabilise the soil using lime and/or cement to form a suitable sub-base replacement for pavements and hard standings.

[7] See Groundsure report

2.3.3 Disposal of Site Materials

If made ground is present, then contamination/WAC testing will be required to establish the nature of the underlying soil before disposal to a licensed landfill site. However, it is anticipated that the naturally occurring soils would not be significantly contaminated, thus would probably be accepted by a waste disposal site catering for inert material.

2.4 Mining and Natural Cavities

2.4.1 Coal Mining

The Groundsure Report states that the site is within an area that may be affected by coal mining. A Consultant's Coal Mining Report has therefore been obtained that is included in appendix 5 of this report and may be summarised as follows:

Table 3: Summary of the Consultant's Coal Mining Report

Has the report highlighted evidence or potential of:			
Ref	**Mining Feature**	**Yes/No**	**Comments**
1	Underground Coal Mining	Yes	The property is in a surface area that could be affected by underground mining in 2 seams of coal between 94m and 131m depth and worked between 1868 and 1900.
2	Probable Unrecorded Shallow Workings	Yes	None.
3	Spine Roadways at Shallow Depth	No	No spine roadway recorded at shallow depth.
4	Mine Entries	No	None recorded within 100 metres of the site boundary.
5	Abandoned mine plans	Yes	Plans of abandoned mine workings below the site are suggested to be available by the coal authority.
6	Outcrops	No	No outcrops recorded.
7	Geological Faults	No	No faults, fissures or breaklines recorded.
8	Opencast Mines	No	None recorded within 500 metres of the enquiry boundary.
9	Coal Authority Managed Tips	No	None recorded within 500 metres of the enquiry boundary.
10	Site Investigations	No	None recorded within 50 metres of the enquiry boundary.
11	Remediated Sites	No	None recorded within 50 metres of the enquiry boundary.
12	Coal Mining Subsidence	Yes	The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31st October 1994. There is no current Stop Notice delaying the start of remedial works or repairs to the property. The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.
13	Mine Gas	No	None recorded within 500 metres of the enquiry boundary.
14	Mine Water Treatment Schemes	No	None recorded within 500 metres of the enquiry boundary.
15	Future Underground Mining	No	None recorded.
16	Coal Mining Licensing	No	None recorded within 200 metres of the enquiry boundary.
17	Court Orders	No	None recorded.

18	Section 46 Notices	No	No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.
19	Withdrawal of Support Notices	No	The property is not in an area where a notice to withdraw support has been given. The property is not in an area where a notice has been given under section 41 of the Coal Industry Act 1994, cancelling the entitlement to withdraw support.
20	Payments to Owners of Former Copyhold Land	No	The property is not in an area where a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

2.4.2 Non-Coal Mining

Localised small-scale underground mining may have occurred. Potential for difficult ground conditions are unlikely or localised and are at a level where they need not be considered.

2.5 Waste Management and Gas Monitoring

Table 4: Landfill Data and Artificial Ground, Recorded and Anticipated

ENVIRONMENT AGENCY, LOCAL AUTHORITY, BGS & HISTORIC LANDFILLS			
Waste Type	**Location**	**Comments**	**Monitoring Requirement**
Active Landfill	Within 250m	None recorded within 250m	N
Historic Landfill	Within 250m	None recorded within 250m	N
Historic waste sites	Within 250m	None recorded within 250m	N
Licenced waste sites	Within 250m	None recorded within 250m	-
Waste Exceptions	Within 250m	None recorded within 250m	-
MADE GROUND & INFILLED GROUNDWORKINGS			
Description	**Location**	**Comments**	**Monitoring Requirement**
Records of Potentially Infilled Features	56m W	Worked Ground (Undivided)	N
	123m NW	Made Ground (Undivided)	N
	137m NW	Made Ground (Undivided)	N
	228m N	Made Ground (Undivided)	N

2.6 Hydrogeology, Hydrology

Table 5: Ground/Controlled Water Sensitivity and Flooding				
ENVIRONMENT AGENCY AQUIFER DESIGNATION[8]				
Strata	**Designation**	**Description**		
Solid Geology On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers.		
GROUNDWATER SENSITIVITY[9]				
Description	**Location**	**Details**		
Source Protection Zone	-	None recorded within 250m.		
Abstraction Licences	-	None recorded within 250m.		
Records of Part A(2) and Part B Activities and Enforcements	-	None recorded within 250m.		
Records of Licensed Discharge Consents	-	None recorded within 250m.		
High Soil Leaching Potential	On Site	The soil in urban areas can be highly permeable. The site is anticipated to have a low leaching class.		
CONTROLLED WATERS[10]				
Description	**Location**	**Details**		
River Network Entries	Within 250m	None recorded within 250m.		
Surface Water Features	Within 250m	None recorded within 250m.		
POLLUTION INCIDENTS[11]				
Pollutant	**Receptor**	**Location**	**Date**	
None recorded within 250m.	-	Within 250m	-	
ENVIRONMENT AGENCY FLOOD RISK[12]				
Description	**Location**	**Details**		
Zone 2	-	The site is not situated within a Zone 2 flood plain.		
Zone 3	-	The site is not situated within a Zone 3 flood plain.		
Flood Defences	-	None recorded within 250m.		
Groundwater Flooding Area	-	Limited potential for groundwater flooding to occur.		

[8] See Appendix 2
[9] See Appendix 2
[10] See Appendix 2
[11] See Appendix 2
[12] See Appendix 2

2.7 Sensitive Land Use

Table 6: Sensitive Land Uses within 250m		
REGISTERED SENSITIVE LAND USES [13]		
Description	**Location**	**Details**
Nitrate Vulnerable Zone	On site	Existing.
Green Belt Land	On site	South and West Yorkshire. (Kirklees)
	146m S	South and West Yorkshire. (Calderdale)

2.8 Industrial Land Use and Potential Sources of Contamination

In order for a conceptual site model and preliminary risk assessment to be completed the historical maps and Groundsure data requires analysis to identify any past or present activities on the site and in the area that may have the potential to cause contamination on the site. Guidance has been issued by the Environment Agency, NHBC and Chartered Institute of Environmental Health.[14] Within this document, annex 3 provides examples of important contaminants that are associated with individual uses of land. This data assists in the formulation of any chemical testing regime.

Those that we consider potentially contaminative according to the guidance are given below:

Table 7: Potentially Contaminative Sources		
HISTORICAL		
Land Use	**Location**	**Classification**
Historical construction	On site	Artificial/made ground.
Cuttings	58m W 60m W	Ground Workings
Smithy Unspecified Mills Unspecified Factory	119m SE 229m E 233m E 235m E 238m E 238m E	Works/factories/features.
Refuse heap	151m E	Unspecified heap.
CURRENT		
Land Use	**Location**	**Classification**
West Yorkshire Fascias	211m E	Construction.
TANKS (Buried and Above Ground)		
Land Use	**Location**	**Classification**
Underground Storage Tanks	Within 250m	None recorded within 250m.
Overground Storage Tanks	62m SE 89m S	Unspecified tank.

[13] See Appendix 2
[14] Guidance for the Safe Development of Housing on Land Affected by Contamination, R&D Publication 66: 2008 Volume 1 and 2.

3. Preliminary Qualitative Risk Assessment

The potential of contamination hazards on the land has been identified and the risks associated with them are assessed in the following preliminary risk assessment in accordance with industry practice and the 'suitable for use' approach. This has been conducted using the source-pathway-receptor approach. This method dictates that there must be a risk contaminant produced at a 'source' in sufficient concentration to cause harm and there must be a 'pathway' for the contaminant to reach an identifiable 'receptor' for the linkage to be proved and a contamination hazard to be considered present. Not all substances are contaminants and not all contaminants are considered to be a risk. Indeed, DEFRA and The Environment Agency state that **'a contaminant is a substance which has the potential to cause harm, while a risk itself is considered to exist if such a substance is present in sufficient concentration to cause harm and a pathway exists for a receptor to be exposed to the substance.**'

R&D Publication 66: 2008 states that the groups at risk of harm (receptors) can be identified by the following categorisation:

1. Humans: site personnel, end users, visitors and adjacent land users.
2. The water environment – receptors: groundwater, surface water, coastal waters and artificial drainage.
3. Ecosystems: plants and animals.
4. Construction/building materials/services

In order to complete a conceptual site model and therefore a preliminary risk assessment, an appraisal of the sources of contamination, potential and actual, on and in the area of the site has therefore been completed with reference to this pollution linkage.[15]

[15] This assessment has been based on the information as to the proposed development that has been provided by the client. If the plans should change, the assessment should be re-evaluated.

3.1 Conceptual Ground Model & Preliminary Qualitative Risk Assessment

It is understood that the development proposals currently comprise the construction of residential properties with car parking and garden areas. In view of the sensitivity of the end users it is considered that the soil screening values (SSVs) for a residential with plant uptake end use should be employed.

The preliminary risk assessment has been evaluated with reference to the following ratings and definitions:

N/A - A source-pathway-receptor linkage is not considered to exist and therefore a risk assessment is not required.

Low - A pollution linkage is unlikely and/or the likelihood of harm occurring is low and of minor consequence.

Moderate - The linkage exists but further field or laboratory data is required to confirm that the contaminant has reached the receptor and the levels of contaminant are harmful.

High - The linkage exists and the available data indicates that significant harm may be caused and remedial action could be necessary.

Table 8: Conceptual Site Model and Preliminary Qualitative Risk Assessment				
CONCEPTUAL SITE MODEL			**PRELIMINARY RISK ASSESSMENT**	
Pathways	**Receptor**	**Linkage Present?**	**Risk Rating**	**Notes**
Direct contact/dermal absorption/soil ingestion	Operative	Yes – operatives are likely to come in contact with the soil.	Moderate	There are limited on and off-site sources of contamination that may have caused contamination of the site. Any on site sources of contamination could migrate to neighbouring properties. Further testing required to reach a firm conclusion.
	End User	Yes – end users are likely to come in contact with the soil.	Moderate	
	Neighbours	Yes – limited source on site and immediate neighbours are present.	Moderate	
Inhalation of Dust/Vapours	Operative	Yes – contact with soil likely during works and vapours may accumulate in enclosed spaces.	Moderate	There are limited on and off-site sources of contamination that may have caused contamination of the site. Any on site sources of contamination could migrate to neighbouring properties. Construction activities may create dust on and off site, which, if contaminated, could adversely affect operatives, end users and neighbours. In the event that harmful vapours are present they may accumulate in enclosed spaces, affecting operatives, end users and neighbours. Further testing required to reach a firm conclusion.
	End User	Yes – vapours may accumulate in enclosed spaces.	Moderate	
	Neighbours	Yes – neighbouring properties present and possible inhalation of dust during the works.	Moderate	
Ingestion of fruit/vegetables and/or waters	Operative	Yes – Area currently utilised as landscaped garden areas to residential properties. Edible plants may be present.	Low	There are limited on and off-site sources of contamination that may have caused contamination of the site. Further testing required to reach a firm conclusion.
	End User	Yes – soft landscaping proposed as part of the new development. Existing garden areas in good condition.	Moderate	
	Neighbours	Yes – residential dwellings present within 250m of the proposed development.	Moderate	

Migration of hazardous gases via permeable strata	Operative	Yes – limited on and off-site sources.	Low to Moderate	Limited on and off site sources. Should significant thicknesses of fill or organic soils be revealed on site, then a programme of gas monitoring is recommended If required, a programme of monitoring is recommended but is suggested to be limited to 4 readings over one month in the first instance.
	End User			
	Neighbours	Yes – limited sources identified on-site.	Low	It is unlikely that significant thicknesses of made ground will have been brought on to site for previous construction. Therefore, a generative source has unlikely been produced on site. This should be re-assessed during any intrusive works should this be proven to the contrary.
Spillage/loss/run off direct to receiving water	Controlled Waters	Yes – limited source on site, however, no controlled waters within 250m.	Low	There are limited on and off-site sources of contamination that may have caused contamination of the site. No controlled waters within 250m. Secondary A aquifer underlies the site. Permeability of underlying geology should be assessed. Further testing required to reach a firm conclusion.
Migration via permeable unsaturated strata	Controlled Waters	Yes – limited source on site and Secondary A aquifer beneath the site.	Moderate	
Run off via drainage/sewers etc	Controlled Waters	Yes – limited source on site.	Low to Moderate	
Direct contact with contaminated soils	Plants	Yes – some soft landscaping areas will be present as part of the proposed development.	Moderate	There are limited on and off-site sources of contamination that may have caused contamination of the site. Any on site sources of contamination could migrate to neighbouring properties. Further testing required to reach a firm conclusion.
Uptake via root system			Moderate	
Direct contact with contaminated soils/	Building Materials	Yes – limited source on and off site and foundation and service installation materials may be affected by the site soil.	Moderate	There are limited on and off-site sources of contamination that may have caused contamination of the site. Predominantly to west of site. Further testing required to reach a firm conclusion.
Direct contact with contaminated groundwater				

Migration of mine gas via permeable strata	Operative End User	Yes – in an area affected by coal mining activity and where shallow worked seams may be present.	Low to Moderate	Further knowledge required to reach a firm conclusion.
Exposure to Radon	Operative End User	Yes – site currently indicated to be present in a low risk radon affected area[16].	Low	Between 1% and 3% of properties are affected. The publication BR211 states that no protection measures are necessary.
Mining Instability	End User	Yes – The property is in an area where underground mining in 2 seams of coal between 94m and 131m depth and worked between 1868 and 1900 has occurred. However, instability at the surface from these depths is unlikely. Coal report states site located in area of probable shallow coal mining workings.	High	Drilling recommended to fully quantify risks from unrecorded shallow coal mining workings on the site.
Unexploded Ordinance (UXO) Risk	Operative	Yes – the Zetica[17] online maps indicate that the site is at low risk from UXO.	Low	The site is unlikely to be affected by UXO.

Notes:

1. The above data and table is a qualitative assessment of the probable risks identified at this site, based on the information made available to us from the client, third party professional data and walkover survey.

2. Should any additional or new data come to light, the risk assessment should be revisited and any necessary changes made to any recommendations resulting from this study.

3. Where further testing is recommended as part of the risk assessment, this is in order to provide a quantitative assessment of any contamination issues. It should at all times be considered that uncertainties may remain, and therefore any testing regime and ground investigation philosophy should be ready to accommodate any necessary alterations should any data come to light or it become evident that it has not been previously considered.

[16] Radon interactive map [*online resource https://www.ukradon.org/radonmaps/*] It should be appreciated that radon maps are subject to change and are updated regularly.
[17] Pre-desk study assessment [*online resource from www.zeticauxo.com*].

4. Intrusive Investigation

4.1 Site Investigation Philosophy

The information from the Phase 1 Desk Study shows there are potential sources of contamination on the site and in the surrounding area. In view of the above, any intrusive investigation should be undertaken in accordance with the sampling strategies given in BS10175: 2011 +A2:2017 and CLR4:1994. These two sampling strategies may be classified as:

- Non-Targeted – using a defined sampling pattern (BS10175)
- Targeted – based on prior knowledge and professional judgement (CLR4)

These sampling strategies are considered in more detail below. However, it is emphasised that they can be used individually or in combination depending on the depth of site knowledge.

Non-Targeted Sampling

If no obvious 'hot spots' of contamination have been identified on a site, it would be recommended that a stratified random pattern of sampling points be considered. This work should be undertaken with reference to BS10175: 2011 +A2: 2017 *Investigation of potentially contaminated sites – Code of practice*: 7.6, and BS5930 2015 + A1:2020, *Code of practice for ground investigations.*

Targeted Sampling

If a possible 'hot spot' of contamination has been identified on a site, it is recommended that a herringbone pattern of sampling points be considered in the immediate vicinity. If strong evidence of contamination has then been identified, it is recommended that sampling be highly focused to reflect that evidence and the investigator's experience. This work should be undertaken with reference to CLR4, *Sampling Strategies for Contaminated Land, 1994*.

The density of sampling required is defined in BS10175: 2011: +A2: 2017: 7.7.2.2.3, which indicates that an *exploratory* investigation usually requires a lower density sample spacing than does a *main* investigation. The BS goes on to state that *the actual density should depend upon the confidence and robustness required of decisions that will be based on the information obtained. Thus, the area and depth of interest will be related to the contaminants present, the pathways and the receptors. Typical densities of sampling grids can vary from 25m to 50m centres for exploratory investigations, and 10m to 25m centres for main investigations.*

4.2 Site Specific Investigation

In view of the information provided above it is considered that an investigation of the site should include the following main elements.

4.2.1 Contamination Assessment

It may be appreciated that BS 10175 clause 7.7.2.2.3 suggests that the number of sampling points at the site should be based on a minimum of three testing locations or the size of the site with respect to the appropriate grid spacing, whichever the greater. On the basis of the site area being 0.59ha, the number of sampling points at the site should be considered with respect to the table below.

Table 9: Summary of Sampling Strategy

NUMBER OF SAMPLING POINTS					
	Soil	**Water**	**Asbestos**	**Standpipes**	**Standpipe Readings**
Exploratory Investigation 50m x 50m grid	6	-	6	3*	To be determined.
Target Areas	A minimum of two samples should be collected from the west of the site local to previous glass houses and structures.				

*only required if significant thicknesses of fill are revealed.

Chemical testing should be undertaken on the above grid spacing and the following standard testing regime should be undertaken:

- **Metals** – Cd, Cr, Cu, Hg, Ni, Pb, Zn, V.
- **Semi Metals and Non-Metals** – As, Se, Free Cyanide and Phenols.
- **Hydrocarbons –** Polycyclic aromatic hydrocarbons (PAH EPA16), reduced suite of Total petroleum hydrocarbons (TPH CWG).
- **Others** – pH, Organic Content.
- **Asbestos**

Sampling Method

Should significant thickness of made ground be identified, then any ground investigation should include the installation of six gas monitoring standpipes for subsequent monitoring. In any event, soils should be obtained for chemical sampling. The sampling strategy should employ the non-targeted strategy given above in the first instance, i.e. at least six sampling points, if it is anticipated that made ground is significant across the site. However, if the made ground at the site is thought to be localised to specific areas, then the targeted strategy should be used.

It should be possible to carry out the above work with a windowless sampling drilling rig, however, it may be more pragmatic to employ hand-held digging tools for a targeted strategy.

Gas Monitoring

If required, the final gas monitoring regime should be undertaken in accordance with Table 4.2 of CIRIA C665: 2007: *Assessing risks posed by hazardous ground gasses to buildings.* In that document guidance for the frequency of monitoring is provided on tables 5.5a and 5.5b *Typical/idealised frequency and period of monitoring* on page 60. For convenience, these tables have been combined and reproduced below.

Table 10: Typical/idealised Frequency and Period of Monitoring.					
Sensitivity of development	**Generation potential of source**				
	Very low	**Low**	**Moderate**	**High**	**Very High**
Low (commercial)	4/1	6/2	6/3	12/6	12/12
Moderate (flats)	6/2	6/3	9/6	12/12	24/24
High (residential + gardens)	**6/3**	**9/6**	**12/6**	**24/12**	**24/24**

It is of note that the current and historical site use is predominantly garden areas and given the limited sources of ground gases which may directly impact the site, should thin made ground and a robust conceptual model be produced a desk-based risk assessment may be produced in preference of ground gas monitoring.

Notes:

a) The first number is the minimum number of readings and the second number is the minimum period in months, for example 4/1 – four sets of readings over 1 month.

b) At least two sets of readings must be at low and falling atmospheric pressure (but not restricted to periods below 1000mb) known as worst case conditions.

c) The frequency and period stated are considered to represent typical minimum requirements. Depending on specific circumstances fewer or additional readings may be required (e.g. any such variation subject to site specific justification). The NHBC guidance is also recommending these periods/frequencies of monitoring.

d) Historical data can be used as part of the data set.

e) Not all sites will require gas monitoring. However, this would need to be confirmed with demonstrable evidence.

f) Placing high sensitivity end use on a high hazard site is not normally acceptable unless the source is removed or treated to reduce its gassing potential. Under such circumstances long-term monitoring may not be appropriate or required.

g) This guidance should be read in conjunction with BS 8576:2013 figure 6 which may justify fewer readings in the first instance, where the generation potential is considered to be very low to low. However, this should be undertaken pragmatically, and further readings obtained according to the above table, where a potentially significant source is identified and initial readings suggest that remedial measures are not necessary.

4.2.2 Geotechnical Assessment

In addition to the above contamination assessment which is likely to be required by planning authorities and insurance providers, the following investigation strategy could be considered:

Sampling Method

It is anticipated that a windowless sampling drilling rig will be able to gain sufficient data in regard to the near surface soils. Moreover, such equipment should be able to undertake Standard Penetration Testing (SPT) and/or Dynamic Probing.

Soakaway Design

Should soakaway data be required for drainage design, trialpits could be excavated and infiltration tests conducted. Alternatively, these tests could be undertaken within boreholes.

Geotechnical Testing

An allowance for geotechnical testing of the soils should be included in any ground investigation.

4.2.3 Reporting

The above data will need to be formulated into a formal assessment that should include the following:

- Geotechnical recommendations.
- Contamination assessment.
- Contamination remediation strategy.
- Any recommendations for further work, if required and including validation reports where site remediation is necessary.

As soon is as practicable, and prior to the above, this Phase 1 report should be forwarded to the relevant authorities, in order to ensure they have sufficient time to review and discuss any issues.

5. References

- British Standards Institution (2015), BS5930 2015 + A1:2020: *Code of practice for site investigations*, B.S.I., London.
- British Standards Institution (2007), Amendment No 1 to BS5930: *Code of practice for ground investigations*, B.S.I., London.
- British Standards Institution (2011) +A2:2017, BS 10175: *Investigation of potentially contaminated sites – Code of Practice,* British Standards Institute.
- British Standards Institution (2013), BS 8576 Guidance on Investigations for Ground Gas – Permanent Gases and Volatile Organic Compounds.
- Department for Environment, Food and Rural Affairs and the Environment Agency, DEFRA R&D Publications, Environment Agency, Bristol.
- CLR 2, 1994, *Guidance on preliminary site inspection of contaminated land*, Volume 1.
- CLR 4, 1994, *Sampling Strategies for contaminated land*.
- R&D Publication 66: 2008 Guidance for the Safe Development of Housing on Land Affected by Contamination.
- CIRIA Report C665 (2007), Assessing risks posed by ground gasses in buildings.
- The Environment Agency: Groundwater source protection.

Appendix 1

Site Plans

Notes:

Investigation positions approximated from site operative's notes.

RGS Environmental Geotechnical Specialists

Rogers Geotechnical Services Ltd

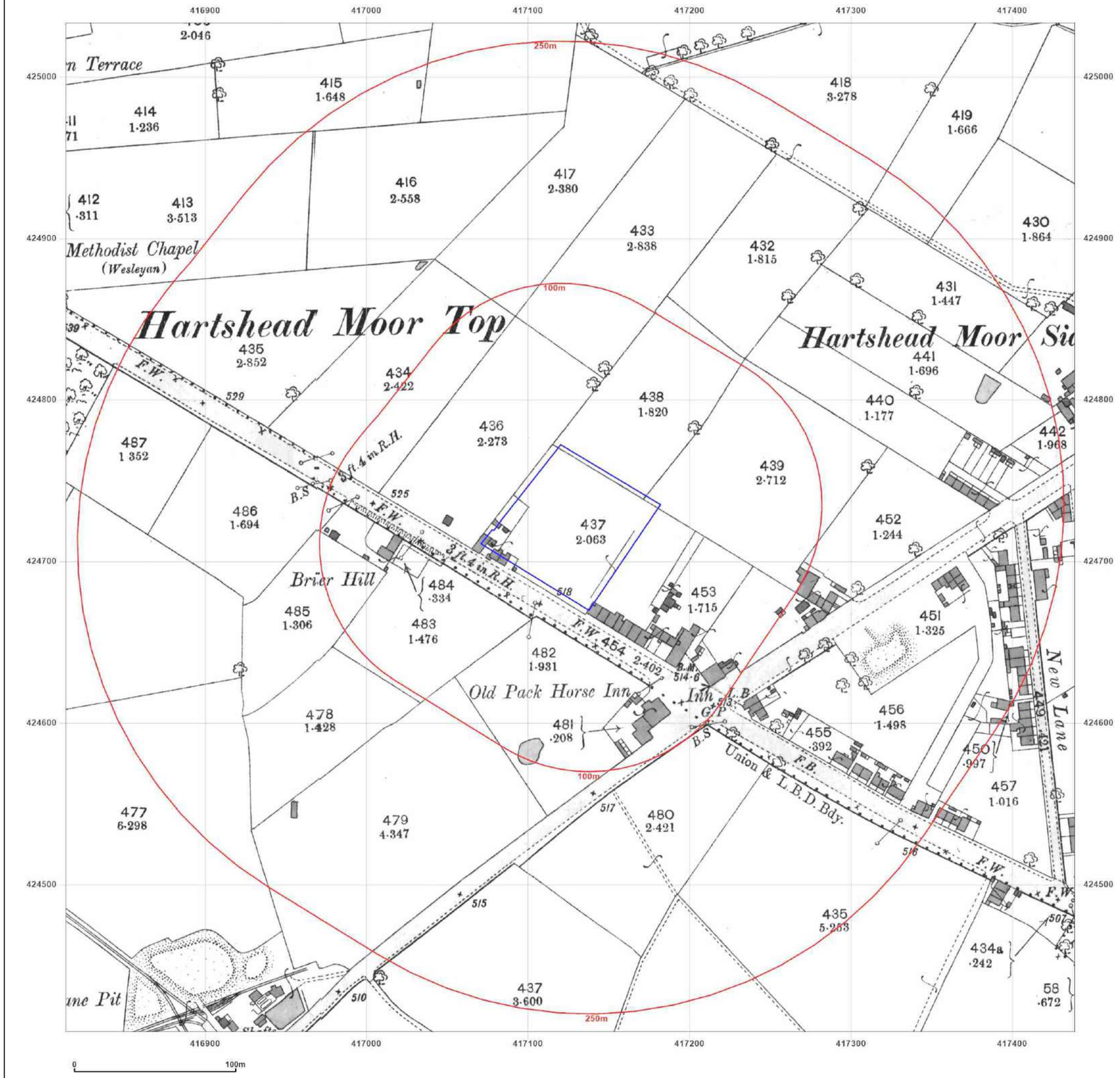
Offices 1 & 2, Barncliffe
Business Park,
Near Bank,
Shelley,
Huddersfield,
HD8 8LU

Telephone: 0843 50 66 87
www.rogersgeotech.co.uk

Client:	Barnes Homes Ltd
Job Number:	C4305/24/E/6601
Project Details:	916 Halifax Road, Scholes
Scale:	Not to scale - reference only

Appendix 2

Historical Maps



Groundsure INSIGHTS

Site Details:

969 Halifax Road, SCHOLES,
CLECKHEATON, BD19 6LR

Client Ref: C4305_24_E_6601_PO-2975
Report Ref: GS-V96-MLV-O6Q-SI4
Grid Ref: 417126, 424721

Map Name: County Series

Map date: **1893**

Scale: 1:2,500

Printed at: 1:2,500

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Edition N/A
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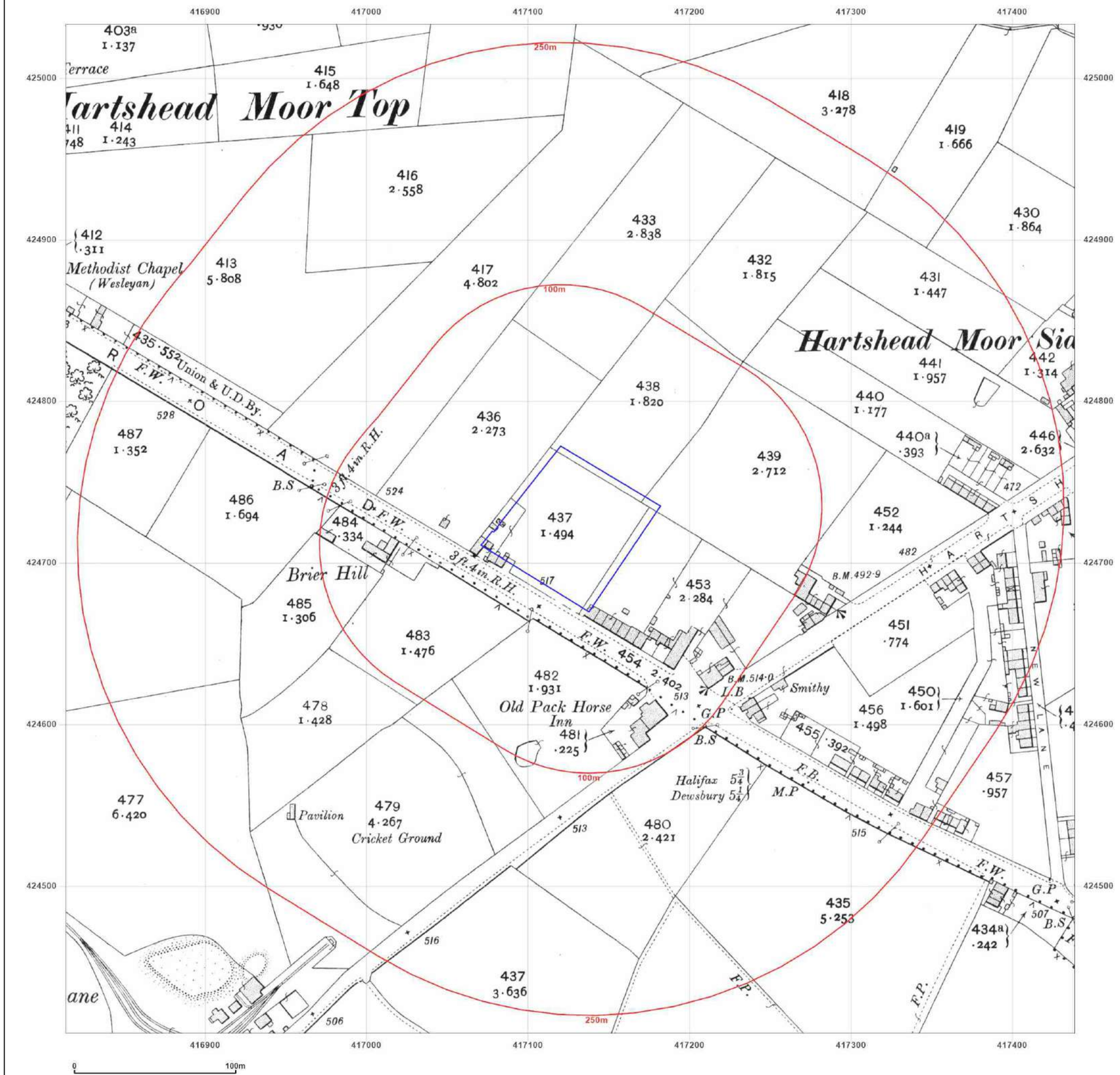

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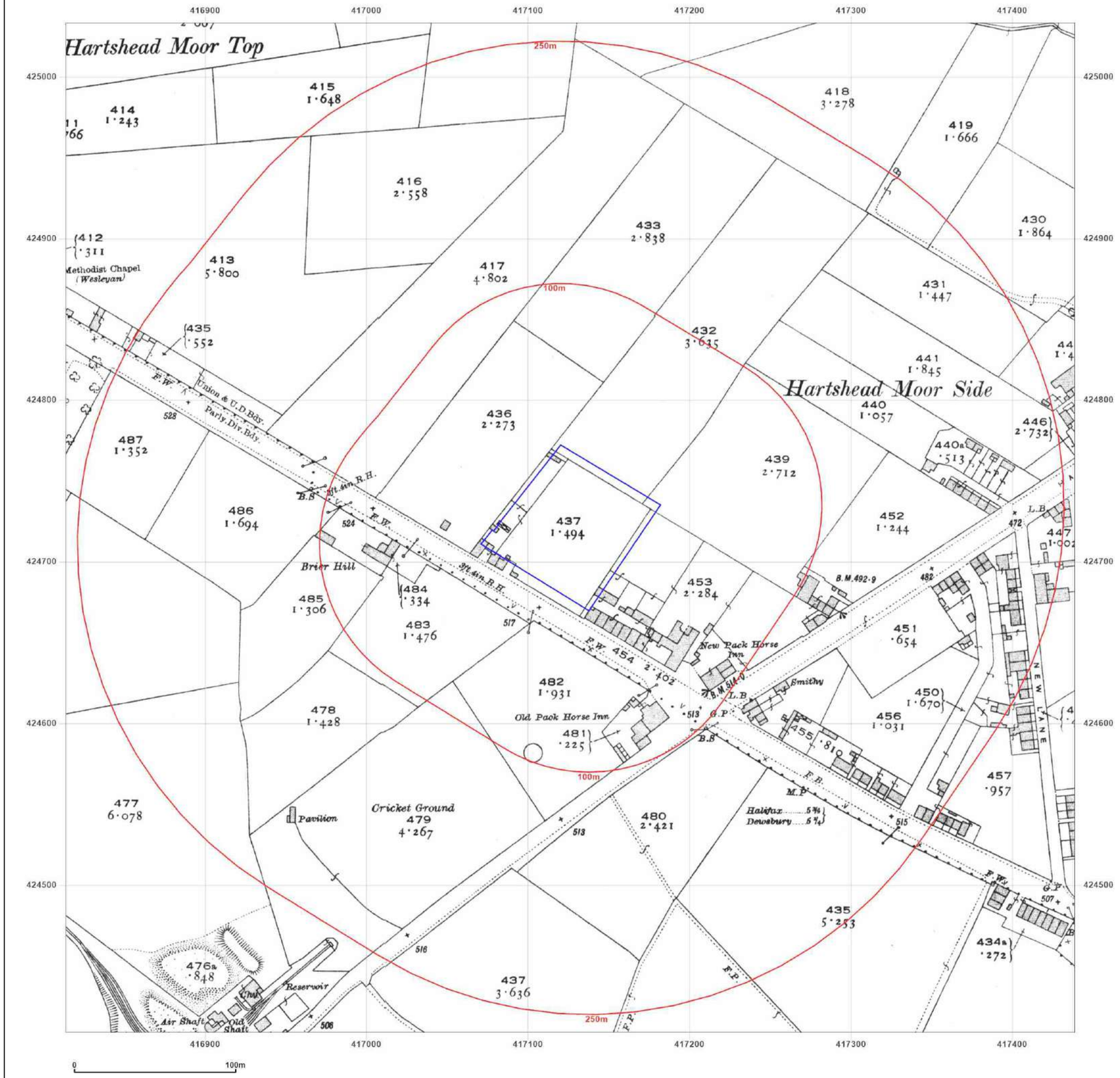

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Map Name: County Series

Map date: **1922**

Scale: 1:2,500

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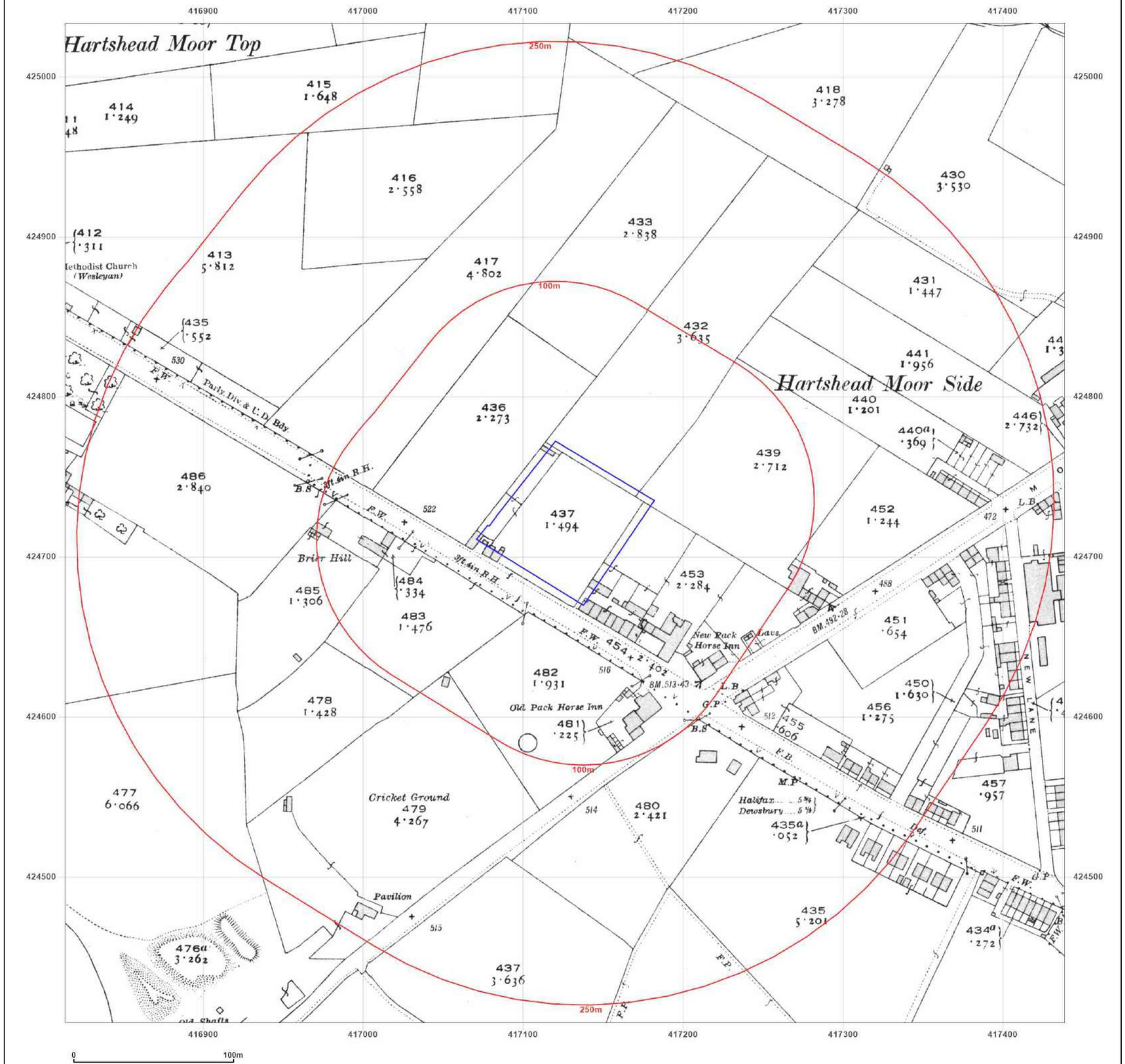

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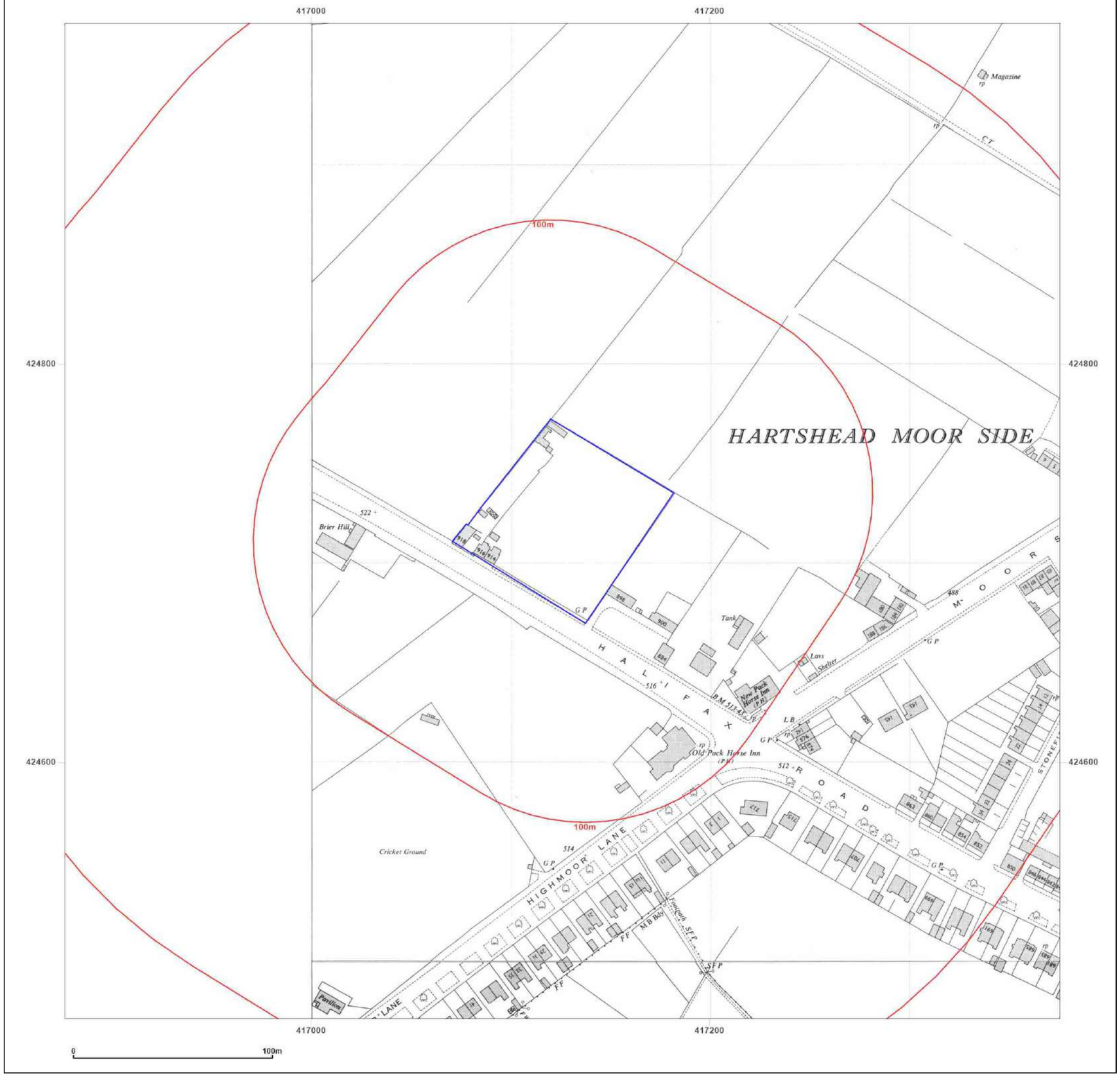

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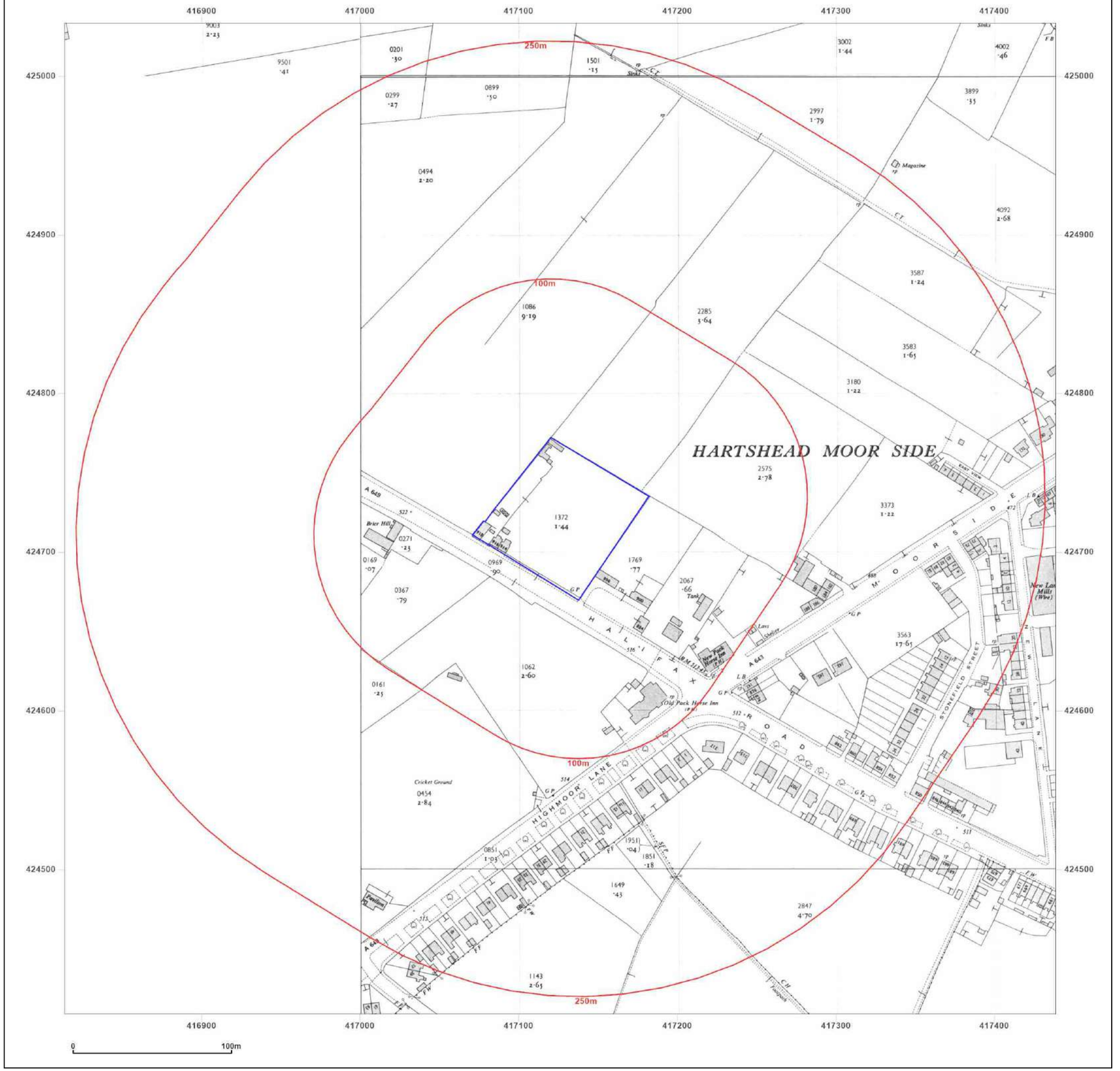

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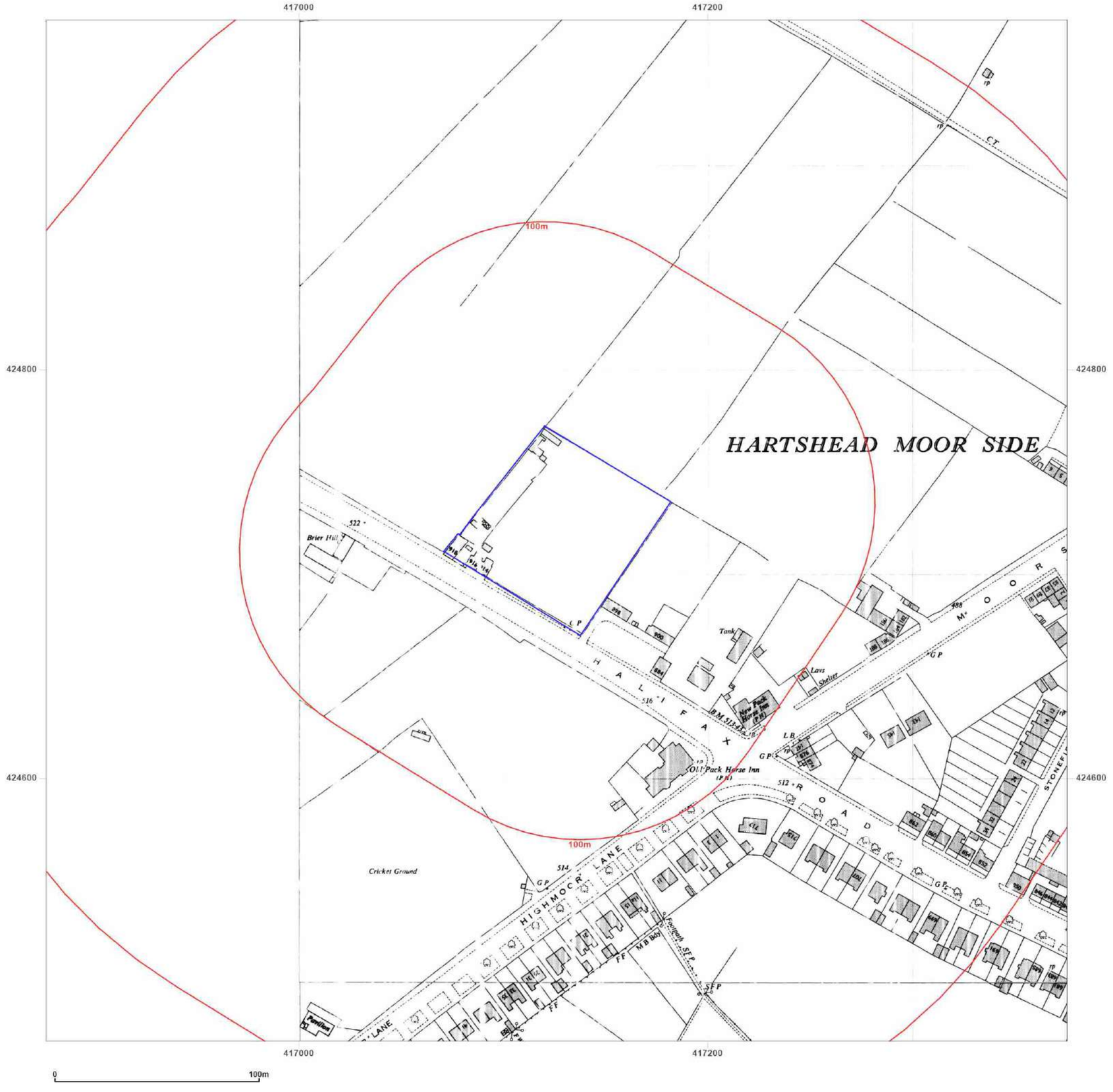

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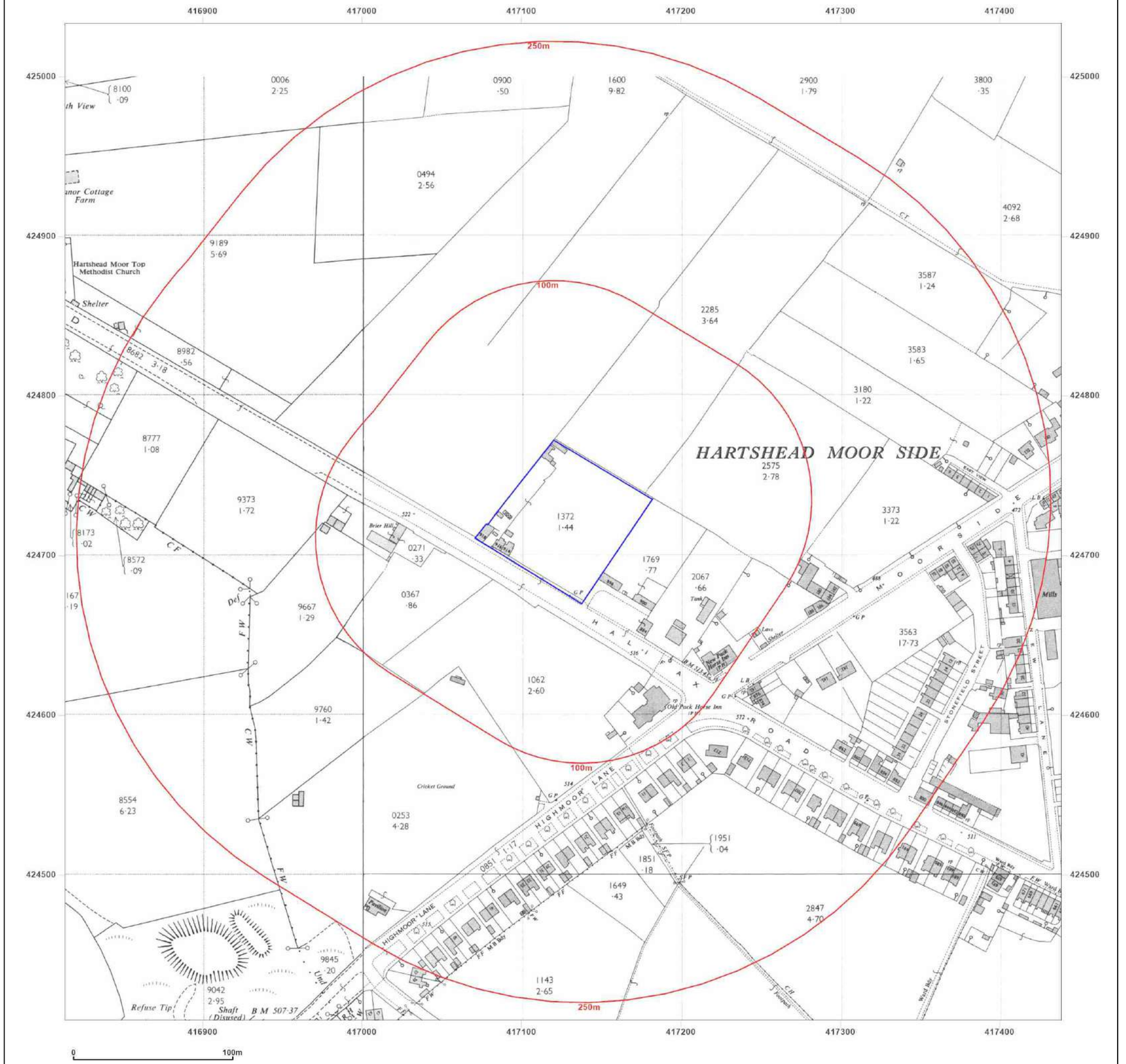

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Map Name: National Grid

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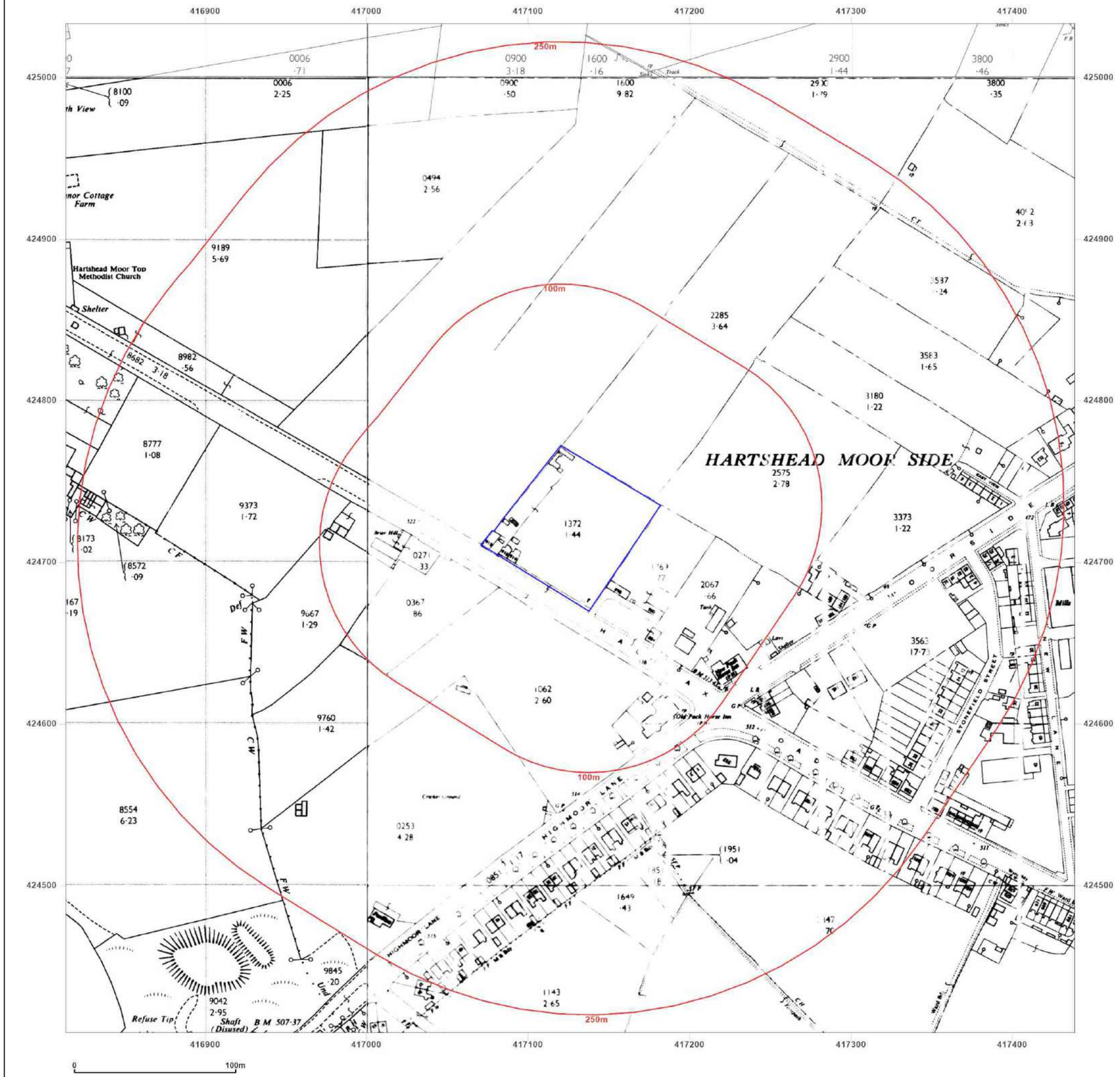

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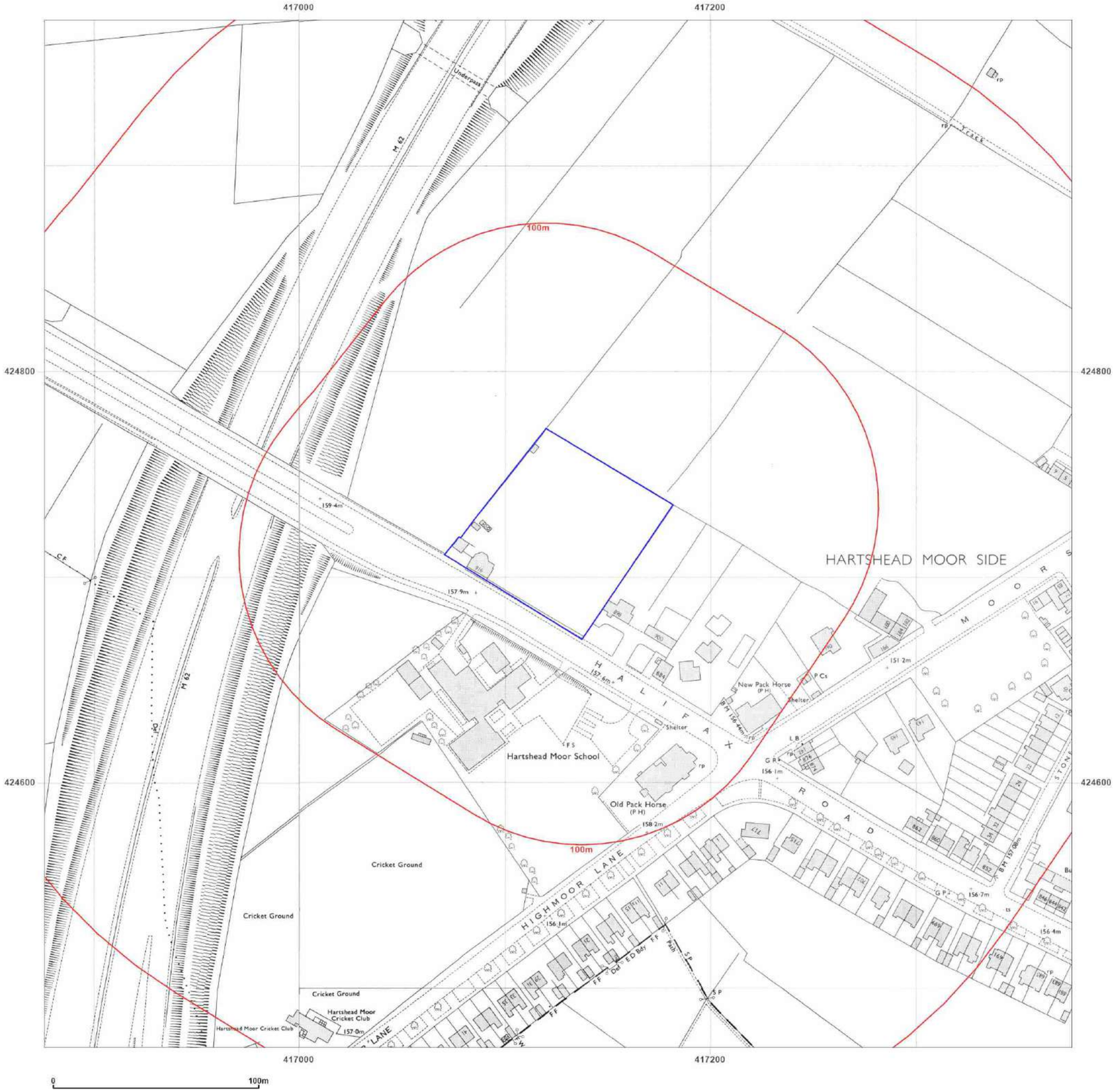

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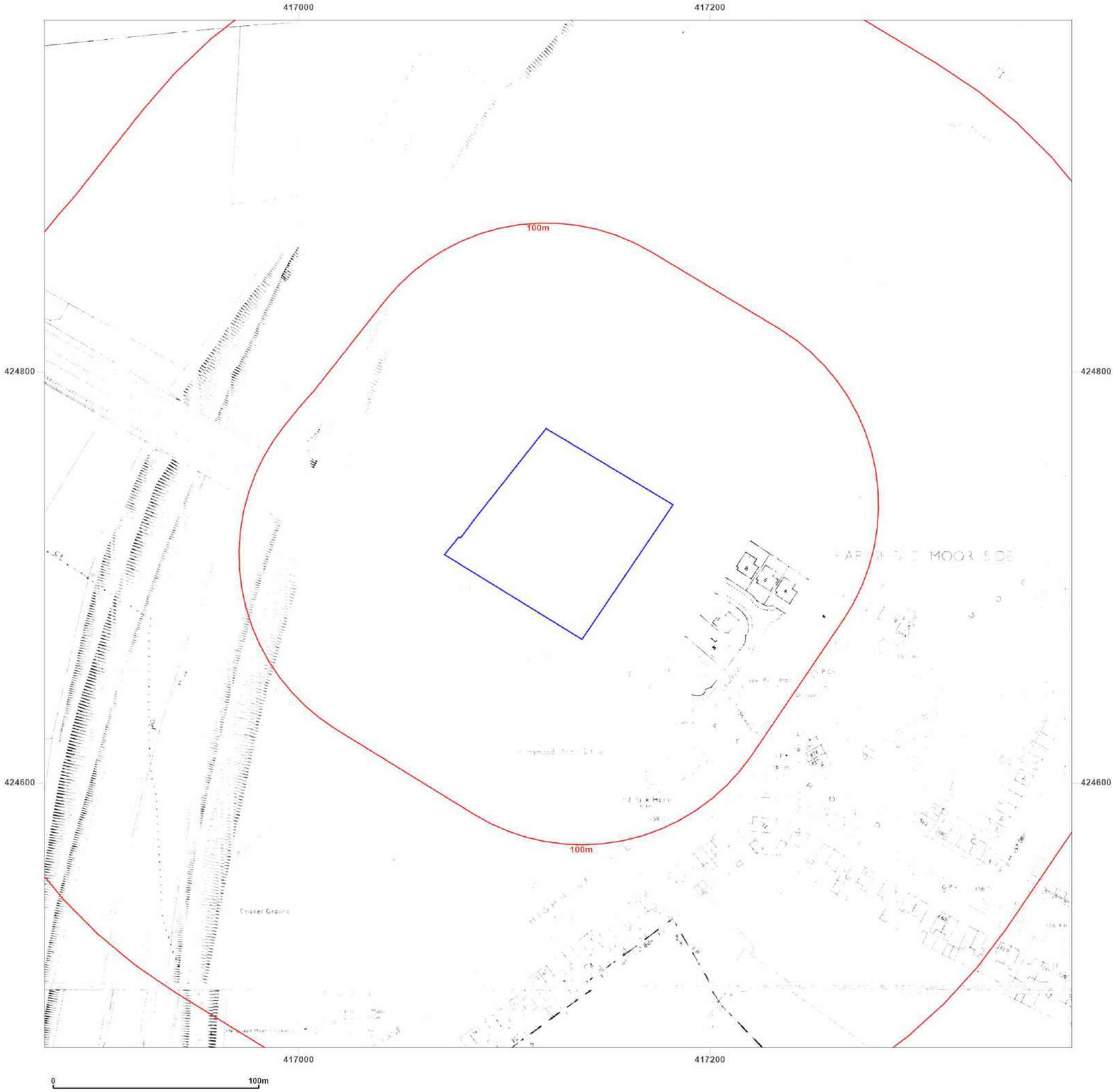

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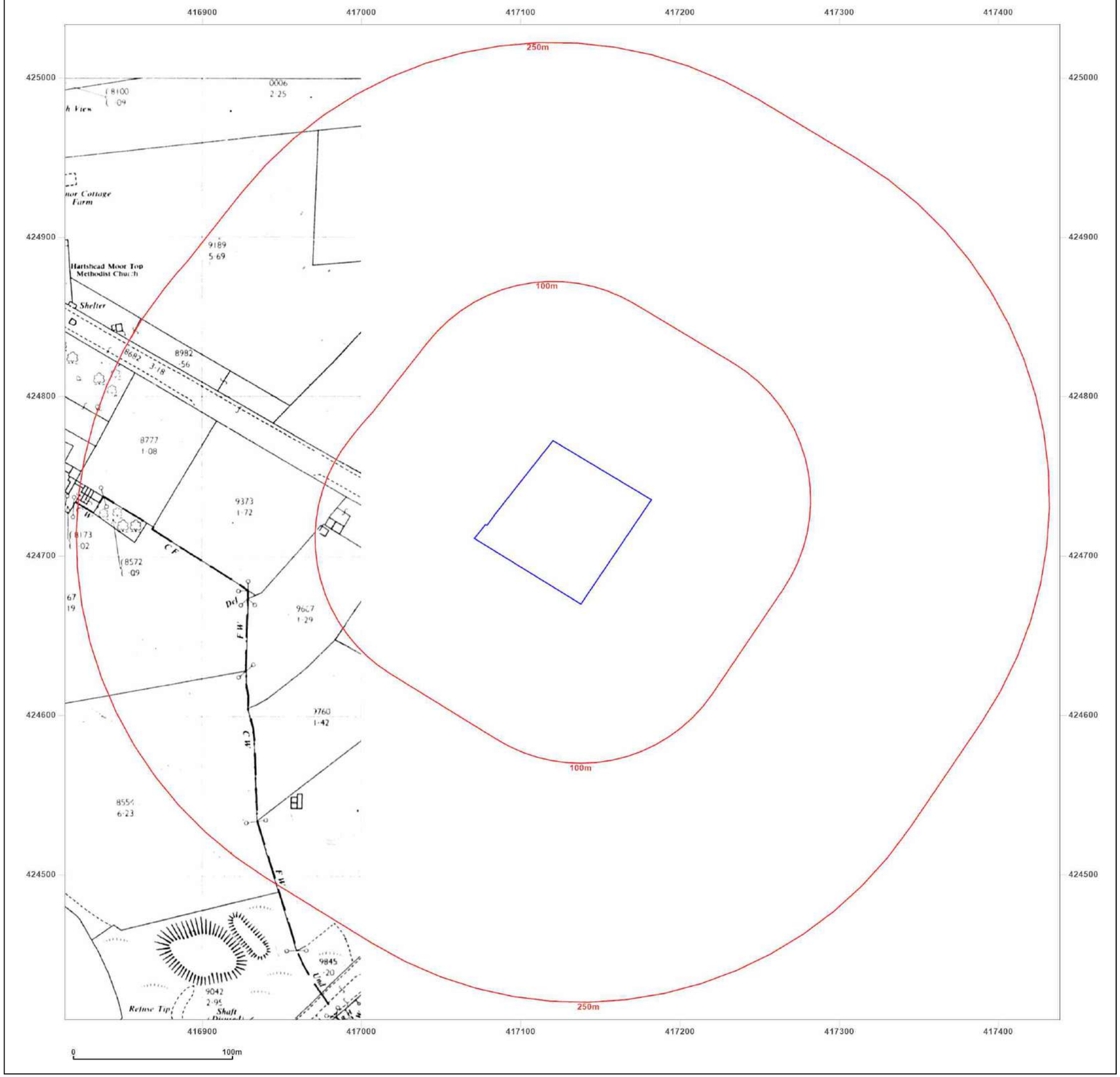

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CLECKHEATON, BD19 6LR

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Map Name: National Grid

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Scale: 1:2,500

Printed at: 1:2,500

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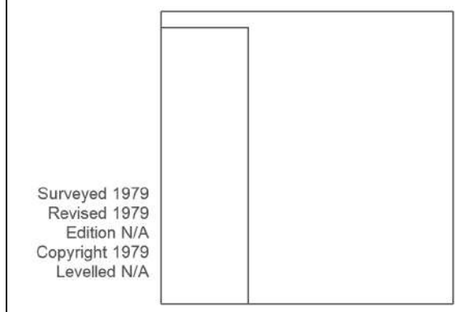

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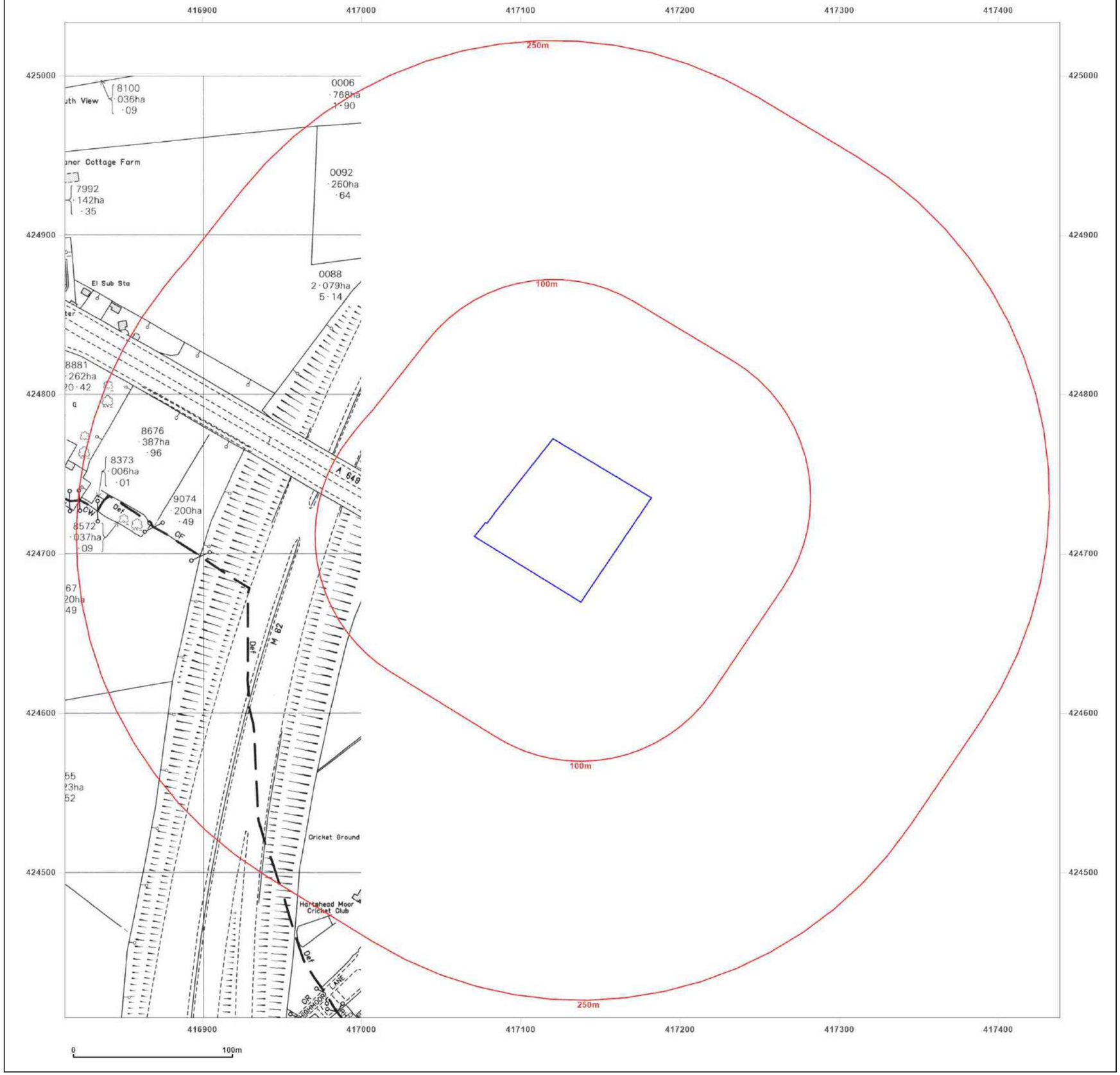

Groundsure INSIGHTS

Site Details:

969 Halifax Road, SCHOLES,
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Client Ref: C4305_24_E_6601_PO-2975
Report Ref: GS-V96-MLV-O6Q-SI4
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Map Name: National Grid
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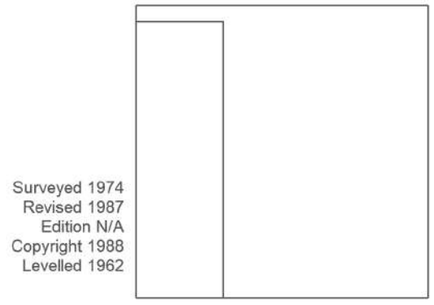

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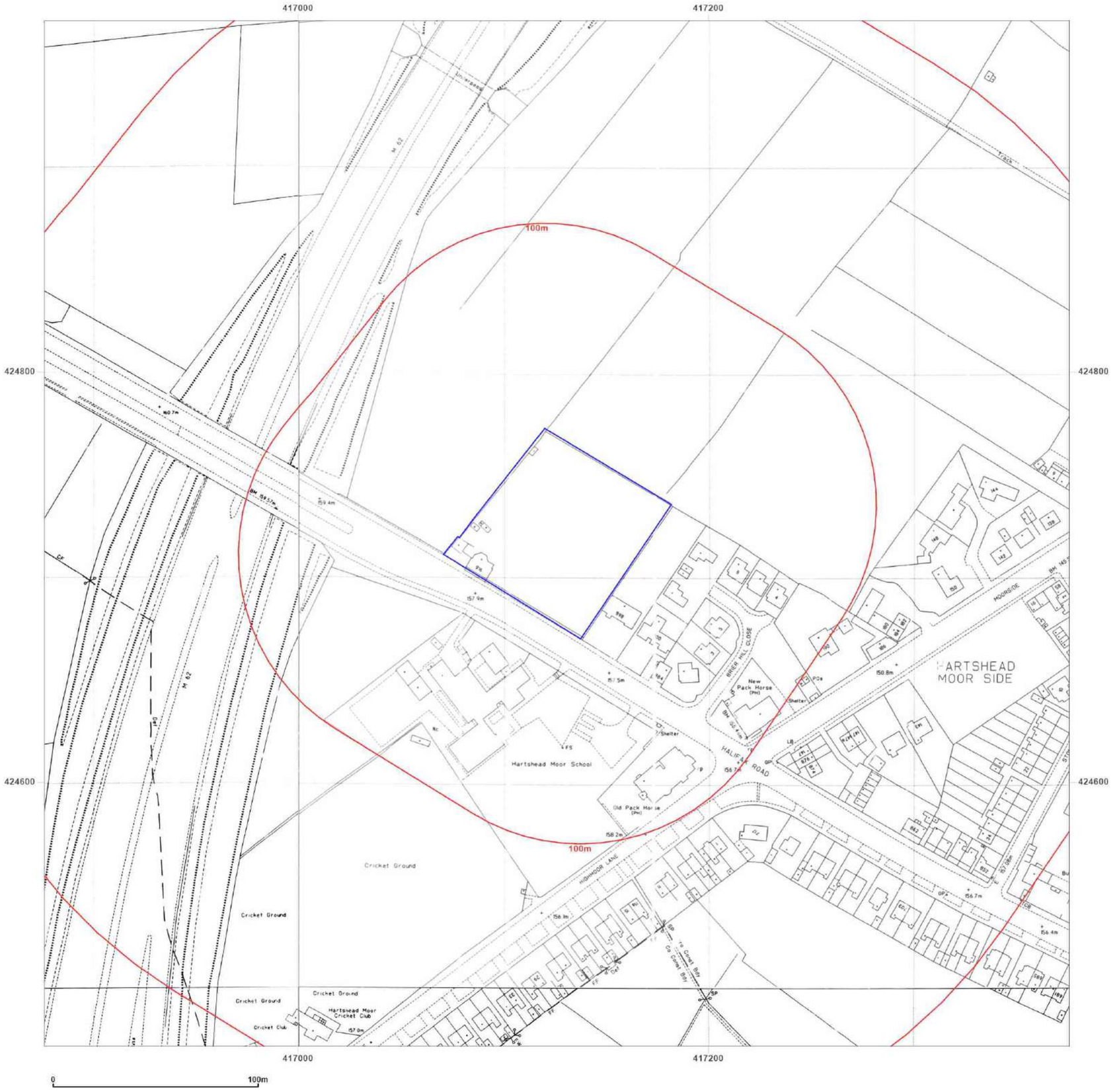

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Grid Ref: 417126, 424721

Map Name: National Grid
Map date: **1993**
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Printed at: 1:2,000

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Grid Ref: 417126, 424721

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

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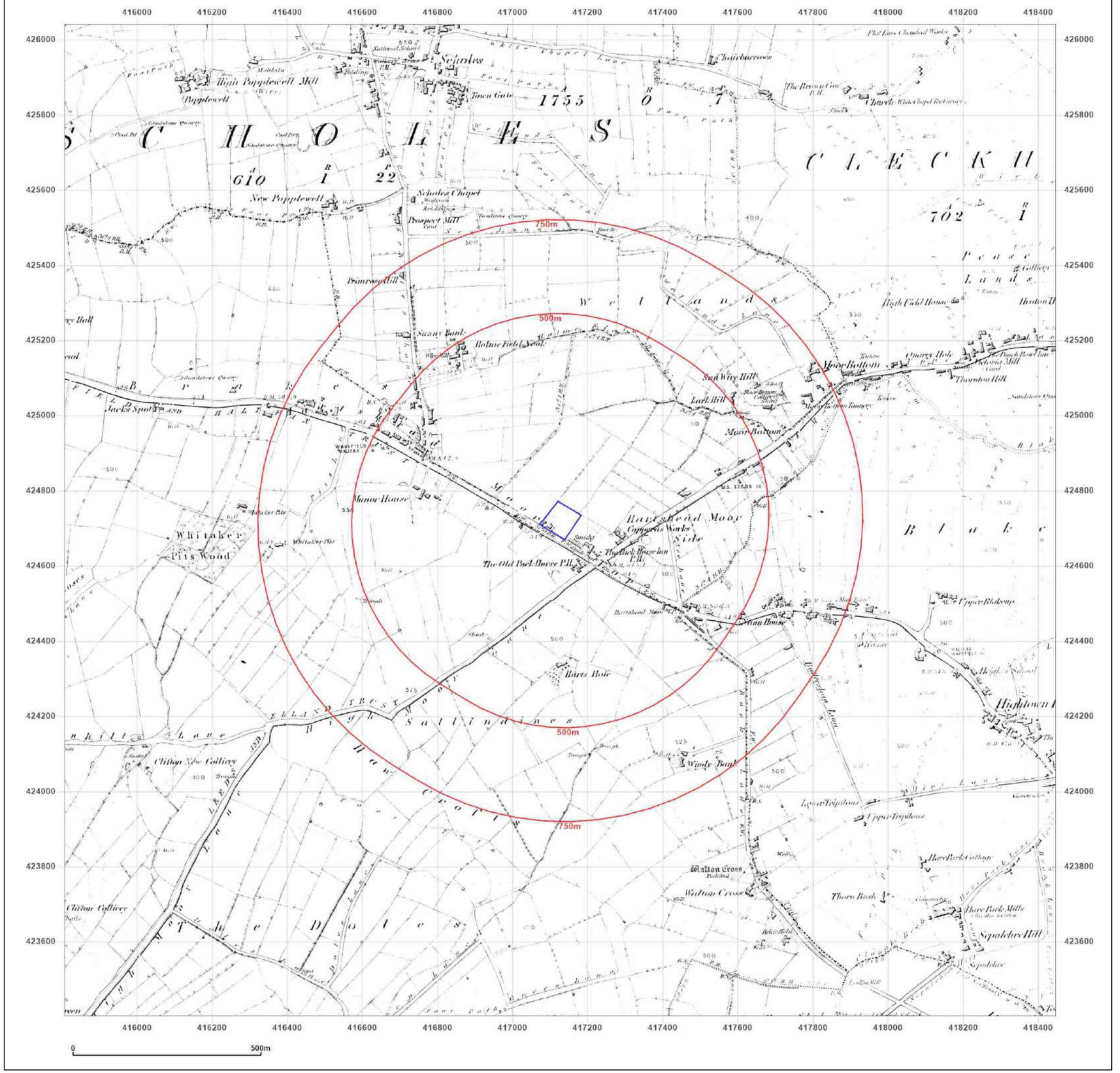

Groundsure INSIGHTS

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Grid Ref: 417126, 424721

Map Name: County Series

Map date: **1854**

Scale: 1:10,560

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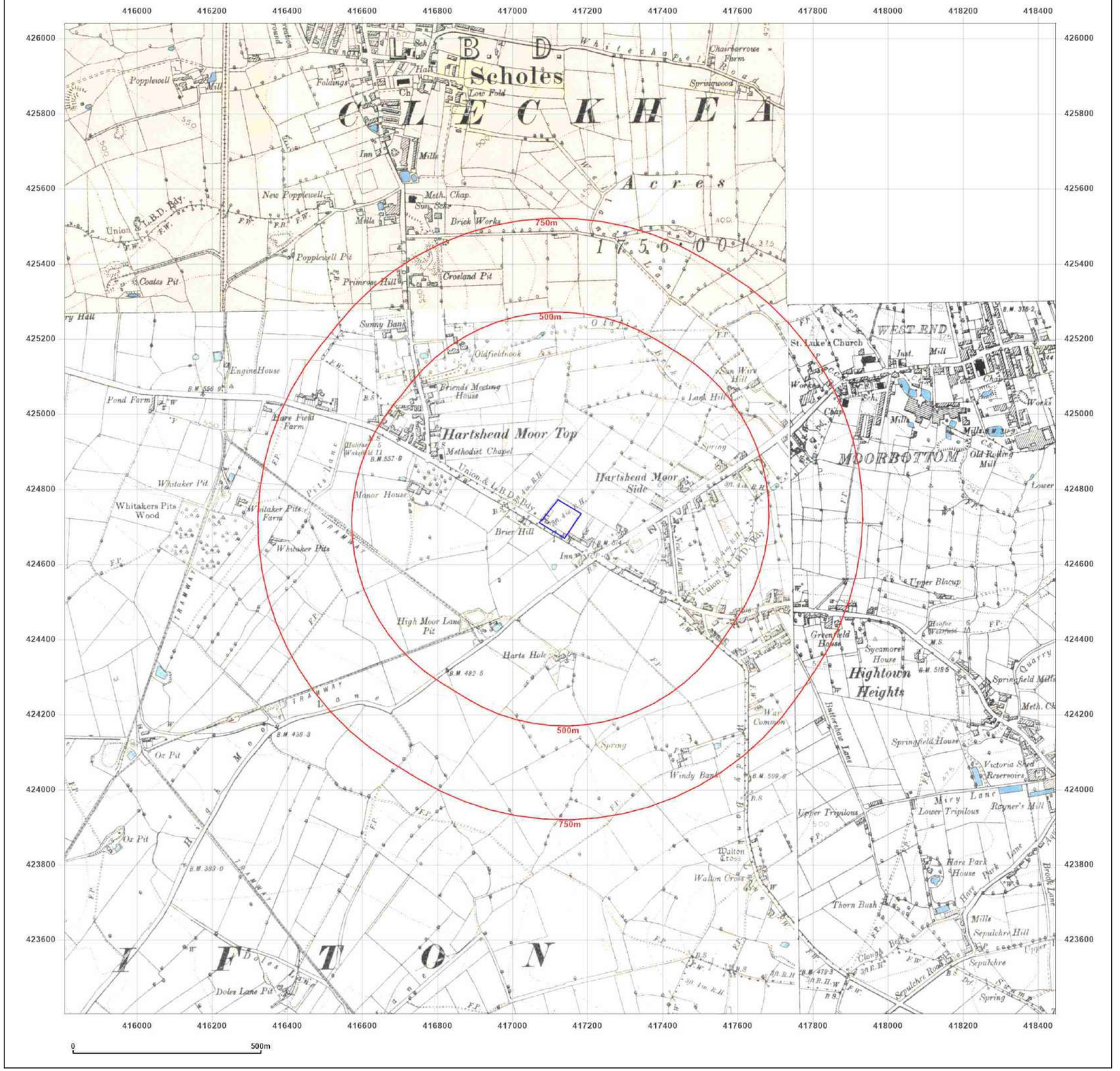

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Site Details:

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Map Name: County Series

Map date: **1892**

Scale: 1:10,560

Printed at: 1:10,560

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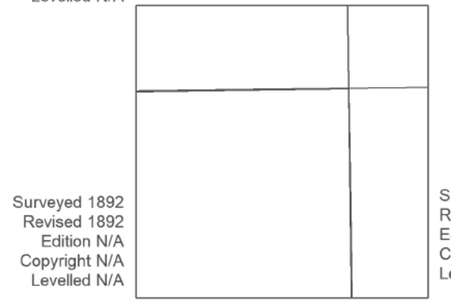
Copyright N/A
Levelled N/A



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

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

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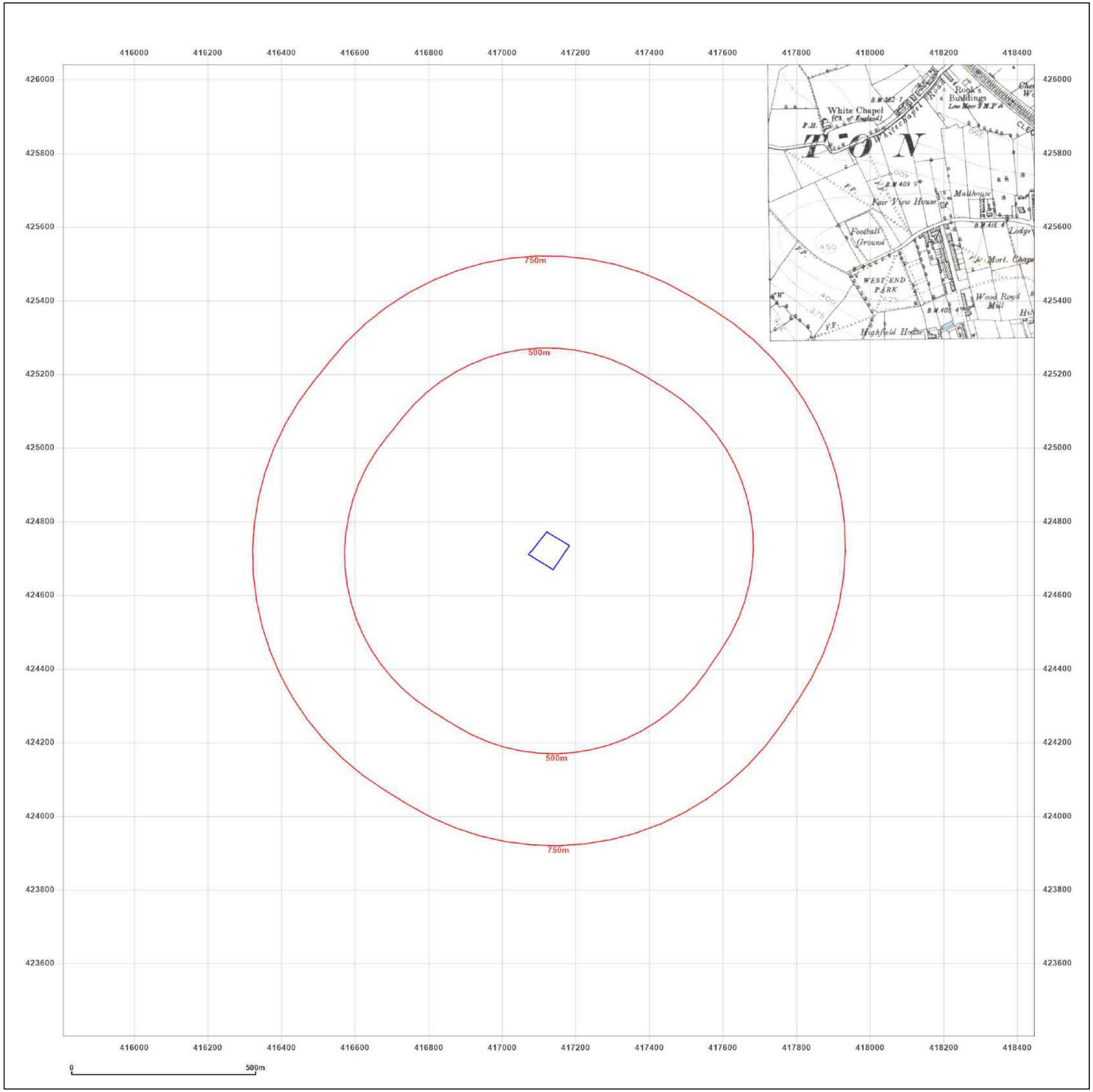

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Site Details:

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Client Ref: C4305_24_E_6601_PO-2975
Report Ref: GS-V96-MLV-O6Q-SI4
Grid Ref: 417126, 424721

Map Name: County Series

Map date: **1892**

Scale: 1:10,560

Printed at: 1:10,560

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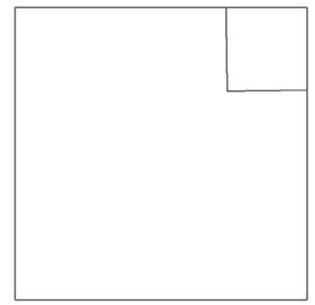
Surveyed 1892
Revised 1892
Edition N/A
Copyright N/A
Levelled N/A



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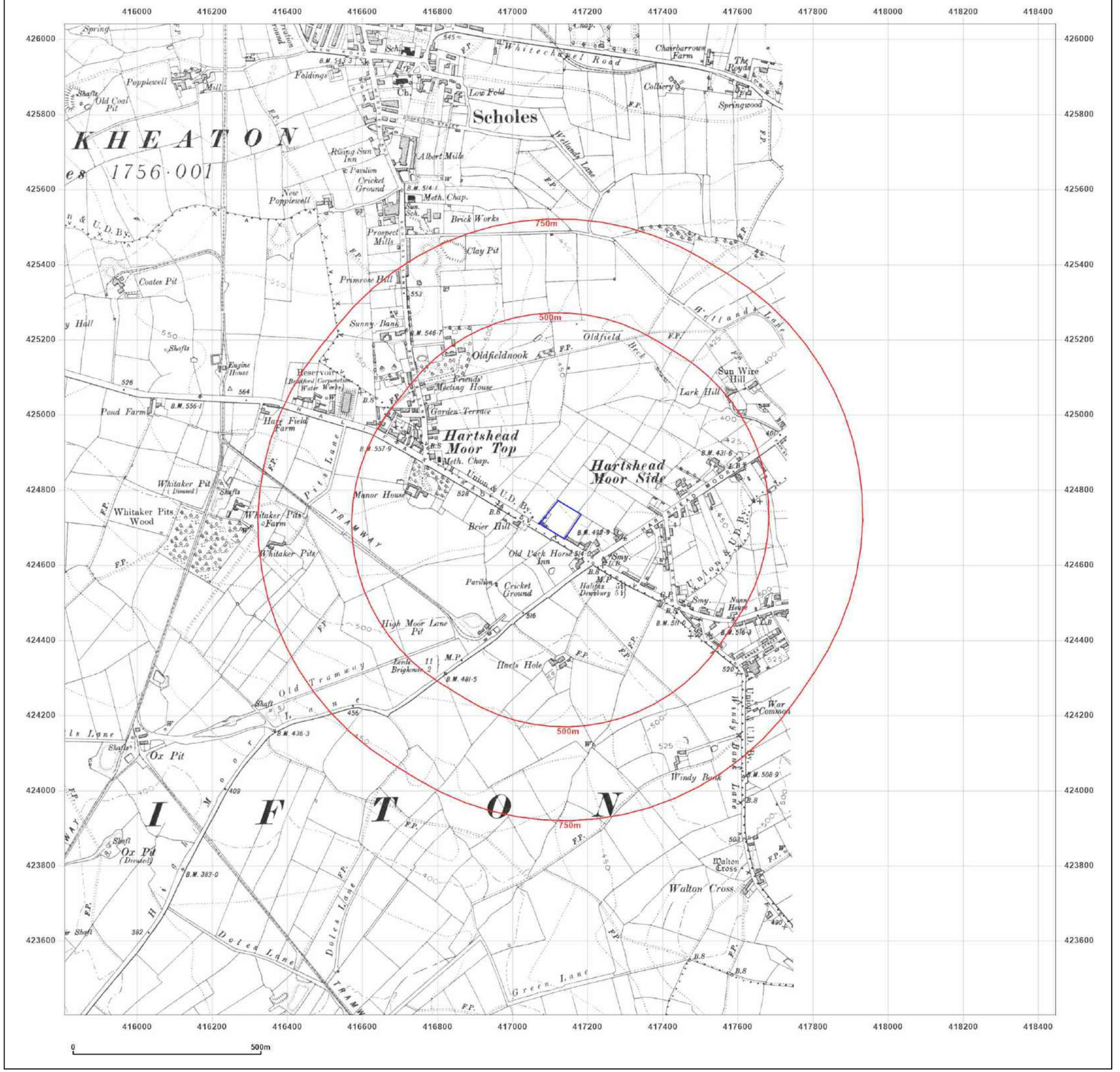

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Site Details:

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Client Ref: C4305_24_E_6601_PO-2975
Report Ref: GS-V96-MLV-O6Q-SI4
Grid Ref: 417126, 424721

Map Name: County Series

Map date: **1905**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

Surveyed 1892
Revised 1905
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1888
Revised 1905
Edition N/A
Copyright N/A
Levelled N/A

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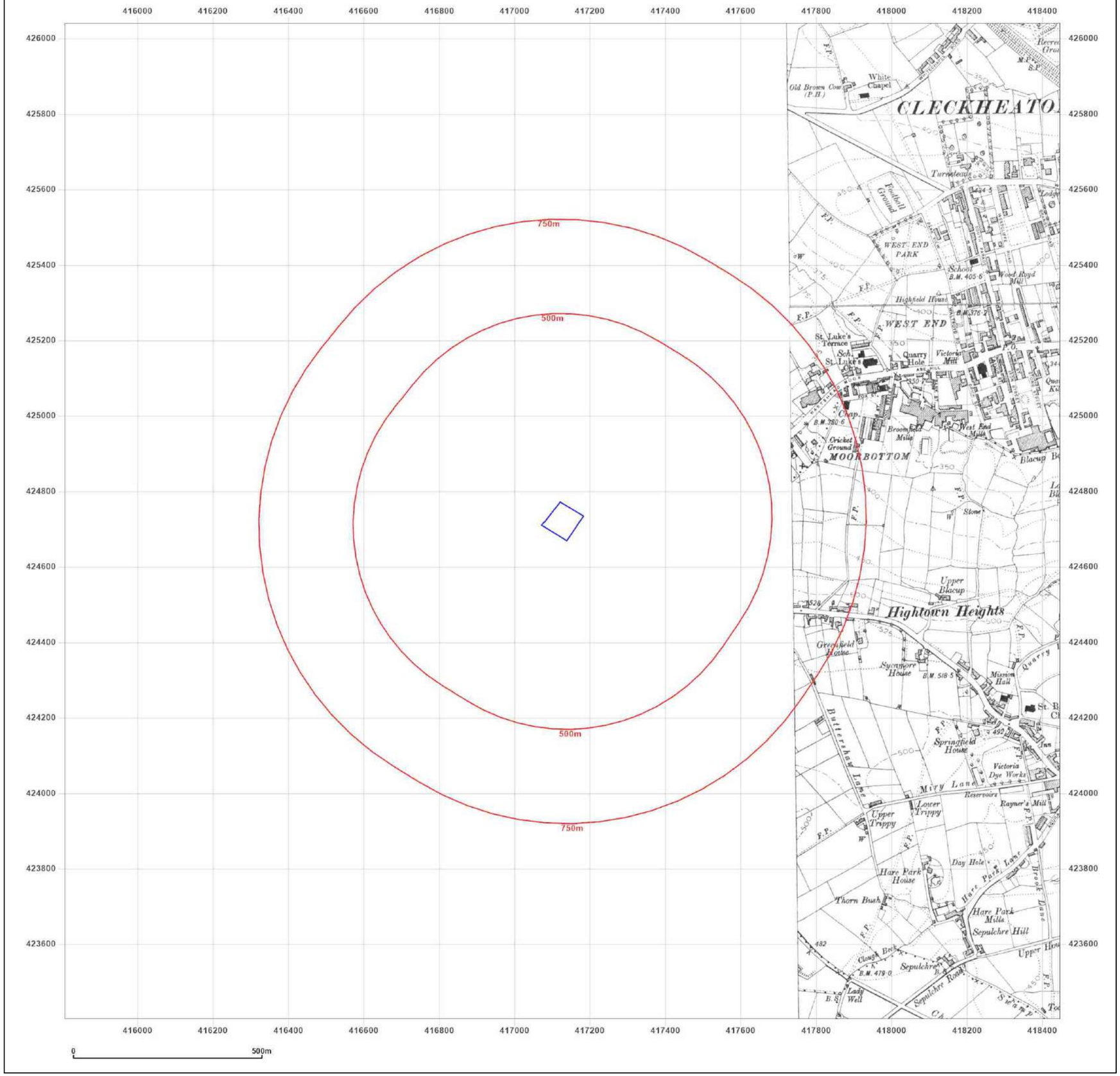

Site Details:

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CLECKHEATON, BD19 6LR

Client Ref: C4305_24_E_6601_PO-2975
Report Ref: GS-V96-MLV-O6Q-SI4
Grid Ref: 417126, 424721

Map Name: County Series

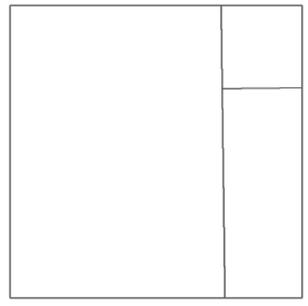
Map date: **1905**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

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



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

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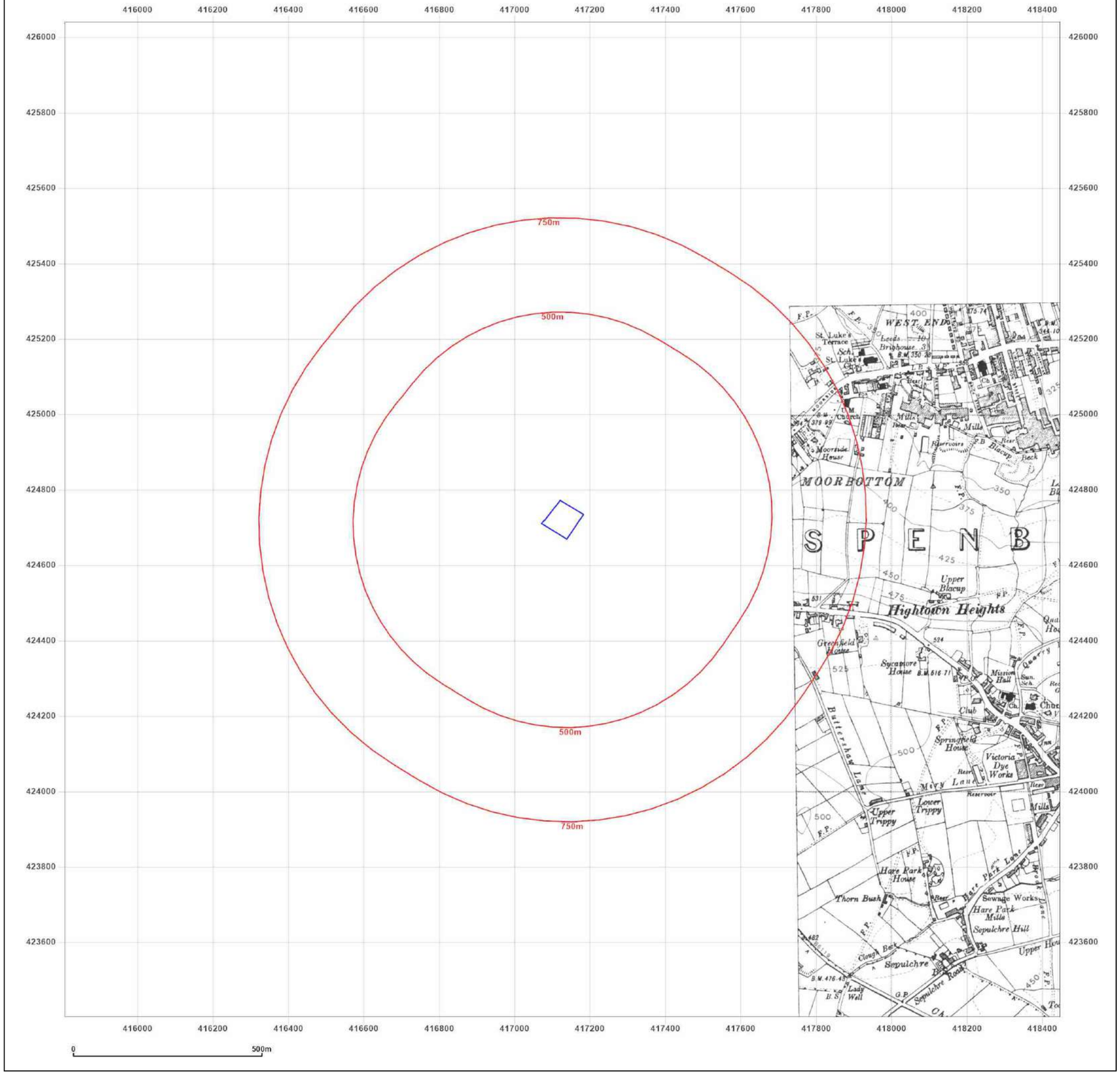

Site Details:

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Client Ref: C4305_24_E_6601_PO-2975
Report Ref: GS-V96-MLV-O6Q-SI4
Grid Ref: 417126, 424721

Map Name: County Series

Map date: **1931**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
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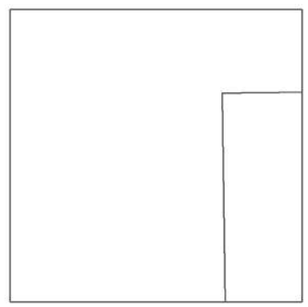

Surveyed 1851
Revised 1931
Edition N/A
Copyright N/A
Levelled N/A

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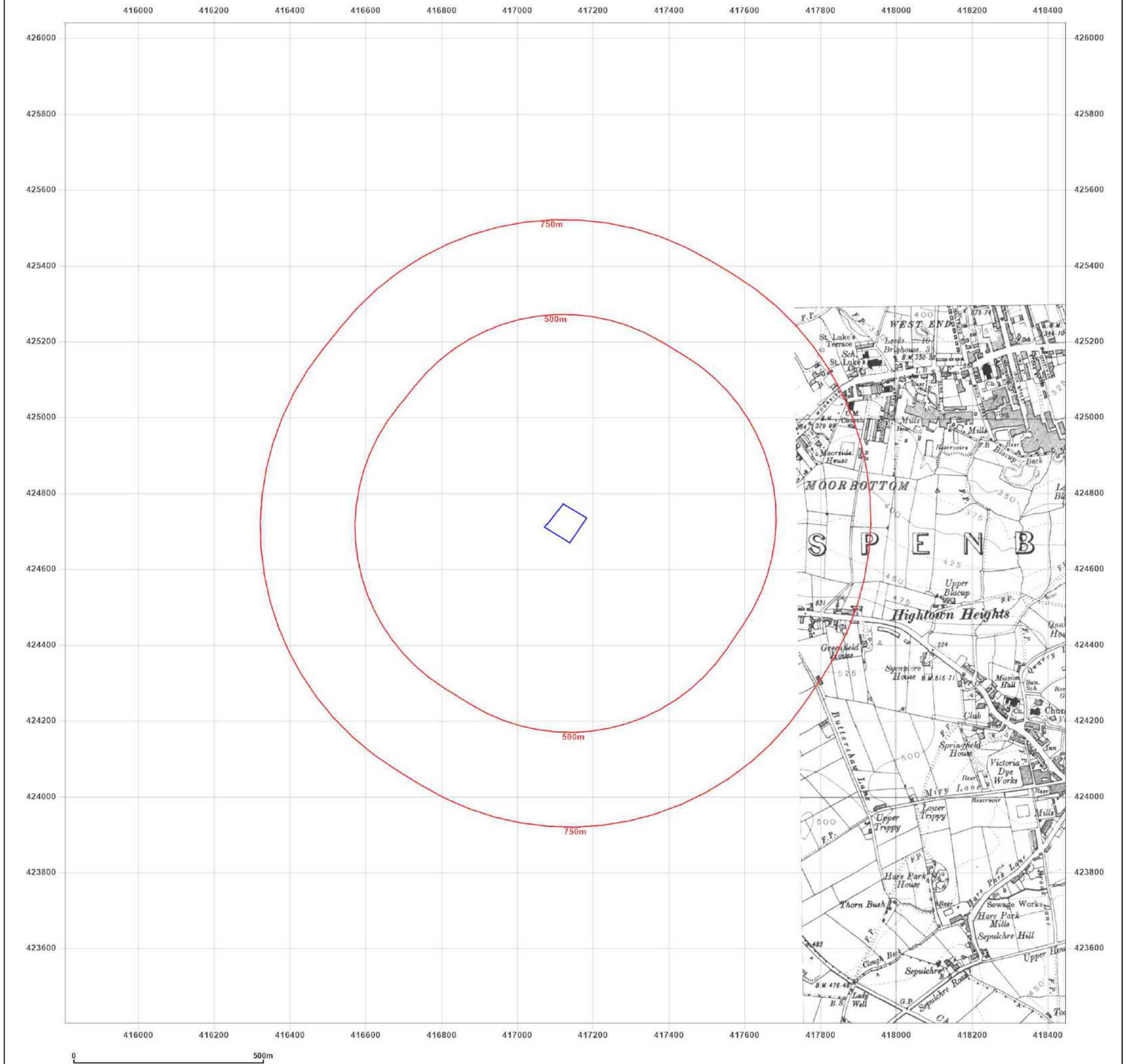

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Site Details:

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Client Ref: C4305_24_E_6601_PO-2975
Report Ref: GS-V96-MLV-O6Q-SI4
Grid Ref: 417126, 424721

Map Name: County Series

Map date: **1931**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
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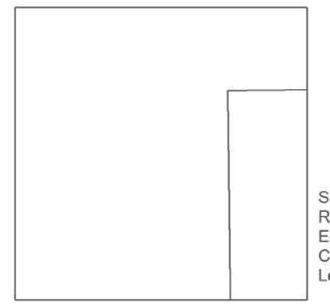

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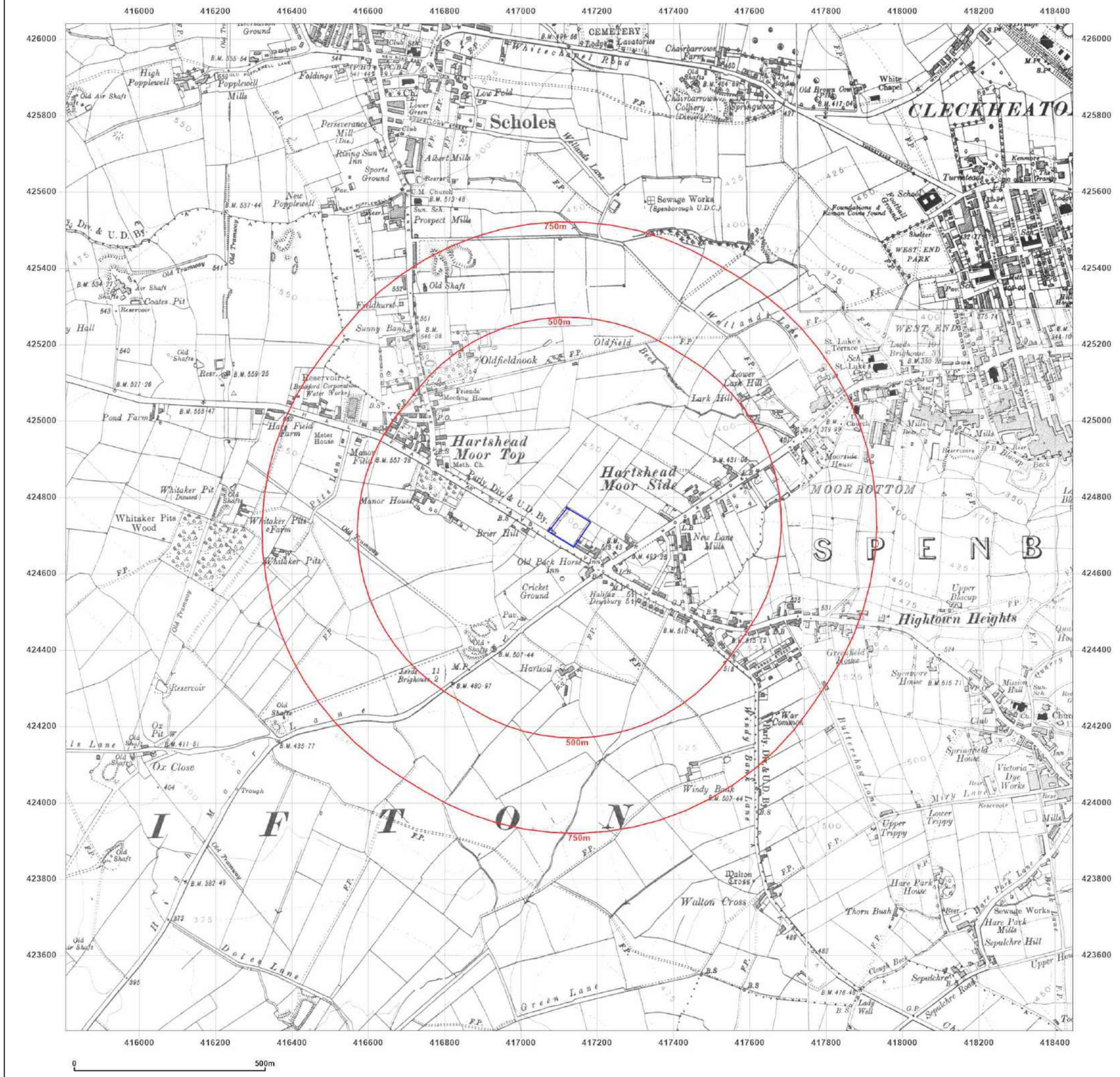

Groundsure INSIGHTS

Site Details:

969 Halifax Road, SCHOLES,
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Client Ref: C4305_24_E_6601_PO-2975
Report Ref: GS-V96-MLV-O6Q-SI4
Grid Ref: 417126, 424721

Map Name: County Series

Map date: **1931-1932**

Scale: 1:10,560

Printed at: 1:10,560

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

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

Surveyed 1849
Revised 1931
Edition N/A
Copyright N/A
Levelled N/A

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

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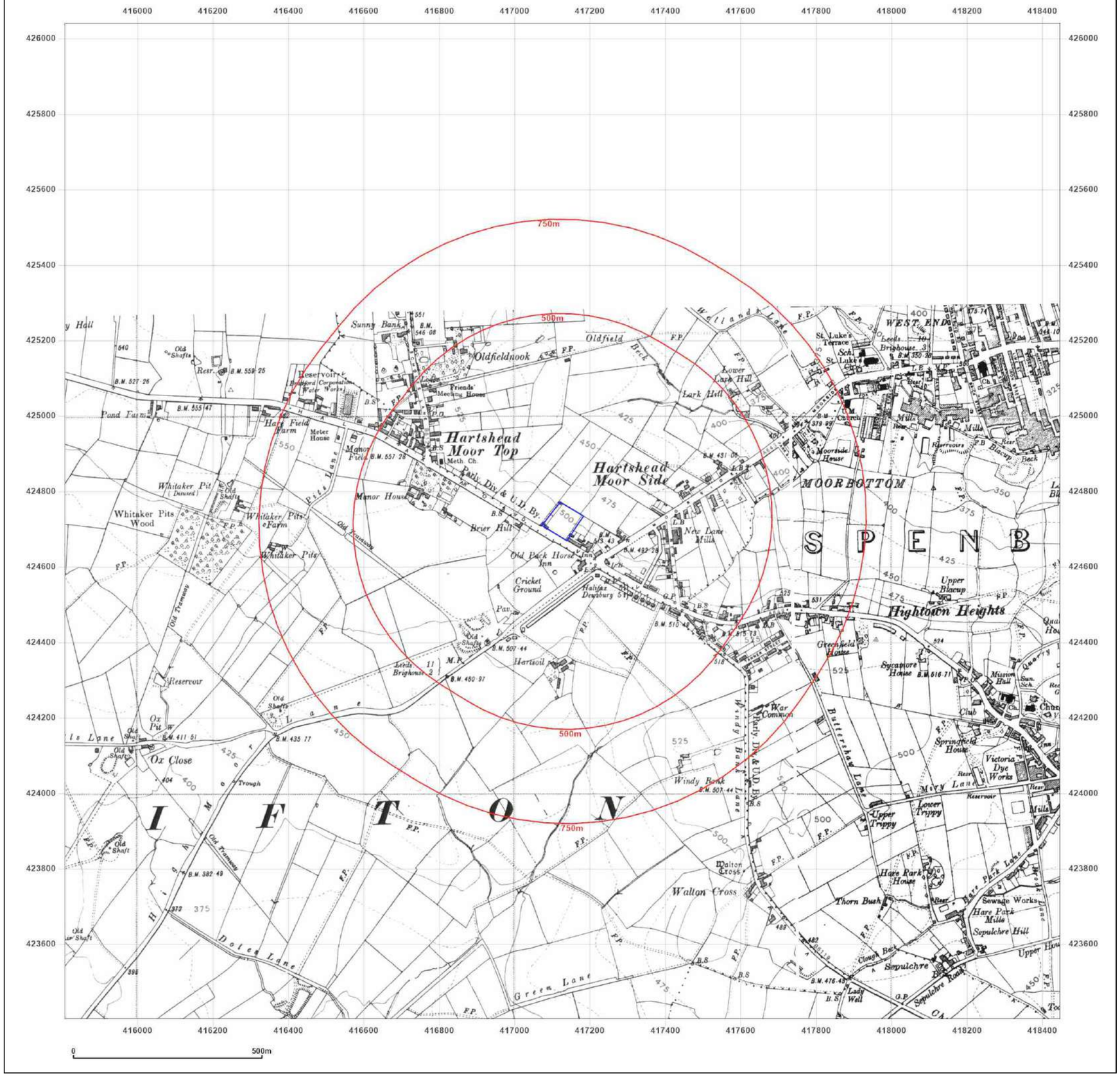

Groundsure INSIGHTS

Site Details:

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CLECKHEATON, BD19 6LR

Client Ref: C4305_24_E_6601_PO-2975
Report Ref: GS-V96-MLV-O6Q-SI4
Grid Ref: 417126, 424721

Map Name: County Series

Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
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Surveyed 1849
Revised 1938
Edition N/A
Copyright N/A
Levelled 1931

Surveyed 1851
Revised 1938
Edition N/A
Copyright N/A
Levelled 1931

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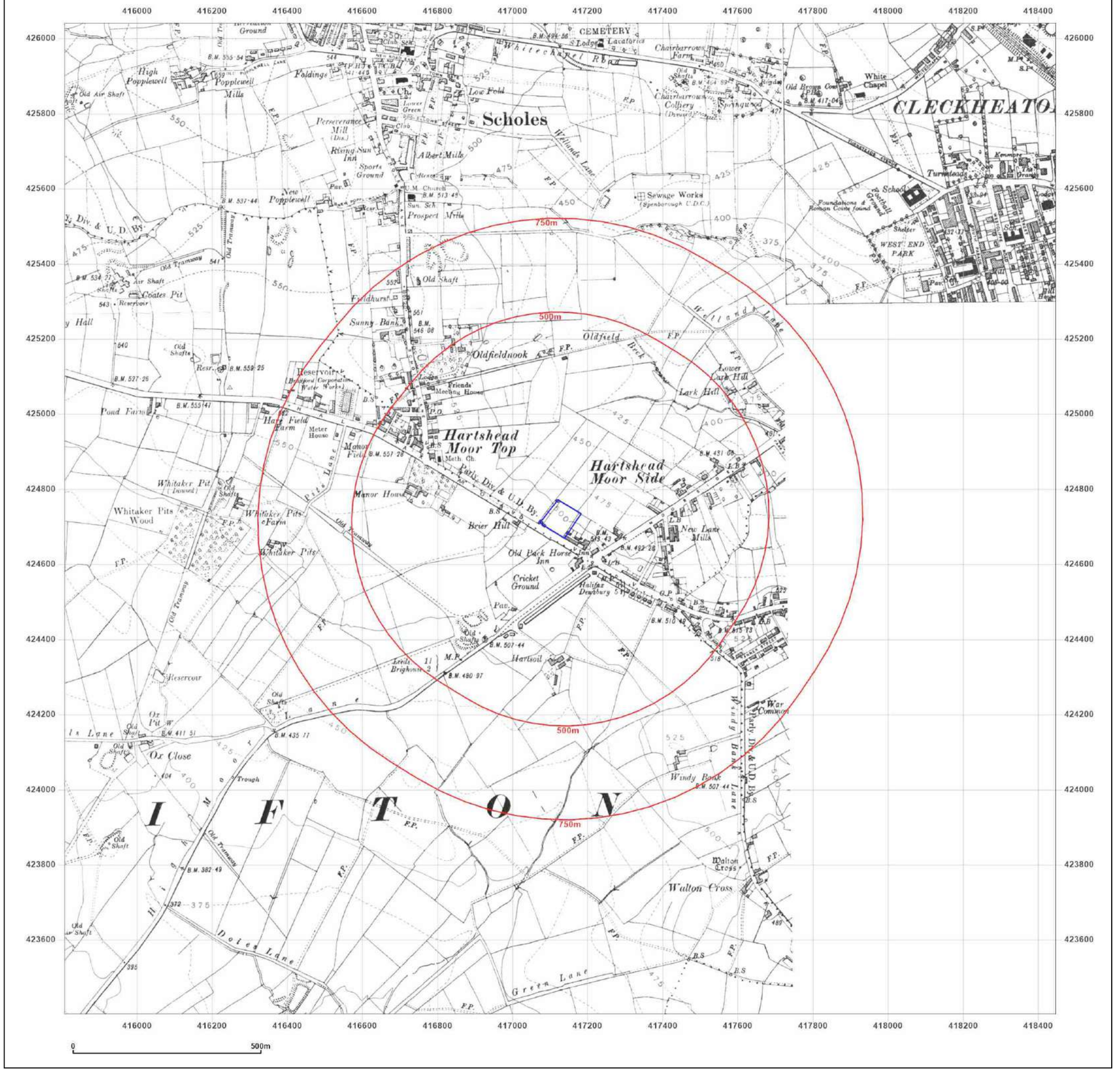

Groundsure INSIGHTS

Site Details:

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CLECKHEATON, BD19 6LR

Client Ref: C4305_24_E_6601_PO-2975
Report Ref: GS-V96-MLV-O6Q-SI4
Grid Ref: 417126, 424721

Map Name: County Series

Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

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

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

Surveyed 1849
Revised 1938
Edition N/A
Copyright N/A
Levelled 1931

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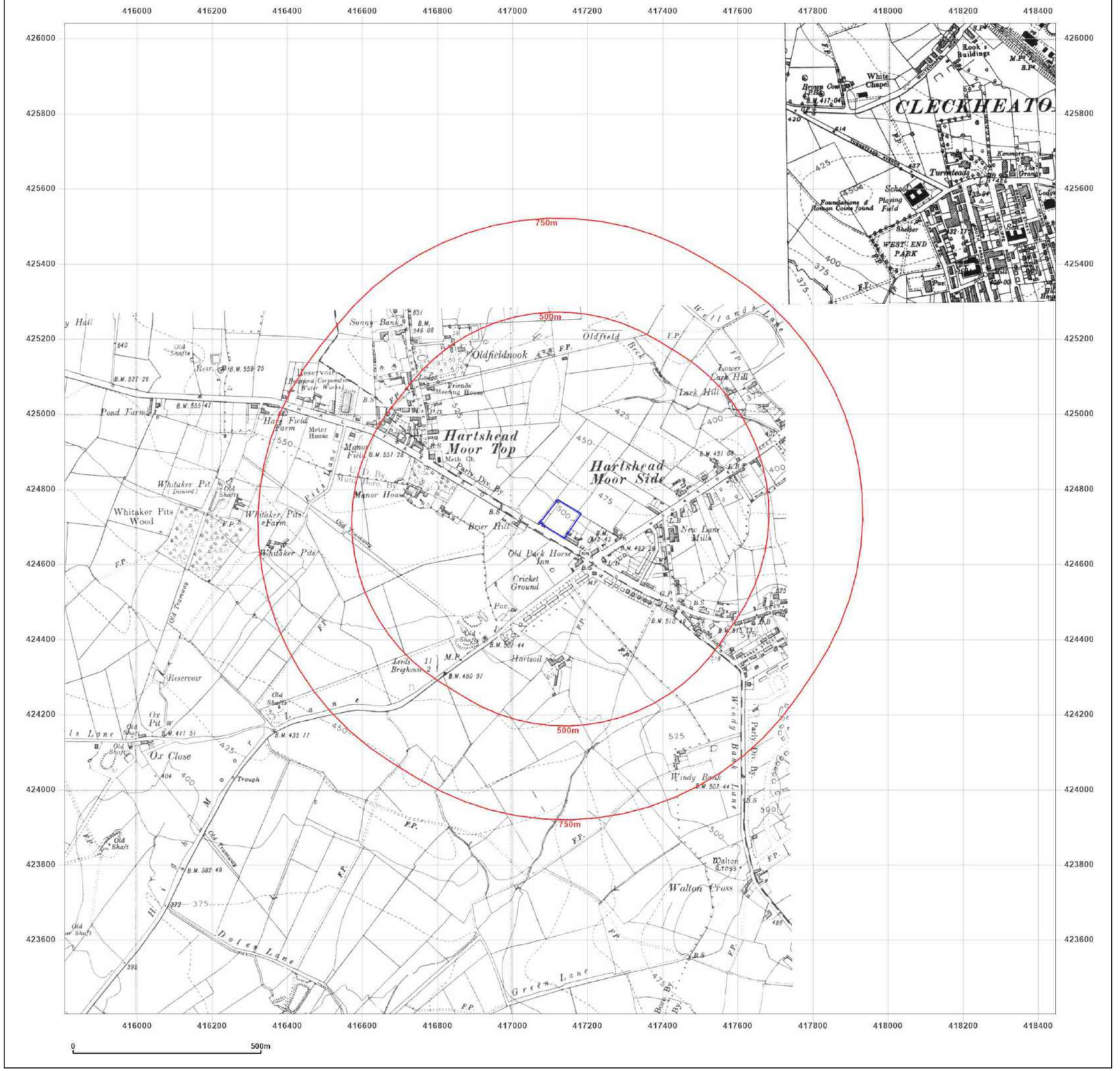

Groundsure INSIGHTS

Site Details:

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CLECKHEATON, BD19 6LR

Client Ref: C4305_24_E_6601_PO-2975
Report Ref: GS-V96-MLV-O6Q-SI4
Grid Ref: 417126, 424721

Map Name: County Series

Map date: **1948**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

Surveyed 1850
Revised 1948
Edition N/A
Copyright N/A
Levelled 1931

Surveyed 1849
Revised 1948
Edition 1948
Copyright N/A
Levelled N/A

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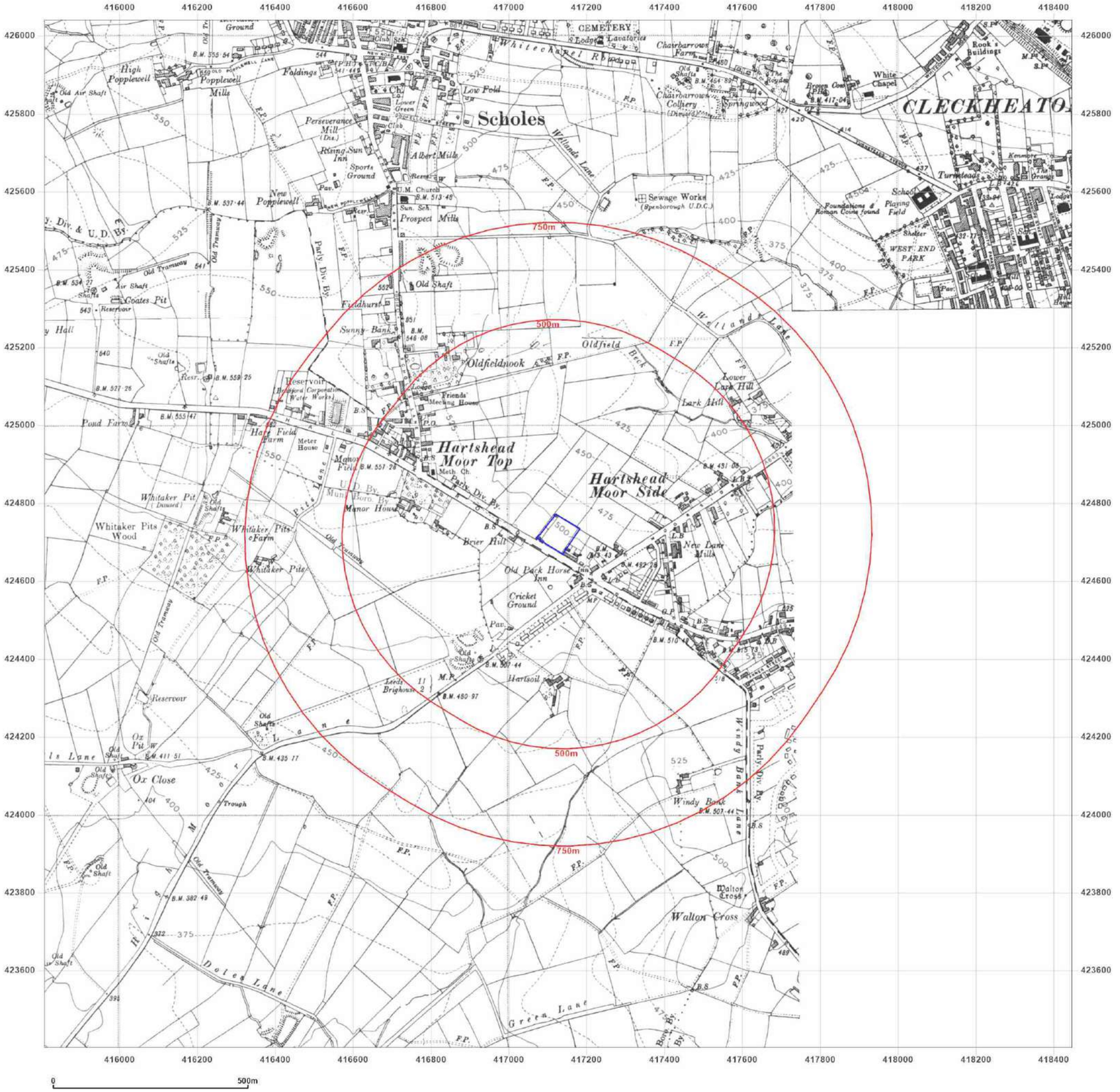

Groundsure INSIGHTS

Site Details:

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Client Ref: C4305_24_E_6601_PO-2975
Report Ref: GS-V96-MLV-O6Q-SI4
Grid Ref: 417126, 424721

Map Name: County Series

Map date: **1948**

Scale: 1:10,560

Printed at: 1:10,560

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

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

Surveyed 1849
Revised 1948
Edition N/A
Copyright N/A
Levelled N/A

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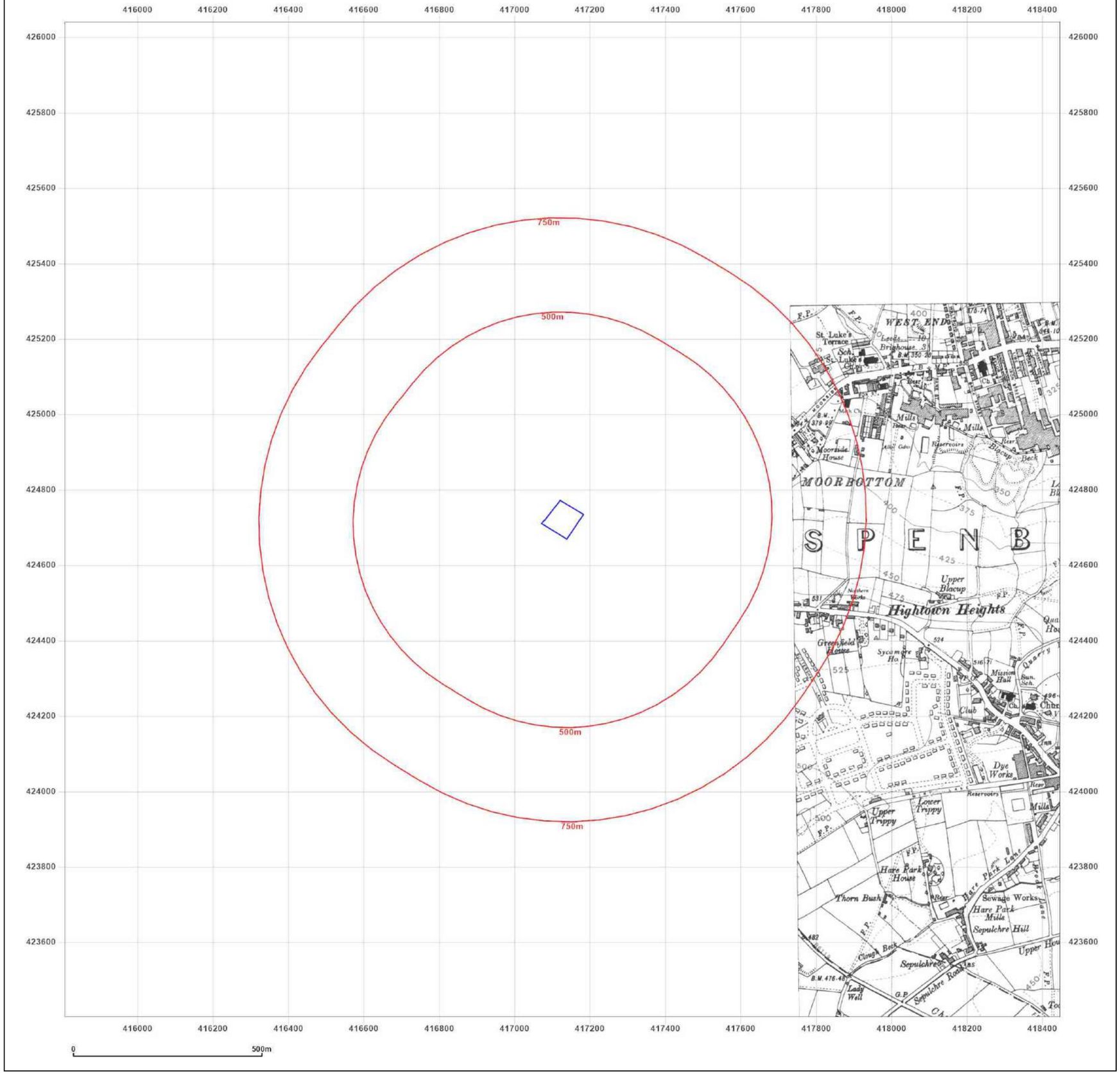

Groundsure INSIGHTS

Site Details:

969 Halifax Road, SCHOLES,
CLECKHEATON, BD19 6LR

Client Ref: C4305_24_E_6601_PO-2975
Report Ref: GS-V96-MLV-O6Q-SI4
Grid Ref: 417126, 424721

Map Name: County Series

Map date: **1948**

Scale: 1:10,560

Printed at: 1:10,560

N
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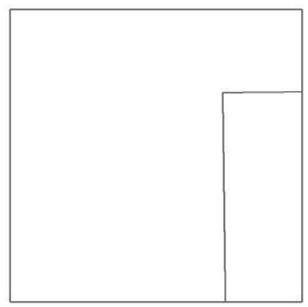

Surveyed 1851
Revised 1948
Edition N/A
Copyright N/A
Levelled N/A

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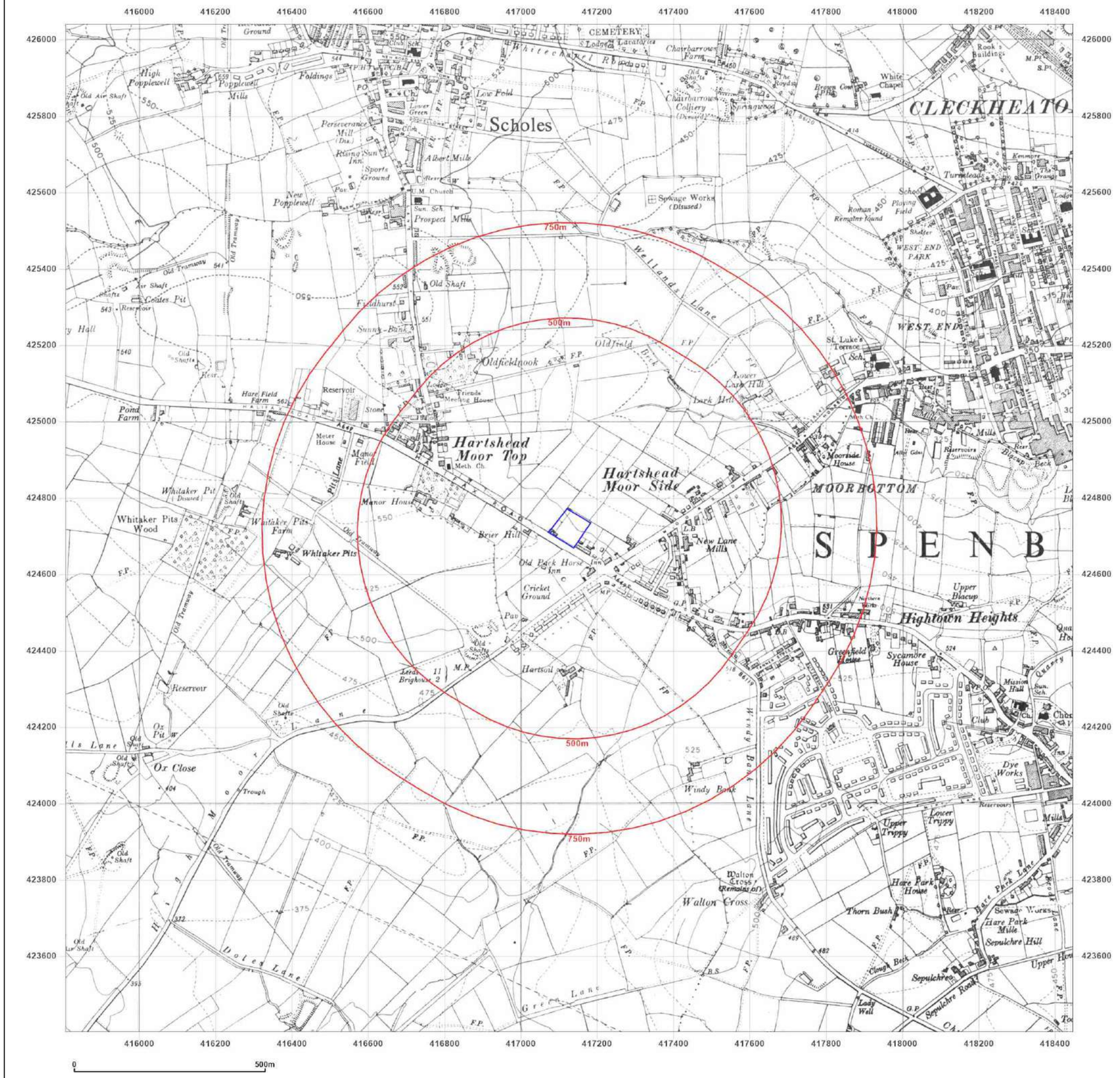

Site Details:

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Client Ref: C4305_24_E_6601_PO-2975
Report Ref: GS-V96-MLV-O6Q-SI4
Grid Ref: 417126, 424721

Map Name: Provisional

Map date: **1951-1955**

Scale: 1:10,560

Printed at: 1:10,560

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

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

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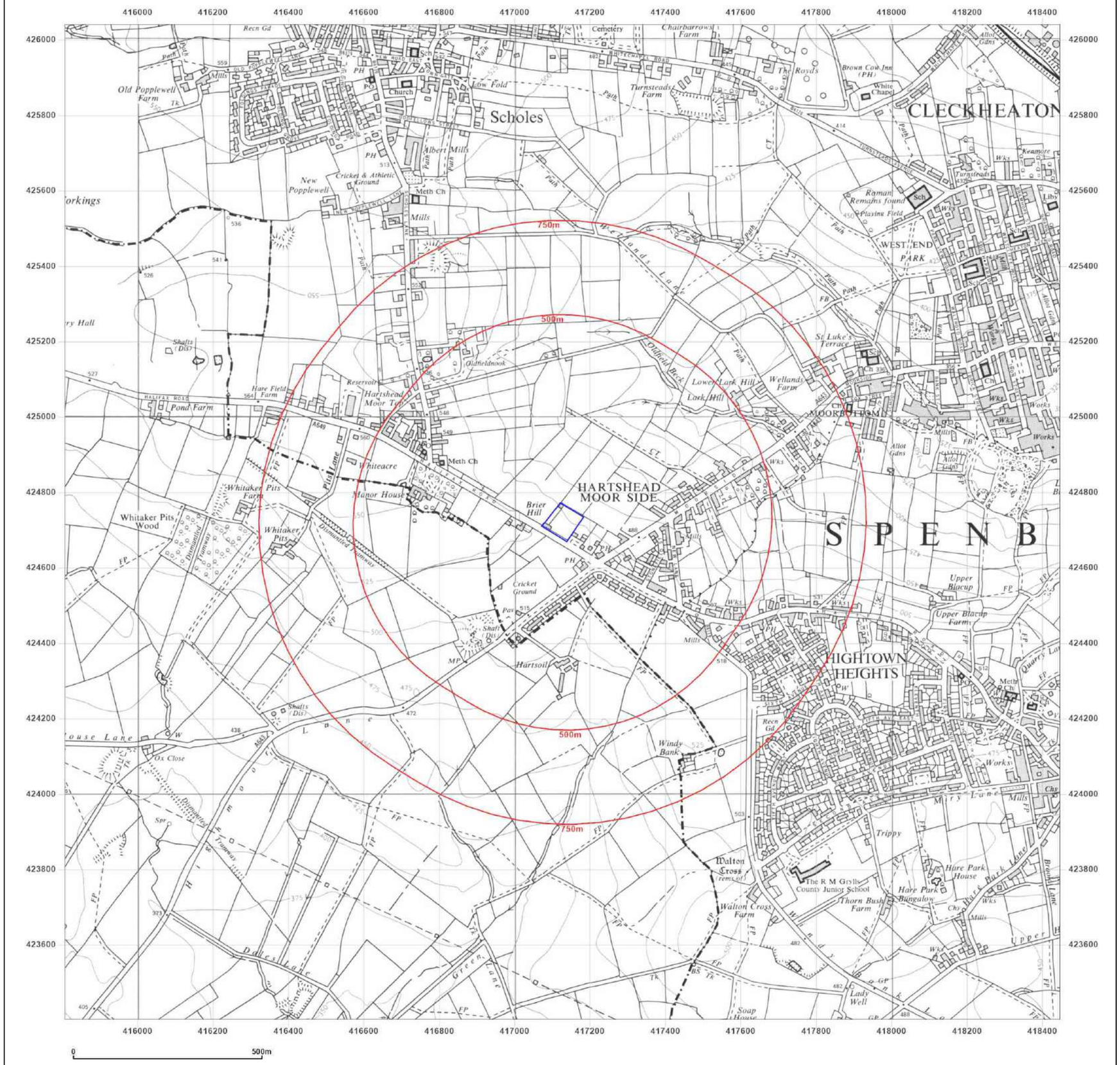

Groundsure INSIGHTS

Site Details:

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CLECKHEATON, BD19 6LR

Client Ref: C4305_24_E_6601_PO-2975
Report Ref: GS-V96-MLV-O6Q-SI4
Grid Ref: 417126, 424721

Map Name: Provisional

Map date: **1966-1967**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1967
Revised 1967
Edition N/A
Copyright N/A
Levelled N/A

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

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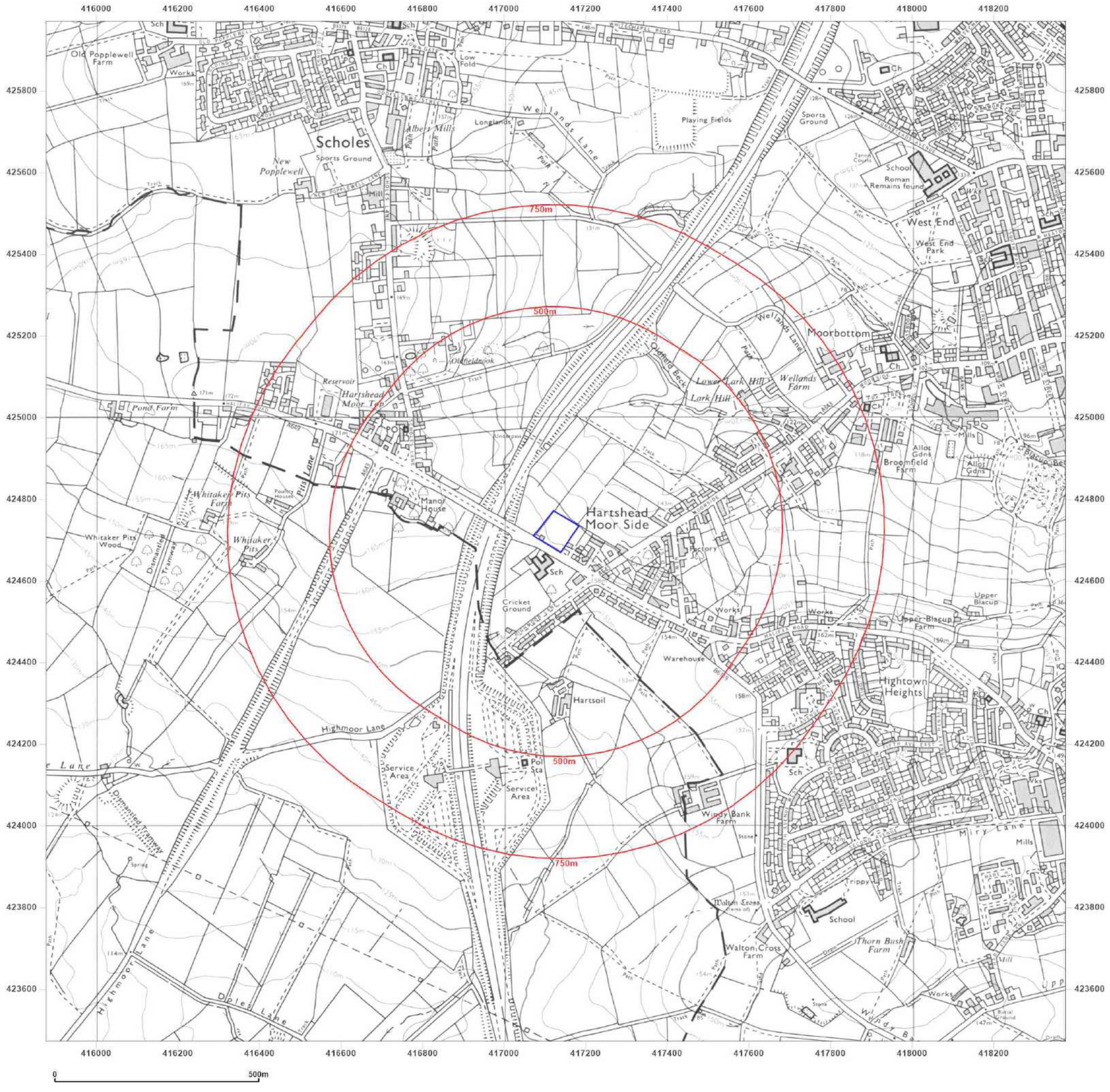

Groundsure INSIGHTS

Site Details:

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CLECKHEATON, BD19 6LR

Client Ref: C4305_24_E_6601_PO-2975
Report Ref: GS-V96-MLV-O6Q-SI4
Grid Ref: 417126, 424721

Map Name: National Grid

Map date: **1974-1975**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
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Surveyed 1973
Revised 1974
Edition N/A
Copyright N/A
Levelled N/A

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

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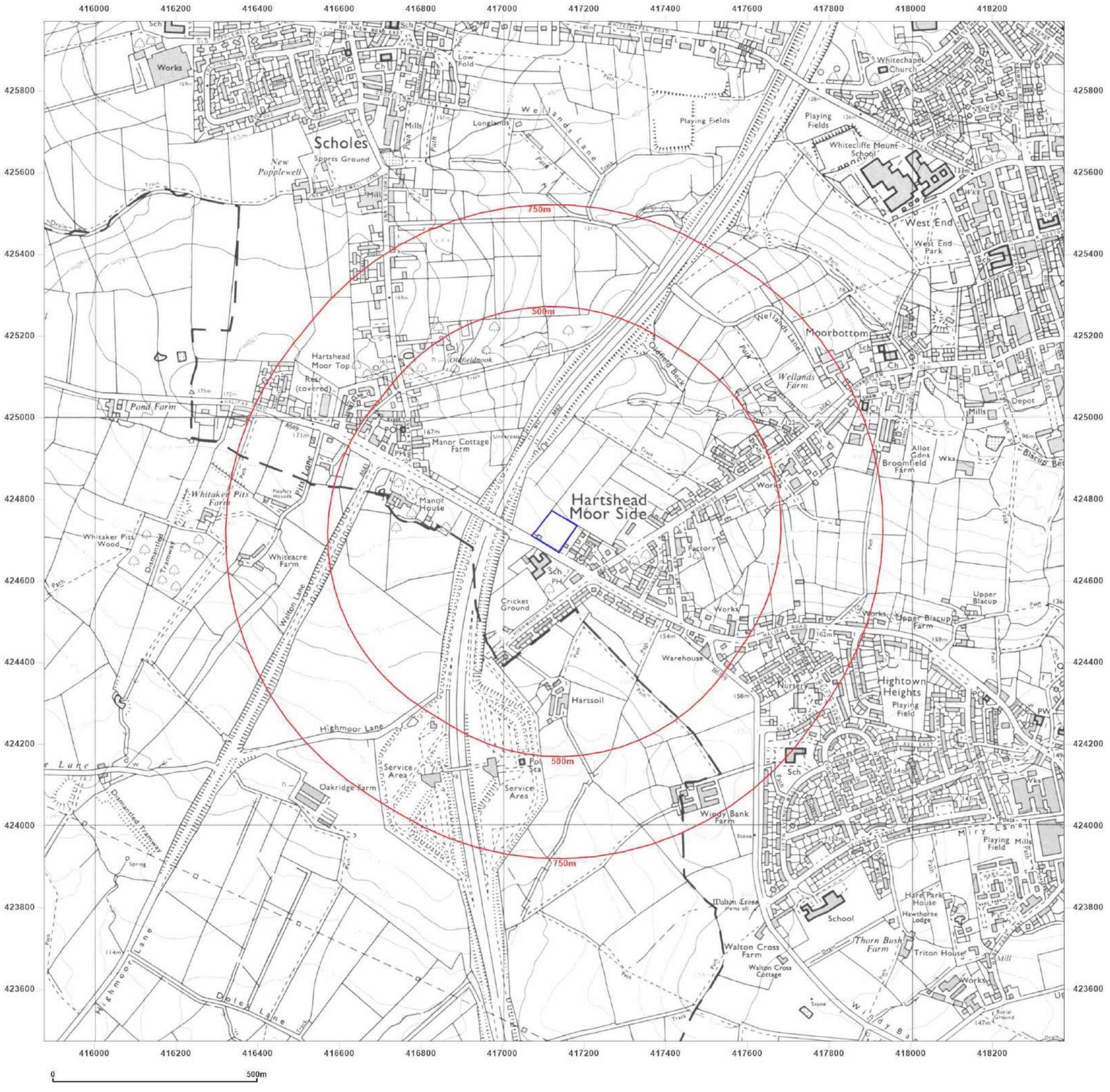

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Site Details:

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Client Ref: C4305_24_E_6601_PO-2975
Report Ref: GS-V96-MLV-O6Q-SI4
Grid Ref: 417126, 424721

Map Name: National Grid

Map date: **1983-1985**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
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Surveyed 1982
Revised 1983
Edition N/A
Copyright N/A
Levelled N/A

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

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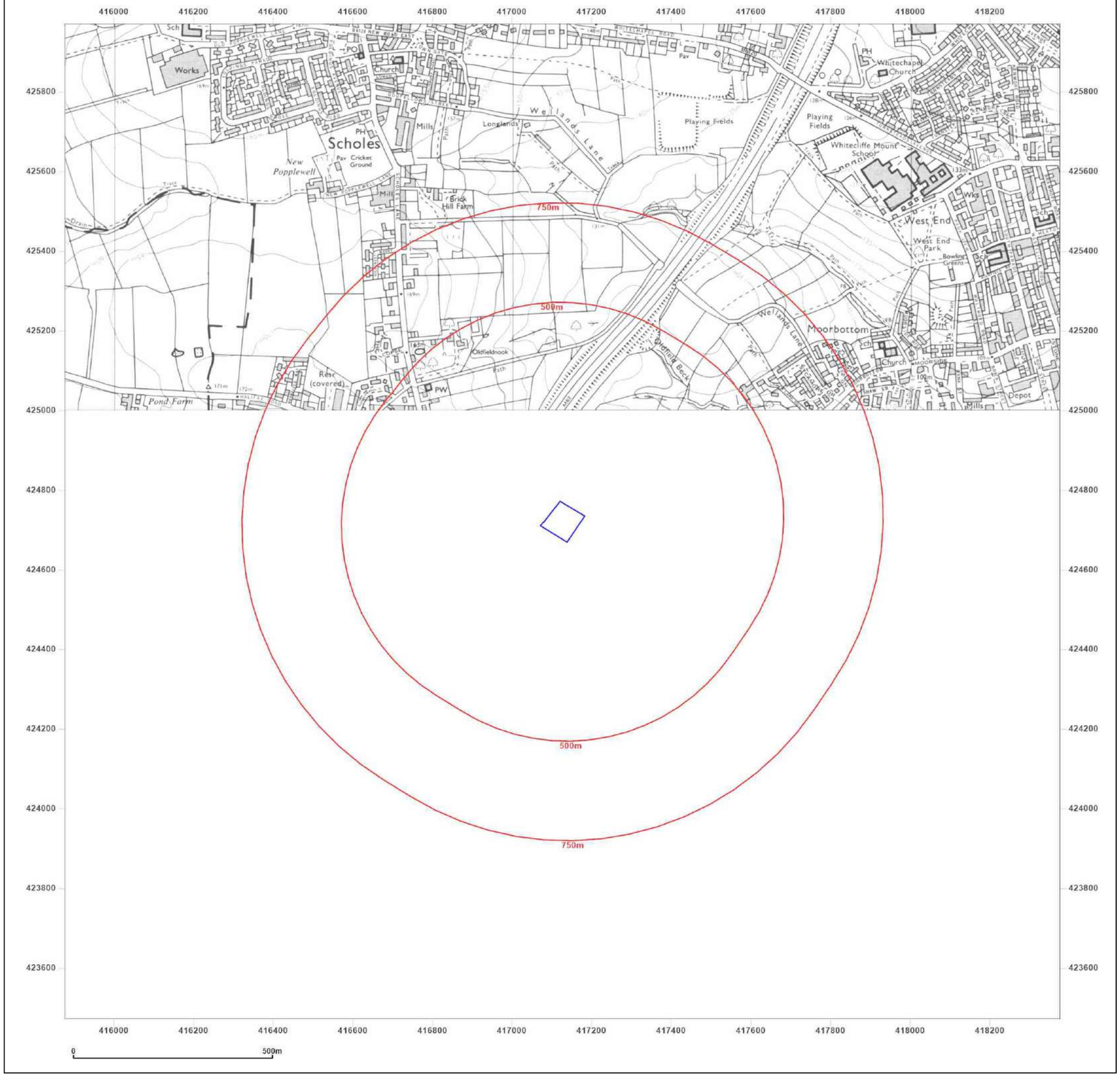

Groundsure INSIGHTS

Site Details:

969 Halifax Road, SCHOLES,
CLECKHEATON, BD19 6LR

Client Ref: C4305_24_E_6601_PO-2975
Report Ref: GS-V96-MLV-O6Q-SI4
Grid Ref: 417126, 424721

Map Name: National Grid

Map date: **1990**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
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Surveyed 1987
Revised 1990
Edition N/A
Copyright N/A
Levelled N/A

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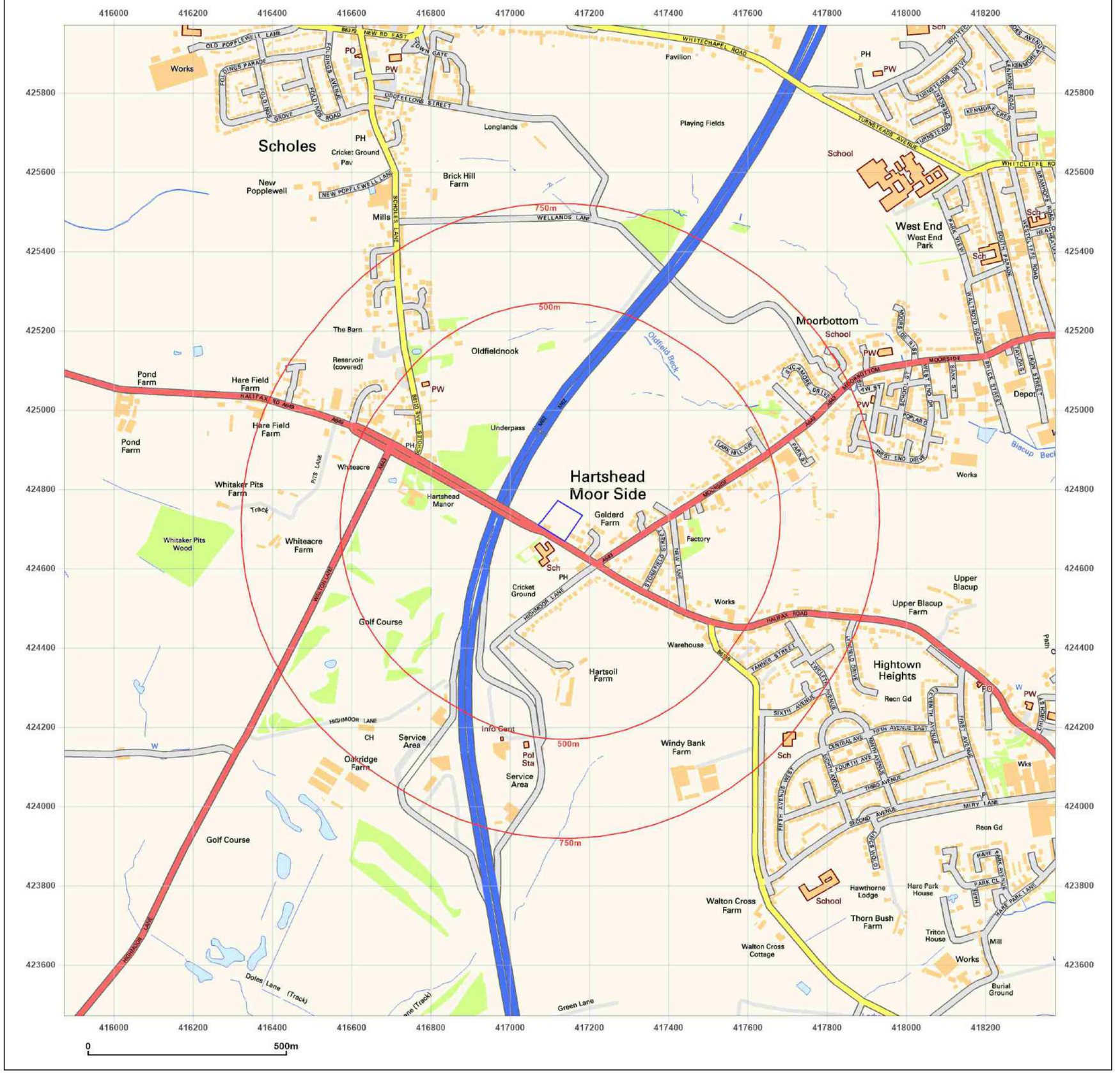

Groundsure INSIGHTS

Site Details:

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CLECKHEATON, BD19 6LR

Client Ref: C4305_24_E_6601_PO-2975
Report Ref: GS-V96-MLV-O6Q-SI4
Grid Ref: 417126, 424721

Map Name: National Grid

Map date: **2001**

Scale: 1:10,000

Printed at: 1:10,000

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2001

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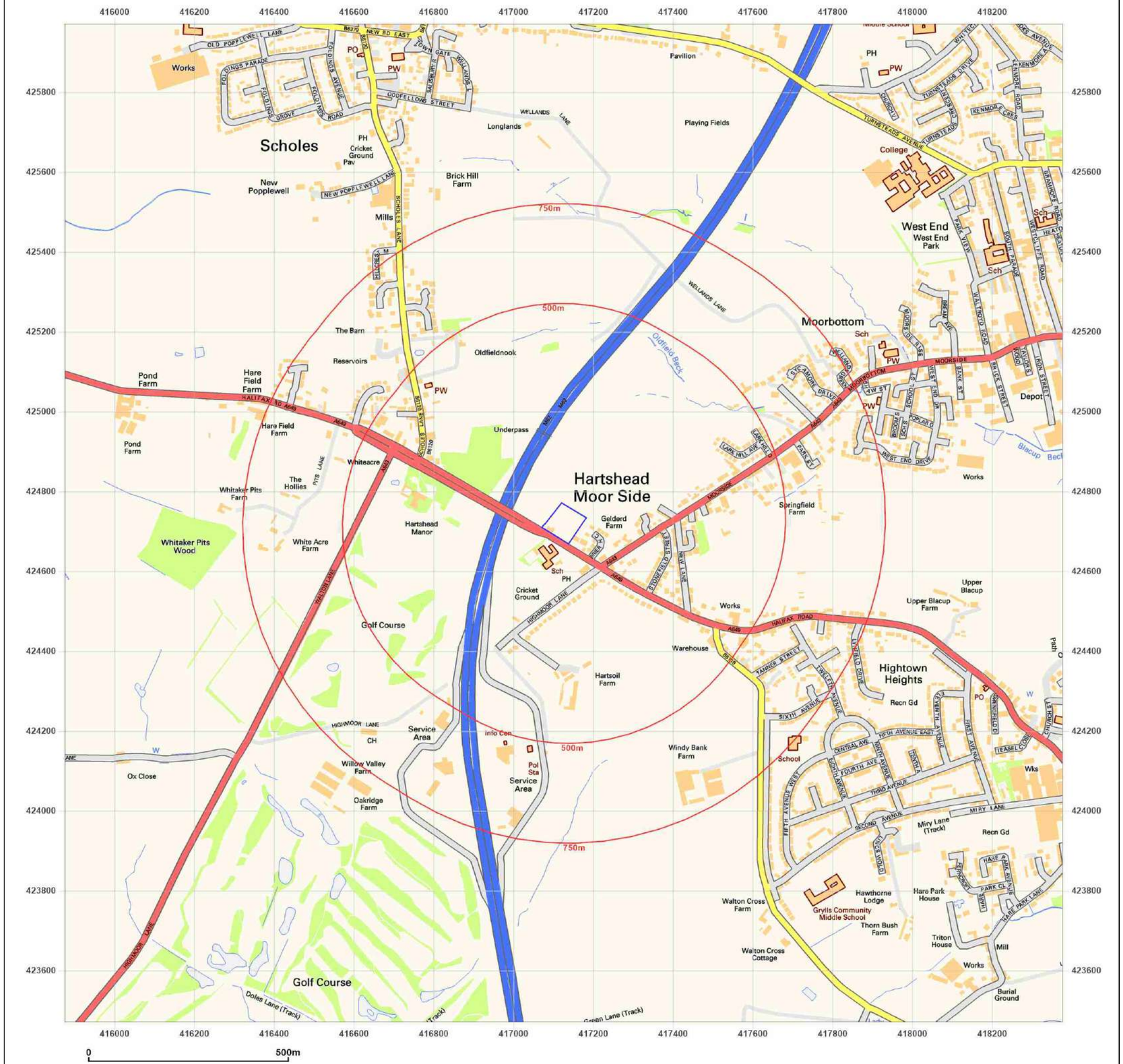

Groundsure INSIGHTS

Site Details:

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CLECKHEATON, BD19 6LR

Client Ref: C4305_24_E_6601_PO-2975
Report Ref: GS-V96-MLV-O6Q-SI4
Grid Ref: 417126, 424721

Map Name: National Grid
Map date: **2010**
Scale: 1:10,000
Printed at: 1:10,000

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2010

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W: www.groundsure.com

Production date: 21 May 2024

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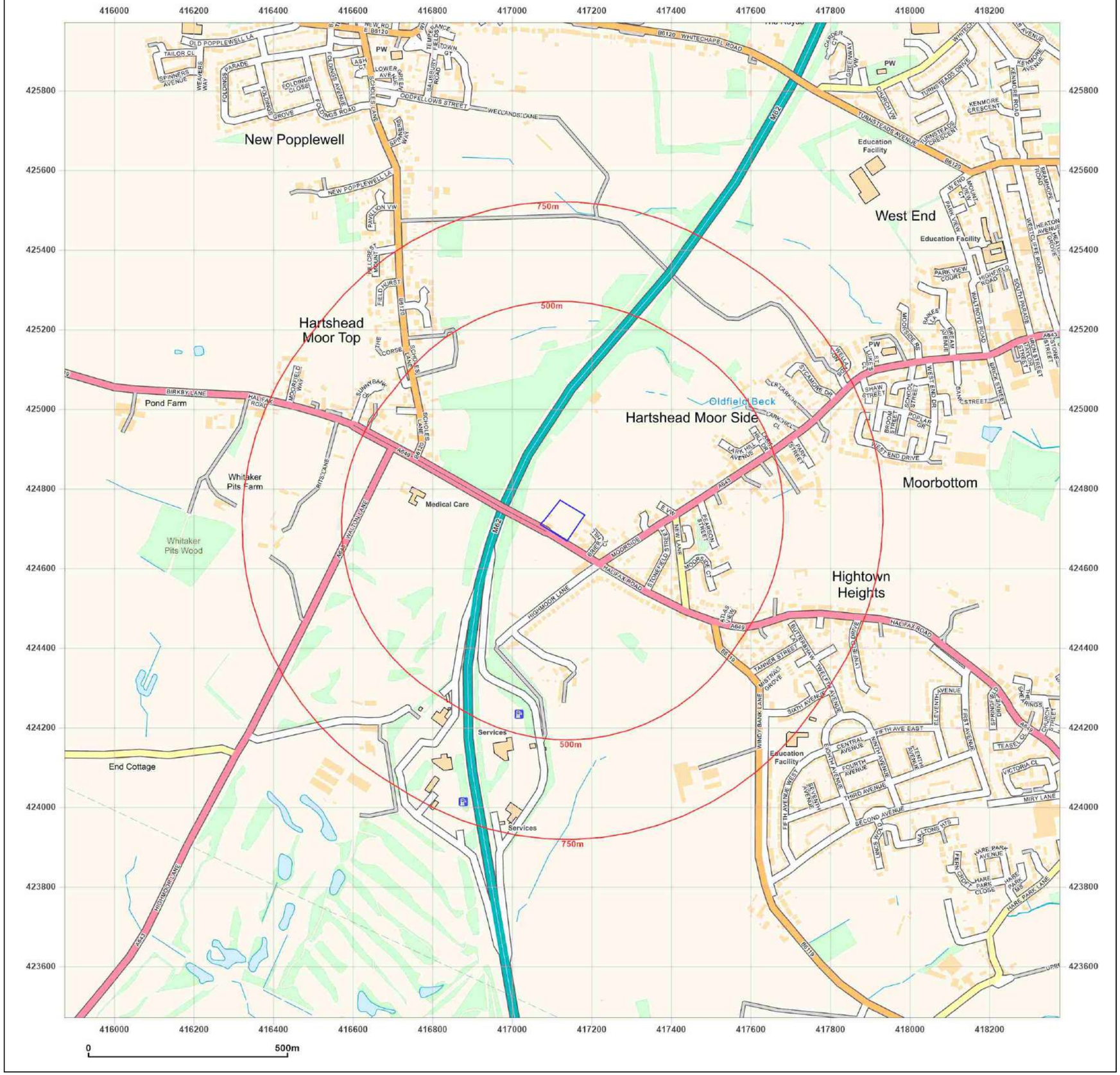

Groundsure INSIGHTS

Site Details:

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Client Ref: C4305_24_E_6601_PO-2975
Report Ref: GS-V96-MLV-O6Q-SI4
Grid Ref: 417126, 424721

Map Name: National Grid
Map date: **2024**
Scale: 1:10,000
Printed at: 1:10,000

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2024

Powered by OS

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

Production date: 21 May 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf

Appendix 3

Groundsure Reports

Groundsure LOCATION INTELLIGENCE

Enviro+Geo Insight

969 Halifax Road, SCHOLES, CLECKHEATON, BD19 6LR

Order Details

Date: 21/05/2024

Your ref: C4305_24_E_6601_PO-2975

Our Ref: GS-GPM-UV7-F9H-6R9

Site Details

Location: 417086 424714

Area: 0.59 ha

Authority: Kirklees Council ↗

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

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	0	8	36	-
17 >	1.2 >	Historical tanks >	0	0	3	3	-
18 >	1.3 >	Historical energy features >	0	0	0	2	-
18	1.4	Historical petrol stations	0	0	0	0	-
19 >	1.5 >	Historical garages >	0	0	0	10	-
19	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
20 >	2.1 >	Historical industrial land uses >	0	0	15	57	-
23 >	2.2 >	Historical tanks >	0	0	5	4	-
24 >	2.3 >	Historical energy features >	0	0	0	4	-
24	2.4	Historical petrol stations	0	0	0	0	-
24 >	2.5 >	Historical garages >	0	0	0	13	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
26	3.1	Active or recent landfill	0	0	0	0	-
26	3.2	Historical landfill (BGS records)	0	0	0	0	-
27 >	3.3 >	Historical landfill (LA/mapping records) >	0	0	0	1	-
27	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
27	3.5	Historical waste sites	0	0	0	0	-
27	3.6	Licensed waste sites	0	0	0	0	-
27	3.7	Waste exemptions	0	0	0	0	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
28 >	4.1 >	Recent industrial land uses >	0	0	1	-	-
29 >	4.2 >	Current or recent petrol stations >	0	0	0	1	-
29	4.3	Electricity cables	0	0	0	0	-
29	4.4	Gas pipelines	0	0	0	0	-
29	4.5	Sites determined as Contaminated Land	0	0	0	0	-

29	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
30	4.7	Regulated explosive sites	0	0	0	0	-
30	4.8	Hazardous substance storage/usage	0	0	0	0	-
30	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
30	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
30 >	**4.11 >**	**Licensed pollutant release (Part A(2)/B) >**	0	0	0	1	-
31	4.12	Radioactive Substance Authorisations	0	0	0	0	-
31	4.13	Licensed Discharges to controlled waters	0	0	0	0	-
31	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
31	4.15	Pollutant release to public sewer	0	0	0	0	-
32	4.16	List 1 Dangerous Substances	0	0	0	0	-
32	4.17	List 2 Dangerous Substances	0	0	0	0	-
32 >	**4.18 >**	**Pollution Incidents (EA/NRW) >**	0	0	0	2	-
32	4.19	Pollution inventory substances	0	0	0	0	-
33	4.20	Pollution inventory waste transfers	0	0	0	0	-
33	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
34	5.1	Superficial aquifer	None (within 500m)				
35 >	**5.2 >**	**Bedrock aquifer >**	Identified (within 500m)				
37 >	**5.3 >**	**Groundwater vulnerability >**	Identified (within 50m)				
38	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
38	5.5	Groundwater vulnerability- local information	None (within 0m)				
39 >	**5.6 >**	**Groundwater abstractions >**	0	0	0	0	8
42	5.7	Surface water abstractions	0	0	0	0	0
42	5.8	Potable abstractions	0	0	0	0	0
42	5.9	Source Protection Zones	0	0	0	0	-
42	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	**Hydrology >**	On site	0-50m	50-250m	250-500m	500-2000m
43	6.1	Water Network (OS MasterMap)	0	0	0	-	-

43	6.2	Surface water features	0	0	0	-	-
44 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
44 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
45 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
46	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
46	7.2	Historical Flood Events	0	0	0	-	-
46	7.3	Flood Defences	0	0	0	-	-
47	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
47	7.5	Flood Storage Areas	0	0	0	-	-
48	7.6	Flood Zone 2	None (within 50m)				
48	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
49	8.1	Surface water flooding	Negligible (within 50m)				
Page	Section	Groundwater flooding >					
50 >	9.1 >	Groundwater flooding >	Negligible (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
51	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
52	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
52	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
52	10.4	Special Protection Areas (SPA)	0	0	0	0	0
52	10.5	National Nature Reserves (NNR)	0	0	0	0	0
53	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
53 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	1
53	10.8	Biosphere Reserves	0	0	0	0	0
53	10.9	Forest Parks	0	0	0	0	0
54	10.10	Marine Conservation Zones	0	0	0	0	0
54 >	10.11 >	Green Belt >	1	0	1	0	2
54	10.12	Proposed Ramsar sites	0	0	0	0	0

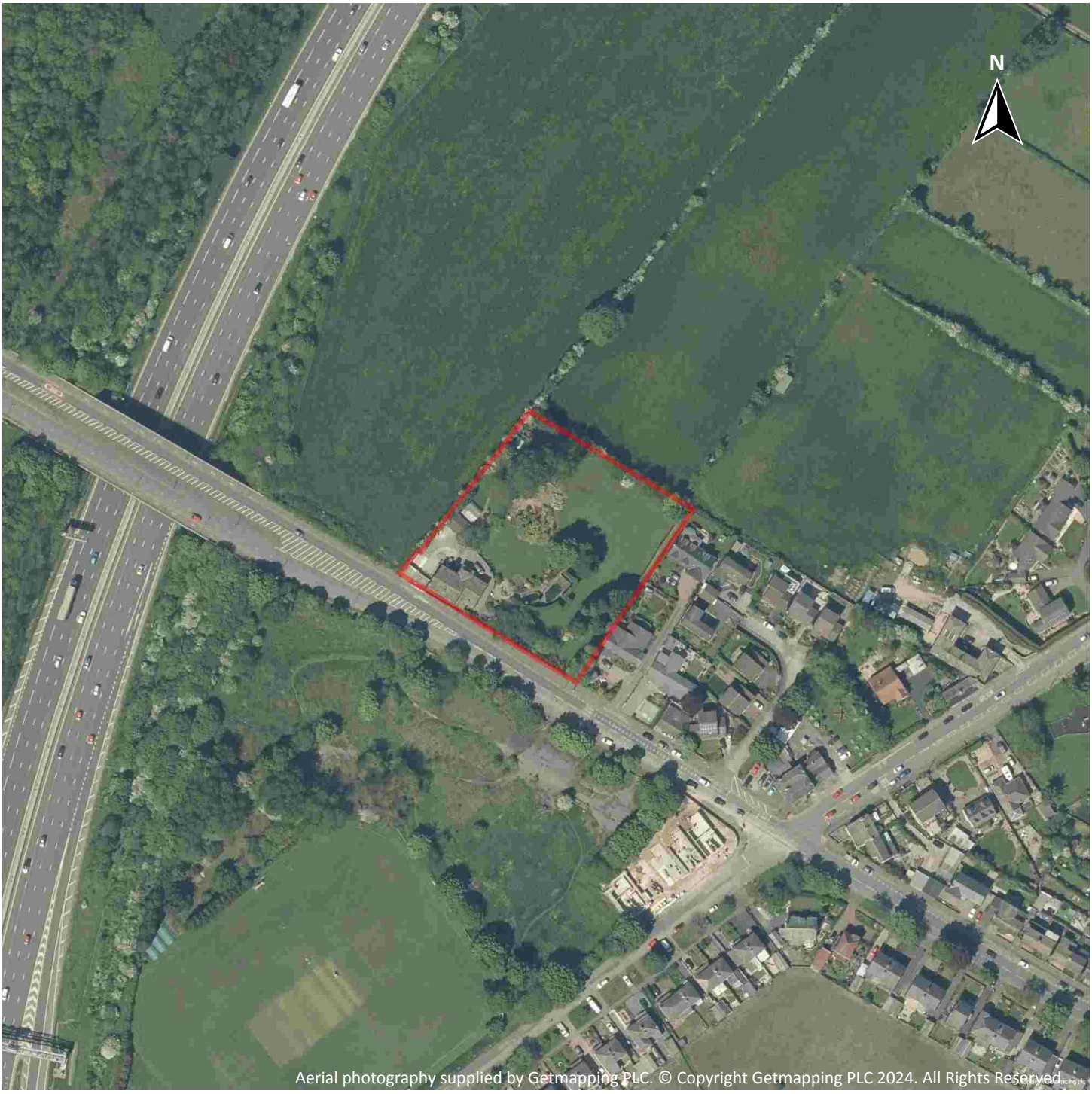
54	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
55	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
55	10.15	Nitrate Sensitive Areas	0	0	0	0	0
55 >	**10.16 >**	**Nitrate Vulnerable Zones >**	1	0	0	0	1
56	10.17	SSSI Impact Risk Zones	0	-	-	-	-
56	10.18	SSSI Units	0	0	0	0	0
Page	Section	**Visual and cultural designations >**	On site	0-50m	50-250m	250-500m	500-2000m
57	11.1	World Heritage Sites	0	0	0	-	-
58	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
58	11.3	National Parks	0	0	0	-	-
58	11.4	Listed Buildings	0	0	0	-	-
58 >	**11.5 >**	**Conservation Areas >**	0	0	1	-	-
59	11.6	Scheduled Ancient Monuments	0	0	0	-	-
59	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	**Agricultural designations >**	On site	0-50m	50-250m	250-500m	500-2000m
60 >	**12.1 >**	**Agricultural Land Classification >**	Grade 3 (within 250m)				
61	12.2	Open Access Land	0	0	0	-	-
61 >	**12.3 >**	**Tree Felling Licences >**	0	0	13	-	-
62	12.4	Environmental Stewardship Schemes	0	0	0	-	-
62 >	**12.5 >**	**Countryside Stewardship Schemes >**	0	0	1	-	-
Page	Section	**Habitat designations >**	On site	0-50m	50-250m	250-500m	500-2000m
63 >	**13.1 >**	**Priority Habitat Inventory >**	0	0	4	-	-
64	13.2	Habitat Networks	0	0	0	-	-
64	13.3	Open Mosaic Habitat	0	0	0	-	-
64	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	**Geology 1:10,000 scale >**	On site	0-50m	50-250m	250-500m	500-2000m
65 >	**14.1 >**	**10k Availability >**	Identified (within 500m)				
66 >	**14.2 >**	**Artificial and made ground (10k) >**	0	0	3	1	-
68	14.3	Superficial geology (10k)	0	0	0	0	-

68	14.4	Landslip (10k)	0	0	0	0	-
69 >	14.5 >	Bedrock geology (10k) >	2	2	10	18	-
71 >	14.6 >	Bedrock faults and other linear features (10k) >	0	0	4	20	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
73 >	15.1 >	50k Availability >	Identified (within 500m)				
74 >	15.2 >	Artificial and made ground (50k) >	0	0	1	0	-
75	15.3	Artificial ground permeability (50k)	0	0	-	-	-
76	15.4	Superficial geology (50k)	0	0	0	0	-
76	15.5	Superficial permeability (50k)	None (within 50m)				
76	15.6	Landslip (50k)	0	0	0	0	-
76	15.7	Landslip permeability (50k)	None (within 50m)				
77 >	15.8 >	Bedrock geology (50k) >	3	1	8	13	-
79 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
79 >	15.10 >	Bedrock faults and other linear features (50k) >	0	0	4	13	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
81 >	16.1 >	BGS Boreholes >	0	0	24	-	-
Page	Section	Natural ground subsidence >					
83 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
84 >	17.2 >	Running sands >	Negligible (within 50m)				
85 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
86 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
87 >	17.5 >	Landslides >	Low (within 50m)				
89 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
91	18.1	BritPits	0	0	0	0	-
92 >	18.2 >	Surface ground workings >	0	0	5	-	-
92 >	18.3 >	Underground workings >	0	0	0	3	15
93	18.4	Underground mining extents	0	0	0	0	-
93	18.5	Historical Mineral Planning Areas	0	0	0	0	-

93 >	18.6 >	Non-coal mining >	0	0	0	1	5
94	18.7	JPB mining areas	None (within 0m)				
95	18.8	The Coal Authority non-coal mining	0	0	0	0	-
95	18.9	Researched mining	0	0	0	0	-
95	18.10	Mining record office plans	0	0	0	0	-
95 >	18.11 >	BGS mine plans >	0	0	1	1	-
96 >	18.12 >	Coal mining >	Identified (within 0m)				
96	18.13	Brine areas	None (within 0m)				
96	18.14	Gypsum areas	None (within 0m)				
96	18.15	Tin mining	None (within 0m)				
96	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes >	On site	0-50m	50-250m	250-500m	500-2000m
97	19.1	Natural cavities	0	0	0	0	-
98	19.2	Mining cavities	0	0	0	0	0
98	19.3	Reported recent incidents	0	0	0	0	-
98 >	19.4 >	Historical incidents >	0	0	0	3	-
99	19.5	National karst database	0	0	0	0	-
Page	Section	Radon >					
100 >	20.1 >	Radon >	Between 1% and 3% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
102 >	21.1 >	BGS Estimated Background Soil Chemistry >	3	1	-	-	-
102	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
103	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
104	22.1	Underground railways (London)	0	0	0	-	-
104	22.2	Underground railways (Non-London)	0	0	0	-	-
104	22.3	Railway tunnels	0	0	0	-	-
104	22.4	Historical railway and tunnel features	0	0	0	-	-
104	22.5	Royal Mail tunnels	0	0	0	-	-

105	22.6	Historical railways	0	0	0	-	-
105	22.7	Railways	0	0	0	-	-
105	22.8	Crossrail 1	0	0	0	0	-
105	22.9	Crossrail 2	0	0	0	0	-
105	22.10	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 30/05/2021

Site Area: 0.59ha

Recent site history - 2018 aerial photograph

Capture Date: 02/07/2018

Site Area: 0.59ha

Recent site history - 2012 aerial photograph

Capture Date: 26/03/2012

Site Area: 0.59ha

Recent site history - 2000 aerial photograph

Capture Date: 05/08/2000

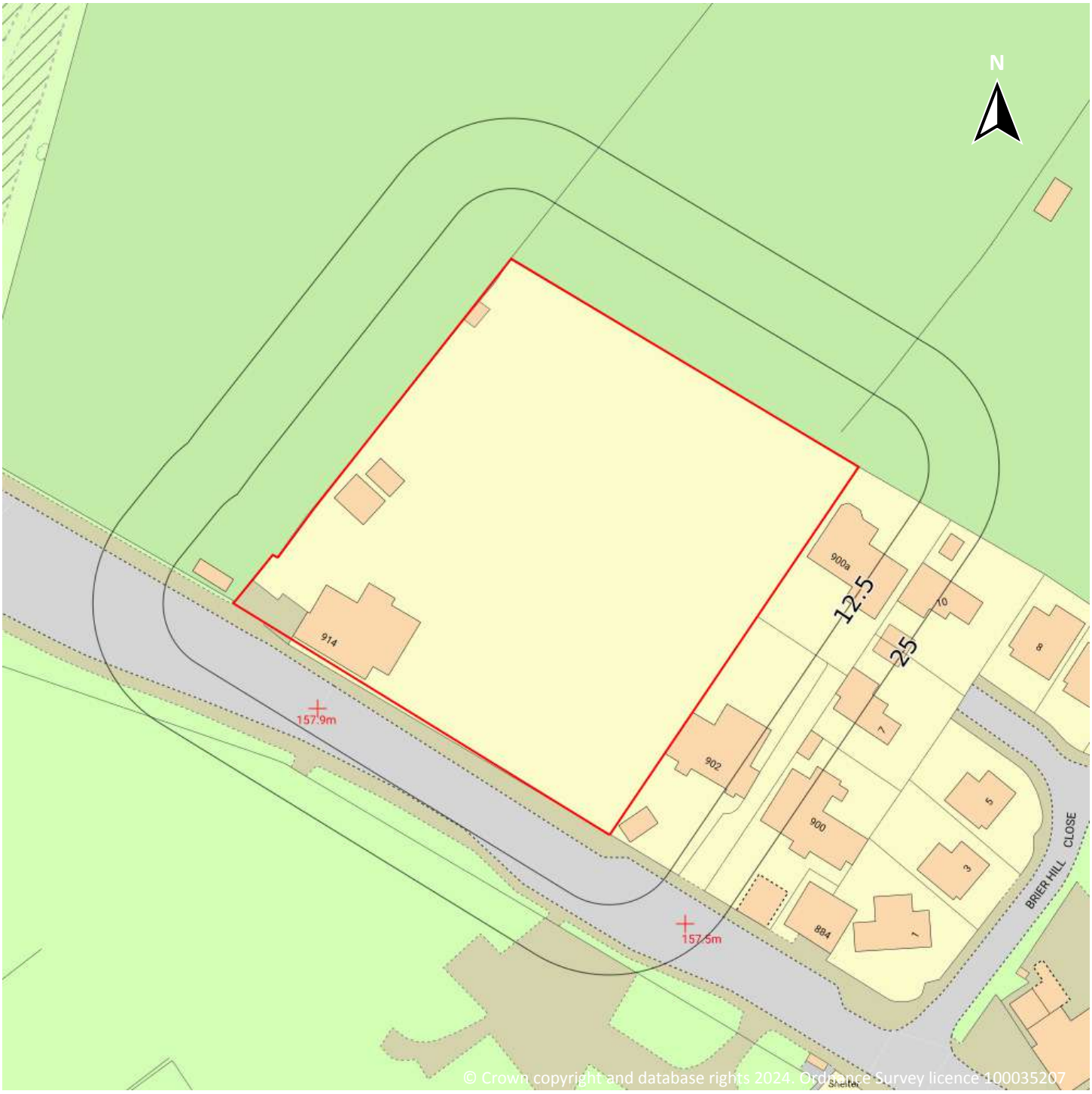
Site Area: 0.59ha

Recent site history - 1999 aerial photograph

Capture Date: 04/09/1999

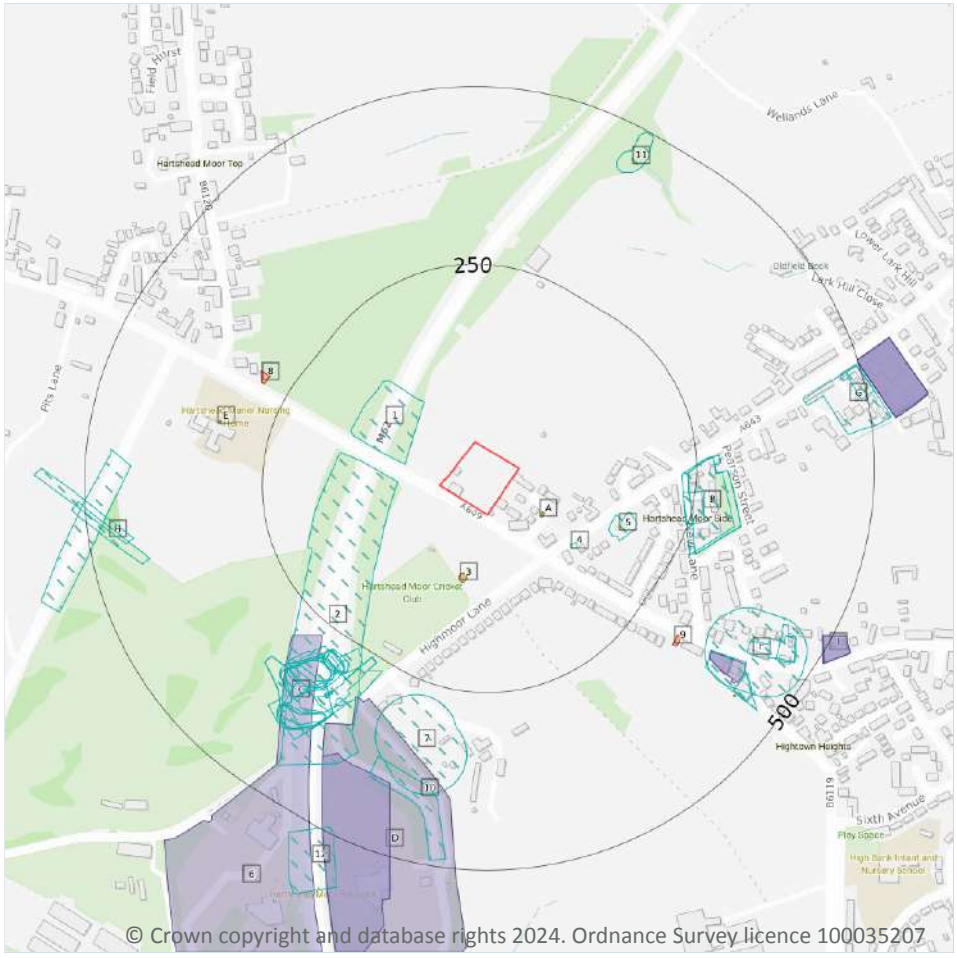
Site Area: 0.59ha

OS MasterMap site plan



Site Area: 0.59ha

1 Past land use



Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

Historical garages

1.1 Historical industrial land uses

Records within 500m	44

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

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
1	58m W	Cuttings	1975 - 1985	1554946

ID	Location	Land use	Dates present	Group ID
2	60m W	Cuttings	1975 - 1985	1526327
4	119m SE	Smithy	1905	1456918
5	151m E	Refuse Heap	1892	1436736
B	229m E	Unspecified Mills	1931 - 1938	1506613
B	233m E	Unspecified Mills	1948	1531328
B	238m E	Unspecified Mills	1951 - 1966	1465195
B	238m E	Unspecified Factory	1975 - 1985	1475105
C	255m SW	Tramway Sidings	1905	1430807
C	255m SW	Unspecified Pit	1892 - 1905	1539321
7	269m S	Unspecified Hole	1892 - 1905	1468892
C	275m SW	Unspecified Heap	1951 - 1966	1467040
C	277m SW	Unspecified Heap	1948	1493007
C	278m SW	Ground Workings and Refuse Heap	1931 - 1938	1503319
C	279m SW	Refuse Heap	1905	1436735
C	280m SW	Unspecified Heap	1948	1509175
C	285m SW	Unspecified Old Shafts	1948	1480217
C	291m SW	Refuse Heaps	1951	1419342
C	291m SW	Unspecified Heap	1966	1479320
C	294m SW	Refuse Heap	1905	1500388
C	297m SW	Refuse Heap	1948	1526671
C	298m SW	Refuse Heap	1948	1480778
C	320m SW	Tramway Sidings	1892	1430806
C	327m SW	Unspecified Old Shafts	1951	1408924
C	328m SW	Unspecified Disused Shaft	1966	1424711
C	331m SW	Unspecified Old Shafts	1948	1542228
C	331m SW	Unspecified Old Shafts	1948	1472030
C	332m SW	Unspecified Old Shafts	1931 - 1938	1524975
C	338m SW	Unspecified Old Shafts	1931 - 1938	1508696

ID	Location	Land use	Dates present	Group ID
F	350m SE	Smithy	1905	1456919
C	358m SW	Refuse Heap	1948	1489880
C	359m SW	Refuse Heap	1948	1505311
F	367m SE	Unspecified Mills	1966	1419122
10	373m S	Cuttings	1975 - 1985	1493619
F	406m SE	Unspecified Works	1966	1464024
G	411m E	Unspecified Works	1985	1484313
H	420m W	Cuttings	1966	1508723
F	424m SE	Unspecified Warehouse	1975 - 1985	1483993
11	431m NE	Unspecified Pit	1974 - 1990	1527032
F	432m SE	Unspecified Works	1975 - 1985	1538945
H	436m W	Cuttings	1975 - 1985	1486713
H	437m W	Cuttings	1892	1557663
G	470m E	Unspecified Works	1966	1483687
12	492m SW	Cuttings	1975 - 1985	1458968

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	**6**

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

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
A	62m SE	Unspecified Tank	1956	249302
A	62m SE	Unspecified Tank	1956 - 1961	242260
3	89m S	Unspecified Tank	1922 - 1933	241774

ID	Location	Land use	Dates present	Group ID
E	321m W	Unspecified Tank	1987	236732
E	321m W	Unspecified Tank	1974	243607
F	429m SE	Unspecified Tank	1893 - 1907	241192

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	**2**

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

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
8	284m NW	Electricity Substation	1974 - 1987	141740
9	317m SE	Electricity Substation	1974 - 1994	145191

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	**0**

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

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	10

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

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
6	268m SW	Service Area	1974	41611
D	307m SW	Service Area	1974 - 1979	44934
F	368m SE	Garage	1974	42367
F	368m SE	Garage	1994	44068
D	396m SW	Service Area	1994	44232
I	488m SE	Garage	1990	46835
I	488m SE	Garage	1968	44242
G	499m E	Garage	1992	45939
G	500m E	Garage	1996	44036
G	500m E	Garage	1974	43888

This data is sourced from Ordnance Survey / Groundsure.

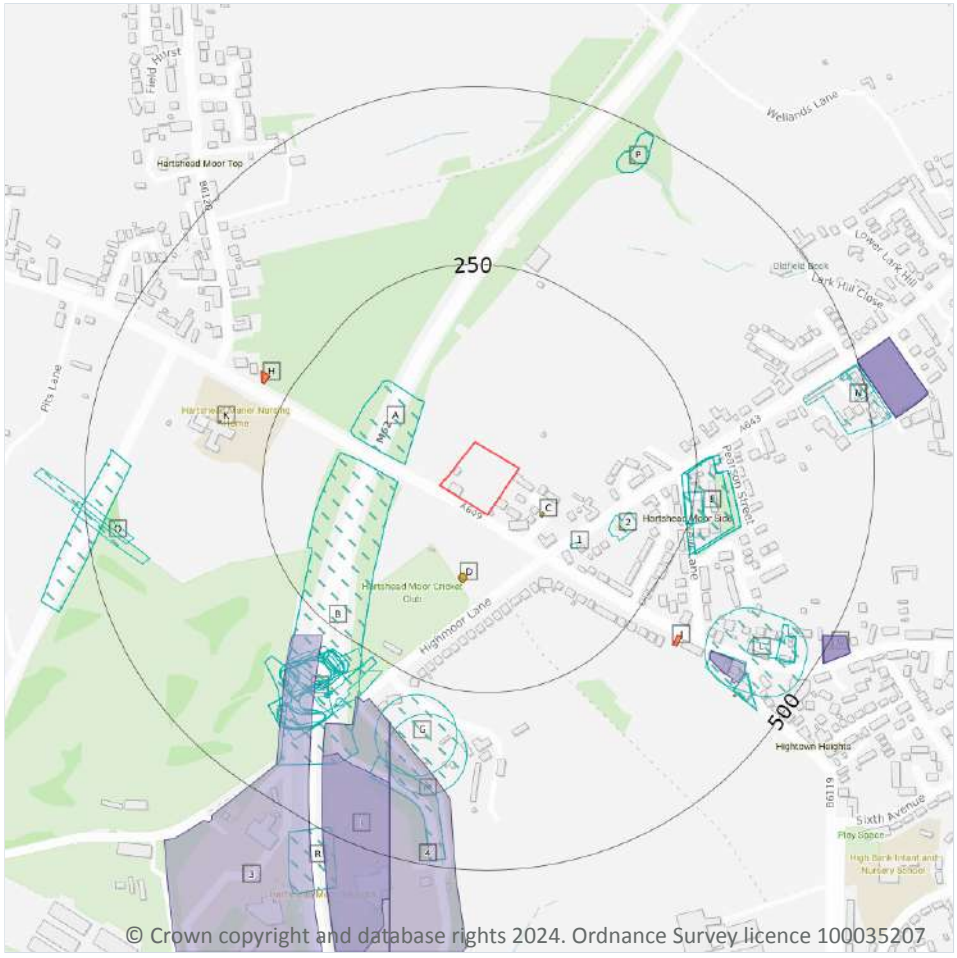
1.6 Historical military land

Records within 500m	0

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

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

2 Past land use - un-grouped



2.1 Historical industrial land uses

Records within 500m	72

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

Features are displayed on the Past land use - un-grouped map on **page 20 >**

ID	Location	Land Use	Date	Group ID
A	58m W	Cuttings	1985	1554946
A	58m W	Cuttings	1975	1554946
B	60m W	Cuttings	1985	1526327

ID	Location	Land Use	Date	Group ID
B	60m W	Cuttings	1975	1526327
1	119m SE	Smithy	1905	1456918
2	151m E	Refuse Heap	1892	1436736
E	229m E	Unspecified Mills	1938	1506613
E	229m E	Unspecified Mills	1938	1506613
E	229m E	Unspecified Mills	1931	1506613
E	233m E	Unspecified Mills	1948	1531328
E	235m E	Unspecified Mills	1948	1531328
E	238m E	Unspecified Mills	1951	1465195
E	238m E	Unspecified Mills	1966	1465195
E	238m E	Unspecified Factory	1985	1475105
E	238m E	Unspecified Factory	1975	1475105
F	255m SW	Unspecified Pit	1905	1539321
F	255m SW	Tramway Sidings	1905	1430807
F	255m SW	Unspecified Pit	1892	1539321
G	269m S	Unspecified Hole	1892	1468892
F	275m SW	Unspecified Heap	1951	1467040
F	275m SW	Unspecified Heap	1966	1467040
F	277m SW	Unspecified Heap	1948	1493007
F	278m SW	Ground Workings and Refuse Heap	1938	1503319
F	278m SW	Ground Workings and Refuse Heap	1938	1503319
F	278m SW	Ground Workings and Refuse Heap	1931	1503319
F	279m SW	Refuse Heap	1905	1436735
F	280m SW	Unspecified Heap	1948	1509175
F	280m SW	Unspecified Heap	1948	1509175
F	285m SW	Unspecified Old Shafts	1948	1480217
F	285m SW	Unspecified Old Shafts	1948	1480217
G	291m S	Unspecified Hole	1905	1468892

ID	Location	Land Use	Date	Group ID
F	291m SW	Refuse Heaps	1951	1419342
F	291m SW	Unspecified Heap	1966	1479320
F	294m SW	Refuse Heap	1905	1500388
F	297m SW	Refuse Heap	1948	1526671
F	298m SW	Refuse Heap	1948	1480778
F	298m SW	Refuse Heap	1948	1480778
F	320m SW	Tramway Sidings	1892	1430806
F	327m SW	Unspecified Old Shafts	1951	1408924
F	328m SW	Unspecified Disused Shaft	1966	1424711
F	331m SW	Unspecified Old Shafts	1948	1542228
F	331m SW	Unspecified Old Shafts	1948	1472030
F	331m SW	Unspecified Old Shafts	1948	1472030
F	332m SW	Unspecified Old Shafts	1938	1524975
F	332m SW	Unspecified Old Shafts	1938	1524975
F	332m SW	Unspecified Old Shafts	1931	1524975
F	338m SW	Unspecified Old Shafts	1938	1508696
F	338m SW	Unspecified Old Shafts	1938	1508696
F	338m SW	Unspecified Old Shafts	1931	1508696
L	350m SE	Smithy	1905	1456919
F	358m SW	Refuse Heap	1948	1489880
F	358m SW	Refuse Heap	1948	1489880
F	359m SW	Refuse Heap	1948	1505311
L	367m SE	Unspecified Mills	1966	1419122
M	373m S	Cuttings	1985	1493619
M	373m S	Cuttings	1975	1493619
L	406m SE	Unspecified Works	1966	1464024
N	411m E	Unspecified Works	1985	1484313
O	420m W	Cuttings	1966	1508723

ID	Location	Land Use	Date	Group ID
L	424m SE	Unspecified Warehouse	1985	1483993
L	424m SE	Unspecified Warehouse	1975	1483993
P	431m NE	Unspecified Pit	1990	1527032
P	431m NE	Unspecified Pit	1983	1527032
P	431m NE	Unspecified Pit	1974	1527032
L	432m SE	Unspecified Works	1985	1538945
L	432m SE	Unspecified Works	1975	1538945
O	436m W	Cuttings	1985	1486713
O	436m W	Cuttings	1975	1486713
O	437m W	Cuttings	1892	1557663
N	470m E	Unspecified Works	1966	1483687
R	492m SW	Cuttings	1985	1458968
R	492m SW	Cuttings	1975	1458968

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	**9**

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

Features are displayed on the Past land use - un-grouped map on **page 20 >**

ID	Location	Land Use	Date	Group ID
C	62m SE	Unspecified Tank	1956	249302
C	62m SE	Unspecified Tank	1961	242260
C	62m SE	Unspecified Tank	1956	242260
D	89m S	Unspecified Tank	1922	241774
D	89m S	Unspecified Tank	1933	241774
K	321m W	Unspecified Tank	1987	236732
K	321m W	Unspecified Tank	1974	243607

ID	Location	Land Use	Date	Group ID
L	429m SE	Unspecified Tank	1893	241192
L	429m SE	Unspecified Tank	1907	241192

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	4

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

Features are displayed on the Past land use - un-grouped map on **page 20 >**

ID	Location	Land Use	Date	Group ID
H	284m NW	Electricity Substation	1974	141740
H	285m NW	Electricity Substation	1987	141740
J	317m SE	Electricity Substation	1974	145191
J	317m SE	Electricity Substation	1994	145191

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m	13

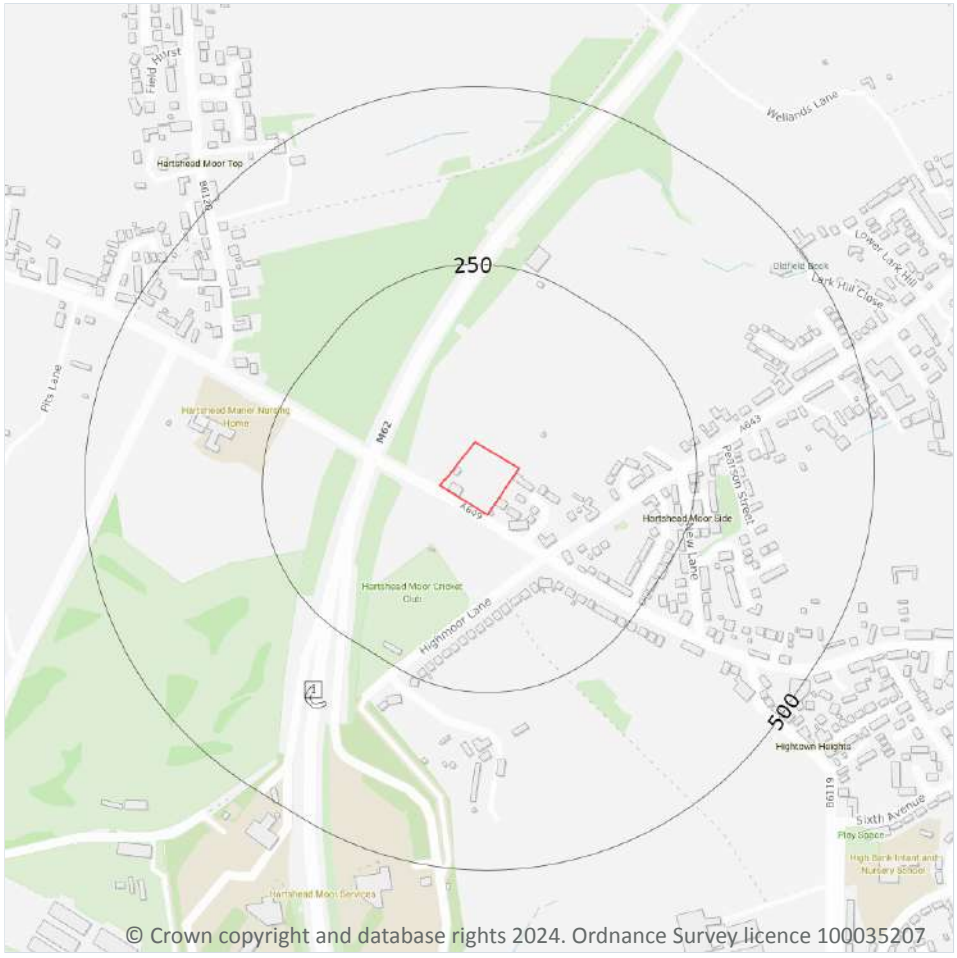
Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 20 >**

ID	Location	Land Use	Date	Group ID
3	268m SW	Service Area	1974	41611
I	307m SW	Service Area	1974	44934
4	324m S	Service Area	1974	44934
L	368m SE	Garage	1974	42367
L	368m SE	Garage	1994	44068
I	396m SW	Service Area	1994	44232
Q	488m SE	Garage	1990	46835
Q	488m SE	Garage	1990	46835
Q	488m SE	Garage	1968	44242
N	499m E	Garage	1992	45939
N	499m E	Garage	1992	45939
N	500m E	Garage	1996	44036
N	500m E	Garage	1974	43888

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



Site Outline

Search buffers in metres (m)

Historical landfill (LA/OS)

3.1 Active or recent landfill

Records within 500m	0

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

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

3.2 Historical landfill (BGS records)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	1

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

Features are displayed on the Waste and landfill map on **page 26 >**

ID	Location	Site address	Source	Data type
1	330m SW	Refuse Tip	1961 mapping	Polygon

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

3.4 Historical landfill (EA/NRW records)

Records within 500m	0

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

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

3.5 Historical waste sites

Records within 500m	0

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

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

3.6 Licensed waste sites

Records within 500m	0

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

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

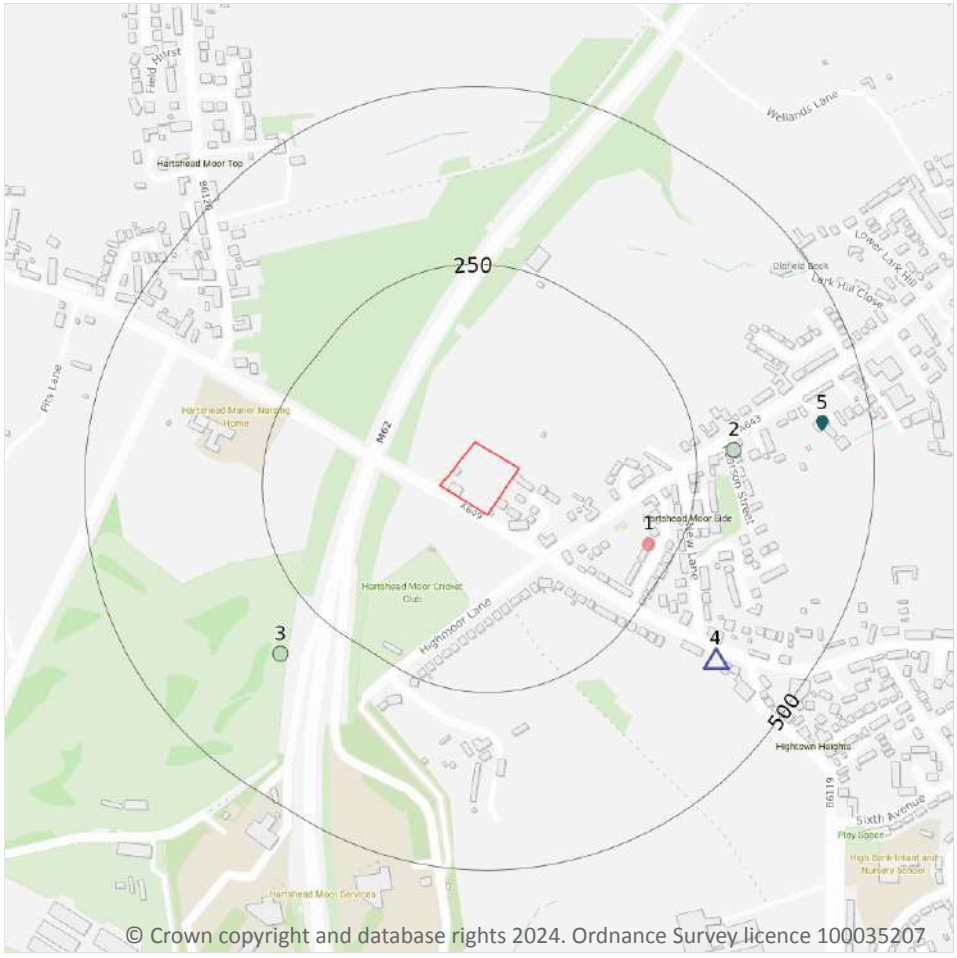
3.7 Waste exemptions

Records within 500m	0

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

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

4 Current industrial land use



Site Outline

Search buffers in metres (m)

Recent industrial land uses

Current or recent petrol stations

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

Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m	1

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 28 >**

ID	Location	Company	Address	Activity	Category
1	211m E	West Yorkshire Fascias	14, Stonefield Street, Moorside, Cleckheaton, West Yorkshire, BD19 6LF	Construction Completion Services	Construction Services

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	1

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on **page 28 >**

ID	Location	Company	Address	LPG	Status
4	379m SE	OBSOLETE	Halifax Road, Hartshead Moorside, Cleckheaton, West Yorkshire, BD19 6LP	Not Applicable	Obsolete

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0

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

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m	0

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m	0

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

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m	0

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

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

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

Records within 500m	1

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

Features are displayed on the Current industrial land use map on **page 28 >**

ID	Location	Address	Details	
5	430m E	Cmg Accident Repair Centre, Moorside, Cleckheaton, BD19 6JT	Process: Respraying of Road Vehicles; Respraying Of Road Vehicles Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m	0

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

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

4.13 Licensed Discharges to controlled waters

Records within 500m	0

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

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m	0

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

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

4.15 Pollutant release to public sewer

Records within 500m	0

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m	0

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

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

4.17 List 2 Dangerous Substances

Records within 500m	0

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m	2

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

Features are displayed on the Current industrial land use map on **page 28 >**

ID	Location	Details	
2	303m E	Incident Date: 02/10/2002 Incident Identification: 112123 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
3	326m SW	Incident Date: 13/04/2015 Incident Identification: 1328099 Pollutant: Agricultural Materials and Wastes Pollutant Description: Silage Liquors	Water Impact: Category 2 (Significant) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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

4.19 Pollution inventory substances

Records within 500m	0

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

available.

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

4.20 Pollution inventory waste transfers

Records within 500m	0

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

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

4.21 Pollution inventory radioactive waste

Records within 500m	0

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

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

5 Hydrogeology - Superficial aquifer

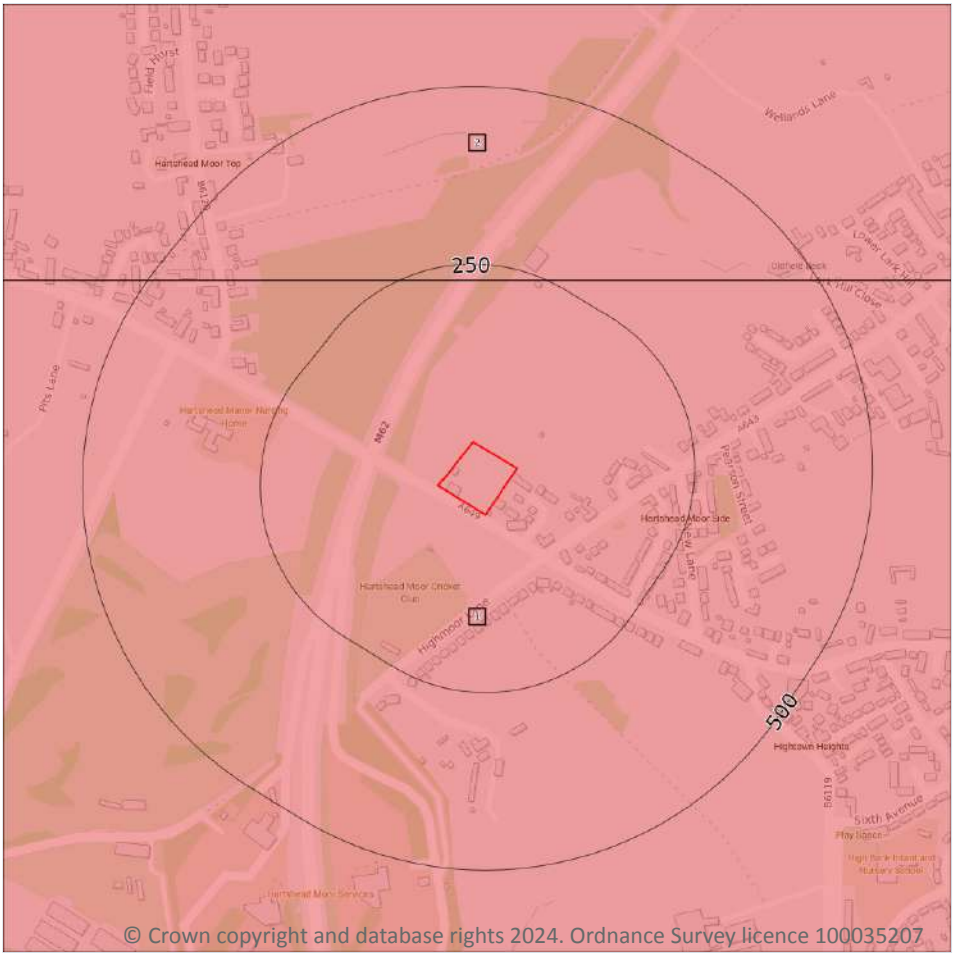
5.1 Superficial aquifer

Records within 500m	0

Aquifer status of groundwater held within superficial geology.

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

Bedrock aquifer



Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive

5.2 Bedrock aquifer

Records within 500m	2

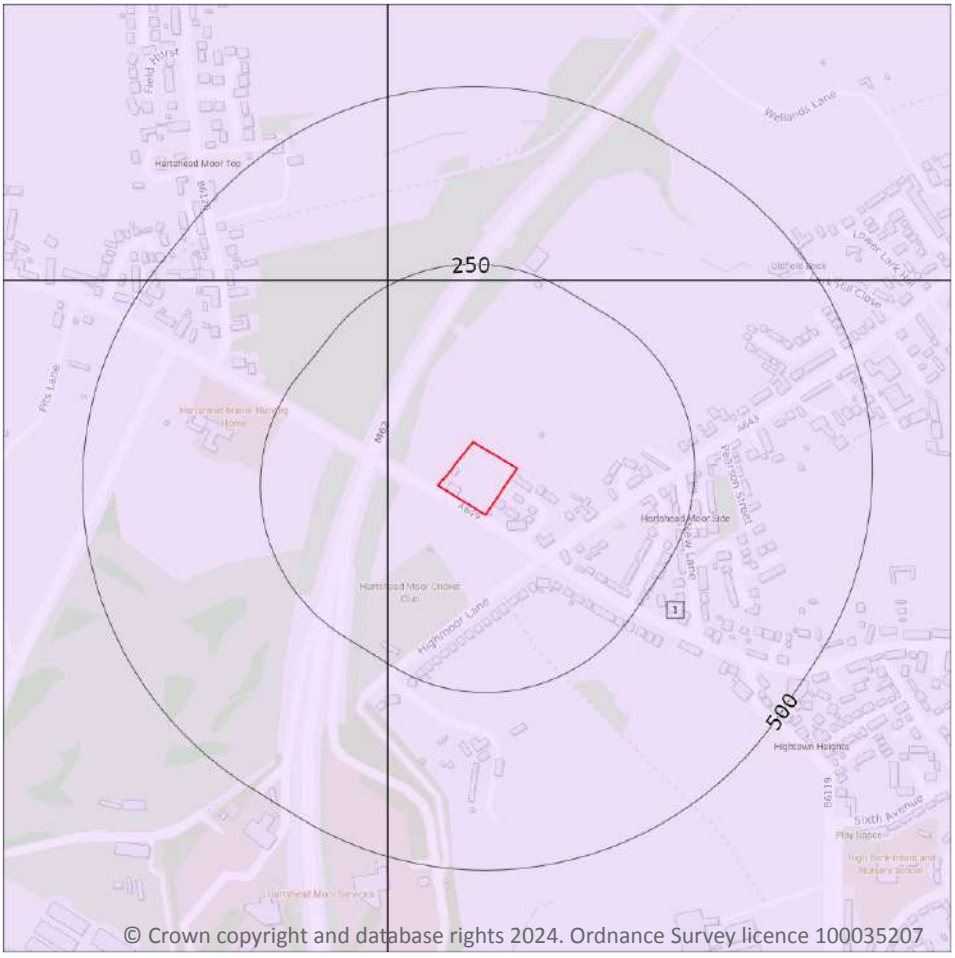
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 35 >**

ID	Location	Designation	Description
1	**On site**	**Secondary A**	**Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers**
2	228m N	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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

Groundwater vulnerability



Site Outline

Search buffers in metres (m)

Superficial vulnerability

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

Bedrock vulnerability

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

Other information

- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m	1

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

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

Features are displayed on the Groundwater vulnerability map on **page 37 >**

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

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	0

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

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

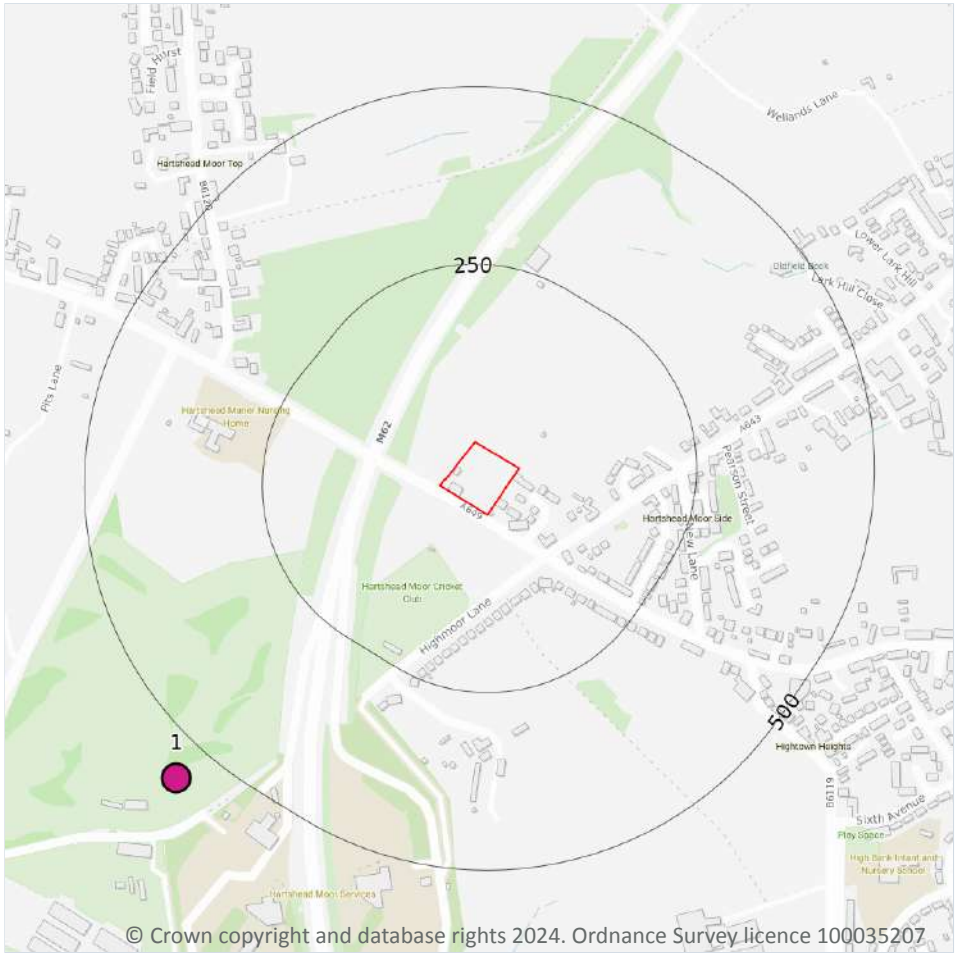
5.5 Groundwater vulnerability- local information

Records on site	0

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

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

Abstractions and Source Protection Zones



Site Outline

Search buffers in metres (m)

- Source Protection Zone 1 — Inner catchment
- Source Protection Zone 2 — Outer catchment
- Source Protection Zone 3 — Total catchment
- Source Protection Zone 4 — Zone of Special Interest
- Source Protection Zone 1c — Inner catchment - confined aquifer
- Source Protection Zone 2c — Outer catchment - confined aquifer
- Source Protection Zone 3c — Total catchment - confined aquifer
- Drinking water abstraction licences
- Drinking water abstraction licences — Polygon features
- Drinking water abstraction licences — Linear features
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (linear)

5.6 Groundwater abstractions

Records within 2000m	8

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 39 >**

ID	Location	Details	
1	553m SW	Status: Historical Licence No: 2/27/13/197 Details: Spray Irrigation - Direct Direct Source: GROUNDWATERS Point: BOREHOLE - COAL MEASURES - CLIFTON BRIGHOUSE Data Type: Point Name: NEWSMITH STAINLESS LIMITED Easting: 416700 Northing: 424300	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/09/1995 Expiry Date: 31/10/2002 Issue No: 100 Version Start Date: 27/05/1998 Version End Date: -
-	1205m SW	Status: Active Licence No: 2/27/13/214/R01 Details: Spray Irrigation - Direct Direct Source: GROUNDWATERS Point: SPRING - COAL MEASURES - WILLOW VALLEY - BRIGHOUSE Data Type: Point Name: WILLOW VALLEY GOLF & COUNTRY CLUB LTD Easting: 416430 Northing: 423690	Annual Volume (m^3): 22000 Max Daily Volume (m^3): 120 Original Application No: NPS/WR/017127 Original Start Date: 01/04/2015 Expiry Date: 31/03/2027 Issue No: 1 Version Start Date: 01/04/2015 Version End Date: -
-	1205m SW	Status: Historical Licence No: 2/27/13/214 Details: Spray Irrigation - Direct Direct Source: GROUNDWATERS Point: SPRING-WILLOW VALLEY GOLF CLUB-BRIGHOUSE Data Type: Point Name: WILLOW VALLEY GOLF & COUNTRY CLUB LTD Easting: 416430 Northing: 423690	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 26/05/2003 Expiry Date: 31/03/2015 Issue No: 1 Version Start Date: 26/05/2003 Version End Date: -
-	1205m SW	Status: Historical Licence No: 2/27/13/214 Details: Spray Irrigation - Direct Direct Source: GROUNDWATERS Point: SPRING - COAL MEASURES - WILLOW VALLEY - BRIGHOUSE Data Type: Point Name: WILLOW VALLEY GOLF & COUNTRY CLUB LTD Easting: 416430 Northing: 423690	Annual Volume (m^3): 22000 Max Daily Volume (m^3): 120 Original Application No: - Original Start Date: 26/05/2003 Expiry Date: 31/03/2015 Issue No: 1 Version Start Date: 26/05/2003 Version End Date: -

ID	Location	Details	
-	1257m SE	Status: Historical Licence No: 2/27/13/198 Details: General use relating to Secondary Category (Medium Loss) Direct Source: GROUNDWATERS Point: BOREHOLE - COAL MEASURES - LIVERSEDGE Data Type: Point Name: HARRISON GARDNER & CO LTD Easting: 418230 Northing: 424040	Annual Volume (m^3): 112464 Max Daily Volume (m^3): 340.8 Original Application No: - Original Start Date: 09/10/1998 Expiry Date: 31/12/2007 Issue No: 101 Version Start Date: 06/06/2000 Version End Date: -
-	1294m SE	Status: Historical Licence No: 2/27/13/198 Details: General use relating to Secondary Category (Medium Loss) Direct Source: GROUNDWATERS Point: BOREHOLE - COAL MEASURES - LIVERSEDGE Data Type: Point Name: HARRISON GARDNER & CO LTD Easting: 418310 Northing: 424100	Annual Volume (m^3): 112464 Max Daily Volume (m^3): 340.8 Original Application No: - Original Start Date: 09/10/1998 Expiry Date: 31/12/2007 Issue No: 101 Version Start Date: 06/06/2000 Version End Date: -
-	1842m NE	Status: Historical Licence No: 2/27/13/022 Details: General use relating to Secondary Category (Medium Loss) Direct Source: GROUNDWATERS Point: BOREHOLE Data Type: Point Name: METROTECT LIMITED Easting: 418300 Northing: 426200	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 14/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 21/10/1996 Version End Date: -
-	1842m NE	Status: Historical Licence No: 2/27/13/022 Details: General use relating to Secondary Category (Medium Loss) Direct Source: GROUNDWATERS Point: BOREHOLE - COAL MEASURES - CLECKHEATON Data Type: Point Name: METROTECT LTD Easting: 418300 Northing: 426200	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 14/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 21/10/1996 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	0

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

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

5.8 Potable abstractions

Records within 2000m	0

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

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

5.9 Source Protection Zones

Records within 500m	0

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

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

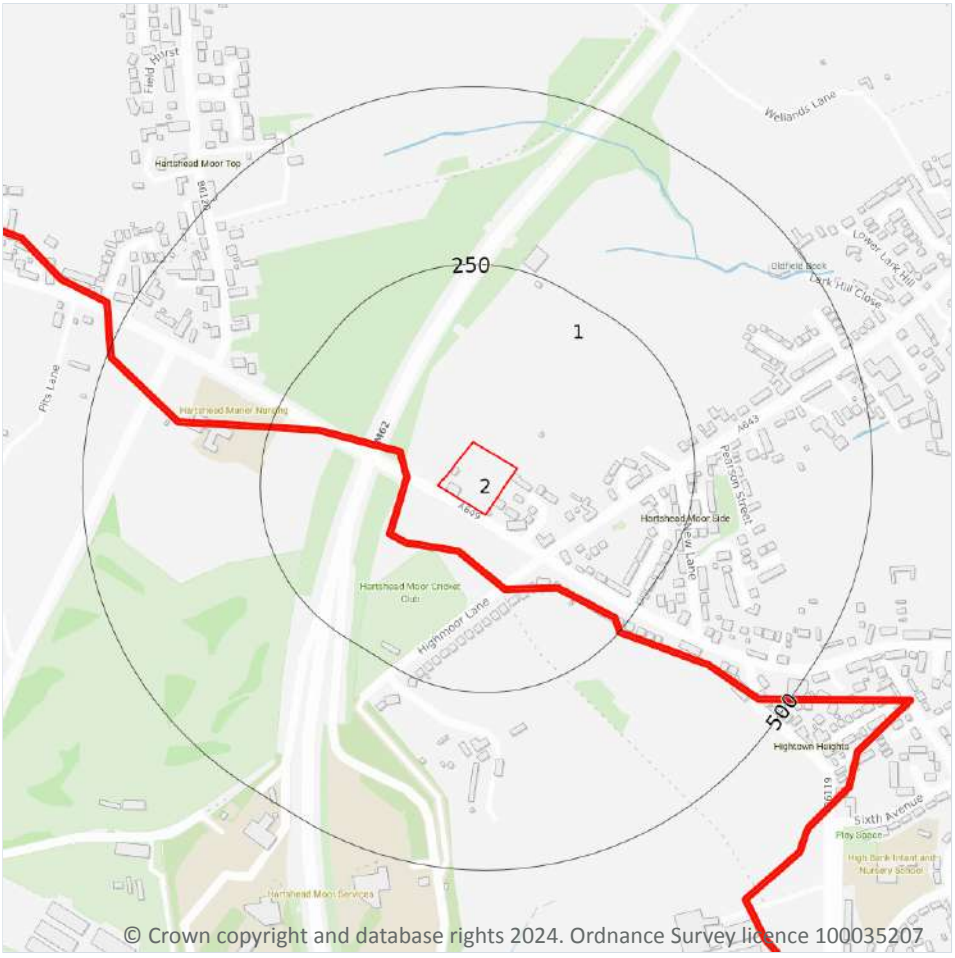
5.10 Source Protection Zones (confined aquifer)

Records within 500m	0

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

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

6 Hydrology



Site Outline

Search buffers in metres (m)

Water Network (OS MasterMap)

Surface water features (wider than 5m)

Surface water features (narrower than 5m)

WFD River, canal and surface water transfer water bodies

WFD Lake water bodies

WFD Transitional and coastal water bodies

WFD Surface water body catchments boundaries

WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m	0

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

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	0

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

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site	1

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

Features are displayed on the Hydrology map on **page 43 >**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	**On site**	**River**	**Spen Beck from Source to River Calder**	**GB104027062710**	**Calder Lower**	**Aire and Calder**

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

6.4 WFD Surface water bodies

Records identified	1

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

Features are displayed on the Hydrology map on **page 43 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	2045m N	River	Spen Beck from Source to River Calder	GB104027062710 ↗	Moderate	Fail	Moderate	2019

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

6.5 WFD Groundwater bodies

Records on site	1

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

Features are displayed on the Hydrology map on **page 43 >**

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

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

7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m	0

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

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

7.2 Historical Flood Events

Records within 250m	0

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

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

7.3 Flood Defences

Records within 250m	0

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m	0

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

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

7.5 Flood Storage Areas

Records within 250m	0

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

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

River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m	0

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

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

7.7 Flood Zone 3

Records within 50m	0

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

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

8 Surface water flooding

8.1 Surface water flooding

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

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

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

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

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding

Site Outline

Search buffers in metres (m)

- High
- Moderate - High
- Moderate
- Low
- Negligible

9.1 Groundwater flooding

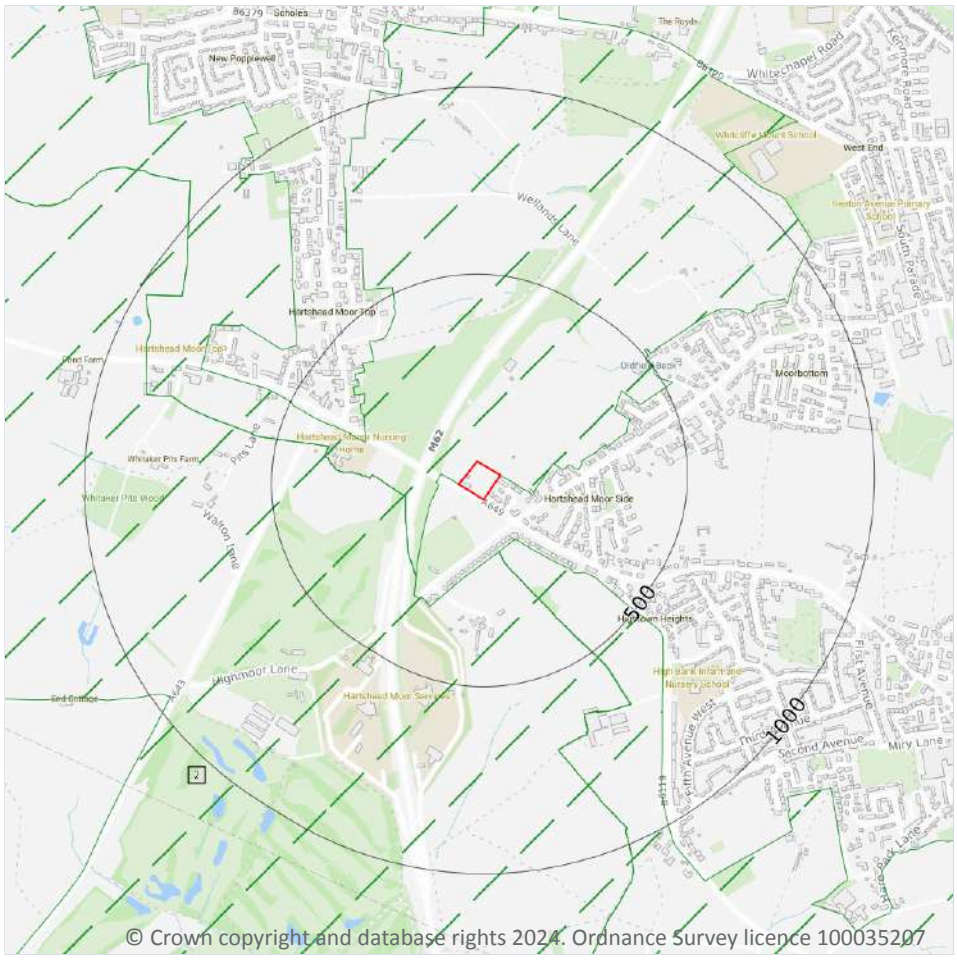
Highest risk on site	**Negligible**
Highest risk within 50m	**Negligible**

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

Features are displayed on the Groundwater flooding map on **page 50 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



Site Outline

Search buffers in metres (m)

Designated Ancient Woodland

Green Belt

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m	0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m	0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m	0

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

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

10.7 Designated Ancient Woodland

Records within 2000m	1

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

Features are displayed on the Environmental designations map on **page 51 >**

ID	Location	Name	Woodland Type
-	1780m S	Lawn Wood	Ancient Replanted Woodland

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

10.8 Biosphere Reserves

Records within 2000m	0

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

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

10.9 Forest Parks

Records within 2000m	0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0

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

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

10.11 Green Belt

Records within 2000m	4

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

Features are displayed on the Environmental designations map on **page 51 >**

ID	Location	Name	Local Authority name
1	**On site**	**South and West Yorkshire**	**Kirklees**
2	146m S	South and West Yorkshire	Calderdale
-	1722m N	South and West Yorkshire	Bradford
-	1894m NW	South and West Yorkshire	Bradford

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

10.12 Proposed Ramsar sites

Records within 2000m	0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m	0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m	0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m	2

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

Location	Name	Type	NVZ ID	Status
On site	**Spen Beck from Source to River Calder NVZ**	**Surface Water**	**271**	**Existing**
1210m N	Spen Beck from Source to River Calder NVZ	Surface Water	271	Existing

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

SSSI Impact Zones and Units

10.17 SSSI Impact Risk Zones

Records on site	0

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

This data is sourced from Natural England.

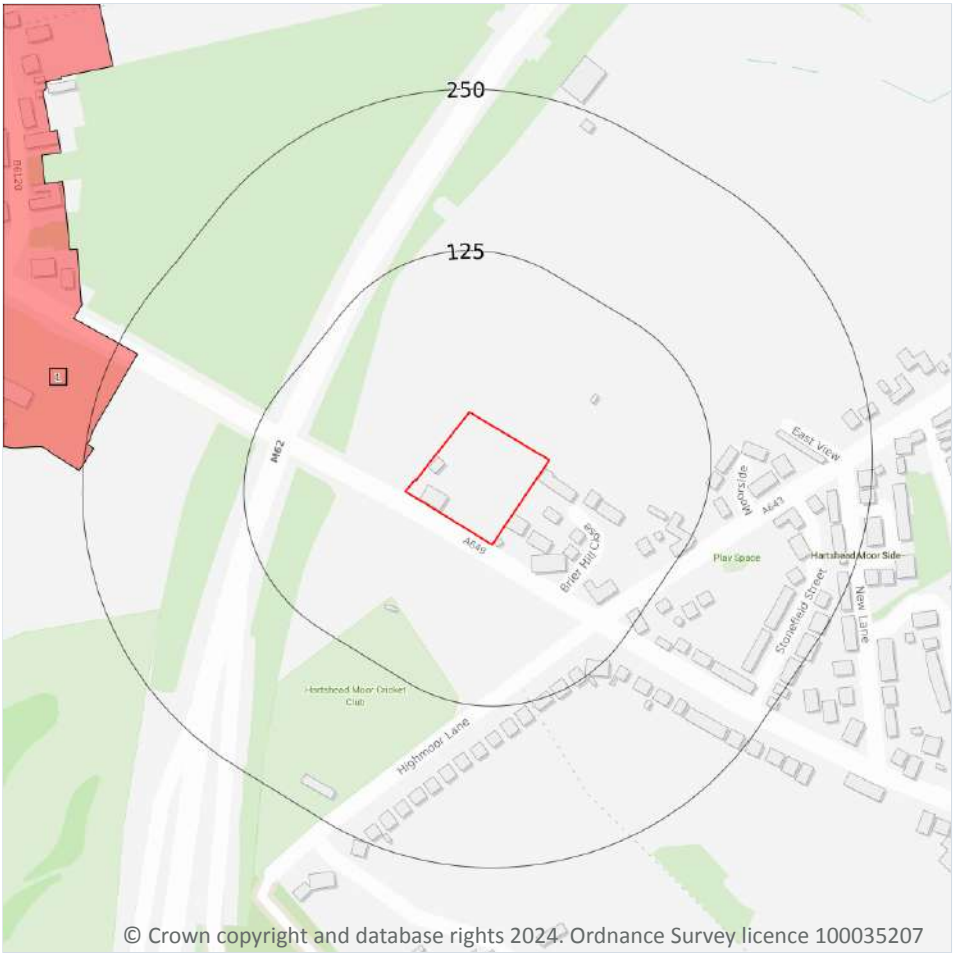
10.18 SSSI Units

Records within 2000m	0

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

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

11 Visual and cultural designations



Site Outline

Search buffers in metres (m)

Listed buildings

Conservation areas

Conservation areas - no data

National Parks

Areas of Outstanding Natural Beauty

Registered parks and gardens

Scheduled Monuments

World Heritage Sites

11.1 World Heritage Sites

Records within 250m	0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m	0

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

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

11.3 National Parks

Records within 250m	0

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

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

11.4 Listed Buildings

Records within 250m	0

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

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

11.5 Conservation Areas

Records within 250m	1

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

Features are displayed on the Visual and cultural designations map on **page 57 >**

ID	Location	Name	District	Date of designation
1	233m W	Hartshead Moor Top	Kirklees	31/03/1981

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

11.6 Scheduled Ancient Monuments

Records within 250m	**0**

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

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

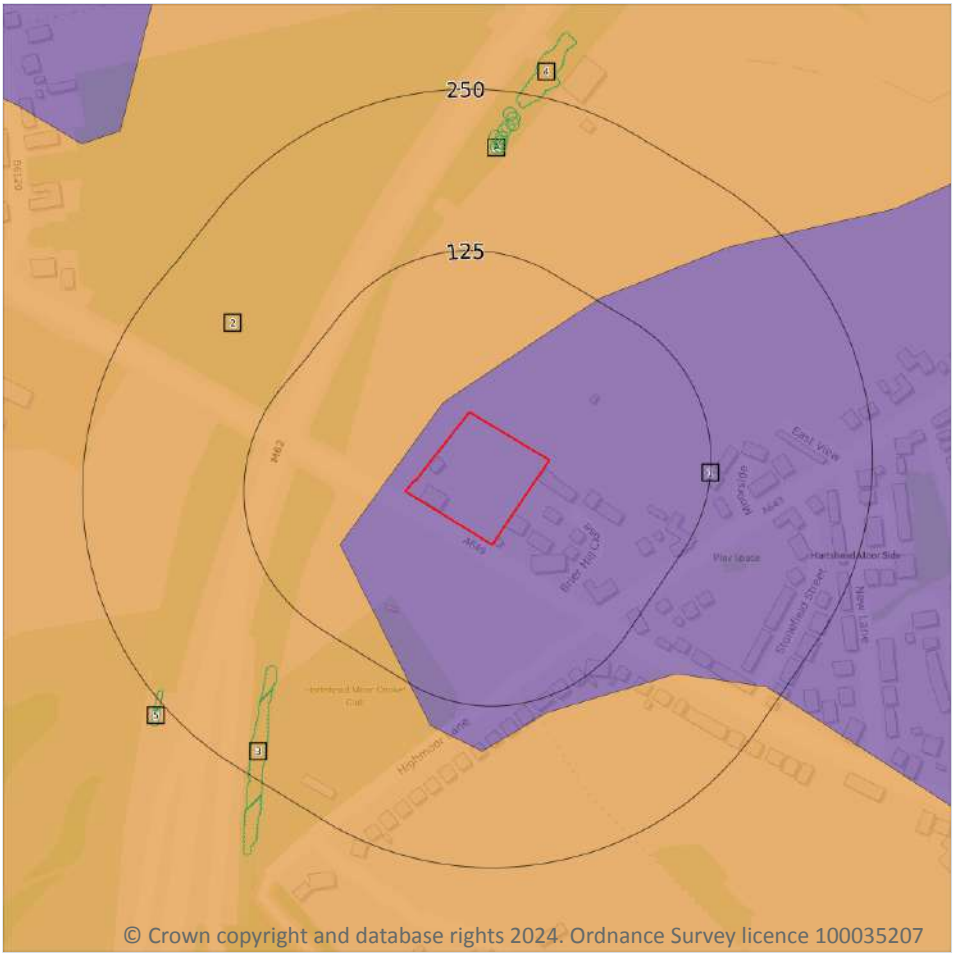
11.7 Registered Parks and Gardens

Records within 250m	**0**

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

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

12 Agricultural designations



Site Outline

Search buffers in metres (m)

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

12.1 Agricultural Land Classification

Records within 250m	2

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

Features are displayed on the Agricultural designations map on **page 60 >**

ID	Location	Classification	Description
1	**On site**	**Urban**	-
2	17m W	Grade 3	Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0

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

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

12.3 Tree Felling Licences

Records within 250m	13

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

Features are displayed on the Agricultural designations map on **page 60 >**

ID	Location	Description	Reference	Application date
3	169m SW	Selective Fell/Thin (Unconditional)	018/366/15-16	-
A	201m N	Single Tree	018/366/15-16	-
A	202m N	Single Tree	018/366/15-16	-
A	205m N	Single Tree	018/366/15-16	-
A	209m N	Single Tree	018/366/15-16	-
A	209m N	Single Tree	018/366/15-16	-
A	215m N	Single Tree	018/366/15-16	-
A	218m N	Single Tree	018/366/15-16	-
A	221m N	Single Tree	018/366/15-16	-
A	225m N	Single Tree	018/366/15-16	-
A	228m N	Single Tree	018/366/15-16	-
4	239m N	Selective Fell/Thin (Unconditional)	018/366/15-16	-
5	244m SW	Selective Fell/Thin (Unconditional)	018/366/15-16	-

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

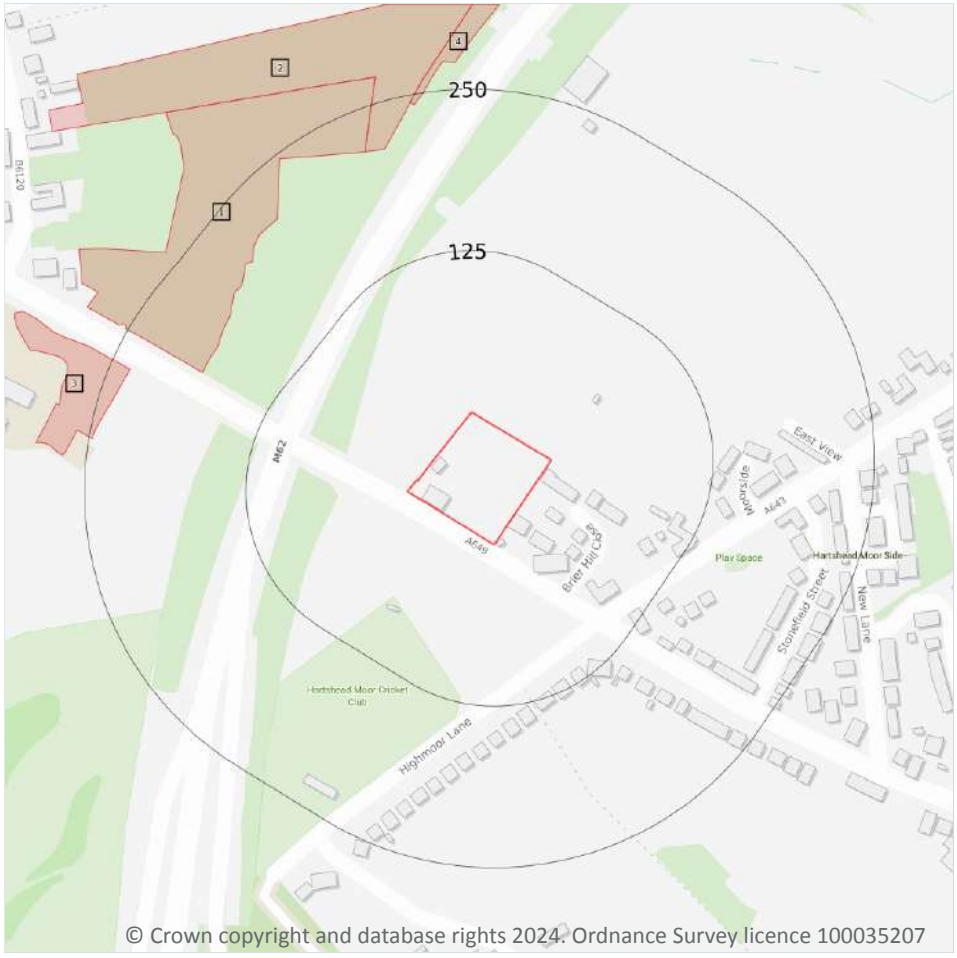
Records within 250m	1

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

Location	Reference	Scheme	Start Date	End Date
180m S	1061001	Countryside Stewardship (Middle Tier)	01/01/2021	31/12/2025

This data is sourced from Natural England.

13 Habitat designations



Site Outline

Search buffers in metres (m)

Priority Habitat Inventory
Open Mosaic Habitat
Limestone Pavement Orders

Habitat Networks
Primary Habitat
Restorable Habitat
Associated Habitats
Habitat Restoration-Creation
Network Enhancement Zone 1
Network Enhancement Zone 2

13.1 Priority Habitat Inventory

Records within 250m	4

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

Features are displayed on the Habitat designations map on **page 63 >**

ID	Location	Main Habitat	Other habitats
1	183m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	214m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	235m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	242m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	0

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

This data is sourced from Natural England.

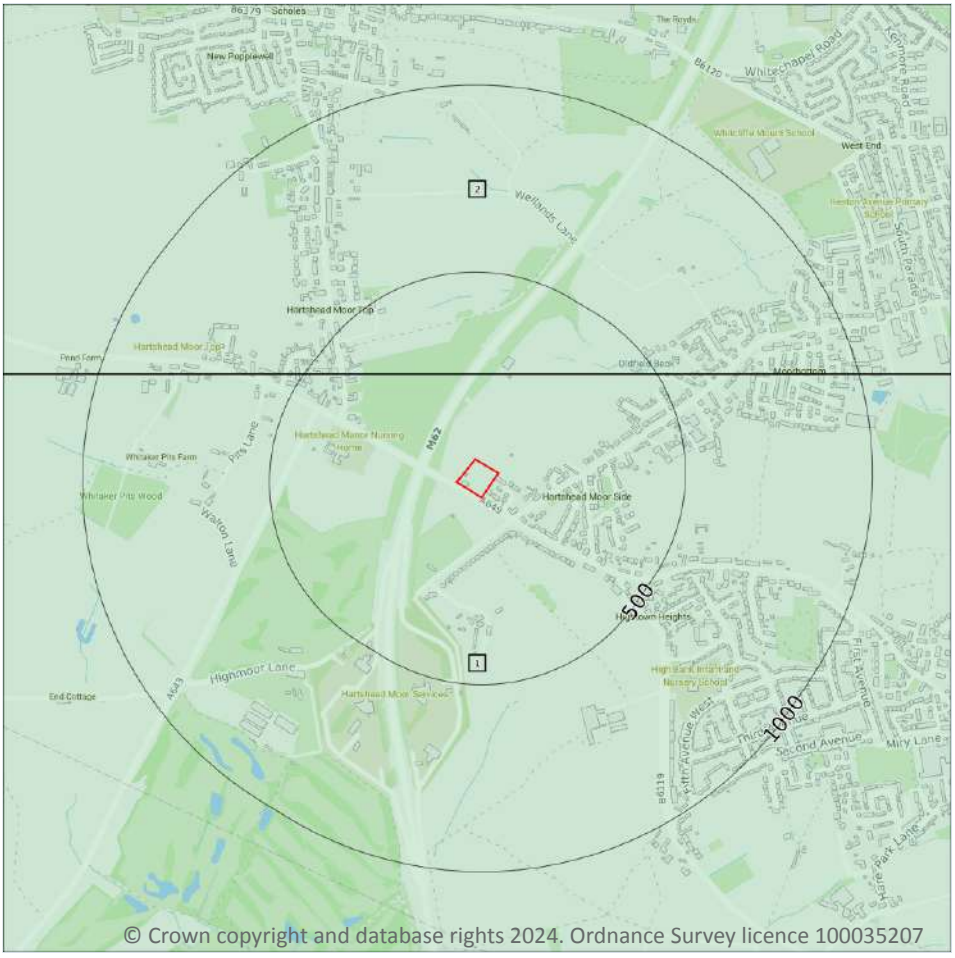
13.4 Limestone Pavement Orders

Records within 250m	0

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

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



Site Outline

Search buffers in metres (m)

Full coverage

Partial coverage

No coverage

14.1 10k Availability

Records within 500m	2

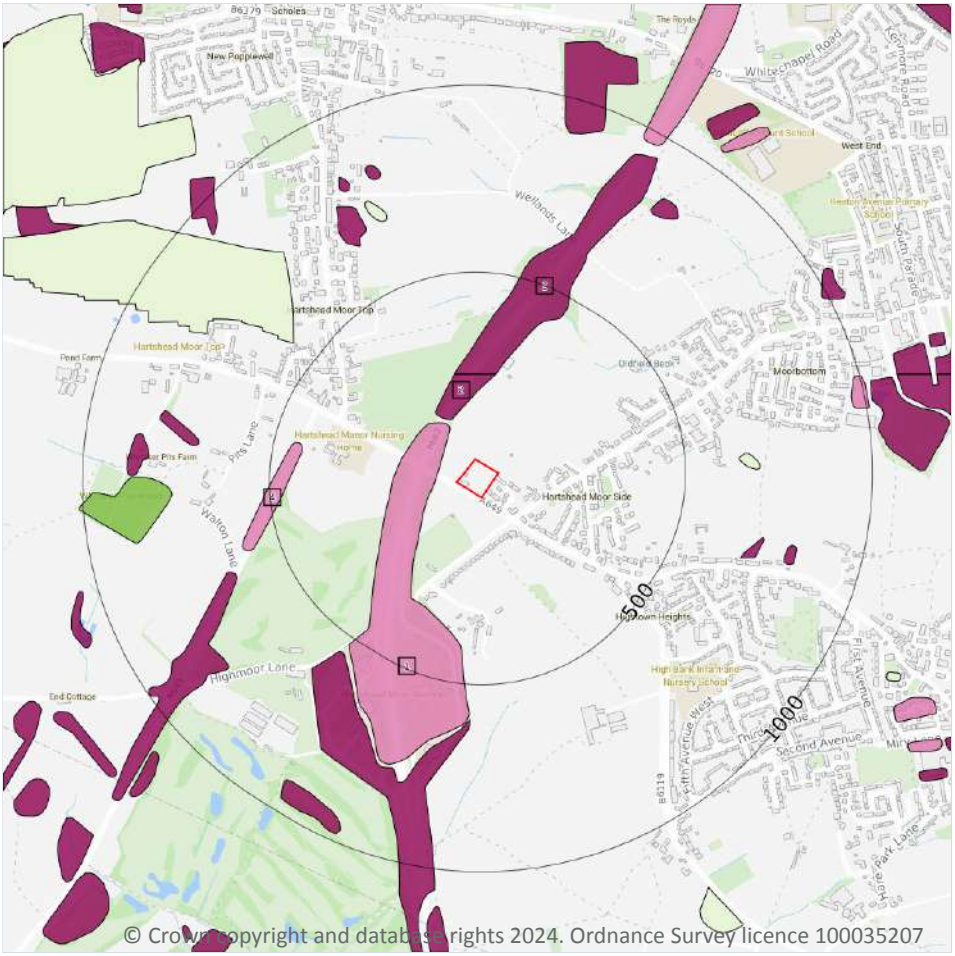
An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 65 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**Full**	**SE12SE**
2	228m N	Full	Full	Full	Full	SE12NE

This data is sourced from the British Geological Survey.

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



14.2 Artificial and made ground (10k)

Records within 500m	4

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

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 66 >**

ID	Location	LEX Code	Description	Rock description
1	56m W	WGR-VOID	Worked Ground (Undivided)	Void
2	123m NW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
3	228m N	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
4	421m W	WGR-VOID	Worked Ground (Undivided)	Void

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial

14.3 Superficial geology (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

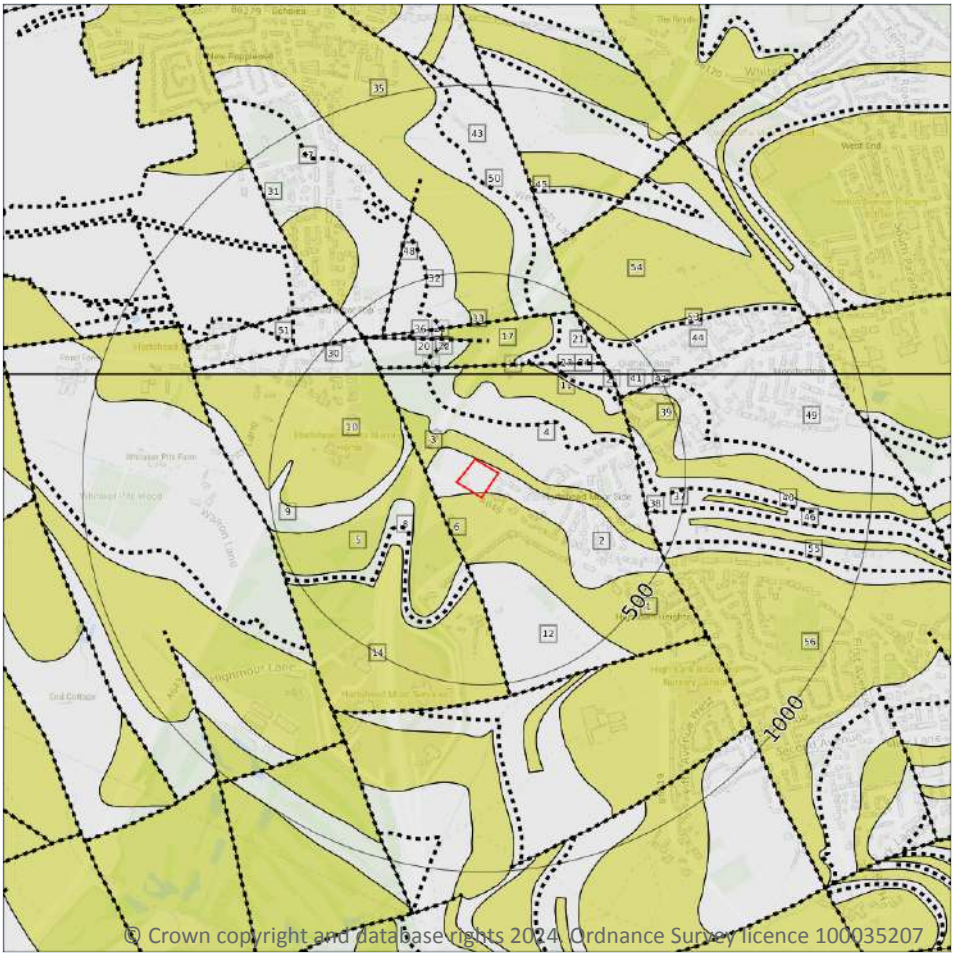
14.4 Landslip (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (10k)

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

14.5 Bedrock geology (10k)

Records within 500m	32

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 69 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**PLCM-SDST**	**Pennine Lower Coal Measures Formation - Sandstone**	**Langsettian Sub-age**
2	**On site**	**PLCM-MDSS**	**Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone**	**Langsettian Sub-age**
3	3m N	PLCM-SDST	Pennine Lower Coal Measures Formation - Sandstone	Langsettian Sub-age

ID	Location	LEX Code	Description	Rock age
4	47m N	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
5	67m W	PLCM-SDST	Pennine Lower Coal Measures Formation - Sandstone	Langsettian Sub-age
8	129m W	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
9	146m W	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
10	165m W	PLCM-SDST	Pennine Lower Coal Measures Formation - Sandstone	Langsettian Sub-age
11	166m N	PLCM-SDST	Pennine Lower Coal Measures Formation - Sandstone	Langsettian Sub-age
12	175m S	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
14	223m S	PLCM-SDST	Pennine Lower Coal Measures Formation - Sandstone	Langsettian Sub-age
15	228m N	PLCM-SDST	Pennine Lower Coal Measures Formation - Sandstone	Langsettian Sub-age
16	231m N	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
17	248m N	PLCM-SDST	Pennine Lower Coal Measures Formation - Sandstone	Langsettian Sub-age
20	257m N	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
21	274m N	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
24	297m NE	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
25	306m NE	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
29	334m N	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
30	340m NW	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
32	359m N	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
35	361m N	PLCM-SDST	Pennine Lower Coal Measures Formation - Sandstone	Langsettian Sub-age
37	369m E	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
39	370m E	FHR-SDST	Falhouse Rock - Sandstone	Langsettian Sub-age

ID	Location	LEX Code	Description	Rock age
41	381m NE	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
43	394m N	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
44	400m NE	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
47	412m NW	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
49	417m NE	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
51	441m NW	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
54	459m NE	PLCM-SDST	Pennine Lower Coal Measures Formation - Sandstone	Langsettian Sub-age
56	498m SE	PLCM-SDST	Pennine Lower Coal Measures Formation - Sandstone	Langsettian Sub-age

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m	**24**

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

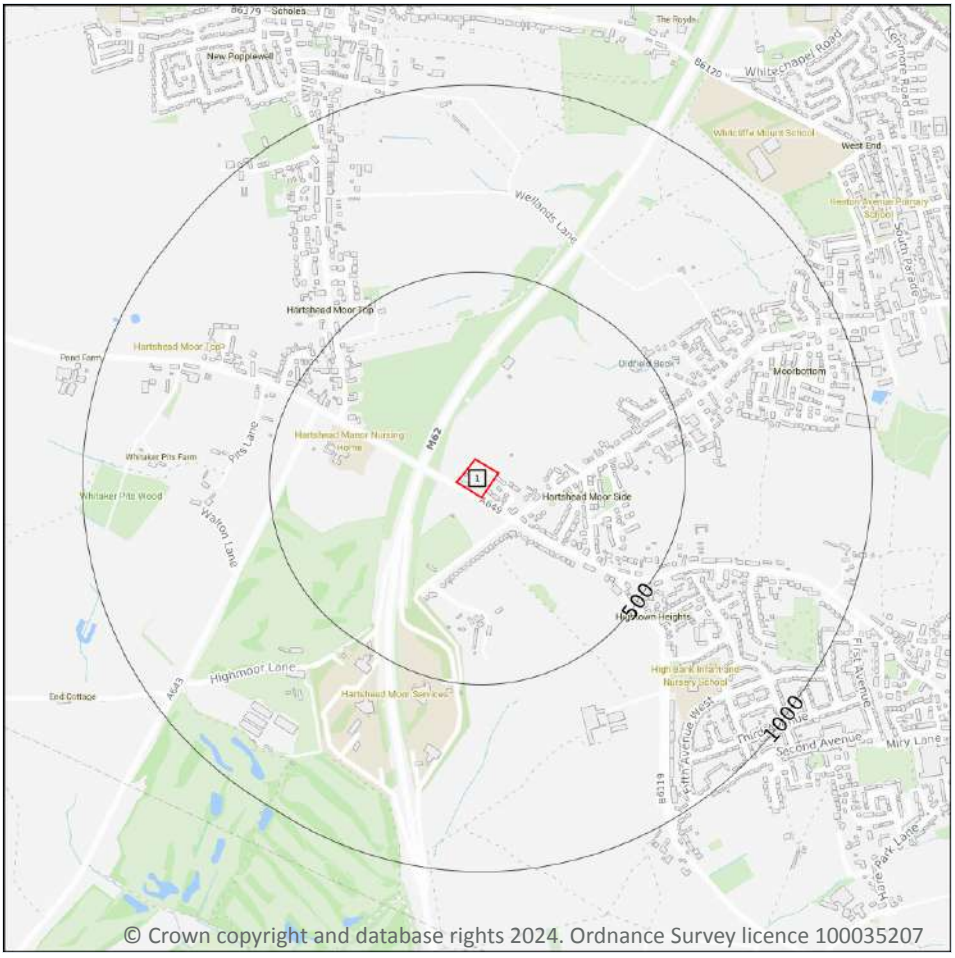
Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 69 >**

ID	Location	Category	Description
6	67m W	FAULT	Normal fault, inferred; crossmarks on downthrow side
7	110m N	ROCK	Coal seam, inferred
13	183m SW	ROCK	Coal seam, inferred
18	248m N	FAULT	Normal fault, inferred
19	254m NW	ROCK	Coal seam, inferred
22	281m NW	ROCK	Coal seam, inferred
23	291m NE	ROCK	Coal seam, inferred
26	316m NE	ROCK	Coal seam, inferred

ID	Location	Category	Description
27	316m NE	ROCK	Coal seam, inferred
28	317m N	FAULT	Normal fault, inferred
31	340m NW	FAULT	Normal fault, inferred
33	359m N	FAULT	Normal fault, inferred
34	360m N	ROCK	Coal seam, inferred
36	368m NW	ROCK	Coal seam, inferred
38	369m E	FAULT	Normal fault, inferred; crossmarks on downthrow side
40	372m E	ROCK	Coal seam, inferred
42	381m NE	FAULT	Normal fault, inferred; downthrow not specified
45	400m NE	FAULT	Normal fault, inferred
46	403m E	ROCK	Coal seam, inferred
48	412m NW	FAULT	Normal fault, inferred
50	418m N	ROCK	Coal seam, inferred
52	441m NW	FAULT	Normal fault, inferred
53	451m NE	ROCK	Coal seam, inferred
55	466m E	ROCK	Coal seam, inferred

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability



15.1 50k Availability

Records within 500m	1

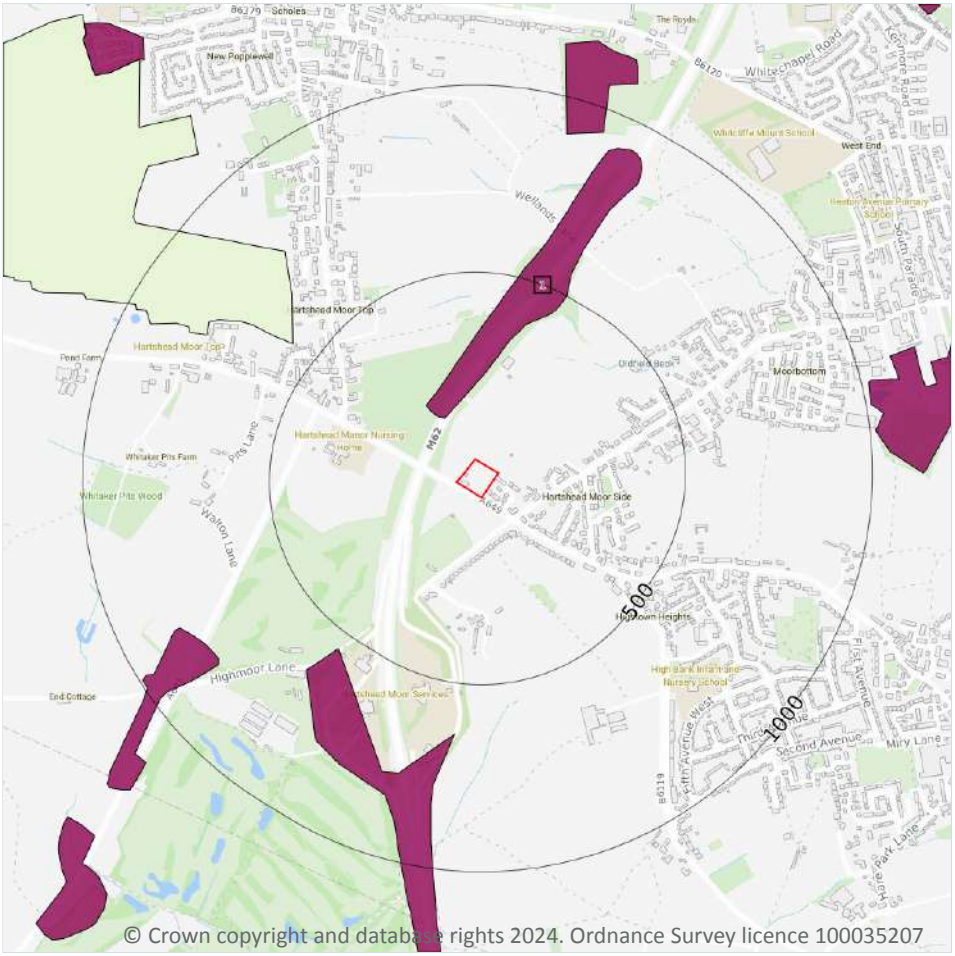
An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 73 >**

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

This data is sourced from the British Geological Survey.

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



Site Outline

Search buffers in metres (m)

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

15.2 Artificial and made ground (50k)

Records within 500m	1

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

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on **page 74 >**

ID	Location	LEX Code	Description	Rock description
1	137m NW	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial

15.4 Superficial geology (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

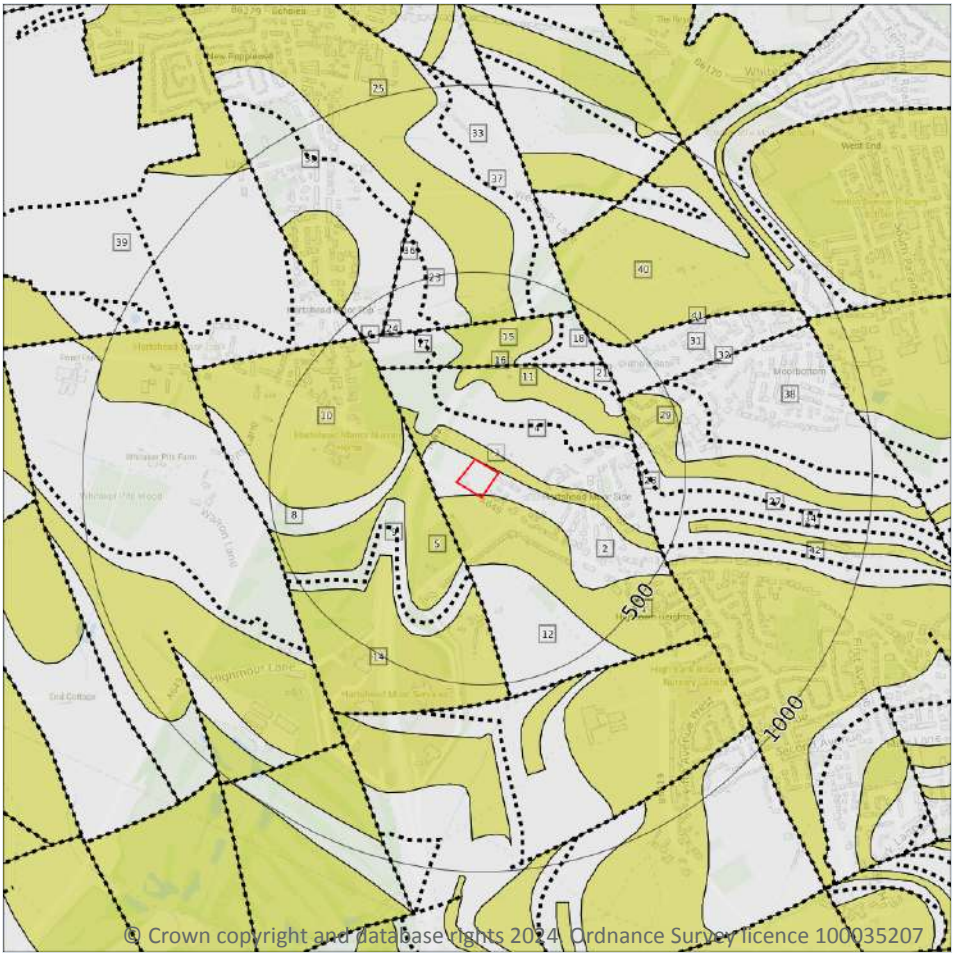
15.7 Landslip permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (50k)

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

15.8 Bedrock geology (50k)

Records within 500m **25**

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 77 >**

ID	Location	LEX Code	Description	Rock age
1	On site	PLCM-SDST	PENNINE LOWER COAL MEASURES FORMATION - SANDSTONE	WESTPHALIAN
2	On site	PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN

ID	Location	LEX Code	Description	Rock age
3	**On site**	**PLCM-SDST**	**PENNINE LOWER COAL MEASURES FORMATION - SANDSTONE**	**WESTPHALIAN**
4	42m NE	PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
5	65m W	PLCM-SDST	PENNINE LOWER COAL MEASURES FORMATION - SANDSTONE	WESTPHALIAN
8	143m W	PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
9	150m W	PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
10	163m W	PLCM-SDST	PENNINE LOWER COAL MEASURES FORMATION - SANDSTONE	WESTPHALIAN
11	176m N	PLCM-SDST	PENNINE LOWER COAL MEASURES FORMATION - SANDSTONE	WESTPHALIAN
12	179m S	PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
14	229m S	PLCM-SDST	PENNINE LOWER COAL MEASURES FORMATION - SANDSTONE	WESTPHALIAN
15	246m N	PLCM-SDST	PENNINE LOWER COAL MEASURES FORMATION - SANDSTONE	WESTPHALIAN
17	260m N	PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
18	271m N	PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
21	295m NE	PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
23	358m N	PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
25	360m N	PLCM-SDST	PENNINE LOWER COAL MEASURES FORMATION - SANDSTONE	WESTPHALIAN
27	369m E	PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
29	371m E	FHR-SDST	FALHOUSE ROCK - SANDSTONE	WESTPHALIAN
31	383m NE	PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
33	392m N	PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN

ID	Location	LEX Code	Description	Rock age
35	414m NW	PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
38	426m NE	PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
39	442m NW	PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
40	448m NE	PLCM-SDST	PENNINE LOWER COAL MEASURES FORMATION - SANDSTONE	WESTPHALIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m **2**

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

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

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m **17**

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

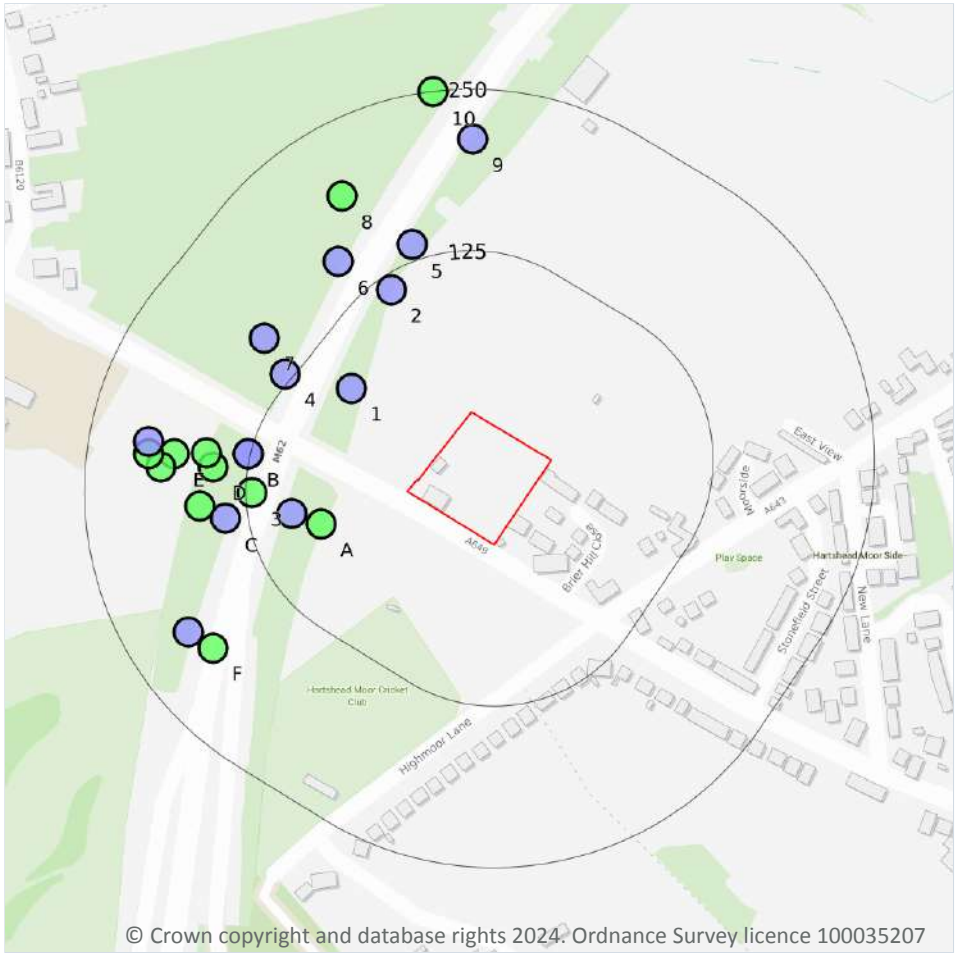
Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 77 >**

ID	Location	Category	Description
6	65m W	FAULT	Fault, inferred
7	107m N	ROCK	Coal seam, inferred
13	203m SW	ROCK	Coal seam, inferred
16	246m N	FAULT	Fault, inferred

ID	Location	Category	Description
19	283m NW	ROCK	Coal seam, inferred
20	291m NE	ROCK	Coal seam, inferred
22	320m NE	ROCK	Coal seam, inferred
24	358m N	FAULT	Fault, inferred
26	361m N	ROCK	Coal seam, inferred
28	369m E	FAULT	Fault, inferred
30	372m E	ROCK	Coal seam, inferred
32	383m NE	FAULT	Fault, inferred, displacement unknown
34	409m E	ROCK	Coal seam, inferred
36	414m NW	FAULT	Fault, inferred
37	415m N	ROCK	Coal seam, inferred
41	448m NE	ROCK	Coal seam, inferred
42	474m E	ROCK	Coal seam, inferred

This data is sourced from the British Geological Survey.

16 Boreholes



Site Outline

Search buffers in metres (m)

Confidential

0 - 10m

10 - 30m

30m+

Unknown

16.1 BGS Boreholes

Records within 250m	24

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

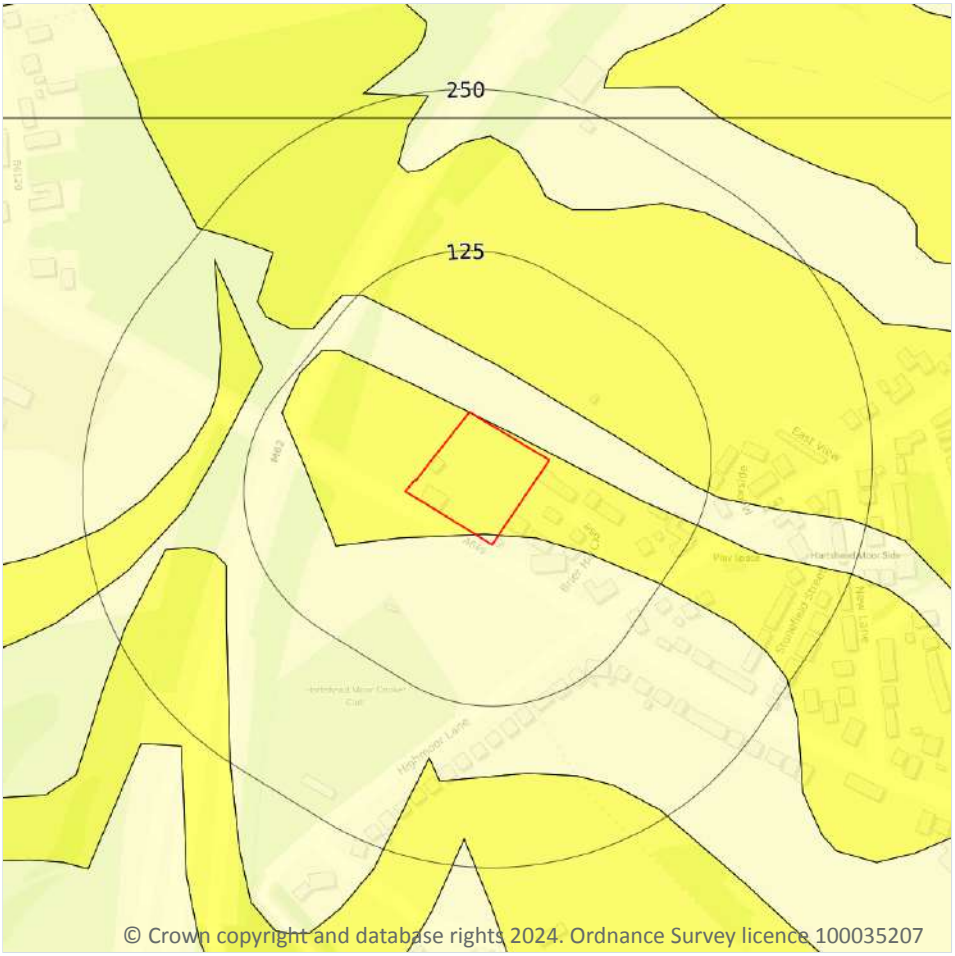
Features are displayed on the Boreholes map on **page 81 >**

ID	Location	Grid reference	Name	Length	Confidential	Web link
A	71m W	417004 424686	WIDENING SCHEME M62 JUNCTION 25-26 2007/BH8	12.0	N	18949915 ↗
1	85m NW	417027 424791	WIDENING SCHEME M62 JUNCTION 25-26 2007/TP29	2.2	N	18949951 ↗

ID	Location	Grid reference	Name	Length	Confidential	Web link
A	91m W	416981 424694	WIDENING SCHEME M62 JUNCTION 25-26 2007/TP26	2.5	N	18949948 ↗
2	113m NW	417058 424867	WIDENING SCHEME M62 JUNCTION 25-26 2007/TP31	2.1	N	18949953 ↗
3	121m W	416950 424710	M62 MOTORWAY F8	15.24	N	43602 ↗
B	127m W	416947 424740	WIDENING SCHEME M62 JUNCTION 25-26 2007/TP25	1.7	N	18949946 ↗
B	127m W	416947 424740	WIDENING SCHEME M62 JUNCTION 25-26 2007/TP25A	0.5	N	18949947 ↗
4	131m NW	416976 424802	WIDENING SCHEME M62 JUNCTION 25-26 2007/TP28	0.4	N	18949949 ↗
5	138m N	417074 424902	WIDENING SCHEME M62 JUNCTION 25-26 2007/TP31A	2.2	N	18949954 ↗
C	142m W	416930 424690	M62 MOTORWAY F7	7.62	N	43601 ↗
D	152m W	416920 424730	M62 MOTORWAY F6	15.24	N	43600 ↗
6	156m NW	417017 424889	WIDENING SCHEME M62 JUNCTION 25-26 2007/TP30	2.1	N	18949952 ↗
D	159m W	416915 424741	WIDENING SCHEME M62 JUNCTION 25-26 2007/BH7	14.5	N	18949914 ↗
C	161m W	416910 424700	M62 MOTORWAY F5	22.86	N	43599 ↗
7	161m NW	416960 424830	M162 MOTORWAY F9	1.83	N	43593 ↗
E	183m W	416890 424740	M62 MOTORWAY F4	22.86	N	43598 ↗
E	192m W	416880 424730	M62 MOTORWAY F3	18.29	N	43597 ↗
F	193m SW	416920 424590	LANCS/YORKS MOTORWAY BH75	10.67	N	43927 ↗
8	195m NW	417020 424940	M62 MOTORWAY F10	12.19	N	43594 ↗
F	202m SW	416901 424602	WIDENING SCHEME M62 JUNCTION 25-26 2007/TP24	1.1	N	18949945 ↗
E	203m W	416870 424740	M62 MOTORWAY 11	15.24	N	43595 ↗
E	204m W	416870 424750	M62 MOTORWAY F2	7.62	N	43596 ↗
9	212m N	417121 424984	WIDENING SCHEME M62 JUNCTION 25-26 2007/WS45	1.2	N	18949920 ↗
10	249m N	417090 425020	M62 MOTORWAY F11	12.19	N	41978 ↗

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



Site Outline

Search buffers in metres (m)

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

17.1 Shrink swell clays

Records within 50m	2

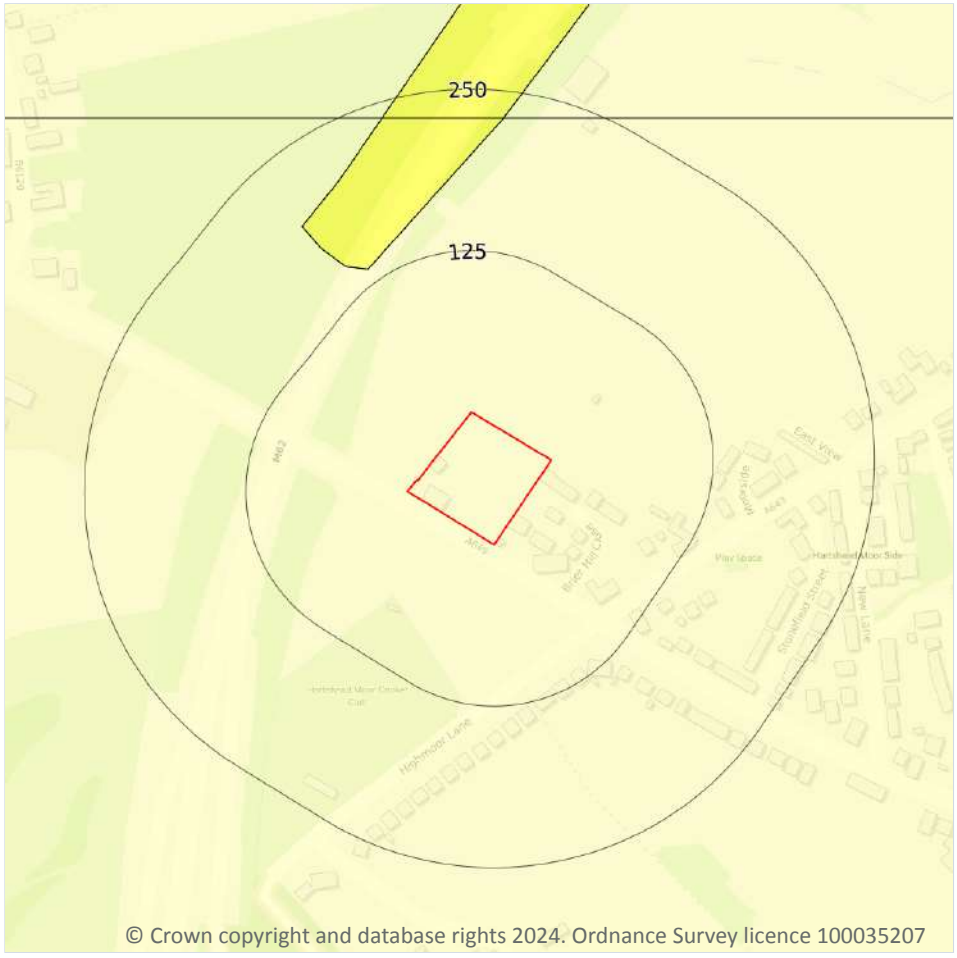
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 83 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



Site Outline

Search buffers in metres (m)

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

17.2 Running sands

Records within 50m	1

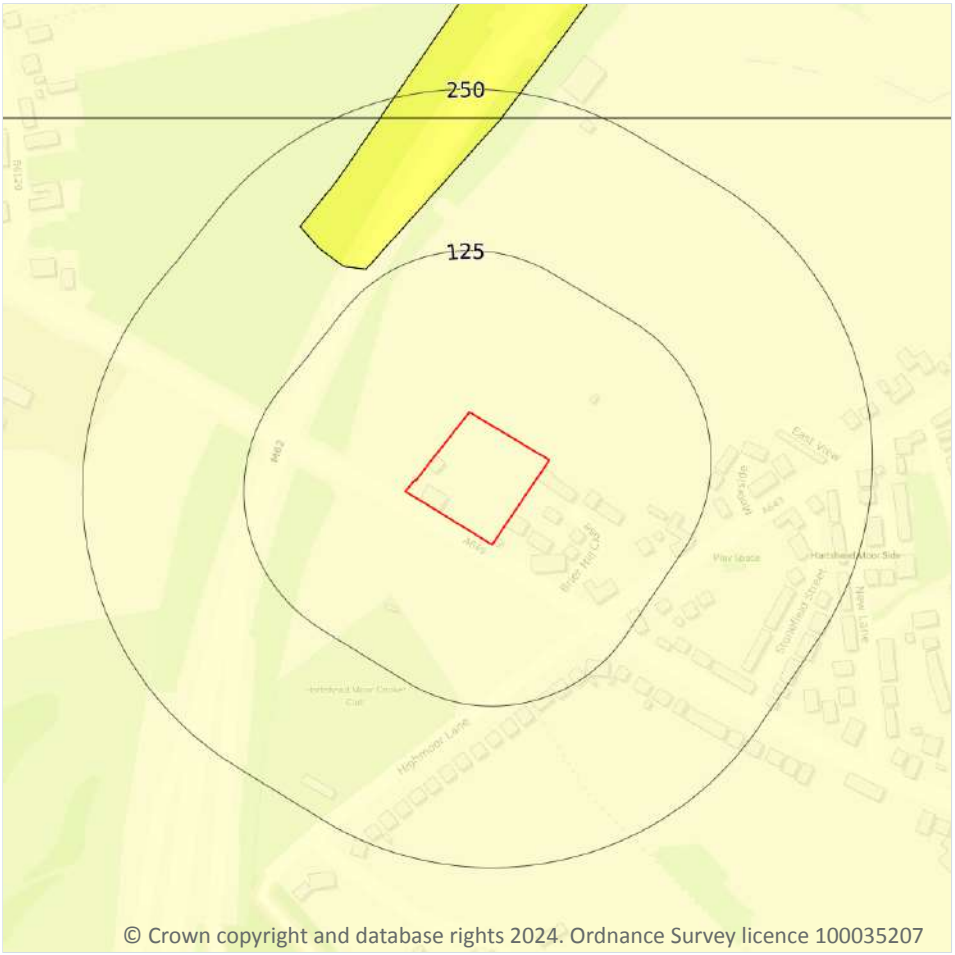
The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on **page 84 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



Site Outline

Search buffers in metres (m)

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

17.3 Compressible deposits

Records within 50m	1

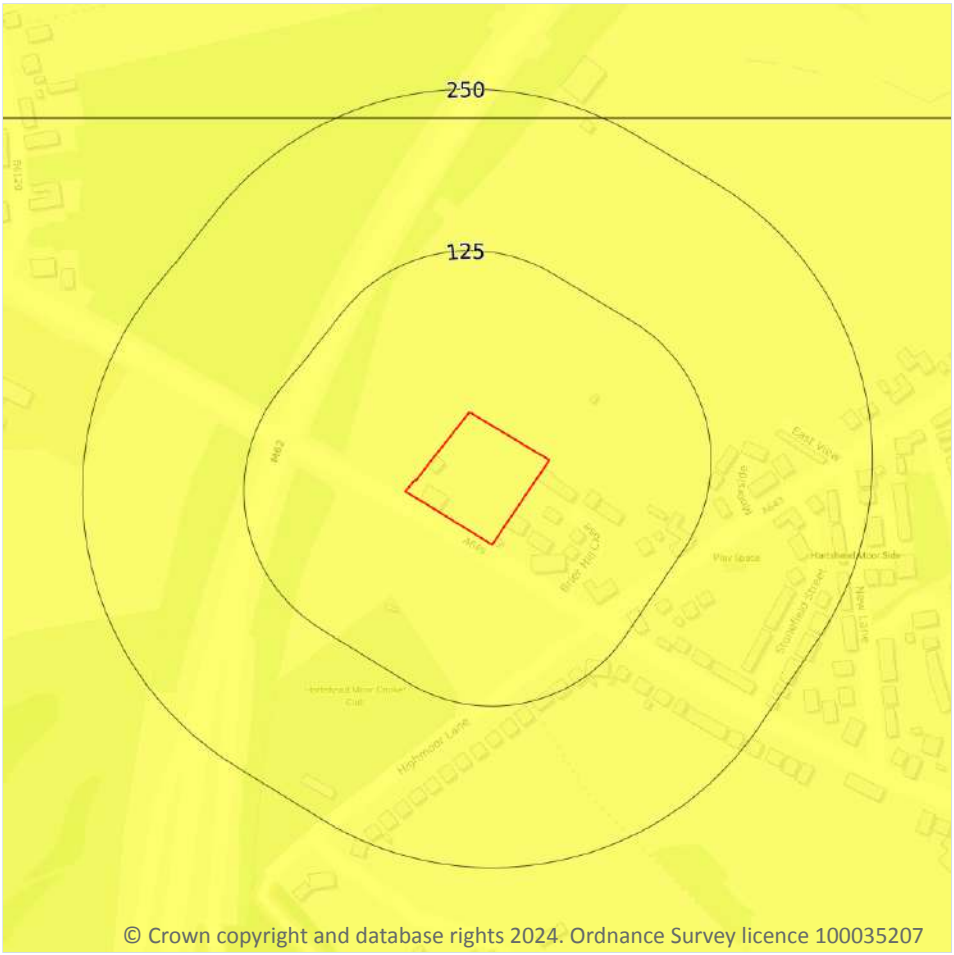
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 85 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



Site Outline

Search buffers in metres (m)

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

17.4 Collapsible deposits

Records within 50m	1

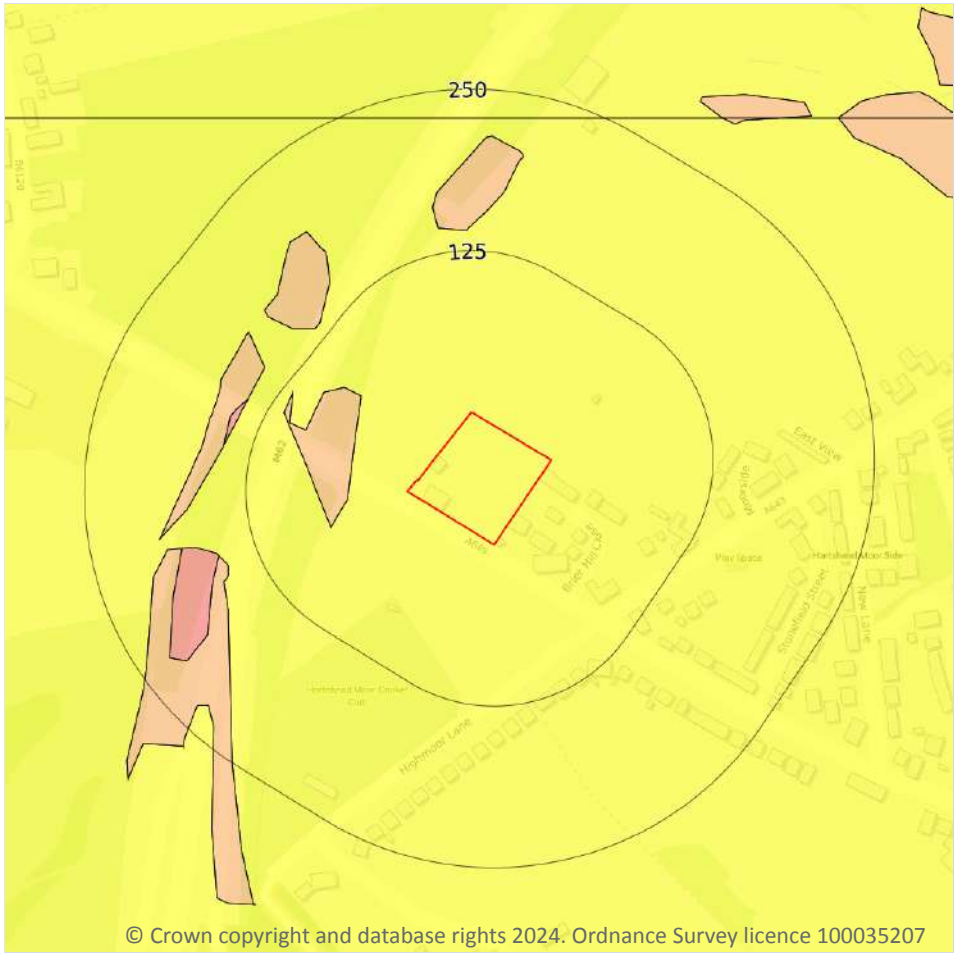
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 86 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



Site Outline

Search buffers in metres (m)

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

17.5 Landslides

Records within 50m	2

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

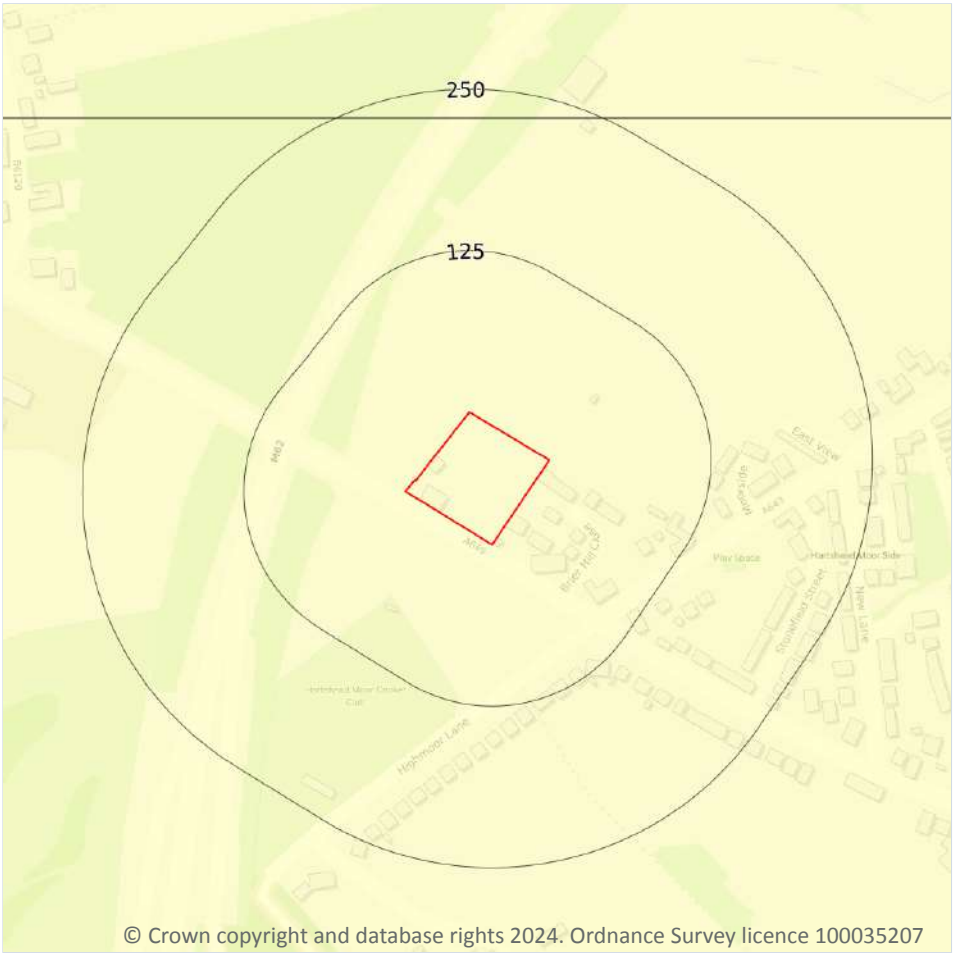
Features are displayed on the Natural ground subsidence - Landslides map on **page 87 >**

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

Location	Hazard rating	Details
45m W	Low	Slope instability problems may be present or anticipated. Site investigation should consider specifically the slope stability of the site.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



Site Outline

Search buffers in metres (m)

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

17.6 Ground dissolution of soluble rocks

Records within 50m	1

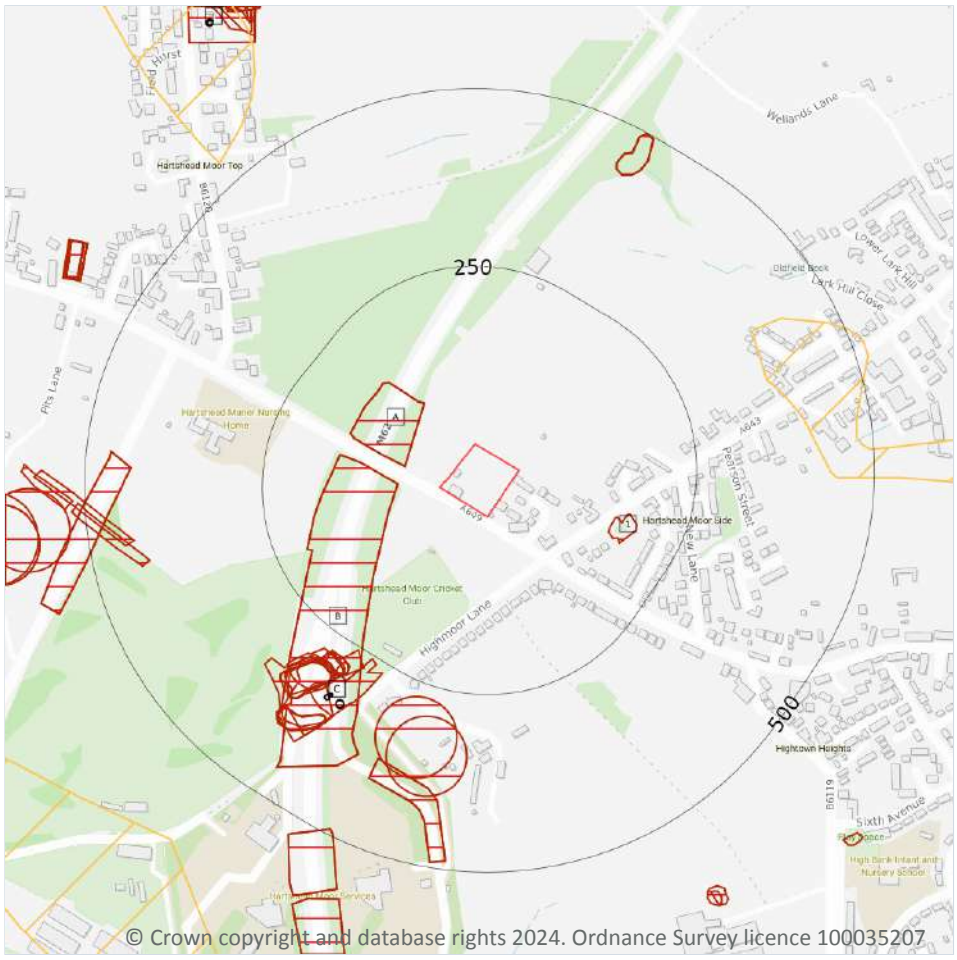
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 89 >**

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

This data is sourced from the British Geological Survey.

18 Mining and ground workings



Site Outline

Search buffers in metres (m)

- BritPits
- Surface ground workings
- Underground workings
- Underground mining extents
- Historical mineral planning areas
- TCA non-coal mining

Non Coal Mining

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

18.1 BritPits

Records within 500m	0

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

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	5

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

Features are displayed on the Mining and ground workings map on **page 91 >**

ID	Location	Land Use	Year of mapping	Mapping scale
A	58m W	Cuttings	1985	1:10000
A	58m W	Cuttings	1975	1:10000
B	60m W	Cuttings	1985	1:10000
B	60m W	Cuttings	1975	1:10000
1	151m E	Refuse Heap	1892	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m	18

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

Features are displayed on the Mining and ground workings map on **page 91 >**

ID	Location	Land Use	Year of mapping	Mapping scale
C	327m SW	Unspecified Old Shafts	1951	1:10560
C	328m SW	Unspecified Disused Shaft	1966	1:10560
C	331m SW	Unspecified Old Shafts	1948	1:10560
J	696m NW	Unspecified Old Shaft	1951	1:10560
J	697m NW	Unspecified Old Shaft	1948	1:10560
-	837m SW	Unspecified Disused Shafts	1966	1:10560
-	841m SW	Unspecified Old Shafts	1951	1:10560
-	846m SW	Unspecified Old Shafts	1948	1:10560
-	851m W	Unspecified Old Shafts	1951	1:10560
-	851m W	Unspecified Old Shafts	1951	1:10560

ID	Location	Land Use	Year of mapping	Mapping scale
-	851m W	Unspecified Old Shafts	1948	1:10560
-	851m W	Unspecified Shafts	1905	1:10560
-	856m W	Unspecified Old Shafts	1948	1:10560
-	856m W	Unspecified Shafts	1905	1:10560
-	862m SW	Unspecified Disused Shafts	1966	1:10560
-	864m SW	Unspecified Old Shafts	1951	1:10560
-	870m SW	Unspecified Shaft	1905	1:10560
-	871m SW	Unspecified Old Shafts	1948	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m	0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	6

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

Features are displayed on the Mining and ground workings map on **page 91 >**

ID	Location	Name	Commodity	Class	Likelihood
2	371m E	Leeds/Bradford area	Iron Ore (Bedded)	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
J	534m NW	Leeds/Bradford area	Iron Ore (Bedded)	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
N	623m SW	Leeds/Bradford area	Iron Ore (Bedded)	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
-	749m SW	Leeds/Bradford area	Iron Ore (Bedded)	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
-	922m NE	Leeds/Bradford area	Iron Ore (Bedded)	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
-	939m E	Leeds/Bradford area	Iron Ore (Bedded)	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site	0

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m	0

This data provides an indication of the potential zone of influence of recorded underground non-coal mining workings. Any and all analysis and interpretation of Coal Authority Data in this report is made by Groundsure, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the Coal Authority and permission should be sought from Groundsure prior to any re-use.

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m	0

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

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m	0

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m	2

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

Location	Mineral
132m S	Fireclay
299m SW	Fireclay

This data is sourced from Groundsure.

18.12 Coal mining

Records on site	1

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

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site	0

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

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

18.14 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

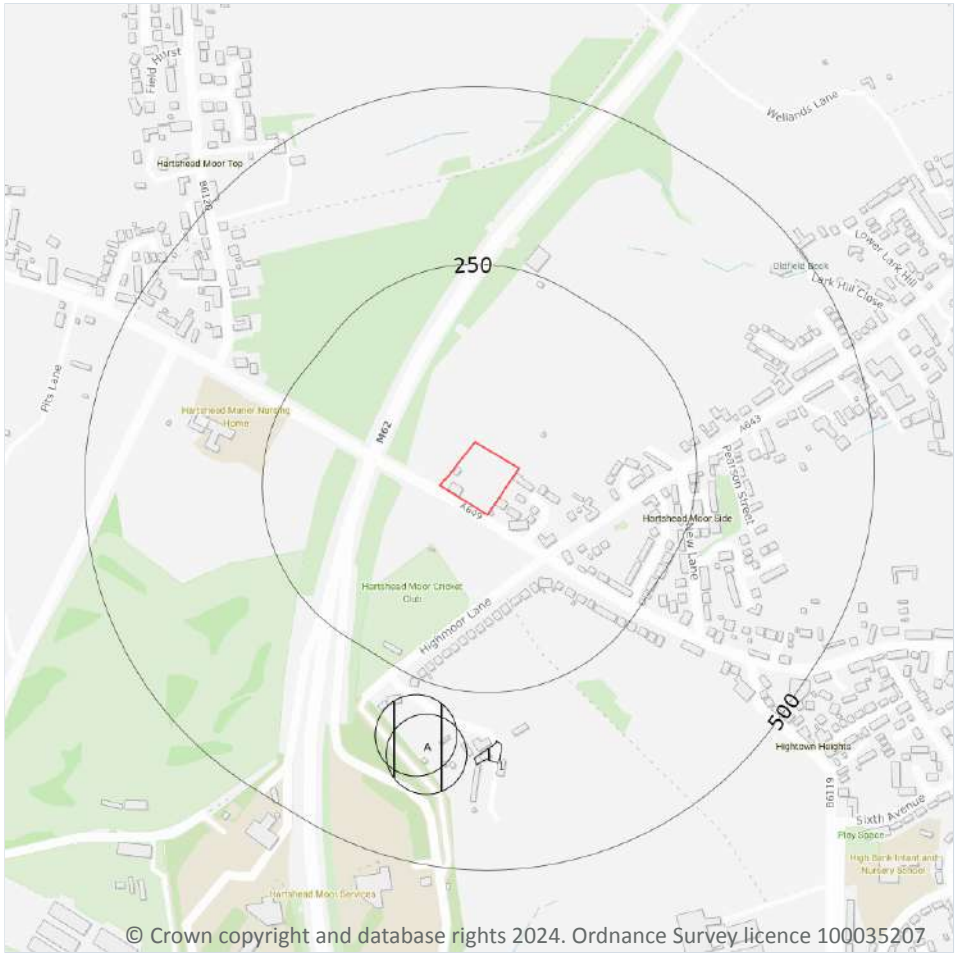
18.16 Clay mining

Records on site	0

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

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

19 Ground cavities and sinkholes



Site Outline

Search buffers in metres (m)

- Natural cavities (Area)
- Natural cavities (Point)
- Mining cavities
- Reported recent incidents
- Historical incidents
- BGS karst database (Point)
- BGS karst database (Line)
- BGS karst database (Area)

19.1 Natural cavities

Records within 500m	0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m	0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m	0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m	3

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

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

Features are displayed on the Ground cavities and sinkholes map on **page 97 >**

ID	Location	Type	Date of mapping
A	269m S	Unspecified Hole	1892
A	291m S	Unspecified Hole	1905
1	319m S	Hole	1922

This data is sourced from Groundsure.

19.5 National karst database

Records within 500m	0

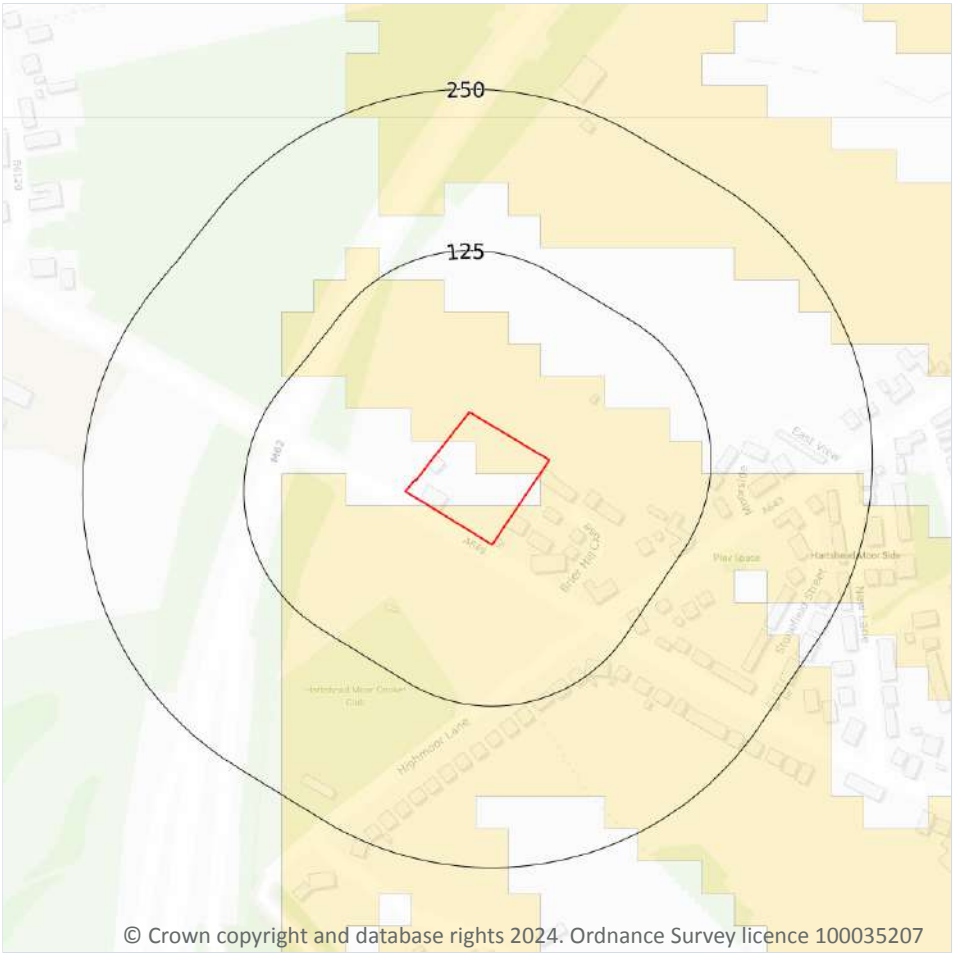
This is a comprehensive database of national karst information gathered from a wide range of sources. BGS have collected data on five main types of karst feature: Sinkholes, stream links, caves, springs, and incidences of associated damage to buildings, roads, bridges and other engineered works.

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

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

This data is sourced from the British Geological Survey.

20 Radon



Site Outline

Search buffers in metres (m)

- Greater than 30%
- Between 10% and 30%
- Between 5% and 10%
- Between 3% and 5%
- Between 1% and 3%
- Less than 1%

20.1 Radon

Records on site	2

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

Features are displayed on the Radon map on **page 100 >**

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

Location	Estimated properties affected	Radon Protection Measures required
On site	**Between 1% and 3%**	**None**

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

21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m	4

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**25 - 35 mg/kg**	**No data**	**100 - 200 mg/kg**	**60 - 120 mg/kg**	**1.8 mg/kg**	**90 - 120 mg/kg**	**15 - 30 mg/kg**
On site	**35 - 45 mg/kg**	**No data**	**100 - 200 mg/kg**	**60 - 120 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**35 - 45 mg/kg**	**No data**	**100 - 200 mg/kg**	**60 - 120 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
42m NE	25 - 35 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m	0

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

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m	0

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

This data is sourced from the British Geological Survey.

22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m	0

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

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m	0

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

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m	0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m	0

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

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 1

Records within 500m	0

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

This data is sourced from publicly available information by Groundsure.

22.9 Crossrail 2

Records within 500m	0

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

This data is sourced from publicly available information by Groundsure.

22.10 HS2

Records within 500m	0

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

This data is sourced from HS2 ltd.

Data providers

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

Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: www.groundsure.com/terms-and-conditions-april-2023/ ↗.

SE12NE 383 1709-2502

Works: West Riding C.C. MA2 Contract F... Borehole no. F11

Contractor: Wm. Coulson Ltd. Sheet no. 1 of 1

Site: Motorway, Oldfield Fill Chainage 7.84.37

Fill (ft) 29.25 Offset from C/L (ft) 8

Type of boring Shell and Auger to 14'-0" B.H. Level (O.D.) 450.75

Rotary Air to 40'-0" Date(s) of boring 19.-19.-66 (S & A)

Lining Tubes not used 24./27.-10.-66 (Rotary)

Samples & Core Recovery. Changes of Strata

No.	Depth	Type or %	Key	Depth	Level	Description of Strata
	1'-0"			1'-0"	449·75	TOPSOIL.
	2'-3"	(39)				Firm to stiff brown and grey mottled CLAY with pieces of dark brown very weathered MUDSTONE from 1'-0" to 4'-0".
	3'-6"					
	6'-0"	(45)				
	7'-3"					
	8'-6"					
	11'-0"			11'-0"	439·75	
	12'-3"	(55)				Grey SILTSTONE with numerous plant remains, and soft grey CLAY with small coal pieces (OLD WORKINGS.)
	13'-6"					
	14'-0"			14'-0"	436·75	
4·12	14'-3"	W60				Light grey to yellow SANDSTONE, some brown staining, occasional SILTSTONE beds.
100%						
	24'-0"			23'-6"	427·25	
						Grey slickensided micaceous SILTSTONE.
		85%		26'-4"	424·4	
						COAL fragments and grey CLAY (OLD WORKINGS)
				28'-10"	421·9	
	30'-0"					Light grey MUDSTONE with plant remains. (SEAT EARTH.)
				31'-0"	419·75	
		99%				Grey SILTSTONE, occasional slickensided, fragmentary.
	35'-0"					
		95%				
	40'-0"			40'-0"	410·75	Borehole Completed.

Remarks (Observations on ground water, etc)

Water first encountered at 12'-0"

Weather - showery.

C219

206

SE12SE 56 1702-2494

Works: West Riding C.C. M62 Contract F — Borehole no. F10

Contractor: Wm. Coulson Ltd. — Sheet no. 1 of 1

Site: Motorway, Ordsall Fill — Chainage 78300

Fill (ft) 18·5 — Offset from C/L (ft) 0

Type of boring Shell and Auger to 8'-9" — S.H. Level (O.D.) 466·00 141 OD

Rotary Air to 40'-0" — Date(s) of boring 4·10·67 (S.S.A.)

Lining Tubes ... not used — 13 to 14·3·67 (Rotary)

Samples & Core Recovery. Change of Strata

No.	Depth	Type or %	Key	Depth	Level	Description of Strata
				2'-0"	464·00	TOPSOIL.
	4'-6"	(58)				Brown, very weathered SILTSTONE, with carboneceous staining, small quantity of brown CLAY.
	6'-0"	B. J.				
	7'-0"					
	8'-6"	56		8'-6"	457·5	
4·12	14'-0"	100%				SILTSTONE, fractured with occasional plant remains.
	20'-0"	100%		19'-6"	446·5	
	24'-0"	100%				Grey fine grained SANDSTONE with occasional grey SILTSTONE bands, fractured.
	31'-9"			31'-9"	434·25	
	34'-0"	100%		34'-0"	432·0	Grey SILTSTONE, fractured and fragmentary.
				34'-3"	431·75	COAL.
	38'-0"					Grey SILTSTONE with plant remains, fragmentary, friable and weathered.
	40'-0"	100%	X X	40'-0"	426·0	Borehole Completed

Remarks (Observations on ground water, etc)

Water first encountered at 10'-0" rising to 3'-0"

Weather - fine.

C219

British Geological Survey
NATURAL ENVIRONMENT RESEARCH COUNCIL

Site	Number
Widening Scheme M62 Junction 25 to 26	2007/WS45

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Drive-in Window Sampler		146.48	Highways Agency	760244/1
	Location	**Dates**	**Engineer**	**Sheet**
	417121.8 E 424984.9 N	02/04/2008	TC	1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.55)	TOPSOIL.		
0.60 0.70-1.20 0.75	D1 B3 D2		Window sample hole terminated at 1.2 m depth.	145.93 145.78 145.28	0.55 (0.15) 0.70 (0.50) 1.20	MADE GROUND: Yellow brown slightly clayey sandy subangular to angular fine to coarse GRAVEL of limestone with many limestone cobbles. (Roadstone fill). MADE GROUND: Red brown medium to coarse grained SANDSTONE cobbles recovered as sandy subangular to angular fine to coarse gravel with occasional cobbles (Embankment Fill). Complete at 1.20m		

Remarks
All pit sides stable. No groundwater encountered. Hand dug pit to uncover NRTS. Pit renumbered from TP33. Window sample not carried out due to nature of pit material. Backfilled on completion.

Scale (approx)	Logged By
1:50	MP

Figure No.

British Geological Survey
NATURAL ENVIRONMENT RESEARCH COUNCIL

Site	Trial Pit Number
Widening Scheme M62 Junction 25 to 26	2007/TP 029

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Trial Pit		153.41	Highways Agency	760244/1
	Location	**Dates**	**Engineer**	**Sheet**
	417027.5 E 424791.1 N	02/04/2008	TC	1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
				153.31	(0.10) 0.10	TOPSOIL.		
0.50	D2					Firm to stiff orange brown mottled grey gravelly CLAY. Gravel is subangular to angular, fine to coarse, tabular, of ironstone. (Lower Coal Measures)		
0.50-1.00	B1				(1.20)			
				152.11	1.30	Weak orange brown fine grained SANDSTONE with ironstone nodules moderately weathered. Recovered as subangular fine to coarse, gravel and cobble sized nodules of ironstone. (Lower Coal Measures)		
1.50-2.00	B3				(0.90)			
2.00	D4							
			Trial pit terminated at 2.2 m depth.	151.21	2.20	Complete at 2.20m		

Plan

Remarks

All pit sides stable. No groundwater encountered. Moderate ease of excavation to base.

Scale (approx)	Logged By	Figure No.
1:25	SG	

British Geological Survey
NATURAL ENVIRONMENT RESEARCH COUNCIL

Site	Trial Pit Number
Widening Scheme M62 Junction 25 to 26	2007/TP 030

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Trial Pit		147.98	Highways Agency	760244/1
	Location	**Dates**	**Engineer**	**Sheet**
	417017 E 424889 N	10/04/2008	TC	1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
				147.88	(0.10) 0.10	MADE GROUND: TOPSOIL.		
					(0.60)	MADE GROUND: Stiff brown mottled grey gravelly CLAY with some cobble sized bricks and sandstone. Gravel is subangular fine to coarse of mudstone, sandstone, bricks, clay pipe fragments and occasional pottery. (Embankment Fill)		
0.50	D1							
0.70-1.20	B2			147.28	0.70	MADE GROUND: Dark grey slightly sandy claybound GRAVEL. Gravel is angular fine to coarse of mudstone. (Embankment Fill) Below 1.00m mottled orange.		
1.00	D3							
1.20-2.10	C4				(1.40)			
			Trial pit terminated at 2.10 m depth.	145.88	2.10	Complete at 2.10m		

Plan

Remarks

All pit sides stable. No groundwater encountered. Window sample 0.90-2.10 m. Additional pits dug to expose services. Excavation easy to 0.70m, moderate below 0.70m.

Scale (approx)	Logged By	Figure No.
1:25	MP	

British Geological Survey
NATURAL ENVIRONMENT RESEARCH COUNCIL

Site	Trial Pit Number
Widening Scheme M62 Junction 25 to 26	2007/TP 031

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Trial Pit		147.98	Highways Agency	760244/1
	Location	**Dates**	**Engineer**	**Sheet**
	417058.5 E 424867.7 N	02/04/2008	TC	1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.30)	TOPSOIL.		
				147.68	0.30	Stiff orange mottled grey slightly gravelly CLAY with some cobbles of sandstone. Gravel is subangular fine to coarse of sandstone. (Lower Coal Measures) Below 1.00 m becoming friable.		
0.50 0.50	B1 D2							
1.00-1.50	B3				(1.80)			
1.50	D4							
2.00	B5		Trial pit terminated at 2.10 m depth.	145.88	2.10	Complete at 2.10m		

Plan

Remarks

All pit sides stable. No groundwater encountered. Moderate ease of excavation to base.

Scale (approx)	Logged By	Figure No.
1:25	SG	

British Geological Survey
NATURAL ENVIRONMENT RESEARCH COUNCIL

Site	Trial Pit Number
Widening Scheme M62 Junction 25 to 26	2007/TP 031a

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
Trial Pit		146.07	Highways Agency	760244/1
	Location	**Dates**	**Engineer**	**Sheet**
	417074.5 E 424902.1 N	02/04/2008	TC	1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
				145.97	(0.10) 0.10	MADE GROUND: TOPSOIL.		
0.50 0.50	B1 D2				(1.10)	MADE GROUND: Firm brown slightly sandy gravelly CLAY. Gravel is subangular to subrounded fine to coarse of sandstone and mudstone. Occasional small pockets (0.20 m) of black ash and coal. Occasional plastic and fabric. At 1.20 m large concrete slab (0.50 x 0.10) and ceramic land drain. (Embankment Fill)		
1.00-1.50	B3			144.87	1.20	Stiff orange brown mottled grey gravelly friable CLAY with some cobbles of sandstone. Gravel subangular, fine to coarse of sandstone. (Lower Coal Measures)		
1.50	D4				(1.00)			
2.00-2.20	B5							
			Trial pit terminated at 2.20 m depth.	143.87	2.20	Complete at 2.20m		

Plan

Remarks

All pit sides stable. No groundwater encountered. Moderate ease of excavation to base.

Scale (approx)	Logged By	Figure No.
1:25	SG	

Appendix 4

Photographs

Photo 1: Centre of Site - Looking East

Photo 2: Centre of Site - Looking North-West

Photo 3: Centre of Site - Looking South-West

Photo 4: Centre of Site - Looking South

Photo 5: Centre of Site - Looking West

Photo 6: South of Site - Looking South - Prospective Site Access

Photo 7: South of Site - Looking East

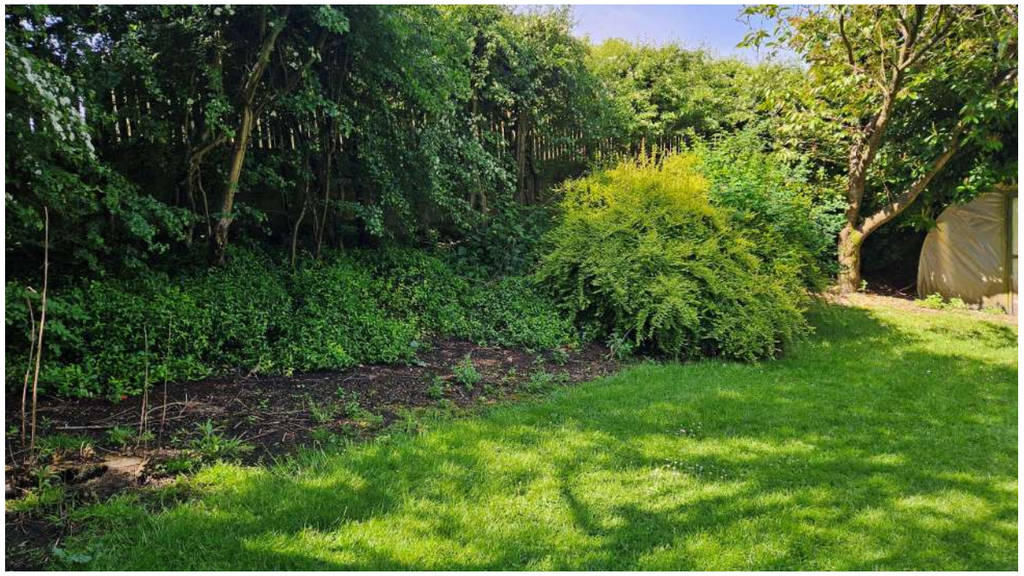


Photo 8: South of Site - Looking West - Prospective Site Access

Photo 9: South of Site - Looking West

Photo 10: Proposed Site Access - From Halifax Road

The Ground Investigation Specialists

Photo 11: BLANK

The Ground Investigation Specialists

Photo 12: BLANK

Appendix 5

Coal Authority Report

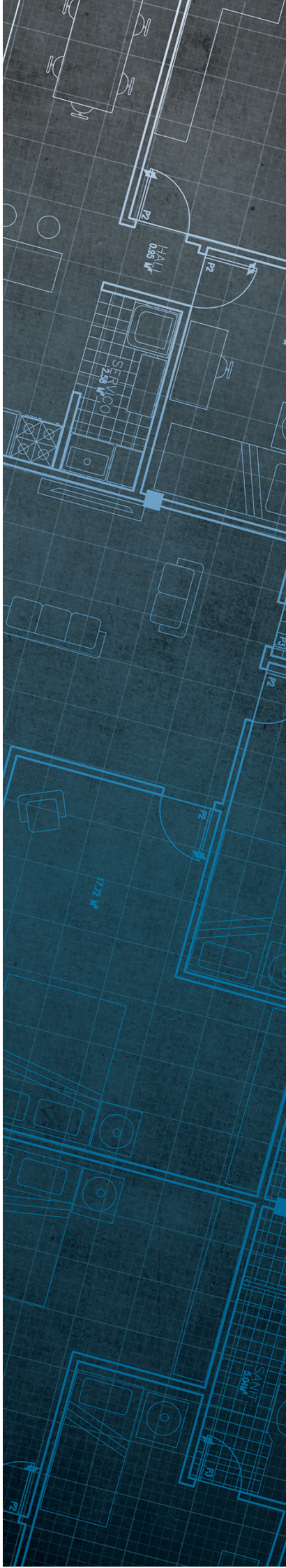
The Coal Authority

Consultants

Coal Mining Report

916 Halifax Road
Hartshead Moor
Cleckheaton
Kirklees
BD19 6LR

Date of enquiry:	**21 May 2024**
Date enquiry received:	**21 May 2024**
Issue date:	**21 May 2024**
Our reference:	**51003425904001**
Your reference:	**C/4305/24/E/6601**



Consultants

Coal Mining Report

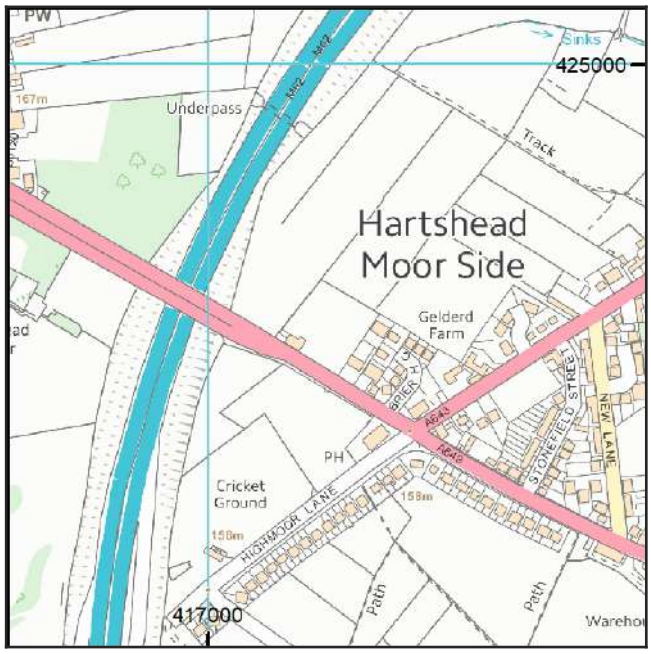
This report is based on and limited to the records held by the Coal Authority at the time the report was produced.

Client name

ROGERS GEOTECHNICAL SERVICES LTD

Enquiry address

916 Halifax Road
Hartshead Moor
Cleckheaton
Kirklees
BD19 6LR



Approximate position of property

Map data

How to contact us

0345 762 6848 (UK)
+44 (0)1623 637 000 (International)

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

www.groundstability.com

@coalauthority
/company/the-coal-authority
/thecoalauthority
/thecoalauthority

Section 1 – Mining activity and geology

Past underground mining

Colliery	Seam	Mineral	Coal Authority reference	Depth (m)	Direction to working	Dipping rate of seam worked (degrees)	Dipped direction of seam worked	Extraction thickness (cm)	Year last mined
unnamed	BLACK BED	Coal	5UBX	94	Beneath Property	2.2	South	102	1868
unnamed	BLACK BED	Coal	5U1Y	95	Beneath Property	2.2	South	102	1882
unnamed	BETTER BED	Coal	5U8Y	130	Beneath Property	2.2	South	46	1900
unnamed	BETTER BED	Coal	5UBY	131	Beneath Property	2.2	South	46	1900

Probable unrecorded shallow workings

Yes.

Spine roadways at shallow depth

No spine roadway recorded at shallow depth.

Mine entries

None recorded within 100 metres of the enquiry boundary.

Abandoned mine plan catalogue numbers

The following abandoned mine plan catalogue numbers intersect with some, or all, of the enquiry boundary:

M145	M146	M49
LM40	M148	LM3
LM39	GCR161	9784

Our records show we have more plans than those shown above which could affect the enquiry boundary.

Please contact us on 0345 762 6848 to determine the exact abandoned mine plans you require based on your needs.

Outcrops

No outcrops recorded.

Geological faults, fissures and breaklines

No faults, fissures or breaklines recorded.

Opencast mines

None recorded within 500 metres of the enquiry boundary.

Coal Authority managed tips

None recorded within 500 metres of the enquiry boundary.

Section 2 – Investigative or remedial activity

Please refer to the 'Summary of findings' map (on separate sheet) for details of any activity within the area of the site boundary.

Site investigations
None recorded within 50 metres of the enquiry boundary.

Remediated sites
None recorded within 50 metres of the enquiry boundary.

Coal mining subsidence
The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31 October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

Mine gas
None recorded within 500 metres of the enquiry boundary.

Mine water treatment schemes
None recorded within 500 metres of the enquiry boundary.

Section 3 – Licensing and future mining activity

Future underground mining
None recorded.

Coal mining licensing
None recorded within 200 metres of the enquiry boundary.

Court orders
None recorded.

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

Withdrawal of support notices
The property is not in an area where a notice to withdraw support has been given.

The property is not in an area where a notice has been given under section 41 of the Coal Industry Act 1994, cancelling the entitlement to withdraw support.

Payments to owners of former copyhold land
The property is not in an area where a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

Section 4 – Further information

The following potential risks have been identified and as part of your risk assessment should be investigated further.

Future development

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

MINE GAS: Please note, if there are no recorded instances of mine gas within 500m of the enquiry boundary, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded. Developers should be aware that the investigation of coal seams, mine workings or mine entries may have the potential to generate and/or displace underground gases. Associated risks both to the development site and any neighbouring land or properties should be fully considered when undertaking any ground works. The need for effective measures to prevent gases migrating onto any land or into any properties, either during investigation or remediation work, or after development must also be assessed and properly addressed. In these instances, the Coal Authority recommends that a more detailed Gas Risk Assessment is undertaken by a competent assessor.

Development advice

The site is within an area of historical coal mining activity. Should you require advice and/or support on understanding the mining legacy, its risks to your development or what next steps you need to take, please contact us.

For further information on specific site or ground investigations in relation to any issues raised in Section 4, please call us on 0345 762 6848 or email us at groundstability@coal.gov.uk.

Section 5 – Data definitions

The datasets used in this report have limitations and assumptions within their results. For more guidance on the data and the results specific to the enquiry boundary, please **call us on 0345 762 6848** or **email us at groundstability@coal.gov.uk.**

Past underground coal mining

Details of all recorded underground mining relative to the enquiry boundary. Only past underground workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination, will be included.

Probable unrecorded shallow workings

Areas where the Coal Authority believes there to be unrecorded coal workings that exist at or close to the surface (less than 30 metres deep).

Spine roadways at shallow depth

Connecting roadways either, working to working, or, surface to working, both in-seam and cross measures that exist at or close to the surface (less than 30 metres deep), either within or within 10 metres of the enquiry boundary.

Mine entries

Details of any shaft or adit either within, or within 100 metres of the enquiry boundary including approximate location, brief treatment details where known, the mineral worked from the mine entry and conveyance details where the mine entry has previously been sold by the Authority or its predecessors British Coal or the National Coal Board.

Abandoned mine plan catalogue numbers

Plan numbers extracted from the abandoned mines catalogue containing details of coal and other mineral abandonment plans deposited via the Mines Inspectorate in accordance with the Coal Mines Regulation Act and Metalliferous Mines Regulation Act 1872. A maximum of 9 plan extents that intersect with the enquiry boundary will be included. This does not infer that the workings and/or mine entries shown on the abandonment plan will be relevant to the site/property boundary.

Outcrops

Details of seam outcrops will be included where the enquiry boundary intersects with a conjectured or actual seam outcrop location (derived by either the British Geological Survey or the Coal Authority) or intersects with a defined 50 metres buffer on the coal (dip) side of the outcrop. An indication of whether the Coal Authority believes the seam to be of sufficient thickness and/or quality to have been worked will also be included.

Geological faults, fissures and breaklines

Geological disturbances or fractures in the bedrock. Surface fault lines (British Geological Survey derived data) and fissures and breaklines (Coal Authority derived data) intersecting with the enquiry boundary will be included. In some circumstances faults, fissures or breaklines have been known to contribute to surface subsidence damage as a consequence of underground coal mining.

Opencast mines
Opencast coal sites from which coal has been removed in the past by opencast (surface) methods and where the enquiry boundary is within 500 metres of either the licence area, site boundary, excavation area (high wall) or coaling area.

Coal Authority managed tips
Locations of disused colliery tip sites owned and managed by the Coal Authority, located within 500 metres of the enquiry boundary.

Site investigations
Details of site investigations within 50 metres of the enquiry boundary where the Coal Authority has received information relating to coal mining risk investigation and/or remediation by third parties.

Remediated sites
Sites where the Coal Authority has undertaken remedial works either within or within 50 metres of the enquiry boundary following report of a hazard relating to coal mining under the Coal Authority's Emergency Surface Hazard Call Out procedures.

Coal mining subsidence
Details of alleged coal mining subsidence claims made since 31 October 1994 either within or within 50 metres of the enquiry boundary. Where the claim relates to the enquiry boundary confirmation of whether the claim was accepted, rejected or whether liability is still being determined will be given. Where the claim has been discharged, whether this was by repair, payment of compensation or a combination of both, the value of the claim, where known, will also be given.

Details of any current 'Stop Notice' deferring remedial works or repairs affecting the property/site, and if so the date of the notice.

Details of any request made to execute preventative works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991. If yes, whether any person withheld consent or failed to comply with any request to execute preventative works.

Mine gas
Reports of alleged mine gas emissions received by the Coal Authority, either within or within 500 metres of the enquiry boundary that subsequently required investigation and action by the Coal Authority to mitigate the effects of the mine gas emission. Please note, if there are no recorded instances of mine gas reported, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded.

Mine water treatment schemes
Locations where the Coal Authority has constructed or operates assets that remove pollutants from mine water prior to the treated mine water being discharged into the receiving water body.

These schemes are part of the UK's strategy to meet the requirements of the Water Framework Directive. Schemes fall into 2 basic categories: Remedial – mitigating the impact of existing pollution or Preventative – preventing a future pollution incident.

Mine water treatment schemes generally consist of one or more primary settlement lagoons and one or more reed beds for secondary treatment. A small number are more specialised process treatment plants.

Future underground mining
Details of all planned underground mining relative to the enquiry boundary. Only those future workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination will be included.

Coal mining licensing
Details of all licenses issued by the Coal Authority either within or within 200 metres of the enquiry boundary in relation to the under taking of surface coal mining, underground coal mining or underground coal gasification.

Court orders
Orders in respect of the working of coal under the Mines (Working Facilities and Support) Acts of 1923 and 1966 or any statutory modification or amendment thereof.

Section 46 notices
Notice of proposals relating to underground coal mining operations that have been given under section 46 of the Coal Mining Subsidence Act 1991.

Withdrawal of support notices
Published notices of entitlement to withdraw support and the date of the notice. Details of any revocation notice withdrawing the entitlement to withdraw support given under Section 41 of the Coal Industry Act 1994.

Payment to owners of former copyhold land
Relevant notices which may affect the property and any subsequent notice of retained interests in coal and coal mines, acceptance or rejection notices and whether any compensation has been paid to a claimant.

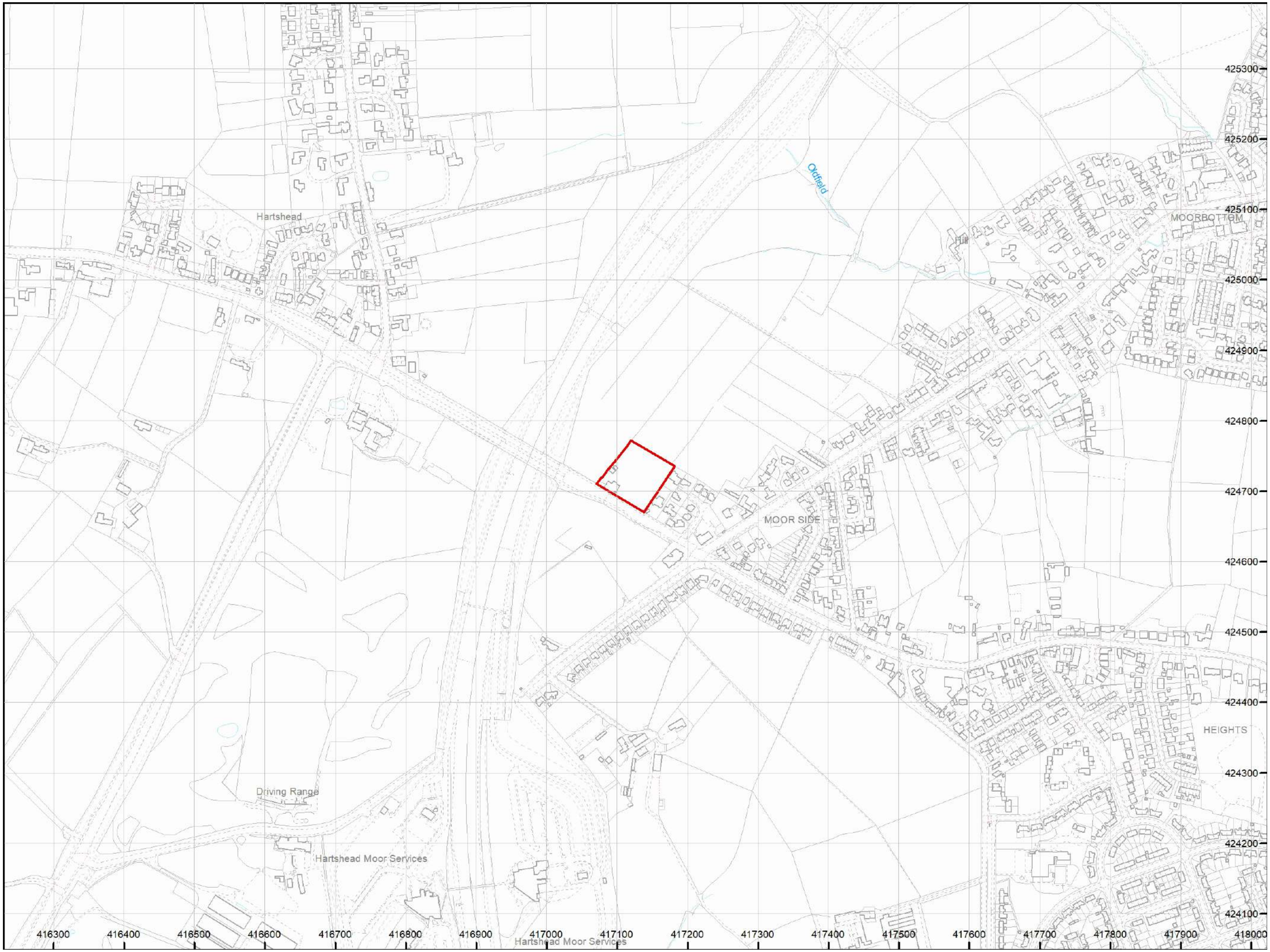
The Coal Authority

Summary of findings

The map highlights any specific surface or subsurface features within or near to the boundary of the site.

Key

Approximate position of the enquiry boundary shown



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