

# APPENDIX II

## Consultants Coal Mining Report Archive BGS Borehole Records



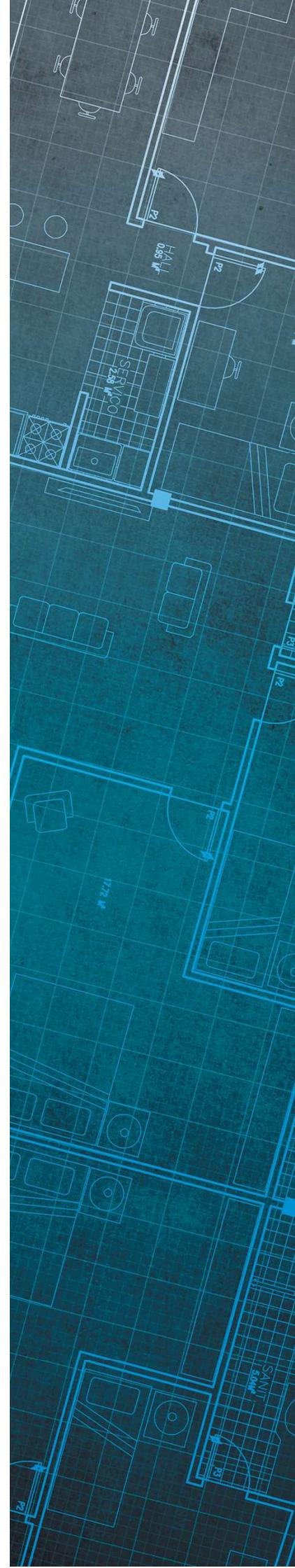
The Coal  
Authority

# Consultants Coal Mining Report

42 Robin Royd Lane  
Mirfield  
Kirklees  
WF14 0LG

Date of enquiry: 24 April 2025  
Date enquiry received: 24 April 2025  
Issue date: 24 April 2025

Our reference: 51003493875001  
Your reference: 25-306



# 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

ARC ENVIRONMENTAL LTD

## Enquiry address

42 Robin Royd Lane  
Mirfield  
Kirklees  
WF14 0LG

## How to contact us

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

200 Lichfield Lane  
Mansfield  
Nottinghamshire  
NG18 4RG

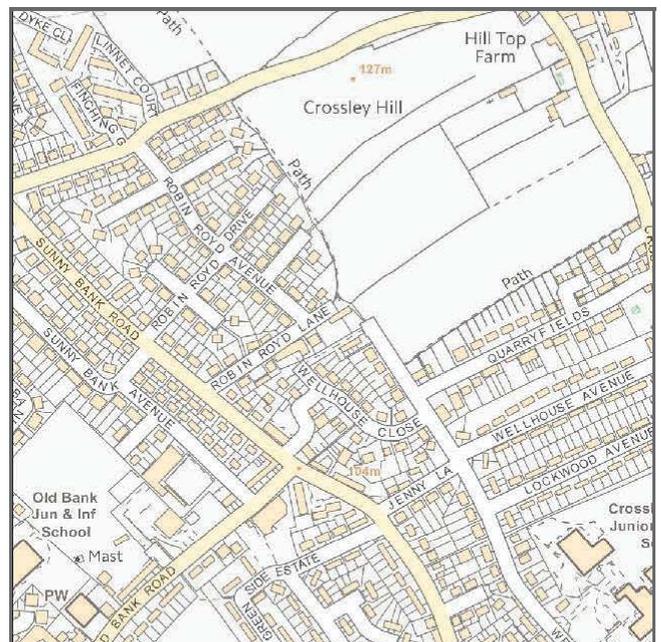
[www.groundstability.com](http://www.groundstability.com)

 @coalauthority

 /company/the-coal-authority

 /thecoalauthority

 /thecoalauthority



Approximate position of property



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# 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	62WR	158	Beneath Property	1.1	South-East	76	1900
unnamed	BETTER BED	Coal	62WS	202	South-West	3.2	South-East	41	1925

## Probable unrecorded shallow workings

Yes.

## Spine roadways at shallow depth

No spine roadway recorded at shallow depth.

## Mine entries

Entry type	Reference	Grid reference	Treatment description	Mineral	Conveyancing details
Shaft	420421-006	420490 421587	Treatment details unknown.*	Coal	

\*For your information, before the coal industry was nationalised in 1947, there was no requirement for a mine operator to record mine entry treatment details when a mine was abandoned. Therefore, it is not unusual for us to have no treatment details for many of the 176,000 recorded mine entries on our database. Despite this lack of information, please be assured that the fact we have no treatment recorded does not necessarily mean that the mine entry was left untreated when abandoned.

## Abandoned mine plan catalogue numbers

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

GCR59	10527	GCR60
GCR56	9887	PO0
GCR51		

**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](mailto: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](mailto: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**

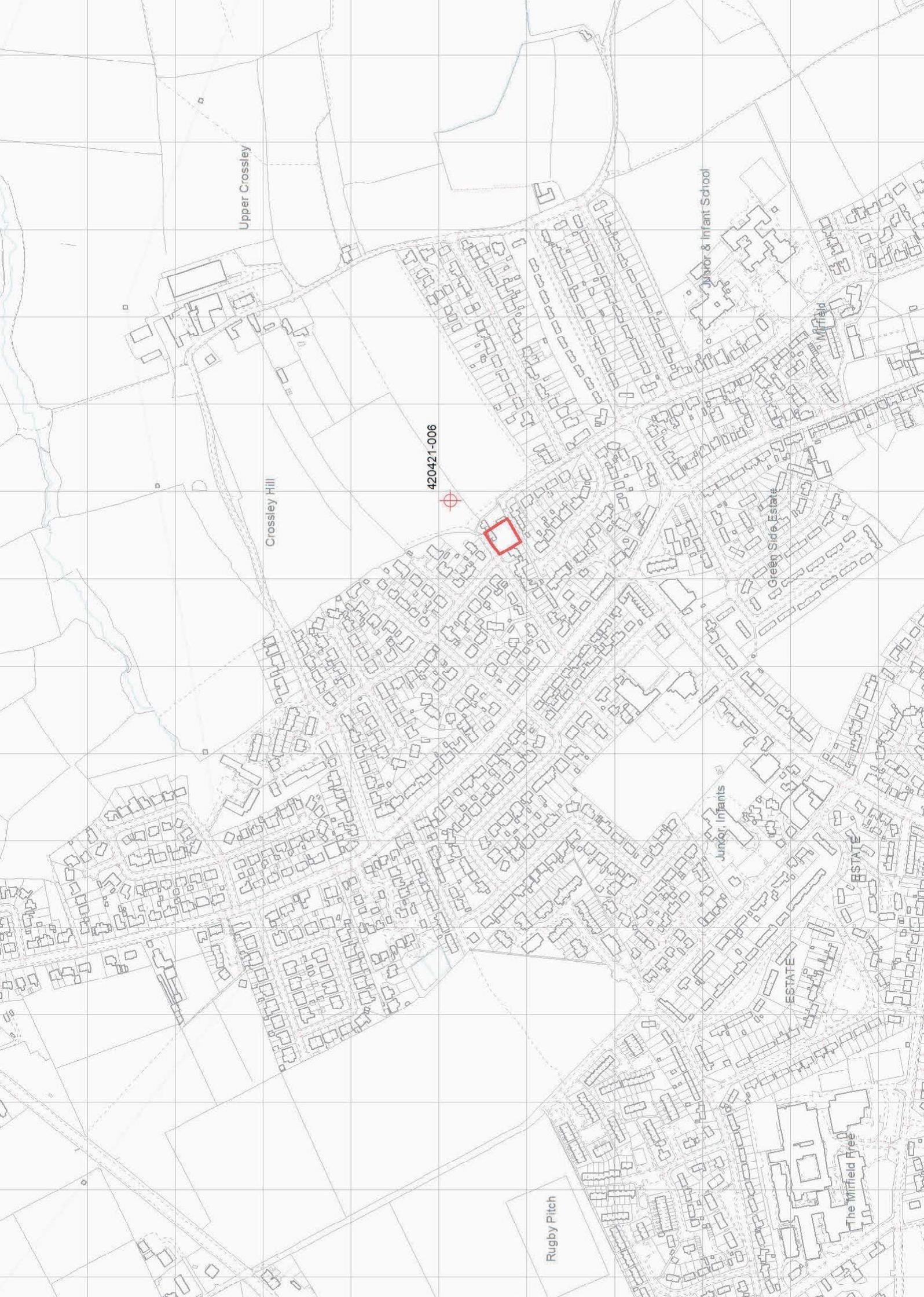
Notice of proposals relating to underground coal mining operations that have been given under section 46 of the Coal Mining Subsidence Act 1991.

### **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.



Upper Crossley

Crossley Hill

420421-006

Junior & Infant School

Green Side Estate

Junior Infants

Rugby Pitch

The Wirfield Free

ESTATE

ESTATE



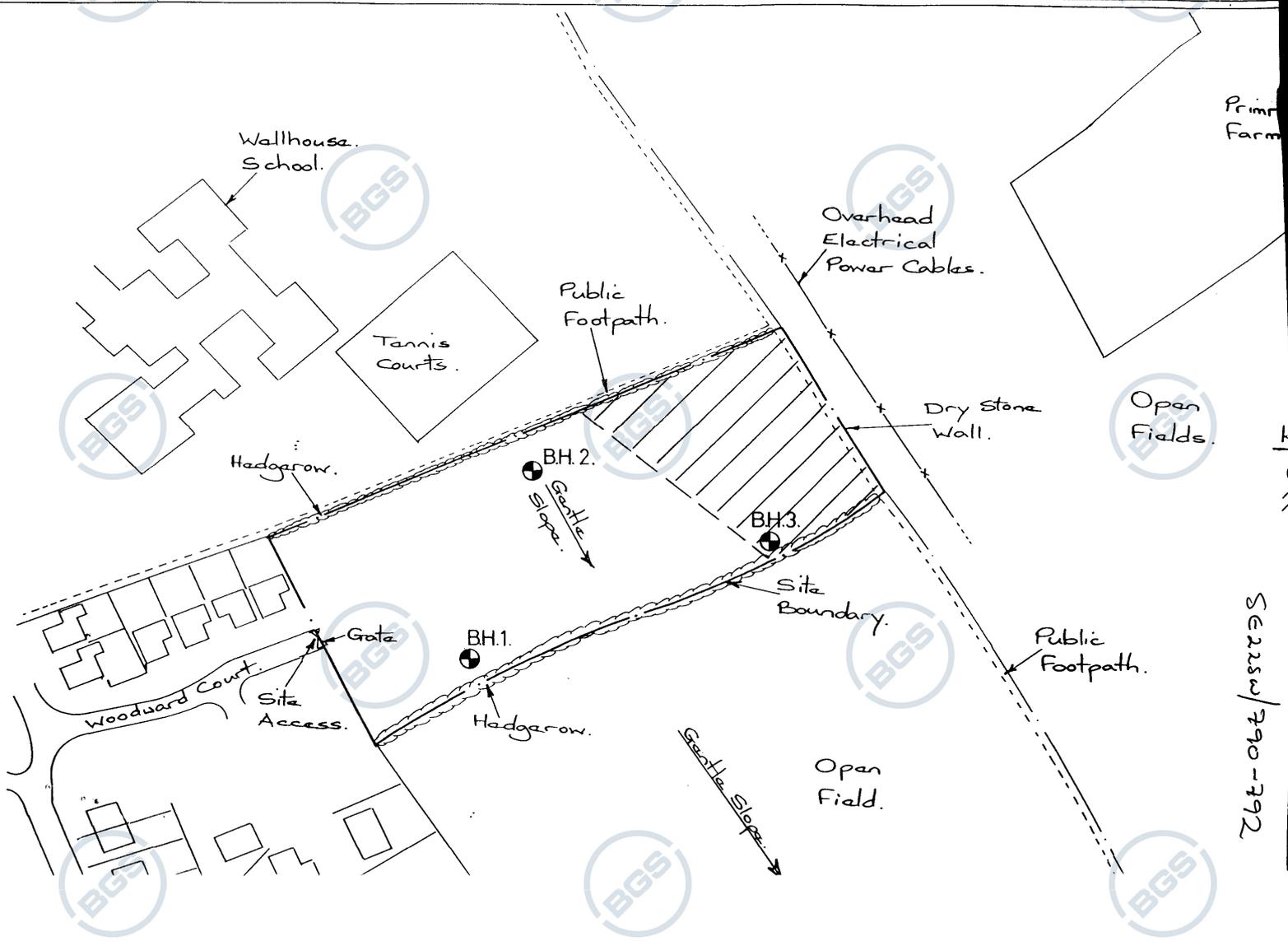
SE 22 SW 790

Contract : BALDERSTONE HALL										Coordinates :	
Client : Bellway Estates plc.										Dates : 10/02/95	
Equipment and Methods Rotary topdrive drilling rig with 75mm rock hammer and air flush.					Job Number : 48062			Orientation : Vertical			
					Borehole Number : 1			Ground Level : 2087 2114			
Location : Mirfield											
Daily Prog.	Water Level	In-Situ Tests	TCR	SCR	RQD	FI	Core Run	Depth m	Strata Description	Red. Level	Legend
								0.20	TOPSOIL		
								(1.10)	Orange brown fine to medium grained highly weathered SANDSTONE.		
								1.30	Light brown fine to medium grained SANDSTONE .... becoming grey below 7.10m.		
								(11.90)	<i>Fallow Lark</i>		
	10/02/95							13.20	Grey silty MUDSTONE.		
								(4.70)			
								15.00	Borehole Continued		
Key :			In-Situ Tests			pp Pocket Penetrometer			General Remarks :		
Sample Types			S SPT Value			so Soakaway Test			No voids or broken ground encountered.		
U Undisturbed			C CPT Value			kP Packer Test					
D Disturbed			+ Seating Blows			+ Single Test					
B Bulk Disturbed			± Inc. Seating Blows			± Double Test					
M Water			X No Penetration								
P Piston			+ Sampler Sank								
J Jar			V Vane Test						Scale : 15m/sheet		
T Thin Wall			J Borehole Jack Test						Sheet No. 1 Of 2.		
X No Recovery			k Permeability						Depth 0 to 15 metres.		
			Is Point Load Index						Operator : RIH		
			PB Plate Bearing Test						Appendix :		
			CBR In-Situ CBR Test						Figure No. :		





FLETCHER CONSULTANTS LIMITED SOUTH BARN MIDGELEY LANE GOLDSBOROUGH KNARESBOROUGH YORKSHIRE HG5 8NJ TEL 01423 865655 FAX 01423 865663



SE22SW790-792

## **APPENDIX III**

### **Landmark Information Group – Envirocheck Report Site-Specific Radon Report UXO Report**



# Envirocheck<sup>®</sup> Report:

## Datasheet

### Order Details:

**Order Number:**

375267509\_1\_1

**Customer Reference:**

25-306

**National Grid Reference:**

420450, 421530

**Slice:**

A

**Site Area (Ha):**

0.09

**Search Buffer (m):**

1000

### Site Details:

42, Robin Royd Lane

MIRFIELD

WF14 0LG

### Client Details:

Mr D McGrath

Arc Environmental Ltd

Unit 1

Elliot Court

St John's Road

Meadowfield

Durham

DH7 8PN

Report Section	Page Number
Summary	-
Agency & Hydrological	1
Waste	13
Hazardous Substances	-
Geological	17
Industrial Land Use	25
Sensitive Land Use	32
Data Currency	33
Data Suppliers	38
Useful Contacts	39

## Introduction

The Environment Act 1995 has made site sensitivity a key issue, as the legislation pays as much attention to the pathways by which contamination could spread, and to the vulnerable targets of contamination, as it does the potential sources of contamination. For this reason, Landmark's Site Sensitivity maps and Datasheet(s) place great emphasis on statutory data provided by the Environment Agency/Natural Resources Wales and the Scottish Environment Protection Agency; it also incorporates data from Natural England (and the Scottish and Welsh equivalents) and Local Authorities; and highlights hydrogeological features required by environmental and geotechnical consultants. It does not include any information concerning past uses of land. The datasheet is produced by querying the Landmark database to a distance defined by the client from a site boundary provided by the client. In this datasheet the National Grid References (NGRs) are rounded to the nearest 10m in accordance with Landmark's agreements with a number of Data Suppliers.

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## Radon Potential dataset Copyright Notice

Information supplied from a joint dataset compiled by The British Geological Survey and Public Health England. The probability result is only valid for properties above ground. All basement and cellar areas are considered to be at additional risk from high radon levels. If an underground room such as a cellar or basement makes up part of the living or working accommodation, the property should be tested regardless of Radon Affected Area status.

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## Report Version v53.0

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
<b>Agency &amp; Hydrological</b>					
BGS Groundwater Flooding Susceptibility	pg 1	Yes	Yes	Yes	n/a
Contaminated Land Register Entries and Notices					
Discharge Consents	pg 1				6
Prosecutions					
Enforcement and Prohibition Notices					
Integrated Pollution Controls					
Integrated Pollution Prevention And Control					
Local Authority Integrated Pollution Prevention And Control					
Local Authority Pollution Prevention and Controls	pg 2			1	1
Local Authority Pollution Prevention and Control Enforcements					
Nearest Surface Water Feature	pg 3			Yes	
Pollution Incidents to Controlled Waters	pg 3			4	4
Historical Prosecutions					
Registered Radioactive Substances					
Substantiated Pollution Incident Register					
Water Abstractions	pg 4			1	(*6)
Water Industry Act Referrals					
Groundwater Vulnerability Map	pg 6	Yes	n/a	n/a	n/a
Groundwater Vulnerability - Soluble Rock Risk			n/a	n/a	n/a
Groundwater Vulnerability - Local Information			n/a	n/a	n/a
Bedrock Aquifer Designations	pg 6	Yes	n/a	n/a	n/a
Superficial Aquifer Designations			n/a	n/a	n/a
Source Protection Zones					
Extreme Flooding from Rivers or Sea without Defences				n/a	n/a
Flooding from Rivers or Sea without Defences				n/a	n/a
Areas Benefiting from Flood Defences				n/a	n/a
Flood Water Storage Areas				n/a	n/a
Flood Defences				n/a	n/a
OS Water Network Lines	pg 7			6	38
Water Framework Directive - Catchment	pg 11	Yes	Yes		
Water Framework Directive - Groundwater	pg 12	Yes			
Water Framework Directive - Surface Waters					

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
<b>Waste</b>					
BGS Recorded Landfill Sites					
Historical Landfill Sites	pg 13		1	1	
Integrated Pollution Control Registered Waste Sites					
Licensed Waste Management Facilities (Landfill Boundaries)	pg 13			1	
Licensed Waste Management Facilities (Locations)	pg 13				1
Local Authority Landfill Coverage	pg 13	1	n/a	n/a	n/a
Local Authority Recorded Landfill Sites					
Potentially Infilled Land (Non-Water)	pg 13		1	4	8
Potentially Infilled Land (Water)	pg 14				5
Registered Landfill Sites	pg 15			1	2
Registered Waste Transfer Sites					
Registered Waste Treatment or Disposal Sites					
<b>Hazardous Substances</b>					
Control of Major Accident Hazards Sites (COMAH)					
Explosive Sites					
Notification of Installations Handling Hazardous Substances (NIHHS)					
Planning Hazardous Substance Consents					
Planning Hazardous Substance Enforcements					

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
<b>Geological</b>					
BGS 1:625,000 Solid Geology	pg 17	Yes	n/a	n/a	n/a
BGS Estimated Soil Chemistry	pg 17	Yes	Yes	Yes	Yes
BGS Recorded Mineral Sites	pg 22		1	2	4
BGS Urban Soil Chemistry					
BGS Urban Soil Chemistry Averages					
CBSCB Compensation District			n/a	n/a	n/a
Coal Mining Affected Areas	pg 24	Yes	n/a	n/a	n/a
Mining Instability	pg 24	Yes	n/a	n/a	n/a
Man-Made Mining Cavities					
Natural Cavities					
Non Coal Mining Areas of Great Britain				n/a	n/a
Potential for Collapsible Ground Stability Hazards	pg 24	Yes		n/a	n/a
Potential for Compressible Ground Stability Hazards				n/a	n/a
Potential for Ground Dissolution Stability Hazards				n/a	n/a
Potential for Landslide Ground Stability Hazards	pg 24	Yes		n/a	n/a
Potential for Running Sand Ground Stability Hazards				n/a	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 24		Yes	n/a	n/a
Radon Potential - Radon Affected Areas	pg 24	Yes	n/a	n/a	n/a
Radon Potential - Radon Protection Measures			n/a	n/a	n/a
<b>Industrial Land Use</b>					
Contemporary Trade Directory Entries	pg 25		1	14	21
Fuel Station Entries	pg 28			2	2
Points of Interest - Commercial Services	pg 28			4	8
Points of Interest - Education and Health					
Points of Interest - Manufacturing and Production	pg 29			3	9
Points of Interest - Public Infrastructure	pg 30		1	2	6
Points of Interest - Recreational and Environmental	pg 31			1	5
Underground Electrical Cables					

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
<b>Sensitive Land Use</b>					
Ancient Woodland					
Areas of Adopted Green Belt	pg 32		1		
Areas of Unadopted Green Belt	pg 32		1		
Areas of Outstanding Natural Beauty					
Environmentally Sensitive Areas					
Forest Parks					
Local Nature Reserves	pg 32			1	
Marine Nature Reserves					
National Nature Reserves					
National Parks					
Nitrate Sensitive Areas					
Nitrate Vulnerable Zones	pg 32		1		
Ramsar Sites					
Sites of Special Scientific Interest					
Special Areas of Conservation					
Special Protection Areas					
World Heritage Sites					

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SW (NE)	0	1	420449 421527
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SW (W)	132	1	420300 421500
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SW (S)	212	1	420400 421300
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SW (S)	307	1	420449 421200
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A12SE (W)	380	1	420050 421500
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Limited Potential for Groundwater Flooding to Occur	A18SW (N)	406	1	420400 421950
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Limited Potential for Groundwater Flooding to Occur	A12SE (W)	429	1	420000 421527
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Limited Potential for Groundwater Flooding to Occur	A12NE (W)	429	1	420000 421550
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Limited Potential for Groundwater Flooding to Occur	A18SW (N)	452	1	420449 422000
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Limited Potential for Groundwater Flooding to Occur	A12SE (W)	479	1	419950 421527
1	<b>Discharge Consents</b> Operator: Owlet Hurst Farm Property Type: FARMS (NOT HOUSE)/CROP + ANIMAL REARING/PLANT NURSERY Location: Owlet Hurst Farm, Norristhorpe, Liversedge Authority: Environment Agency, North East Region Catchment Area: Calder Reference: C5665 Permit Version: 2 Effective Date: 26th July 2012 Issued Date: 26th July 2012 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Land/Soakaway Environment: Receiving Water: Land Adjacent To The Dwelling <b>Status: Transferred from COPA 1974</b> Positional Accuracy: Located by supplier to within 100m	A18SE (N)	669	2	420600 422200
1	<b>Discharge Consents</b> Operator: Owlet Hurst House Property Type: FARMS (NOT HOUSE)/CROP + ANIMAL REARING/PLANT NURSERY Location: Owlet Hurst Farm, Norristhorpe, Liversedge Authority: Environment Agency, North East Region Catchment Area: Calder Reference: C5665 Permit Version: 2 Effective Date: 26th July 2012 Issued Date: 26th July 2012 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Land/Soakaway Environment: Receiving Water: Land Adjacent To The Dwelling <b>Status: Transferred from COPA 1974</b> Positional Accuracy: Located by supplier to within 100m	A18SE (N)	669	2	420600 422200