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PHASE 1 ENVIRONMENTAL DESK STUDY & COAL MINING RISK ASSESSMENT REPORT

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Report on a Phase One Desk Study and Coal Mining Risk Assessment

Location: **Land Adjacent to 21 Westcliffe Rise**
Cleckheaton, West Yorkshire, BD19 5HX

For: Richard Sutcliffe

Report No. C3383/23/E/5124

Report date: May 2023

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

Scott Alexander BSc FGS
Geo-environmental Engineer

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Senior Geo-environmental Engineer

1. Introduction

The site comprises a plot of land between the semi-detached property 21 Westcliffe Rise and the row of terraced houses on Westcliffe Road. The site is approximately 0.05 hectares in size and its National Grid reference is centred around 418358, 425322.

It is understood that the development proposals currently comprise the erection of three new residential dwelling with associated garden areas and 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 19th May 2023 and the following observations were made:

General site description/current site use

The site comprises a plot of land, located within a residential setting.

Site boundaries/access

The site is accessible via Westcliffe Rise.

Topography

The site is relatively flat, however, the local topography slopes upwards to the north.

Surface cover of site

At the time of the walkover the garage premises had been demolished; the surface of the site comprised graded ground and all hardstanding had been removed.

Visible evidence of contamination/ contaminative sources

A mound of spoil of what appears to be demolition rubble and waste is present on the west of the site.

Presence of vegetation and wildlife

Site contains overgrown scrub and grasses. No wildlife noted.

Services

The status of underground services is unknown, however site is located within a residential area so buried services may be present.. There were no overhead services present within the site at the time of the walkover.

Site neighbours

The site is located within a residential setting.

In order to ensure that the site is fully characterised and to comply with the Environment Act 1995¹, a Phase One Desk Study and Coal Mining Risk Assessment has been commissioned Mr Christopher Green. 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 Plans - Appendix 1
- Groundsure Reports - Appendix 2
- Historical maps - Appendix 3
- Photographs - Appendix 4
- Consultants Mining Report - Appendix 5

The data obtained from the above-mentioned sources has been summarised below².

¹S57 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 Use³

HISTORICAL MAPPING SUMMARY		
Map Dates	On site	Within 250m
1890	Site is an area of greenfield land.	53m NW – Unspecified Mill 81m S – Tank 87m W – Unspecified Mill 100m NW - Wood Royd Mill 107m NW – Mill Pond 162m NE – Cemetery 181m S – Unspecified Works 235m SE – Quarry Maltkins & associated brick works 249m SW – Victoria Mill 250m NE – Whitecliffe Leather Works
1907	Site remains unchanged. The terrace house on Westcliffe Road, which were viewed during the walkover are erected. They line the western boarder of site.	53m NW – Unspecified Mill 100m NW - Wood Royd Mill 162m NE – Cemetery 179m SW – Unspecified Mill 231m E – Commercial/Industrial 235m SE – Quarry Kilns 249m SW – Victoria Mill 250m NE – Whitecliffe Leather Works 250m S – Unspecified Pit
1938	The site remains unchanged	37m E – Allotment Gardens 62m NW – Unspecified Mill 74m SE – Allotment Gardens 100m NW - Wood Royd Mill 113m SW – Confectionary Works 162m NE – Cemetery 179m SW – Unspecified Mill 231m E – Commercial/Industrial 235m SE – Quarry Kilns 249m SW – Victoria Mill 250m NE – Whitecliffe Leather Works
1957	The site remains unchanged.	37m E – Allotment Gardens 100m NW - Wood Royd Mill 113m SW – Confectionary Factory 136m SW – Unspecified Works 162m NE – Cemetery 179m SW – Unspecified Works 249m SW – Victoria Mill 250m NE – Unspecified Works
1964 - 1985	The site remains unchanged. Neighbouring property 21 West Cliffe Rise is erected to the immediate east of site.	34m NW – Refuse Tip 51m NW – Unspecified Commercial/Industrial 96m NW – Electrical Substation 100m NW - Wood Royd Mill 113m SW – Confectionary Factory 136m SW – Unspecified Works 162m NE – Cemetery 179m S – Unspecified Factory 220m S – Unspecified Depot 249m NW – Unspecified Works 249m SW – Victoria Mill 250m NE – Unspecified Works
1993 - 2003	The site remains unchanged.	100m NW - Wood Royd Mill 113m SW – Factory 136m SW – Unspecified Works 176m NE – Cemetery 179m S – Unspecified Factory 220m S – Unspecified Depot 249m NW – Unspecified Works 249m SW – Victoria Mill 250m NE – Unspecified Works

NB. All distances given are approximate only.

³ See Appendix 3

2.2 Published Geology and Geological Hazards

Table 2: Geological Data for the Site			
BGS MAPPING DATA			
Strata Type	Strata Name⁴	Previous Name⁴	Description⁵
Superficial Geology	None	-	-
Solid Geology	Pennine Lower Coal Measures Formation	-	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.
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.
Faults	100m S 138m SE	Fault (inferred)	Not anticipated to affect the proposed development
Landslip Deposits	No data	No data	Not indicated to present on site or within the surrounding area.
BGS BOREHOLE DATA			
Reference⁶	Location	Strata Description	Depth
		None within 250m.	
NATURAL GROUND SUBSIDENCE & HAZARDS⁷			
Type		Risk Rating	
Potential for shrinking or swelling clay ground stability		Negligible.	
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 lower probability radon area (between 1% and 3% of homes are estimated to be at or above the Action Level). No radon protective measures are necessary.	

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]

⁶ <http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

⁷ See Groundsure report

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. The possibility for unrecorded shallow coal workings to be present beneath the site should also be considered. It should be appreciated that an intrusive investigation will be required to validate this opinion.

2.3.2 Site Won Materials

It would appear that residual cohesive soil is likely to be encountered at shallow depth over much of the site. The upper weathered fraction of the sandstone member anticipated beneath the site may be in a condition which may be suitable for reworking. Cohesive material is likely to be relatively difficult to re-engineer as a construction material. However, depending on the results of laboratory testing, it may be possible to modify/stabilise the soil using lime and/or cement to form a suitable sub-base replacement for pavements and hard standings.

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. Coal Mining

The Groundsure Report states that the site is within an area that may be affected by coal mining. A Coal Authority 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	No	-
2	Probable Unrecorded Shallow Workings	Yes	No further details given
3	Spine Roadways at Shallow Depth	No	No spine roadway recorded at shallow depth.
4	Mine Entries	Yes	Two mine entries are within 100m of the search boundary of the site. 418425-004 at grid reference 418340, 425383 418425-007 at grid reference 418406, 425243
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 affecting the surface of the site..
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	No	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	For further information please see section 3 of the Consultant's Coal Mining Report (ref 51003355939003).
16	Coal mining licensing	No	
17	Court orders	No	
18	Section 46 notices	No	
19	Withdrawal of support notices	No	
20	Payments to owners of former copyhold land	No	

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	-	None recorded within 250m	-
Historic Landfill	34m NW	Refuse Tip (1966)	N
Historic waste sites	26m NW	Refuse Handling Plant	N
	195m S	Waste Transfer Station	
Licenced waste sites	212m S	H Smiths & Son (Transfer Station taking Non-biodegradable Wastes)	N
Waste Exceptions	-	None recorded within 250m	-
MADE GROUND & INFILLED GROUNDWORKINGS			
Description	Location	Comments	Monitoring Requirement
Records of Potentially Infilled Features	34m NW	Refuse Tip	Yes

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 ¹⁰	-	None recorded within 250m.
Abstraction Licences	-	None recorded within 250m.
Discharge Consents	-	None recorded within 250m.
Records of Part A(2) and Part B Activities and Enforcements	-	None recorded within 250m.
CONTROLLED WATERS ¹⁰		
Description	Location	Details
River Network Entries	-	None recorded within 250m.
Surface Water Features	-	None recorded within 250m.

2.7 Sensitive Land Use

Table 6: Sensitive Land Uses within 250m

REGISTERED SENSITIVE LAND USES ¹¹		
Description	Location	Details
Nitrate Vulnerable Zone	On Site	Spenn Beck from Source to River Calder NVZ- Existing.
Green Belt Land	-	None within 250m.

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.¹² 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:

⁸ See Appendix 2

⁹ See Appendix 2

¹⁰ See Appendix 2

¹¹ 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.

Table 7: Potentially Contaminative Sources

HISTORICAL		
Land Use	Location	Classification
Historical construction	95m NW and SE	Electricity sub-station
	51m to 68m W 93m SW	Unspecified Mills, Works, Commercial/industrial Premises
Shallow Mining	On Site	Probable shallow coal mining.
CURRENT		
Land Use	Location	Classification
None identified	95m SE and NW	Electricity sub-station

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.¹³

¹³This 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 a new dwelling. 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 potential 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 – possible 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 potential 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	No – no edible plants or contained water sources in the area of the proposed new works.	N/A	There are potential 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. There is a potential for made ground to be present.	Moderate	

	Neighbours	Yes – residential dwellings present within 250m of the proposed development.	Moderate	
Migration of hazardous gases via permeable strata	Operative	Yes – possible off-site sources and potential source on site associated with historical construction.	Moderate	Possible source on site and within 250m. A programme of monitoring is recommended but is suggested to be limited to 4 readings over one month in the first instance. If significant made ground considered capable of producing harmful gases is revealed during the investigation works, the monitoring regime may require reassessment to consider a higher potential risk.
	End User		Moderate	
	Neighbours	Yes – possible source on site due to historical construction.	Moderate	
Spillage/loss/run off direct to receiving water	Controlled Waters	No – receiving waters are not present within 250m.	N/A	
Migration via permeable unsaturated strata	Controlled Waters	Yes – there is a Secondary A aquifer beneath the site. Granular made ground may be present on site, in addition to leachable contamination.	Moderate	Receiving waters within 250m and a Secondary A aquifer underlies the site. Further testing required to reach a firm conclusion.
Run off via drainage/sewers etc	Controlled Waters	Yes – granular made ground may be present on site, in addition to leachable contamination.	Moderate	
Direct contact with contaminated soils	Plants	Yes – some soft landscaping areas are present as part of the proposed development.	Moderate	Further testing required to reach a firm conclusion.
Uptake via root system			Moderate	
Direct contact with contaminated soils	Building Materials	Yes – possible source on and off site and foundation and service installation materials may be affected by the site soil.	Moderate	There are potential on and off-site sources of contamination that may have caused contamination of the site. Further testing required to reach a firm conclusion.
Direct contact with contaminated groundwater				
Migration of mine gas via permeable strata	Operative	Yes – in an area affected by coal mining activity.	Low	In an area affected by coal mining activity and where shallow worked seams may be present.

	End User			Further knowledge required to reach a firm conclusion.
Exposure to Radon	Operative	No – not in a radon affected area.	N/A	The publication BR211 states that no protection measures are necessary.
	End User			
Mining Instability	End User	Yes – there is a possibility that unrecorded shallow mine could be present beneath the property.	Low	Please see section 4. For further information.
Unexploded Ordnance (UXO) Risk	Operative	Yes – the Zetica ¹⁴ online maps indicate that the site is at low risk from UXO.	Low	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.

¹⁴ Pre-desk study assessment [online resource from www.zeticauxo.com].

4. Coal Mining Risk Assessment

4.1 Geological Appraisal

On the basis of the information revealed from the Geology of Britain Viewer¹⁵, it is noted that the site is situated within the Pennine Lower Coal Measures Formation. The local geology shows relatively variable dips with dip arrows pointing towards the north-east, south-west and south-east at shallow angles between 3 and 7 degrees. The regional solid geology shows considerable variability in the degree of dip (varying from 5° and 27°), however, this generally appears to dip towards the south east. In addition, it is noted that the topography of the local area generally slopes downwards towards the north east.

There is one notable coal seam that is shown to outcrop within the local area. Information regarding this seam is summarised as follows:

Table 9: Summary of Coal Seams Within the Vicinity of the Site.

Seam Name	Seam thickness ^{5*}	Outcrop distance from site ^{5*}	Anticipated depth below site
Wheatley Lime	0.4 – 1.2m	500m W	10m.

The Wheatley Lime Coal is likely to be present beneath the site beneath the sandstone member shown to outcrop at the surface on the geological records. This is expected to be at a depth of around 10m below the surface of the site. The sandstone member is shown to vary in thickness of the published geological records, thus the Wheatley Lime coal may be closer to the surface than anticipated.

4.2 Risk Assessment

The risk to the stability of the proposed residential development has been evaluated from the data obtained and with reference to the following ratings and definitions:

- Low - The possibility of instability is unlikely therefore no further action is necessary.
- Moderate - The possibility of instability is likely and further investigation or remedial action may be required.
- High - The possibility of instability is highly likely and further investigation or remedial action will be necessary.

Table 10: Development Specific Risk Assessment

Item	Risk attributed to	Coal Seam(s) Considered	Risk Rating
4.3	Shallow coal workings	Wheatley Lime Coal	High
4.4	Coal workings at depth	The Coal Authority report indicates that the property is not within a surface area that could be affected by past underground mining.	Low
4.5	Mine gas	Shallow coal workings. Mine entries approx. 100m from boundary of site.	Moderate
4.6	Mine shafts	Two shafts identified by the Consultant Coal Mining Report.	Low

4.3 Risks Posed by Shallow Coal Workings

On the basis of all of the information provided above, the Wheatley Lime Coal could be present within 30m of the surface at the site. Whilst this seam may be of limited thickness, the possibility of the seam being worked below the site cannot be ruled out. Historic coal mining activity is evident in the nearby area, and therefore it is considered that if coal was known to be close to ground level it could have been removed illicitly via shallow mining methods with relative ease.

It may be noted that guidance available from both the NHBC and the CIRIA publication, SP32 - *construction over abandoned mine workings*, suggests that competent overburden thickness above a coal seam should be greater than 10 times the thickness of a seam plus seam thickness in order that the collapse of workings would pose a low risk to surface structures.

On this basis, assuming a maximum thickness of the coal seams, the table below suggests the thickness of competent overburden required above each seam to mitigate instability at the surface.

Table 11: Required Thickness of Competent Overburden			
Seam Name	Seam thickness	Anticipated depth below site	Required thickness of competent overburden
Wheatley Lime Coal	0.40 to 1.20m	10m	13.2m

There are no relevant borehole records within the fault block which indicate the depth to the coal seam or thickness of the sandstone member. Given the uncertainty in the information it cannot be wholly discounted that the Wheatley Lime coal is at a depth which if worked may be within influencing distance of the surface of the site.

Due to the ambiguity with the projected depth of the seam beneath the site, it is possible that there may not be a sufficient thickness of competent overburden above the shallowest seam in order to prevent the risk of instability posed by the presence of any illicit workings. Therefore, a highrisk rating has been assigned to this seam, and further investigation is recommended to prove or disprove the presence of illicit mining activity.

4.4 Risks Posed by Coal Workings at Depth

In regard to deeper mining which could affect the site, the property is not identified by the Coal Authority to be within a surface area that could be affected by past underground mining.

4.5 Risks Posed by Mine Shafts

The Consultants Mining Report makes reference to two shafts within 100m of the search radius of the boundary of the site.

In the context of the guidance given by CIRIA SP32 – *Construction over abandoned mine workings* it should be appreciated that the minimum distance for siting structures from open or poorly filled shafts depends primarily on the nature and thickness of the surface deposits. This would presumably be on the basis that a significant ground collapse within intact rock would be improbable, therefore the crater associated with a collapse shaft would be located within the soils above the rock.

Assuming that limited superficial soils are present within the local area, it is reasoned that there is sufficient standoff distance between the development and the shaft, such that the risks posed by shaft collapse can be considered low.

4.6 Risks Posed by Mine Gas

This assessment has identified that there is potential for shallow mine workings to be present beneath the proposed development. Whilst the Consultants Coal Mining Report has not reported any incidents of mine gas within the vicinity of the development, shallow mining activity represents a credible source of ground gas. As such, a moderate risk rating has been assigned, and further assessment may be required. Should evidence of workings be proven via further intrusive works, it is strongly recommended that a detailed gas risk assessment is undertaken in accordance with relevant guidance

5. Intrusive Investigation

5.1 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 +A1:2013 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 +A1: 2013 *Investigation of potentially contaminated sites – Code of practice: 7.6*, and BS 5930: 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: +A1: 2013: 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.

5.2 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.

5.2.1 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 0.01ha, the number of sampling points at the site should be considered with respect to the table below.

Table 12: Summary of Sampling Strategy					
NUMBER OF SAMPLING POINTS					
	Soil	Water	Asbestos	Standpipes	Standpipe Readings
Exploratory Investigation 50m x 50m grid	3	-	3	3	A minimum of 4 readings over 1 month would be required as per risk assessment, however any regime must take into account the guidance detailed below.
Target Areas	Should be assessed during any investigation.				

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), Total petroleum hydrocarbons (TPH CWG).
- **Others** – pH, Organic Content.
- **Asbestos**

Sampling Method

Investigation should include the installation of three gas monitoring standpipes for subsequent monitoring. Furthermore, 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 three 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.

5.2.2 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. Such equipment should be able to undertake Standard Penetration Testing (SPT) and/or Dynamic Probing. The latter may prove useful to identify the presence of any high walls or obstructions left beneath the site as a consequence of the quarrying activities. Moreover, should significant thickness of fill be revealed (associated with historic quarrying activity) deeper boreholes may be needed for sufficient foundation design. This could include a combination of cable percussive and rotary drilling techniques.

Geotechnical Testing

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

Coal Mining Risk Assessment

The property is in an area where the Coal Authority believe there is coal at or close to the surface. This coal may have been worked at some time in the past. Further investigation is strongly recommended in order to prove or disprove the presence of illicit mining activity and to assess the thickness of competent overburden.

General practice is to undertake rotary openhole boreholes at three locations across the site to mitigate against the potential for drilling through intact columns associated with pillar and stall workings. Furthermore, it is normal to investigate the ground to 30m below ground level; any workings below this depth are unlikely to result in significant instability. However, in this case, the risk of instability is due to shallow workings, therefore, drilling to these depths may not be necessary and the objective should be to ensure that the shallow seams are un-worked or have sufficient competent cover. It may therefore be possible, in the first instance, to undertake one borehole to 30m below the top of the rockhead, with the remaining boreholes proving the depth and continuity of the coal seam(s). In any event, it is considered that approval should be sought with the Local Authority as to the efficacy of this approach.

5.2.3 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.
- Report on the presence on coal Workings.

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.

6. References

- British Standards Institution (2015 + A1: 2020), BS 5930: *Code of practice for ground investigations*, B.S.I., London.
- British Standards Institution (2011) +A1:2013, 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

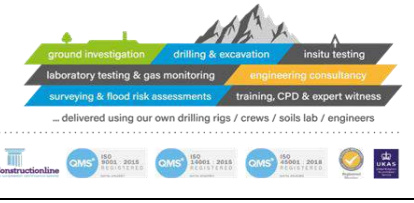
Telephone: 0843 50 66 87
www.rogersgeotech.co.uk

Client:
Richard Sutcliffe

Job Number:
3383/23/E/5124

Project Details:
Land Adjacent to 21 Westcliffe Road

Scale: Not to scale - reference only



ground investigation | drilling & excavation | in situ testing
laboratory testing & gas monitoring | engineering consultancy
surveying & flood risk assessments | training, CPD & expert witness

... delivered using our own drilling rigs / crews / soils lab / engineers

Constructionline | OMS | ISO 9001:2015 | ISO 14001:2015 | CEMAS | ISO 45001:2018

Appendix 2

Groundsure Reports

21, WESTCLIFFE RISE, CLECKHEATON, BD19 5HX

Order Details

Date: 17/05/2023
Your ref: C3383_23_E_5124_PO-2610
Our Ref: GS-VT5-URT-OZS-X4B

Site Details

Location: 418358 425322
Area: 0.05 ha
Authority: [Kirklees Council](#) ↗



[Summary of findings](#)

[p. 2 >](#)

[Aerial image](#)

[p. 8 >](#)

[OS MasterMap site plan](#)

[p.12 >](#)

groundsure.com/insightuserguide ↗

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
13 >	1.1 >	Historical industrial land uses >	0	0	35	114	-
19 >	1.2 >	Historical tanks >	0	0	6	32	-
21 >	1.3 >	Historical energy features >	0	0	8	11	-
22 >	1.4 >	Historical petrol stations >	0	0	0	0	-
22 >	1.5 >	Historical garages >	0	0	0	3	-
22 >	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
23 >	2.1 >	Historical industrial land uses >	0	0	54	171	-
32 >	2.2 >	Historical tanks >	0	0	6	42	-
34 >	2.3 >	Historical energy features >	0	0	19	29	-
36 >	2.4 >	Historical petrol stations >	0	0	0	0	-
36 >	2.5 >	Historical garages >	0	0	0	4	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
37 >	3.1 >	Active or recent landfill >	0	0	0	0	-
37 >	3.2 >	Historical landfill (BGS records) >	0	0	0	0	-
38 >	3.3 >	Historical landfill (LA/mapping records) >	0	2	0	2	-
38 >	3.4 >	Historical landfill (EA/NRW records) >	0	0	0	0	-
38 >	3.5 >	Historical waste sites >	0	1	1	2	-
39 >	3.6 >	Licensed waste sites >	0	0	2	6	-
42 >	3.7 >	Waste exemptions >	0	0	0	17	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
44 >	4.1 >	Recent industrial land uses >	0	1	17	-	-
46 >	4.2 >	Current or recent petrol stations >	0	0	0	1	-
46 >	4.3 >	Electricity cables >	0	0	0	0	-
46 >	4.4 >	Gas pipelines >	0	0	0	0	-
46 >	4.5 >	Sites determined as Contaminated Land >	0	0	0	0	-



46 >	4.6 >	Control of Major Accident Hazards (COMAH) >	0	0	0	0	-
47 >	4.7 >	Regulated explosive sites >	0	0	0	0	-
47 >	4.8 >	Hazardous substance storage/usage >	0	0	0	0	-
47 >	4.9 >	Historical licensed industrial activities (IPC) >	0	0	0	0	-
47 >	4.10 >	Licensed industrial activities (Part A(1)) >	0	0	0	0	-
47 >	4.11 >	Licensed pollutant release (Part A(2)/B) >	0	0	0	1	-
48 >	4.12 >	Radioactive Substance Authorisations >	0	0	0	0	-
48 >	4.13 >	Licensed Discharges to controlled waters >	0	0	0	2	-
49 >	4.14 >	Pollutant release to surface waters (Red List) >	0	0	0	0	-
49 >	4.15 >	Pollutant release to public sewer >	0	0	0	0	-
49 >	4.16 >	List 1 Dangerous Substances >	0	0	0	0	-
49 >	4.17 >	List 2 Dangerous Substances >	0	0	0	1	-
49 >	4.18 >	Pollution Incidents (EA/NRW) >	0	0	1	3	-
50 >	4.19 >	Pollution inventory substances >	0	0	0	0	-
50 >	4.20 >	Pollution inventory waste transfers >	0	0	0	0	-
51 >	4.21 >	Pollution inventory radioactive waste >	0	0	0	0	-
Page	Section	Hydrogeology >	On site	0-50m	50-250m	250-500m	500-2000m
52 >	5.1 >	Superficial aquifer >	None (within 500m)				
53 >	5.2 >	Bedrock aquifer >	Identified (within 500m)				
55 >	5.3 >	Groundwater vulnerability >	Identified (within 50m)				
56 >	5.4 >	Groundwater vulnerability- soluble rock risk >	None (within 0m)				
56 >	5.5 >	Groundwater vulnerability- local information >	None (within 0m)				
57 >	5.6 >	Groundwater abstractions >	0	0	0	0	10
60 >	5.7 >	Surface water abstractions >	0	0	0	0	0
60 >	5.8 >	Potable abstractions >	0	0	0	0	0
60 >	5.9 >	Source Protection Zones >	0	0	0	0	-
61 >	5.10 >	Source Protection Zones (confined aquifer) >	0	0	0	0	-
Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m
62 >	6.1 >	Water Network (OS MasterMap) >	0	0	0	-	-



62 >	6.2 >	Surface water features >	0	0	0	-	-
63 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
63 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
64 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
65 >	7.1 >	Risk of flooding from rivers and the sea >	None (within 50m)				
65 >	7.2 >	Historical Flood Events >	0	0	0	-	-
65 >	7.3 >	Flood Defences >	0	0	0	-	-
66 >	7.4 >	Areas Benefiting from Flood Defences >	0	0	0	-	-
66 >	7.5 >	Flood Storage Areas >	0	0	0	-	-
67 >	7.6 >	Flood Zone 2 >	None (within 50m)				
67 >	7.7 >	Flood Zone 3 >	None (within 50m)				
Page	Section	Surface water flooding >					
68 >	8.1 >	Surface water flooding >	Negligible (within 50m)				
Page	Section	Groundwater flooding >					
69 >	9.1 >	Groundwater flooding >	Negligible (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
70 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	0	0	0	0	0
71 >	10.2 >	Conserved wetland sites (Ramsar sites) >	0	0	0	0	0
71 >	10.3 >	Special Areas of Conservation (SAC) >	0	0	0	0	0
71 >	10.4 >	Special Protection Areas (SPA) >	0	0	0	0	0
71 >	10.5 >	National Nature Reserves (NNR) >	0	0	0	0	0
72 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	0
72 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	3
72 >	10.8 >	Biosphere Reserves >	0	0	0	0	0
73 >	10.9 >	Forest Parks >	0	0	0	0	0
73 >	10.10 >	Marine Conservation Zones >	0	0	0	0	0
73 >	10.11 >	Green Belt >	0	0	0	1	2
73 >	10.12 >	Proposed Ramsar sites >	0	0	0	0	0



74 >	10.13 >	Possible Special Areas of Conservation (pSAC) >	0	0	0	0	0
74 >	10.14 >	Potential Special Protection Areas (pSPA) >	0	0	0	0	0
74 >	10.15 >	Nitrate Sensitive Areas >	0	0	0	0	0
74 >	10.16 >	Nitrate Vulnerable Zones >	1	0	0	0	1
76 >	10.17 >	SSSI Impact Risk Zones >	0	-	-	-	-
76 >	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
77 >	11.1 >	World Heritage Sites >	0	0	0	-	-
78 >	11.2 >	Area of Outstanding Natural Beauty >	0	0	0	-	-
78 >	11.3 >	National Parks >	0	0	0	-	-
78 >	11.4 >	Listed Buildings >	0	0	2	-	-
79 >	11.5 >	Conservation Areas >	0	0	0	-	-
79 >	11.6 >	Scheduled Ancient Monuments >	0	0	0	-	-
79 >	11.7 >	Registered Parks and Gardens >	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
80 >	12.1 >	Agricultural Land Classification >	Urban (within 250m)				
81 >	12.2 >	Open Access Land >	0	0	0	-	-
81 >	12.3 >	Tree Felling Licences >	0	0	0	-	-
81 >	12.4 >	Environmental Stewardship Schemes >	0	0	0	-	-
81 >	12.5 >	Countryside Stewardship Schemes >	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
82 >	13.1 >	Priority Habitat Inventory >	0	0	0	-	-
82 >	13.2 >	Habitat Networks >	0	0	0	-	-
83 >	13.3 >	Open Mosaic Habitat >	0	0	1	-	-
83 >	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
84 >	14.1 >	10k Availability >	Identified (within 500m)				
85 >	14.2 >	Artificial and made ground (10k) >	0	0	3	9	-
87 >	14.3 >	Superficial geology (10k) >	0	0	0	0	-

87 >	14.4 >	Landslip (10k) >	0	0	0	0	-
88 >	14.5 >	Bedrock geology (10k) >	1	0	3	9	-
89 >	14.6 >	Bedrock faults and other linear features (10k) >	0	0	2	10	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
91 >	15.1 >	50k Availability >	Identified (within 500m)				
92 >	15.2 >	Artificial and made ground (50k) >	0	0	1	0	-
93 >	15.3 >	Artificial ground permeability (50k) >	0	0	-	-	-
94 >	15.4 >	Superficial geology (50k) >	0	0	0	0	-
94 >	15.5 >	Superficial permeability (50k) >	None (within 50m)				
94 >	15.6 >	Landslip (50k) >	0	0	0	0	-
94 >	15.7 >	Landslip permeability (50k) >	None (within 50m)				
95 >	15.8 >	Bedrock geology (50k) >	1	0	3	8	-
96 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
96 >	15.10 >	Bedrock faults and other linear features (50k) >	0	0	2	7	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
98 >	16.1 >	BGS Boreholes >	0	0	0	-	-
Page	Section	Natural ground subsidence >					
99 >	17.1 >	Shrink swell clays >	Negligible (within 50m)				
100 >	17.2 >	Running sands >	Negligible (within 50m)				
101 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
102 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
103 >	17.5 >	Landslides >	Very low (within 50m)				
104 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining, ground workings and natural cavities >	On site	0-50m	50-250m	250-500m	500-2000m
106 >	18.1 >	Natural cavities >	0	0	0	0	-
107 >	18.2 >	BritPits >	0	0	0	1	-
107 >	18.3 >	Surface ground workings >	0	0	15	-	-
108 >	18.4 >	Underground workings >	0	0	0	0	4
108 >	18.5 >	Historical Mineral Planning Areas >	0	0	0	0	-



109 >	18.6 >	Non-coal mining >	0	0	1	1	2
109 >	18.7 >	Mining cavities >	0	0	0	0	0
110 >	18.8 >	JPB mining areas >	None (within 0m)				
110 >	18.9 >	Coal mining >	Identified (within 0m)				
110 >	18.10 >	Brine areas >	None (within 0m)				
110 >	18.11 >	Gypsum areas >	None (within 0m)				
110 >	18.12 >	Tin mining >	None (within 0m)				
111 >	18.13 >	Clay mining >	None (within 0m)				
Page	Section	Radon >					
112 >	19.1 >	Radon >	Between 1% and 3% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
114 >	20.1 >	BGS Estimated Background Soil Chemistry >	1	0	-	-	-
114 >	20.2 >	BGS Estimated Urban Soil Chemistry >	0	0	-	-	-
114 >	20.3 >	BGS Measured Urban Soil Chemistry >	0	0	-	-	-
Page	Section	Railway infrastructure and projects >	On site	0-50m	50-250m	250-500m	500-2000m
115 >	21.1 >	Underground railways (London) >	0	0	0	-	-
115 >	21.2 >	Underground railways (Non-London) >	0	0	0	-	-
115 >	21.3 >	Railway tunnels >	0	0	0	-	-
115 >	21.4 >	Historical railway and tunnel features >	0	0	0	-	-
115 >	21.5 >	Royal Mail tunnels >	0	0	0	-	-
116 >	21.6 >	Historical railways >	0	0	0	-	-
116 >	21.7 >	Railways >	0	0	0	-	-
116 >	21.8 >	Crossrail 1 >	0	0	0	0	-
116 >	21.9 >	Crossrail 2 >	0	0	0	0	-
116 >	21.10 >	HS2 >	0	0	0	0	-



Recent aerial photograph



Capture Date: 30/05/2021

Site Area: 0.05ha



Recent site history - 2018 aerial photograph

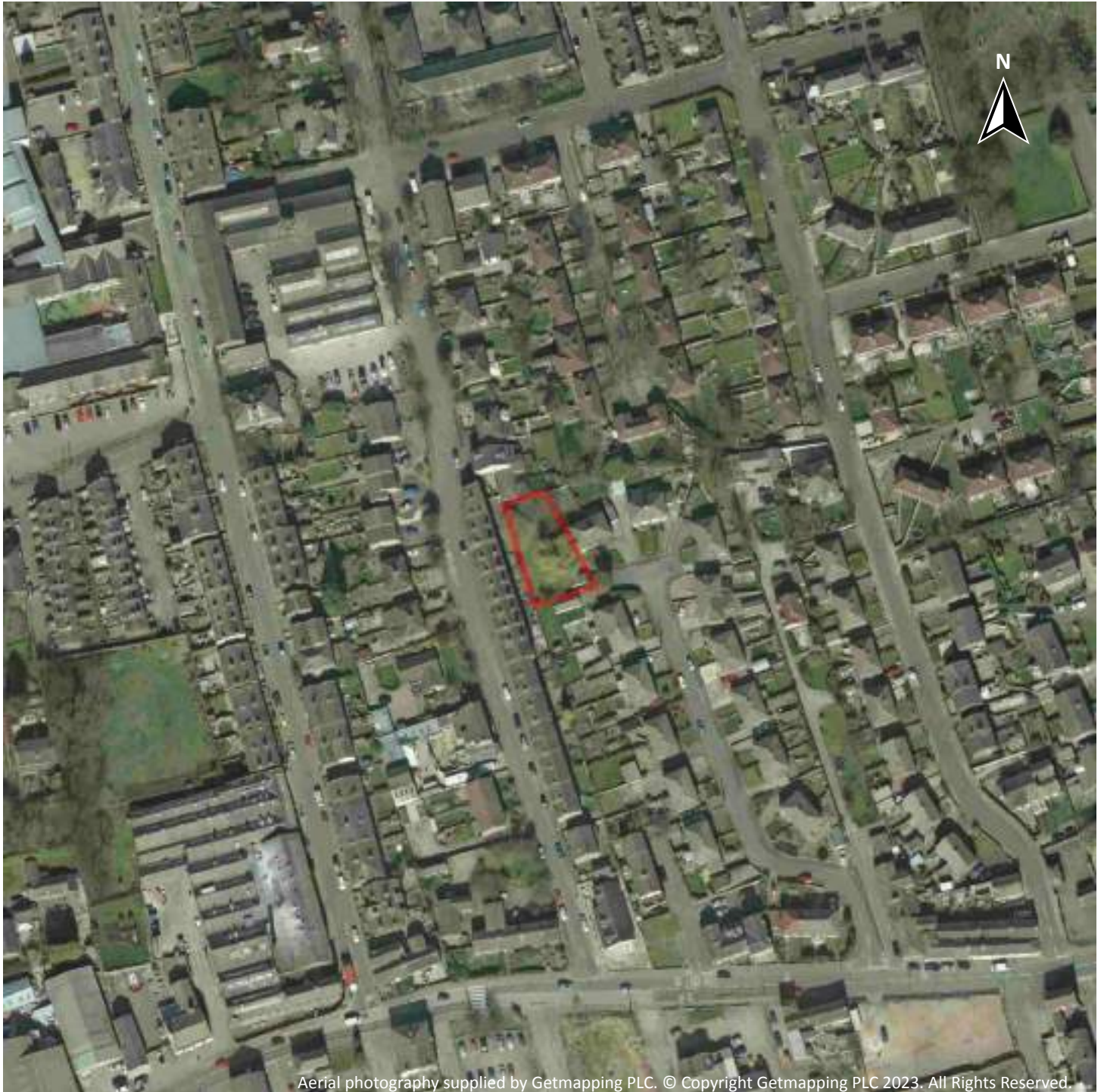


Capture Date: 02/07/2018

Site Area: 0.05ha



Recent site history - 2012 aerial photograph



Capture Date: 26/03/2012

Site Area: 0.05ha



Recent site history - 1999 aerial photograph



Capture Date: 10/07/1999

Site Area: 0.05ha



OS MasterMap site plan



Site Area: 0.05ha



1 Past land use



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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 **149**

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 13 >](#)

ID	Location	Land use	Dates present	Group ID
A	51m NW	Unspecified Mill	1967	1493659

ID	Location	Land use	Dates present	Group ID
A	51m NW	Unspecified Commercial/Industrial	1974 - 1990	1539686
A	53m W	Unspecified Mill	1892 - 1905	1507791
A	62m NW	Unspecified Mill	1938 - 1948	1476802
A	68m NW	Unspecified Mill	1955	1467768
1	87m W	Unspecified Mill	1892	1421629
B	93m SW	Unspecified Works	1967	1438282
B	93m SW	Unspecified Commercial/Industrial	1974 - 1990	1504967
C	162m NE	Cemetery	1892 - 1905	1513924
C	162m NE	Cemetery	1938 - 1948	1517022
C	166m NE	Cemetery	1955	1506121
C	166m NE	Cemetery	1967 - 1990	1486793
E	179m SW	Unspecified Mill	1905	1421630
F	181m S	Unspecified Works	1892	1515442
F	190m SE	Unspecified Works	1967	1516815
G	193m E	Unspecified Mill	1983	1537084
F	197m S	Unspecified Works	1990	1479160
F	197m S	Unspecified Works	1966 - 1985	1549740
G	198m E	Unspecified Mill	1967	1477533
F	202m S	Unspecified Mills	1938	1490190
F	203m S	Unspecified Commercial/Industrial	1931	1484307
F	203m S	Unspecified Commercial/Industrial	1931	1502156
F	206m S	Unspecified Ground Workings	1892	1539861
F	220m S	Unspecified Depot	1983 - 1990	1552119
F	220m S	Unspecified Works	1967	1438283
3	221m NW	Unspecified Works	1967 - 1990	1495512
F	229m S	Unspecified Commercial/Industrial	1948	1491799
F	229m S	Unspecified Commercial/Industrial	1931	1543516
G	231m E	Unspecified Commercial/Industrial	1948	1478525



ID	Location	Land use	Dates present	Group ID
G	231m E	Unspecified Commercial/Industrial	1905 - 1931	1539904
G	231m E	Unspecified Commercial/Industrial	1892	1552078
F	232m S	Unspecified Commercial/Industrial	1948	1472728
F	232m S	Unspecified Commercial/Industrial	1931	1514530
F	235m SE	Unspecified Quarry	1905	1551104
F	246m S	Unspecified Pit	1892 - 1905	1552797
I	252m N	Malthouse	1892	1428943
J	253m SW	Unspecified Mill	1892 - 1905	1552956
F	258m SE	Unspecified Ground Workings and Heap	1938	1418534
F	259m SE	Unspecified Ground Workings	1948	1480538
F	259m SE	Unspecified Ground Workings	1931	1502756
F	259m SE	Ground Workings and Refuse Heap	1931	1464594
K	262m NE	Unspecified Works	1967	1438278
F	262m S	Unspecified Ground Workings	1892	1412403
L	264m W	Refuse Heap	1967	1461091
L	264m W	Unspecified Heap	1974 - 1990	1493968
5	272m SW	Unspecified Hole	1905	1423044
L	273m W	Refuse Heap	1948 - 1955	1507703
L	274m W	Unspecified Ground Workings and Heap	1938	1418533
F	276m S	Quarry Kiln	1905	1430988
L	277m W	Refuse Heap	1931	1503552
F	277m S	Unspecified Mills	1905	1521696
L	278m W	Refuse Heap	1931	1552170
6	283m N	Malthouse	1892	1428942
F	287m SE	Unspecified Ground Workings	1967 - 1990	1466938
I	289m N	Unspecified Works	1967	1438287
M	289m SE	Unspecified Commercial/Industrial	1905 - 1931	1479630
F	290m SE	Refuse Heap	1931	1462333



ID	Location	Land use	Dates present	Group ID
F	290m SE	Unspecified Ground Workings	1948	1536769
F	293m SW	Unspecified Mills	1951 - 1966	1552983
M	293m SE	Unspecified Mills	1948	1539201
F	294m S	Refuse Heap	1892	1553774
M	295m SE	Unspecified Mills	1931	1547735
M	296m SE	Unspecified Mills	1938	1505090
M	297m SE	Unspecified Commercial/Industrial	1983	1472484
M	297m SE	Unspecified Mill	1967	1495173
M	297m SE	Unspecified Mills	1974	1511131
M	297m SE	Unspecified Mills	1955	1549388
F	298m S	Unspecified Quarry	1892	1506936
F	300m SW	Unspecified Mills	1983	1546414
N	300m NE	Unspecified Old Mills	1990	1436433
N	300m NE	Unspecified Works	1967	1438281
N	300m NE	Unspecified Mills	1974 - 1983	1459924
M	302m SE	Unspecified Mills	1892	1475814
F	303m SW	Unspecified Mills	1892 - 1931	1480336
F	303m SW	Unspecified Mills	1948	1520816
M	303m SE	Unspecified Mills	1892	1544872
F	304m SW	Unspecified Mills	1990	1463987
F	305m SW	Unspecified Mills	1938	1499603
F	306m S	Unspecified Works	1966	1524042
F	308m SW	Unspecified Mills	1931	1474172
F	310m S	Unspecified Mill	1892	1421631
7	312m SE	Fire Engine Station	1967 - 1974	1541549
F	318m SW	Unspecified Commercial/Industrial	1967 - 1974	1468126
O	325m E	Umber Works	1990	1409170
O	325m E	Unspecified Works	1983	1438280



ID	Location	Land use	Dates present	Group ID
F	329m S	Unspecified Mills	1975	1493741
F	339m S	Unspecified Works	1985	1438284
F	348m SW	Unspecified Mills	1892 - 1931	1474889
M	364m SE	Unspecified Mill	1966	1479851
P	366m SE	Unspecified Mills	1931	1540727
P	366m SE	Unspecified Mills	1948	1549668
P	367m SE	Unspecified Mills	1967	1552256
P	367m SE	Unspecified Mills	1955	1553158
P	372m SE	Unspecified Mills	1938	1515323
Q	380m S	Refuse Heaps	1948 - 1951	1497570
R	387m NE	Unspecified Works	1967	1438277
P	387m SE	Fire Engine Station	1983 - 1990	1487447
S	388m S	Refuse Heap	1948 - 1951	1474027
S	391m S	Refuse Heaps	1931	1419336
F	391m S	Unspecified Ground Workings	1951 - 1975	1508429
S	393m S	Refuse Heap	1931	1462800
S	393m S	Refuse Heap	1938	1525225
Q	395m S	Refuse Heaps	1931	1461212
F	397m S	Unspecified Ground Workings	1938	1519893
S	397m S	Unspecified Heap	1966 - 1985	1483205
F	399m S	Unspecified Ground Workings	1931	1503996
F	401m S	Unspecified Pit	1948	1473261
F	401m S	Unspecified Pit	1931	1511849
U	401m E	Railway Sidings	1938 - 1948	1494480
U	404m E	Railway Sidings	1967	1484311
P	405m SE	Unspecified Mills	1974 - 1990	1509088
U	406m E	Railway Sidings	1955	1497109
P	406m SE	Unspecified Mills	1892 - 1905	1462194



ID	Location	Land use	Dates present	Group ID
F	408m S	Unspecified Pit	1892 - 1905	1553262
V	409m E	Unspecified Mills	1892	1468555
V	409m E	Unspecified Commercial/Industrial	1931	1501839
V	409m E	Unspecified Commercial/Industrial	1948	1510286
V	409m E	Unspecified Mills	1905	1516168
M	411m SE	Refuse Heap	1892	1436733
Q	412m S	Refuse Heap	1938	1478194
Q	414m S	Refuse Heap	1931	1464368
Q	414m S	Refuse Heap	1931	1500737
Q	421m S	Refuse Heap	1975	1555949
Q	421m S	Refuse Heap	1966	1469310
U	430m NE	Railway Sidings	1892	1517967
U	430m NE	Railway Sidings	1905	1551291
R	446m NE	Refuse Heap	1938 - 1948	1459526
W	451m E	Unspecified Commercial/Industrial	1892 - 1931	1525201
W	451m E	Unspecified Commercial/Industrial	1948	1535273
U	451m E	Railway Building	1892	1471511
10	452m SE	Unspecified Works	1967	1438279
X	453m NE	Cuttings	1938 - 1948	1483120
X	453m NE	Cuttings	1892 - 1905	1501181
U	458m E	Railway Buildings	1938 - 1948	1520362
U	458m E	Railway Buildings	1905	1555165
X	459m NE	Cuttings	1955 - 1967	1483132
Y	459m SW	Unspecified Ground Workings	1948	1412405
X	460m NE	Cuttings	1974 - 1990	1515525
U	462m E	Railway Building	1955 - 1967	1495363
U	476m E	Railway Station	1892	1545599
Y	479m SW	Refuse Heap	1931	1436737



ID	Location	Land use	Dates present	Group ID
Z	480m N	Refuse Heap	1948 - 1955	1497271
U	483m E	Railway Station	1938 - 1955	1480557
U	483m E	Railway Station	1905	1537666
U	485m E	Railway Station	1967	1549331
Z	487m N	Refuse Heap	1938	1436738
U	489m E	Railway Building	1938 - 1955	1491422
U	489m E	Railway Building	1892 - 1905	1542726
U	493m E	Railway Building	1967	1459722

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

38

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 ungrouped 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 13 >](#)

ID	Location	Land use	Dates present	Group ID
H	206m S	Unspecified Tank	1967	236631
H	206m S	Unspecified Tank	1979	237133
H	206m S	Unspecified Tank	1989	247173
H	206m S	Unspecified Tank	1957	234346
H	206m S	Unspecified Tank	1968	236444
4	246m E	Unspecified Tank	1957	224145
F	257m SW	Storage Tanks	1938	230161
F	259m S	Tanks	1938	230768
F	263m S	Unspecified Tank	1894 - 1907	247459
F	273m S	Storage Tanks	1933	230160



ID	Location	Land use	Dates present	Group ID
F	279m S	Unspecified Tank	1957	236817
F	282m S	Unspecified Tank	1938	224158
F	283m SW	Unspecified Tank	1938	224157
G	288m E	Tanks	1938	230744
G	291m E	Tanks	1938	230745
F	292m S	Tanks	1938	230770
N	296m NE	Unspecified Tank	1981 - 1988	245352
F	299m S	Unspecified Tank	1933	224159
F	307m S	Tanks	1938	230769
F	308m S	Tanks	1933	230746
F	316m S	Unspecified Tank	1933	224160
F	319m S	Tanks	1938	230771
N	322m E	Unspecified Tank	1938	224135
F	323m S	Tanks	1933	230767
F	327m SW	Tanks	1938	230772
F	335m S	Tanks	1933	230766
F	341m S	Tanks	1933	230765
8	368m E	Tanks	1933	230748
9	395m S	Unspecified Tank	1907 - 1922	242383
M	398m SE	Unspecified Tank	1907	224144
M	412m SE	Tanks	1907	230751
M	415m SE	Tanks	1907	230750
M	436m SE	Tanks	1938	230747
F	452m SW	Tanks	1957 - 1969	237781
F	453m SW	Tanks	1957	240220
11	464m SW	Unspecified Tank	1907 - 1922	234802
W	472m E	Unspecified Tank	1922 - 1938	242551
V	495m E	Tanks	1922 - 1938	246794

This data is sourced from Ordnance Survey / Groundsure.



1.3 Historical energy features

Records within 500m	19
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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 ungrouped 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 13 >](#)

ID	Location	Land use	Dates present	Group ID
A	95m NW	Electricity Substation	1979 - 1989	136444
2	96m SE	Electricity Substation	1967 - 1989	139103
A	96m NW	Electricity Substation	1967 - 1968	143892
D	167m E	Electricity Substation	1971	129296
D	169m E	Electricity Substation	1981 - 1988	141139
H	200m S	Electricity Substation	1979 - 1989	137491
E	224m SW	Electricity Substation	1968 - 1989	142161
E	226m SW	Electricity Substation	1967	143631
K	320m NE	Electricity Substation	1975 - 1994	146195
F	372m SW	Electricity Substation	1967 - 1979	134484
F	374m SW	Electricity Substation	1968	144121
P	377m SE	Electricity Substation	1971	134415
O	378m E	Electricity Substation	1981 - 1988	138927
P	378m SE	Electricity Substation	1981 - 1988	135396
T	399m SW	Electricity Substation	1974	139322
T	399m SW	Electricity Substation	1985 - 1989	143116
AA	483m SE	Electricity Substation	1993 - 1994	136207
AA	490m SE	Electricity Substation	1971	146380
12	495m SE	Electricity Substation	1971 - 1988	137239

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 ungrouped 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

3

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 ungrouped 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 13](#) >

ID	Location	Land use	Dates present	Group ID
J	273m SW	Garage	1979 - 1989	46213
J	274m SW	Garage	1967	42852
F	287m SW	Garage	1989	41108

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



Site Outline

Search buffers in metres (m)

- Historical industrial land uses
- Historical tanks
- Historical energy features
- Historical garages

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2.1 Historical industrial land uses

Records within 500m **225**

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 23](#) >

ID	Location	Land Use	Date	Group ID
A	51m NW	Unspecified Commercial/Industrial	1990	1539686
A	51m NW	Unspecified Commercial/Industrial	1983	1539686
A	51m NW	Unspecified Commercial/Industrial	1974	1539686

ID	Location	Land Use	Date	Group ID
A	51m NW	Unspecified Mill	1967	1493659
A	53m W	Unspecified Mill	1892	1507791
A	53m W	Unspecified Mill	1905	1507791
A	62m NW	Unspecified Mill	1948	1476802
A	62m NW	Unspecified Mill	1938	1476802
A	68m NW	Unspecified Mill	1955	1467768
1	87m W	Unspecified Mill	1892	1421629
B	93m SW	Unspecified Commercial/Industrial	1990	1504967
B	93m SW	Unspecified Commercial/Industrial	1983	1504967
B	93m SW	Unspecified Commercial/Industrial	1974	1504967
B	93m SW	Unspecified Works	1967	1438282
D	162m NE	Cemetery	1892	1513924
D	162m NE	Cemetery	1948	1517022
D	162m NE	Cemetery	1938	1517022
D	162m NE	Cemetery	1905	1513924
D	166m NE	Cemetery	1955	1506121
D	166m NE	Cemetery	1990	1486793
D	166m NE	Cemetery	1983	1486793
D	166m NE	Cemetery	1974	1486793
D	166m NE	Cemetery	1967	1486793
F	179m SW	Unspecified Mill	1905	1421630
G	181m S	Unspecified Works	1892	1515442
G	190m SE	Unspecified Works	1967	1516815
H	193m E	Unspecified Mill	1983	1537084
G	197m S	Unspecified Works	1990	1479160
G	197m S	Unspecified Works	1983	1549740
G	197m S	Unspecified Works	1974	1549740
G	197m S	Unspecified Works	1967	1549740



ID	Location	Land Use	Date	Group ID
H	198m E	Unspecified Mill	1967	1477533
G	202m S	Unspecified Mills	1938	1490190
G	203m S	Unspecified Commercial/Industrial	1931	1502156
G	203m S	Unspecified Commercial/Industrial	1931	1484307
G	206m S	Unspecified Ground Workings	1892	1539861
G	220m S	Unspecified Depot	1990	1552119
G	220m S	Unspecified Depot	1983	1552119
G	220m S	Unspecified Works	1967	1438283
J	221m NW	Unspecified Works	1990	1495512
J	221m NW	Unspecified Works	1983	1495512
J	221m NW	Unspecified Works	1974	1495512
J	221m NW	Unspecified Works	1967	1495512
G	229m S	Unspecified Commercial/Industrial	1948	1491799
G	229m S	Unspecified Commercial/Industrial	1931	1543516
H	231m E	Unspecified Commercial/Industrial	1948	1478525
H	231m E	Unspecified Commercial/Industrial	1931	1539904
H	231m E	Unspecified Commercial/Industrial	1905	1539904
H	231m E	Unspecified Commercial/Industrial	1892	1552078
G	232m S	Unspecified Commercial/Industrial	1948	1472728
G	232m S	Unspecified Commercial/Industrial	1931	1514530
G	235m SE	Unspecified Quarry	1905	1551104
G	246m S	Unspecified Pit	1892	1552797
G	250m S	Unspecified Pit	1905	1552797
K	252m N	Malthouse	1892	1428943
L	253m SW	Unspecified Mill	1905	1552956
L	253m SW	Unspecified Mill	1892	1552956
G	258m SE	Unspecified Ground Workings and Heap	1938	1418534
G	259m SE	Unspecified Ground Workings	1948	1480538



ID	Location	Land Use	Date	Group ID
G	259m SE	Unspecified Ground Workings	1931	1502756
G	259m SE	Ground Workings and Refuse Heap	1931	1464594
G	259m SE	Ground Workings and Refuse Heap	1931	1464594
M	262m NE	Unspecified Works	1967	1438278
G	262m S	Unspecified Ground Workings	1892	1412403
N	264m W	Unspecified Heap	1990	1493968
N	264m W	Unspecified Heap	1983	1493968
N	264m W	Unspecified Heap	1974	1493968
N	264m W	Refuse Heap	1967	1461091
3	272m SW	Unspecified Hole	1905	1423044
N	273m W	Refuse Heap	1955	1507703
N	274m W	Unspecified Ground Workings and Heap	1938	1418533
G	276m S	Quarry Kiln	1905	1430988
N	277m W	Refuse Heap	1931	1503552
N	277m W	Refuse Heap	1931	1503552
G	277m S	Unspecified Mills	1905	1521696
N	278m W	Refuse Heap	1948	1507703
N	278m W	Refuse Heap	1931	1552170
4	283m N	Malthouse	1892	1428942
G	287m SE	Unspecified Ground Workings	1990	1466938
G	287m SE	Unspecified Ground Workings	1983	1466938
G	287m SE	Unspecified Ground Workings	1974	1466938
G	287m SE	Unspecified Ground Workings	1967	1466938
K	289m N	Unspecified Works	1967	1438287
O	289m SE	Unspecified Commercial/Industrial	1931	1479630
O	289m SE	Unspecified Commercial/Industrial	1905	1479630
G	290m SE	Unspecified Ground Workings	1948	1536769
G	290m SE	Refuse Heap	1931	1462333



ID	Location	Land Use	Date	Group ID
G	293m SW	Unspecified Mills	1955	1552983
O	293m SE	Unspecified Mills	1948	1539201
G	294m S	Refuse Heap	1892	1553774
O	295m SE	Unspecified Mills	1931	1547735
O	295m SE	Unspecified Mills	1931	1547735
O	296m SE	Unspecified Mills	1938	1505090
O	297m SE	Unspecified Mills	1955	1549388
O	297m SE	Unspecified Commercial/Industrial	1983	1472484
O	297m SE	Unspecified Mills	1974	1511131
O	297m SE	Unspecified Mill	1967	1495173
G	298m S	Unspecified Quarry	1892	1506936
G	300m SW	Unspecified Mills	1983	1546414
P	300m NE	Unspecified Old Mills	1990	1436433
P	300m NE	Unspecified Mills	1983	1459924
P	300m NE	Unspecified Mills	1974	1459924
P	300m NE	Unspecified Works	1967	1438281
O	302m SE	Unspecified Mills	1892	1475814
G	303m SW	Unspecified Mills	1948	1520816
G	303m SW	Unspecified Mills	1931	1480336
G	303m SW	Unspecified Mills	1905	1480336
G	303m SW	Unspecified Mills	1892	1480336
O	303m SE	Unspecified Mills	1892	1544872
G	304m SW	Unspecified Mills	1990	1463987
G	305m S	Unspecified Works	1985	1549740
G	305m S	Unspecified Works	1975	1549740
G	305m SW	Unspecified Mills	1938	1499603
G	306m S	Unspecified Mills	1951	1552983
G	306m S	Unspecified Works	1966	1549740



ID	Location	Land Use	Date	Group ID
G	306m S	Unspecified Works	1966	1524042
G	308m SW	Unspecified Mills	1931	1474172
G	308m SW	Unspecified Mills	1931	1474172
G	310m S	Unspecified Mill	1892	1421631
Q	312m SE	Fire Engine Station	1974	1541549
Q	312m SE	Fire Engine Station	1967	1541549
G	318m SW	Unspecified Commercial/Industrial	1974	1468126
G	318m SW	Unspecified Commercial/Industrial	1967	1468126
R	325m E	Umber Works	1990	1409170
R	325m E	Unspecified Works	1983	1438280
G	329m S	Unspecified Mills	1966	1552983
G	329m S	Unspecified Mills	1975	1493741
G	339m S	Unspecified Works	1985	1438284
G	348m SW	Unspecified Mills	1948	1520816
G	348m SW	Unspecified Mills	1931	1474889
G	348m SW	Unspecified Mills	1905	1474889
G	348m SW	Unspecified Mills	1892	1474889
O	364m SE	Unspecified Mill	1966	1479851
S	366m SE	Unspecified Mills	1931	1540727
S	366m SE	Unspecified Mills	1948	1549668
S	366m SE	Unspecified Mills	1931	1540727
S	367m SE	Unspecified Mills	1955	1553158
S	367m SE	Unspecified Mills	1967	1552256
S	372m SE	Unspecified Mills	1938	1515323
G	372m SW	Unspecified Mills	1931	1474889
G	372m SW	Unspecified Mills	1931	1474889
T	380m S	Refuse Heaps	1951	1497570
T	384m S	Refuse Heaps	1948	1497570



ID	Location	Land Use	Date	Group ID
U	387m NE	Unspecified Works	1967	1438277
S	387m SE	Fire Engine Station	1990	1487447
S	387m SE	Fire Engine Station	1983	1487447
V	388m S	Refuse Heap	1951	1474027
V	391m S	Refuse Heaps	1931	1419336
G	391m S	Unspecified Ground Workings	1951	1508429
G	391m S	Unspecified Ground Workings	1966	1508429
G	391m S	Unspecified Ground Workings	1975	1508429
V	392m S	Refuse Heap	1948	1474027
V	393m S	Refuse Heap	1931	1462800
V	393m S	Refuse Heap	1931	1462800
V	393m S	Refuse Heap	1938	1525225
T	395m S	Refuse Heaps	1931	1461212
G	397m S	Unspecified Ground Workings	1938	1519893
V	397m S	Unspecified Heap	1966	1483205
V	397m S	Unspecified Heap	1985	1483205
V	397m S	Unspecified Heap	1975	1483205
G	399m S	Unspecified Ground Workings	1931	1503996
G	399m S	Unspecified Ground Workings	1931	1503996
G	401m S	Unspecified Pit	1948	1473261
G	401m S	Unspecified Pit	1931	1511849
X	401m E	Railway Sidings	1948	1494480
X	401m E	Railway Sidings	1938	1494480
X	404m E	Railway Sidings	1967	1484311
S	405m SE	Unspecified Mills	1990	1509088
S	405m SE	Unspecified Mills	1983	1509088
S	405m SE	Unspecified Mills	1974	1509088
X	406m E	Railway Sidings	1955	1497109



ID	Location	Land Use	Date	Group ID
S	406m SE	Unspecified Mills	1905	1462194
S	406m SE	Unspecified Mills	1892	1462194
G	408m S	Unspecified Pit	1905	1553262
G	408m S	Unspecified Pit	1892	1553262
Y	409m E	Unspecified Commercial/Industrial	1948	1510286
Y	409m E	Unspecified Commercial/Industrial	1931	1501839
Y	409m E	Unspecified Mills	1905	1516168
Y	409m E	Unspecified Mills	1892	1468555
O	411m SE	Refuse Heap	1892	1436733
T	412m S	Refuse Heap	1938	1478194
T	414m S	Refuse Heap	1931	1464368
T	414m S	Refuse Heap	1931	1500737
T	421m S	Refuse Heap	1966	1469310
T	421m S	Refuse Heap	1975	1555949
X	430m NE	Railway Sidings	1892	1517967
X	430m NE	Railway Sidings	1905	1551291
U	446m NE	Refuse Heap	1948	1459526
U	446m NE	Refuse Heap	1938	1459526
Z	451m E	Unspecified Commercial/Industrial	1948	1535273
Z	451m E	Unspecified Commercial/Industrial	1931	1525201
Z	451m E	Unspecified Commercial/Industrial	1905	1525201
Z	451m E	Unspecified Commercial/Industrial	1892	1525201
X	451m E	Railway Building	1892	1471511
6	452m SE	Unspecified Works	1967	1438279
AA	453m NE	Cuttings	1892	1501181
AA	453m NE	Cuttings	1948	1483120
AA	453m NE	Cuttings	1938	1483120
AA	453m NE	Cuttings	1905	1501181



ID	Location	Land Use	Date	Group ID
X	458m E	Railway Buildings	1948	1520362
X	458m E	Railway Buildings	1938	1520362
X	458m E	Railway Buildings	1905	1555165
AA	459m NE	Cuttings	1967	1483132
AB	459m SW	Unspecified Ground Workings	1948	1412405
AA	460m NE	Cuttings	1990	1515525
AA	460m NE	Cuttings	1983	1515525
AA	460m NE	Cuttings	1974	1515525
X	462m E	Railway Building	1967	1495363
AA	462m NE	Cuttings	1955	1483132
X	464m E	Railway Building	1955	1495363
X	476m E	Railway Station	1892	1545599
AB	479m SW	Refuse Heap	1931	1436737
AD	480m N	Refuse Heap	1948	1497271
AD	482m N	Refuse Heap	1955	1497271
X	483m E	Railway Station	1948	1480557
X	483m E	Railway Station	1938	1480557
X	483m E	Railway Station	1905	1537666
X	485m E	Railway Station	1967	1549331
X	486m E	Railway Station	1955	1480557
AD	487m N	Refuse Heap	1938	1436738
X	489m E	Railway Building	1892	1542726
X	489m E	Railway Building	1948	1491422
X	489m E	Railway Building	1938	1491422
X	489m E	Railway Building	1905	1542726
X	493m E	Railway Building	1967	1459722

This data is sourced from Ordnance Survey / Groundsure.



2.2 Historical tanks

Records within 500m

48

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 23 >](#)

ID	Location	Land Use	Date	Group ID
I	206m S	Unspecified Tank	1967	236631
I	206m S	Unspecified Tank	1979	237133
I	206m S	Unspecified Tank	1989	247173
I	206m S	Unspecified Tank	1968	236444
I	206m S	Unspecified Tank	1957	234346
2	246m E	Unspecified Tank	1957	224145
G	257m SW	Storage Tanks	1938	230161
G	259m S	Tanks	1938	230768
G	263m S	Unspecified Tank	1894	247459
G	263m S	Unspecified Tank	1907	247459
G	273m S	Storage Tanks	1933	230160
G	279m S	Unspecified Tank	1957	236817
G	279m S	Unspecified Tank	1957	236817
G	282m S	Unspecified Tank	1938	224158
G	283m SW	Unspecified Tank	1938	224157
H	288m E	Tanks	1938	230744
H	291m E	Tanks	1938	230745
G	292m S	Tanks	1938	230770
P	296m NE	Unspecified Tank	1985	245352
P	296m NE	Unspecified Tank	1981	245352
P	296m NE	Unspecified Tank	1988	245352
P	296m NE	Unspecified Tank	1988	245352
G	299m S	Unspecified Tank	1933	224159



ID	Location	Land Use	Date	Group ID
G	307m S	Tanks	1938	230769
G	308m S	Tanks	1933	230746
G	316m S	Unspecified Tank	1933	224160
G	319m S	Tanks	1938	230771
P	322m E	Unspecified Tank	1938	224135
G	323m S	Tanks	1933	230767
G	327m SW	Tanks	1938	230772
G	335m S	Tanks	1933	230766
G	341m S	Tanks	1933	230765
5	368m E	Tanks	1933	230748
G	395m S	Unspecified Tank	1907	242383
G	396m S	Unspecified Tank	1922	242383
O	398m SE	Unspecified Tank	1907	224144
O	412m SE	Tanks	1907	230751
O	415m SE	Tanks	1907	230750
O	436m SE	Tanks	1938	230747
G	452m SW	Tanks	1957	237781
G	452m SW	Tanks	1969	237781
G	453m SW	Tanks	1957	240220
AC	464m SW	Unspecified Tank	1907	234802
AC	464m SW	Unspecified Tank	1922	234802
Z	472m E	Unspecified Tank	1938	242551
Z	472m E	Unspecified Tank	1922	242551
Y	495m E	Tanks	1938	246794
Y	495m E	Tanks	1922	246794

This data is sourced from Ordnance Survey / Groundsure.



2.3 Historical energy features

Records within 500m	48
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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 23 >](#)

ID	Location	Land Use	Date	Group ID
A	95m NW	Electricity Substation	1979	136444
A	95m NW	Electricity Substation	1989	136444
C	96m SE	Electricity Substation	1967	139103
A	96m NW	Electricity Substation	1968	143892
A	96m NW	Electricity Substation	1967	143892
C	96m SE	Electricity Substation	1979	139103
C	96m SE	Electricity Substation	1989	139103
C	96m SE	Electricity Substation	1968	139103
E	167m E	Electricity Substation	1971	129296
E	169m E	Electricity Substation	1985	141139
E	169m E	Electricity Substation	1981	141139
E	169m E	Electricity Substation	1988	141139
E	169m E	Electricity Substation	1988	141139
I	200m S	Electricity Substation	1979	137491
I	200m S	Electricity Substation	1989	137491
F	224m SW	Electricity Substation	1979	142161
F	224m SW	Electricity Substation	1989	142161
F	226m SW	Electricity Substation	1967	143631
F	226m SW	Electricity Substation	1968	142161
M	320m NE	Electricity Substation	1975	146195
M	320m NE	Electricity Substation	1985	146195
M	320m NE	Electricity Substation	1994	146195
G	372m SW	Electricity Substation	1979	134484



ID	Location	Land Use	Date	Group ID
G	373m SW	Electricity Substation	1967	134484
G	374m SW	Electricity Substation	1968	144121
S	377m SE	Electricity Substation	1971	134415
R	378m E	Electricity Substation	1985	138927
R	378m E	Electricity Substation	1981	138927
R	378m E	Electricity Substation	1988	138927
R	378m E	Electricity Substation	1988	138927
S	378m SE	Electricity Substation	1985	135396
S	378m SE	Electricity Substation	1981	135396
S	378m SE	Electricity Substation	1988	135396
W	399m SW	Electricity Substation	1974	139322
W	399m SW	Electricity Substation	1985	143116
W	399m SW	Electricity Substation	1987	143116
W	399m SW	Electricity Substation	1989	143116
W	399m SW	Electricity Substation	1989	143116
W	399m SW	Electricity Substation	1989	143116
W	399m SW	Electricity Substation	1989	143116
W	399m SW	Electricity Substation	1989	143116
AE	483m SE	Electricity Substation	1993	136207
AE	483m SE	Electricity Substation	1994	136207
AE	490m SE	Electricity Substation	1971	146380
AF	495m SE	Electricity Substation	1985	137239
AF	495m SE	Electricity Substation	1981	137239
AF	495m SE	Electricity Substation	1988	137239
AF	495m SE	Electricity Substation	1988	137239
AF	496m SE	Electricity Substation	1971	137239

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

4

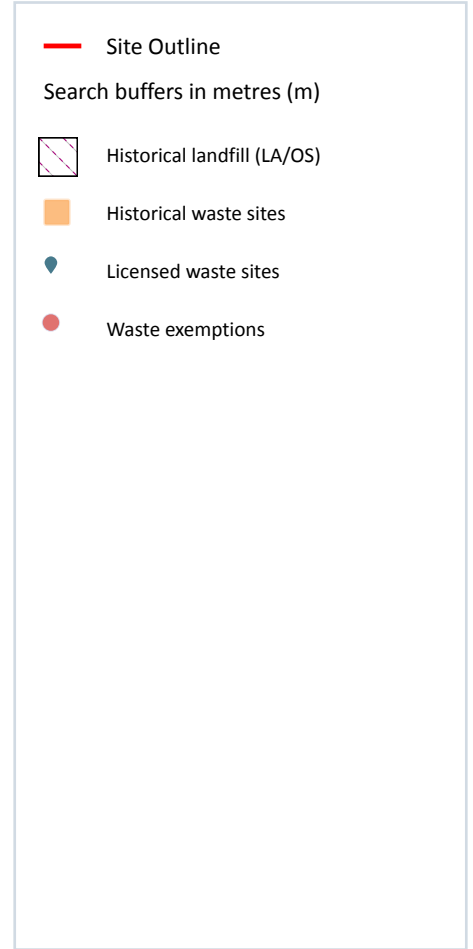
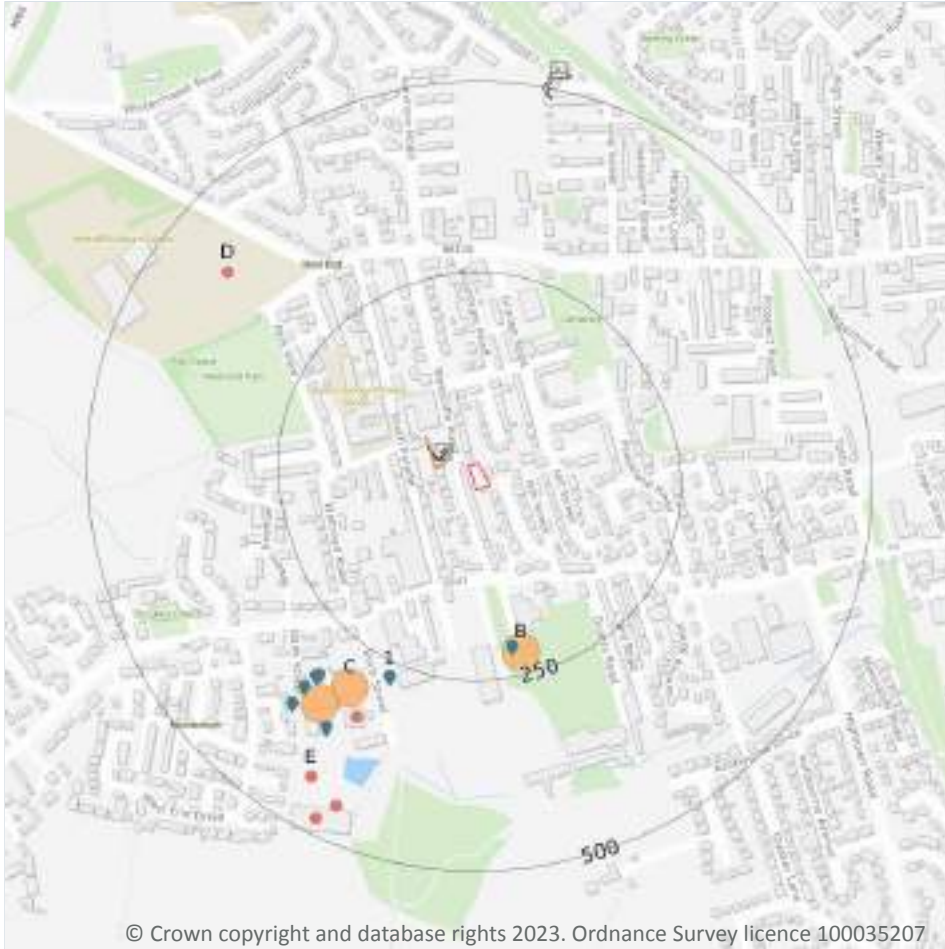
Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 23 >](#)

ID	Location	Land Use	Date	Group ID
L	273m SW	Garage	1979	46213
L	273m SW	Garage	1989	46213
L	274m SW	Garage	1967	42852
G	287m SW	Garage	1989	41108

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m

4

Landfill sites identified from Local Authority records and high detail historical mapping. Features are displayed on the Waste and landfill map on [page 37 >](#)

ID	Location	Site address	Source	Data type
A	34m NW	Refuse Tip	1968 mapping	Polygon
A	34m NW	Refuse Tip	1966 mapping	Polygon
F	487m N	Refuse Tip	1963 mapping	Polygon
F	488m N	Refuse Tip	1968 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

4

Waste site records derived from Local Authority planning records and high detail historical mapping. Features are displayed on the Waste and landfill map on [page 37 >](#)

ID	Location	Address	Further Details	Date
A	26m NW	Site Address: N/A	Type of Site: Refuse Handling Plant Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1957



ID	Location	Address	Further Details	Date
B	195m S	Site Address: Roberts Street, Roberts Street, CLECKHEATON, West Yorkshire, BD19 5HT	Type of Site: Waste Transfer Station Planning application reference: 90207 Description: An application (ref: 90207) for Detailed Planning permission was submitted to Kirklees B.C. on 27th January 1998. Data source: Historic Planning Application Data Type: Point	-
C	282m SW	Site Address: West End Mills, Unit 10, Brick Street, CLECKHEATON, West Yorkshire, BD19 5EH	Type of Site: Waste Transfer Station (Cou) Planning application reference: 92768 Description: From part of scrap yard into waste transfer station. An application (ref: 92768) for Detailed Planning permission was submitted to Kirklees B.C. on 11th September 1996. Data source: Historic Planning Application Data Type: Point	-
C	322m SW	Site Address: West End Mills, Brick Street, CLECKHEATON, West Yorkshire, BD19 5	Type of Site: Waste transfer station (change of use) Planning application reference: 2001/91133/E0 Description: Change of use of land into scrap metal & waste transfer station. An application (ref: 2001/91133/E0) for Detailed Planning permission was submitted to Kirklees B.C. on 12th May 2001. Data source: Historic Planning Application Data Type: Point	-

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

3.6 Licensed waste sites

Records within 500m	8
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Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

Features are displayed on the Waste and landfill map on [page 37 >](#)

ID	Location	Details		
B	212m S	Site Name: H Smith & Son Site Address: Land/premises At, Robert Street, Cleckheaton, West Yorkshire, BD19 5HT Correspondence Address: -	Type of Site: Transfer Station taking Non-Biodegradable Wastes Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: HSM002 EPR reference: EA/EPR/KP3795ZB/A001 Operator: H Smith & Son Waste Management licence No: 61028 Annual Tonnage: 4999	Issue Date: 11/08/1993 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Expired
B	212m S	Site Name: H Smith & Son Site Address: Land/premises At, Robert Street, Cleckheaton, West Yorkshire, BD19 5HT Correspondence Address: -	Type of Site: Metal Recycling Site (mixed MRS's) Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: HSM001 EPR reference: EA/EPR/XP3495ZK/A001 Operator: H Smith & Sons Limited Waste Management licence No: 61002 Annual Tonnage: 70000	Issue Date: 13/11/1990 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Expired
1	272m SW	Site Name: J T Shingleton & Son Site Address: Unit 10, West End Mills, Brick Street, Cleckheaton, BD19 5EH Correspondence Address: Unit 10, West End Mills, Brick Street, Cleckheaton, BD19 5EH	Type of Site: Metal Recycling Site (mixed MRS's) Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: JTS001 EPR reference: - Operator: J T Shingleton & Son Waste Management licence No: 61053 Annual Tonnage: 0	Issue Date: 30/11/1995 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
C	319m SW	Site Name: Cleckheaton Auto Dismantlers Site Address: 10, Bank Street, Westgate, Cleckheaton, West Yorkshire, BD19 5EP Correspondence Address: -	Type of Site: Metal Recycling Site (Vehicle Dismantler) Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: AHU001 EPR reference: EA/EPR/GP3195ZT/T001 Operator: Hussain Amjad Waste Management licence No: 61015 Annual Tonnage: 4500	Issue Date: 16/09/1991 Effective Date: 24/12/2005 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred



ID	Location	Details		
C	324m SW	Site Name: Bank Street Site Site Address: 10, Bank Street, Cleckheaton, West Yorkshire, BD19 5EP Correspondence Address: -	Type of Site: ELV Facility Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: CLE014 EPR reference: EA/EPR/JP3692ZV/A001 Operator: Mr Wajid Hussain Rehman / Tanveer Mohammed Waste Management licence No: 65495 Annual Tonnage: 2400	Issue Date: 05/05/2006 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Revoked
C	343m SW	Site Name: Cleckheaton Auto Dismantlers Site Address: 10, Bank Street, Westgate, Cleckheaton, West Yorks, WF15 8HQ Correspondence Address: 756, Halifax Road, Liversedge, Cleckheaton, West Yorks, WF15 8HQ	Type of Site: Metal Recycling Site (Vehicle Dismantler) Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: TKE001 EPR reference: - Operator: T Kelly Waste Management licence No: 61015 Annual Tonnage: 0	Issue Date: 16/09/1991 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
C	369m SW	Site Name: J T Shingleton & Son Site Address: Unit 10, West End Mills, Brick Street, Cleckheaton, West Yorkshire, BD19 5EH Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: JTS001 EPR reference: EA/EPR/FP3995ZP/A001 Operator: J T Shingleton & Son Waste Management licence No: 61053 Annual Tonnage: 4999	Issue Date: 30/11/1995 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
C	371m SW	Site Name: Cleckheaton Auto Dismantlers Site Address: 10, Bank Street, Westgate, Cleckheaton, West Yorkshire, BD19 5EP Correspondence Address: -	Type of Site: Metal Recycling Site (Vehicle Dismantler) Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: RIB001 EPR reference: EA/EPR/HB3509HR/T001 Operator: Faraj Ribwar Waste Management licence No: 61015 Annual Tonnage: 4499	Issue Date: 16/09/1991 Effective Date: 02/06/2021 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred



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

3.7 Waste exemptions

Records within 500m **17**

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

Features are displayed on the Waste and landfill map on [page 37 >](#)

ID	Location	Site	Reference	Category	Sub-Category	Description
C	337m SW	Brookside Works, Brick St, Cleckheaton, BD19 5EH	WEX158022	Storing waste exemption	Not on a Farm	Storage of waste in a secure place
D	406m NW	TURNSTEADS AVENUE CLECKHEATON BD19 3AQ	WEX012563	Using waste exemption	Not on a farm	Use of waste in construction
D	406m NW	TURNSTEADS AVENUE CLECKHEATON BD19 3AQ	WEX016205	Using waste exemption	Not on a farm	Use of waste in construction
E	434m SW	-	WEX255168	Using waste exemption	Not on a farm	Use of waste in construction
E	454m SW	-	WEX223367	Storing waste exemption	Not on a farm	Storage of waste in a secure place
E	454m SW	-	WEX078448	Storing waste exemption	Not on a farm	Storage of waste in a secure place
E	454m SW	Unit 5, Brookside Works Brick Street Cleckheaton West Yorkshire BD19 5LD	EPR/NF0007V X/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in a secure place
E	479m SW	BROOKSIDE WORKS, BRICK STREET, CLECKHEATON, BD19 5LD	WEX271652	Storing waste exemption	Not on a farm	Storage of waste in a secure place
E	479m SW	BROOKSIDE WORKS, BRICK STREET, CLECKHEATON, BD19 5LD	WEX310815	Using waste exemption	Not on a Farm	Use of waste in construction
E	479m SW	BROOKSIDE WORKS, BRICK STREET, CLECKHEATON, BD19 5LD	WEX310815	Treating waste exemption	Not on a Farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
E	479m SW	BROOKSIDE WORKS, BRICK STREET, CLECKHEATON, BD19 5LD	WEX310815	Disposing of waste exemption	Not on a Farm	Burning waste in the open

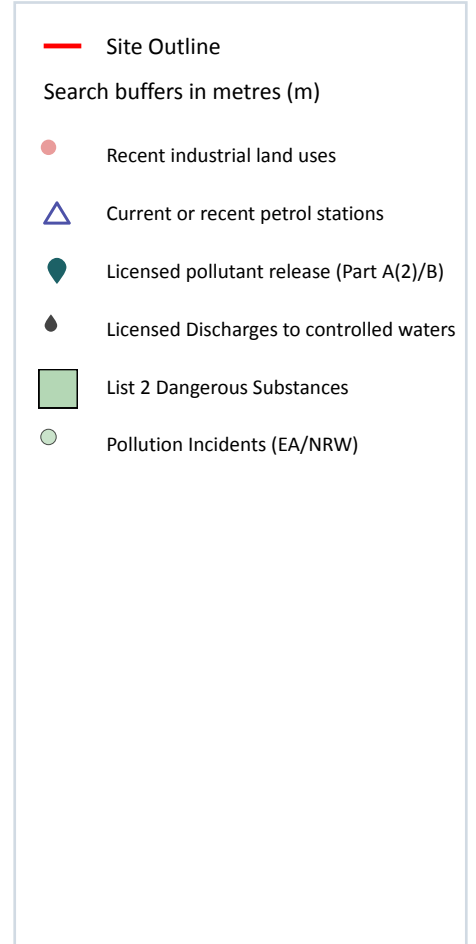
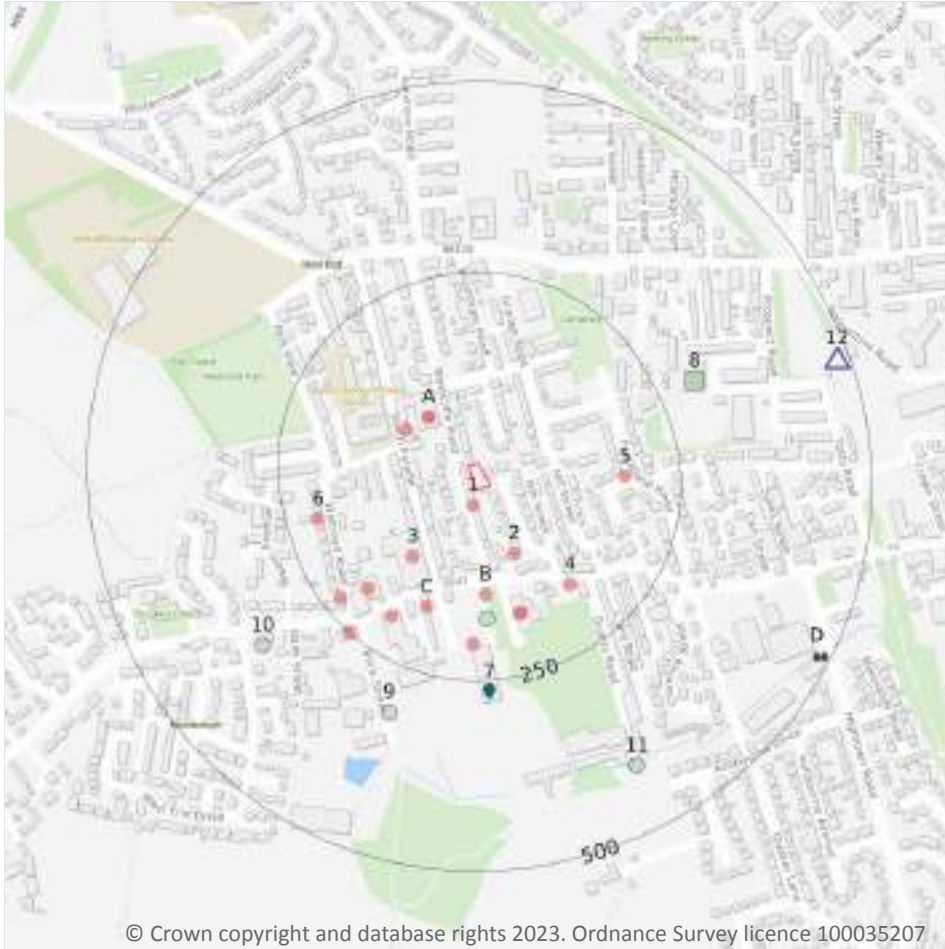


ID	Location	Site	Reference	Category	Sub-Category	Description
E	479m SW	BROOKSIDE WORKS, BRICK STREET, CLECKHEATON, BD19 5LD	WEX310815	Storing waste exemption	Not on a Farm	Storage of waste in a secure place
E	479m SW	BROOKSIDE WORKS, BRICK STREET, CLECKHEATON, BD19 5LD	WEX180473	Disposing of waste exemption	Not on a farm	Burning waste in the open
E	479m SW	BROOKSIDE WORKS, BRICK STREET, CLECKHEATON, BD19 5LD	WEX180473	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
E	479m SW	BROOKSIDE WORKS, BRICK STREET, CLECKHEATON, BD19 5LD	WEX180473	Using waste exemption	Not on a farm	Use of waste in construction
E	479m SW	BROOKSIDE WORKS, BRICK STREET, CLECKHEATON, BD19 5LD	WEX180473	Storing waste exemption	Not on a farm	Storage of waste in a secure place
E	479m SW	BROOKSIDE WORKS, BRICK STREET, CLECKHEATON, BD19 5LD	WEX131862	Storing waste exemption	Not on a farm	Storage of waste in a secure place

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



4 Current industrial land use



4.1 Recent industrial land uses

Records within 250m

18

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 44](#) >

ID	Location	Company	Address	Activity	Category
1	21m S	Artistic Impressions	40, Westcliffe Road, Cleckheaton, West Yorkshire, BD19 3NW	Medals, Trophies, Ceremonial and Religious Goods	Consumer Products
A	83m NW	Premier Tools	Woodroyd Mills, South Parade, Cleckheaton, West Yorkshire, BD19 3AF	Precision Engineers	Engineering Services

ID	Location	Company	Address	Activity	Category
A	83m NW	Garnett Wire Ltd	Woodroyd Mills, South Parade, Cleckheaton, West Yorkshire, BD19 3AF	Industrial Engineers	Engineering Services
2	95m SE	Electricity Sub Station	West Yorkshire, BD19	Electrical Features	Infrastructure and Facilities
A	95m NW	Electricity Sub Station	West Yorkshire, BD19	Electrical Features	Infrastructure and Facilities
3	120m SW	Factory	West Yorkshire, BD19	Unspecified Works Or Factories	Industrial Features
B	138m S	R & D Products UK Ltd	3, Stone Street, Cleckheaton, West Yorkshire, BD19 5DR	Colours, Chemicals and Water Softeners and Supplies	Industrial Products
4	166m SE	Cleckheaton Hand Car Wash	Westgate, Town Centre, Cleckheaton, West Yorkshire, BD19 5HB	Vehicle Cleaning Services	Personal, Consumer and Other Services
C	166m S	Advance Welding	1, Taylor Street, Cleckheaton, West Yorkshire, BD19 5DZ	General Purpose Machinery	Industrial Products
B	171m S	Paragon Works	West Yorkshire, BD19	Unspecified Works Or Factories	Industrial Features
B	172m S	Foxton Dies Ltd	Paragon Works, Robert's Street, Cleckheaton, West Yorkshire, BD19 5HT	Industrial Engineers	Engineering Services
5	177m E	Electricity Sub Station	West Yorkshire, BD19	Electrical Features	Infrastructure and Facilities
C	192m SW	Works	West Yorkshire, BD19	Unspecified Works Or Factories	Industrial Features
C	199m SW	Williams Automotive Engineering Ltd	125, Westgate, Cleckheaton, West Yorkshire, BD19 5DR	Vehicle Repair, Testing and Servicing	Repair and Servicing
B	202m S	Electricity Sub Station	West Yorkshire, BD19	Electrical Features	Infrastructure and Facilities
6	209m W	Yorkshire Greetings	25, Waltroyd Road, Cleckheaton, West Yorkshire, BD19 3AS	Published Goods	Industrial Products
C	226m SW	Electricity Sub Station	West Yorkshire, BD19	Electrical Features	Infrastructure and Facilities
C	249m SW	Spn Bearings	129, Westgate, Cleckheaton, West Yorkshire, BD19 5EJ	Bearing, Gear and Drive Elements	Industrial Products

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 44 >](#)

ID	Location	Company	Address	LPG	Status
12	484m E	TESCO	49, Northgate, Serpentine Road, Cleckheaton, West Yorkshire, BD19 3HS	No	Open

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 44 >](#)



ID	Location	Address	Details	
7	264m S	Stables Garage, Wharfe Works, Stone Street, Cleckheaton, BD19 5EE	Process: Respraying of Road Vehicles Status: Current 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
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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	2
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Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

Features are displayed on the Current industrial land use map on [page 44 >](#)

ID	Location	Address	Details	
D	482m SE	HIGHTOWN ROAD CSO, OPP NO 62, CLECKHEATON, WEST YORKSHIRE	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: WRA8082 Permit Version: 1 Receiving Water: SYKE BECK	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 19/07/2004 Effective Date: 19/07/2004 Revocation Date: -
D	491m SE	HIGHTOWN ROAD OPP 58 SSO, CLECKHEATON, NR HALIFAX, WEST YORKSHIRE	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: YWUCD2/21 Permit Version: 1 Receiving Water: BLACUP BECK	Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 12/11/1997 Effective Date: 12/11/1997 Revocation Date: 18/11/2004

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 1

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.

Features are displayed on the Current industrial land use map on [page 44 >](#)

ID	Location	Name	Status	Receiving Water	Authorised Substances
8	301m NE	Critchley, Cleckheaton.	Not Active	-	Chromium, Copper, Lead, Nickel, Zinc

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m 4

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 44 >](#)

ID	Location	Details	
B	168m S	Incident Date: 07/02/2003 Incident Identification: 135517 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
9	312m S	Incident Date: 27/02/2003 Incident Identification: 139956 Pollutant: Other Pollutant Pollutant Description: Other	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
10	345m SW	Incident Date: 23/11/2001 Incident Identification: 44518 Pollutant: Contaminated Water Pollutant Description: Chemically Contaminated Run-Off	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
11	414m SE	Incident Date: 04/11/2002 Incident Identification: 118605 Pollutant: Organic Chemicals/Products Pollutant Description: Surfactants and Detergents	Water Impact: Category 3 (Minor) 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

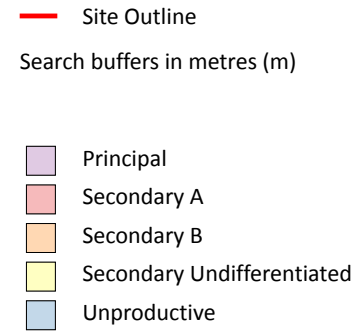
0

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



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5.2 Bedrock aquifer

Records within 500m

2

Aquifer status of groundwater held within bedrock geology.

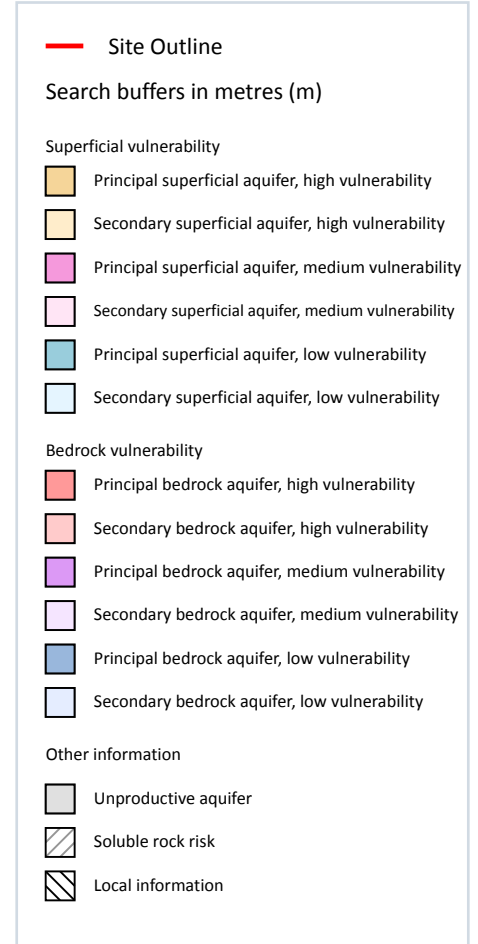
Features are displayed on the Bedrock aquifer map on [page 53](#) >

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	307m S	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



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 55 >](#)

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



5.6 Groundwater abstractions

Records within 2000m

10

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 57 >](#)

ID	Location	Details	
-	859m N	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: -
-	859m N	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: -
-	1208m S	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: -
-	1273m S	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: -



ID	Location	Details	
-	1431m N	Status: Historical Licence No: 2/27/13/221 Details: Spray Irrigation - Direct Direct Source: GROUNDWATERS Point: BOREHOLE - COAL MEASURES - CLECKHEATON Data Type: Point Name: CLECKHEATON & DISTRICT GOLF CLUB Easting: 417901 Northing: 426699	Annual Volume (m ³): 6750 Max Daily Volume (m ³): 168 Original Application No: - Original Start Date: 01/01/2007 Expiry Date: 31/03/2015 Issue No: 1 Version Start Date: 01/01/2007 Version End Date: -
-	1431m N	Status: Active Licence No: 2/27/13/221/R01 Details: Spray Irrigation - Direct Direct Source: GROUNDWATERS Point: BOREHOLE - COAL MEASURES - CLECKHEATON Data Type: Point Name: CLECKHEATON & DISTRICT GOLF CLUB Easting: 417901 Northing: 426699	Annual Volume (m ³): 6750 Max Daily Volume (m ³): 168 Original Application No: NPS/WR/016684 Original Start Date: 01/04/2015 Expiry Date: 31/03/2027 Issue No: 1 Version Start Date: 01/04/2015 Version End Date: -
-	1432m N	Status: Historical Licence No: 2/27/13/187 Details: Spray Irrigation - Direct Direct Source: GROUNDWATERS Point: BOREHOLE Data Type: Point Name: CLECKHEATON & DISTRICT GOLF CLUB Easting: 417900 Northing: 426700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 10/03/1997 Expiry Date: 31/12/2006 Issue No: 100 Version Start Date: 10/03/1997 Version End Date: -
-	1432m N	Status: Historical Licence No: 2/27/13/187 Details: Spray Irrigation - Direct Direct Source: GROUNDWATERS Point: BOREHOLE - COAL MEASURES - CLECKHEATON Data Type: Point Name: CLECKHEATON & DISTRICT GOLF CLUB Easting: 417900 Northing: 426700	Annual Volume (m ³): 13500 Max Daily Volume (m ³): 168 Original Application No: - Original Start Date: 10/03/1997 Expiry Date: 31/12/2006 Issue No: 100 Version Start Date: 10/03/1997 Version End Date: -
-	1432m N	Status: Historical Licence No: 2/27/13/221 Details: Spray Irrigation - Direct Direct Source: GROUNDWATERS Point: BOREHOLE - COAL MEASURES - CLECKHEATON Data Type: Point Name: CLECKHEATON & DISTRICT GOLF CLUB Easting: 417900 Northing: 426700	Annual Volume (m ³): 6750 Max Daily Volume (m ³): 168 Original Application No: - Original Start Date: 01/01/2007 Expiry Date: 31/03/2015 Issue No: 1 Version Start Date: 01/01/2007 Version End Date: -



ID	Location	Details	
-	1936m 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: -

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 62 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	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 62 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	821m NE	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 62 >](#)

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
A	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



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 69 >](#)

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

3

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 70 >](#)

ID	Location	Name	Woodland Type
-	1343m E	Fusden Wood	Ancient Replanted Woodland
-	1673m N	Great And Little Hunsworth Woods	Ancient & Semi-Natural Woodland
-	1745m N	Unknown	Ancient & Semi-Natural 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

3

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

Features are displayed on the Environmental designations map on [page 70 >](#)

ID	Location	Name	Local Authority name
1	330m W	South and West Yorkshire	Kirklees
3	1397m SW	South and West Yorkshire	Calderdale
-	1878m 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	Spenn Beck from Source to River Calder NVZ	Surface Water	271	Existing



Location	Name	Type	NVZ ID	Status
640m 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

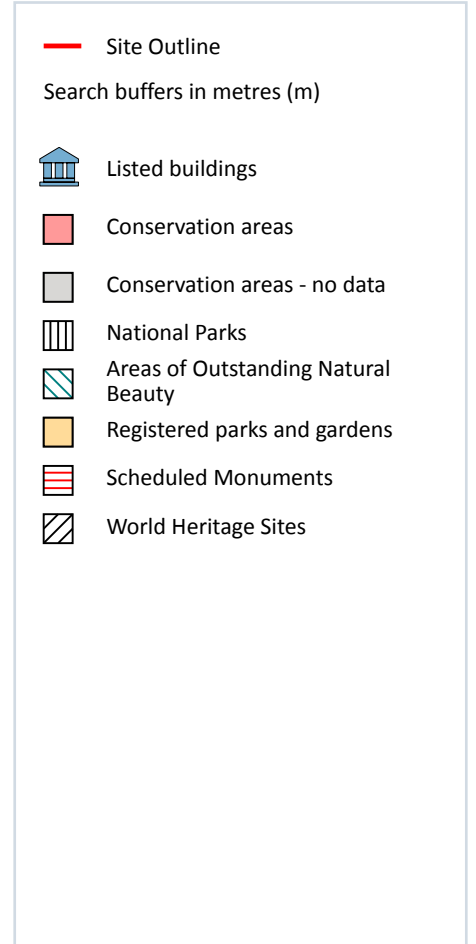
0

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



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**2**

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.

Features are displayed on the Visual and cultural designations map on [page 77 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
1	200m NE	Chapel At Cleckheaton Cemetery, Cleckheaton, Kirklees, BD19	II	1135413	30/11/1972
2	231m N	Cleckheaton Library, Cleckheaton, Kirklees, BD19	II	1268151	31/10/1996

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



11.5 Conservation Areas

Records within 250m

0

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.

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

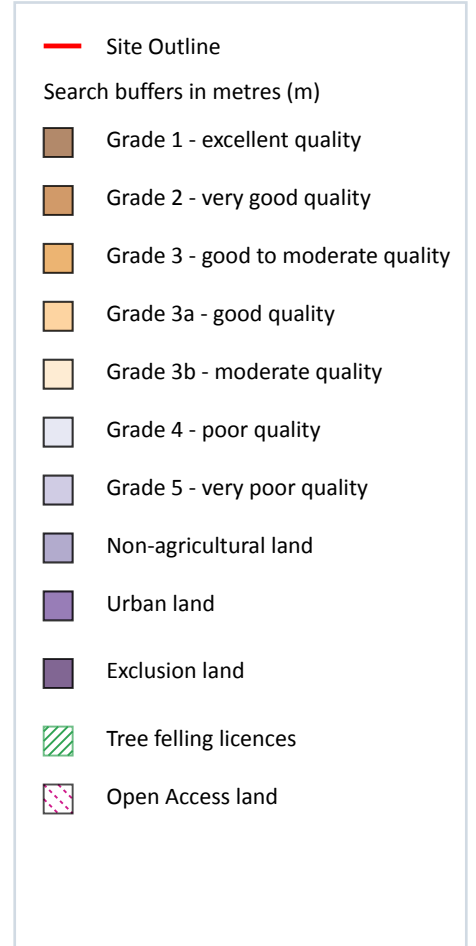
0

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



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12.1 Agricultural Land Classification

Records within 250m

1

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

Features are displayed on the Agricultural designations map on [page 80](#) >

ID	Location	Classification	Description
1	On site	Urban	-

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m

0

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

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

12.3 Tree Felling Licences

Records within 250m

0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m

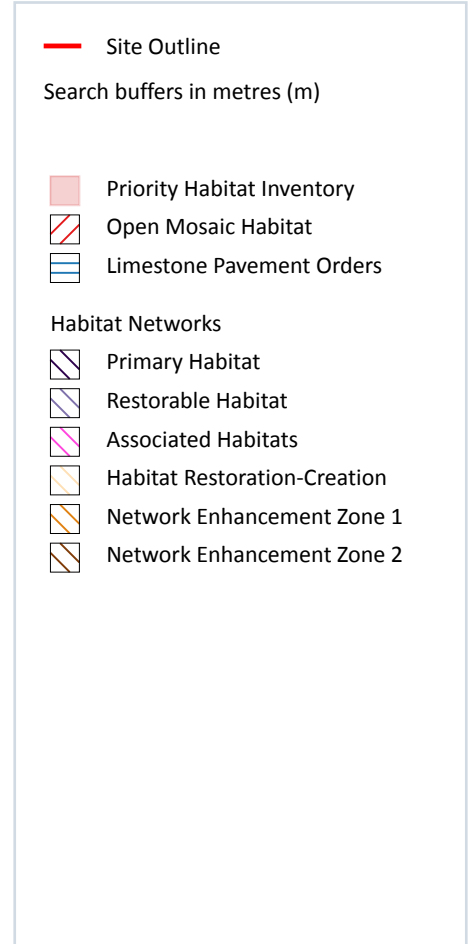
0

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

This data is sourced from Natural England.



13 Habitat designations



13.1 Priority Habitat Inventory

Records within 250m

0

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

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	1
----------------------------	----------

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.

Features are displayed on the Habitat designations map on [page 82 >](#)

ID	Location	Site reference	Identification confidence	Primary source	Secondary source	Tertiary source
1	161m SE	NLUD Ref: 471800423 BRITPITS ref: 109803	Low	National Land Use Database - Previously Developed Land	British Geological Survey BRITPITS database	UK Perspectives Aerial Photography

This data is sourced from Natural England.

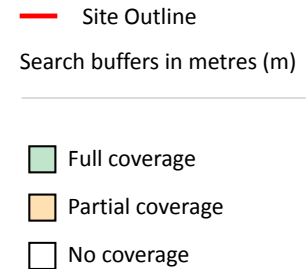
13.4 Limestone Pavement Orders

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



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14.1 10k Availability

Records within 500m

2

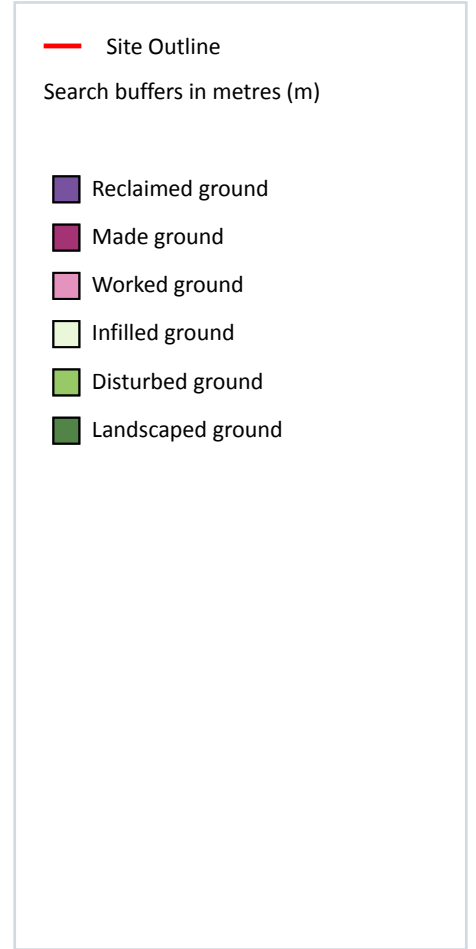
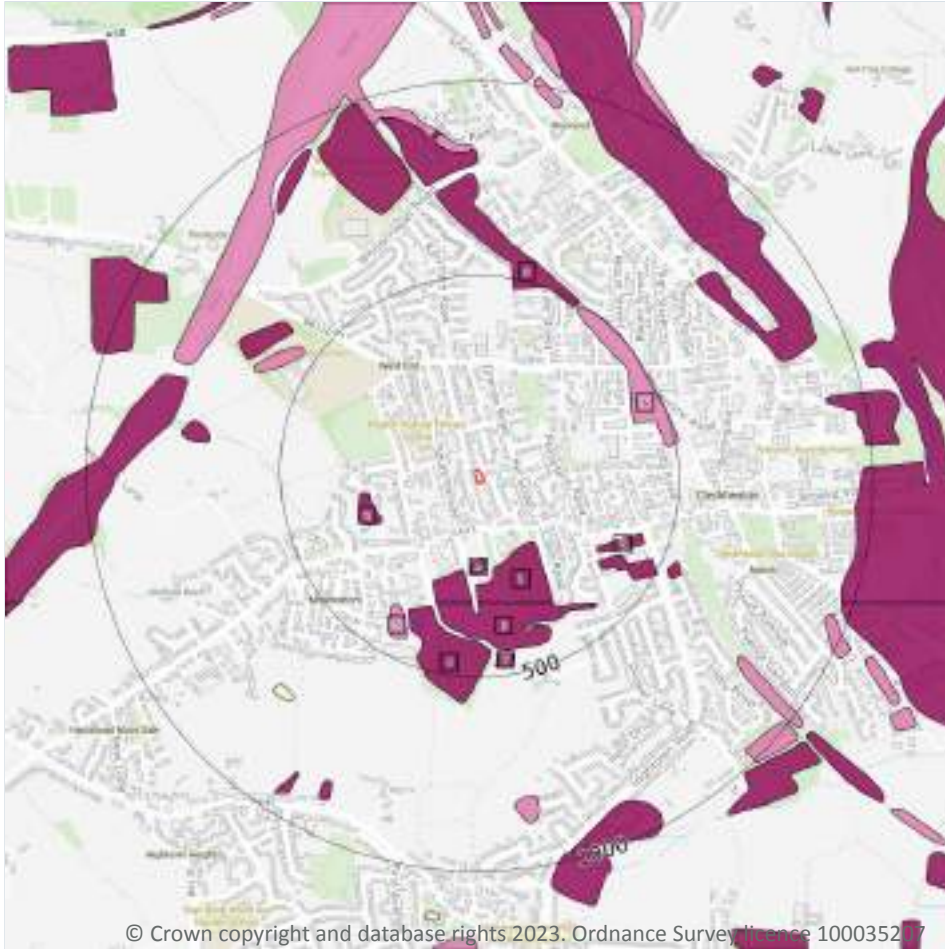
An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on [page 84](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	SE12NE
2	307m S	Full	Full	Full	Full	SE12SE

This data is sourced from the British Geological Survey.

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



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14.2 Artificial and made ground (10k)

Records within 500m

12

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 85](#) >

ID	Location	LEX Code	Description	Rock description
1	192m SE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
A	197m S	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
A	228m S	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
2	262m SW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

ID	Location	LEX Code	Description	Rock description
3	307m S	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
B	334m SE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
4	339m S	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
B	359m SE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
5	374m SW	WGR-VOID	Worked Ground (Undivided)	Void
6	410m E	WGR-VOID	Worked Ground (Undivided)	Void
7	443m S	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
8	474m N	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial

14.3 Superficial geology (10k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



- Site Outline
- Search buffers in metres (m)
- Bedrock faults and other linear features (10k)
- Bedrock geology (10k)
Please see table for more details.

14.5 Bedrock geology (10k)

Records within 500m

13

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 88](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	PLCM-SDST	Pennine Lower Coal Measures Formation - Sandstone	Langsettian Sub-age
2	97m S	CLRK-SDST	Clifton Rock - Sandstone	Langsettian Sub-age
4	137m SE	PLCM-SDST	Pennine Lower Coal Measures Formation - Sandstone	Langsettian Sub-age

ID	Location	LEX Code	Description	Rock age
6	167m SW	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
8	307m S	CLRK-SDST	Clifton Rock - Sandstone	Langsettian Sub-age
9	376m W	PLCM-SDST	Pennine Lower Coal Measures Formation - Sandstone	Langsettian Sub-age
11	382m SW	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
13	382m SW	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
16	389m W	PLCM-SDST	Pennine Lower Coal Measures Formation - Sandstone	Langsettian Sub-age
17	408m SW	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
19	427m SE	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
20	438m S	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
24	487m W	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

12

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 88 >](#)

ID	Location	Category	Description
3	97m S	FAULT	Normal fault, inferred
5	137m SE	FAULT	Normal fault, inferred
7	257m SW	ROCK	Coal seam, inferred
10	380m SE	FAULT	Normal fault, inferred; crossmarks on downthrow side
12	382m SW	FAULT	Normal fault, inferred
14	382m SW	FAULT	Normal fault, inferred



ID	Location	Category	Description
15	386m SW	ROCK	Coal seam, inferred
18	408m SW	FAULT	Normal fault, inferred; crossmarks on downthrow side
21	450m SE	ROCK	Coal seam, inferred
22	463m S	ROCK	Coal seam, inferred
23	472m SE	ROCK	Coal seam, inferred
25	494m NE	ROCK	Coal seam, inferred

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



- Site Outline
- Search buffers in metres (m)
- Geological map tile

15.1 50k Availability

Records within 500m

1

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

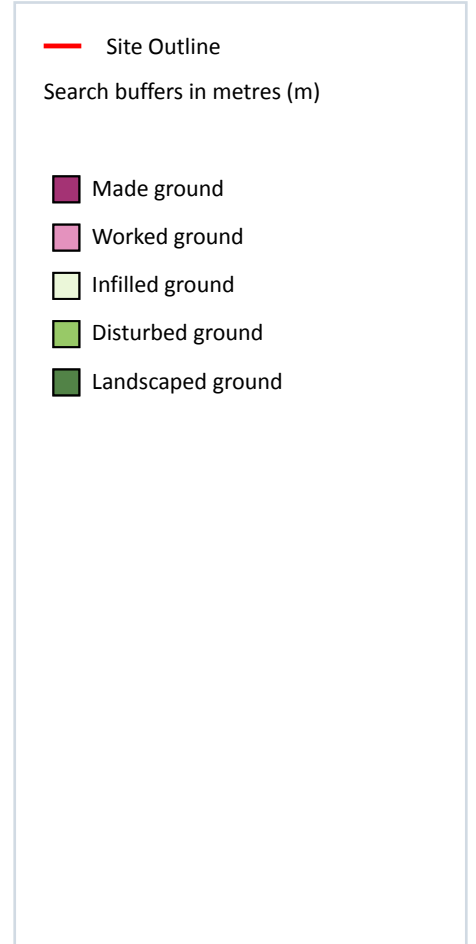
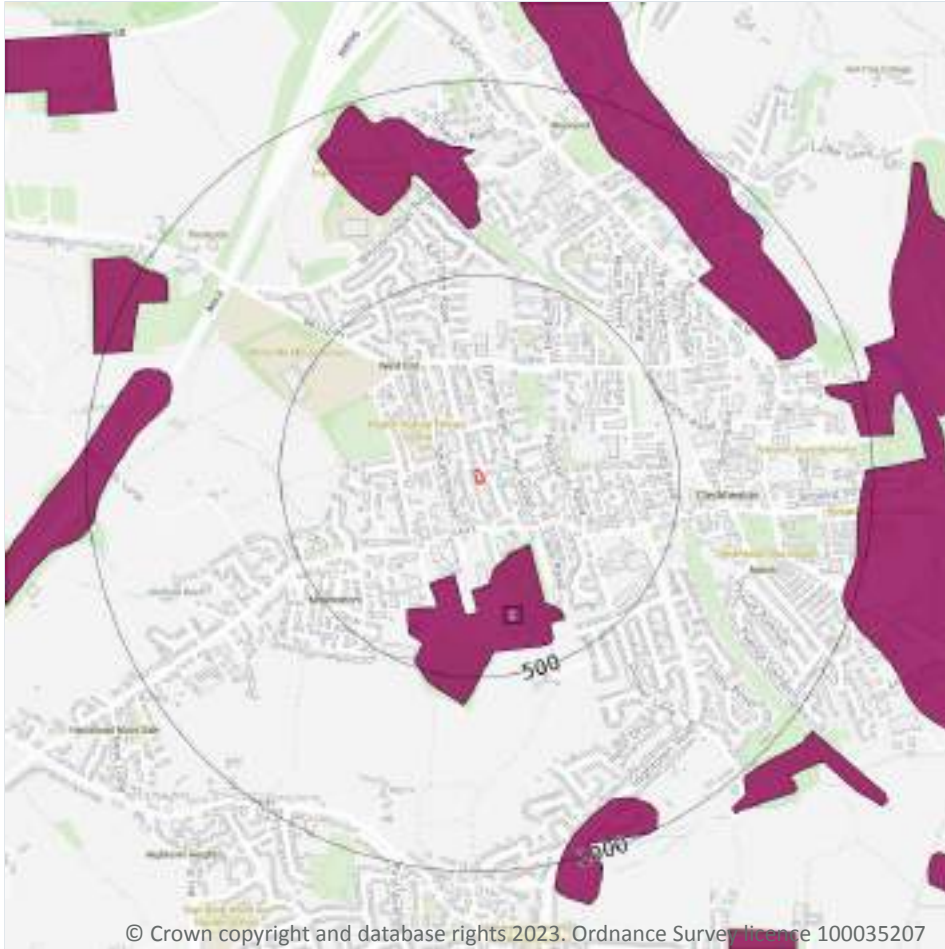
Features are displayed on the Geology 1:50,000 scale - Availability map on [page 91](#) >

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

This data is sourced from the British Geological Survey.



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



15.2 Artificial and made ground (50k)

Records within 500m

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 92 >](#)

ID	Location	LEX Code	Description	Rock description
1	196m SE	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.

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15.8 Bedrock geology (50k)

Records within 500m

12

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 95](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	PLCM-SDST	PENNINE LOWER COAL MEASURES FORMATION - SANDSTONE	WESTPHALIAN
2	100m S	CLRK-SDST	CLIFTON ROCK - SANDSTONE	WESTPHALIAN
4	138m SE	PLCM-SDST	PENNINE LOWER COAL MEASURES FORMATION - SANDSTONE	WESTPHALIAN

ID	Location	LEX Code	Description	Rock age
6	171m SW	PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
8	375m W	PLCM-SDST	PENNINE LOWER COAL MEASURES FORMATION - SANDSTONE	WESTPHALIAN
9	382m SW	PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
10	382m SW	PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
14	386m SW	PLCM-SDST	PENNINE LOWER COAL MEASURES FORMATION - SANDSTONE	WESTPHALIAN
16	431m SE	PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
17	441m S	PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
19	494m W	PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
20	497m 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

1

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

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

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

9

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 95 >](#)

ID	Location	Category	Description
3	100m S	FAULT	Fault, inferred
5	138m SE	FAULT	Fault, inferred
7	262m SW	ROCK	Coal seam, inferred
11	382m SW	FAULT	Fault, inferred
12	382m SW	FAULT	Fault, inferred, displacement unknown
13	382m SE	FAULT	Fault, inferred
15	386m SW	ROCK	Coal seam, inferred
18	480m SE	ROCK	Coal seam, inferred
21	497m NE	ROCK	Coal seam, inferred

This data is sourced from the British Geological Survey.



16 Boreholes

16.1 BGS Boreholes

Records within 250m

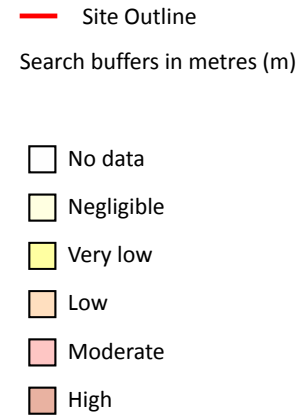
0

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

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



17.1 Shrink swell clays

Records within 50m

1

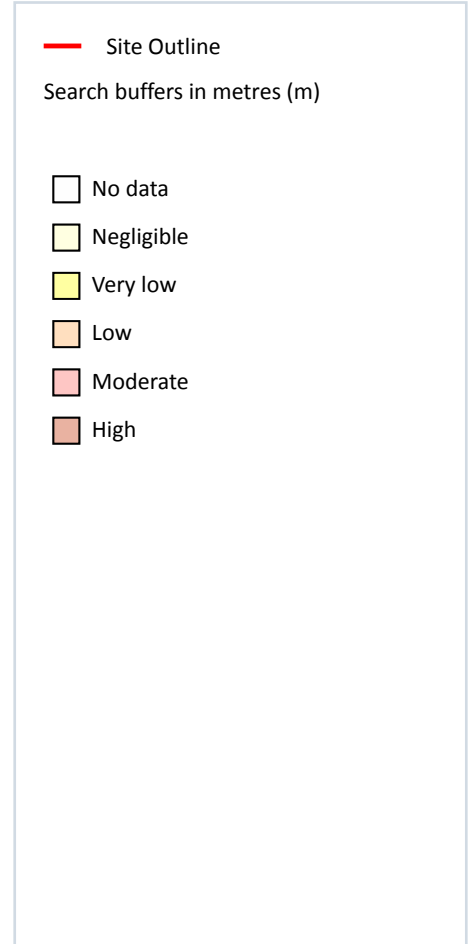
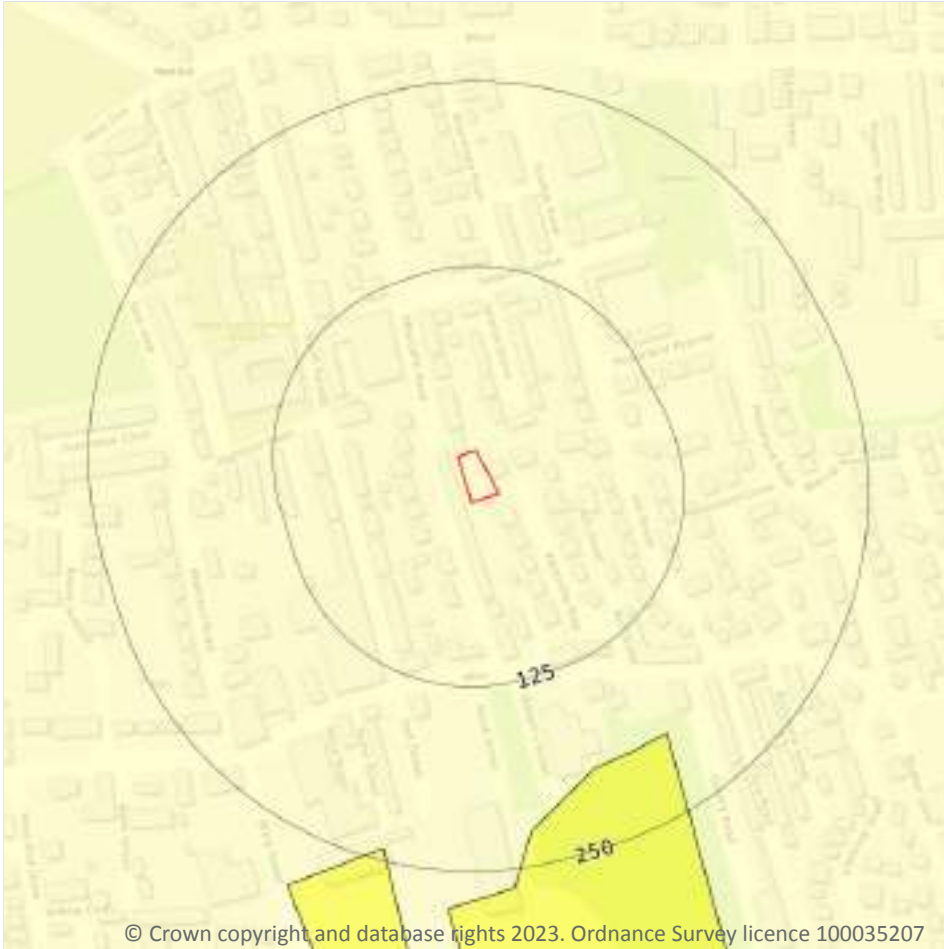
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 99 >](#)

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



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.

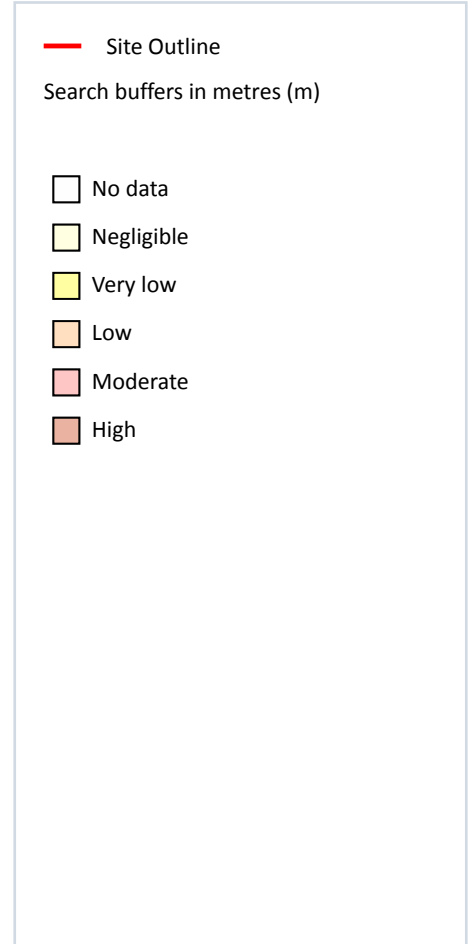
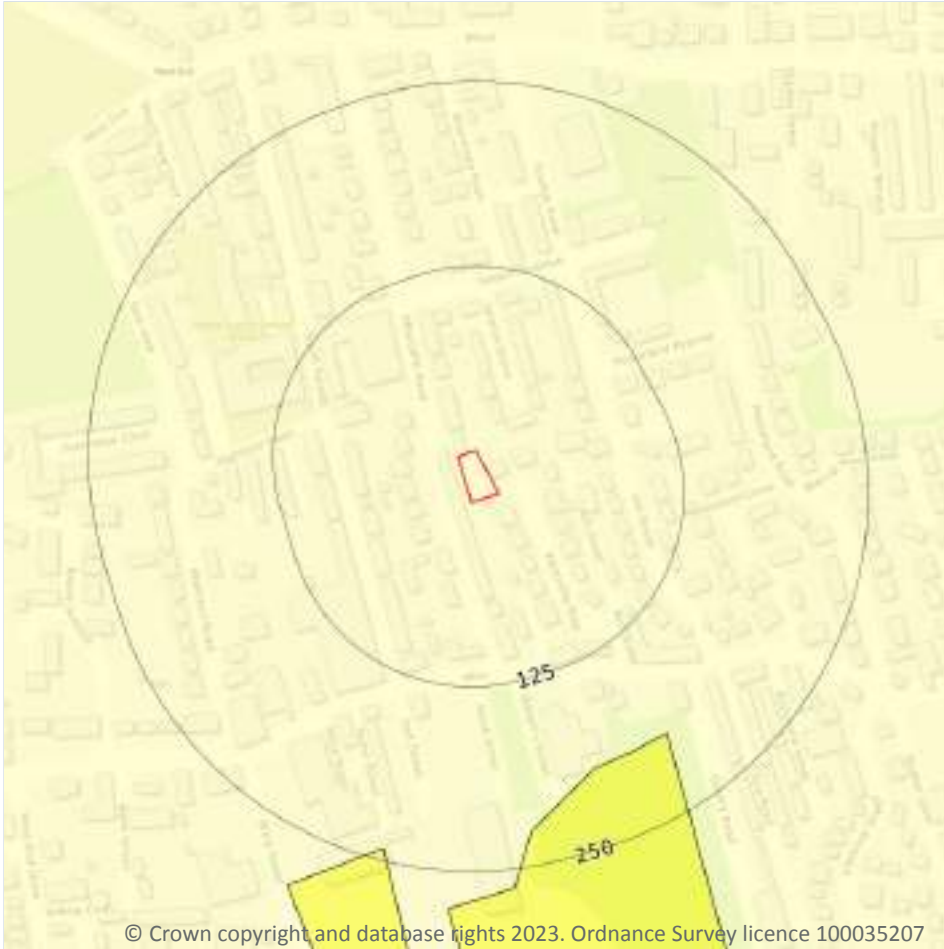
Features are displayed on the Natural ground subsidence - Running sands map on [page 100](#) >

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



17.3 Compressible deposits

Records within 50m

1

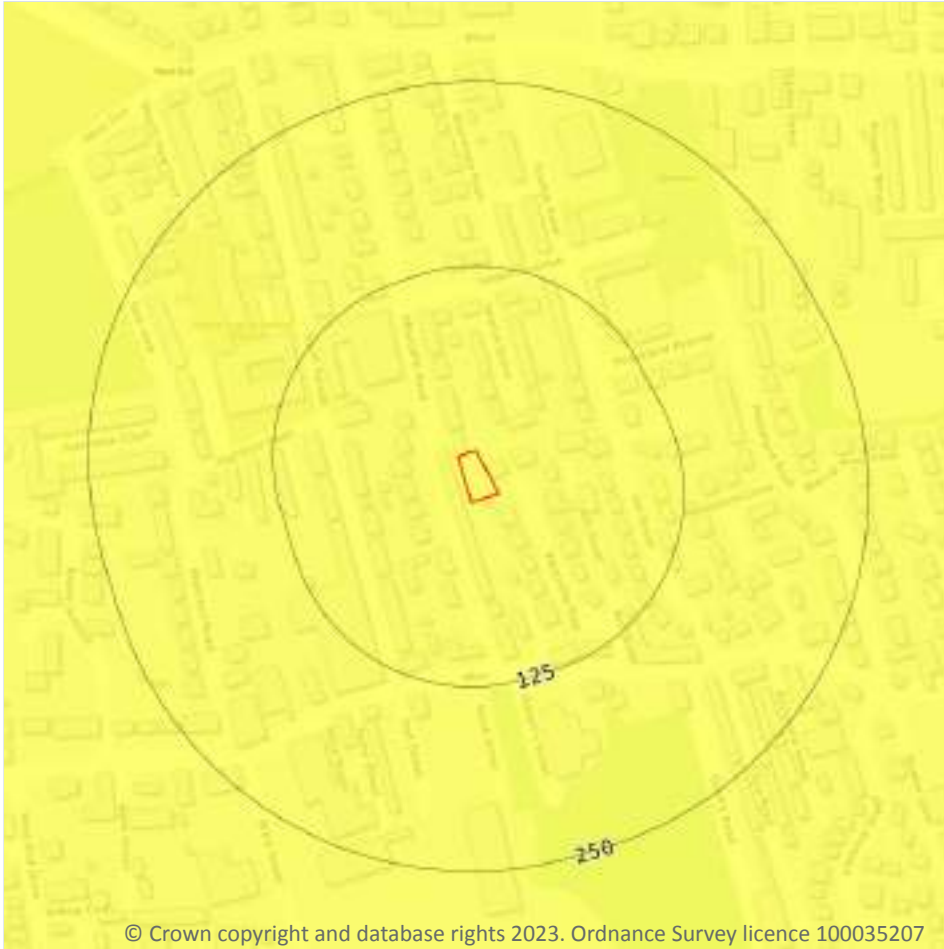
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 101](#) >

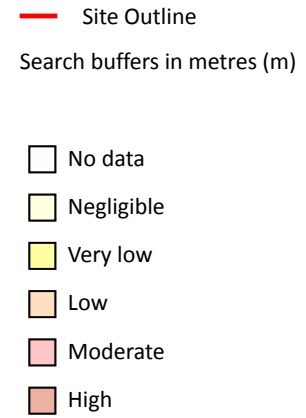
Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



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17.4 Collapsible deposits

Records within 50m

1

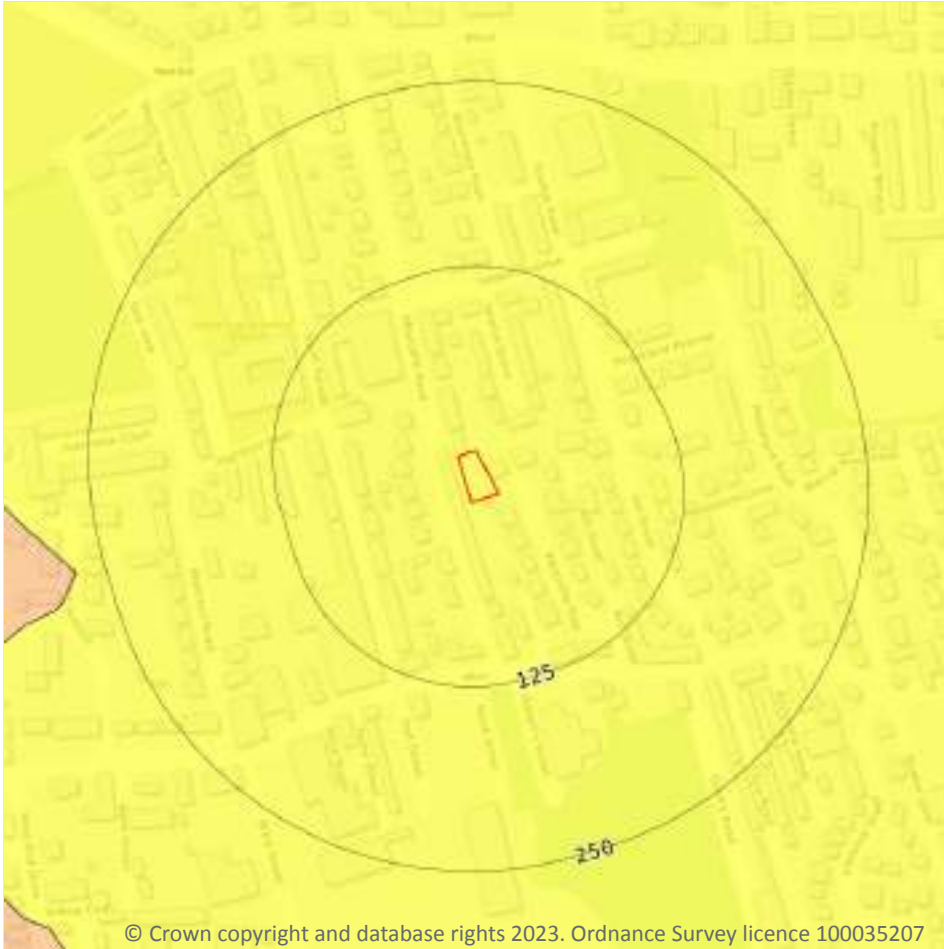
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 102 >](#)

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



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— Site Outline
Search buffers in metres (m)

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

17.5 Landslides

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Landslides map on [page 103](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



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— 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 104 >](#)

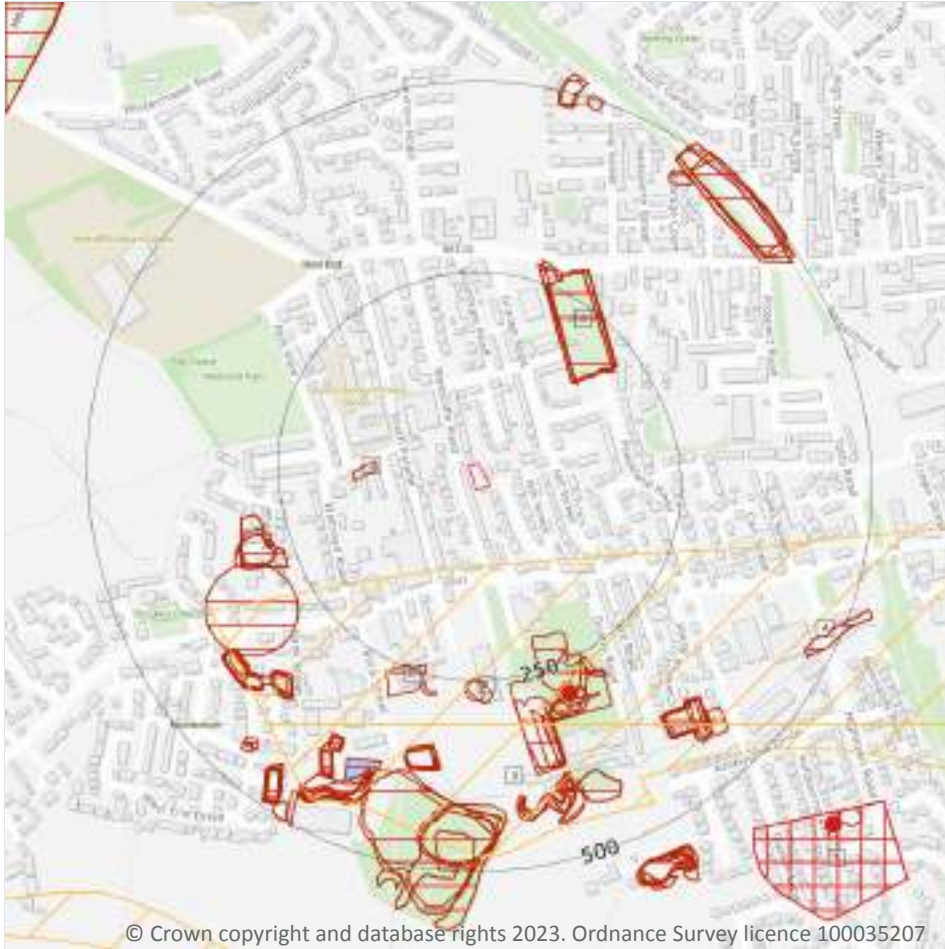
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



This data is sourced from the British Geological Survey.



18 Mining, ground workings and natural cavities



- Site Outline
- Search buffers in metres (m)
- Natural cavities (Area)
- Natural cavities (Point)
- BritPits
- Surface ground workings
- Underground workings
- Historical Mineral Planning Areas
- Mining Cavities
- 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 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.

18.2 BritPits

Records within 500m

1

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

Features are displayed on the Mining, ground workings and natural cavities map on [page 106 >](#)

ID	Location	Details	Description
C	292m SE	Name: Brook Mill Address: CLECKHEATON, West Yorkshire Commodity: Sandstone Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.

18.3 Surface ground workings

Records within 250m

15

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, ground workings and natural cavities map on [page 106 >](#)

ID	Location	Land Use	Year of mapping	Mapping scale
1	121m W	Pond	1892	1:10560
B	162m NE	Cemetery	1948	1:10560
B	162m NE	Cemetery	1938	1:10560
B	162m NE	Cemetery	1905	1:10560
B	162m NE	Cemetery	1892	1:10560
B	166m NE	Cemetery	1955	1:10560
B	166m NE	Cemetery	1990	1:10000
B	166m NE	Cemetery	1983	1:10000
B	166m NE	Cemetery	1974	1:10000
B	166m NE	Cemetery	1967	1:10560



ID	Location	Land Use	Year of mapping	Mapping scale
C	206m S	Unspecified Ground Workings	1892	1:10560
C	235m SE	Unspecified Quarry	1905	1:10560
D	239m S	Pond	1892	1:10560
E	246m S	Unspecified Pit	1892	1:10560
E	250m S	Unspecified Pit	1905	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground workings

Records within 1000m

4

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, ground workings and natural cavities map on [page 106 >](#)

ID	Location	Land Use	Year of mapping	Mapping scale
T	567m SE	Colliery	1892	1:10560
-	911m NW	Disused Colliery	1951	1:10560
-	918m NW	Disused Colliery	1948	1:10560
-	980m NW	Colliery	1905	1:10560

This is data is sourced from Ordnance Survey/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

4

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, ground workings and natural cavities map on [page 106 >](#)

ID	Location	Name	Commodity	Class	Likelihood
A	100m S	Leeds/Bradford area	Iron Ore (Bedded)	B	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
3	307m S	Leeds/Bradford area	Iron Ore (Bedded)	B	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
4	647m S	Leeds/Bradford area	Iron Ore (Bedded)	B	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
-	896m N	Leeds/Bradford area	Iron Ore (Bedded)	B	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

This data is sourced from the British Geological Survey.

18.7 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.



18.8 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.

18.9 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.

18.10 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.

18.11 Gypsum areas

Records on site 0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.12 Tin mining

Records on site 0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.



18.13 Clay mining

Records on site

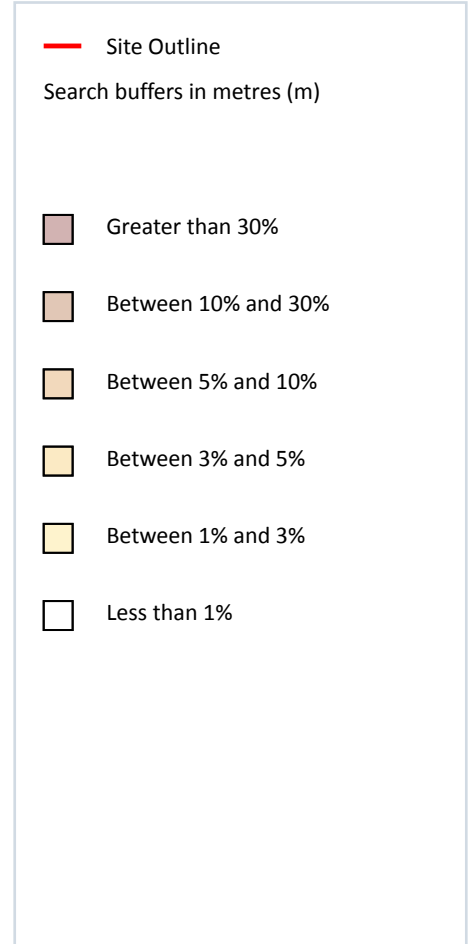
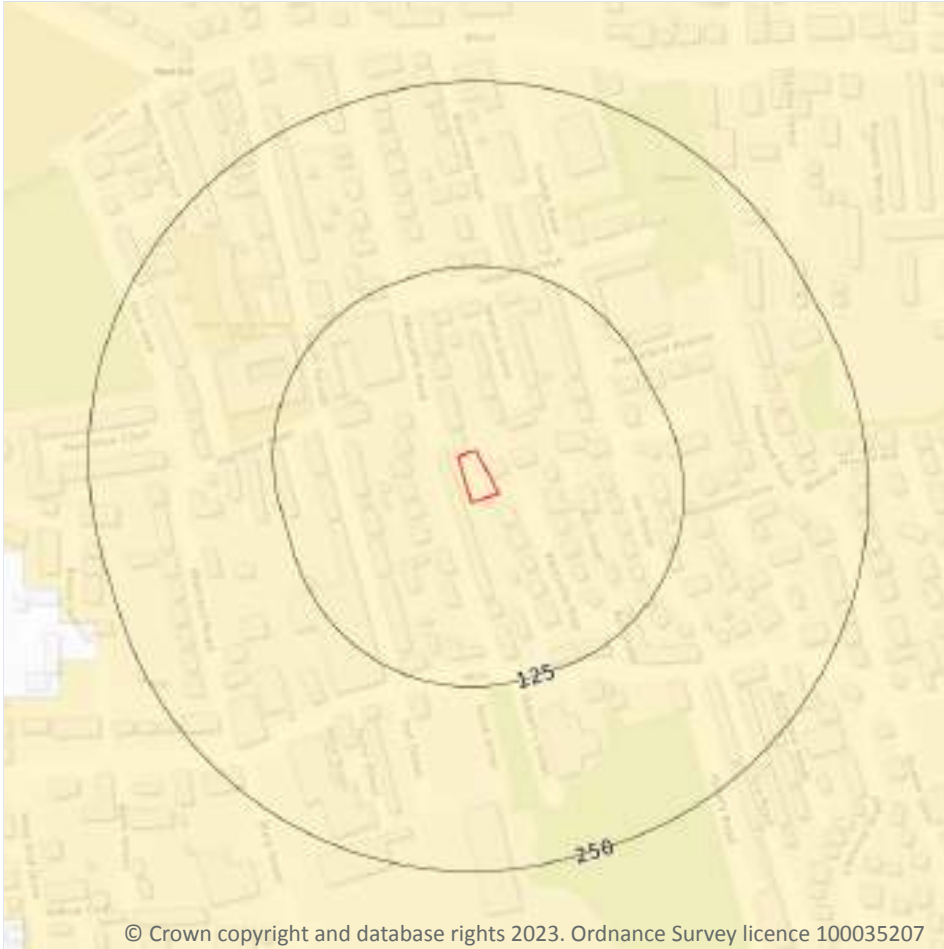
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Generalised areas that may be affected by kaolin and ball clay extraction.

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



19 Radon



19.1 Radon

Records on site

1

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 112 >](#)

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.



20 Soil chemistry

20.1 BGS Estimated Background Soil Chemistry

Records within 50m

1

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 km². 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 km²; 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	35 - 45 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.

20.2 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 km²).

This data is sourced from the British Geological Survey.

20.3 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 km².

This data is sourced from the British Geological Survey.



21 Railway infrastructure and projects

21.1 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.

21.2 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.

21.3 Railway tunnels

Records within 250m 0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

21.4 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.

21.5 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.

21.6 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.

21.7 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.

21.8 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.

21.9 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.

21.10 HS2

Records within 500m	0
----------------------------	----------

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

This data is sourced from HS2 Ltd.



Data providers

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

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Appendix 3

Historical Maps

Site Details:

21, WESTCLIFFE RISE,
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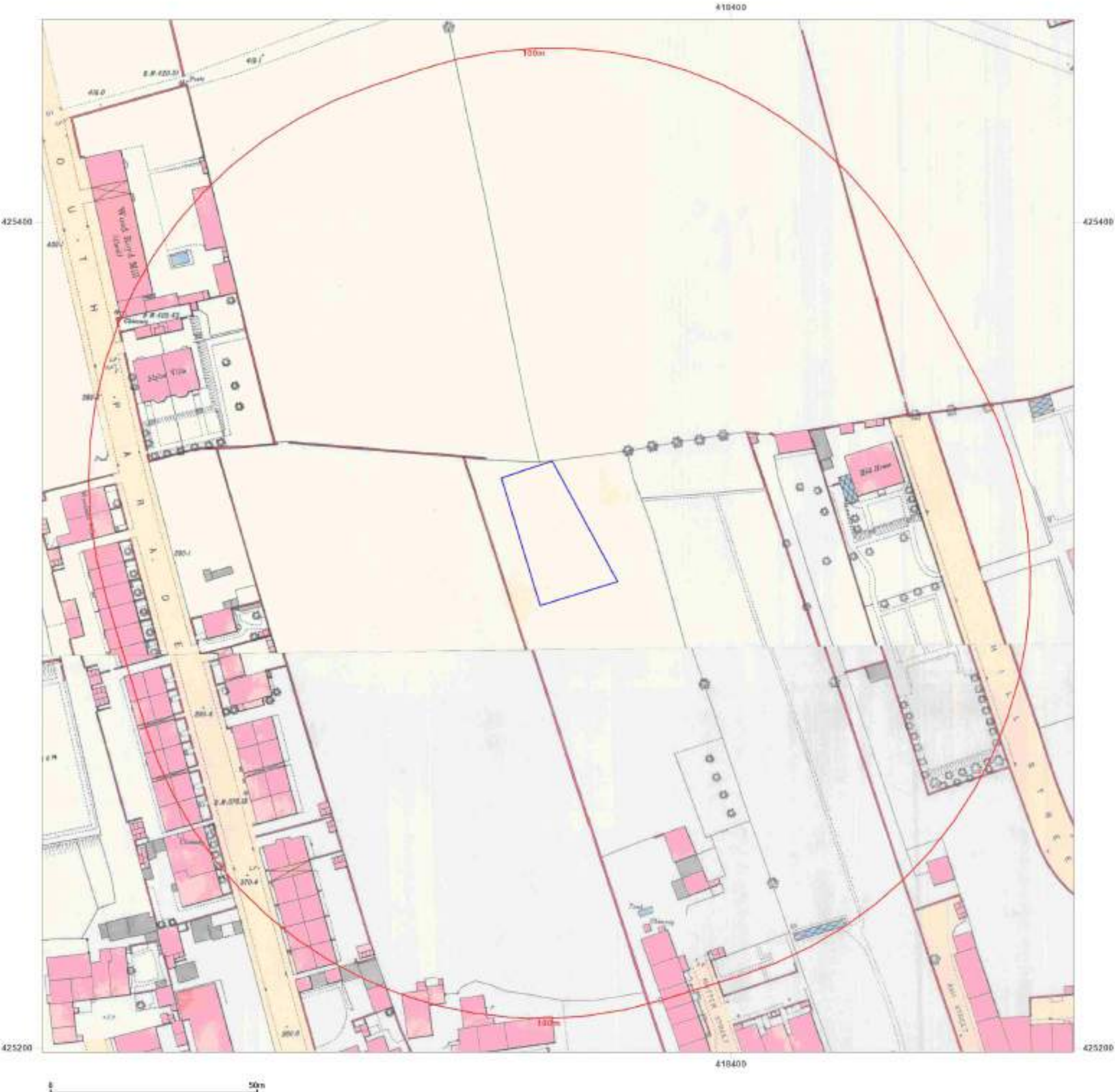
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Report Ref: GS-TN5-SVA-ST8-WK5
Grid Ref: 418358, 425324

Map Name: County Series Town Plan

Map date: 1890

Scale: 1:500

Printed at: 1:1,000



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Client Ref: C3383_23_E_5124_PO-2610
Report Ref: GS-TN5-SVA-ST8-WK5
Grid Ref: 418358, 425324

Map Name: County Series

Map date: 1894

Scale: 1:2,500

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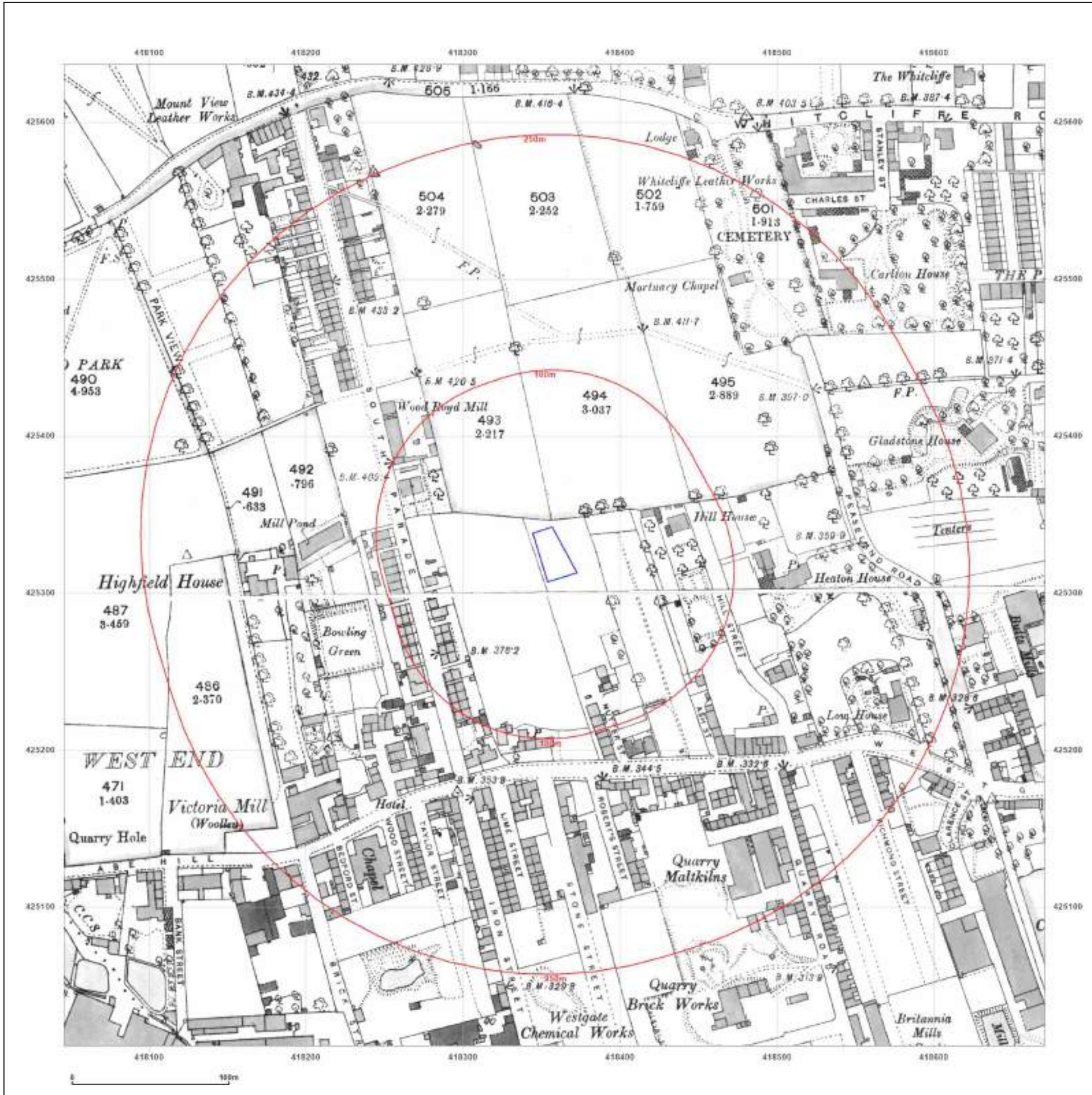


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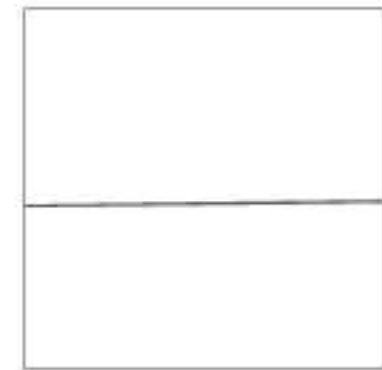
Map date: 1907

Scale: 1:2,500

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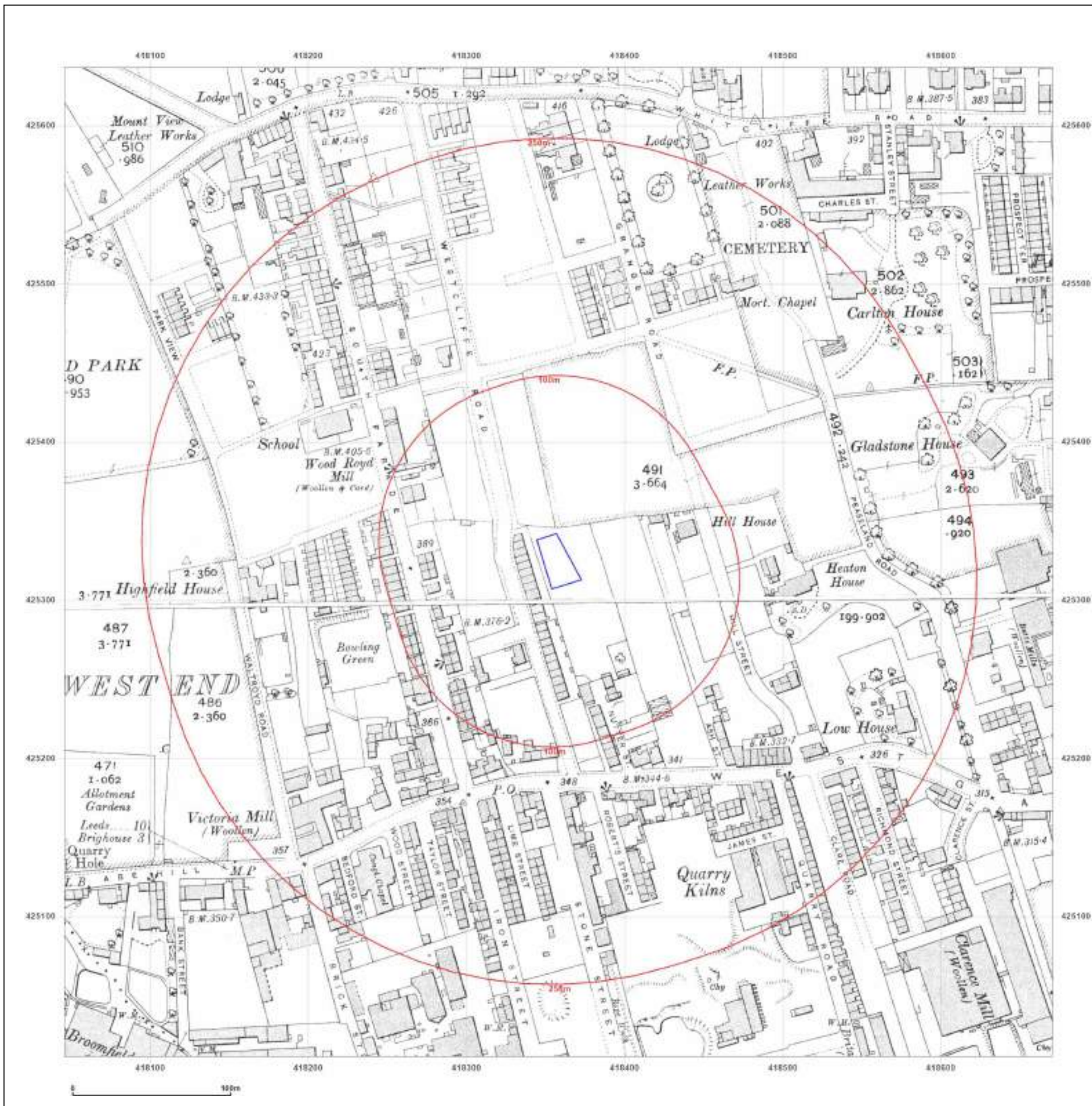


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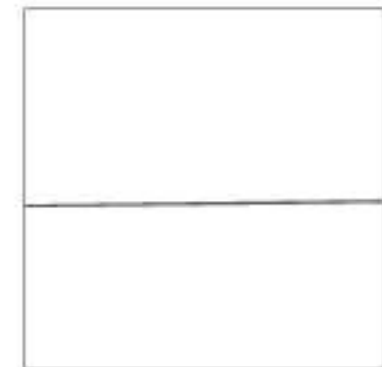
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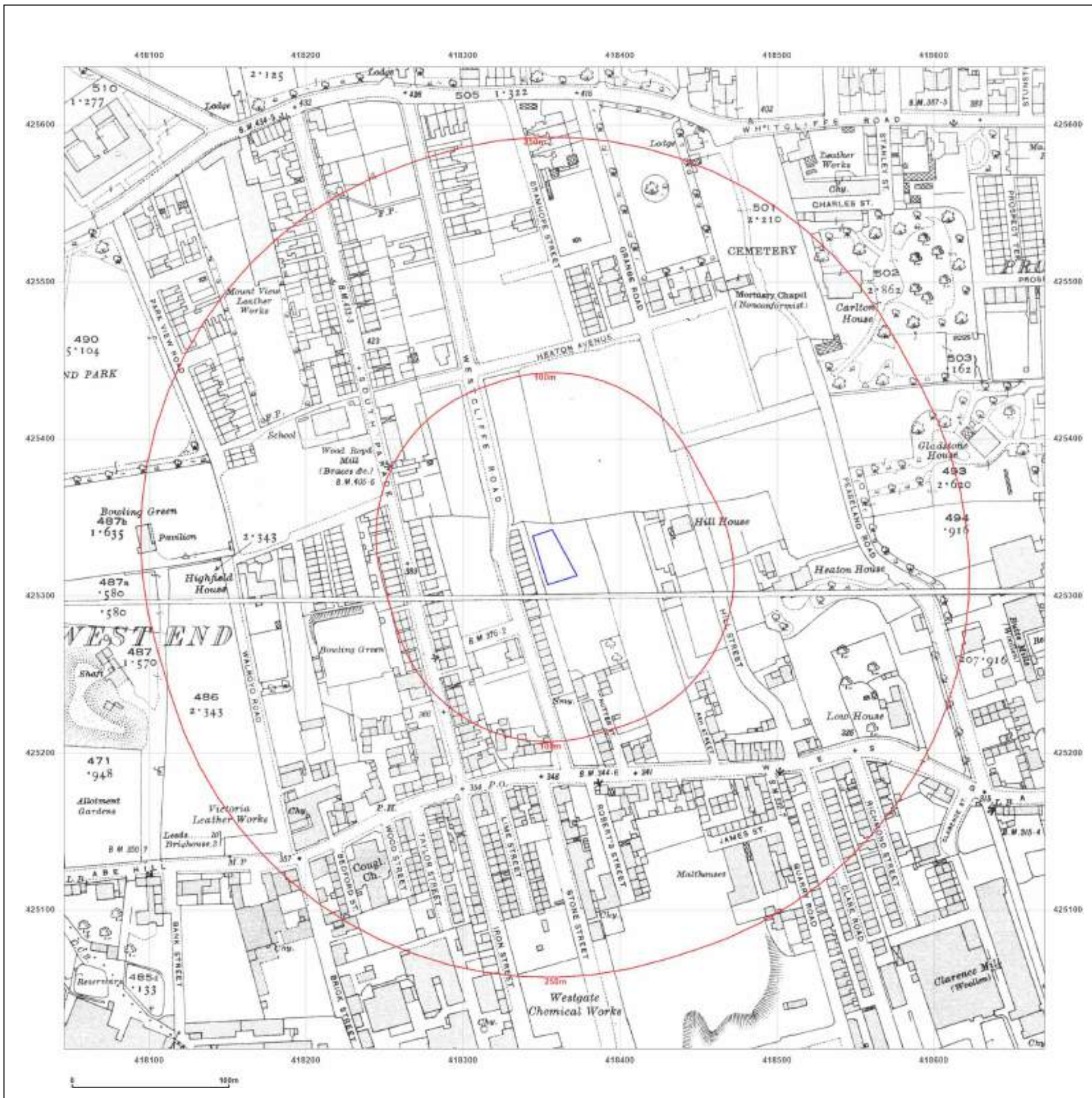


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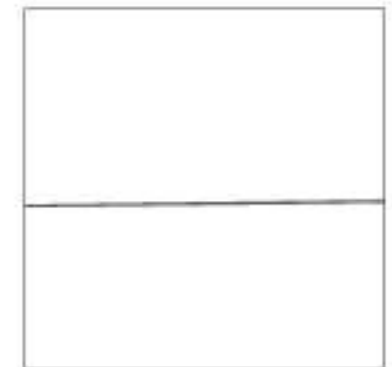
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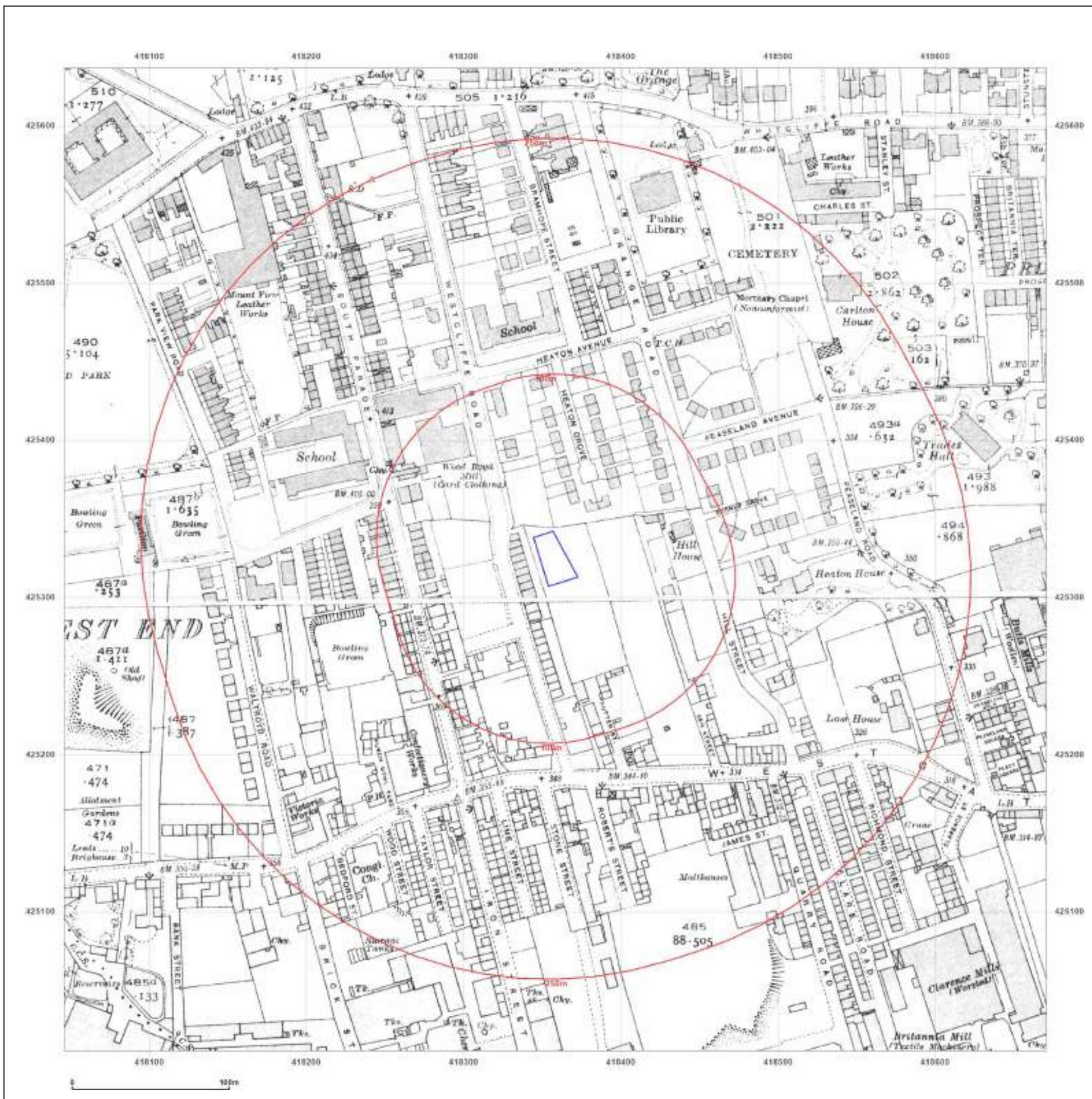


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Map Name: County Series

Map date: 1938

Scale: 1:2,500

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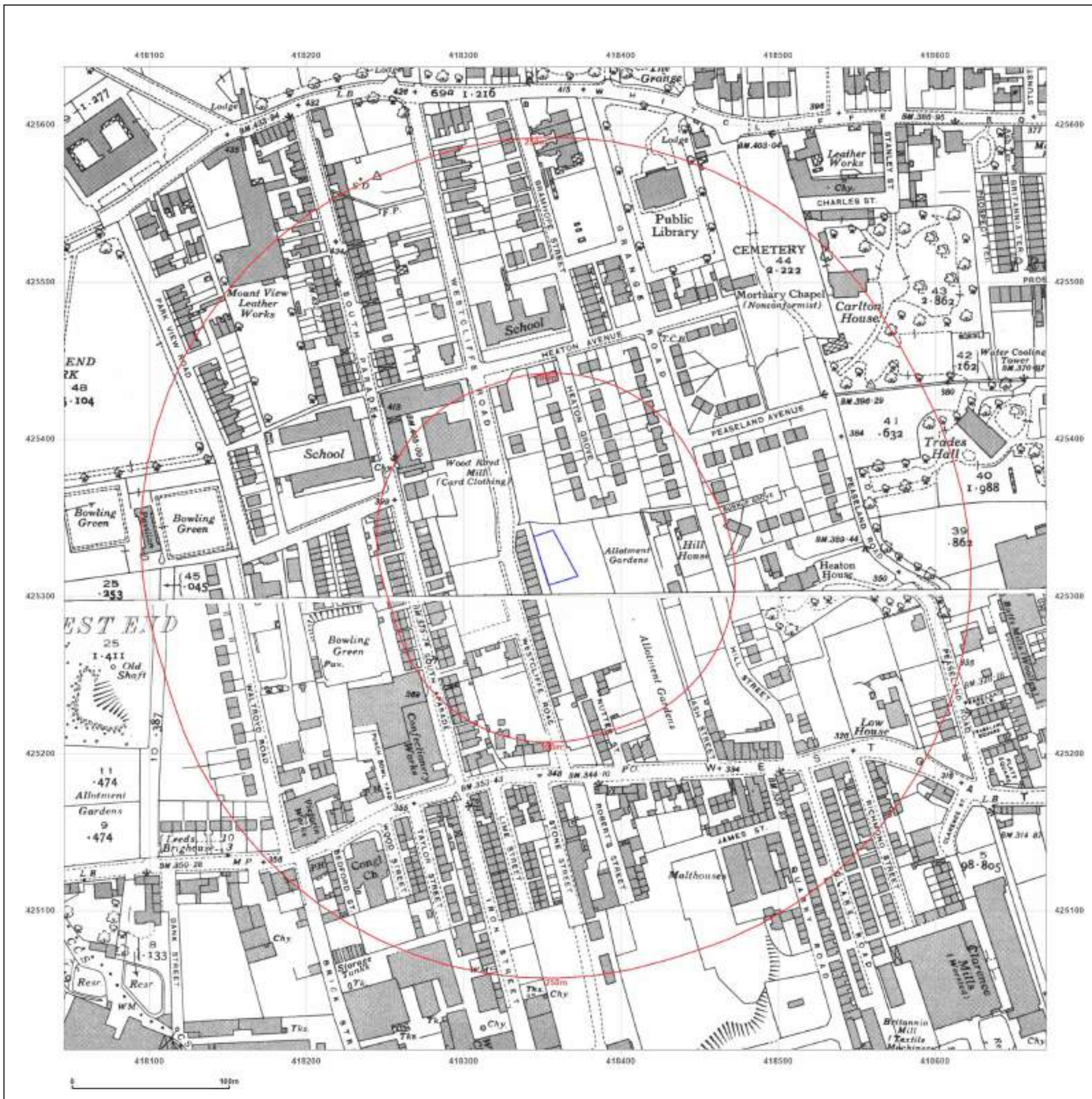


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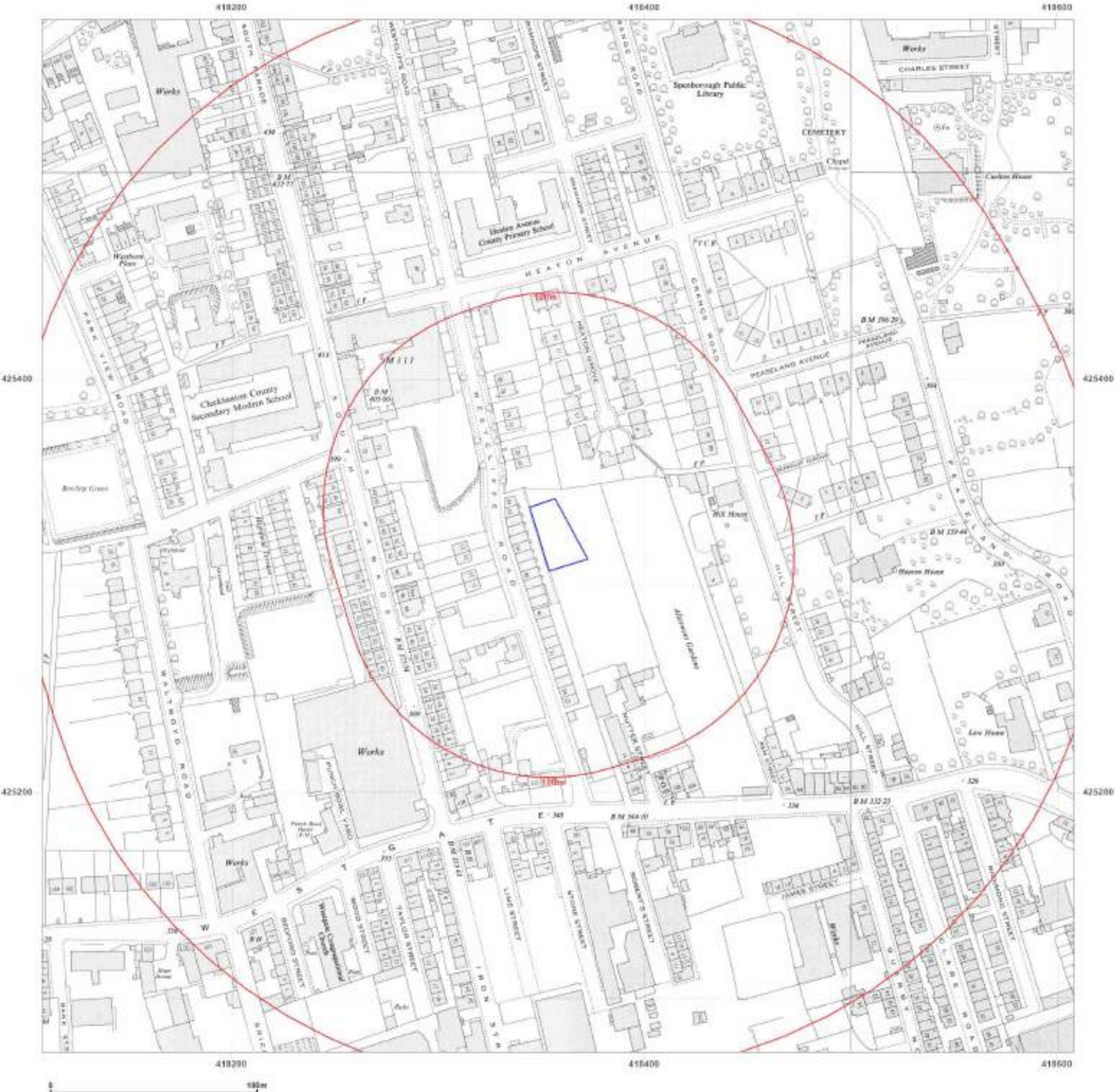
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Grid Ref: 418358, 425324

Map Name: National Grid

Map date: 1957

Scale: 1:1,250

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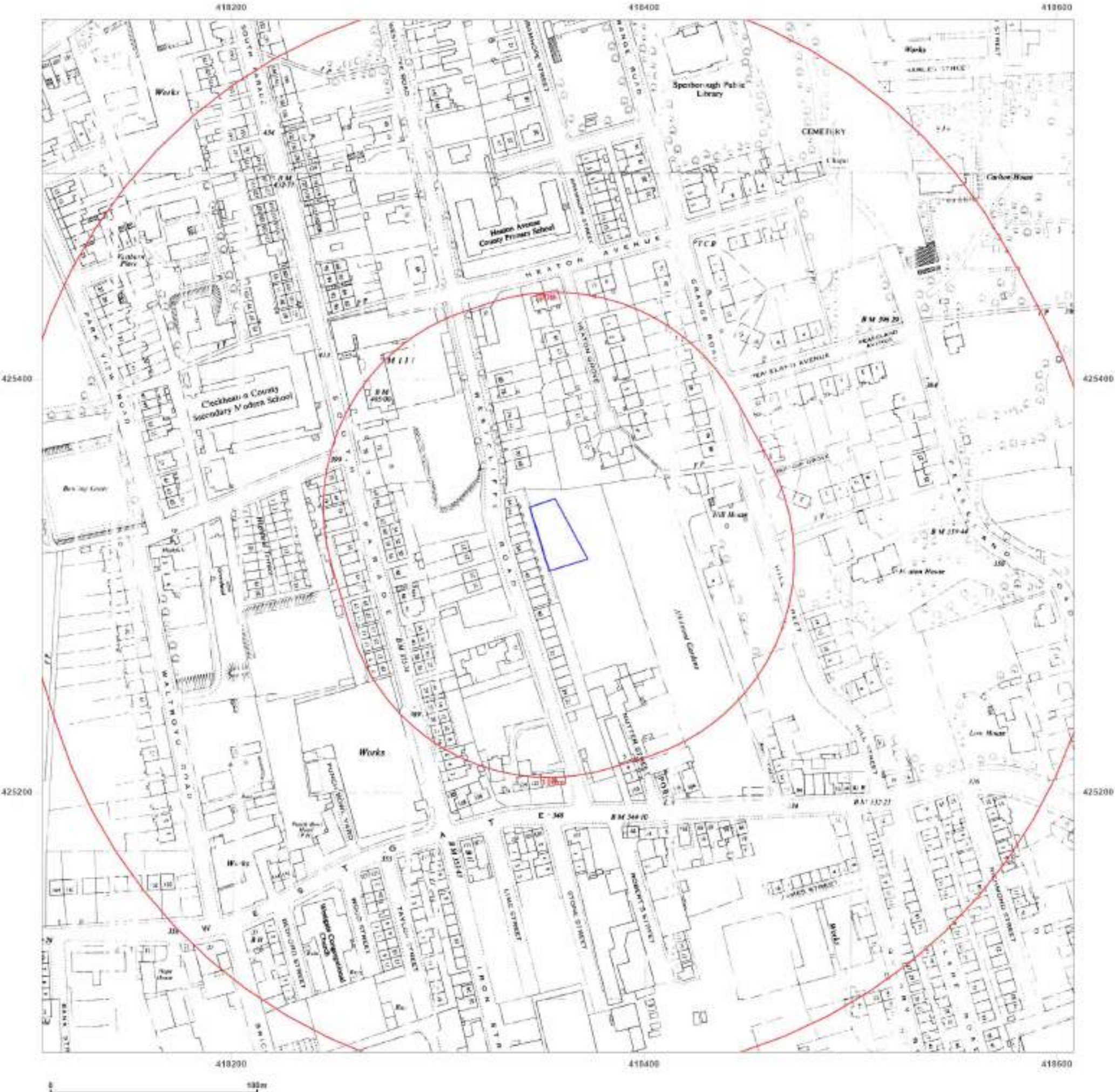
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Grid Ref: 418358, 425324

Map Name: National Grid

Map date: 1958

Scale: 1:1,250

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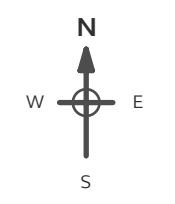
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Scale: 1:2,500

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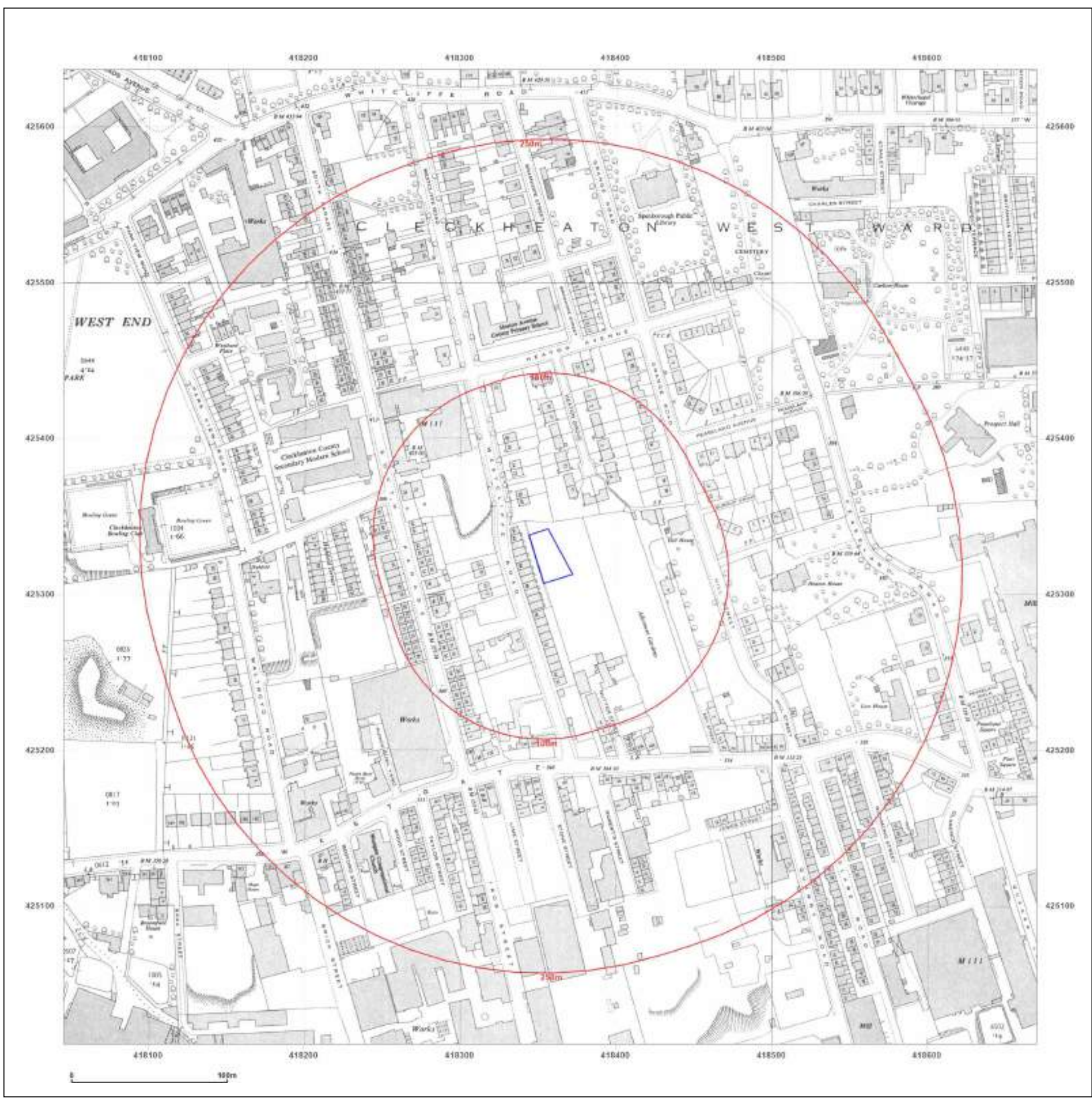


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Grid Ref: 418358, 425324

Map Name: National Grid

Map date: 1964-1967

Scale: 1:1,250

Printed at: 1:2,000



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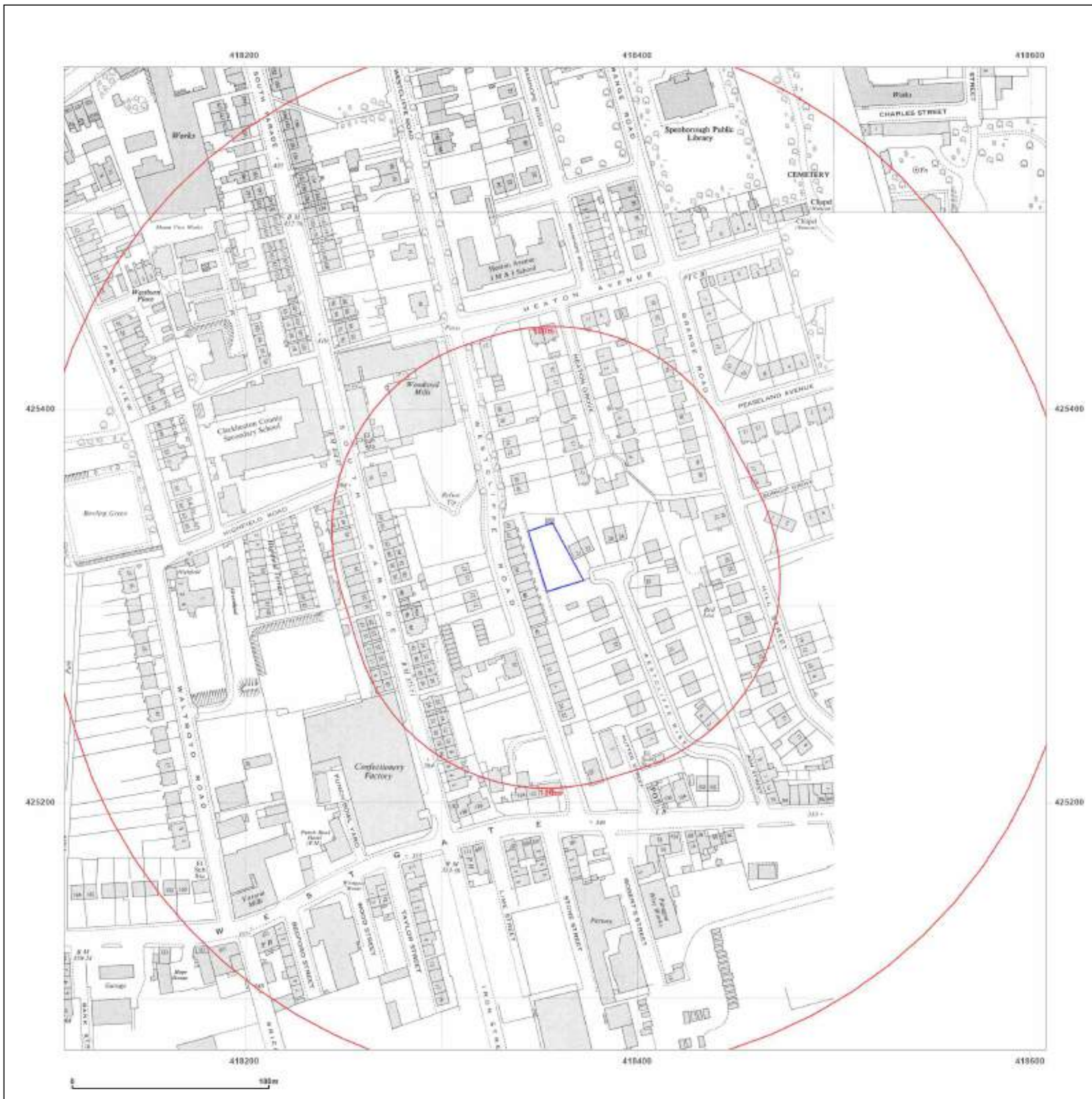


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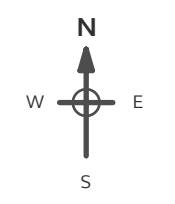
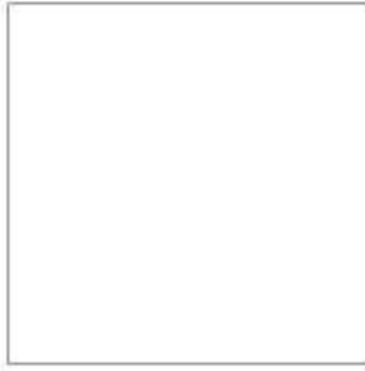
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Scale: 1:2,500

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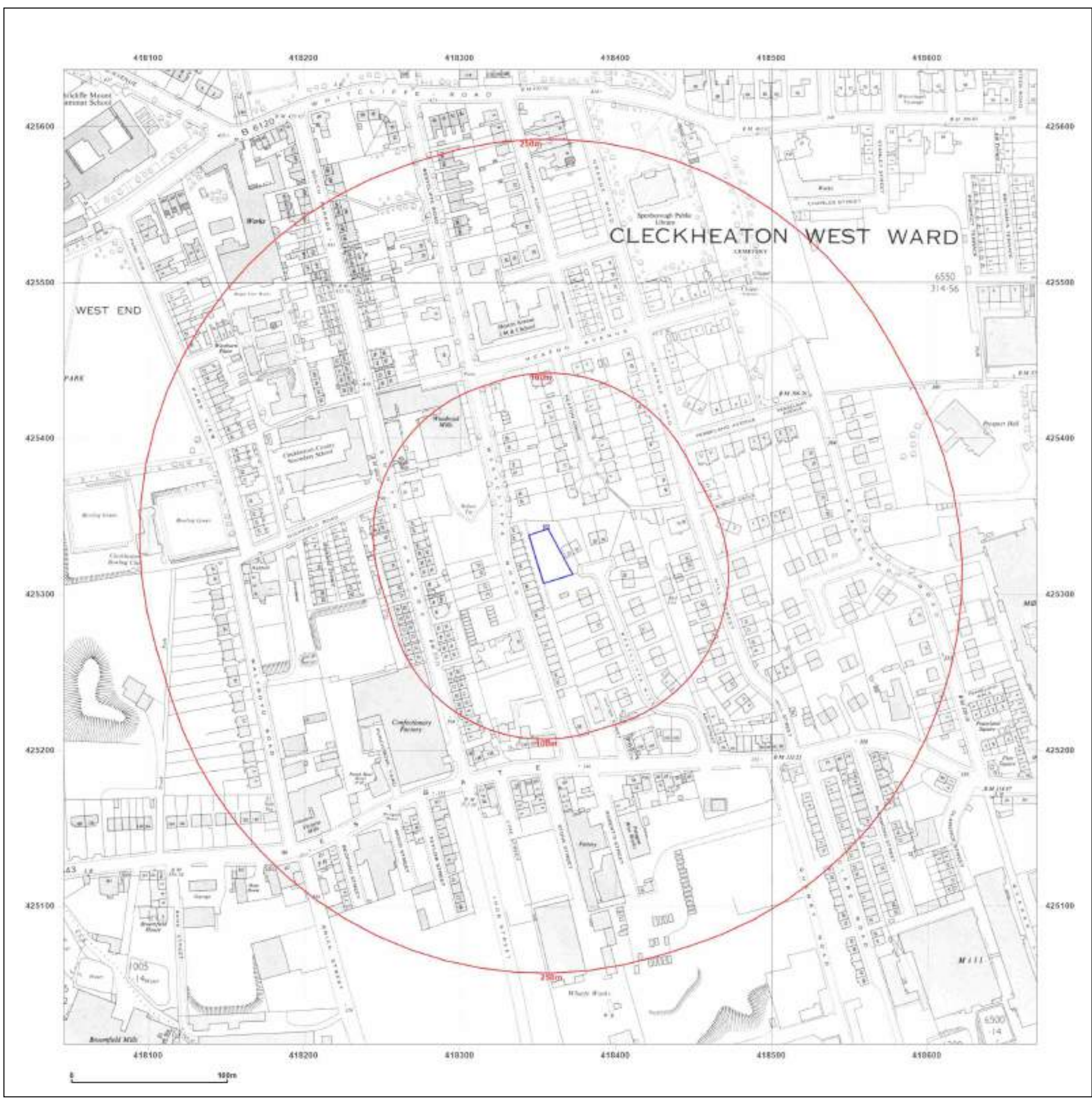


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Grid Ref: 418358, 425324

Map Name: National Grid

Map date: 1974-1979

Scale: 1:1,250

Printed at: 1:2,000



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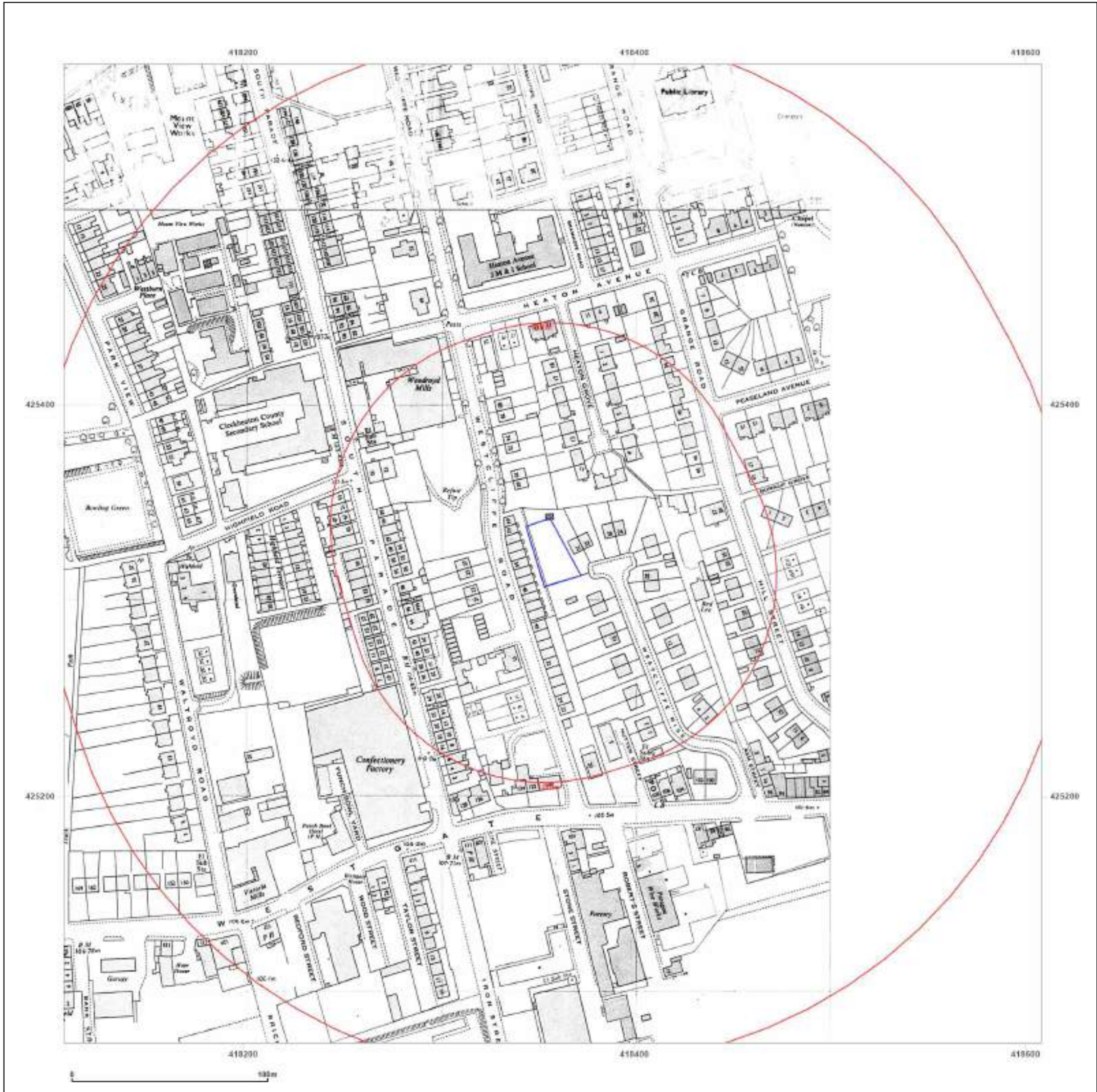


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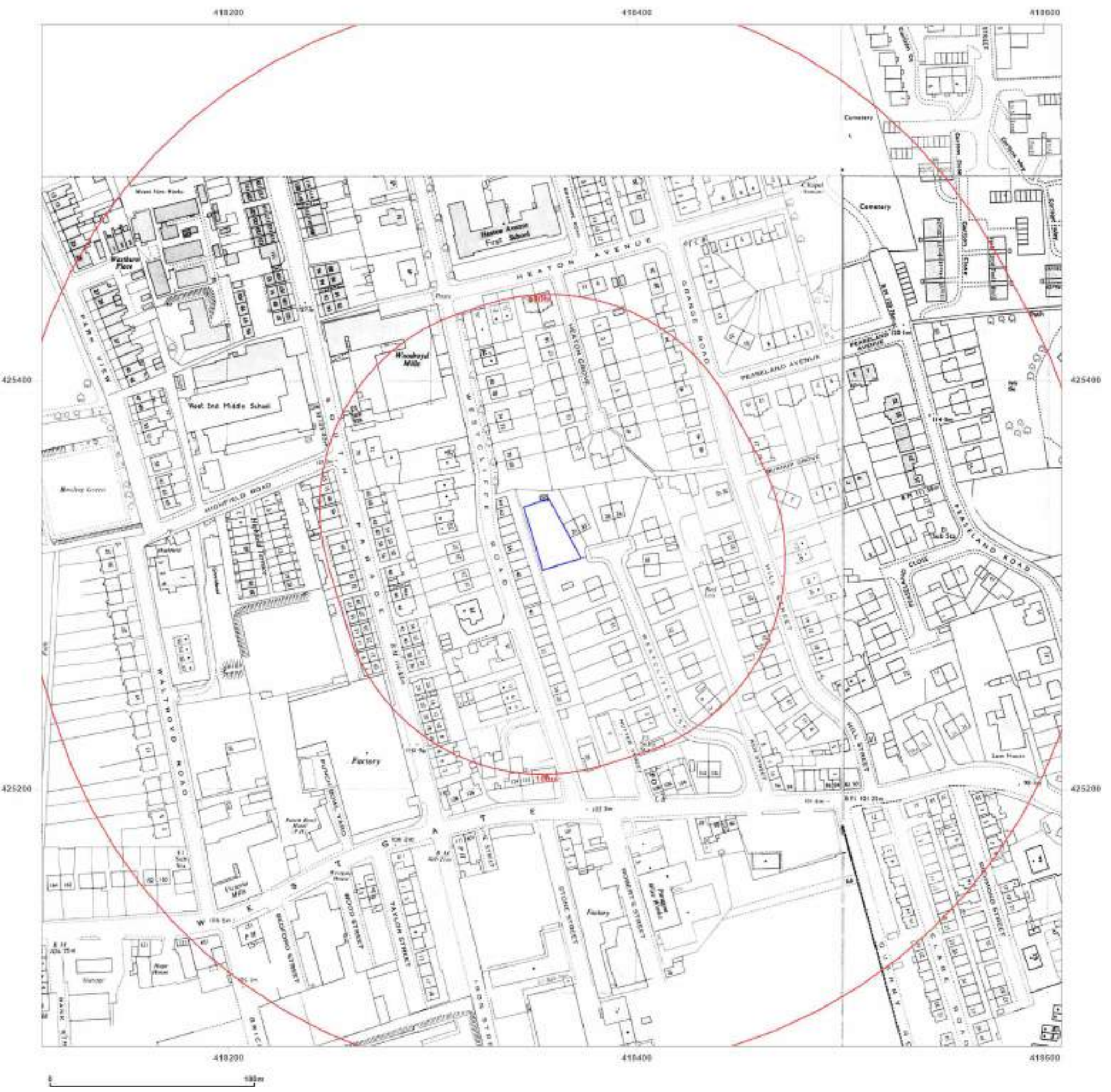
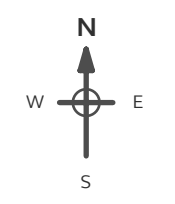
Client Ref: C3383_23_E_5124_PO-2610
Report Ref: GS-TN5-SVA-ST8-WK5
Grid Ref: 418358, 425324

Map Name: National Grid

Map date: 1985-1989

Scale: 1:1,250

Printed at: 1:2,000



<p>Surveyed 1962 Revised 1985 Edition N/A Copyright 1985 Levelled 1982</p>	<p>Surveyed 1962 Revised 1989 Edition N/A Copyright 1989 Levelled 1982</p>
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Site Details:

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Client Ref: C3383_23_E_5124_PO-2610
Report Ref: GS-TN5-SVA-ST8-WK5
Grid Ref: 418358, 425324

Map Name: National Grid

Map date: 1988-1992

Scale: 1:1,250

Printed at: 1:2,000



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

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

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

Surveyed 1962
Revised 1988
Edition N/A
Copyright 1988
Levelled 1962

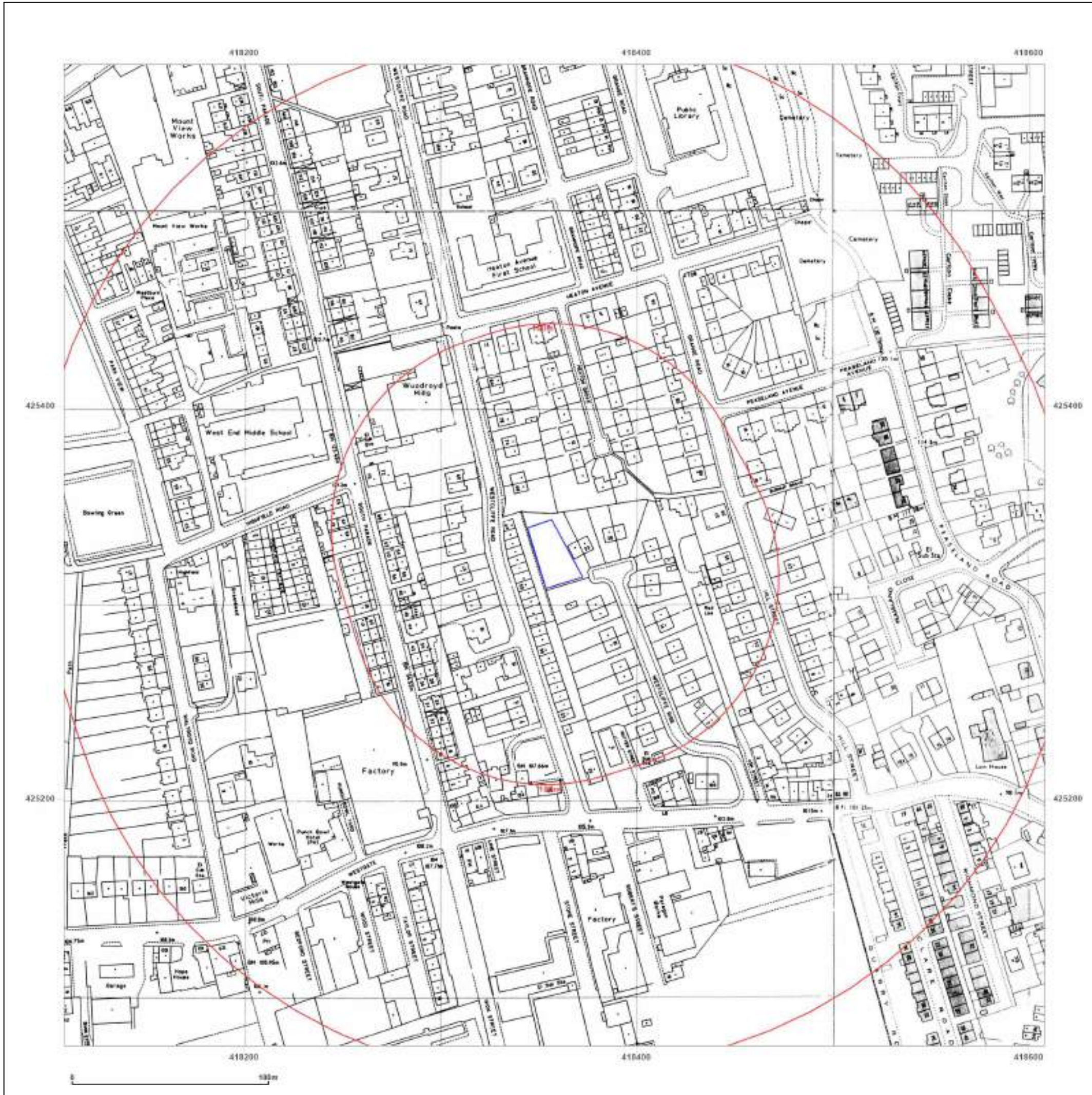


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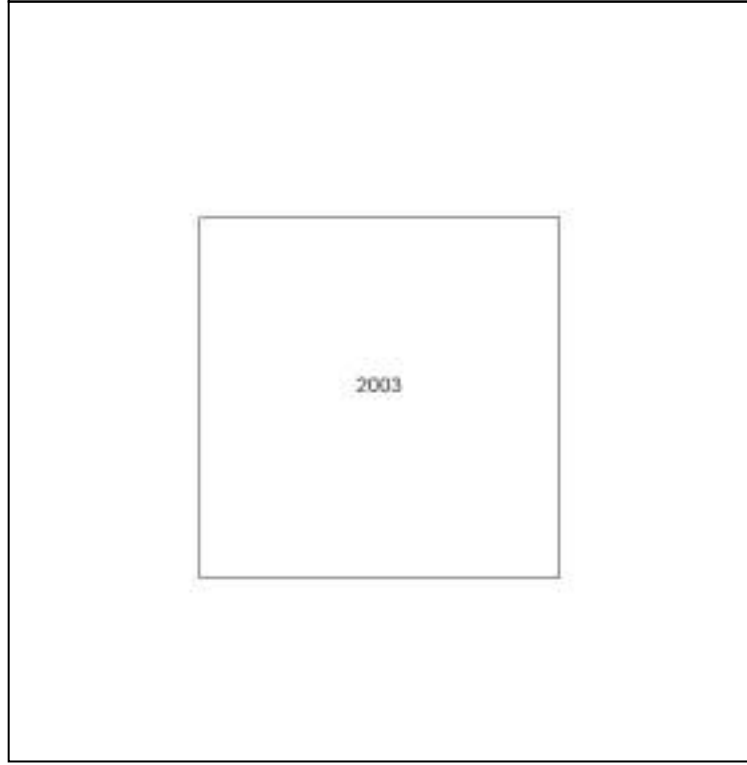
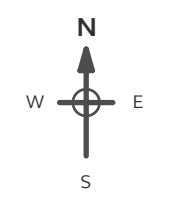
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Report Ref: GS-TN5-SVA-ST8-WK5
Grid Ref: 418358, 425324

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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Client Ref: C3383_23_E_5124_PO-2610
Report Ref: GS-TN5-SVA-ST8-WK5
Grid Ref: 418358, 425324

Map Name: County Series

Map date: 1854

Scale: 1:10,560

Printed at: 1:10,560



<p>Surveyed 1849 Revised N/A Edition 1854 Copyright N/A Levelled N/A</p>	<p>Surveyed 1847 Revised N/A Edition 1854 Copyright N/A Levelled N/A</p>
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Client Ref: C3383_23_E_5124_PO-2610
Report Ref: GS-TN5-SVA-ST8-WK5
Grid Ref: 418358, 425324

Map Name: County Series

Map date: 1892

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1892
Revised 1892
Edition N/A
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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

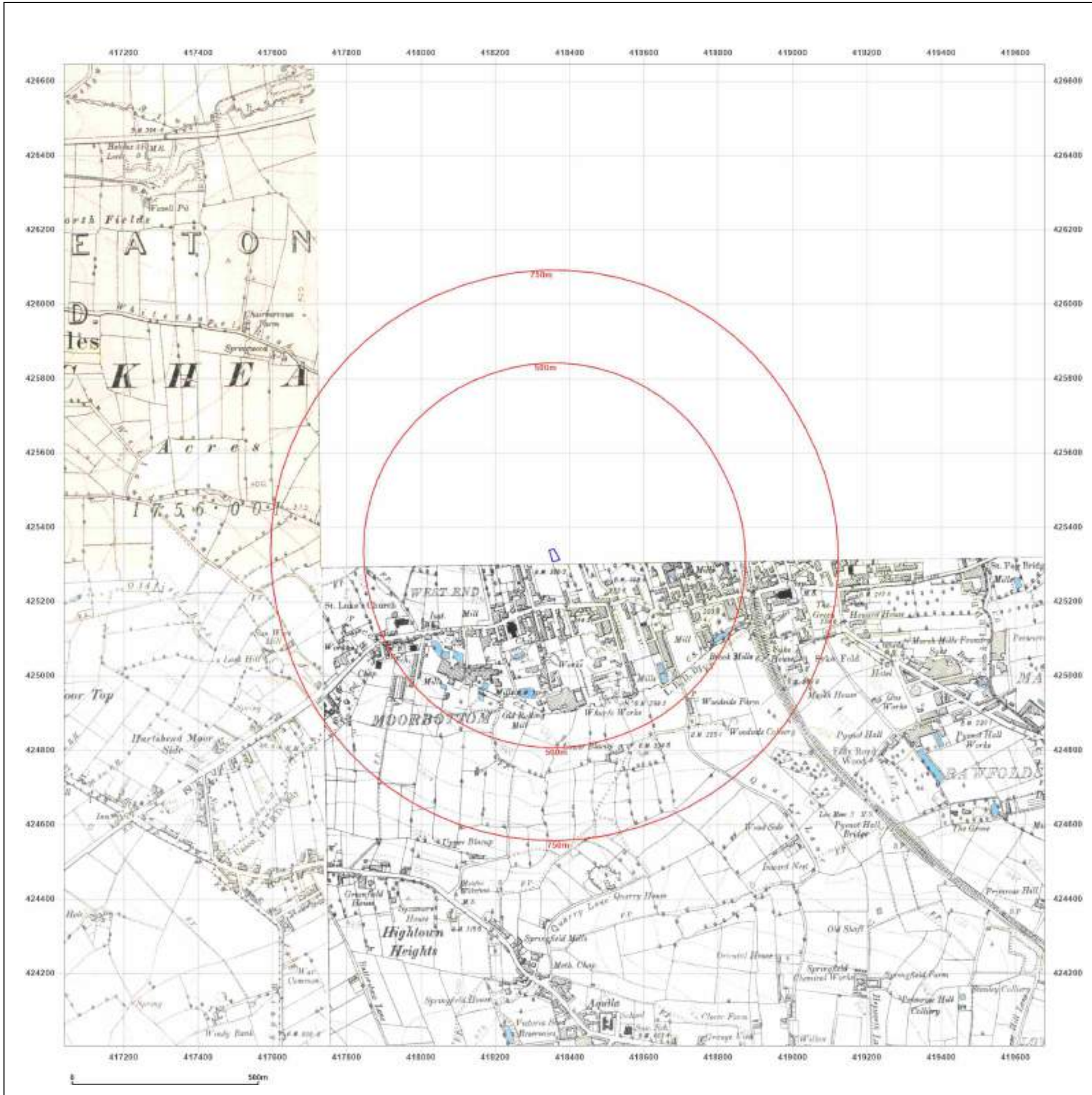


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Map Name: County Series

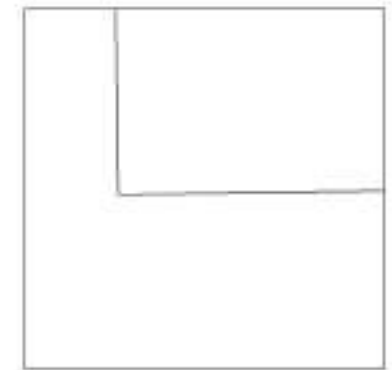
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Scale: 1:10,560

Printed at: 1:10,560



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

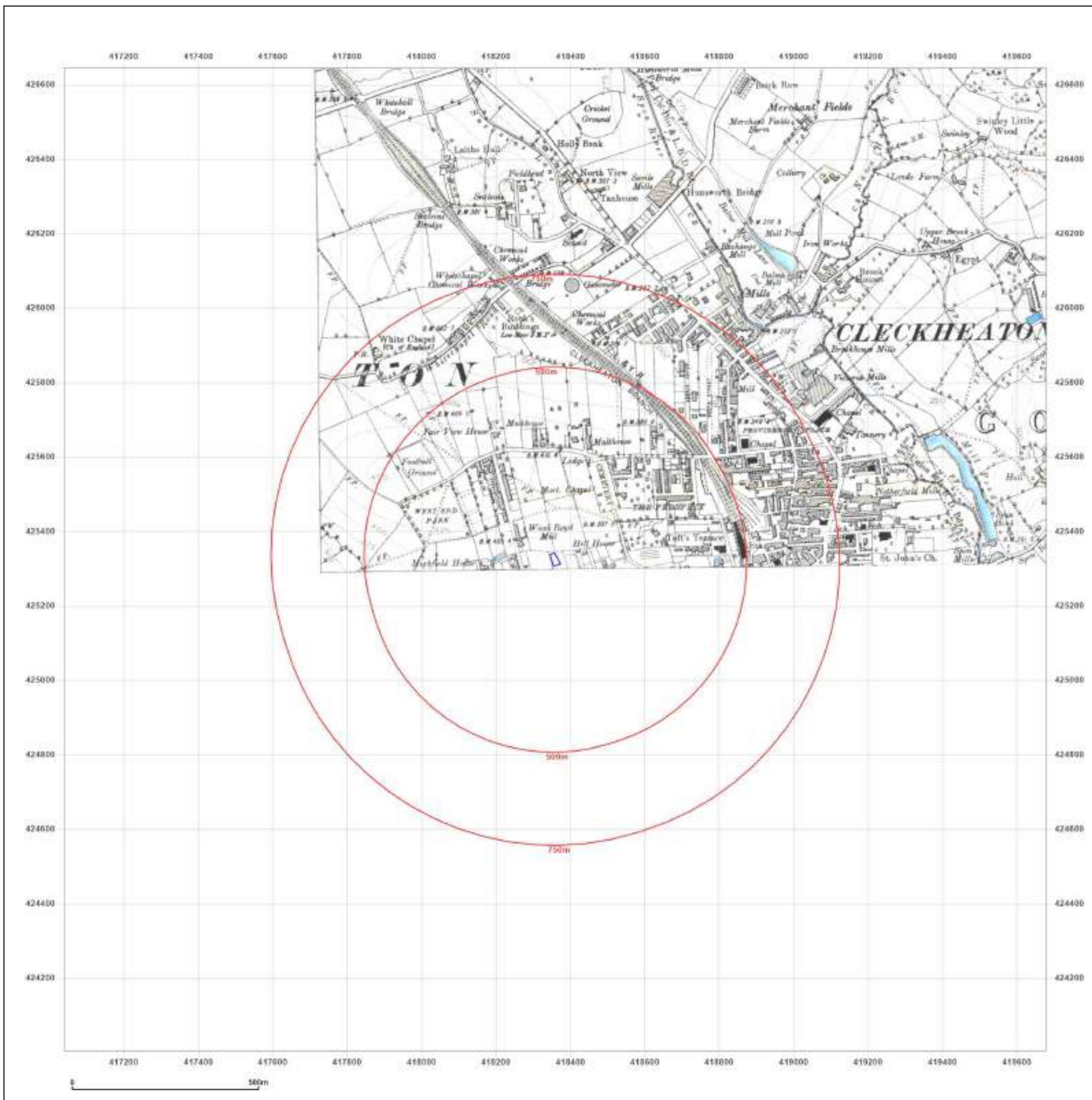


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Client Ref: C3383_23_E_5124_PO-2610
Report Ref: GS-TN5-SVA-ST8-WK5
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Map Name: County Series

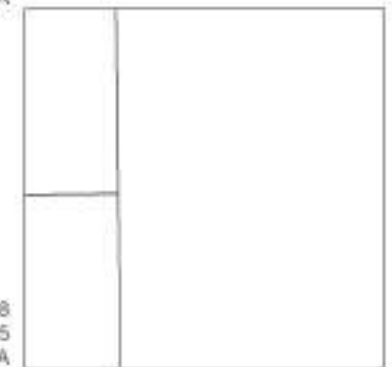
Map date: 1905

Scale: 1:10,560

Printed at: 1:10,560



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

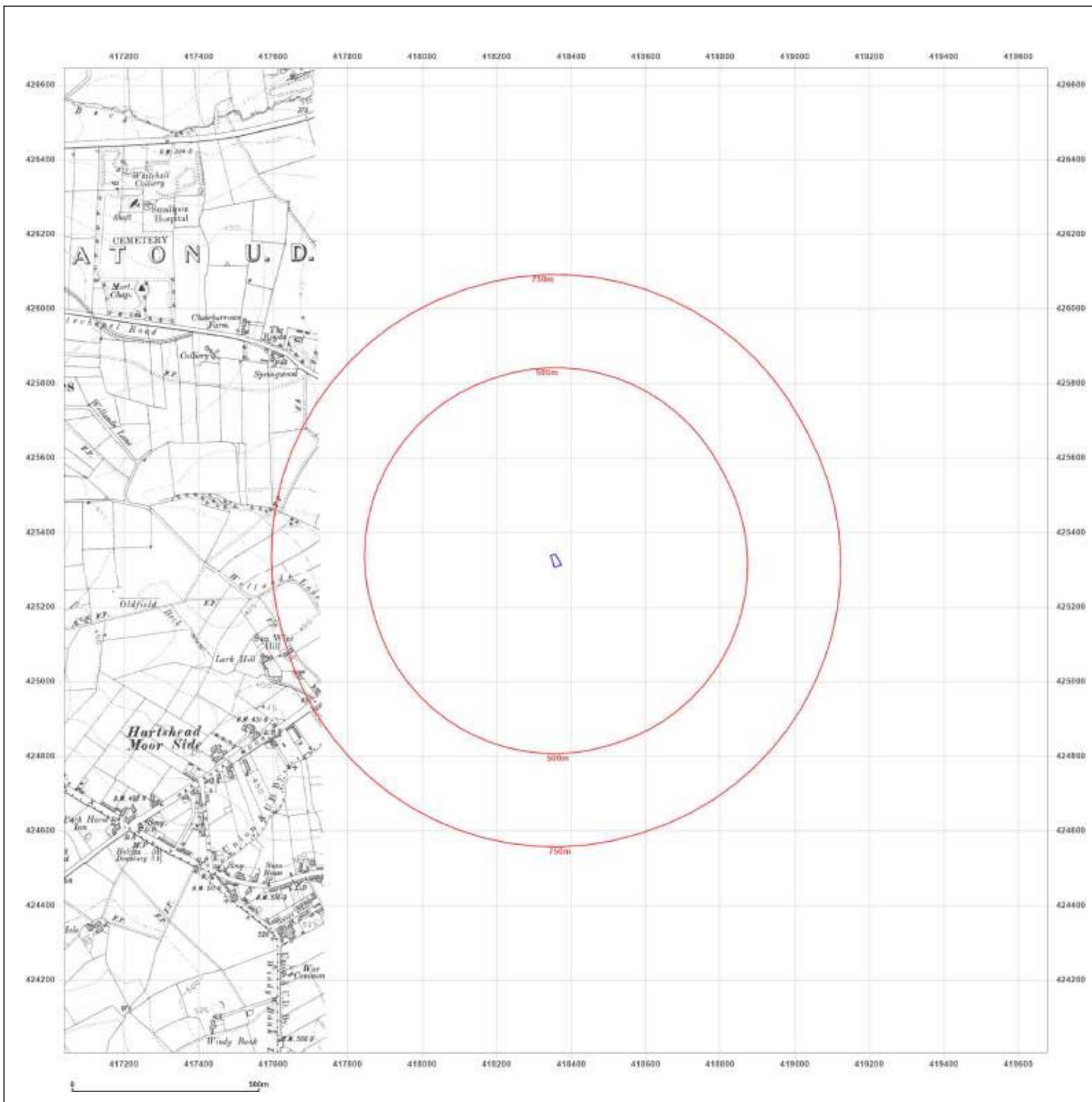


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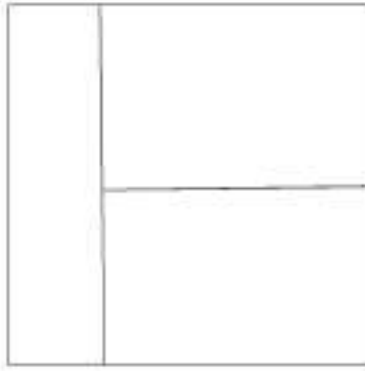
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Report Ref: GS-TN5-SVA-ST8-WK5
Grid Ref: 418358, 425324

Map Name: County Series

Map date: 1905

Scale: 1:10,560

Printed at: 1:10,560

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

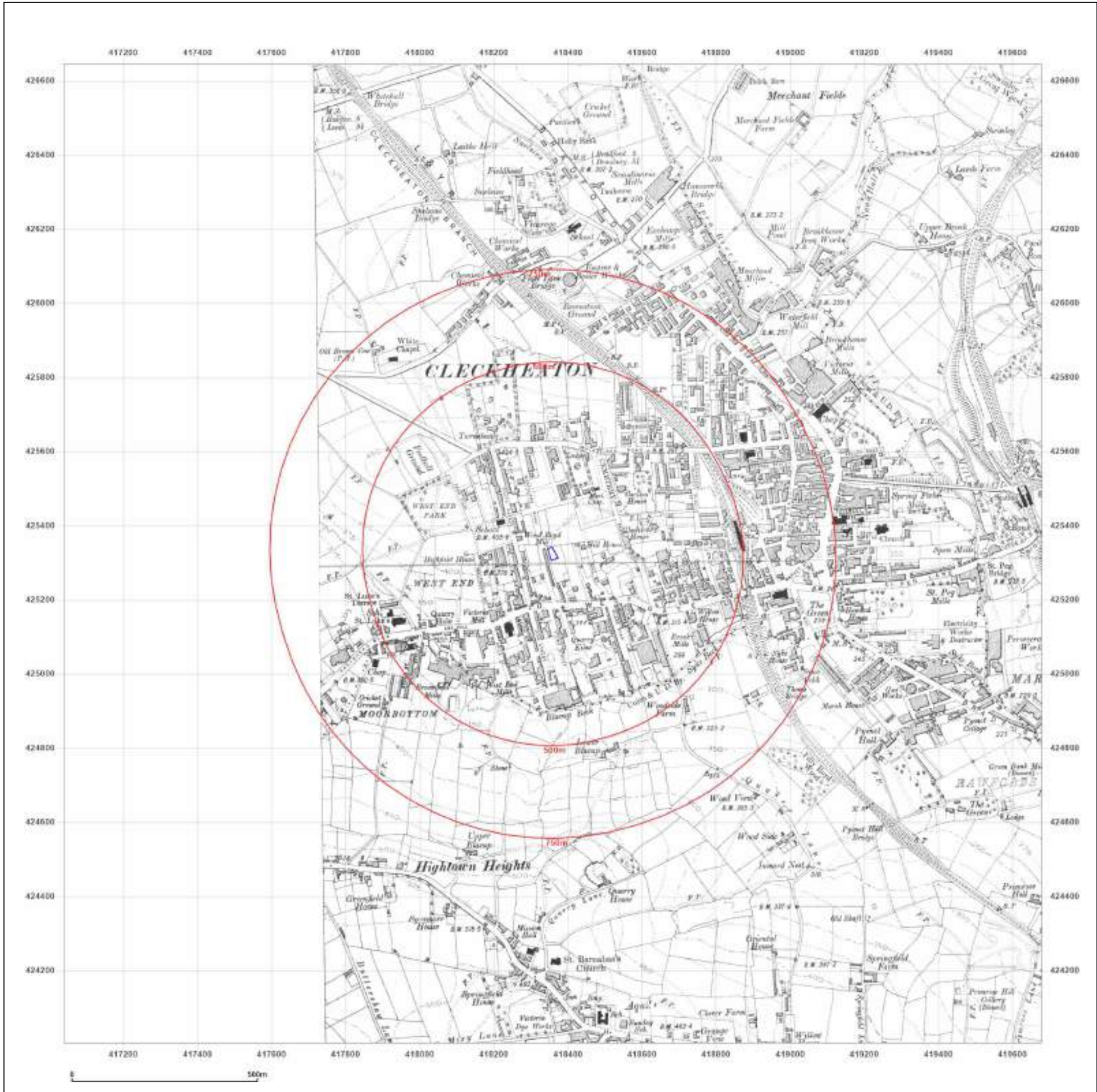


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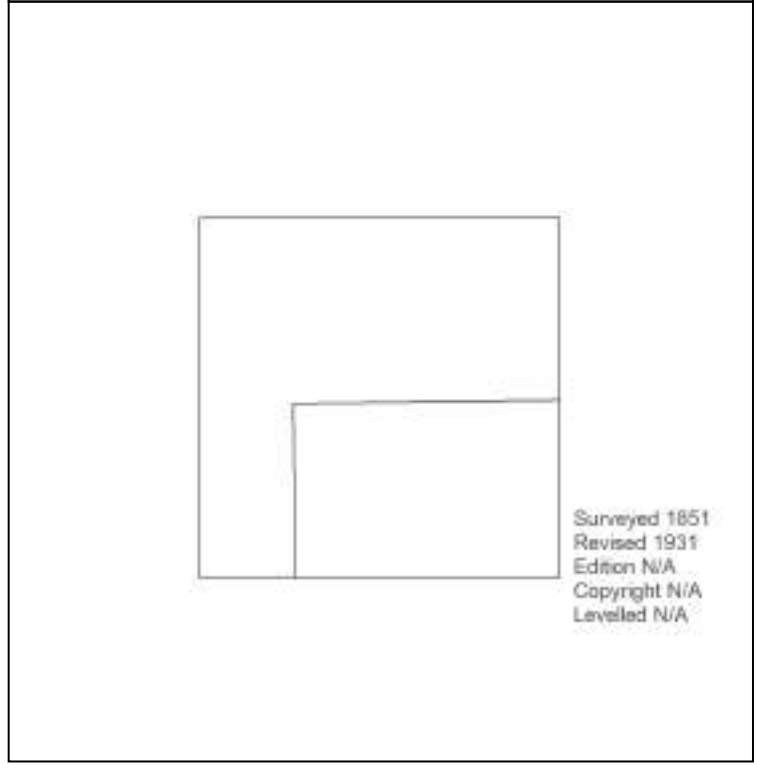
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Grid Ref: 418358, 425324

Map Name: County Series

Map date: 1931

Scale: 1:10,560

Printed at: 1:10,560

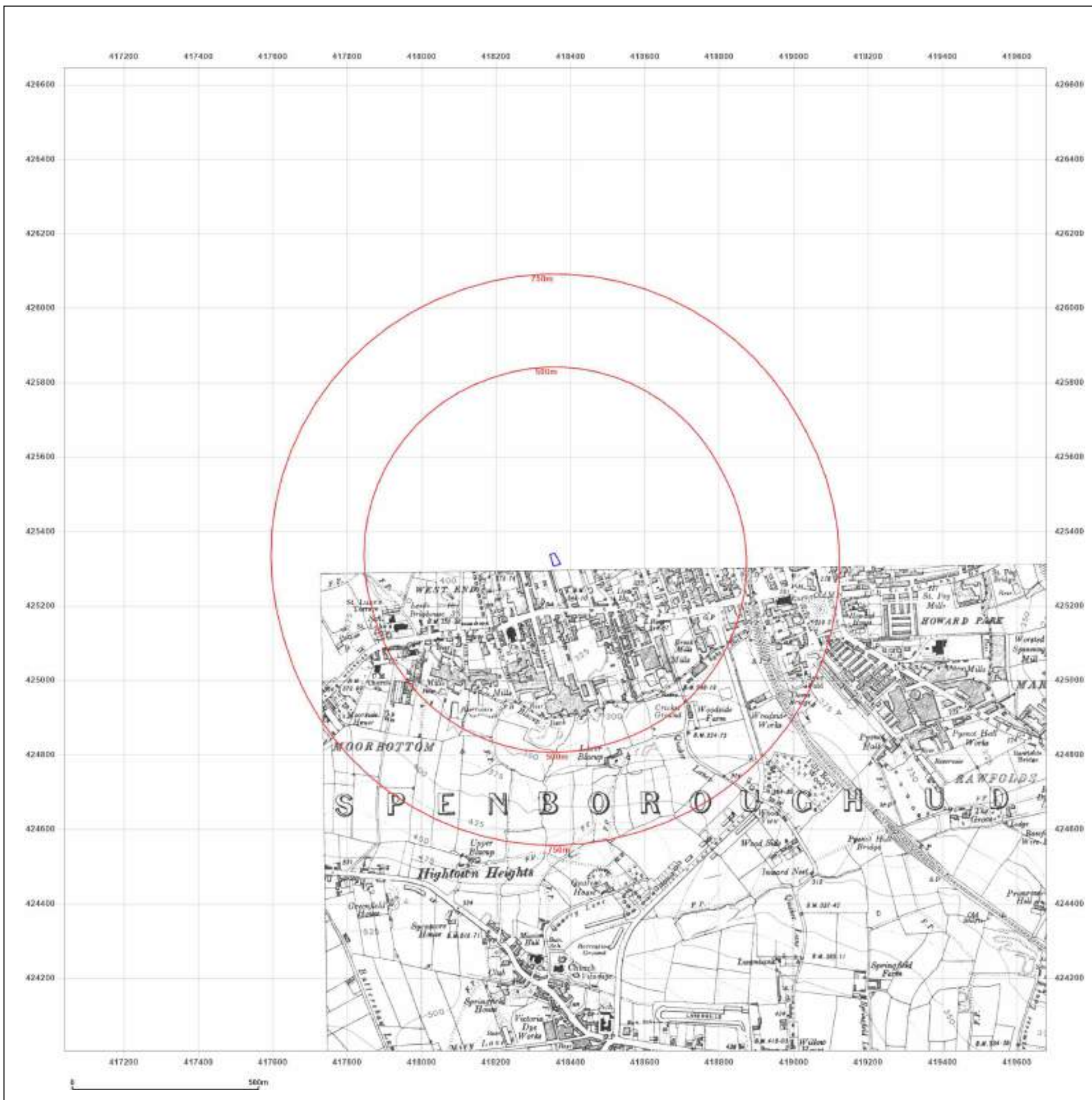


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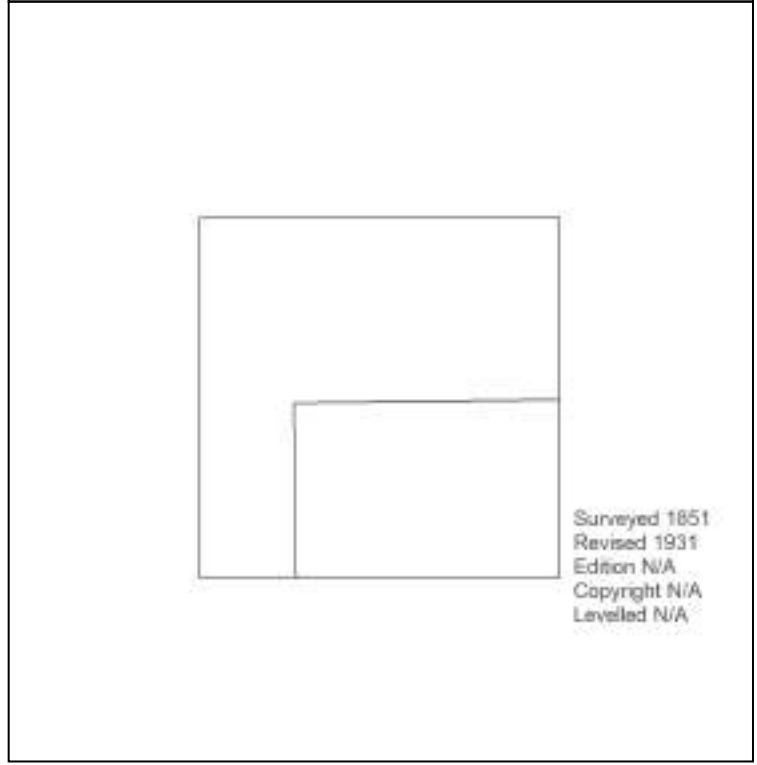
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Grid Ref: 418358, 425324

Map Name: County Series

Map date: 1931

Scale: 1:10,560

Printed at: 1:10,560

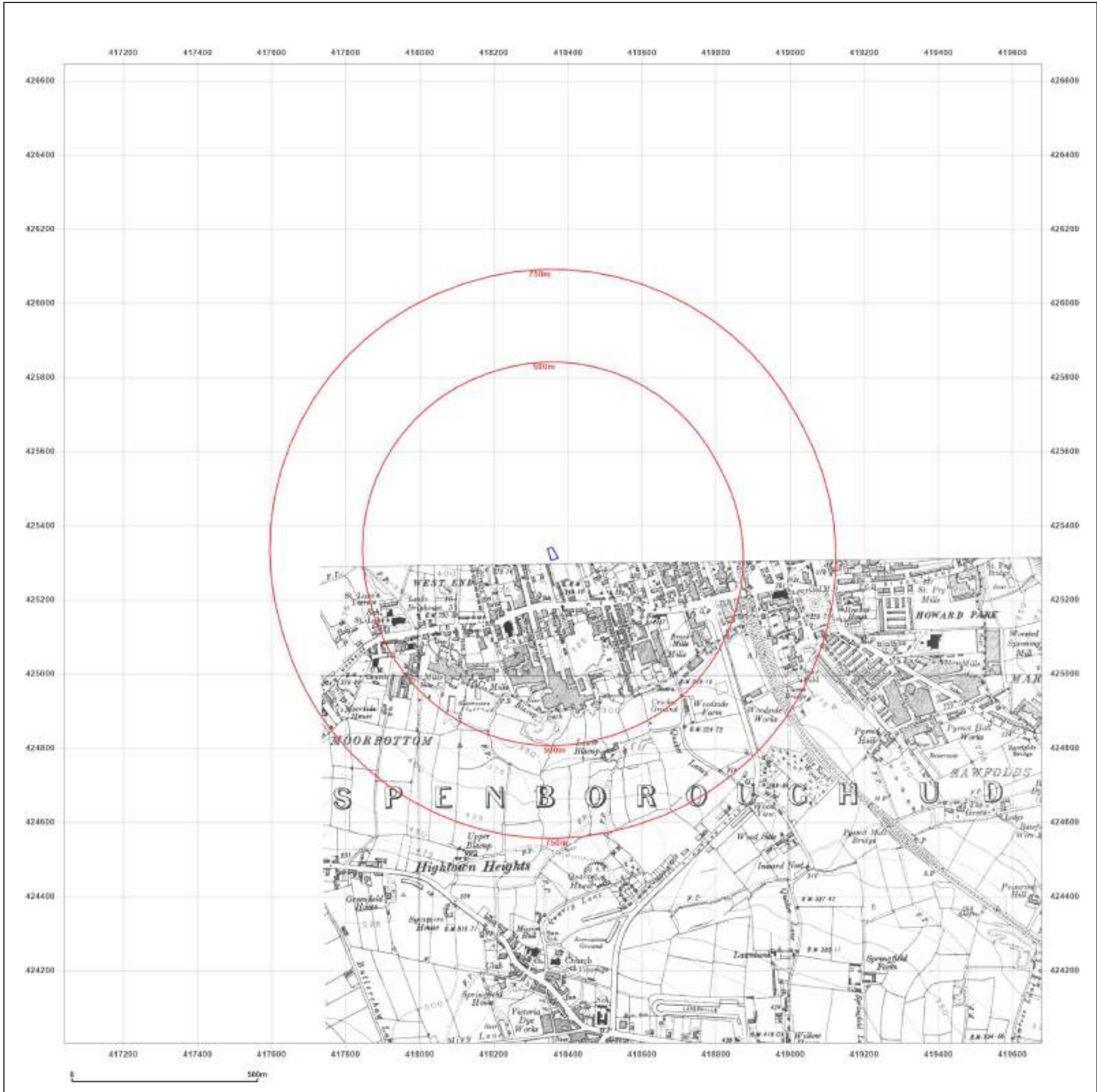


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Client Ref: C3383_23_E_5124_PO-2610
Report Ref: GS-TN5-SVA-ST8-WK5
Grid Ref: 418358, 425324

Map Name: County Series

Map date: 1931-1932

Scale: 1:10,560

Printed at: 1:10,560



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

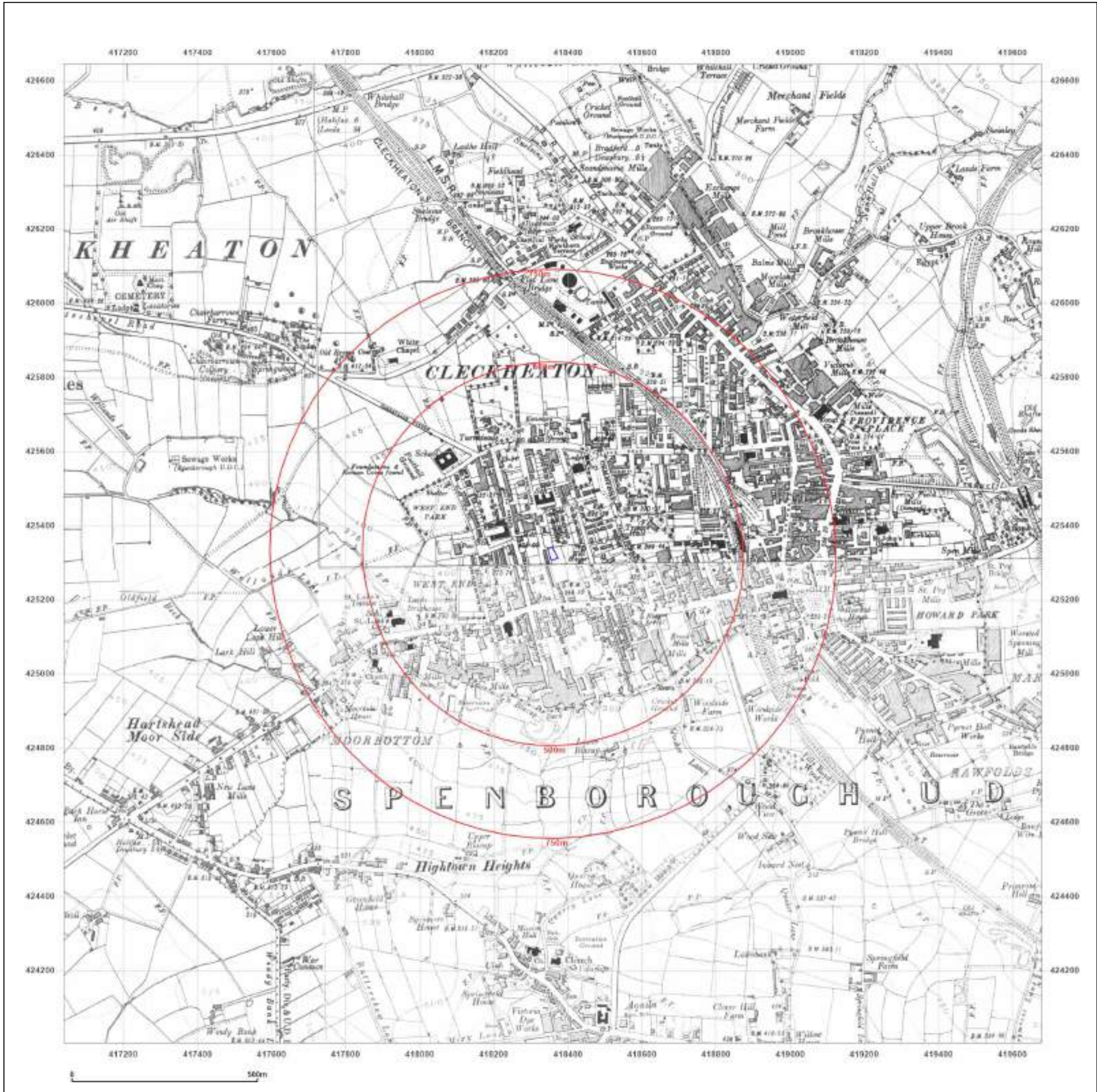


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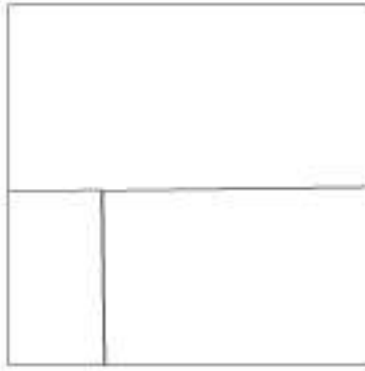
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Report Ref: GS-TN5-SVA-ST8-WK5
Grid Ref: 418358, 425324

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560

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

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

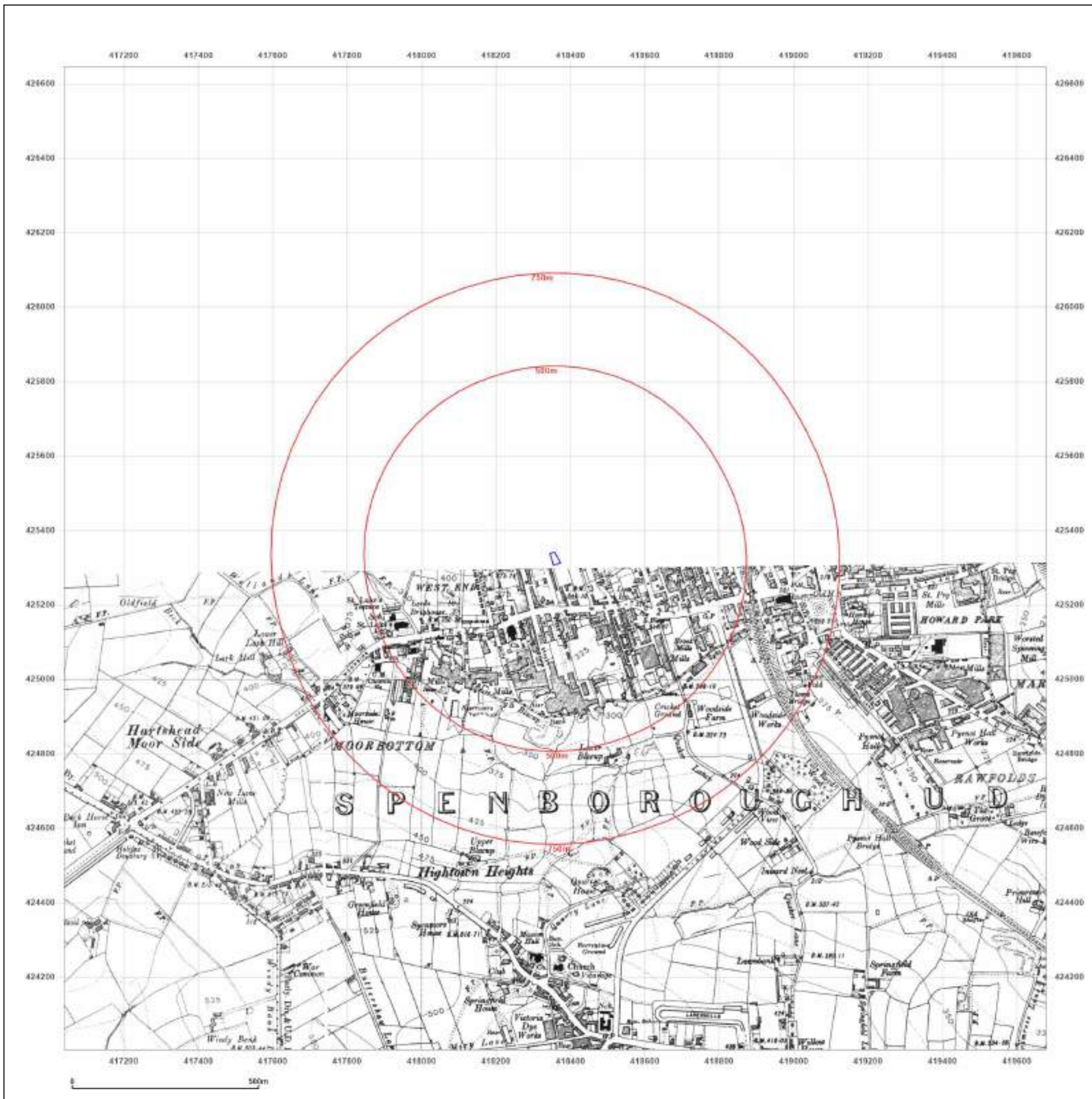


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Report Ref: GS-TN5-SVA-ST8-WK5
Grid Ref: 418358, 425324

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



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

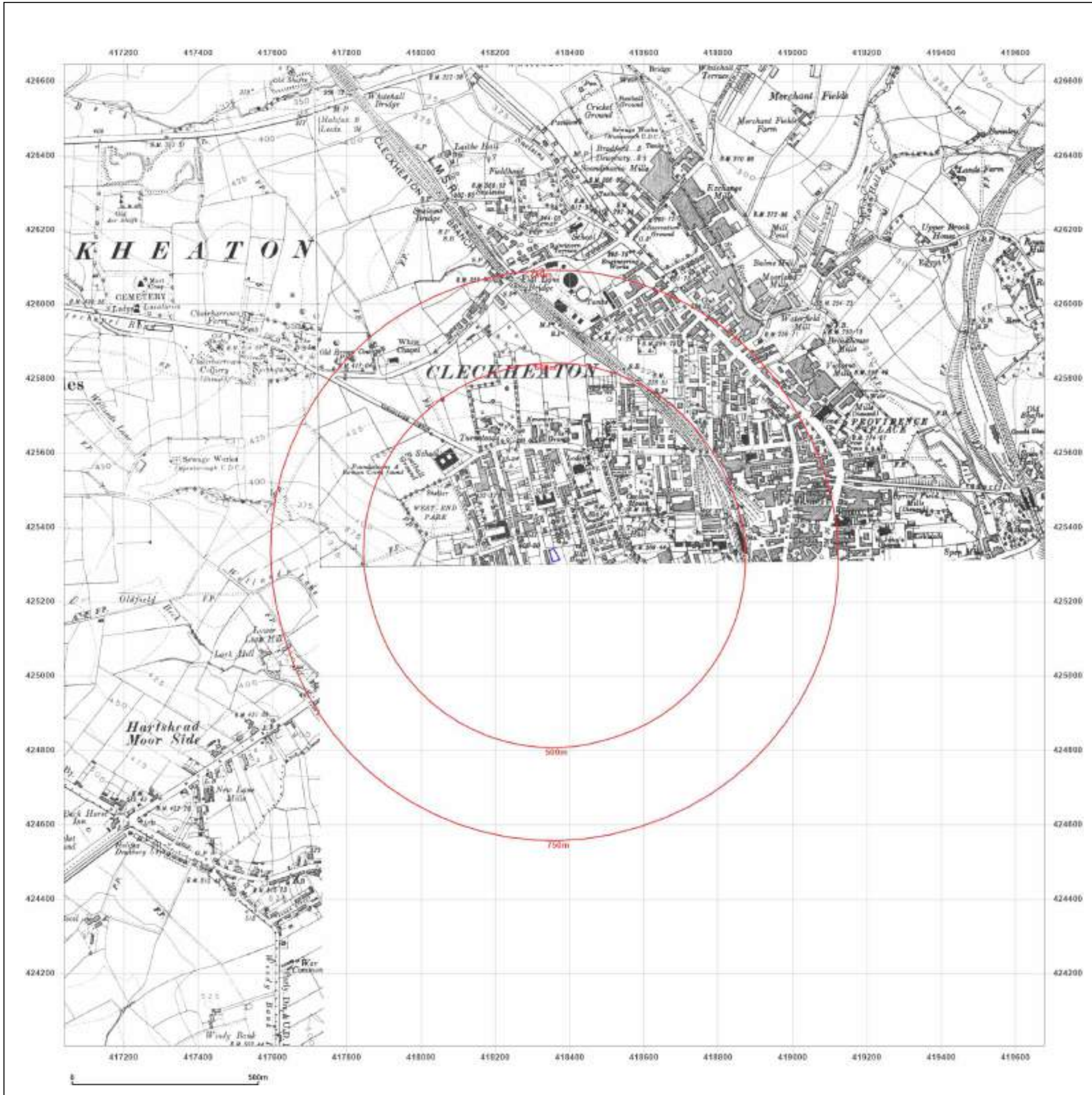


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Map Name: County Series

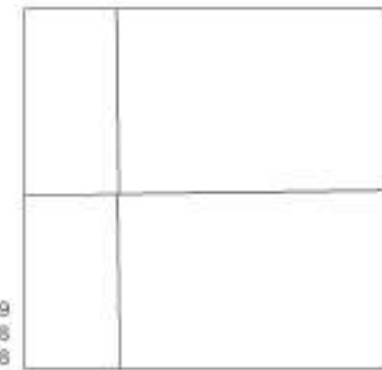
Map date: 1948

Scale: 1:10,560

Printed at: 1:10,560



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



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

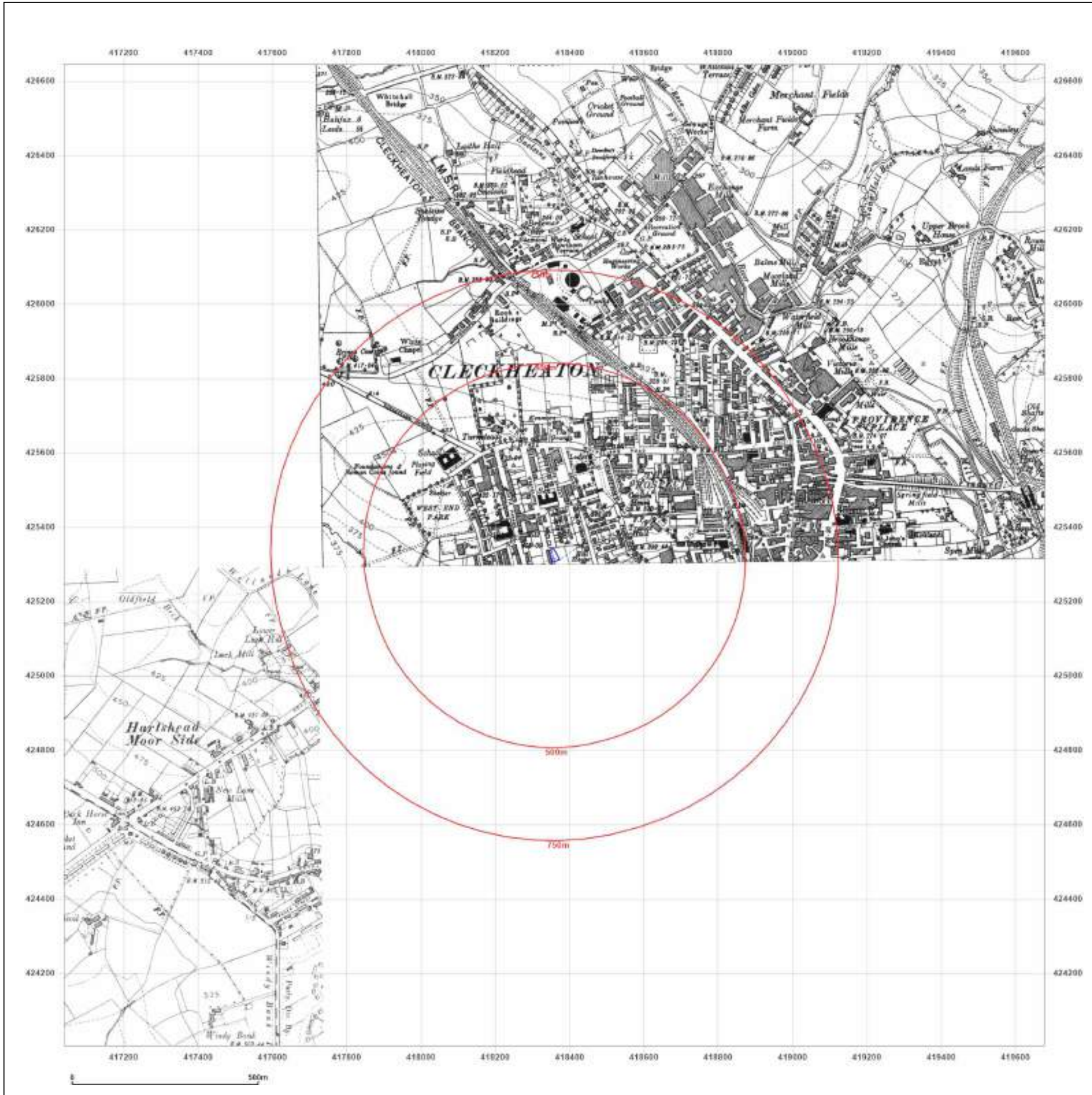


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Client Ref: C3383_23_E_5124_PO-2610
Report Ref: GS-TN5-SVA-ST8-WK5
Grid Ref: 418358, 425324

Map Name: County Series

Map date: 1948

Scale: 1:10,560

Printed at: 1:10,560



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

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

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

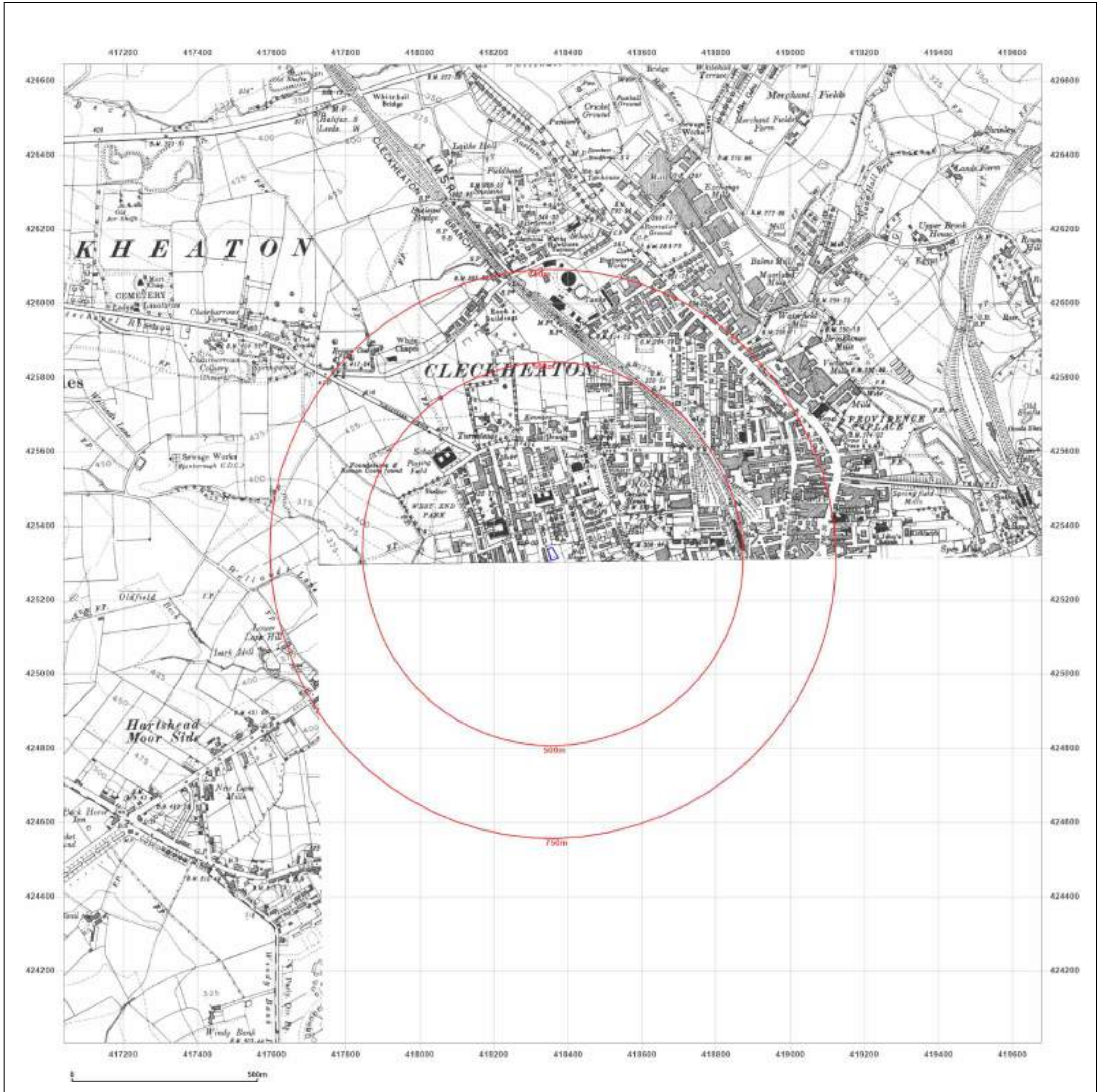


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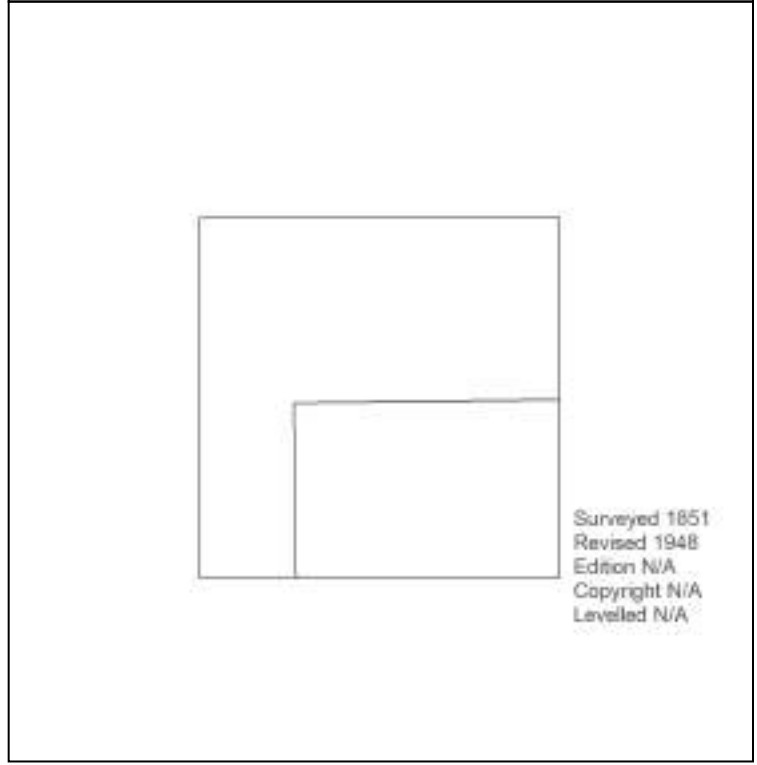
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Map Name: County Series

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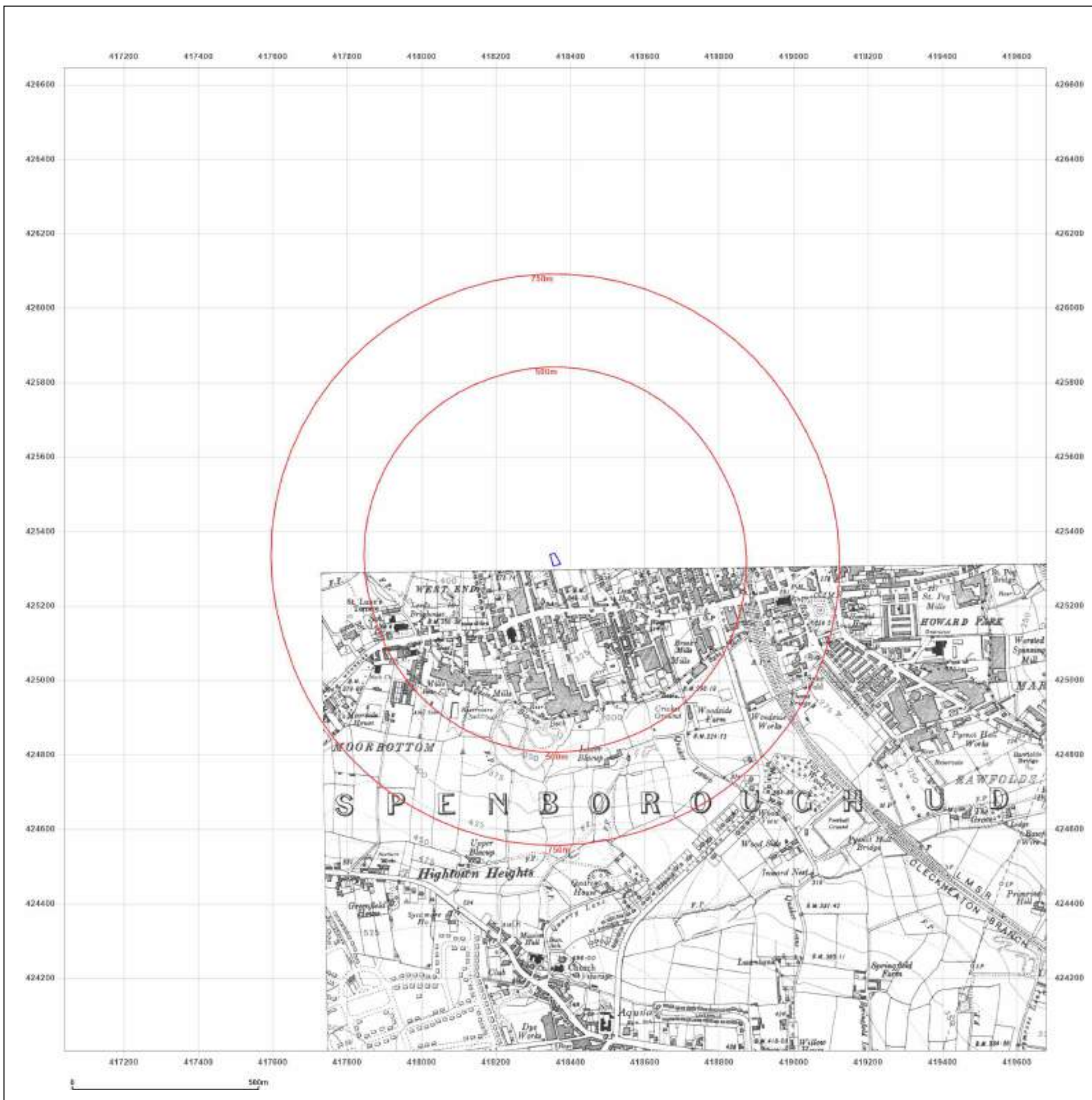


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Client Ref: C3383_23_E_5124_PO-2610
Report Ref: GS-TN5-SVA-ST8-WK5
Grid Ref: 418358, 425324

Map Name: Provisional

Map date: 1951-1955

Scale: 1:10,560

Printed at: 1:10,560



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

Surveyed 1951
Revised 1951
Edition N/A
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Client Ref: C3383_23_E_5124_PO-2610
Report Ref: GS-TN5-SVA-ST8-WK5
Grid Ref: 418358, 425324

Map Name: Provisional

Map date: 1966-1967

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1987
Revised 1967
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1988
Revised 1968
Edition N/A
Copyright N/A
Levelled N/A

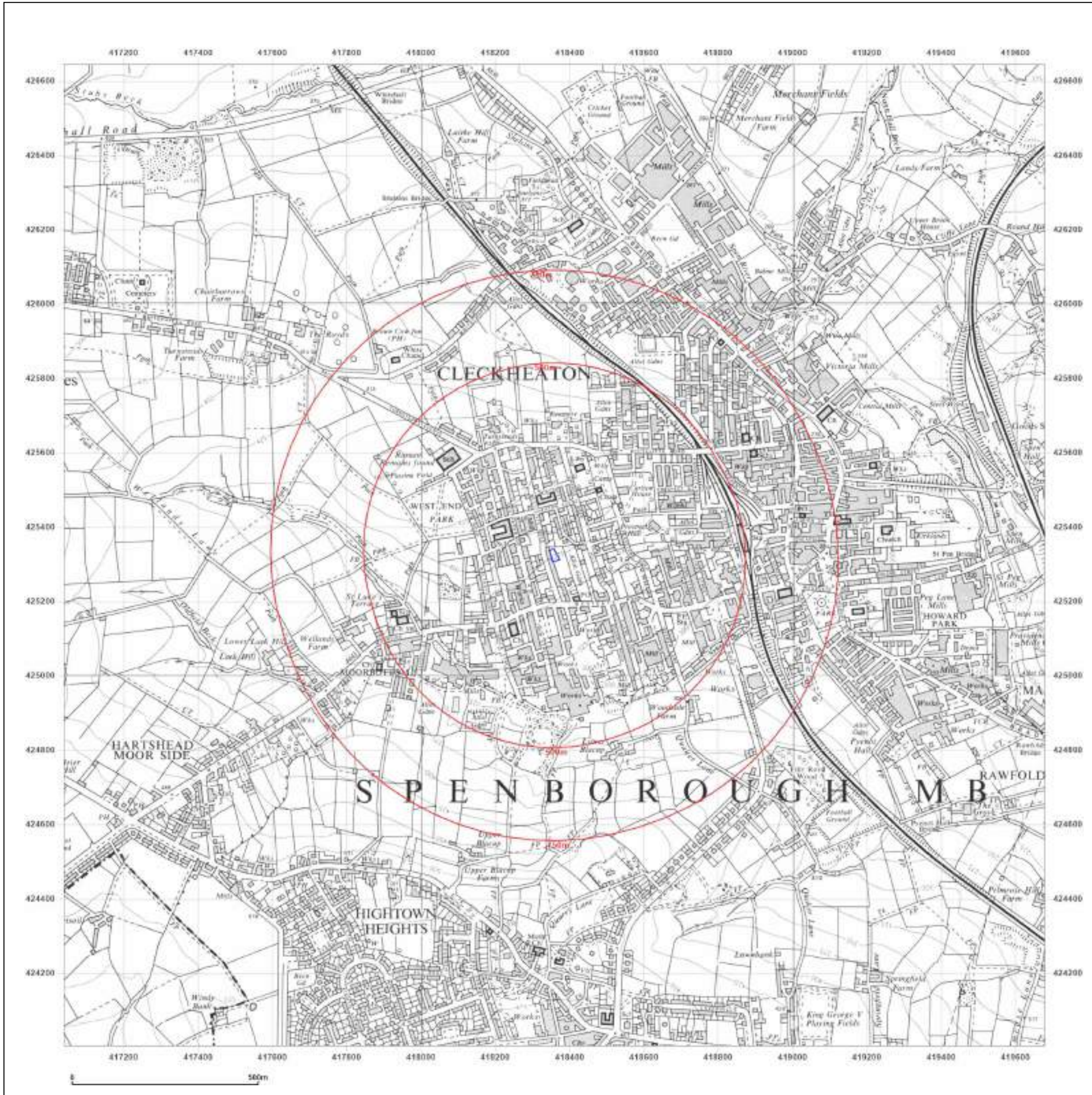


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Client Ref: C3383_23_E_5124_PO-2610
Report Ref: GS-TN5-SVA-ST8-WK5
Grid Ref: 418358, 425324

Map Name: National Grid

Map date: 1974-1975

Scale: 1:10,000

Printed at: 1:10,000



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

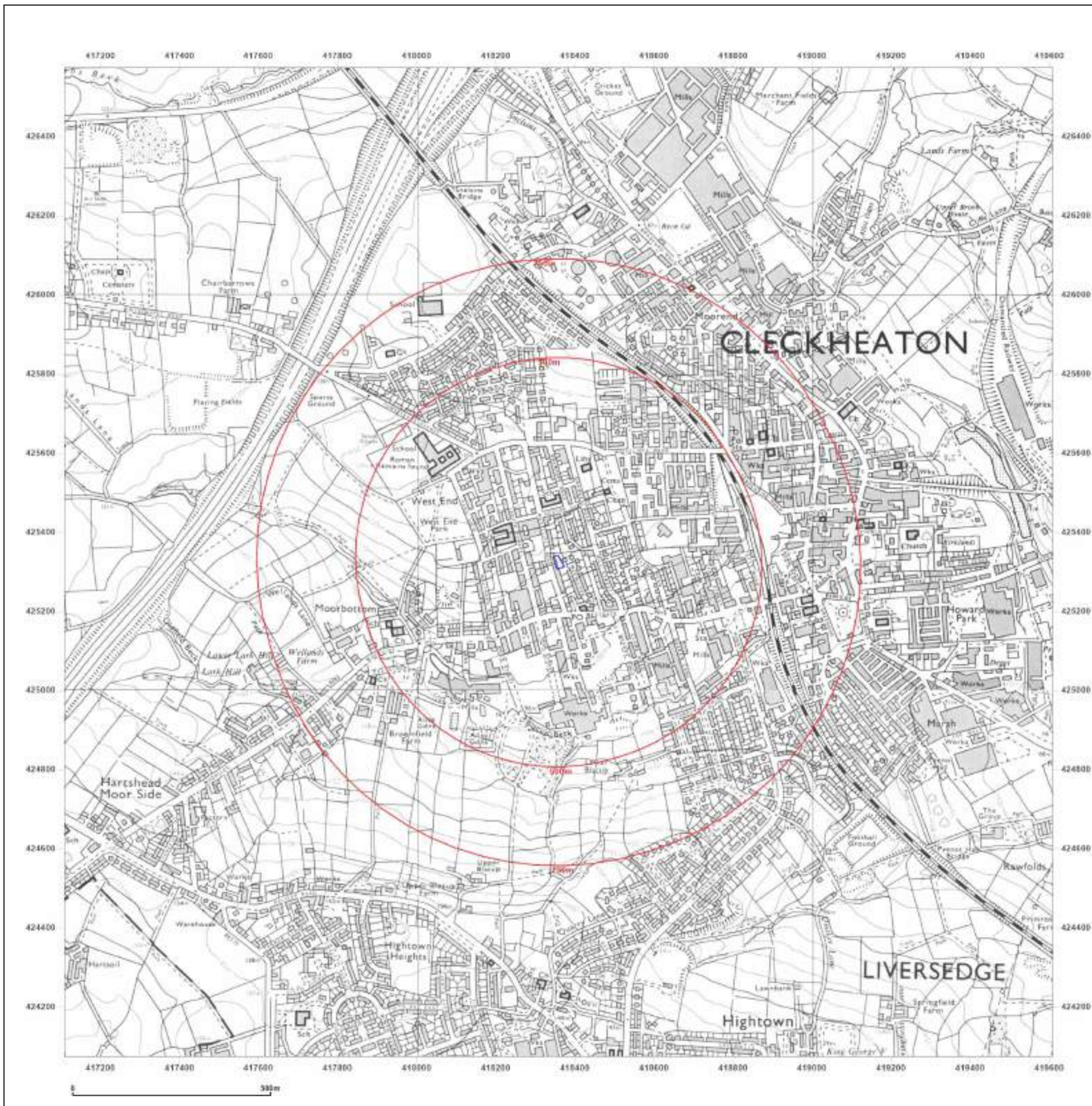


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Client Ref: C3383_23_E_5124_PO-2610
Report Ref: GS-TN5-SVA-ST8-WK5
Grid Ref: 418358, 425324

Map Name: National Grid

Map date: 1983-1985

Scale: 1:10,000

Printed at: 1:10,000



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

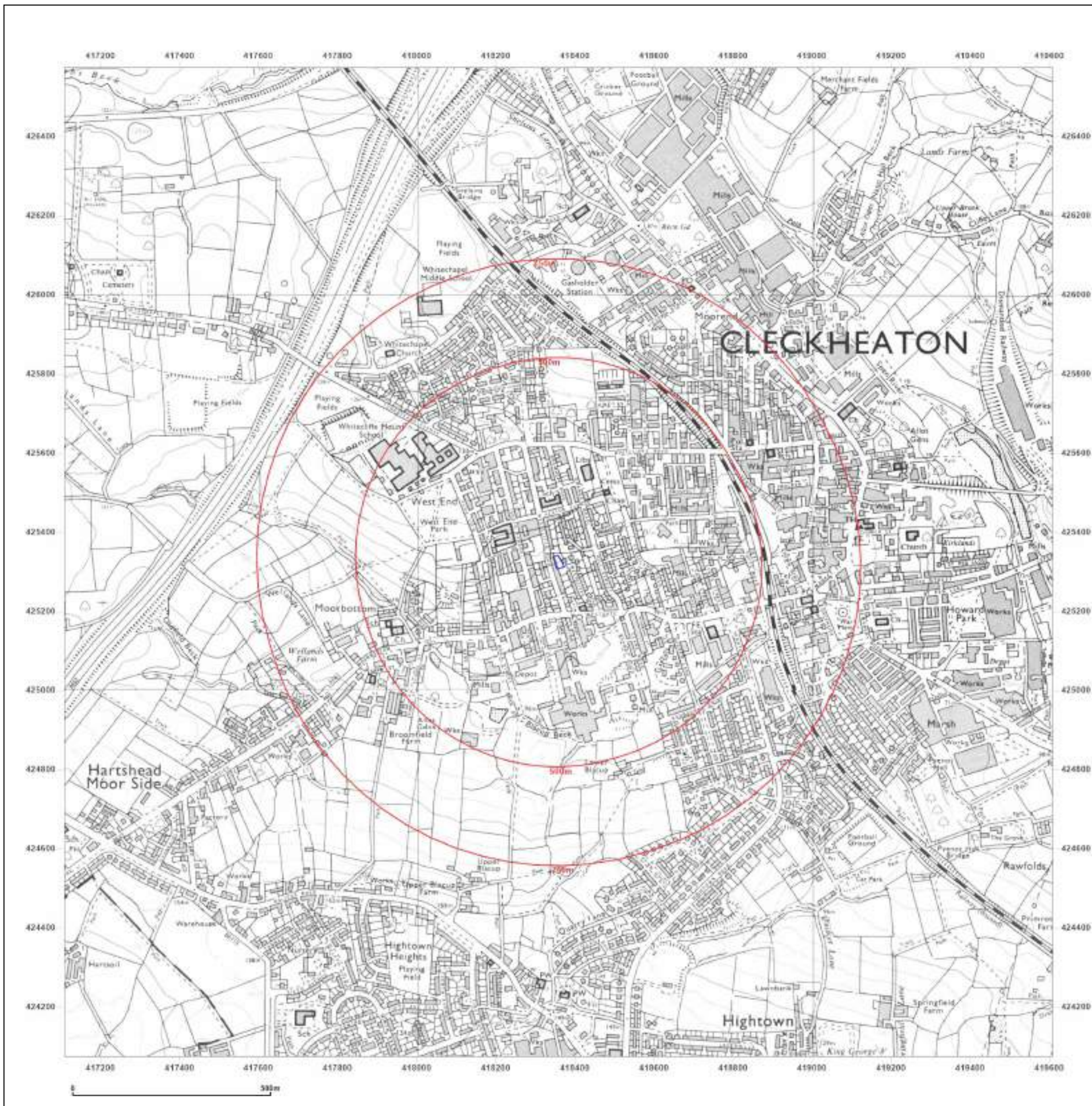


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Site Details:

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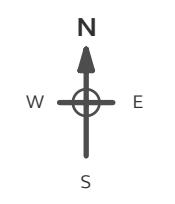
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Map Name: National Grid

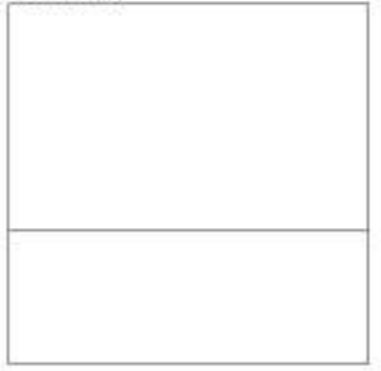
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Printed at: 1:10,000



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

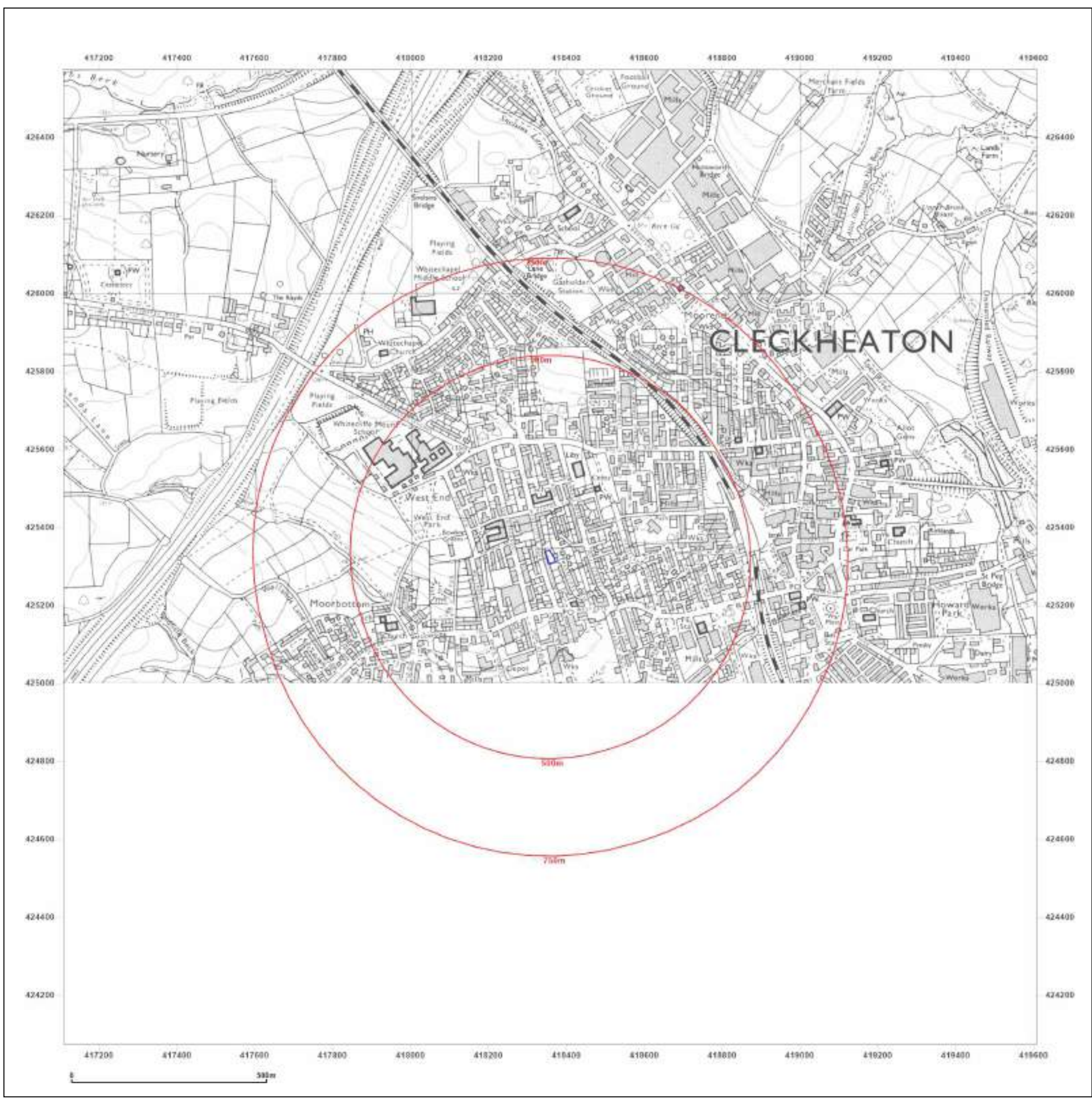



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Site Details:

21, WESTCLIFFE RISE,
CLECKHEATON, BD19 5HX

Client Ref: C3383_23_E_5124_PO-2610
Report Ref: GS-TN5-SVA-ST8-WK5
Grid Ref: 418358, 425324

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000

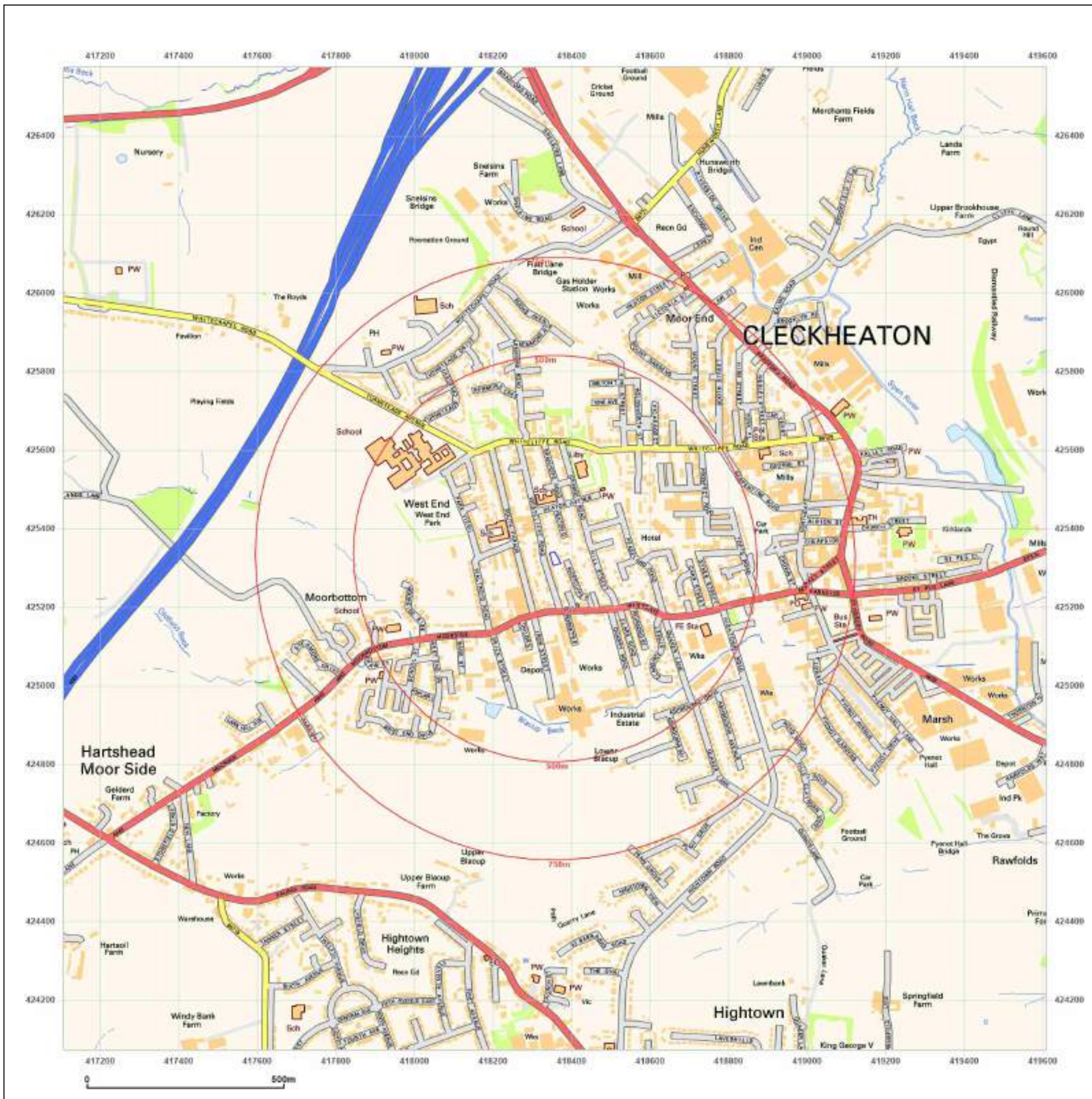


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Production date: 17 May 2023

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Site Details:

21, WESTCLIFFE RISE,
CLECKHEATON, BD19 5HX

Client Ref: C3383_23_E_5124_PO-2610
Report Ref: GS-TN5-SVA-ST8-WK5
Grid Ref: 418358, 425324

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000

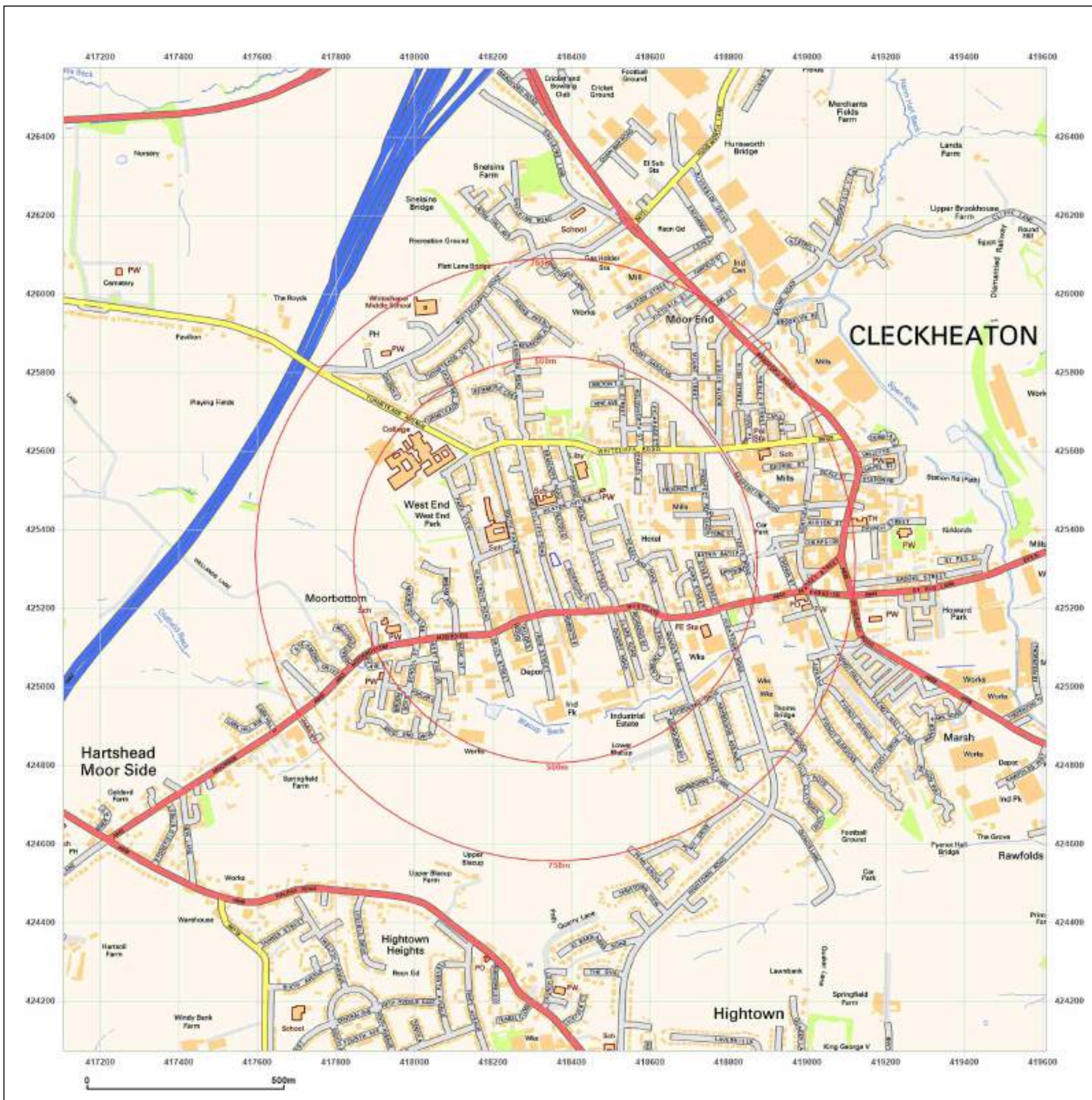


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Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

21, WESTCLIFFE RISE,
CLECKHEATON, BD19 5HX

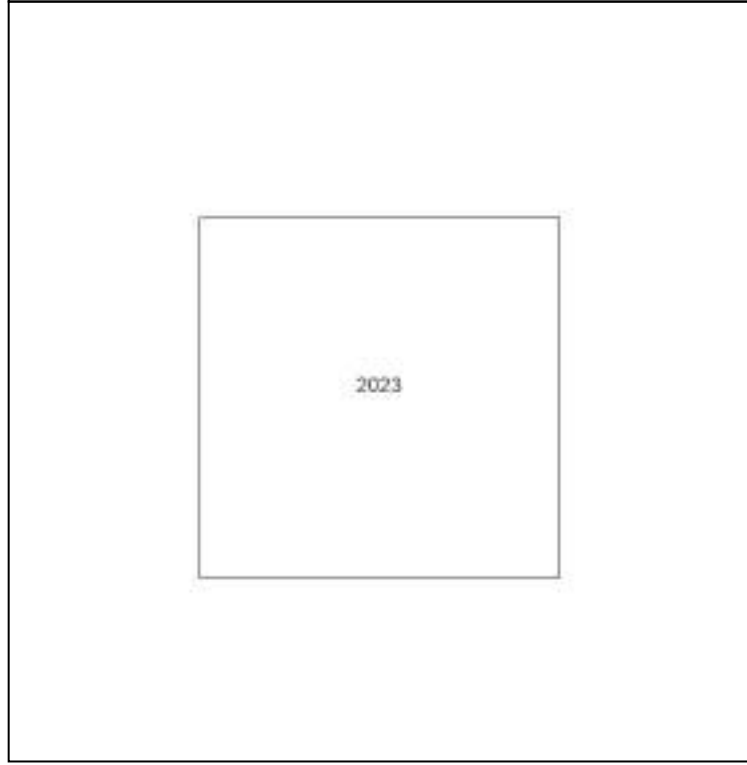
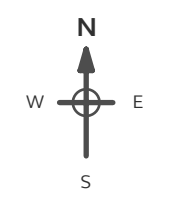
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Report Ref: GS-TN5-SVA-ST8-WK5
Grid Ref: 418358, 425324

Map Name: National Grid

Map date: 2023

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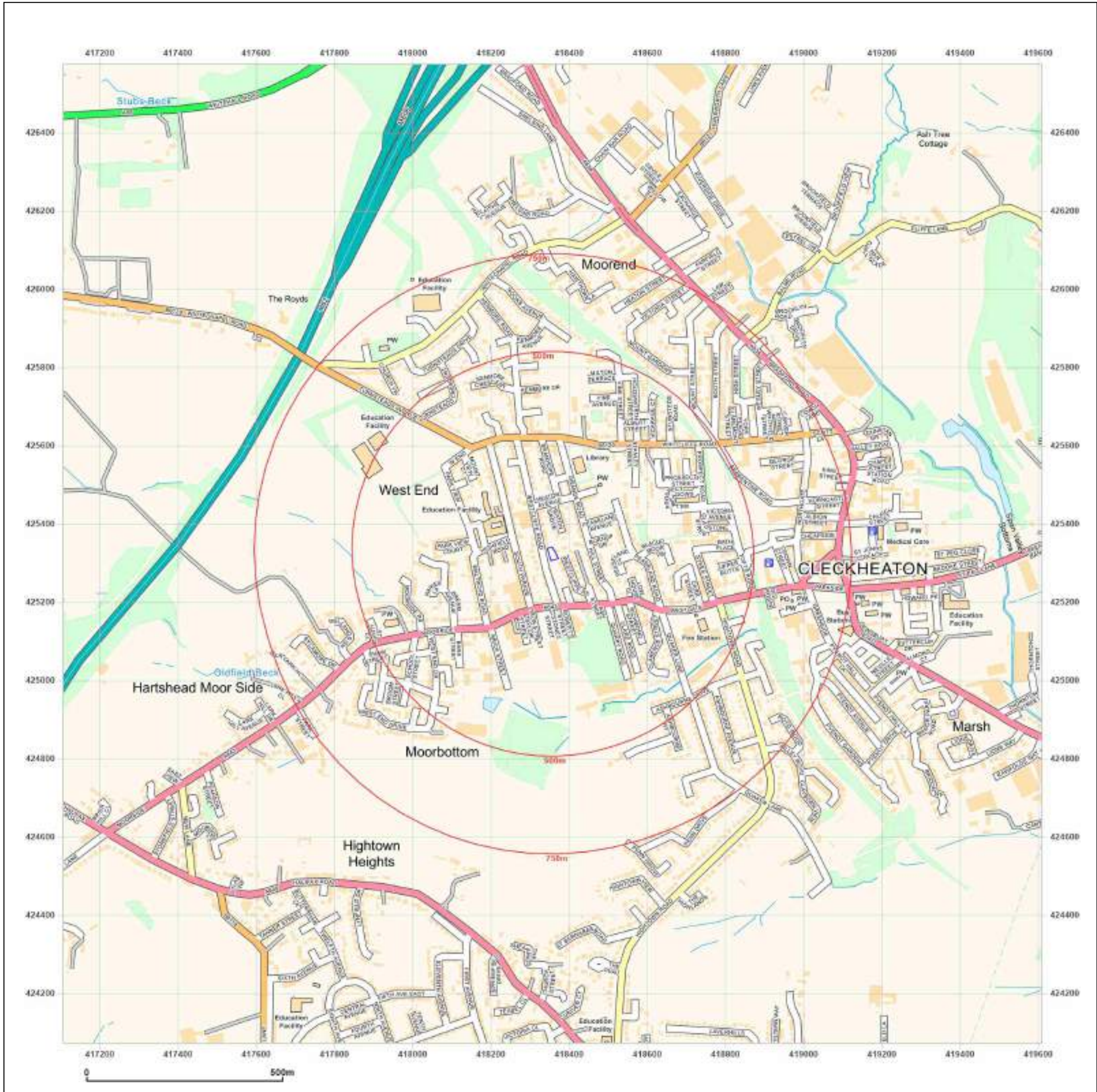


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Production date: 17 May 2023

Map legend available at:
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Appendix 4

Photographs



Details

Job Number

C3383/23/E

Date

19/05/2023

Site Address

Land adj 21 Westcliffe Rise, Cleckheaton

Site Walkover Sheet

Item	Comment
Take photos of the site in general and any specific issues you see e.g. access points, potentially asbestos containing materials, oil drums, spills etc.	Done
General site description/current site use	Area of waste ground between houses
Surface cover of site	Rough ground
Topography	Sloping slightly upwards towards the north
Services inc. manhole covers and overhead lines	Non seen but is between residential properties so possible
Vegetation/wildlife	N
Visible signs of contamination ie. oil drums, staining on ground, asbestos etc.	Areas of spoil and rubble but no sign of contamination
Controlled waters; rivers, ponds, ditches, lakes etc	N
Structures on site ie. Retaining walls, relic foundations, cracking in structures.	N
Rock faces and slopes; any spalling, signs of instability?	N
Adjacent/neighbouring slopes	N
Neighbours; who are they ie. residential, factory etc	Residential
Other info	Access is good

Additional Photos



Description

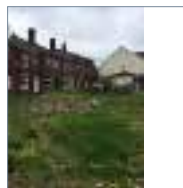
Access on to site is good



Description



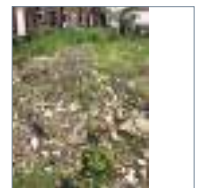
Description



Description



Description



Description

Some area's of piled spoil.



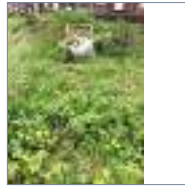
Description

Surface cover of the site for the majority



Description

Looking back down the site



Description

Sign Off

Inspected By

Chay Rogers

Signature



Submission details

Assigned User	Chay Rogers
Assigned Email	chay.rogers@rogersgeotech.co.uk
Started Date	Friday, May 19 2023 11:26:00 +01:00
Submitted Date	Friday, May 19 2023 13:24:51 +00:00
Reference	
Position (lat, lon)	53.724, -1.722906













R069 UHM

E220d

















Appendix 5

Coal Authority Report



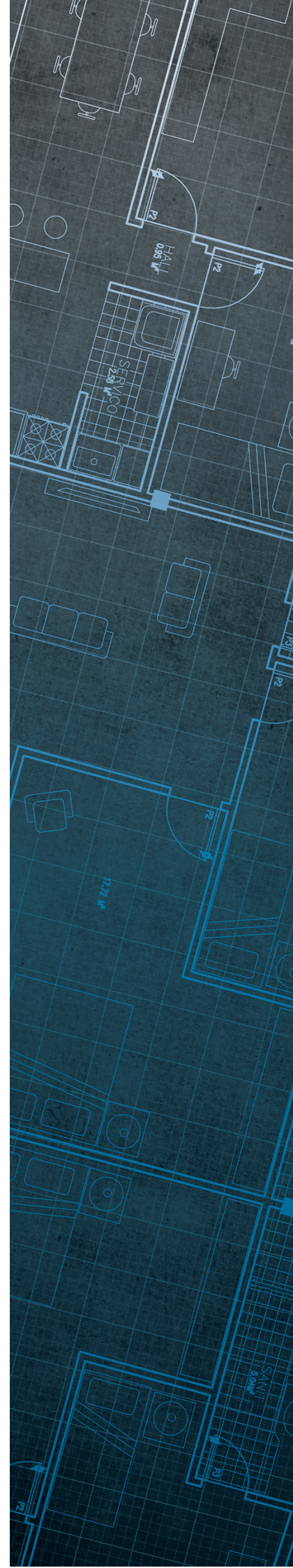
The Coal
Authority

Consultants Coal Mining Report

Land Adjacent
21 Westcliffe Rise
Cleckheaton
Kirklees
BD19 5HX

Date of enquiry: 18 May 2023
Date enquiry received: 18 May 2023
Issue date: 18 May 2023

Our reference: 51003355939003
Your reference: C/3383/23/E/5124



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

Land Adjacent
21 Westcliffe Rise
Cleckheaton
Kirklees
BD19 5HX

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



Approximate position of property



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Section 1 – Mining activity and geology

Past underground mining

No past mining recorded.

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	418425-004	418340 425383		Coal	
Shaft	418425-007	418406 425243		Coal	

Abandoned mine plan catalogue numbers

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

6343	M31	M49
BE9	PO0	

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

Based on the responses in this report, no further information has been highlighted.

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.

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 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 
- Disused mine shaft 

How to contact us
0345 762 6848 (UK)
+44 (0)1623 637 000 (International)
www.groundstability.com

