Environmental
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Specialists

PHASE 1 ENVIRONMENTAL **DESK STUDY** &
COAL MINING **RISK ASSESSMENT**
REPORT

job number	C5652/25/E/8788
date	16.03.2026
site address	Land at Dunford Road, Holmfirth, West Yorkshire, HD9 2SJ
written by	S. Alexander
checked by	R. Palmer
issued by	S. Alexander

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Report on a Phase One Desk Study

Location:	Land at Dunford Road, Holmfirth, Huddersfield, West Yorkshire, HD9 2SJ
For:	Mr P Bayliss
Report No.	C5652/25/E/8788 Report date: March 2026

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

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Senior Geo-environmental Engineer

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1. Introduction

The site comprises an area of undeveloped land located at Dunford Road, Holmfirth, HD9 2SJ. The site is approximately 0.06 hectares in size and its National Grid reference is centred around 414582 407459.

It is understood that the development proposals currently comprise the construction of a single residential dwelling. 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.

This report may be regarded as a Preliminary Risk Assessment in accordance with the Environment Agency's guidance document Model Procedures for the Management of Land Contamination (CLR 11, 2004). This Phase 1 Desk Study has been undertaken with due regard to current contaminated land guidance issued by the Royal Institution of Chartered Surveyors (RICS) together with BS 10175:2011+A2:2017, "Investigation of Potentially Contaminated Land - Code of Practice" and relevant sections of BS 5930: 2015:+A1:2020, "Code of Practice for Ground Investigations".

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

- Site Plan - Appendix 1
- Historical maps - Appendix 2
- Groundsure Reports - Appendix 3
- Photographs - Appendix 4

The data obtained from the above-mentioned sources has been summarised below[1] in the following sections.

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

1.1 Site Walkover and Description

In accordance with issued guidance, a site walkover was conducted on the 4th March 2026 and the following observations were made:

General site description/current site use
The site is currently unoccupied and comprises land which has been scraped and levelled. A small gravel ramp allows access to the site.

Site boundaries/access
The is unsecured and bounded by residential properties at all boundaries.

Topography
The site has downhill slope to access the site from the road, however the surface of the site itself is of level topography.

Surface cover of site
The site is entirely soft landscaping.

Visible evidence of contamination/ contaminative sources
At the time of the walkover no obvious sources of contamination was observed with the entirely site having undergone a site scrape revealing clay.

Presence of vegetation and wildlife
Site has been stripped of all vegetation. Peripheral hedgerows still exist around the boundary. No evidence of wildlife was observed. A large tree is present adjacent to the northern boundary.

Services
The status of underground services is unknown.

Site neighbours
The site is located within a residential area and surrounded to the north, south and east.

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

2. Site History

2.1 Historical Land Use

In order to determine the history of the site, previous editions of Historical Maps and Ordnance Survey Plans were inspected. The Historical Maps are presented in Appendix 2. Excerpts of overhead imagery are presented in the Groundsure Report in Appendix 3.

Table 1 below presents a summary of the history of the site and the immediate surrounding area.

Table 1: Historical Land Use[3]

HISTORICAL MAPPING SUMMARY		
Map Dates and Source	**On site**	**Within 250m**
1893 – 2003 Historical Map	Site has been undeveloped for the entire sites' history.	Small woollen mill with millpond to the south – 50m SE. Small residential properties present to north and south. River Ribble – 225m W
2000 – 2021 Aerial Photography	Site appears to contain a significant number of trees.	Site in a predominantly residential area.

NB. All distances given are approximate only from closest boundary.

3. Review and Summary of Published Data

The following summarises the published data obtained for the site.

3.1 Published Geology and Geological Hazards

The appropriate map sheets, the geology viewer and the Groundsure Report have been examined the table below outlines the following geological data is present for the site:

Table 2: Summary of Geological Data for the Site

BGS MAPPING DATA			
Strata Type	**Strata Name[4]**	**Parent Name**	**Description[5]**
Artificial Geology	None	N/A	Not indicated on site.
Superficial Geology	None recorded	N/A	Not indicated on site.
Solid Geology	Marsden Formation	Millstone Grit	Fine- to very coarse-grained and pebbly feldspathic sandstone, interbedded with grey siltstone and mudstone, and subordinate marine black shales, thin coals and seatearths.

[3] See Appendix 2
[4] Sources: British Geological Survey (NERC) Map Sheets 86; Glossop; Solid and Drift Edition, and GeoIndex Onshore 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*]

MADE GROUND & INFILLED GROUNDWORKINGS		
Description	**Location**	**Comments**
Records of Artificial Deposits, Groundworkings and infilled features	64m E to 174m SW	Surface unspecified working and quarrying.
	45m SE to 172m NW	Water features
	237 to 246m S	Filter Tanks

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. A coal mining risk assessment has been undertaken independently of this report.
		Non-coal Mining	Evidence of sandstone mining in local area 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.
Faults	Within 250m	No data	No data.
Landslip Deposits	74m West	Landslide deposits	Unknown/unclassified. Not expected to affect the site.

MINERAL FEATURES			
Seam Name	**Seam thickness**	**Outcrop distance from site**	**Anticipated depth below site**
No data	No data	No data	No data

BGS BOREHOLE DATA			
Reference[6]	**Location**	**Strata Description**	**Depth**
No records within 250m			

NATURAL GROUND SUBSIDENCE & HAZARDS[7]	
Type	**Risk Rating**
Potential for shrinking or swelling clay ground stability	Very low.
Potential for running sand ground stability	Negligible.
Potential for compressible ground stability	Negligible.
Potential for collapsible ground stability hazards	Very low.
Potential for landslide ground stability	Low.
Potential for ground dissolution stability	Negligible.

[6] https://mapapps2.bgs.ac.uk/geoindex/home.html
[7] See Groundsure report

3.2 Mining, Quarrying and Natural Cavities

3.2.1 Coal Mining

The Groundsure Report states that the site is within an area that may be affected by coal mining, The report is presented as Appendix 5 and has been summarised below:

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

Has the report highlighted evidence or potential of:		
Mining Feature	**Yes/No**	**Comments**
Underground Coal Mining	No	None recorded.
Probable Unrecorded Shallow Workings	No	None recorded.
Spine Roadways at Shallow Depth	No	No spine roadway recorded at shallow depth.
Mine Entries	No	None recorded.
Abandoned mine plans	No	None recorded.
Outcrops	No	None recorded.
Geological Faults	No	No faults, fissures or breaklines recorded.
Opencast Mines	No	None recorded within 500 metres of the enquiry boundary.
Coal Authority Managed Tips	No	None recorded within 500 metres of the enquiry boundary.
Site Investigations	No	None recorded within 50 metres of the enquiry boundary
Remediated Sites	No	None recorded within 50 metres of the enquiry boundary.
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.
Mine Gas	No	None recorded within 500 metres of the enquiry boundary.
Mine Water Treatment Schemes	No	None recorded within 500 metres of the enquiry boundary.
Future underground mining	No	For further information please see section 3 of the Consultant's Coal Mining Report.
Coal mining licensing	No	
Court orders	No	
Section 46 notices	No	
Withdrawal of support notices	No	
Payments to owners of former copyhold land	No	

3.2.2 Non-Coal Mining

Localised small scale surface working of mining of sandstone may have occurred in the past or may be currently worked at significant depth. Potential for difficult ground conditions are unlikely or localised and are at a level where they need not be considered.

3.3 Radon Risk

The Groundsure Report highlights that at the purchase of the data set the risk from Radon Gas is outlined as the table below based on information from UK Health Security Agency (UKHSA) UK Radon.

Table 4: Summary of Geological Data for the Site

RADON RISK[8]	
Radon Risk:	The property is in a Radon Affected Area where between 3% and 5% of properties are at or above the action level. Basic radon[9] protective measures are necessary in the construction of new dwellings or extensions. It is recommended that a site specific Radon Report should be purchased for the property.

3.4 Hydrogeology

Table 5: Summary of Hydrogeological Data

ENVIRONMENT AGENCY AQUIFER DESIGNATION[10]		
Strata	**Designation**	**Description**
Superficial Geology On Site	None	No superficial deposits recorded.
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 AND VULNERABILITY[11]		
Description	**Location**	**Details**
Groundwater Vulnerability	On Site	High vulnerability. Well connected fractures in bedrock.
Source Protection Zone	-	None recorded within 250m.
Abstraction Licences	-	None recorded within 250m.
Soil Leaching Potential	On Site	The soil in urban areas can be highly permeable.

[8] See Groundsure Report. Radon data is subject to periodic review and is only applicable from date of purchase of data. Further information regarding radon risk is present in the online Radon interactive map [*online resource https://www.ukradon.org/radonmaps/*]
[9] In outline, 'basic' radon protective measures involve the fitting of a gas tight ground barrier to protect against radon ingress. This should cover the whole building foot print and be lapped to the damp proof course in the walls and sealed around service penetrations. In addition, the membrane should also act as a damp-proof barrier. 'Full' radon protective measures requires the radon-proof ground barrier, together with a sump in the foundation, ready to take a fan if high levels of radon are detected after occupancy.
[10] See Groundsure report
[11] See Groundsure report

3.5 Hydrology

Table 6: Summary of Hydrological Data		
CONTROLLED WATERS[12]		
Description	**Location**	**Details**
Surface Water Features	67m W 158m W 228m w	River Ribble Unnamed inland river of unknown condition. Unnamed inland river.
Records of Licensed Discharge Consents	Within 250m	None recorded within 250m.
ENVIRONMENT AGENCY FLOOD RISK[13]		
Description	**Location**	**Details**
Zone 2	-	The site is not situated within a Zone 2 flood plain.
Zone 3	-	The site is not situated within a Zone 3 flood plain.
Flood Defences	-	None recorded within 250m.
Groundwater Flooding Area	-	Limited potential for groundwater flooding to occur.

3.6 Waste Management

Table 7: Summary of Published Regulated Waste Management Facilities		
ENVIRONMENT AGENCY, LOCAL AUTHORITY, BGS & HISTORIC LANDFILLS		
Waste Type	**Location**	**Comments**
Active Landfill	Within 250m	None recorded within 250m
Historic Landfill	Within 250m	None recorded within 250m
Historic waste sites	Within 250m	None recorded within 250m
Licenced waste sites	Within 250m	None recorded within 250m
Waste Exemptions	Within 250m	Use of waste in construction.

3.7 Regulated Industries and Industrial Land Uses

Table 8: Summary of Industrial Land Uses and Contaminative Sources		
HISTORICAL		
Land Use	**Location**	**Classification**
Factories and Works	Up to 250m	Unspecified mills, Woollen mills, dye works.

[12] See Groundsure report
[13] See Groundsure report

Mining and Quarrying	Up to 250m	Unspecified pits, quarries, unspecified ground workings.
Water Environment	45m SE and 167m E	Mill Ponds.
Sewage Works	237m S to 245m S	Filter Tanks
Energy Features	138m S 167m S	Electricity sub-station
CURRENT		
Land Use	**Location**	**Classification**
Factories and Works	57m E	Chimney
Agriculture	100m W	Poultry Farm
Electricity Sub station	75m SW	Infrastructure
TANKS (Buried and Above Ground)		
Land Use	**Location**	**Classification**
Underground Storage Tanks	Within 250m	None recorded
Overground Storage Tanks	Within 250m	None recorded

POLLUTION INCIDENTS[14]			
Description	**Receptor**	**Location**	**Date**
Unidentified Pollutants	Water: Category 3 (Minor) Land: Category 4 (None) Air: Category 4 (None)	208mS	21th August 2003.

REGULATED INDUSTRIES		
Description	**Location**	**Details**
Records of Part A(2) and Part B Activities and Enforcements	-	None recorded within 250m.

HAZARDOUS OR CONTROLLED SUBSTANCES		
Description	**Location**	**Details**
Control of Major Accident Hazard (COMAH) Sites	-	None recorded within 250m.
Regulated Explosive Sites	-	None recorded within 250m.
Hazardous Substance Storage/Usage	-	None recorded within 250m.

3.8 Unexploded Ordnance Risk

Table 9: Unexploded Ordnance Risk

Location	Risk Rating
On Site	the Zetica[15] online maps indicate that the site is at low risk from UXO.

[14] See Groundsure report
[15] Pre-desk study assessment [*online resource from www.zeticauxo.com*].

3.9 Sensitive Land Use

Table 10: Summary of Sensitive Land Uses		
REGISTERED SENSITIVE LAND USES [16]		
Description	**Location**	**Details**
Designated Ancient Woodland	211m NW	Ancient Replanted Woodland. Swan Bank.
Green Belt	On Site	South and West Yorkshire Green Belt. Kirklees.

4. Preliminary Conceptual Site Model and Risk Assessment

4.1 Anticipated Ground Conditions

Based on the above information, it is considered that given the absence of recorded superficial deposits, bedrock may be location relatively close to the surface. A weathered fraction which has reduced to residual soils may be present overlying engineering bedrock. Bedrock is likely to comprise sandstone and siltstone of the Marsden Formation.

Based on the sites history, there is not anticipated to be any major obstructions as no previous development on the site has been recorded. Aerial photography suggests trees may have been present up to at least 5 years ago.

Some evidence of mass movement is recorded on the slopes to the west, however this is not anticipated to affect the stability of the site.

4.2 Mining Assessment

The site is located in a recorded coal mining affected area as defined by the Coal Authority.

There are no recorded coal outcrops or coal workings within the influencing distance of the surface of the site. There is a low risk for coal workings. No further action is required.

4.3 Contamination Assessment

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. [17][18] 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.

The table below combines all identified potential current and historical aspects of the site and lists those that we consider potentially contaminative according to the guidance are given below:

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

Table 11: Potentially Contaminative Sources			
Land Use	**Location**	**Contamination Risk and Profile**	**Monitoring Profile**
Made/Infilled Ground	Whole Site	Materials used to infill depressions and form a level area for access or building. Likely to be thin to absent.	Ground gas may be generated from made ground.

4.4 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.[19]

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

4.4.1 Conceptual Ground Model & Preliminary Qualitative Risk Assessment

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

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

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

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

Moderate - The linkage exists but further 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 12: Conceptual Site Model and Preliminary Qualitative Risk Assessment				
CONCEPTUAL SITE MODEL			**PRELIMINARY RISK ASSESSMENT**	
Pathways	**Receptor**	**Linkage**	**Risk Rating**	**Action Required**
Direct contact/dermal absorption/soil ingestion	Operative	Yes – Made ground may be present on site. Operatives are likely to come in contact with the soil.	Moderate	Investigation required to reach a firm conclusion.
	End User	Yes – – Made ground may be present on site. Operatives are likely to come in contact with the soil.	Moderate	
	Neighbours	Yes – Made ground may be present on site. Residential houses present directly adjacent to the site.	Moderate	
Inhalation of Dust/Vapours	Operative	Yes – Made ground may be present on site. Operatives are likely to come in contact with the soil. Dust and vapours may be generated during site activity.	Moderate	Investigation required to reach a firm conclusion.
	End User	Yes – Made ground may be present on site. Operatives are likely to come in contact with the soil. Dust and vapours may be generated during site activity.	Moderate	
	Neighbours	Yes – Made ground likely to be present on site. Residential properties present directly adjacent to the site. Dust and vapours may be generated during site activity which may migrate offsite to offsite receptors.	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	Investigation required to reach a firm conclusion.
	End User	Yes – Made ground may be present on site Soft landscaping proposed as part of the new development.	Moderate	
	Neighbours	Yes – Made ground may be present on site Residential dwellings present within directly adjacent to the site.	Moderate	

Migration of hazardous gases via permeable strata	Operative	Yes – Possible sources of ground gas and made ground may be present.	Low	Investigation required to reach a firm conclusion. Should made ground be proven to be thin or absent a desk based assessment in line with CLAIRE RB17 pragmatic approach to ground gas can be undertaken in first instance. Consideration should be given to radon protection measures.
	End User		Moderate	
	Neighbours	Yes – Possible sources of ground gas and made ground may be present. There are no immediately adjoining structures. Ground gas will vent to atmosphere before entering adjoining structures.	Low	
Migration of mine gas via permeable strata	Operative	No – No evidence of mine workings.	N/A	No action required.
	End User			
Spillage/loss/run off direct to receiving water	Water Environment	Yes – River Ribble 67m west of site. Direct run off unlikely to receiving water. Limited sources identified.	Low	Further testing required to reach a firm conclusion.
Migration via permeable unsaturated strata	Water Environment	Yes – Some thin made ground may be present. Limited superficial soils expected. Sandstone bedrock may be encountered at shallow depth. Limited sources identified.	Low	
Run off via drainage/sewers etc	Water Environment	Yes – Existing services and drainage may be present on site.	Low	
Direct contact with contaminated soils	Plants	Yes – Some made ground may be present on site. Soft landscaping areas may be present as part of the proposed development.	Moderate	Presence of suitable growing medium will need to be assessed. Further testing required to reach a firm conclusion.
Uptake via root system			Moderate	
Direct contact with contaminated soils/	Building Materials	Yes – Made ground may be present on site which may contain aggressive ground conditions. Foundation and service installation materials may be affected by the site soil.	Moderate	Further testing required to reach a firm conclusion.
Direct contact with contaminated groundwater				
Exposure to Radon	Operative	Yes – site currently indicated to be present in a risk radon affected area[20].	Moderate	Between 3% and 5% of properties are affected. The publication BR211 states that basic protection measures are necessary. It is recommended that a site specific radon report is purchased for the site to fully determine the risks.
	End User			

[20] Radon interactive map [*online resource https://www.ukradon.org/radonmaps/*] It should be appreciated that radon maps are subject to change and are updated regularly.

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.

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 +A2:2017 and CLR4:1994. These two sampling strategies may be classified as:

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

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

Non-Targeted Sampling

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

Targeted Sampling

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

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

5.2 Site Specific Investigation and Testing Rationale

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 Geotechncial Assessment

An assessment of the geological strata and geotechnical parameter should be undertaken for the site this should include in-situ testing and collecting samples for subsequent laboratory testing.

5.2.2 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 0.06ha, the number of sampling points at the site should be considered with respect to the table below.

Table 13: Summary of Sampling Strategy

NUMBER OF SAMPLING POINTS				
	Soil	**Water**	**Standpipes**	**Standpipe Readings**
Exploratory Investigation 50m x 50m grid	3	-	3 (only if made ground encountered deeper than 0.60m and organic matter contents of soils exceeds 1%)	A minimum of six visits over three months should be undertaken in the first case. The monitoring results should be reviewed following the initial phase and depending on the results, further visits may be required.
Target Areas	No specific targets.			

Chemical testing should be undertaken on the above grid spacing and the following testing regime should be undertaken based on the contamination source identified:

- **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, soluble sulphates.
- **Asbestos**

5.2.3 Gas Monitoring

Should gas monitoring be required following the initial investigation works.

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

Table 14: Typical/idealised Frequency and Period of Monitoring

Sensitivity of development	**Generation potential of source**				
	Very low	**Low**	**Moderate**	**High**	**Very High**
Low (commercial)	4/1	6/2	6/3	12/6	12/12
Moderate (flats)	6/2	6/3	9/6	12/12	24/24
High (residential + gardens)	**6/3**	**9/6**	**12/6**	**24/12**	**24/24**

Notes:

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

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

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

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

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

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

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

5.2.4 Sustainable Drainage

Should sustainable Drainage Systems (SuDS) be required for the site, an investigation into the efficacy of such drainage systems should be undertaken. In the first stage this would be through identification of potentially permeable stratum and then investigation of the suitability of such deposits by soakaway tests in line with the guidance in BRE Digest 365.

5.3 Proposed Methods of Investigation

The table below outlines the methods of investigation which are considered necessary to identify and investigate the risks outlined in the conceptual model. The location of these investigation locations will be completed in line with the guidance outlined in the sampling methodology.

Table 15: Proposed Methods of Investigation

Method of Investigation	Purpose/Target	Notes
Machine Excavated Trial Pits	To visually inspect the soils profile across the site. To collect samples for geotechnical and chemical testing To undertake in-situ Soakaway tests if required.	In situ Hand Shear Vane and/or CBR tests in trial pits. To be completed prior to further borehole drilling to determine soils profile whether boreholes and or standpipes are required.

Windowless sample boreholes drilled to 4.00m depth	To prove strength and composition of near surface deposits To collect samples for geotechnical and chemical testing To allow for installation of ground gas / groundwater monitoring standpipes if required.	To be undertaken on random stratified sampling pattern across the remainder of the site. Insitu Standard Penetration tests (SPT) to be undertaken at regular intervals.
Hand dug trial pits	Hand dug trial pits excavated to 1.20m to ensure positions are clear of underground services.	To be undertaken prior to drilling of all boreholes. To be undertaken alongside CAT scan and inspection of service plans.
Ground Gas Monitoring	To undertake ground gas monitoring and quantify risks from presence of hazardous ground gases identified in CSM. To collect groundwater samples	Gas monitoring to be undertaken over an initial six visits over 3 months, whereupon results will be reviewed. Further monitoring may be required depending on findings of initial phase.
Chemical Testing	To identify presence of contamination arising from potential sources identified in CSM.	Samples collected should cover contaminants highlighted in Section 5.2.1 Samples to be collected in appropriate plastic tubs and glass jars. Groundwater samples to be collected from standpipes.
Geotechnical Testing	To confirm the properties and geotechnical parameter of the soils. To aid in construction and development of foundations for new structures. To confirm concrete classification	Typical tests may include water content, Atterberg tests, particle size distribution, sedimentation, triaxial testing and oedometer testing.

5.4 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 remediation where required and validation of completion of remedial measures reports.

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

Appendix 1

Site Plans

Notes:

Investigation positions approximated from site operative's notes.

RGS Environmental Geotechnical Specialists

Rogers Geotechnical Services Ltd

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

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

Client:

Mr P Bayliss

Job Number:

C5652/25/E/8788

Project Details:

Dunford Road, Holmfirth

Scale:	Not to scale - reference only

Appendix 2

Historical Maps

Map Insight

Site details:	DUNFORD ROAD, HOLMFIRTH, KIRKLEES, HD9 2SJ
Client ref:	C/5652/25/E/8788 - PO-3742
Report ref:	GS-1ZJ-KM1-AQ6-V43
Grid ref:	414582.54, 407459.37
Production date:	11 March 2026

Map name:	County Series
Map date:	1893
Scale:	1:2,500
Printed at:	1:2,500

N
W E
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Date: 1893
Surveyed: 1893
Revised: 1893

Date: 1893
Surveyed: 1893
Revised: 1893

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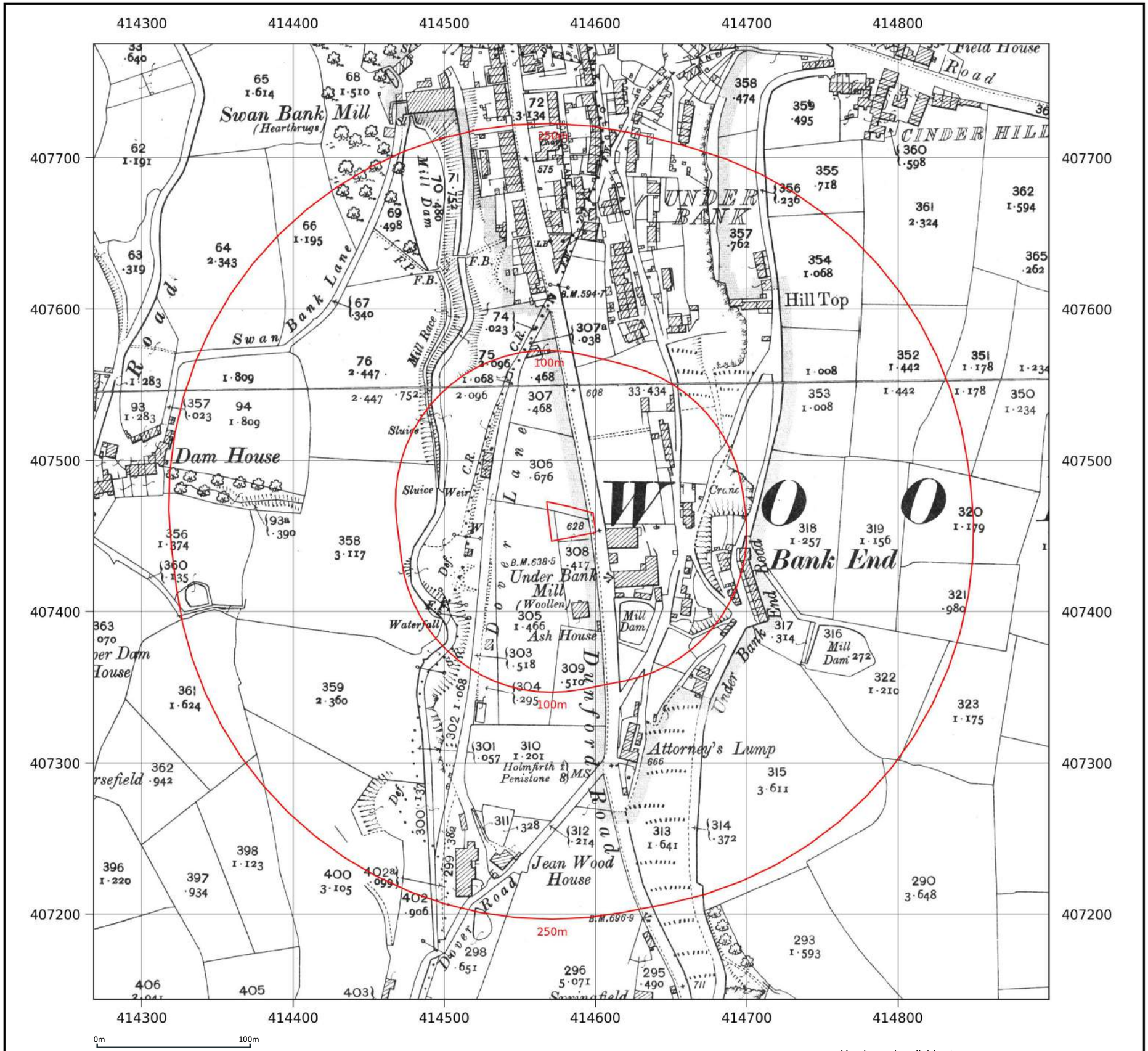

Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Map Insight

Site details:	DUNFORD ROAD, HOLMFIRTH, KIRKLEES, HD9 2SJ
Client ref:	C/5652/25/E/8788 - PO-3742
Report ref:	GS-1ZJ-KM1-AQ6-V43
Grid ref:	414582.54, 407459.37
Production date:	11 March 2026

Map name:	County Series
Map date:	1905-1906
Scale:	1:2,500
Printed at:	1:2,500

N
W E
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Date: 1906
Surveyed: 1906
Revised: 1906

Date: 1905
Surveyed: 1905
Revised: 1905

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Client ref:	C/5652/25/E/8788 - PO-3742
Report ref:	GS-1ZJ-KM1-AQ6-V43
Grid ref:	414582.54, 407459.37
Production date:	11 March 2026

Map name:	County Series
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Printed at:	1:2,500

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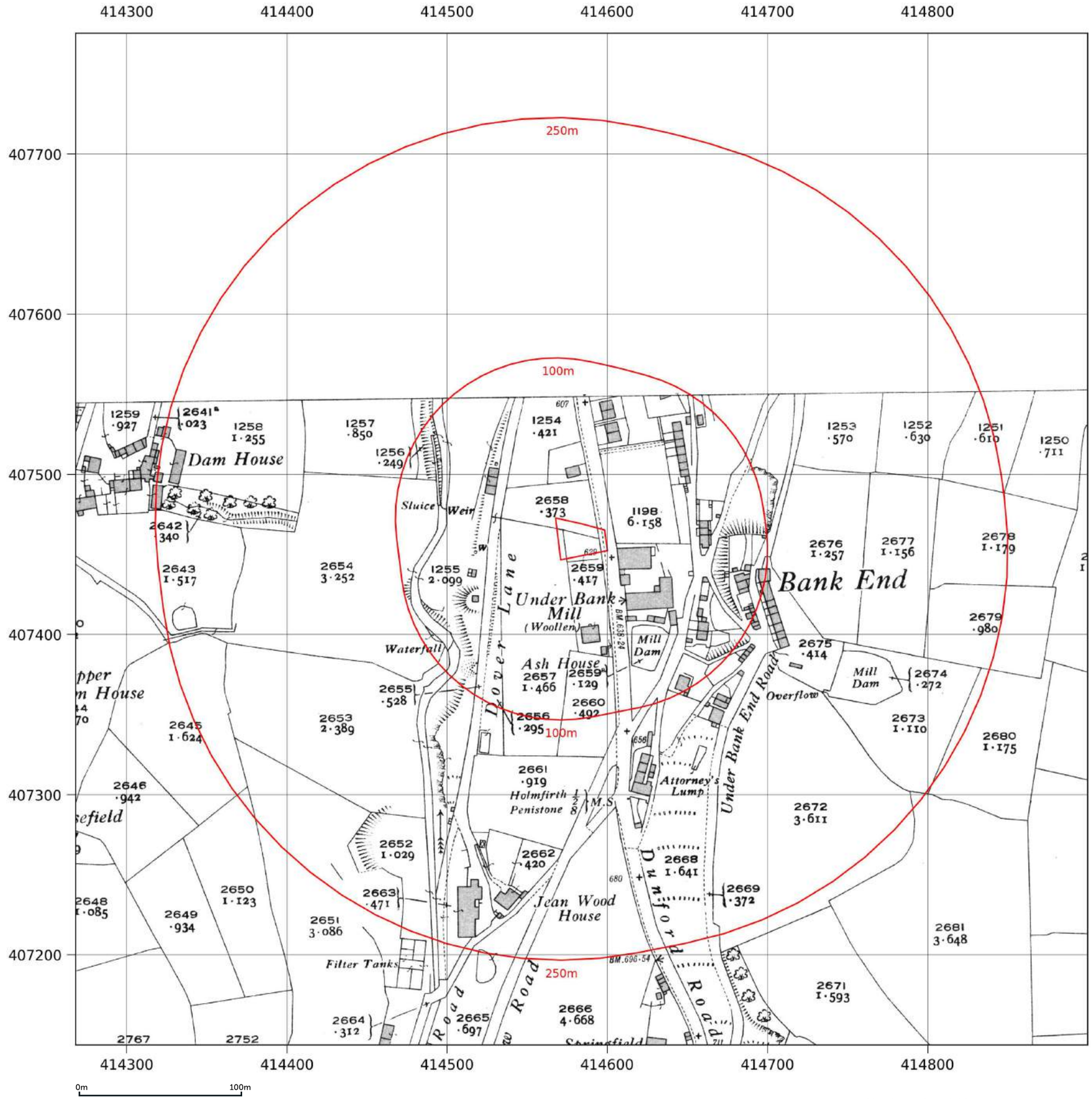

Date: 1930
Surveyed: 1930
Revised: 1930

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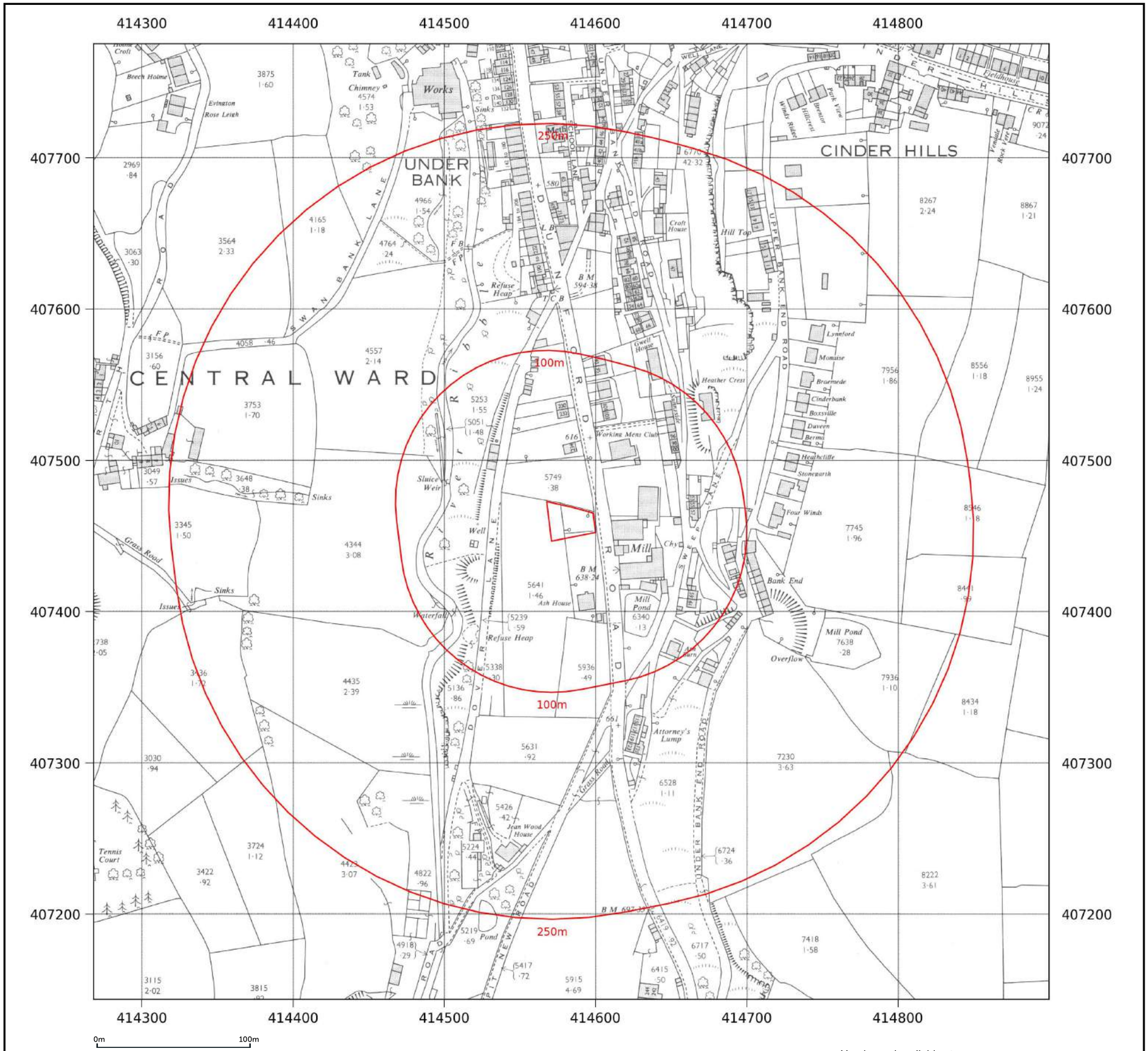

Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Map Insight

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Production date:	11 March 2026

Map name:	National Grid
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Scale:	1:2,500
Printed at:	1:2,500

N
W E
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Date: 1964
Surveyed: 1963
Revised: 1963
Copyright: 1964
Levelled: 1959

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Map Insight

Site details:	DUNFORD ROAD, HOLMFIRTH, KIRKLEES, HD9 2SJ
Client ref:	C/5652/25/E/8788 - PO-3742
Report ref:	GS-1ZJ-KM1-AQ6-V43
Grid ref:	414582.54, 407459.37
Production date:	11 March 2026

Map name:	National Grid
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Scale:	1:2,500
Printed at:	1:2,500

N
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Date: 1976
Surveyed: 1975
Revised: 1975
Copyright: 1976
Levelled: 1958

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Site details:	DUNFORD ROAD, HOLMFIRTH, KIRKLEES, HD9 2SJ
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Map name:	National Grid
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Scale:	1:2,500
Printed at:	1:2,500

N
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Date: 1981
Copyright: 1981
Levelled: 1958

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414300 414400 414500 414600 414700 414800

407700 407600 407500 407400 407300 407200

250m
100m
100m
250m

0m 100m

Map legend available at:
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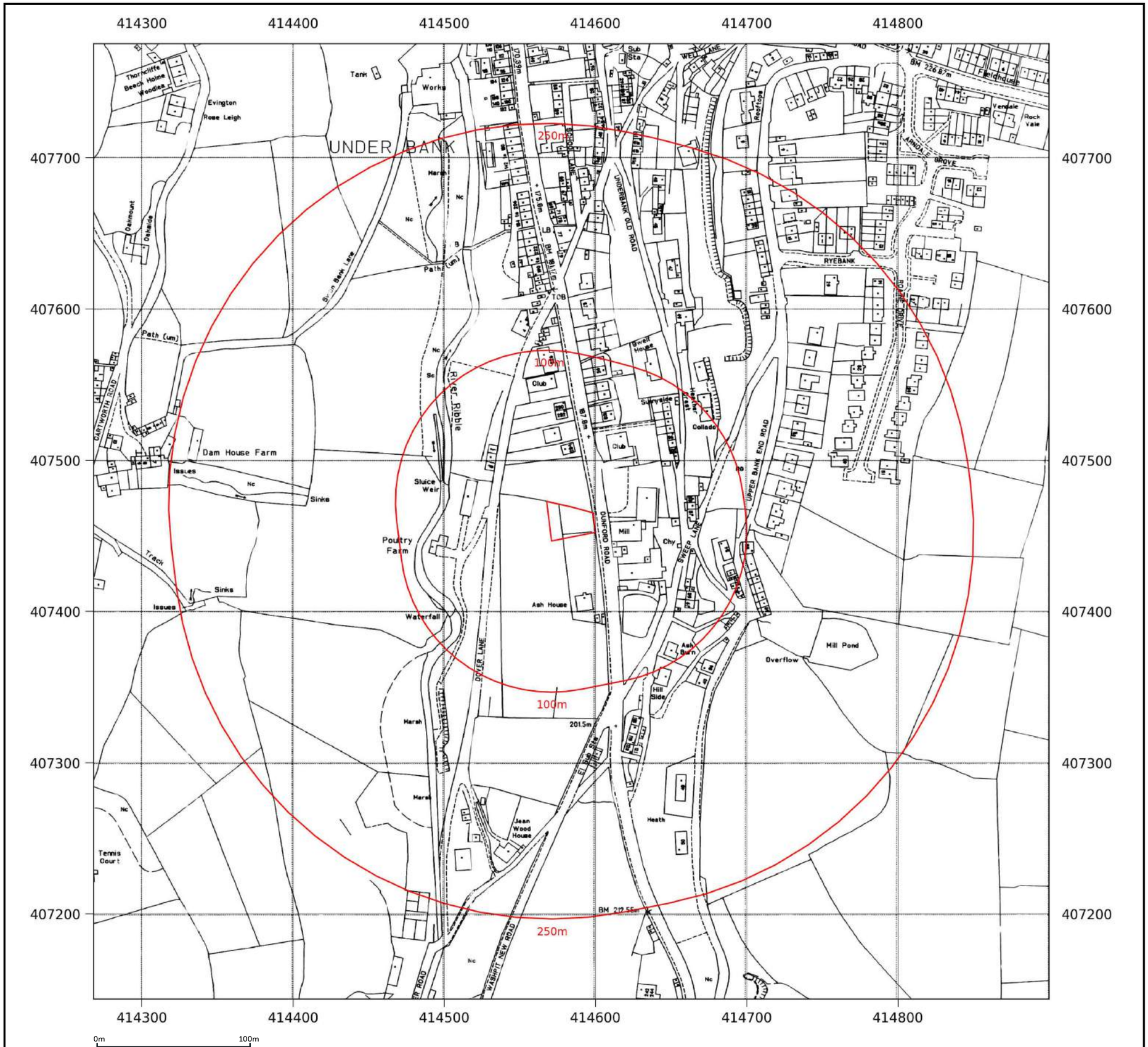

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Map Insight

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Production date:	11 March 2026

Map name:	National Grid
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Scale:	1:2,500
Printed at:	1:2,500

N
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Date: 1995
Copyright: 1995

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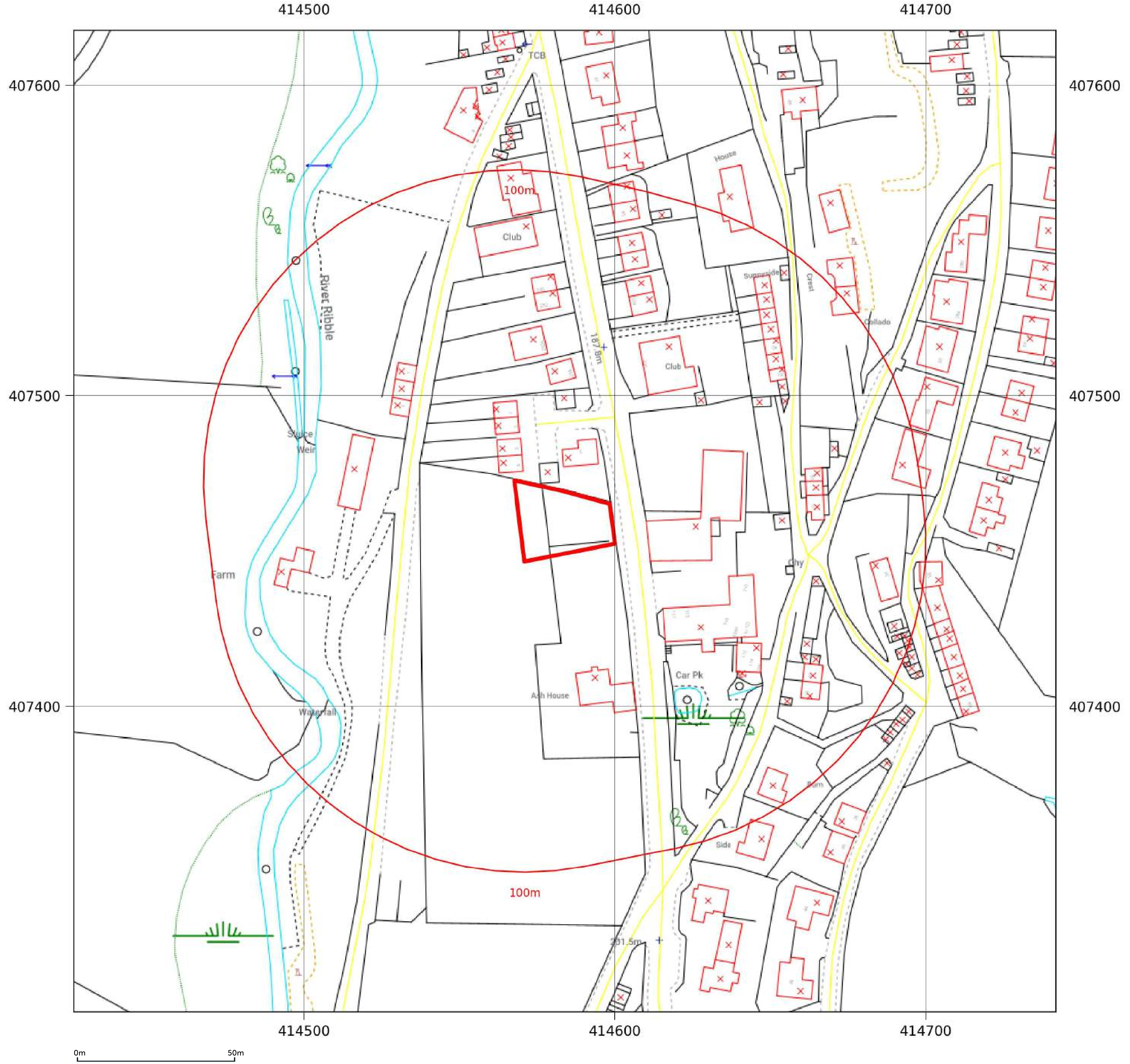

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N W E S

Date: 2003

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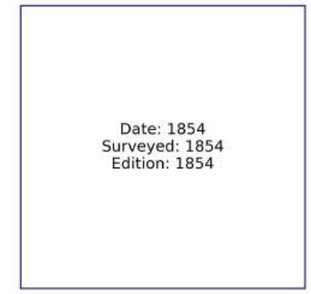

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413500 414000 414500 415000 415500

408500 408000 407500 407000 406500

750m
500m
250m

0m 500m

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Map name:	County Series
Map date:	1888
Scale:	1:10,560
Printed at:	1:10,560

N W E S

Date: 1888
Surveyed: 1888
Revised: 1888

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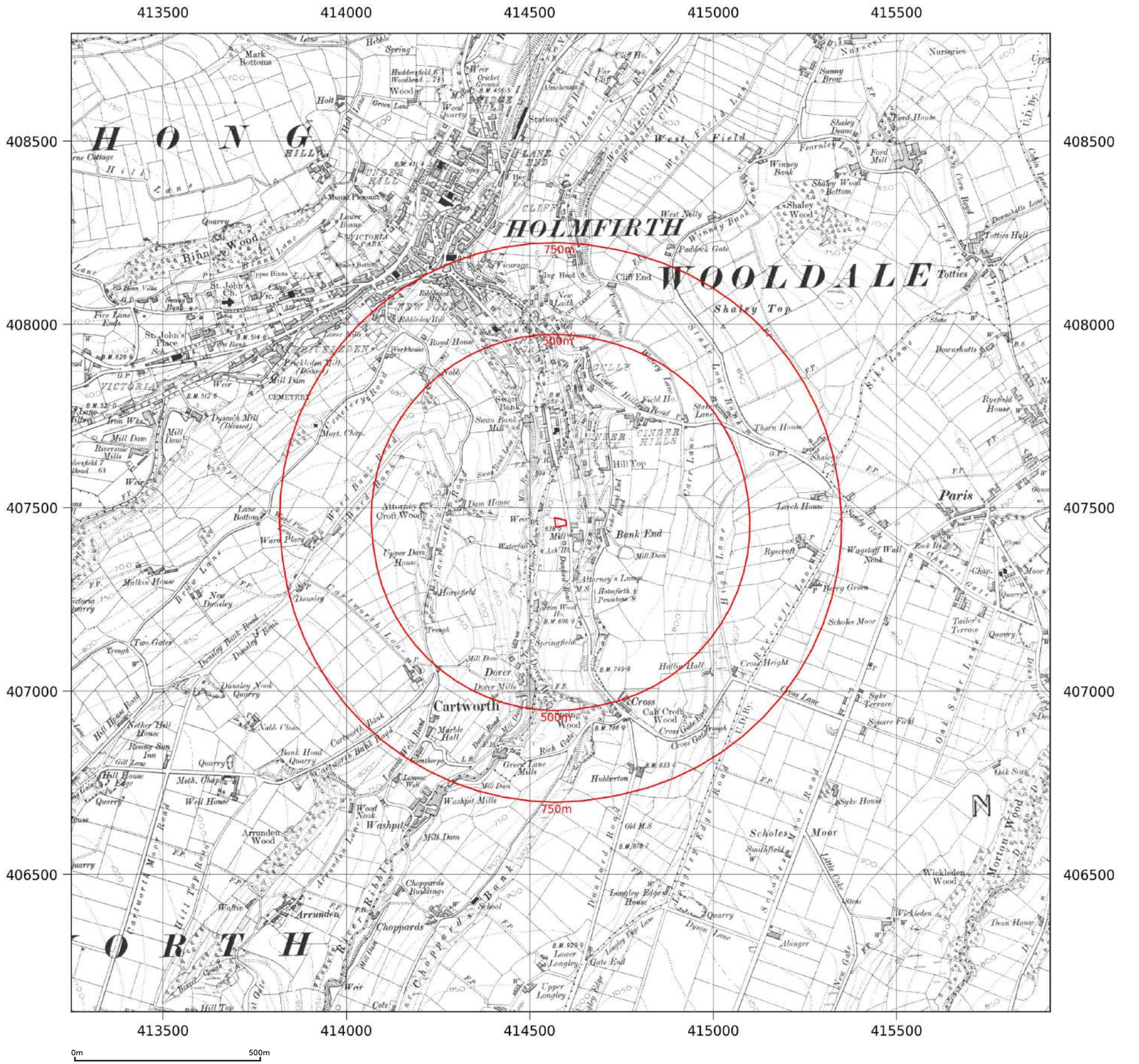

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Printed at:	1:10,560

N W E S

Date: 1904
Surveyed: 1888
Revised: 1904

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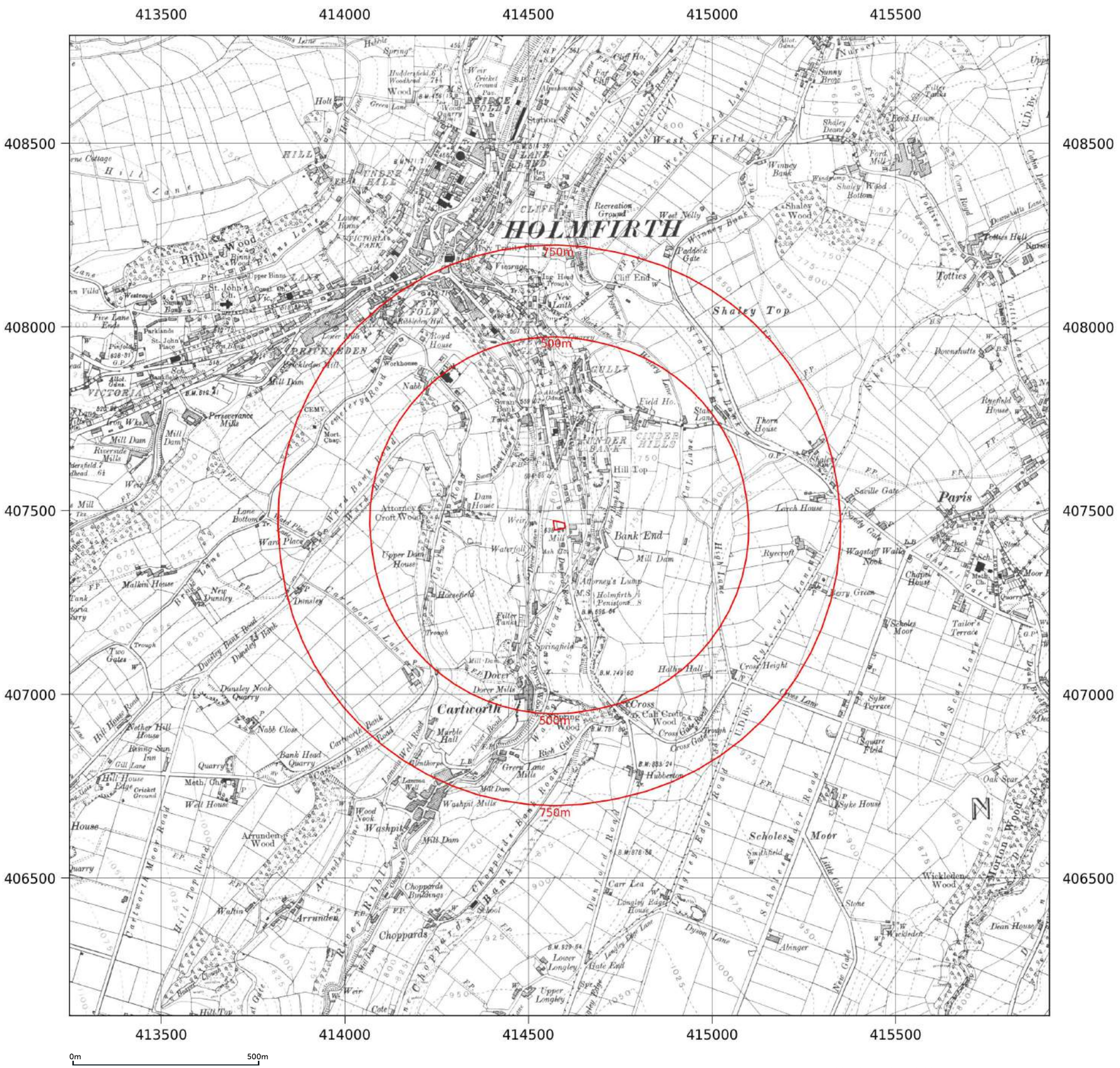

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Printed at:	1:10,560

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Date: 1933
Surveyed: 1851
Revised: 1933
Edition: 1933

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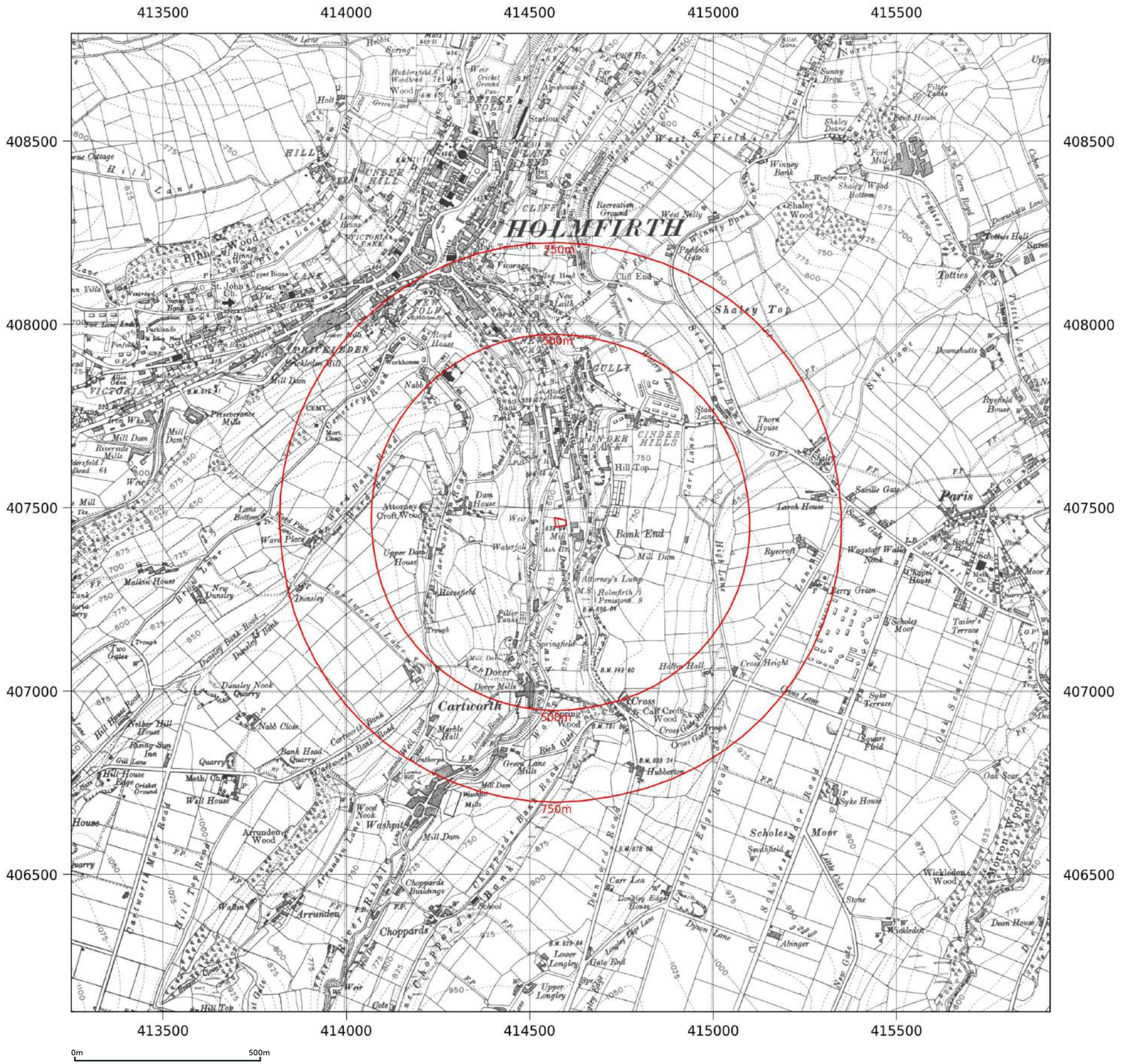

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Printed at:	1:10,560

N
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Date: 1948
Surveyed: 1851
Revised: 1948

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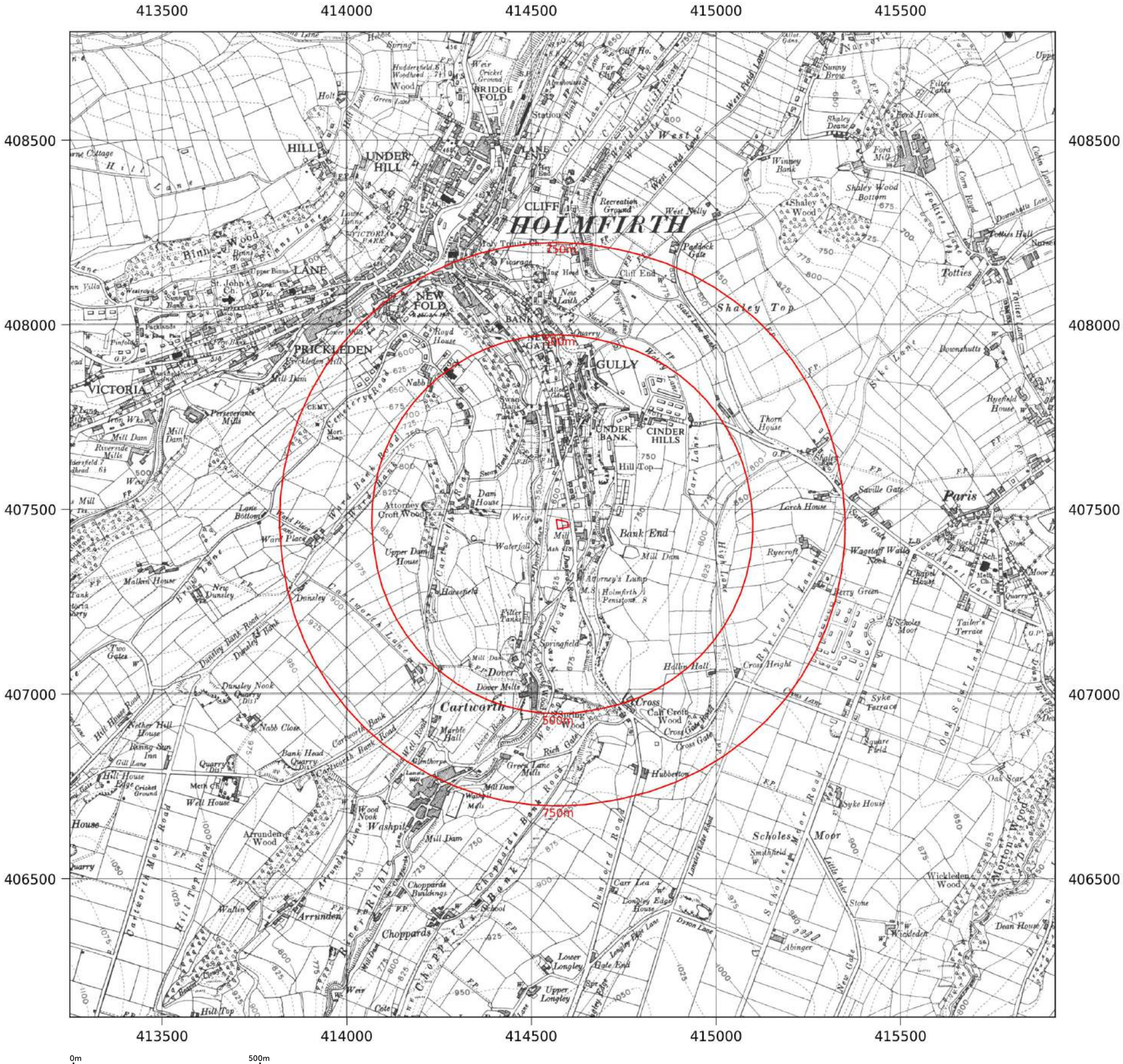

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Map Insight

Site details:	DUNFORD ROAD, HOLMFIRTH, KIRKLEES, HD9 2SJ
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Report ref:	GS-1ZJ-KM1-AQ6-V43
Grid ref:	414582.54, 407459.37
Production date:	11 March 2026

Map name:	Provisional
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Printed at:	1:10,560

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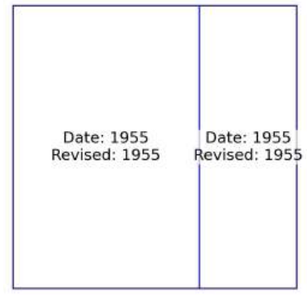

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Map Insight

Site details:	DUNFORD ROAD, HOLMFIRTH, KIRKLEES, HD9 2SJ
Client ref:	C/5652/25/E/8788 - PO-3742
Report ref:	GS-1ZJ-KM1-AQ6-V43
Grid ref:	414582.54, 407459.37
Production date:	11 March 2026

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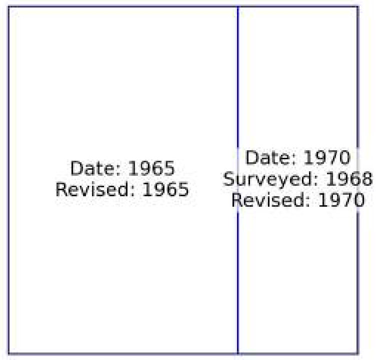

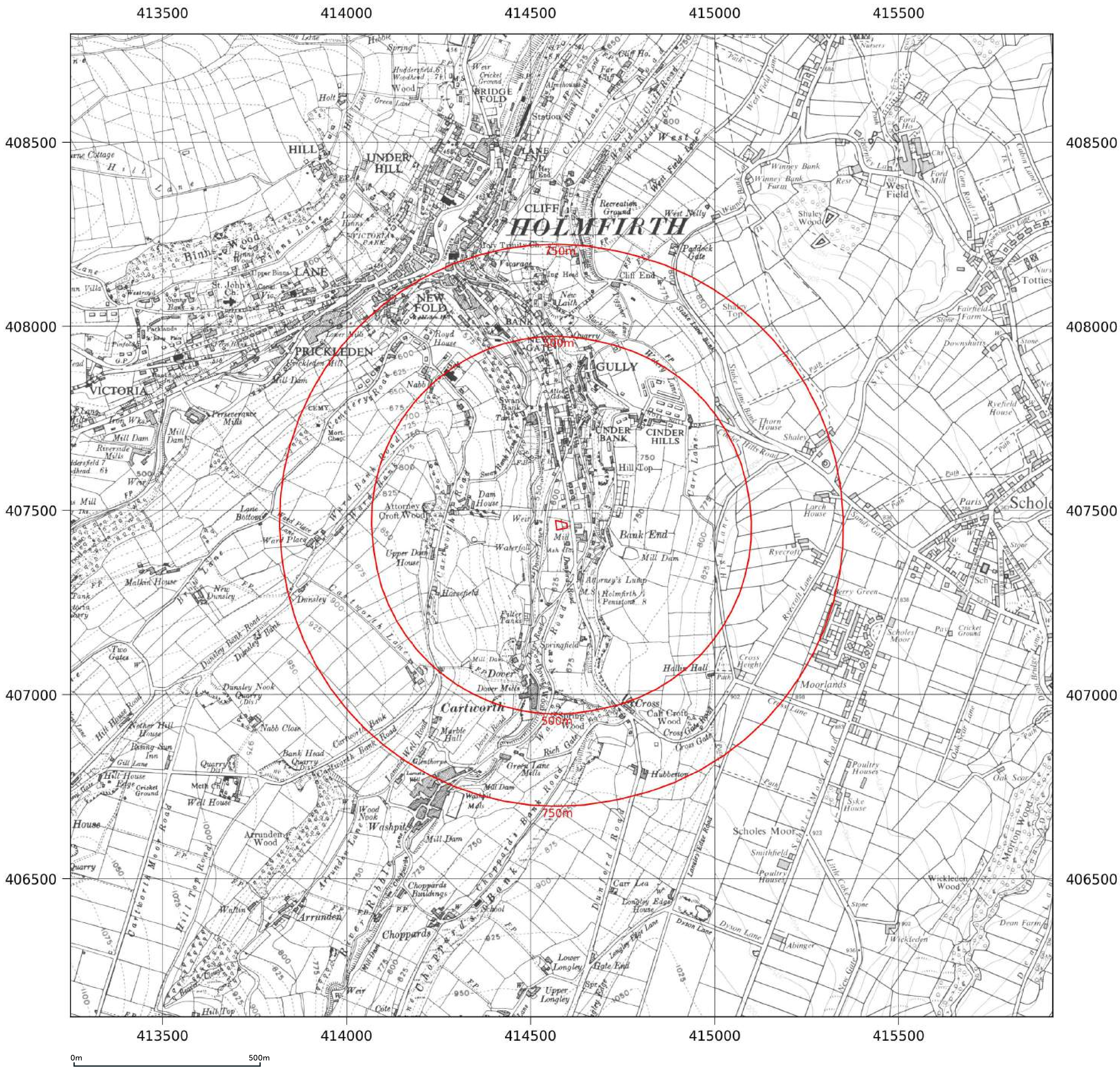

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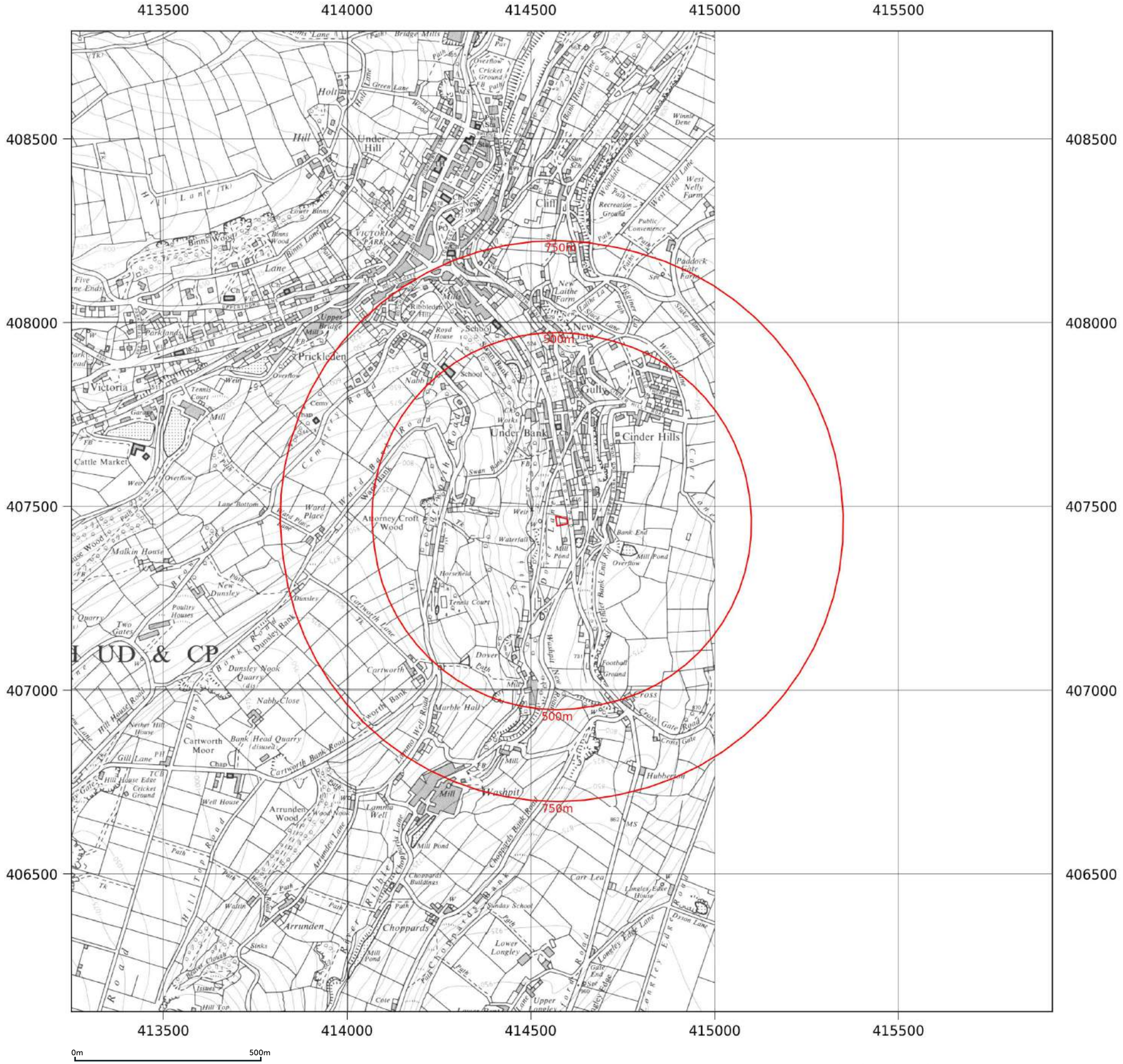

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Map Insight

Site details:	DUNFORD ROAD, HOLMFIRTH, KIRKLEES, HD9 2SJ
Client ref:	C/5652/25/E/8788 - PO-3742
Report ref:	GS-1ZJ-KM1-AQ6-V43
Grid ref:	414582.54, 407459.37
Production date:	11 March 2026

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Printed at:	1:10,560

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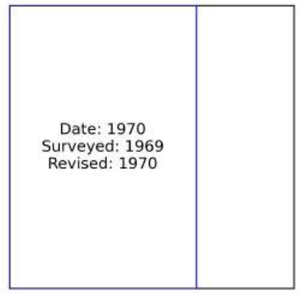

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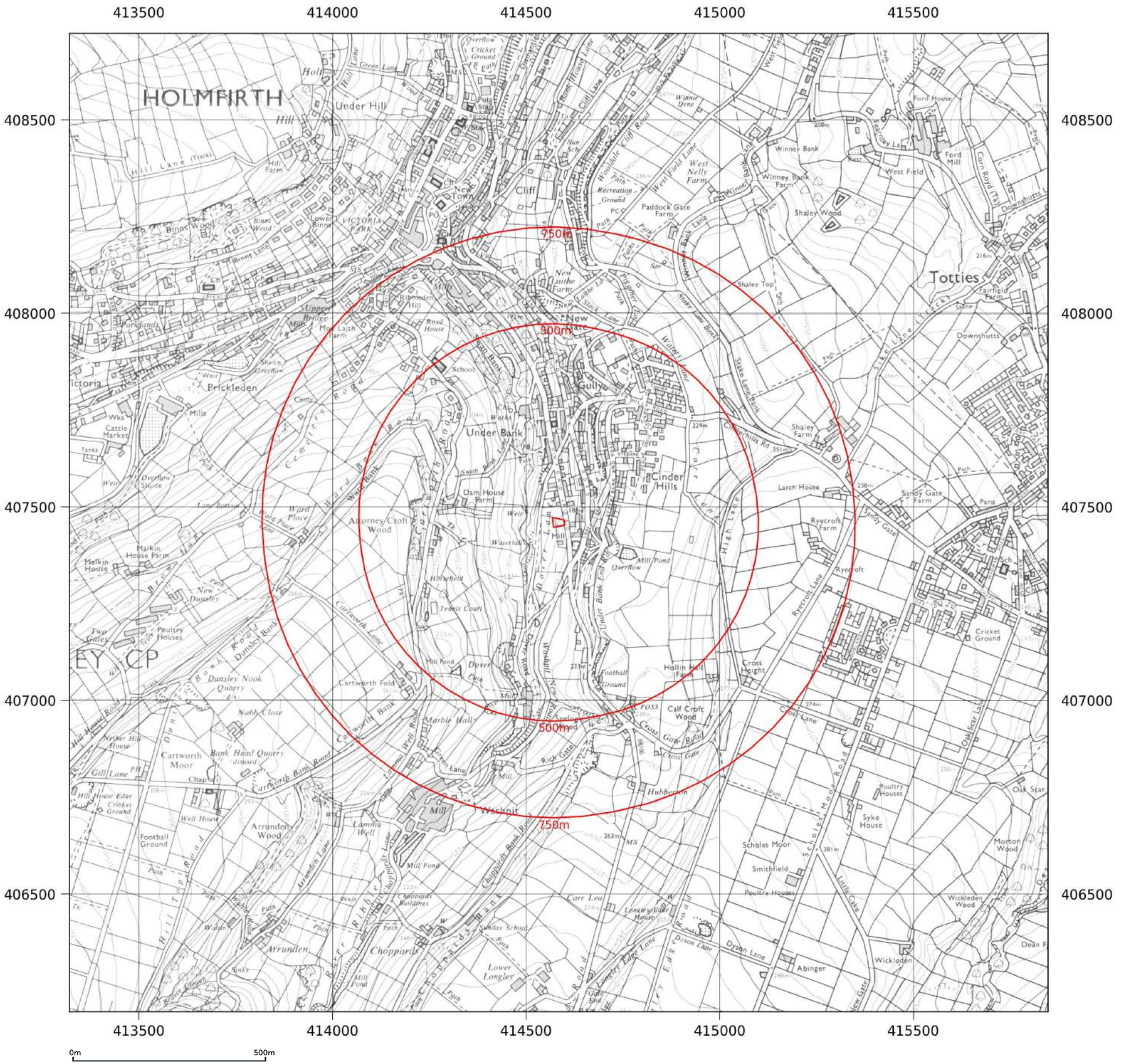

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Map Insight

Site details:	DUNFORD ROAD, HOLMFIRTH, KIRKLEES, HD9 2SJ
Client ref:	C/5652/25/E/8788 - PO-3742
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Grid ref:	414582.54, 407459.37
Production date:	11 March 2026

Map name:	National Grid
Map date:	1980
Scale:	1:10,000
Printed at:	1:10,000

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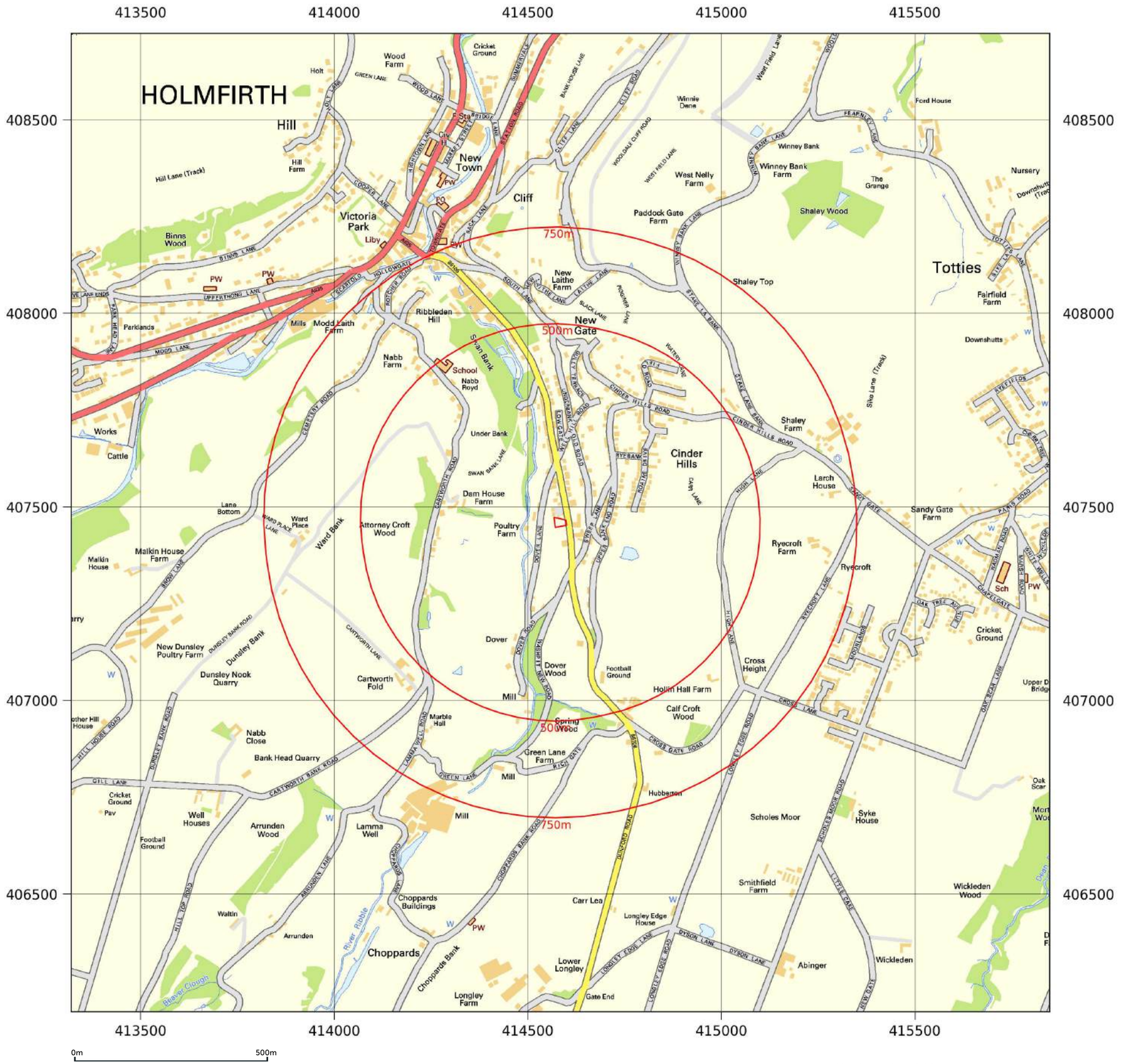

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Map Insight

Site details:	DUNFORD ROAD, HOLMFIRTH, KIRKLEES, HD9 2SJ
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Report ref:	GS-1ZJ-KM1-AQ6-V43
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Production date:	11 March 2026

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Scale:	1:10,000
Printed at:	1:10,000

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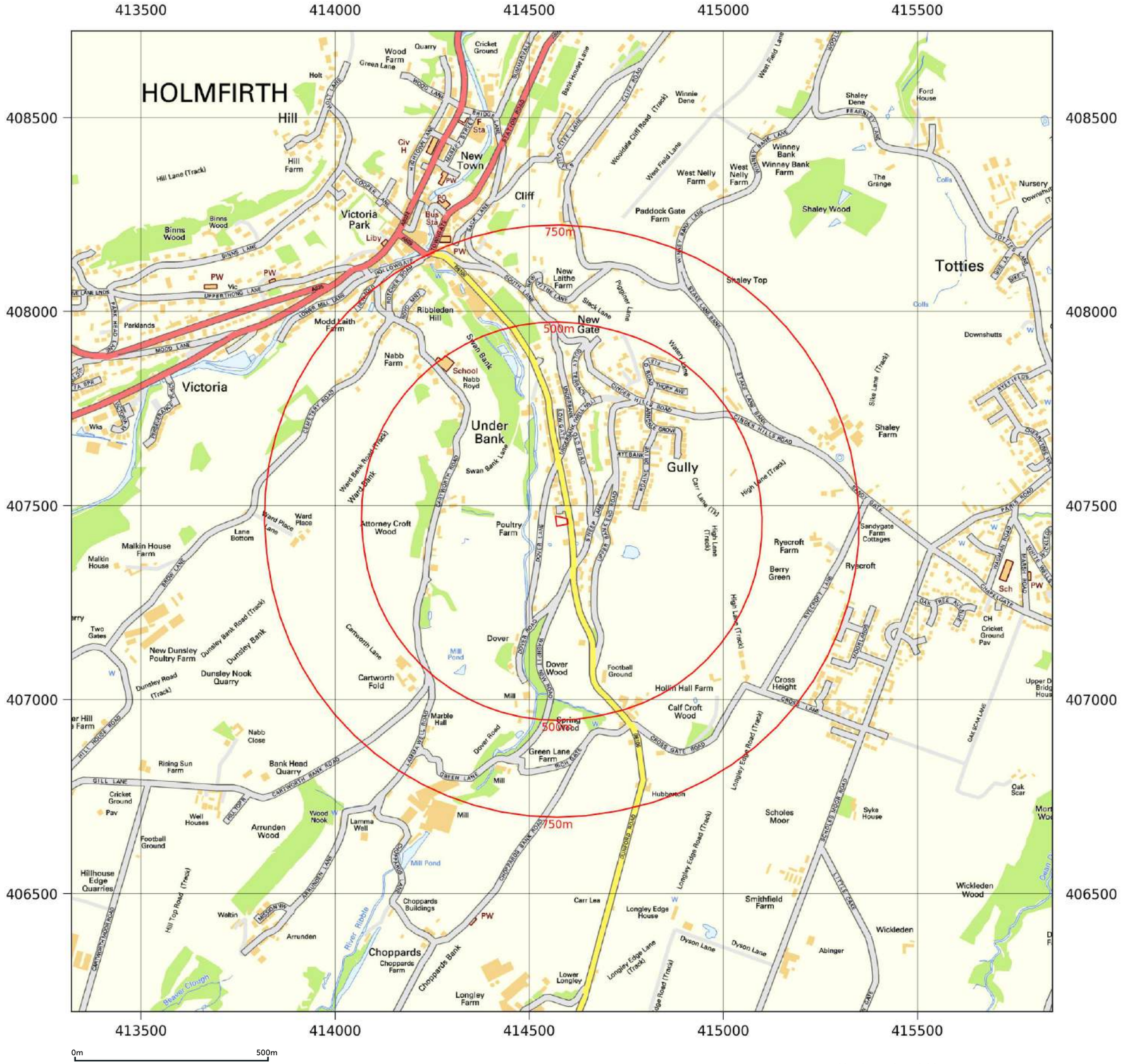

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Map name:	National Grid
Map date:	2010
Scale:	1:10,000
Printed at:	1:10,000

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Date: 2010 | Date: 2010

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Groundsure
LOCATION INTELLIGENCE

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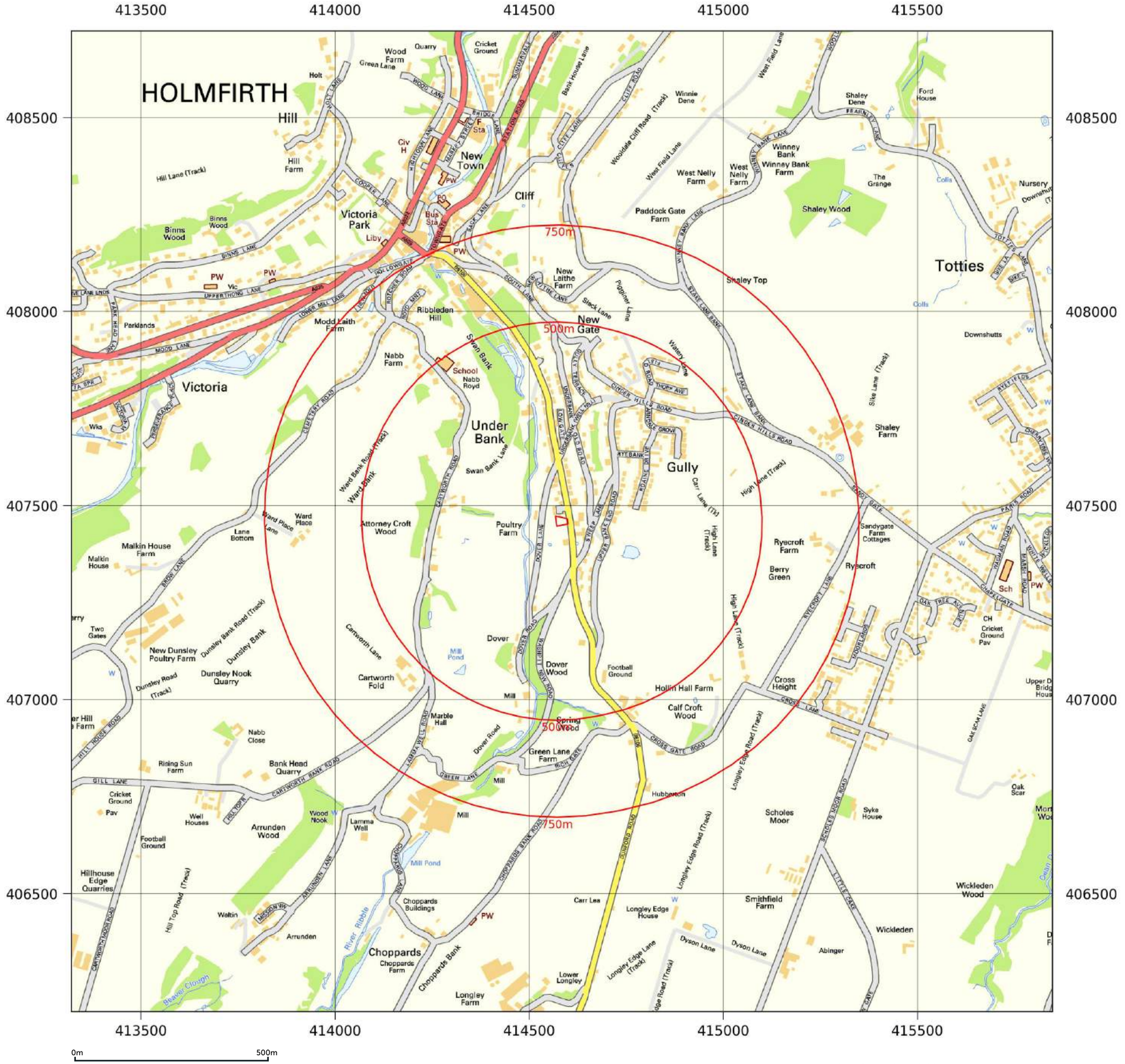

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Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Map Insight

Site details:	DUNFORD ROAD, HOLMFIRTH, KIRKLEES, HD9 2SJ
Client ref:	C/5652/25/E/8788 - PO-3742
Report ref:	GS-1ZJ-KM1-AQ6-V43
Grid ref:	414582.54, 407459.37
Production date:	11 March 2026

Map name:	National Grid
Map date:	2015
Scale:	1:10,000
Printed at:	1:10,000

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Date: 2015 | Date: 2015

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LOCATION INTELLIGENCE

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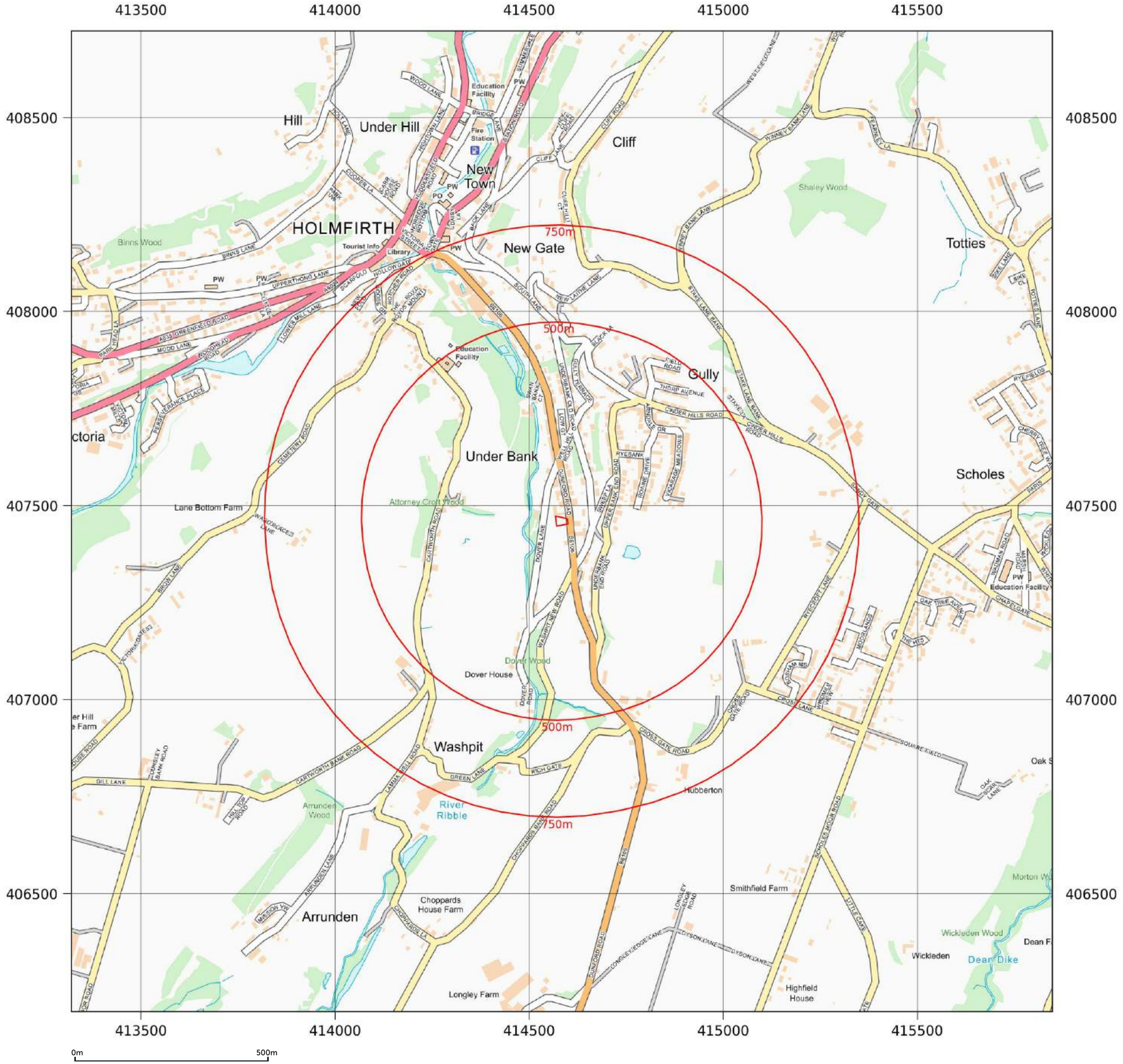

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Map Insight

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Printed at:	1:10,000

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Date: 2025 | Date: 2025

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LOCATION INTELLIGENCE

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Appendix 3

Groundsure Reports

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo Insight

DUNFORD ROAD, HOLMFIRTH, KIRKLEES, HD9 2SJ

Order Details

Date: 11/03/2026

Your ref: C/5652/25/E/8788 - PO-3742

Our Ref: GS-WTT-9XF-5WR-C16

Site Details

Location: 414582 407459

Area: 0.06 ha

Authority: Kirklees Council ↗

Site plan

Quick Links

Insight User Guide ↗

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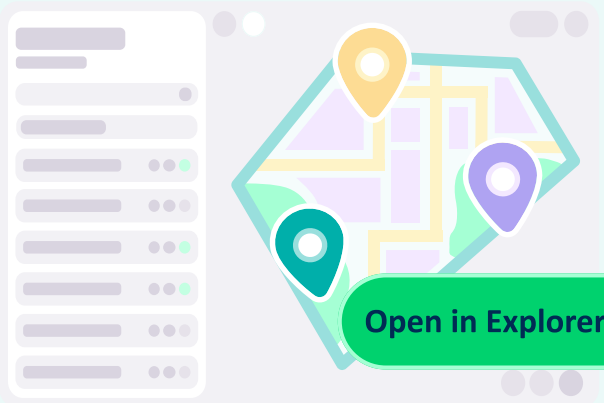
- Generate insights and visuals quickly
- Revisit and collaborate with your team

Access to Groundsure Explorer requires an Insights account.
12 months access begins at purchase.



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Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	7	17	35	-
18 >	1.2 >	Historical tanks >	0	0	0	2	-
18 >	1.3 >	Historical energy features >	0	0	2	6	-
19	1.4	Historical petrol stations	0	0	0	0	-
19	1.5	Historical garages	0	0	0	0	-
19	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
20 >	2.1 >	Historical industrial land uses >	0	9	25	49	-
24 >	2.2 >	Historical tanks >	0	0	0	5	-
24 >	2.3 >	Historical energy features >	0	0	3	6	-
25	2.4	Historical petrol stations	0	0	0	0	-
25	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
26	3.1	Active or recent landfill	0	0	0	0	-
26	3.2	Historical landfill (BGS records)	0	0	0	0	-
27	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
27 >	3.4 >	Historical landfill (EA/NRW records) >	0	0	0	1	-
27	3.5	Historical waste sites	0	0	0	0	-
27	3.6	Licensed waste sites	0	0	0	0	-
28	3.7	Waste exemptions	0	0	0	0	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
29 >	4.1 >	Recent industrial land uses >	0	0	3	-	-
30	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
30	4.3	Current or recent petrol stations	0	0	0	0	-
30	4.4	Electricity cables	0	0	0	0	-
30	4.5	Gas pipelines	0	0	0	0	-

30	4.6	Sites determined as Contaminated Land	0	0	0	0	-
31	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
31	4.8	Regulated explosive sites	0	0	0	0	-
31	4.9	Hazardous substance storage/usage	0	0	0	0	-
31	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
31	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
32	4.12	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
32	4.13	Radioactive Substance Authorisations	0	0	0	0	-
32 >	**4.14 >**	**Licensed Discharges to controlled waters >**	0	0	0	3	-
33	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
33	4.16	Pollutant release to public sewer	0	0	0	0	-
33	4.17	List 1 Dangerous Substances	0	0	0	0	-
33	4.18	List 2 Dangerous Substances	0	0	0	0	-
33 >	**4.19 >**	**Pollution Incidents (EA/NRW) >**	0	0	1	3	-
34	4.20	Pollution inventory substances	0	0	0	0	-
34	4.21	Pollution inventory waste transfers	0	0	0	0	-
35	4.22	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	**Hydrogeology >**	On site	0-50m	50-250m	250-500m	500-2000m
36 >	**5.1 >**	**Superficial aquifer >**	Identified (within 500m)				
37 >	**5.2 >**	**Bedrock aquifer >**	Identified (within 500m)				
39 >	**5.3 >**	**Groundwater vulnerability >**	Identified (within 50m)				
40	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
40	5.5	Groundwater vulnerability- local information	None (within 0m)				
41 >	**5.6 >**	**Groundwater abstractions >**	0	0	0	3	28
48 >	**5.7 >**	**Surface water abstractions >**	0	0	3	1	14
53 >	**5.8 >**	**Potable abstractions >**	0	0	0	0	2
54	5.9	Source Protection Zones	0	0	0	0	-
54	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	**Hydrology >**	On site	0-50m	50-250m	250-500m	500-2000m

55 >	6.1 >	Water Network (OS MasterMap) >	0	0	8	-	-
56 >	6.2 >	Surface water features >	0	0	4	-	-
56 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
57 >	6.4 >	WFD Surface water bodies >	0	0	1	-	-
57 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
58	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
58	7.2	Historical Flood Events	0	0	0	-	-
58	7.3	Flood Defences	0	0	0	-	-
59	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
59	7.5	Flood Storage Areas	0	0	0	-	-
60	7.6	Flood Zone 2	None (within 50m)				
60	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
61	8.1	Surface water flooding	Negligible (within 50m)				
Page	Section	Groundwater flooding >					
62 >	9.1 >	Groundwater flooding >	Negligible (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
63	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
64	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
64	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
64	10.4	Special Protection Areas (SPA)	0	0	0	0	0
64	10.5	National Nature Reserves (NNR)	0	0	0	0	0
65	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
65 >	10.7 >	Designated Ancient Woodland >	0	0	1	1	20
66	10.8	Biosphere Reserves	0	0	0	0	0
66	10.9	Forest Parks	0	0	0	0	0
66	10.10	Marine Conservation Zones	0	0	0	0	0
67 >	10.11 >	Green Belt >	1	0	0	0	0

67	10.12	Proposed Ramsar sites	0	0	0	0	0
67	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
67	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
68	10.15	Nitrate Sensitive Areas	0	0	0	0	0
68	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
69 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
70	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
71	11.1	World Heritage Sites	0	0	0	-	-
72	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
72	11.3	National Parks	0	0	0	-	-
72 >	11.4 >	Listed Buildings >	0	0	4	-	-
73 >	11.5 >	Conservation Areas >	0	1	0	-	-
73	11.6	Scheduled Ancient Monuments	0	0	0	-	-
73	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
74 >	12.1 >	Agricultural Land Classification >	Urban (within 250m)				
75	12.2	Open Access Land	0	0	0	-	-
75	12.3	Tree Felling Licences	0	0	0	-	-
75	12.4	Environmental Stewardship Schemes	0	0	0	-	-
75	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
76 >	13.1 >	Priority Habitat Inventory >	0	0	2	-	-
77	13.2	Habitat Networks	0	0	0	-	-
77	13.3	Open Mosaic Habitat	0	0	0	-	-
77	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
78 >	14.1 >	10k Availability >	Identified (within 500m)				
79 >	14.2 >	Artificial and made ground (10k) >	0	1	3	7	-

81 >	14.3 >	Superficial geology (10k) >	0	0	1	0	-
82 >	14.4 >	Landslip (10k) >	0	0	1	4	-
83 >	14.5 >	Bedrock geology (10k) >	1	1	5	5	-
84 >	14.6 >	Bedrock faults and other linear features (10k) >	0	0	0	1	-
Page	Section	**Geology 1:50,000 scale >**	On site	0-50m	50-250m	250-500m	500-2000m
85 >	15.1 >	50k Availability >	Identified (within 500m)				
86 >	15.2 >	Artificial and made ground (50k) >	0	0	0	1	-
87	15.3	Artificial ground permeability (50k)	0	0	-	-	-
88	15.4	Superficial geology (50k)	0	0	0	0	-
88	15.5	Superficial permeability (50k)	None (within 50m)				
89 >	15.6 >	Landslip (50k) >	0	0	1	2	-
89	15.7	Landslip permeability (50k)	None (within 50m)				
90 >	15.8 >	Bedrock geology (50k) >	1	1	4	3	-
91 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
91 >	15.10 >	Bedrock faults and other linear features (50k) >	0	0	0	1	-
Page	Section	**Boreholes >**	On site	0-50m	50-250m	250-500m	500-2000m
92 >	16.1 >	BGS Boreholes >	0	0	1	-	-
Page	Section	**Natural ground subsidence >**					
93 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
94 >	17.2 >	Running sands >	Negligible (within 50m)				
95 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
96 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
97 >	17.5 >	Landslides >	Low (within 50m)				
99 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	**Mining and ground workings >**	On site	0-50m	50-250m	250-500m	500-2000m
101 >	18.1 >	BritPits >	0	0	2	2	-
103 >	18.2 >	Surface ground workings >	0	1	32	-	-
104	18.3	Underground workings	0	0	0	0	0
104	18.4	Underground mining extents	0	0	0	0	-

104 >	18.5 >	Historical Mineral Planning Areas >	0	0	0	2	-
105 >	18.6 >	Non-coal mining >	1	0	0	1	0
105	18.7	JPB mining areas	None (within 0m)				
106	18.8	The Coal Authority non-coal mining	0	0	0	0	-
106	18.9	Researched mining	0	0	0	0	-
106	18.10	Mining record office plans	0	0	0	0	-
106	18.11	BGS mine plans	0	0	0	0	-
107 >	18.12 >	Coal mining >	Identified (within 0m)				
107	18.13	Brine areas	None (within 0m)				
107	18.14	Gypsum areas	None (within 0m)				
107	18.15	Tin mining	None (within 0m)				
107	18.16	Clay mining	None (within 0m)				

Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
108	19.1	Natural cavities	0	0	0	0	-
108	19.2	Mining cavities	0	0	0	0	0
108	19.3	Reported recent incidents	0	0	0	0	-
108	19.4	Historical incidents	0	0	0	0	-

Page	Section	Radon >
110 >	20.1 >	Radon > Between 3% and 5% (within 0m)

Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
112 >	21.1 >	BGS Estimated Background Soil Chemistry >	2	2	-	-	-
112	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
113	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-

Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
114	22.1	Underground railways (London)	0	0	0	-	-
114	22.2	Underground railways (Non-London)	0	0	0	-	-
114	22.3	Railway tunnels	0	0	0	-	-
114	22.4	Historical railway and tunnel features	0	0	0	-	-
114	22.5	Royal Mail tunnels	0	0	0	-	-

115	22.6	Historical railways	0	0	0	-	-
115	22.7	Railways	0	0	0	-	-
115	22.8	Crossrail 2	0	0	0	0	-
115	22.9	HS2	0	0	0	0	-

Recent aerial photograph

Capture Date: 30/05/2021

Site Area: 0.06ha

Recent site history - 2018 aerial photograph

Capture Date: 29/06/2018

Site Area: 0.06ha

Recent site history - 2012 aerial photograph

Capture Date: 26/03/2012

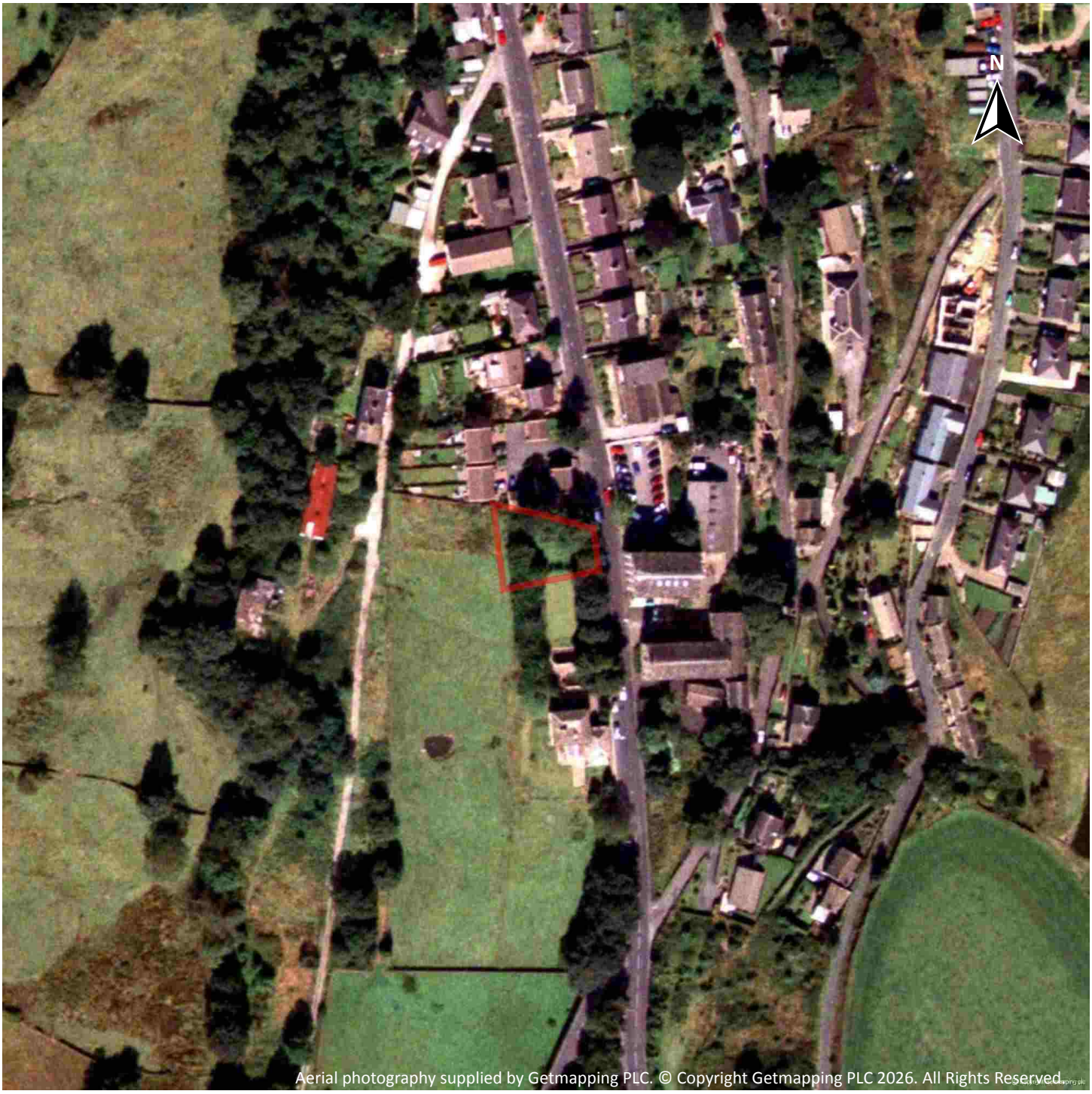
Site Area: 0.06ha

Recent site history - 2011 aerial photograph

Capture Date: 28/09/2011

Site Area: 0.06ha

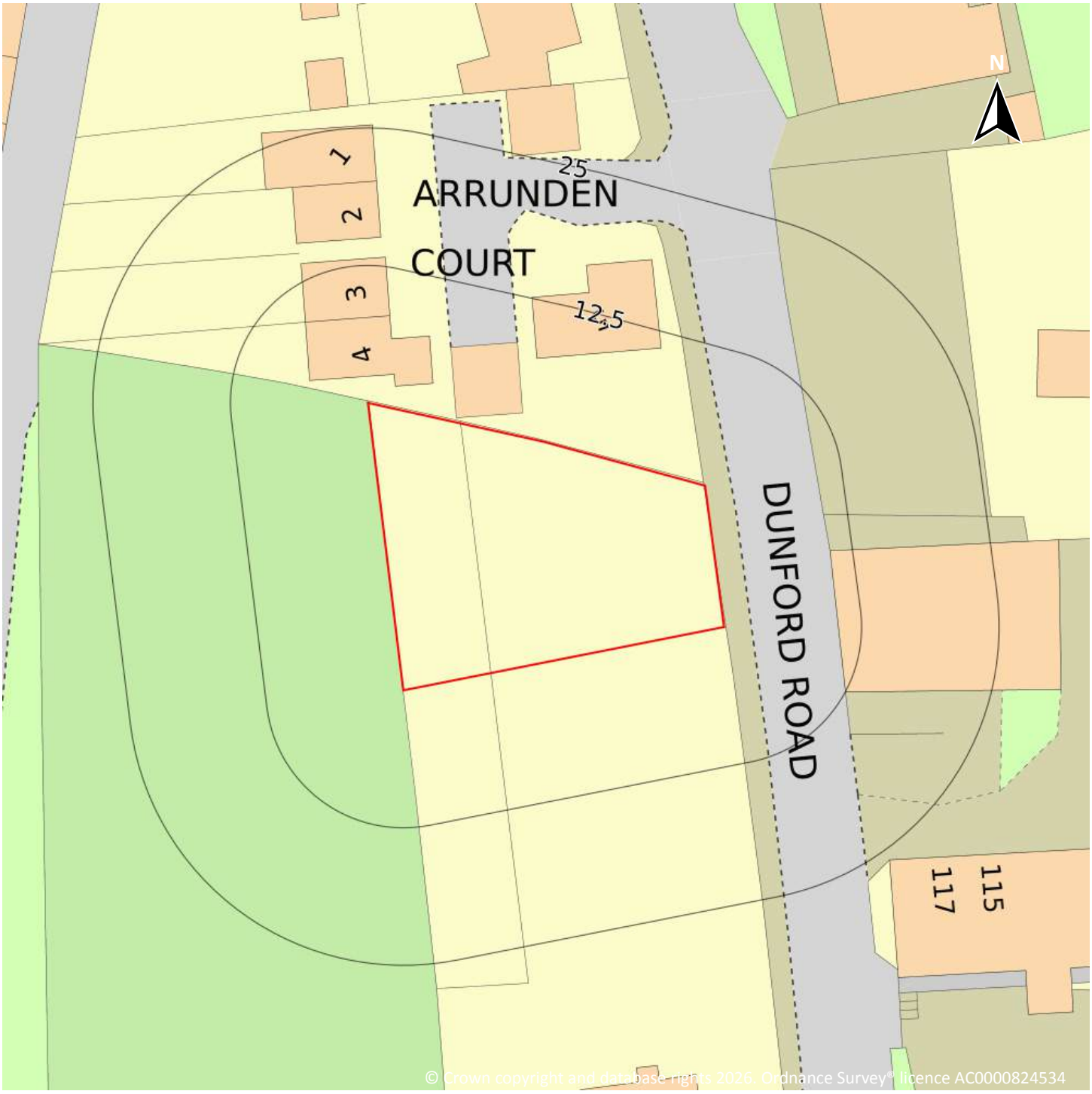
Recent site history - 2000 aerial photograph



Capture Date: 25/08/2000

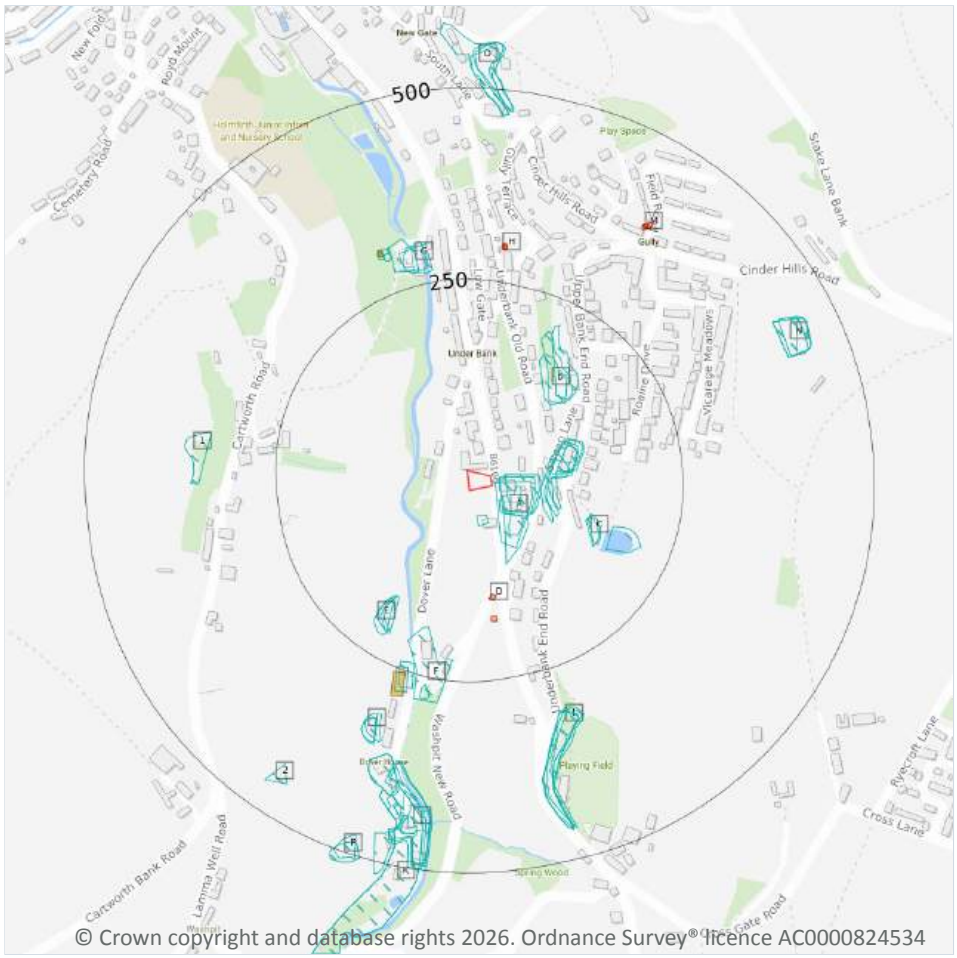
Site Area: 0.06ha

OS MasterMap site plan



Site Area: 0.06ha

1 Past land use



1.1 Historical industrial land uses

Records within 500m	59

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

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

ID	Location	Land use	Dates present	Group ID
A	5m E	Unspecified Mill	1888 - 1904	1523185

ID	Location	Land use	Dates present	Group ID
A	11m E	Unspecified Mill	1948 - 1955	1560043
A	11m E	Unspecified Mill	1933	1534267
A	19m E	Unspecified Mill	1965	1528251
A	19m SE	Woollen Mill	1854	1435762
A	35m S	Unspecified Mill	1980	1448438
A	45m SE	Mill Pond	1970	1436699
A	64m E	Unspecified Quarry	1888 - 1904	1487741
A	69m E	Unspecified Quarry	1948	1540425
A	73m E	Unspecified Ground Workings	1955	1439308
A	78m E	Unspecified Pit	1933	1486546
A	87m E	Unspecified Pit	1965	1506667
B	122m NE	Unspecified Quarry	1888 - 1904	1497659
B	125m NE	Unspecified Quarry	1948	1501145
C	131m E	Unspecified Pit	1980	1450289
C	134m E	Unspecified Ground Workings	1970	1439307
B	136m NE	Unspecified Pit	1965 - 1970	1547918
E	167m SW	Unspecified Ground Workings	1955	1439304
E	167m SW	Unspecified Pit	1965	1544844
C	167m E	Mill Pond	1980	1436698
E	174m SW	Unspecified Pit	1933	1551840
F	186m S	Dye Works	1888	1475071
F	237m S	Filter Tanks	1955 - 1965	1528486
F	245m S	Filter Tanks	1933 - 1948	1570105
F	261m S	Unspecified Ground Workings	1888	1439306
G	263m N	Unspecified Works	1970 - 1980	1483168
G	267m N	Woollen Mill	1854	1435763
G	269m N	Unspecified Mill	1888 - 1904	1493985
G	292m N	Chimney	1970 - 1980	1564688

ID	Location	Land use	Dates present	Group ID
G	297m N	Unspecified Tank	1948	1577181
G	301m N	Unspecified Tank	1955 - 1965	1484125
G	303m N	Unspecified Tank	1933	1495269
I	305m S	Unspecified Quarry	1970 - 1980	1525277
I	306m S	Unspecified Quarry	1933	1569854
I	307m S	Unspecified Quarry	1965	1538204
I	309m S	Unspecified Quarry	1948	1482457
I	309m S	Unspecified Quarry	1904	1482850
J	315m S	Unspecified Pit	1955 - 1965	1483291
J	321m SW	Unspecified Pit	1970 - 1980	1487085
J	322m S	Unspecified Pit	1933	1552216
1	338m W	Unspecified Pit	1980	1450288
K	360m S	Unspecified Mills	1948	1498204
K	360m S	Unspecified Mills	1888 - 1904	1563084
L	365m S	Unidentified Mills	1955	1449135
L	366m S	Unspecified Mills	1965	1553323
L	373m S	Unspecified Mills	1933	1517181
L	401m S	Woollen Mill	1854	1435764
L	416m S	Unspecified Mill	1970 - 1980	1543027
N	419m NE	Unspecified Pit	1948	1559581
N	419m NE	Unspecified Pit	1888 - 1904	1579254
N	423m E	Unspecified Pit	1933	1496416
2	431m SW	Mill Pond	1980	1436697
N	431m E	Unspecified Pit	1955	1494932
O	465m N	Unspecified Quarry	1904 - 1933	1540149
O	467m N	Unspecified Quarry	1948	1488167
O	473m N	Unspecified Quarry	1965	1517864
O	473m N	Unspecified Quarry	1955	1557552

ID	Location	Land use	Dates present	Group ID
P	474m S	Unspecified Pit	1970 - 1980	1510830
P	481m S	Unspecified Quarry	1888	1464148

This data is sourced from Ordnance Survey® / Groundsure.

1.2 Historical tanks

Records within 500m	2

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

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

ID	Location	Land use	Dates present	Group ID
F	253m S	Filter Tanks	1930	237055
G	300m N	Unspecified Tank	1964 - 1996	252980

This data is sourced from Ordnance Survey® / Groundsure.

1.3 Historical energy features

Records within 500m	8

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

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

ID	Location	Land use	Dates present	Group ID
D	138m S	Electricity Substation	1976 - 1981	147650
D	167m S	Electricity Substation	1996	143209
H	292m N	Electricity Substation	1996	146340
H	293m N	Electricity Substation	1981	161773

ID	Location	Land use	Dates present	Group ID
H	294m N	Electricity Substation	1976	149783
M	378m NE	Electricity Substation	1996	151145
M	380m NE	Electricity Substation	1976	159185
M	382m NE	Electricity Substation	1981	160836

This data is sourced from Ordnance Survey® / Groundsure.

1.4 Historical petrol stations

Records within 500m	0

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

This data is sourced from Ordnance Survey® / Groundsure.

1.5 Historical garages

Records within 500m	0

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

This data is sourced from Ordnance Survey® / Groundsure.

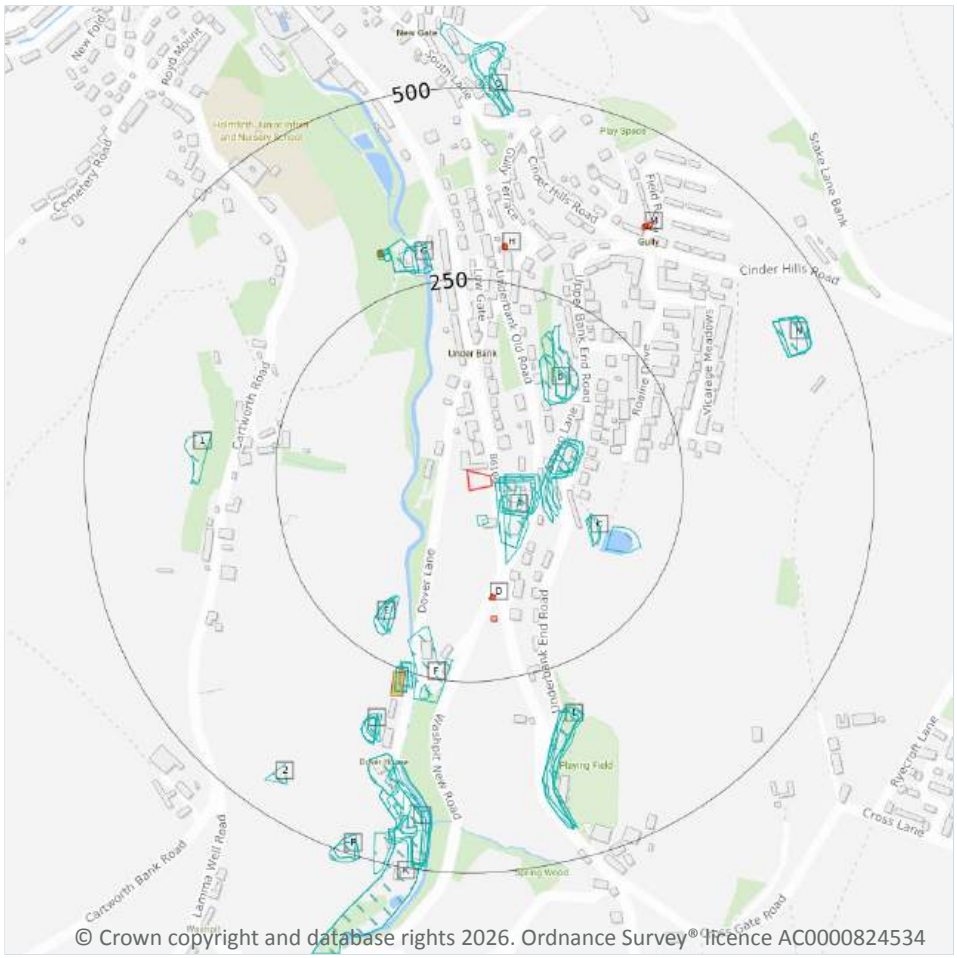
1.6 Historical military land

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

2.1 Historical industrial land uses

Records within 500m	83

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

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

ID	Location	Land Use	Date	Group ID
A	5m E	Unspecified Mill	1904	1523185
A	5m E	Unspecified Mill	1888	1523185
A	11m E	Unspecified Mill	1948	1560043

ID	Location	Land Use	Date	Group ID
A	11m E	Unspecified Mill	1933	1534267
A	16m E	Unspecified Mill	1955	1560043
A	19m E	Unspecified Mill	1965	1528251
A	19m SE	Woollen Mill	1854	1435762
A	35m S	Unspecified Mill	1980	1448438
A	45m SE	Mill Pond	1970	1436699
A	64m E	Unspecified Quarry	1904	1487741
A	64m E	Unspecified Quarry	1888	1487741
A	69m E	Unspecified Quarry	1948	1540425
A	73m E	Unspecified Ground Workings	1955	1439308
A	78m E	Unspecified Pit	1933	1486546
A	78m E	Unspecified Pit	1933	1486546
A	87m E	Unspecified Pit	1965	1506667
B	122m NE	Unspecified Quarry	1904	1497659
B	122m NE	Unspecified Quarry	1888	1497659
B	125m NE	Unspecified Quarry	1948	1501145
C	131m E	Unspecified Pit	1980	1450289
C	134m E	Unspecified Ground Workings	1970	1439307
B	136m NE	Unspecified Pit	1965	1547918
B	136m NE	Unspecified Pit	1970	1547918
E	167m SW	Unspecified Ground Workings	1955	1439304
E	167m SW	Unspecified Pit	1965	1544844
C	167m E	Mill Pond	1980	1436698
E	174m SW	Unspecified Pit	1933	1551840
E	174m SW	Unspecified Pit	1933	1551840
F	186m S	Dye Works	1888	1475071
F	237m S	Filter Tanks	1955	1528486
F	238m S	Filter Tanks	1965	1528486

ID	Location	Land Use	Date	Group ID
F	245m S	Filter Tanks	1933	1570105
F	245m S	Filter Tanks	1933	1570105
F	246m S	Filter Tanks	1948	1570105
F	261m S	Unspecified Ground Workings	1888	1439306
G	263m N	Unspecified Works	1980	1483168
G	263m N	Unspecified Works	1970	1483168
G	267m N	Woollen Mill	1854	1435763
G	269m N	Unspecified Mill	1904	1493985
G	269m N	Unspecified Mill	1888	1493985
G	292m N	Chimney	1980	1564688
G	292m N	Chimney	1970	1564688
G	297m N	Unspecified Tank	1948	1577181
G	301m N	Unspecified Tank	1965	1484125
G	301m N	Unspecified Tank	1955	1484125
G	303m N	Unspecified Tank	1933	1495269
I	305m S	Unspecified Quarry	1980	1525277
I	305m S	Unspecified Quarry	1970	1525277
I	306m S	Unspecified Quarry	1933	1569854
I	307m S	Unspecified Quarry	1965	1538204
I	309m S	Unspecified Quarry	1948	1482457
I	309m S	Unspecified Quarry	1904	1482850
J	315m S	Unspecified Pit	1955	1483291
J	317m S	Unspecified Pit	1965	1483291
J	321m SW	Unspecified Pit	1980	1487085
J	321m SW	Unspecified Pit	1970	1487085
J	322m S	Unspecified Pit	1933	1552216
J	322m S	Unspecified Pit	1933	1552216
1	338m W	Unspecified Pit	1980	1450288

ID	Location	Land Use	Date	Group ID
K	360m S	Unspecified Mills	1948	1498204
K	360m S	Unspecified Mills	1904	1563084
K	360m S	Unspecified Mills	1888	1563084
L	365m S	Unidentified Mills	1955	1449135
L	366m S	Unspecified Mills	1965	1553323
L	373m S	Unspecified Mills	1933	1517181
L	401m S	Woollen Mill	1854	1435764
L	416m S	Unspecified Mill	1980	1543027
L	416m S	Unspecified Mill	1970	1543027
N	419m NE	Unspecified Pit	1948	1559581
N	419m NE	Unspecified Pit	1904	1579254
N	419m NE	Unspecified Pit	1888	1579254
N	423m E	Unspecified Pit	1933	1496416
N	423m E	Unspecified Pit	1933	1496416
2	431m SW	Mill Pond	1980	1436697
N	431m E	Unspecified Pit	1955	1494932
O	465m N	Unspecified Quarry	1904	1540149
O	467m N	Unspecified Quarry	1948	1488167
O	473m N	Unspecified Quarry	1965	1517864
O	473m N	Unspecified Quarry	1955	1557552
P	474m S	Unspecified Pit	1980	1510830
P	474m S	Unspecified Pit	1970	1510830
P	481m S	Unspecified Quarry	1888	1464148
O	488m N	Unspecified Quarry	1933	1540149

This data is sourced from Ordnance Survey® / Groundsure.

2.2 Historical tanks

Records within 500m	5

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

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

ID	Location	Land Use	Date	Group ID
F	253m S	Filter Tanks	1930	237055
G	300m N	Unspecified Tank	1996	252980
G	301m N	Unspecified Tank	1964	252980
G	301m N	Unspecified Tank	1976	252980
G	302m N	Unspecified Tank	1981	252980

This data is sourced from Ordnance Survey® / Groundsure.

2.3 Historical energy features

Records within 500m	9

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

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

ID	Location	Land Use	Date	Group ID
D	138m S	Electricity Substation	1981	147650
D	139m S	Electricity Substation	1976	147650
D	167m S	Electricity Substation	1996	143209
H	292m N	Electricity Substation	1996	146340
H	293m N	Electricity Substation	1981	161773
H	294m N	Electricity Substation	1976	149783
M	378m NE	Electricity Substation	1996	151145
M	380m NE	Electricity Substation	1976	159185
M	382m NE	Electricity Substation	1981	160836

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.

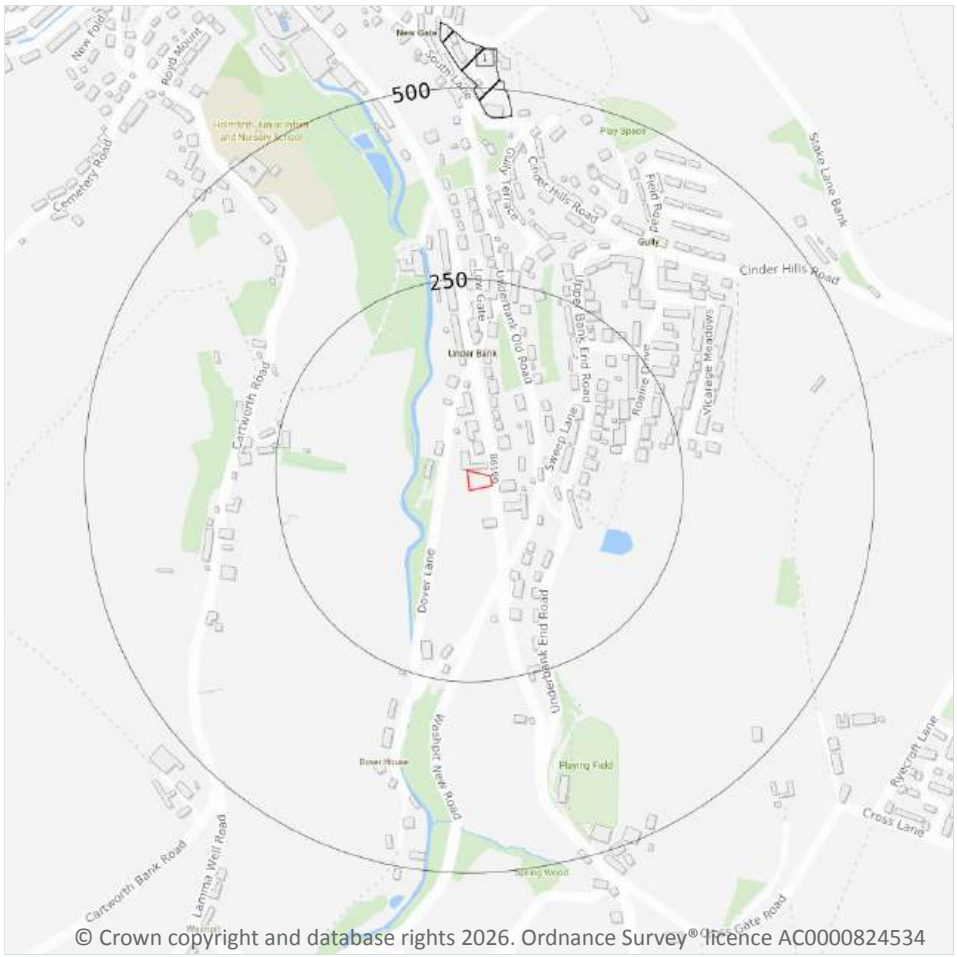
2.5 Historical garages

Records within 500m	0

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'.

This data is sourced from Ordnance Survey® / Groundsure.

3 Waste and landfill



Site Outline

Search buffers in metres (m)

Historical landfill (EA/NRW)

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	0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m	1

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.

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

ID	Location	Details		
1	462m N	Site Address: New Gate, Cinderhills, Holmfirth Licence Holder Address: -	Waste Licence: - Site Reference: - Waste Type: Inert, Commercial, Household Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: - First Recorded - Last Recorded: -

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

3.5 Historical waste sites

Records within 500m	0

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

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

3.6 Licensed waste sites

Records within 500m	0

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

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

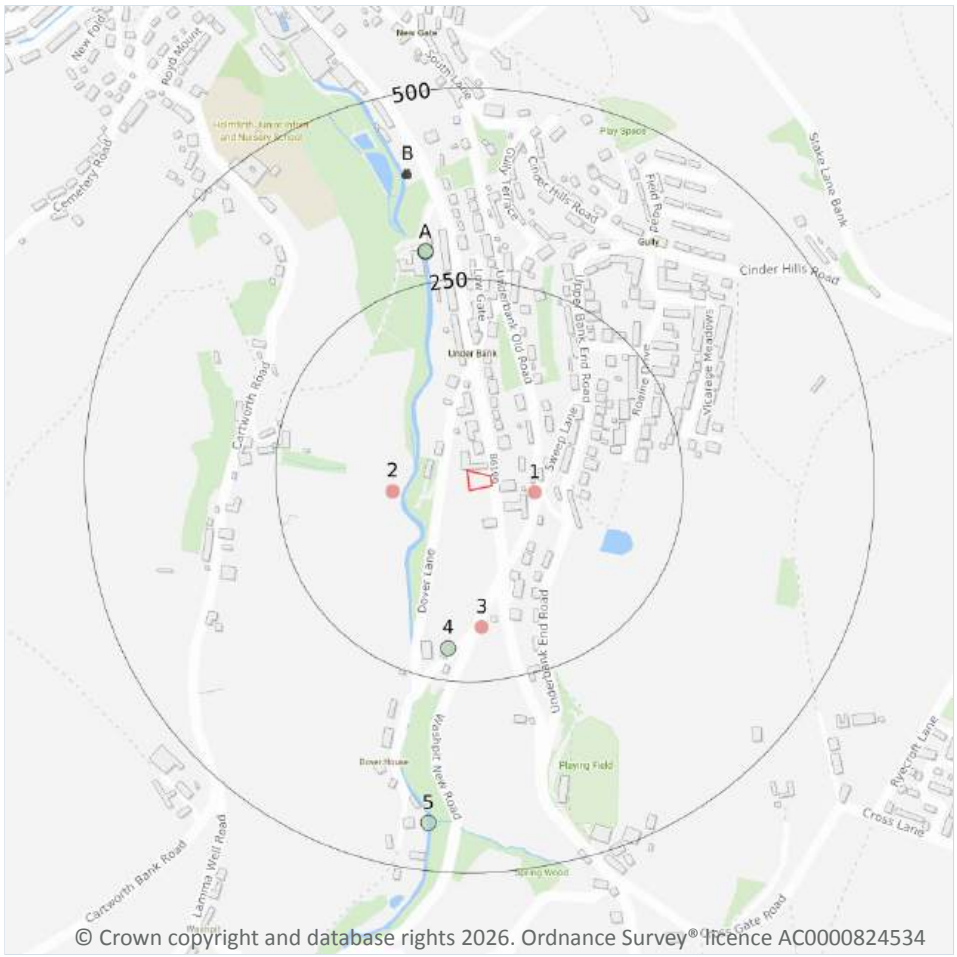
3.7 Waste exemptions

Records within 500m	0

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

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

4 Current industrial land use



Site Outline

Search buffers in metres (m)

Recent industrial land uses

Licensed Discharges to controlled waters

Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m	3

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 29 >**

ID	Location	Company	Address	Activity	Category
1	57m E	Chimney	West Yorkshire, HD9	Chimneys	Industrial Features
2	100m W	Poultry Farm	West Yorkshire, HD9	Poultry Farming, Equipment and Supplies	Farming
3	179m S	Electricity Sub Station	West Yorkshire, HD9	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey®.

4.2 National Geographic Database (NGD) - Current or recent tanks

Records within 250m	0

Current or recent tanks identified from the Ordnance Survey® NGD.

This data is sourced from Ordnance Survey®.

4.3 Current or recent petrol stations

Records within 500m	0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.4 Electricity cables

Records within 500m	0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.5 Gas pipelines

Records within 500m	0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.6 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.

4.7 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.

4.8 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.

4.9 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.

4.10 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.

4.11 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.

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

Records within 500m	0

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.

This data is sourced from Local Authority records.

4.13 Radioactive Substance Authorisations

Records within 500m	0

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

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

4.14 Licensed Discharges to controlled waters

Records within 500m	3

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 29 >**

ID	Location	Address	Details	
B	395m N	SWAN BANK NO 2 CSO, SWAN BANK B6106 DUNFORD ROAD, HOLMFIRTH, HUDDERSFIELD, WEST YORKSHIRE, HD9 2DR	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: WRA8431 Permit Version: 1 Receiving Water: RIVER RIBBLE	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 15/03/2005 Effective Date: 31/03/2005 Revocation Date: 30/03/2018
B	395m N	SWAN BANK NO 2 CSO, SWAN BANK B6106 DUNFORD ROAD, HOLMFIRTH, HUDDERSFIELD, WEST YORKSHIRE, HD9 2DR	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: WADC1404 Permit Version: 1 Receiving Water: RIVER RIBBLE	Status: TRANSFERRED FROM WATER ACT 1989 Issue date: 18/09/1989 Effective Date: 18/09/1989 Revocation Date: 30/03/2005
B	396m N	SWAN BANK NO 2 CSO, SWAN BANK B6106 DUNFORD ROAD, HOLMFIRTH, HUDDERSFIELD, WEST YORKSHIRE, HD9 2DR	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: WRA8431 Permit Version: 2 Receiving Water: RIVER RIBBLE	Status: VARIED UNDER EPR 2010 Issue date: 26/02/2018 Effective Date: 31/03/2018 Revocation Date: -

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

4.15 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.

4.16 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.

4.17 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.

4.18 List 2 Dangerous Substances

Records within 500m	0

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

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

4.19 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 29 >**

ID	Location	Details	
4	208m S	Incident Date: 21/08/2003 Incident Identification: 184115 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
A	291m N	Incident Date: 18/09/2001 Incident Identification: 31482 Pollutant: Inert Materials and Wastes Pollutant Description: Other Inert Material or Waste	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
A	291m N	Incident Date: 27/09/2001 Incident Identification: 33375 Pollutant: Inert Materials and Wastes Pollutant Description: Soils and Clay	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
5	438m S	Incident Date: 12/02/2003 Incident Identification: 136459 Pollutant: Contaminated Water Pollutant Description: Dairy Washings	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.

4.20 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.

4.21 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.

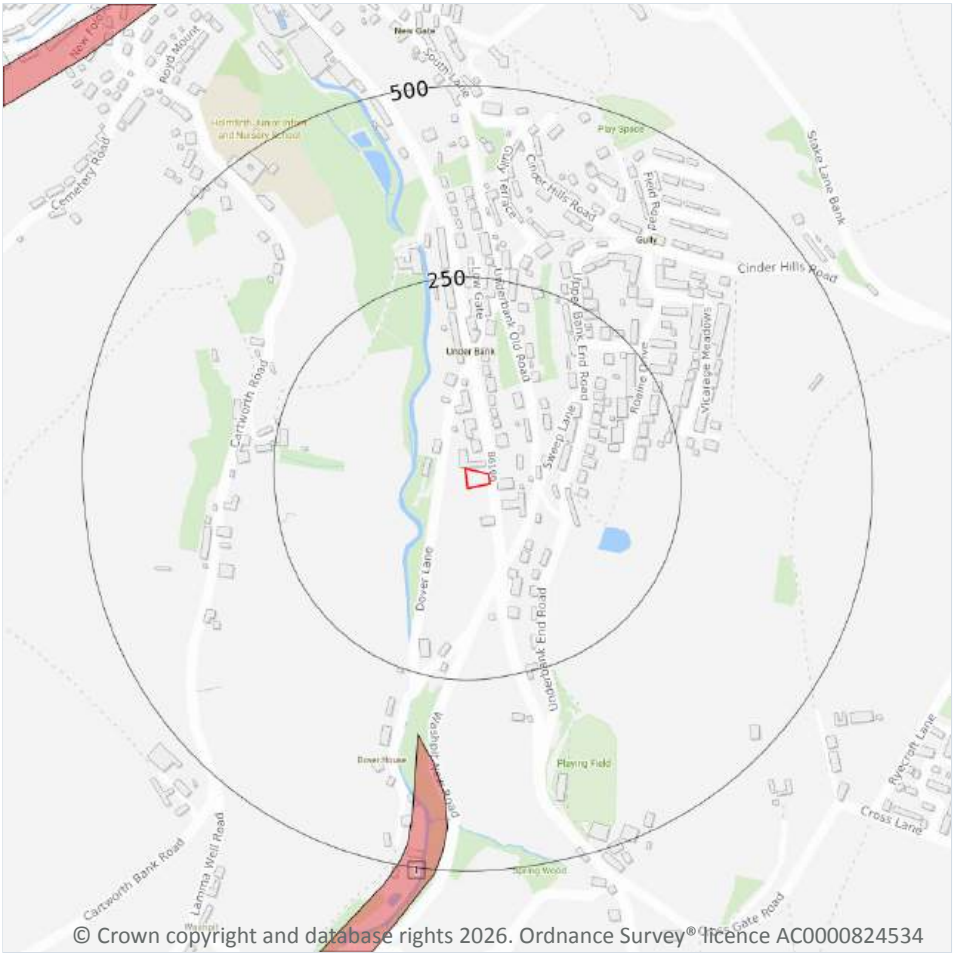
4.22 Pollution inventory radioactive waste

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



Site Outline

Search buffers in metres (m)

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

5.1 Superficial aquifer

Records within 500m	1

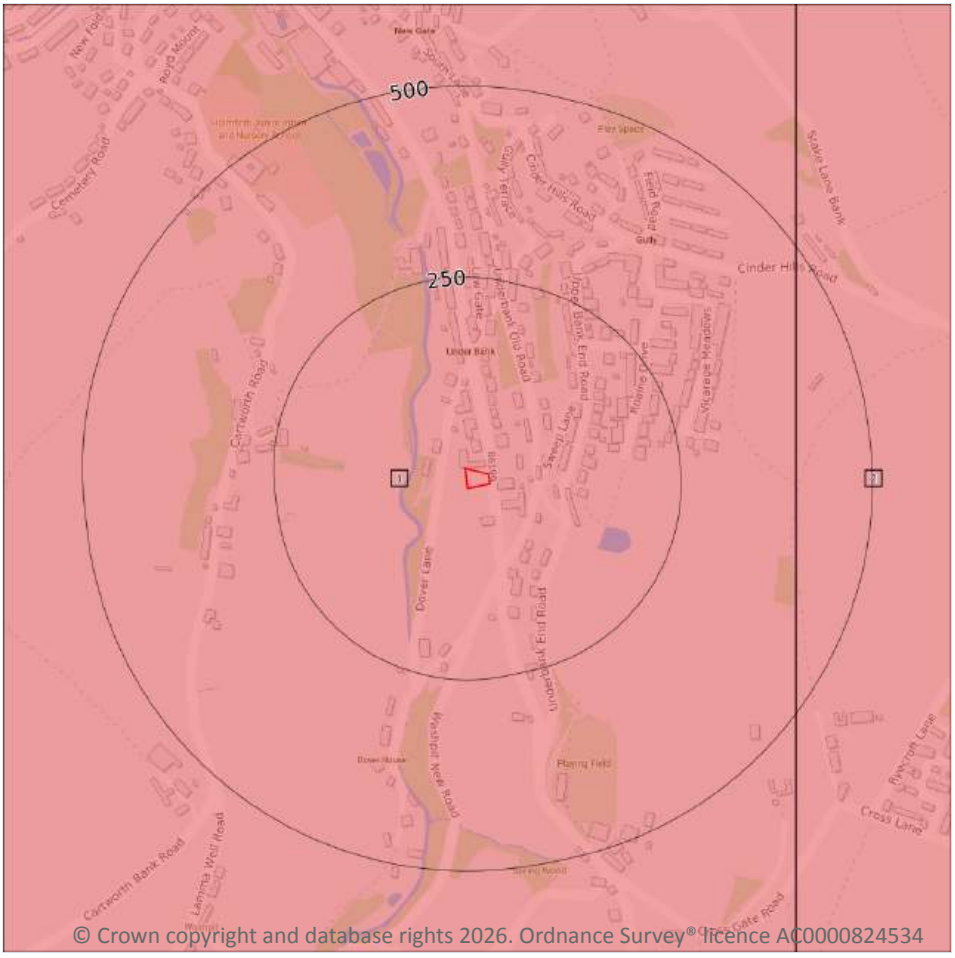
Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 36 >**

ID	Location	Designation	Description
1	328m 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.

Bedrock aquifer



5.2 Bedrock aquifer

Records within 500m	2

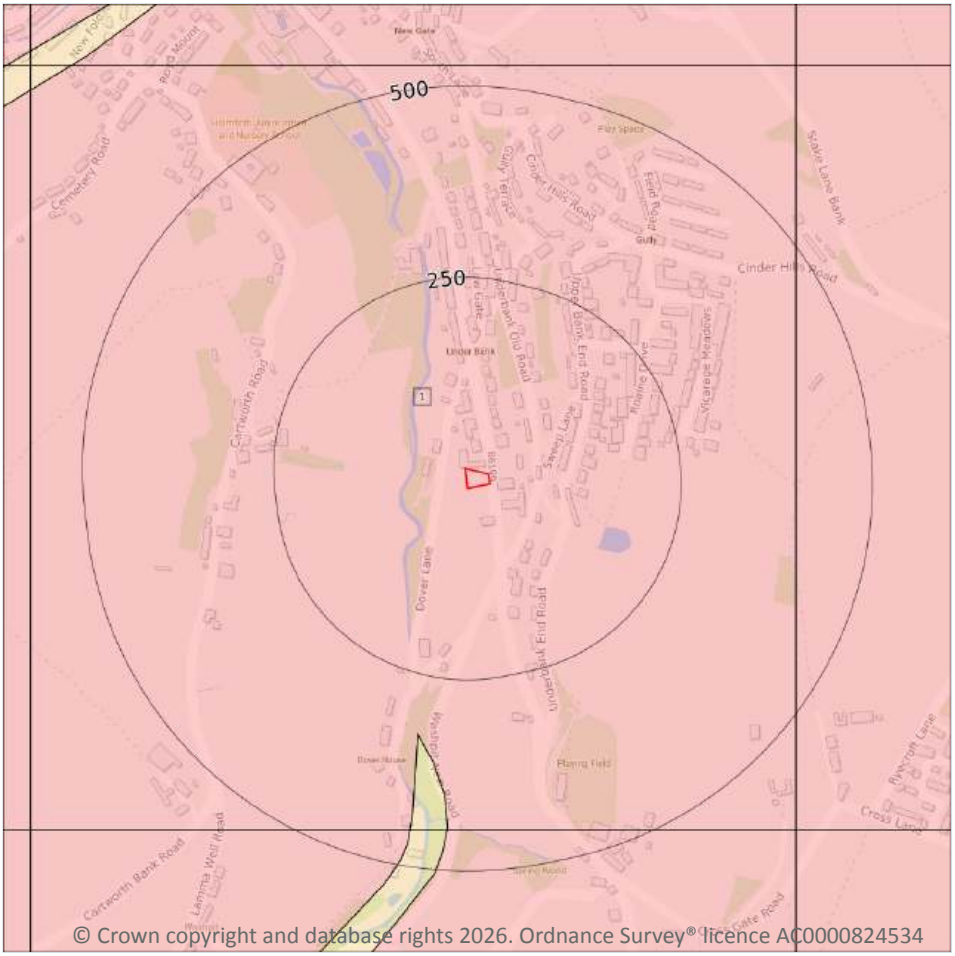
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 37 >**

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	400m E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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

Groundwater vulnerability



Site Outline

Search buffers in metres (m)

Superficial vulnerability

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

Bedrock vulnerability

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

Other information

- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m	1

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

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

Features are displayed on the Groundwater vulnerability map on **page 39 >**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	**Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer**	**Leaching class: High Infiltration value: >70% Dilution value: >550mm/year**	**Vulnerability: - Aquifer type: - Thickness: 3-10m Patchiness value: <90% Recharge potential: No Data**	**Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures**

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	0

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

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

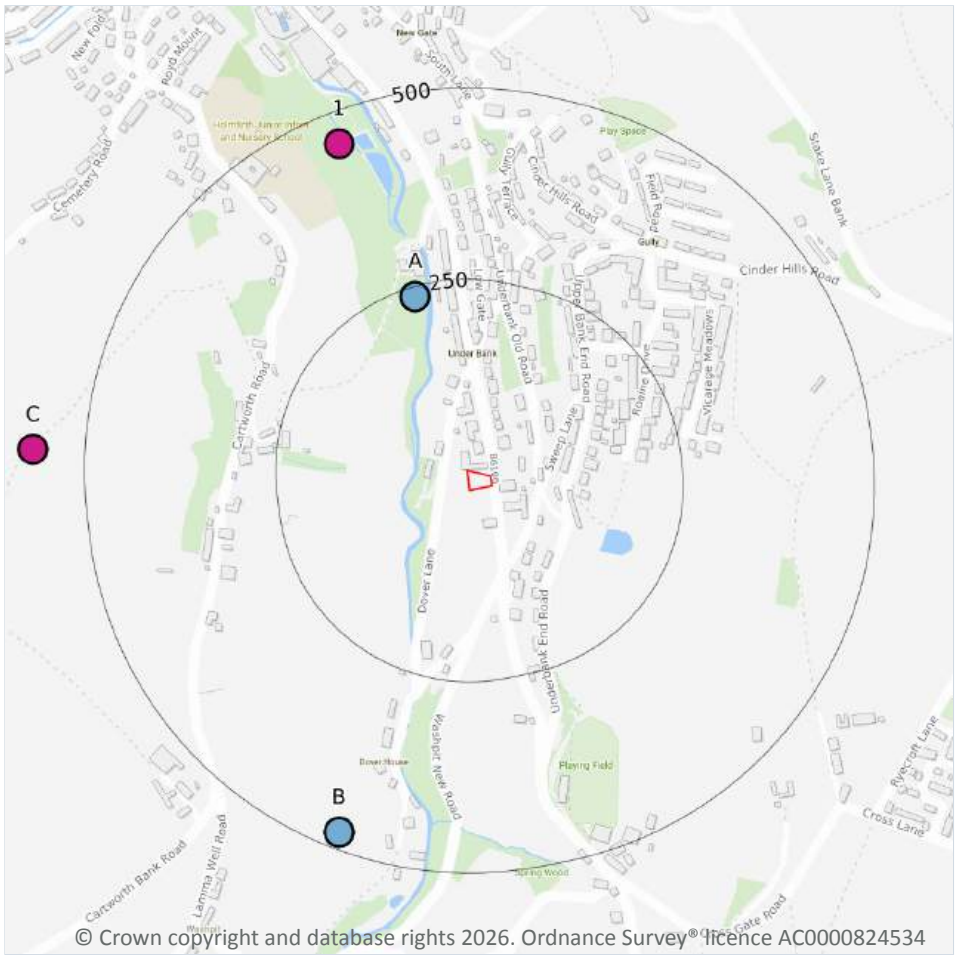
5.5 Groundwater vulnerability- local information

Records on site	0

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

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

Abstractions and Source Protection Zones



Site Outline

Search buffers in metres (m)

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

5.6 Groundwater abstractions

Records within 2000m	31

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 41 >**

ID	Location	Details	
1	459m N	Status: Active Licence No: 2/27/10/083 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: GROUNDWATERS Point: BOREHOLE - MILLSTONE GRIT - RIBBLEDEN DYEWORKS Data Type: Point Name: HOLMFIRTH DYERS LTD Easting: 414400 Northing: 407900	Annual Volume (m^3): 90920 Max Daily Volume (m^3): 363.68 Original Application No: 317(2) Original Start Date: 28/04/1966 Expiry Date: - Issue No: 101 Version Start Date: 13/03/2000 Version End Date: -
B	478m S	Status: Historical Licence No: 2/27/10/080 Details: General Farming & Domestic Direct Source: GROUNDWATERS Point: WELLS X3 Data Type: Point Name: BATTYE Easting: 414400 Northing: 407000	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 28/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 28/04/1966 Version End Date: -
B	478m S	Status: Historical Licence No: 2/27/10/080 Details: General Farming & Domestic Direct Source: GROUNDWATERS Point: WELLS X3 - MILLSTONE GRIT - CARTWORTH MOOR Data Type: Point Name: BATTYE Easting: 414400 Northing: 407000	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 28/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 28/04/1966 Version End Date: -
C	568m W	Status: Historical Licence No: 2/27/10/037 Details: General Farming & Domestic Direct Source: GROUNDWATERS Point: WELL X3 Data Type: Point Name: MAZUREK Easting: 414000 Northing: 407500	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 13/12/1966 Version End Date: -
C	568m W	Status: Historical Licence No: 2/27/10/037 Details: General Farming & Domestic Direct Source: GROUNDWATERS Point: WELL X3 - MILLSTONE GRIT - HOLMFIRTH Data Type: Point Name: MAZUREK Easting: 414000 Northing: 407500	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 13/12/1966 Version End Date: -

ID	Location	Details	
-	810m S	Status: Historical Licence No: 2/27/10/075 Details: General Farming & Domestic Direct Source: GROUNDWATERS Point: -- GRAVITY Data Type: Point Name: GARLICK Easting: 414900 Northing: 406700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 26/05/1966 Expiry Date: - Issue No: 100 Version Start Date: 26/05/1966 Version End Date: -
-	810m S	Status: Historical Licence No: 2/27/10/075 Details: General Farming & Domestic Direct Source: GROUNDWATERS Point: SPRING Data Type: Point Name: GARLICK Easting: 414900 Northing: 406700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 26/05/1966 Expiry Date: - Issue No: 100 Version Start Date: 26/05/1966 Version End Date: -
-	1147m SW	Status: Historical Licence No: 2/27/10/113 Details: Raw Water Supply Direct Source: GROUNDWATERS Point: WELL Data Type: Point Name: WELLHOUSE PUMP BOARD Easting: 413700 Northing: 406700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 24/07/1980 Expiry Date: - Issue No: 100 Version Start Date: 24/07/1980 Version End Date: -
-	1147m SW	Status: Historical Licence No: 2/27/10/113 Details: Raw Water Supply Direct Source: GROUNDWATERS Point: WELL - MILLSTONE GRIT - CARWORTH MOOR HOLMFIRTH Data Type: Point Name: WELLHOUSES RESIDENT ASSOCIATION Easting: 413700 Northing: 406700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 24/07/1980 Expiry Date: - Issue No: 101 Version Start Date: 09/09/2002 Version End Date: -
-	1447m S	Status: Historical Licence No: 2/27/10/084 Details: General Farming & Domestic Direct Source: GROUNDWATERS Point: SPRING Data Type: Point Name: TAYLOR Easting: 414600 Northing: 406000	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 28/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 28/04/1966 Version End Date: -

ID	Location	Details	
-	1447m S	Status: Historical Licence No: 2/27/10/084 Details: General Farming & Domestic Direct Source: GROUNDWATERS Point: SPRING - HADE EDGE Data Type: Point Name: TAYLOR Easting: 414600 Northing: 406000	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 28/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 28/04/1966 Version End Date: -
-	1448m S	Status: Historical Licence No: 2/27/10/085 Details: General Farming & Domestic Direct Source: GROUNDWATERS Point: WELL Data Type: Point Name: TAYLOR Easting: 414500 Northing: 406000	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 28/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 28/04/1966 Version End Date: -
-	1448m S	Status: Historical Licence No: 2/27/10/085 Details: General Farming & Domestic Direct Source: GROUNDWATERS Point: WELL - MILLSTONE GRIT - HADE EDGE HOLMFIRTH Data Type: Point Name: TAYLOR Easting: 414500 Northing: 406000	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 28/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 28/04/1966 Version End Date: -
-	1531m NE	Status: Historical Licence No: 2/27/10/102 Details: General Farming & Domestic Direct Source: GROUNDWATERS Point: WELL Data Type: Point Name: BROADHEAD Easting: 415330 Northing: 408810	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 26/05/1966 Expiry Date: - Issue No: 100 Version Start Date: 26/05/1966 Version End Date: -
-	1531m NE	Status: Historical Licence No: 2/27/10/102 Details: General Farming & Domestic Direct Source: GROUNDWATERS Point: WELL - MILLSTONE GRIT - HOLMFIRTH Data Type: Point Name: BROADHEAD Easting: 415330 Northing: 408810	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 26/05/1966 Expiry Date: - Issue No: 100 Version Start Date: 26/05/1966 Version End Date: -

ID	Location	Details	
-	1607m E	Status: Historical Licence No: 2/27/10/050 Details: General use relating to Secondary Category (Medium Loss) Direct Source: GROUNDWATERS Point: BOREHOLE Data Type: Point Name: COPLEY MARSHALL & CO LTD Easting: 416200 Northing: 407600	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 20/01/1966 Version End Date: -
-	1607m E	Status: Historical Licence No: 2/27/10/050 Details: General use relating to Secondary Category (Medium Loss) Direct Source: GROUNDWATERS Point: BOREHOLE - MILLSTONE GRIT - NEW MILL Data Type: Point Name: COPLEY MARSHALL & CO LTD Easting: 416200 Northing: 407600	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 20/01/1966 Version End Date: -
-	1660m E	Status: Historical Licence No: 2/27/10/051 Details: General use relating to Secondary Category (Medium Loss) Direct Source: GROUNDWATERS Point: SPRING Data Type: Point Name: COPLEY MARSHALL & CO LTD Easting: 416200 Northing: 407900	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 20/01/1966 Version End Date: -
-	1660m E	Status: Historical Licence No: 2/27/10/051 Details: General use relating to Secondary Category (Medium Loss) Direct Source: GROUNDWATERS Point: SPRING - NEW MILL Data Type: Point Name: COPLEY MARSHALL & CO LTD Easting: 416200 Northing: 407900	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 20/01/1966 Version End Date: -

ID	Location	Details	
-	1689m E	Status: Historical Licence No: 2/27/10/051 Details: General use relating to Secondary Category (Medium Loss) Direct Source: GROUNDWATERS Point: SPRING Data Type: Point Name: COPLEY MARSHALL & CO LTD Easting: 416200 Northing: 408000	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 20/01/1966 Version End Date: -
-	1689m E	Status: Historical Licence No: 2/27/10/051 Details: General use relating to Secondary Category (Medium Loss) Direct Source: GROUNDWATERS Point: SPRING - NEW MILL Data Type: Point Name: COPLEY MARSHALL & CO LTD Easting: 416200 Northing: 408000	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 20/01/1966 Version End Date: -
-	1706m E	Status: Historical Licence No: 2/27/10/050 Details: General use relating to Secondary Category (Medium Loss) Direct Source: GROUNDWATERS Point: BOREHOLE Data Type: Point Name: COPLEY MARSHALL & CO LTD Easting: 416300 Northing: 407600	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 20/01/1966 Version End Date: -
-	1706m E	Status: Historical Licence No: 2/27/10/050 Details: General use relating to Secondary Category (Medium Loss) Direct Source: GROUNDWATERS Point: BOREHOLE - MILLSTONE GRIT - NEW MILL Data Type: Point Name: COPLEY MARSHALL & CO LTD Easting: 416300 Northing: 407600	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 20/01/1966 Version End Date: -

ID	Location	Details	
-	1743m SE	Status: Historical Licence No: 2/27/10/100 Details: General Farming & Domestic Direct Source: GROUNDWATERS Point: WELL X2 Data Type: Line Name: HALL Easting: 415700 Northing: 406100	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 26/05/1966 Expiry Date: - Issue No: 100 Version Start Date: 26/05/1966 Version End Date: -
-	1743m SE	Status: Historical Licence No: 2/27/10/100 Details: General Farming & Domestic Direct Source: GROUNDWATERS Point: WELL X2 - MILLSTONE GRIT - HEPWORTH Data Type: Line Name: HALL Easting: 415700 Northing: 406100	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 26/05/1966 Expiry Date: - Issue No: 100 Version Start Date: 26/05/1966 Version End Date: -
-	1775m SW	Status: Historical Licence No: 2/27/10/057A Details: General Farming & Domestic Direct Source: GROUNDWATERS Point: WELL Data Type: Point Name: WALTERS Easting: 413700 Northing: 405900	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 20/01/1966 Version End Date: -
-	1775m SW	Status: Historical Licence No: 2/27/10/057A Details: General Farming & Domestic Direct Source: GROUNDWATERS Point: WELL - MILLSTONE GRIT - CARWORTH MOOR HOLMFIRTH Data Type: Point Name: WALTERS Easting: 413700 Northing: 405900	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 20/01/1966 Version End Date: -
-	1801m E	Status: Historical Licence No: 2/27/10/050 Details: General use relating to Secondary Category (Medium Loss) Direct Source: GROUNDWATERS Point: BOREHOLE Data Type: Point Name: COPLEY MARSHALL & CO LTD Easting: 416400 Northing: 407500	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 20/01/1966 Version End Date: -

ID	Location	Details	
-	1801m E	Status: Historical Licence No: 2/27/10/050 Details: General use relating to Secondary Category (Medium Loss) Direct Source: GROUNDWATERS Point: BOREHOLE - MILLSTONE GRIT - NEW MILL Data Type: Point Name: COPLEY MARSHALL & CO LTD Easting: 416400 Northing: 407500	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 20/01/1966 Version End Date: -
-	1853m E	Status: Historical Licence No: 2/27/10/099 Details: General Farming & Domestic Direct Source: GROUNDWATERS Point: SPRING Data Type: Line Name: SHAW Easting: 416400 Northing: 407900	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 28/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 28/04/1966 Version End Date: -
-	1853m E	Status: Historical Licence No: 2/27/10/099 Details: General Farming & Domestic Direct Source: GROUNDWATERS Point: SPRING - NEW MILL Data Type: Line Name: SHAW Easting: 416400 Northing: 407900	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 28/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 28/04/1966 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	**18**

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.

Features are displayed on the Abstractions and Source Protection Zones map on **page 41 >**

ID	Location	Details	
A	237m N	Status: Active Licence No: 2/27/10/082 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: SURFACE WATER Point: RIVER RIBBLE - TRIBUTARY OF RIVER HOLME-RIBBLEDEN Data Type: Point Name: HOLMFIRTH DYERS LTD Easting: 414500 Northing: 407700	Annual Volume (m^3): 115000 Max Daily Volume (m^3): 480 Original Application No: NPS/WR/036061 Original Start Date: 28/04/1966 Expiry Date: - Issue No: 104 Version Start Date: 10/02/2023 Version End Date: -
A	237m N	Status: Historical Licence No: 2/27/10/082 Details: Process water Direct Source: SURFACE WATER Point: RIVER RIBBLE - TRIBUTARY OF RIVER HOLME-RIBBLEDEN Data Type: Point Name: HOLMFIRTH DYERS LTD Easting: 414500 Northing: 407700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 28/04/1966 Expiry Date: - Issue No: 102 Version Start Date: 17/04/2002 Version End Date: -
A	237m N	Status: Historical Licence No: 2/27/10/082 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: SURFACE WATER Point: RIVER RIBBLE - TRIBUTARY OF RIVER HOLME-RIBBLEDEN Data Type: Point Name: HOLMFIRTH DYERS LTD Easting: 414500 Northing: 407700	Annual Volume (m^3): 85000 Max Daily Volume (m^3): 355 Original Application No: NPS/WR/017420 Original Start Date: 28/04/1966 Expiry Date: - Issue No: 103 Version Start Date: 07/01/2015 Version End Date: -
B	478m S	Status: Active Licence No: 2/27/10/082 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: SURFACE WATER Point: RIVER RIBBLE - HOLMFIRTH Data Type: Point Name: HOLMFIRTH DYERS LTD Easting: 414400 Northing: 407000	Annual Volume (m^3): 115000 Max Daily Volume (m^3): 480 Original Application No: NPS/WR/036061 Original Start Date: 28/04/1966 Expiry Date: - Issue No: 104 Version Start Date: 10/02/2023 Version End Date: -

ID	Location	Details	
-	800m SW	Status: Historical Licence No: 2/27/10/053 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: SURFACE WATER Point: SPRING - HOLMFIRTH Data Type: Point Name: WESTWOOD YARNS LTD Easting: 414100 Northing: 406800	Annual Volume (m^3): 9092 Max Daily Volume (m^3): 45.46 Original Application No: 1260(2) Original Start Date: 20/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2008 Version End Date: -
-	800m SW	Status: Historical Licence No: 2/27/10/053 Details: General use relating to Secondary Category (Medium Loss) Direct Source: SURFACE WATER Point: SPRING Data Type: Point Name: WESTWOOD YARNS LTD Easting: 414100 Northing: 406800	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 03/05/1991 Version End Date: -
-	1057m SW	Status: Historical Licence No: 2/27/10/052 Details: General Use Relating To Secondary Category (Low Loss) Direct Source: SURFACE WATER Point: RIVER RIBBLE - TRIBUTARY OF RIVER HOLME - HOLMFIRTH Data Type: Point Name: WESTWOOD YARNS LTD Easting: 414100 Northing: 406500	Annual Volume (m^3): 295496 Max Daily Volume (m^3): 1130 Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 101 Version Start Date: 12/10/2006 Version End Date: -
-	1057m SW	Status: Historical Licence No: 2/27/10/052 Details: Process Water Direct Source: SURFACE WATER Point: RIVER RIBBLE - TRIBUTARY OF RIVER HOLME - HOLMFIRTH Data Type: Point Name: WESTWOOD YARNS LTD Easting: 414100 Northing: 406500	Annual Volume (m^3): 295496 Max Daily Volume (m^3): 1130 Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 101 Version Start Date: 12/10/2006 Version End Date: -

ID	Location	Details	
-	1631m S	Status: Active Licence No: 2/27/10/112 Details: Transfer Between Sources (Pre Water Act 2003) Direct Source: SURFACE WATER Point: BOSHAW WHAMS RESERVOIR Data Type: Line Name: Yorkshire Water Services Ltd Easting: 415100 Northing: 405900	Annual Volume (m^3): 55000 Max Daily Volume (m^3): 450 Original Application No: 5434 Original Start Date: 03/08/1977 Expiry Date: - Issue No: 100 Version Start Date: 10/03/2016 Version End Date: -
-	1631m S	Status: Historical Licence No: 2/27/10/112 Details: Potable Water Supply - Direct Direct Source: SURFACE WATER Point: BOSHAW WHAMS RESERVOIR Data Type: Line Name: YORKSHIRE WATER SERVICES LTD Easting: 415100 Northing: 405900	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 03/08/1977 Expiry Date: - Issue No: 100 Version Start Date: 03/08/1977 Version End Date: -
-	1756m E	Status: Historical Licence No: 2/27/10/049 Details: General use relating to Secondary Category (Medium Loss) Direct Source: SURFACE WATER Point: JACKSON BRIDGE DYKE Data Type: Point Name: COPLEY MARSHALL & CO LTD Easting: 416300 Northing: 407900	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 20/01/1966 Version End Date: -
-	1756m E	Status: Historical Licence No: 2/27/10/049 Details: General use relating to Secondary Category (Medium Loss) Direct Source: SURFACE WATER Point: JACKSON BRIDGE DYKE Data Type: Point Name: COPLEY MARSHALL & CO LTD Easting: 416300 Northing: 407900	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 20/01/1966 Version End Date: -

ID	Location	Details	
-	1801m E	Status: Historical Licence No: 2/27/10/049 Details: General use relating to Secondary Category (Medium Loss) Direct Source: SURFACE WATER Point: DEAN DYKE Data Type: Point Name: COPLEY MARSHALL & CO LTD Easting: 416400 Northing: 407400	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 20/01/1966 Version End Date: -
-	1801m E	Status: Historical Licence No: 2/27/10/049 Details: General use relating to Secondary Category (Medium Loss) Direct Source: SURFACE WATER Point: DEAN DYKE Data Type: Point Name: COPLEY MARSHALL & CO LTD Easting: 416400 Northing: 407400	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 20/01/1966 Version End Date: -
-	1865m W	Status: Active Licence No: 2/27/10/079 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: SURFACE WATER Point: RIVER HOLME - HOLMFIRTH Data Type: Point Name: Brook Group (Holdings) Limited Easting: 412730 Northing: 407150	Annual Volume (m^3): 95000 Max Daily Volume (m^3): 360 Original Application No: NPS/WR/035353 Original Start Date: 28/04/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/03/2021 Version End Date: -
-	1865m W	Status: Historical Licence No: 2/27/10/079 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: SURFACE WATER Point: RIVER HOLME Data Type: Point Name: BROOK DYEING CO LTD Easting: 412730 Northing: 407150	Annual Volume (m^3): 250000 Max Daily Volume (m^3): 818 Original Application No: - Original Start Date: 28/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 02/07/1982 Version End Date: -

ID	Location	Details	
-	1922m SW	Status: Historical Licence No: 2/27/10/081 Details: General Farming & Domestic Direct Source: SURFACE WATER Point: DRIFT IN FIELD Data Type: Point Name: HORN Easting: 412800 Northing: 406700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 28/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 28/04/1966 Version End Date: -
-	1933m S	Status: Active Licence No: 2/27/10/063 Details: Potable Water Supply - Direct Direct Source: SURFACE WATER Point: HOLME STYLES RESERVOIR Data Type: Point Name: Yorkshire Water Services Ltd Easting: 414000 Northing: 405600	Annual Volume (m^3): 5840000 Max Daily Volume (m^3): 5840000 Original Application No: NPS/WR/012980 Original Start Date: 27/01/1966 Expiry Date: - Issue No: 101 Version Start Date: 07/03/2013 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m	**2**

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.

Features are displayed on the Abstractions and Source Protection Zones map on **page 41 >**

ID	Location	Details	
-	1631m S	Status: Historical Licence No: 2/27/10/112 Details: Potable Water Supply - Direct Direct Source: SURFACE WATER Point: BOSHAW WHAMS RESERVOIR Data Type: Line Name: YORKSHIRE WATER SERVICES LTD Easting: 415100 Northing: 405900	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 03/08/1977 Expiry Date: - Issue No: 100 Version Start Date: 03/08/1977 Version End Date: -

ID	Location	Details	
-	1933m S	Status: Active Licence No: 2/27/10/063 Details: Potable Water Supply - Direct Direct Source: SURFACE WATER Point: HOLME STYLES RESERVOIR Data Type: Point Name: Yorkshire Water Services Ltd Easting: 414000 Northing: 405600	Annual Volume (m^3): 5840000 Max Daily Volume (m^3): 5840000 Original Application No: NPS/WR/012980 Original Start Date: 27/01/1966 Expiry Date: - Issue No: 101 Version Start Date: 07/03/2013 Version End Date: -

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.

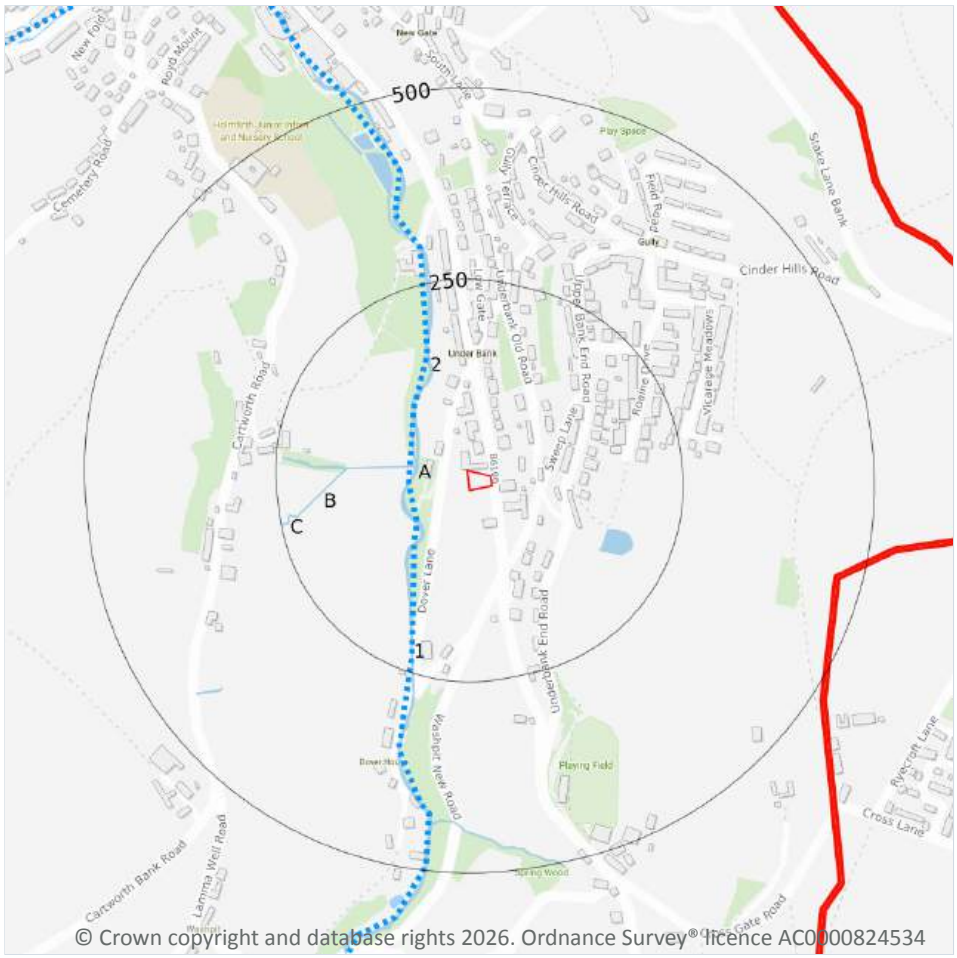
5.10 Source Protection Zones (confined aquifer)

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	8

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

Features are displayed on the Hydrology map on **page 55 >**

ID	Location	Type of water feature	Ground level	Permanence	Name
1	67m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Ribble

ID	Location	Type of water feature	Ground level	Permanence	Name
A	67m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Ribble
A	67m W	Inland river not influenced by normal tidal action.	Not provided	Watercourse contains water year round (in normal circumstances)	-
2	67m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Ribble
A	68m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	158m W	Inland river not influenced by normal tidal action.	Not provided	Watercourse contains water year round (in normal circumstances)	-
B	158m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	228m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey®.

6.2 Surface water features

Records within 250m	4

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.

Features are displayed on the Hydrology map on **page 55 >**

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 55 >**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	**On site**	**River**	**Holme from Source to New Mill Dike**	**GB104027057600**	**Colne and Holme**	**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 55 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
3	75m W	River	Holme from Source to New Mill Dike	GB104027057600 ↗	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 55 >**

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**

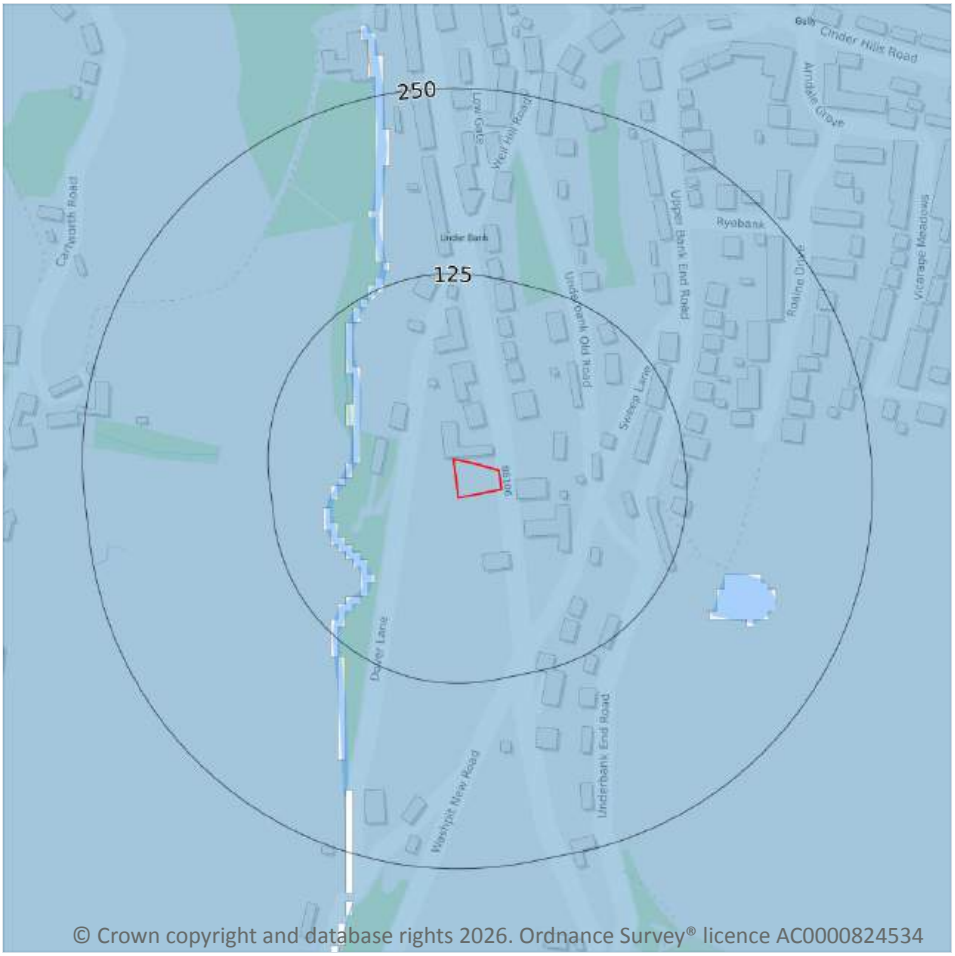
Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year 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



Site Outline

Search buffers in metres (m)

High

Moderate - High

Moderate

Low

Negligible

9.1 Groundwater flooding

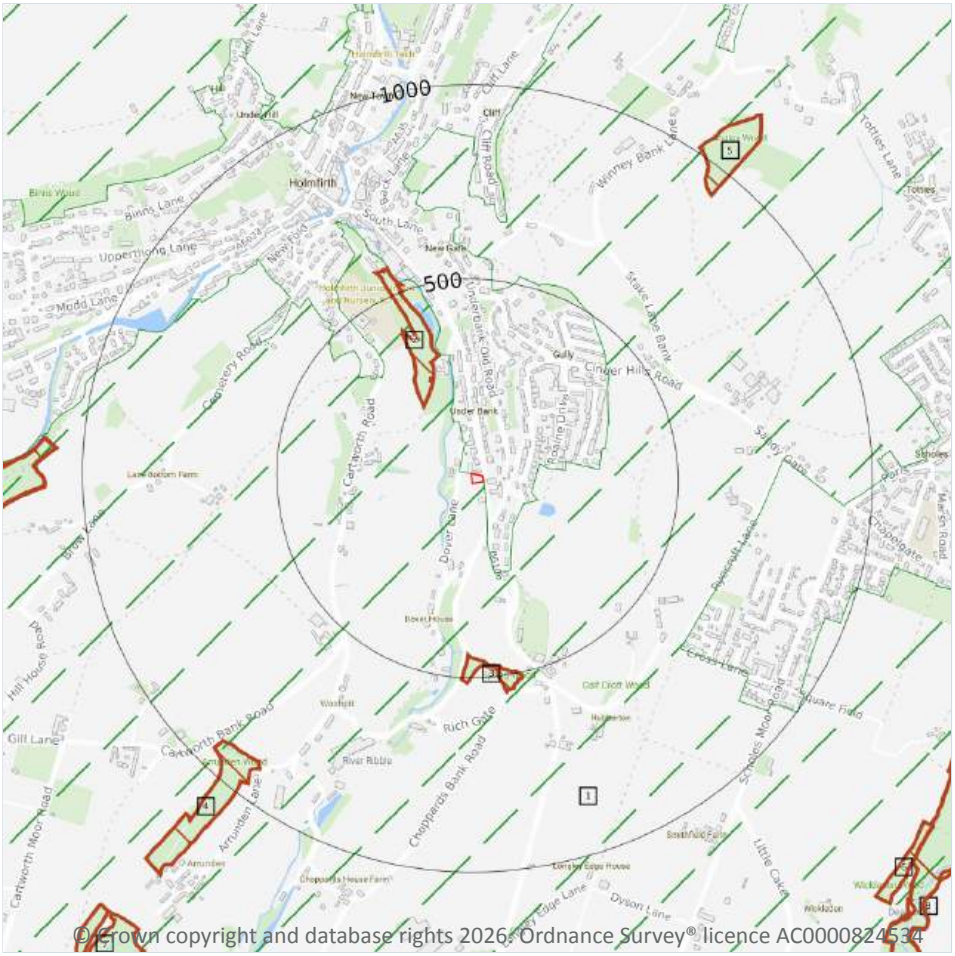
Highest risk on site	**Negligible**
Highest risk within 50m	**Negligible**

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

Features are displayed on the Groundwater flooding map on **page 62 >**

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	22

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 63 >**

ID	Location	Name	Woodland Type
2	211m NW	Swan Bank	Ancient Replanted Woodland
3	441m S	Spring Wood	Ancient Replanted Woodland
4	901m SW	Arrunden Wood	Ancient Replanted Woodland
5	932m NE	Shaley Wood	Ancient Replanted Woodland
A	1069m W	Malkin House Wood	Ancient Replanted Woodland
A	1069m W	Malkin House Wood	Ancient Replanted Woodland
B	1400m SE	Morton Wood	Ancient & Semi-Natural Woodland
B	1403m SE	Morton Wood	Ancient & Semi-Natural Woodland
6	1430m SE	Wickleden Wood	Ancient & Semi-Natural Woodland
7	1432m SW	Beaver Clough	Ancient Replanted Woodland
-	1445m W	Crow Wood	Ancient Replanted Woodland
-	1491m SE	Morton Wood	Ancient Replanted Woodland
-	1506m W	Bray Wood	Ancient Replanted Woodland
-	1541m E	Wildspur Wood	Ancient & Semi-Natural Woodland
-	1657m E	Wildspur Wood	Ancient & Semi-Natural Woodland
-	1685m NE	Wildspur Wood	Ancient & Semi-Natural Woodland

ID	Location	Name	Woodland Type
-	1801m W	Brook Wood	Ancient & Semi-Natural Woodland
-	1807m NE	Spring Wood	Ancient Replanted Woodland
-	1846m S	Fox Clough	Ancient Replanted Woodland
-	1847m NE	Spring Wood	Ancient Replanted Woodland
-	1858m S	Fox Clough	Ancient Replanted Woodland
-	1903m W	Brook Wood	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	1

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

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

ID	Location	Name	Local Authority name
1	**On site**	**South and West Yorkshire Green Belt**	**Kirklees**

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	0

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.

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

SSSI Impact Zones and Units

Site Outline

Search buffers in metres (m)

SSSI Impact Risk Zones

SSSI Units

- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

10.17 SSSI Impact Risk Zones

Records on site	1

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.

Features are displayed on the SSSI Impact Zones and Units map on page 69 >

ID	Location	Type of developments requiring consultation
1	**On site**	**https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000430000&notes=&location=420920,403476%20(IRZ%20polygon%20centre)**

This data is sourced from Natural England.

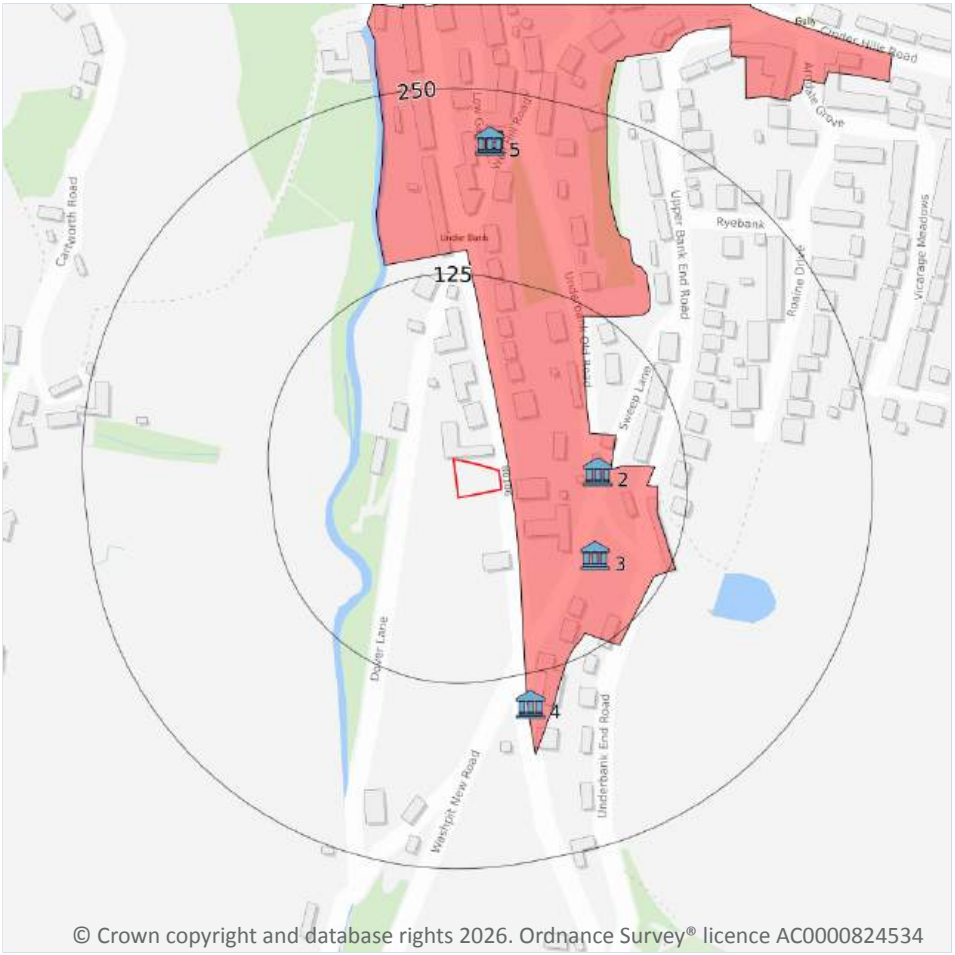
10.18 SSSI Units

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	4

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 71 >**

ID	Location	Name	Grade	Reference Number	Listed date
2	66m E	57, Under Bank Old Road	II	1134760	04/08/1983
3	77m SE	59,61, Sweep Lane	II	1134781	04/08/1983
4	145m S	7 Miles Post 50 Yards South Of Junction With Washpit New Road	II	1216089	04/08/1983
5	216m N	6,8, Low Gate	II	1134860	04/08/1983

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

11.5 Conservation Areas

Records within 250m	1

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

Features are displayed on the Visual and cultural designations map on **page 71 >**

ID	Location	Name	District	Date of designation
1	7m E	Underbank	Kirklees	01/08/1980

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

11.6 Scheduled Ancient Monuments

Records within 250m	0

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

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

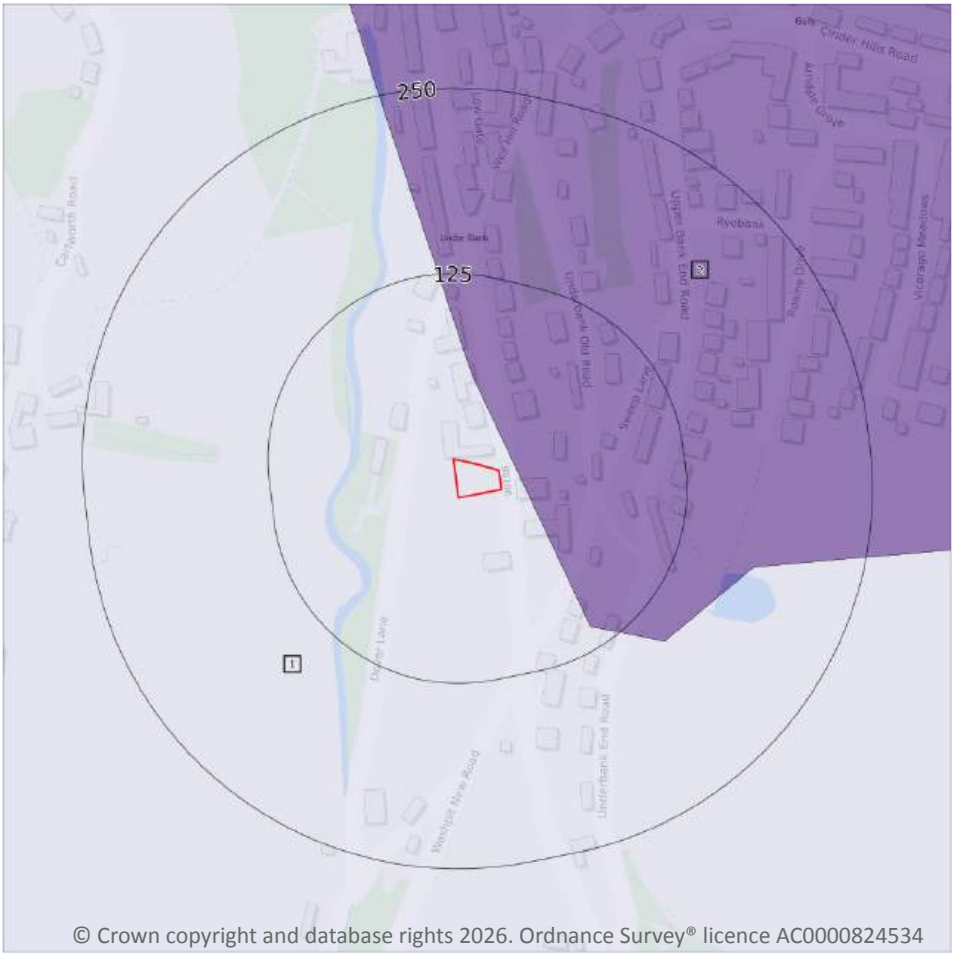
11.7 Registered Parks and Gardens

Records within 250m	0

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

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

12 Agricultural designations



Site Outline

Search buffers in metres (m)

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

12.1 Agricultural Land Classification

Records within 250m	2

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

Features are displayed on the Agricultural designations map on **page 74 >**

ID	Location	Classification	Description
1	On site	Grade 4	**Poor quality agricultural land. Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.**

ID	Location	Classification	Description
2	11m NE	Urban	Non-agricultural/no quality assigned

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.

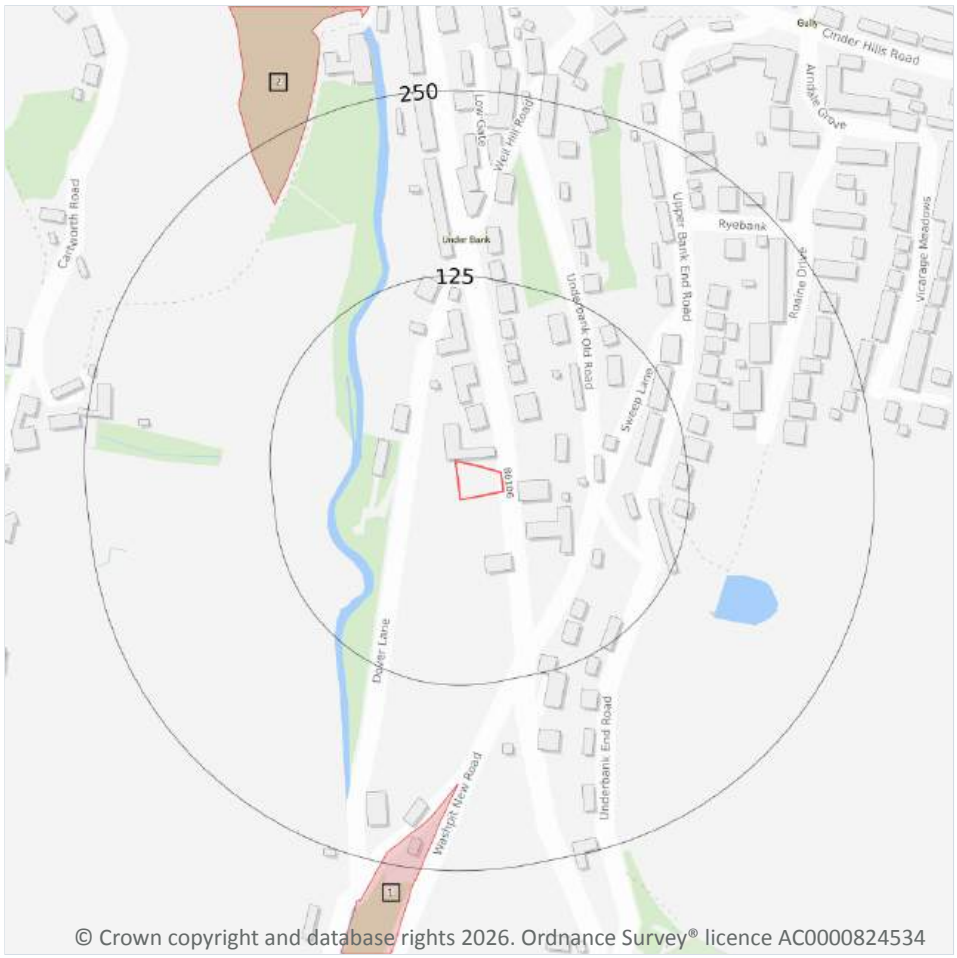
12.5 Countryside Stewardship Schemes

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



Site Outline

Search buffers in metres (m)

Priority Habitat Inventory
Open Mosaic Habitat
Limestone Pavement Orders

Habitat Networks

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

13.1 Priority Habitat Inventory

Records within 250m	2

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

Features are displayed on the Habitat designations map on **page 76 >**

ID	Location	Main Habitat	Other habitats
1	192m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	211m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	0

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

This data is sourced from Natural England.

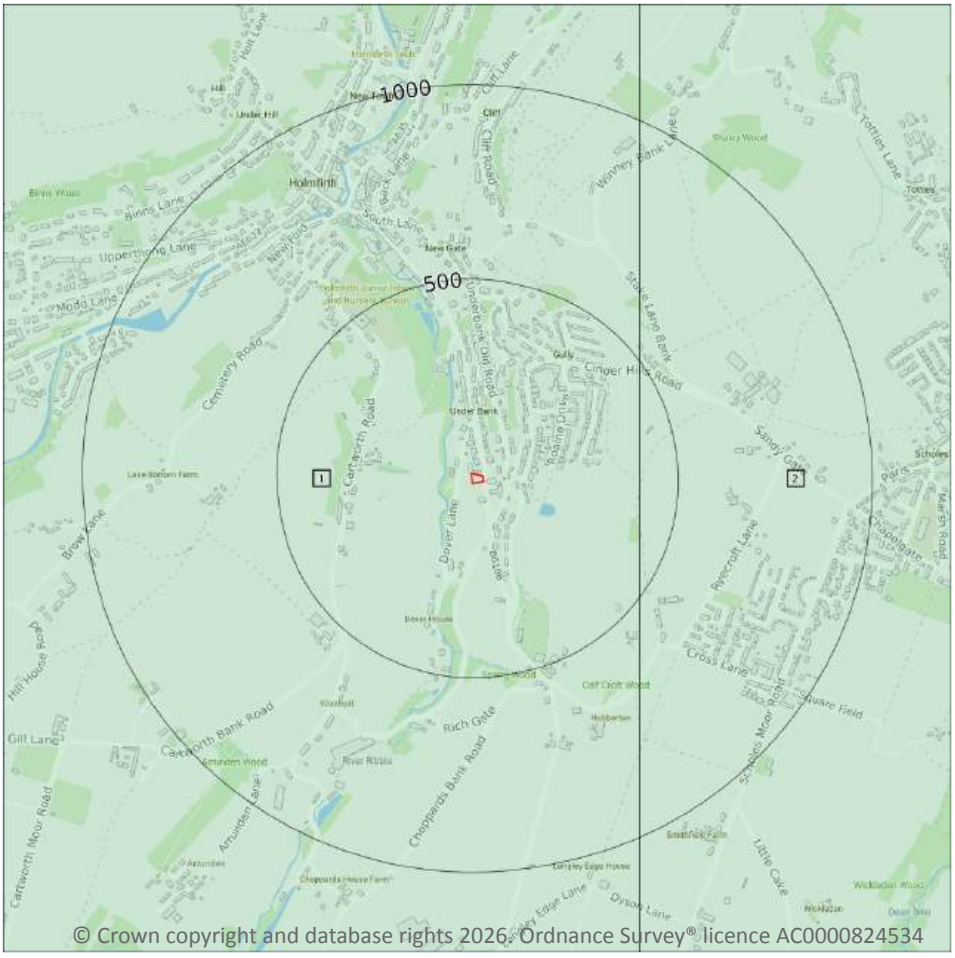
13.4 Limestone Pavement Orders

Records within 250m	0

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

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



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 78 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**Full**	**SE10NW**
2	400m E	Full	Full	Full	Full	SE10NE

This data is sourced from the British Geological Survey.

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

Site Outline

Search buffers in metres (m)

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

14.2 Artificial and made ground (10k)

Records within 500m	11

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.

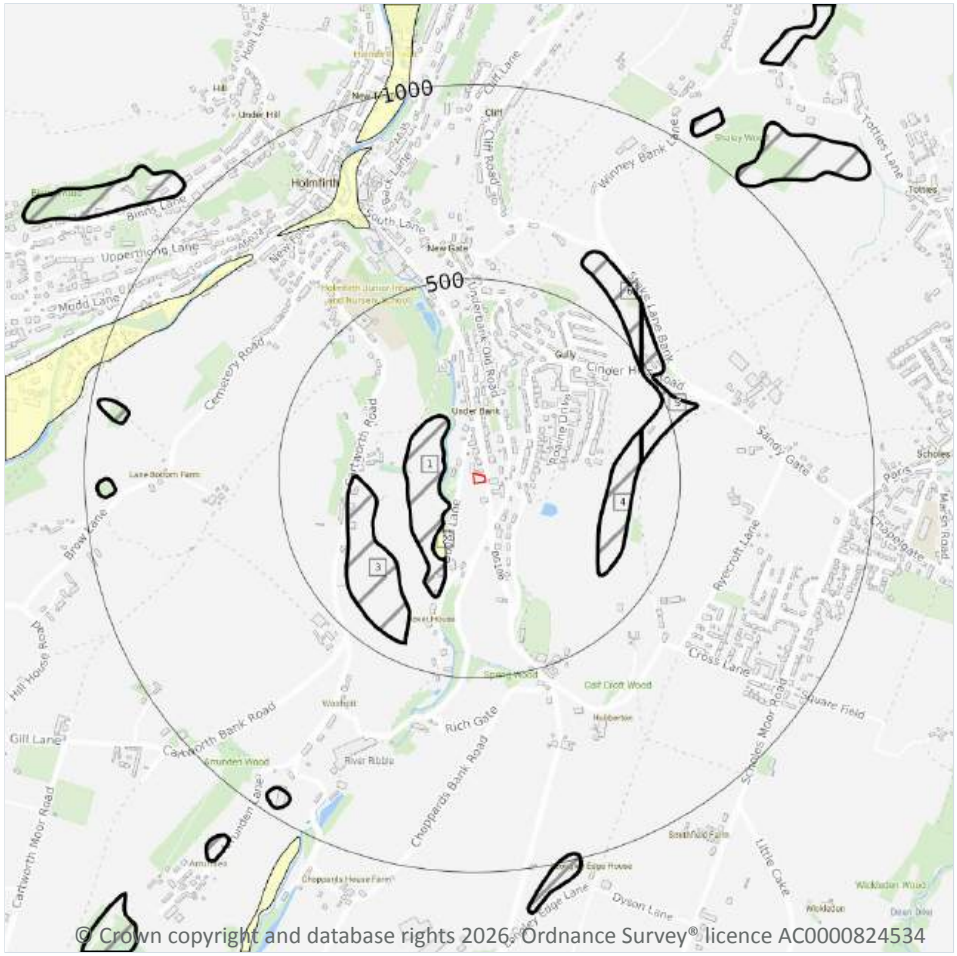
Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 79 >**

ID	Location	LEX Code	Description	Rock description
1	26m W	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit
2	88m E	WMGR-ARTDP	Infilled Ground	Artificial deposit
3	127m NE	WGR-VOID	Worked Ground (Undivided)	Void
4	165m N	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit

ID	Location	LEX Code	Description	Rock description
A	257m W	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit
5	290m S	WGR-VOID	Worked Ground (Undivided)	Void
6	335m W	WGR-VOID	Worked Ground (Undivided)	Void
A	363m NW	WGR-VOID	Worked Ground (Undivided)	Void
B	463m S	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit
7	466m N	WGR-VOID	Worked Ground (Undivided)	Void
B	473m S	WGR-VOID	Worked Ground (Undivided)	Void

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m	1

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.

Features are displayed on the Geology 1:10,000 scale - Superficial map on **page 81 >**

ID	Location	LEX Code	Description	Rock description
2	131m SW	ALV-XCZ	Alluvium-Clay And Silt	Clay and silt

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m	5

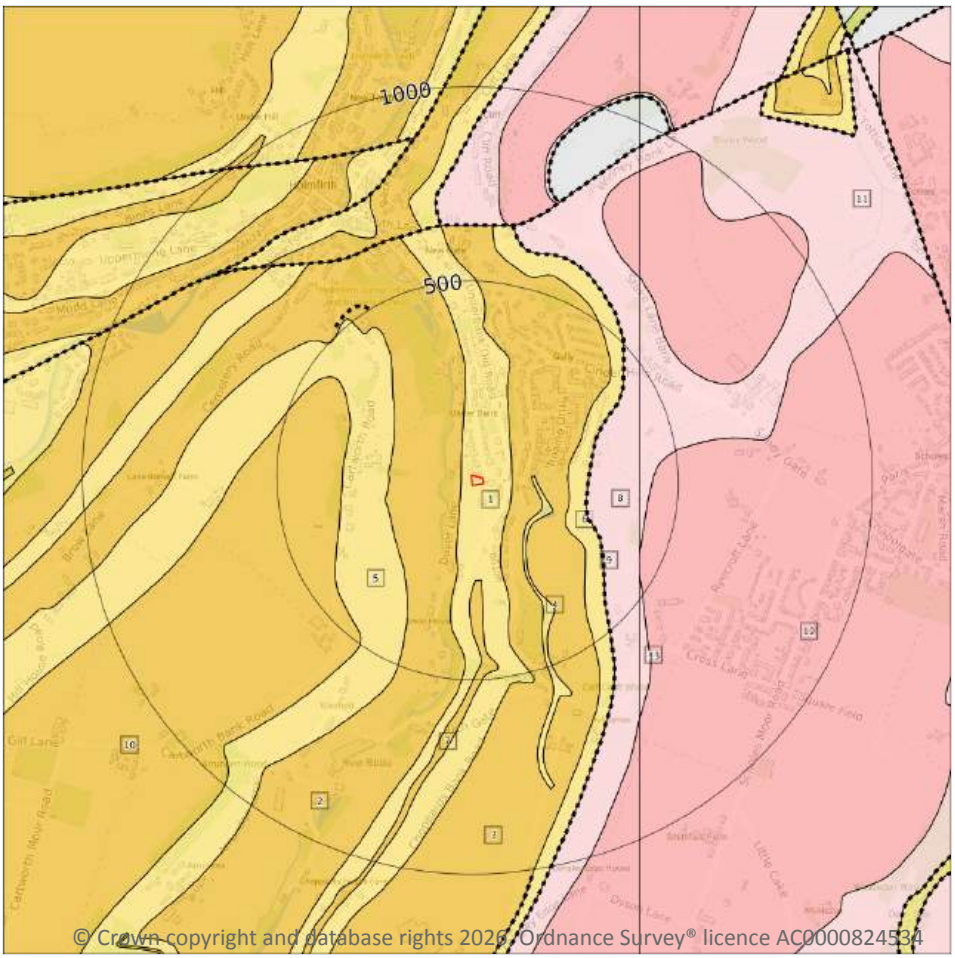
Mass movement deposits on BGS geological maps at 1:10,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

Features are displayed on the Geology 1:10,000 scale - Superficial map on **page 81 >**

ID	Location	LEX Code	Description	Rock description
1	75m W	SLIP-UKNOWN	Landslide deposits	Unknown/unclassified entry
3	255m W	SLIP-UKNOWN	Landslide deposits	Unknown/unclassified entry
4	309m E	SLIP-UKNOWN	Landslide deposits	Unknown/unclassified entry
5	403m E	SLIP-UKNOWN	Landslide deposits	Unknown/unclassified entry
6	486m NE	SLIP-UKNOWN	Landslide deposits	Unknown/unclassified entry

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 **12**

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 83 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**MARSD-MDSI**	**Marsden Formation-Mudstone And Siltstone**	**Namurian**
2	26m W	MGG-SDST	Midgley Grit-Sandstone	Namurian
3	73m E	HDW-SDST	Huddersfield White Rock-Sandstone	Namurian

ID	Location	LEX Code	Description	Rock age
4	123m E	MARSD-MDSI	Marsden Formation-Mudstone And Siltstone	Namurian
5	209m W	MARSD-MDSI	Marsden Formation-Mudstone And Siltstone	Namurian
6	216m E	MARSD-MDSI	Marsden Formation-Mudstone And Siltstone	Namurian
7	244m S	GSYG-SDST	Guiseley Grit-Sandstone	Namurian
8	267m E	ROSSE-MDSI	Rossendale Formation-Mudstone And Siltstone	Namurian
10	328m W	HDW-SDST	Huddersfield White Rock-Sandstone	Namurian
11	400m E	ROSSE-MDSI	Rossendale Formation-Mudstone And Siltstone	Namurian
12	424m E	RR-SDST	Rough Rock-Sandstone	Namurian
13	464m SE	ROSSE-MDSI	Rossendale Formation-Mudstone And Siltstone	Namurian

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m	**1**

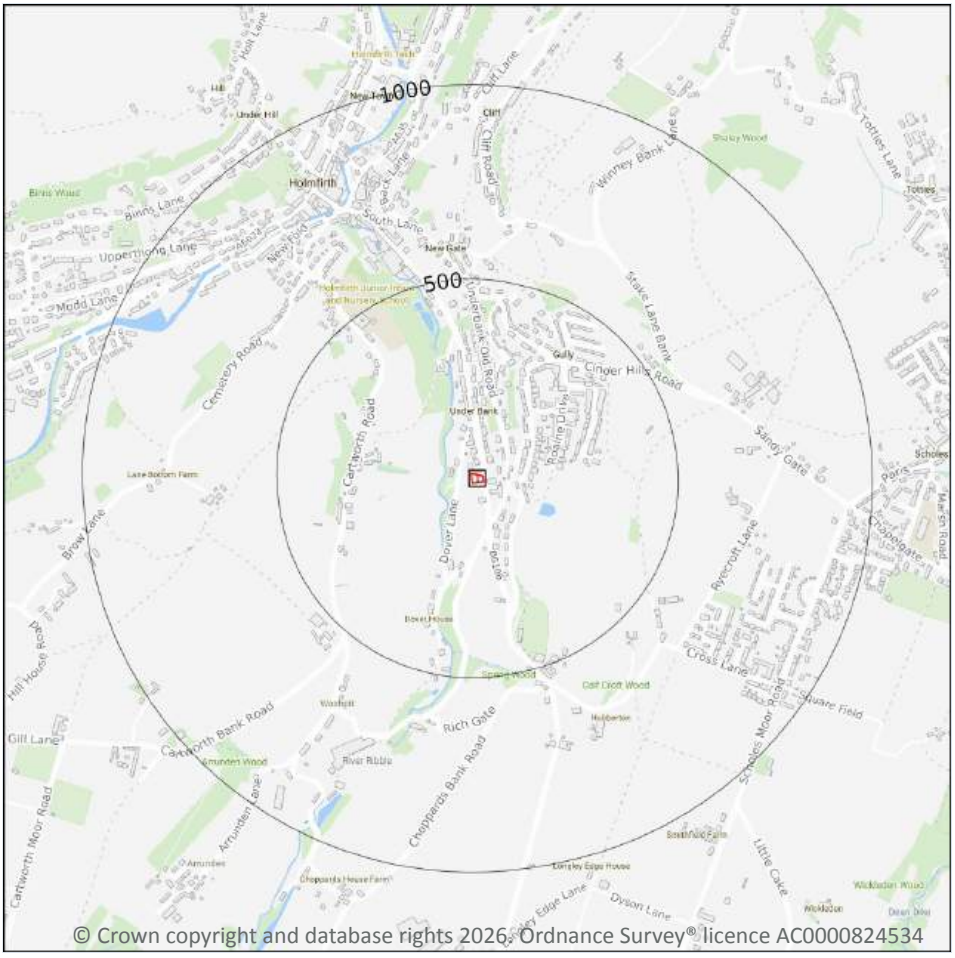
Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 83 >**

ID	Location	Category	Description
9	267m E	FOSSIL_HORIZON	Marine band

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

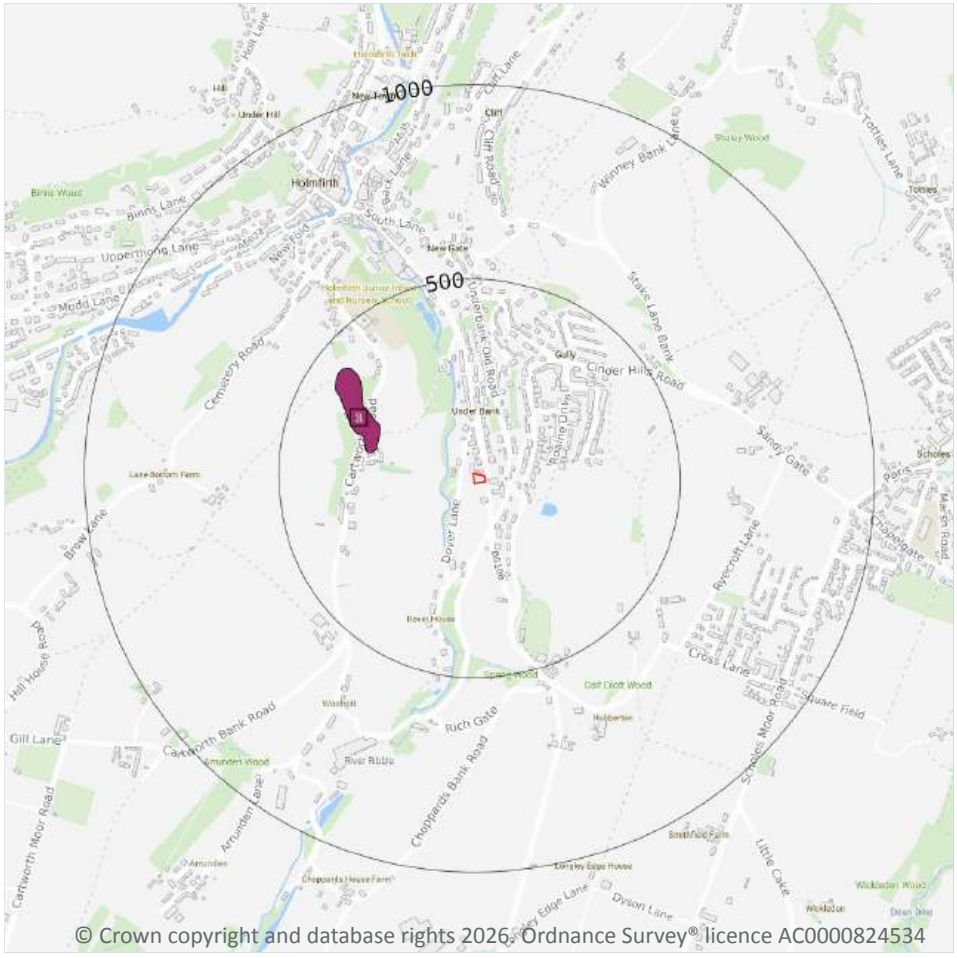
An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 85 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**Full**	**EW086_glossop_v4**

This data is sourced from the British Geological Survey.

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



Site Outline

Search buffers in metres (m)

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

15.2 Artificial and made ground (50k)

Records within 500m	1

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

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on **page 86 >**

ID	Location	LEX Code	Description	Rock description
1	256m W	MGR-ARTDP	Made Ground	Artificial deposit

This data is sourced from the British Geological Survey.

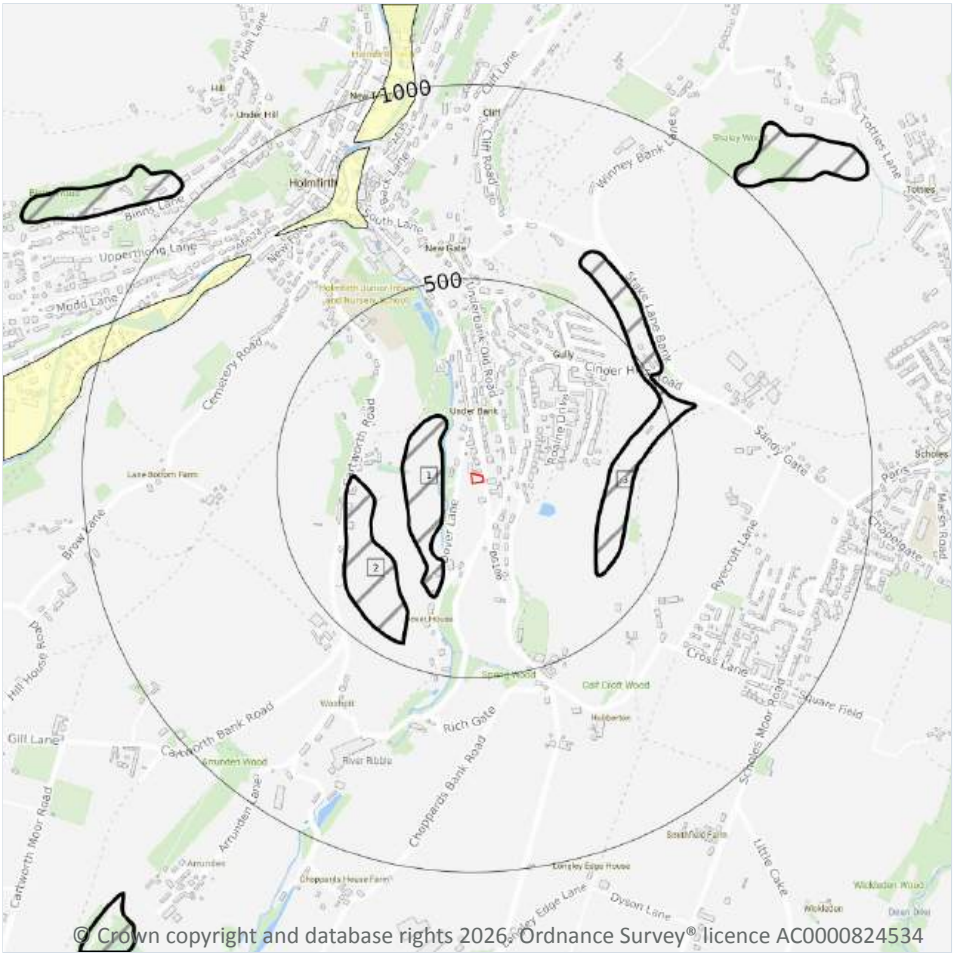
15.3 Artificial ground permeability (50k)

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



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

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	3

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.

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 88 >**

ID	Location	LEX Code	Description	Rock description
1	74m W	SLIP-UKNOWN	Landslide deposits	Unknown/unclassified entry
2	255m W	SLIP-UKNOWN	Landslide deposits	Unknown/unclassified entry
3	309m E	SLIP-UKNOWN	Landslide deposits	Unknown/unclassified entry

This data is sourced from the British Geological Survey.

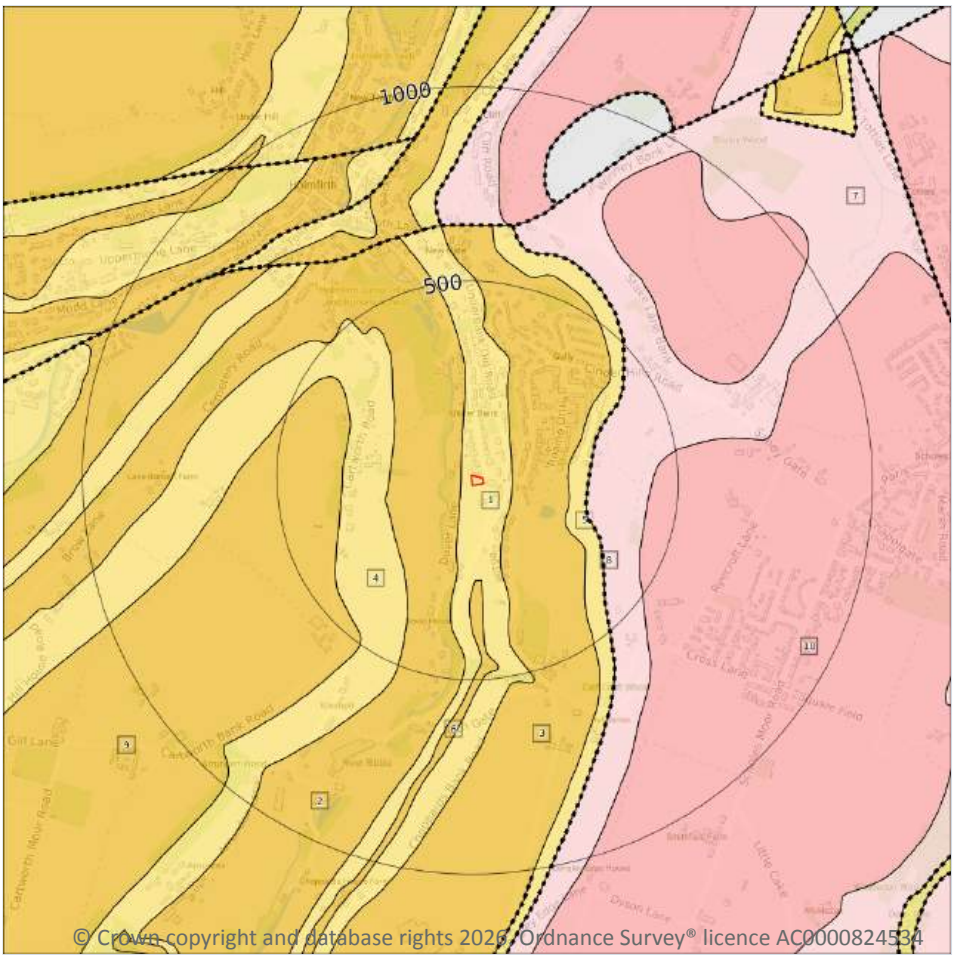
15.7 Landslip permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (50k)

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

15.8 Bedrock geology (50k)

Records within 500m **9**

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 90 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**MARSD-MDSI**	**Marsden Formation-Mudstone and siltstone**	**Namurian**
2	26m W	MGG-SDST	Midgley Grit-Sandstone	Namurian
3	73m E	HDW-SDST	Huddersfield White Rock-Sandstone	Namurian

ID	Location	LEX Code	Description	Rock age
4	208m W	MARSD-MDSI	Marsden Formation-Mudstone and siltstone	Namurian
5	217m E	MARSD-MDSI	Marsden Formation-Mudstone and siltstone	Namurian
6	245m S	GSYG-SDST	Guiseley Grit-Sandstone	Namurian
7	267m E	ROSSE-MDSI	Rossendale Formation-Mudstone and siltstone	Namurian
9	328m W	HDW-SDST	Huddersfield White Rock-Sandstone	Namurian
10	424m E	RR-SDST	Rough Rock-Sandstone	Namurian

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m **2**

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Fracture**	**Low**	**Low**
26m W	Fracture	High	Moderate

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m **1**

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 90 >**

ID	Location	Category	Description
8	267m E	FOSSIL_HORIZON	Marine band

This data is sourced from the British Geological Survey.

16 Boreholes

Site Outline

Search buffers in metres (m)

- Confidential
- 0 - 10m
- 10 - 30m
- 30m+
- Unknown

16.1 BGS Boreholes

Records within 250m	1

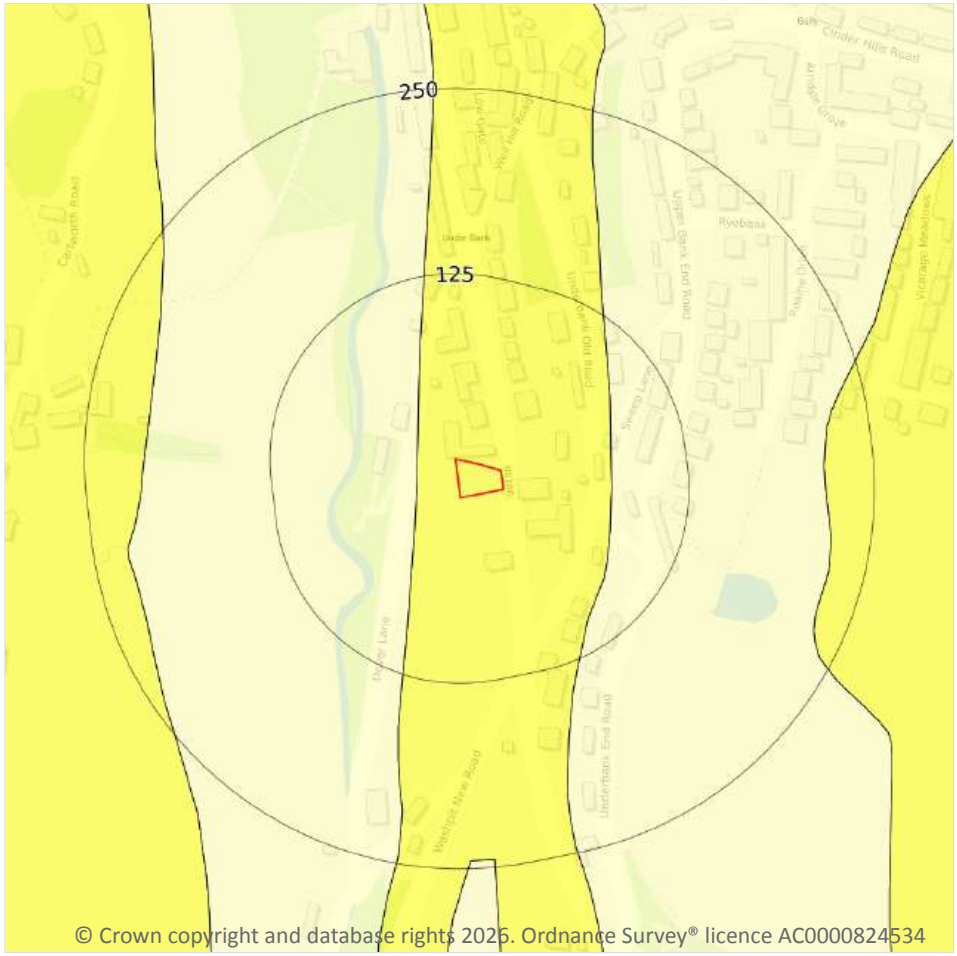
The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several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

Features are displayed on the Boreholes map on **page 92 >**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	55m E	414654 407442	UNDERBANK MILLS HOLMFIRTH	31.39	N	40641 ↗

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



Site Outline

Search buffers in metres (m)

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

17.1 Shrink swell clays

Records within 50m	2

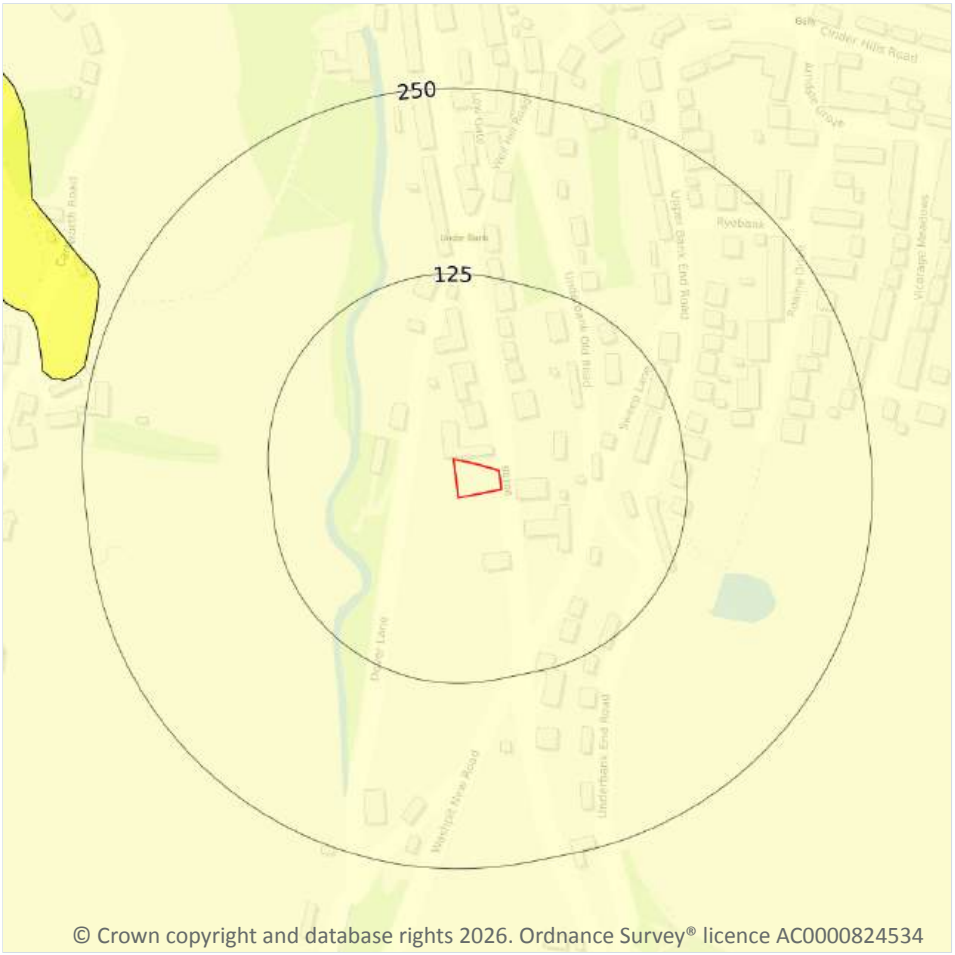
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 93 >**

Location	Hazard rating	Details
On site	**Very low**	**Ground conditions predominantly low plasticity.**
26m W	Negligible	Ground conditions predominantly non-plastic.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



Site Outline

Search buffers in metres (m)

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

17.2 Running sands

Records within 50m	1

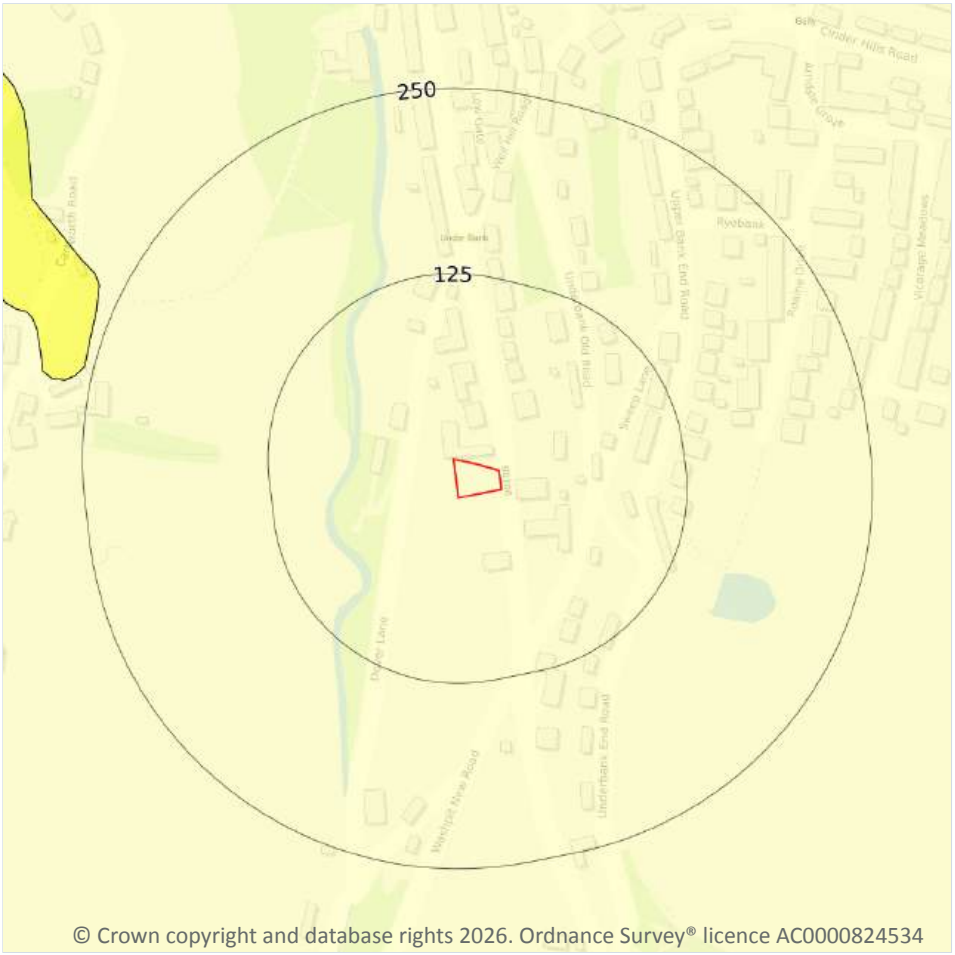
The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on **page 94 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



Site Outline

Search buffers in metres (m)

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

17.3 Compressible deposits

Records within 50m	1

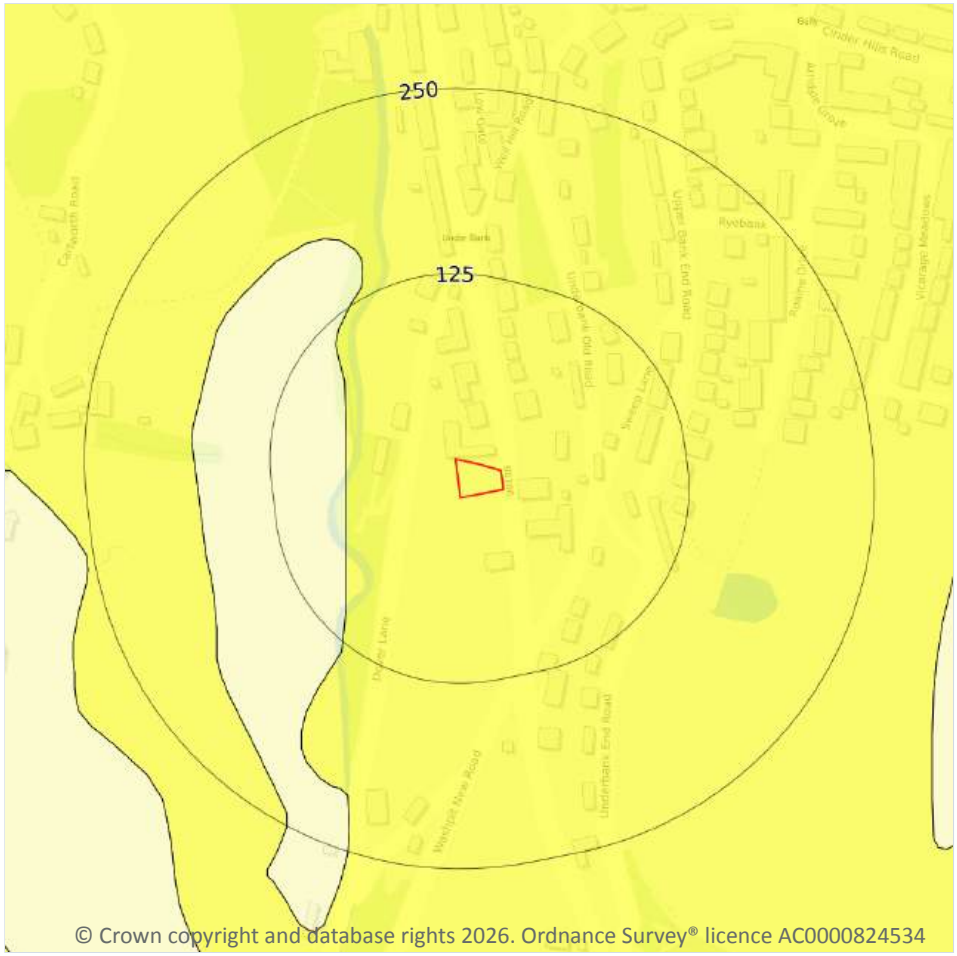
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 95 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



Site Outline

Search buffers in metres (m)

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

17.4 Collapsible deposits

Records within 50m	1

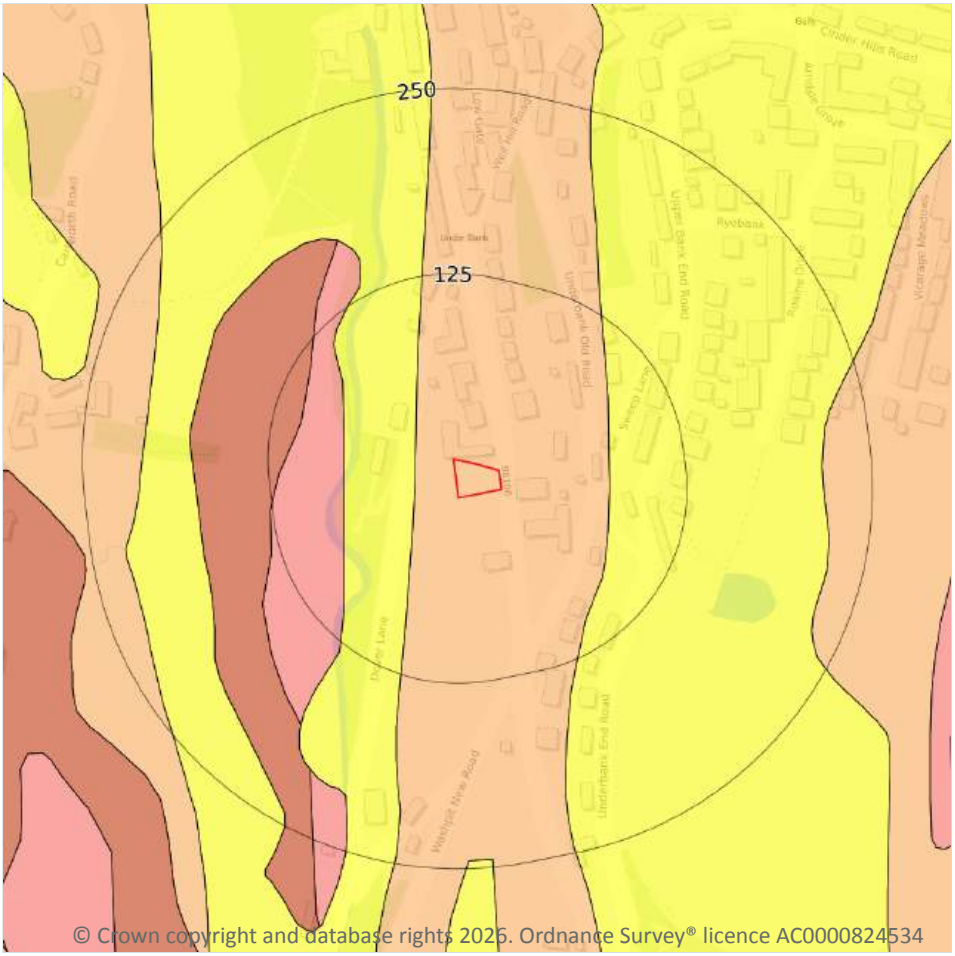
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 96 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



Site Outline

Search buffers in metres (m)

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

17.5 Landslides

Records within 50m	2

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

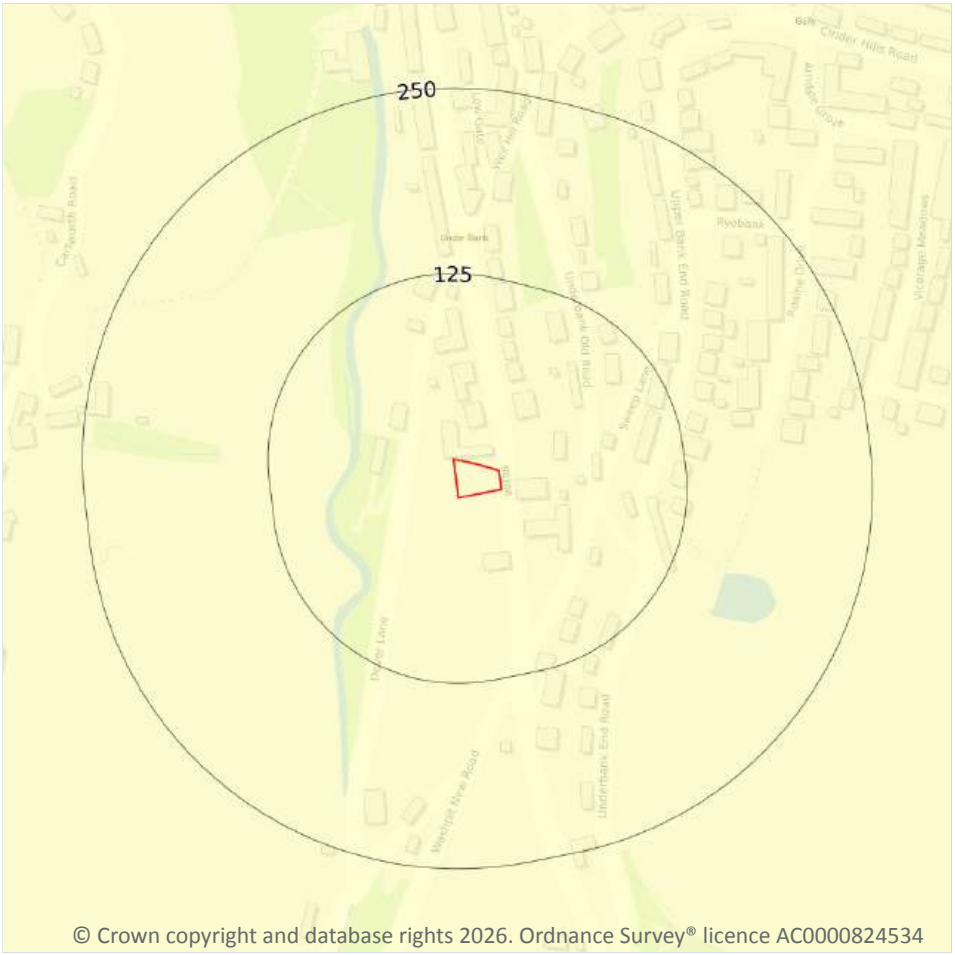
Features are displayed on the Natural ground subsidence - Landslides map on **page 97 >**

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

Location	Hazard rating	Details
26m W	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



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

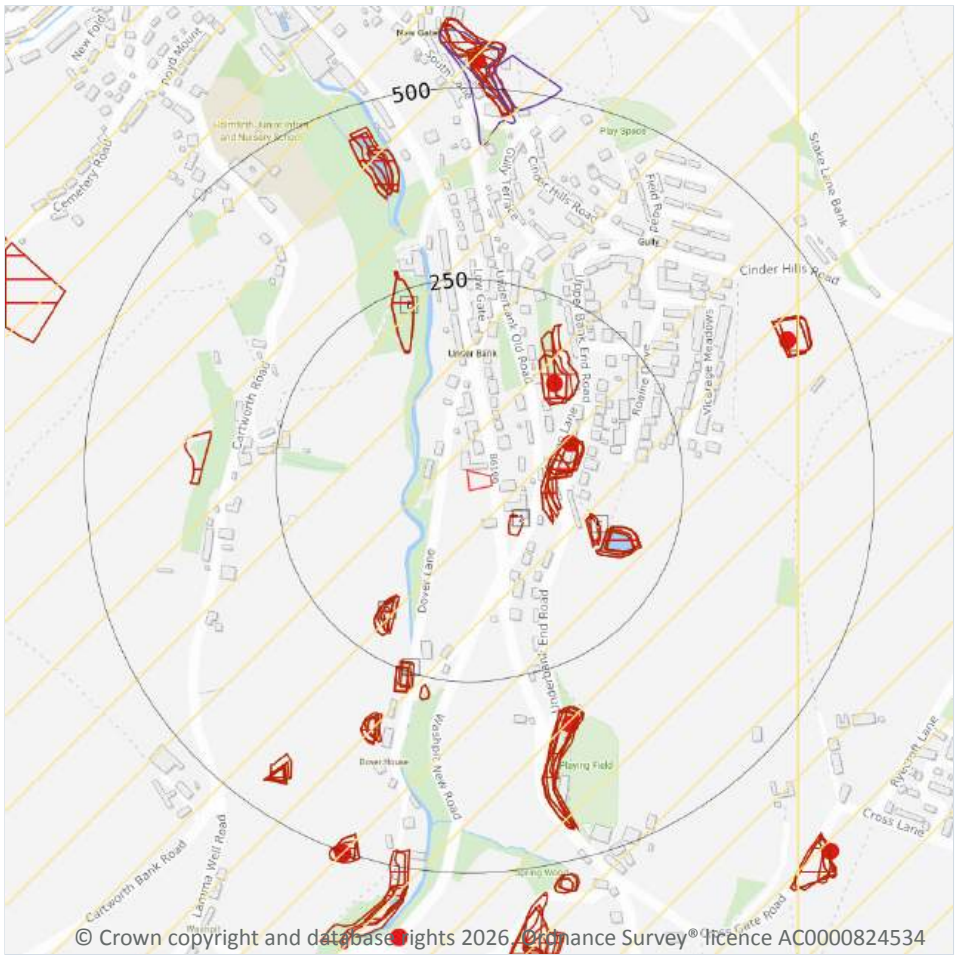
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 99 >**

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

This data is sourced from the British Geological Survey.

18 Mining and ground workings



Site Outline

Search buffers in metres (m)

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

Non Coal Mining

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

18.1 BritPits

Records within 500m	4

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 and ground workings map on **page 101 >**

ID	Location	Details	Description
A	112m E	Name: Bank End Address: Under Bank, HOLMFIRTH, West Yorkshire Commodity: Sandstone Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.
B	147m NE	Name: Hill Top Address: Gully, Under Bank, HOLMFIRTH, West Yorkshire Commodity: Sandstone Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.
G	328m S	Name: Dunford Road Address: Dunford Road, Cross, HOLMFIRTH, West Yorkshire Commodity: Sandstone Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.
J	427m NE	Name: Cinder Hill Brick Works Address: Cinder Hill Road, Gully, Under Bank, HOLMFIRTH, West Yorkshire Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	33

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

Features are displayed on the Mining and ground workings map on **page 101 >**

ID	Location	Land Use	Year of mapping	Mapping scale
2	45m SE	Mill Pond	1970	1:10560
A	64m E	Unspecified Quarry	1904	1:10560
A	64m E	Unspecified Quarry	1888	1:10560
A	69m E	Unspecified Quarry	1948	1:10560
A	73m E	Unspecified Ground Workings	1955	1:10560
A	78m E	Unspecified Pit	1933	1:10560
A	78m E	Unspecified Pit	1933	1:10560
A	87m E	Unspecified Pit	1965	1:10560
B	122m NE	Unspecified Quarry	1904	1:10560
B	122m NE	Unspecified Quarry	1888	1:10560
B	125m NE	Unspecified Quarry	1948	1:10560
C	131m E	Unspecified Pit	1980	1:10000
C	134m E	Unspecified Ground Workings	1970	1:10560
B	136m NE	Unspecified Pit	1970	1:10560
B	136m NE	Unspecified Pit	1965	1:10560
C	161m SE	Water Body	1948	1:10560
C	161m SE	Water Body	1904	1:10560
C	161m E	Water Body	1933	1:10560
C	165m E	Water Body	1955	1:10560
D	167m SW	Unspecified Ground Workings	1955	1:10560
D	167m SW	Unspecified Pit	1965	1:10560
C	167m E	Pond	1970	1:10560
C	167m E	Mill Pond	1980	1:10000

ID	Location	Land Use	Year of mapping	Mapping scale
C	167m E	Water Body	1965	1:10560
E	172m NW	Pond	1904	1:10560
E	172m NW	Pond	1888	1:10560
D	174m SW	Unspecified Pit	1933	1:10560
D	174m SW	Unspecified Pit	1933	1:10560
F	237m S	Filter Tanks	1955	1:10560
F	238m S	Filter Tanks	1965	1:10560
F	245m S	Filter Tanks	1933	1:10560
F	245m S	Filter Tanks	1933	1:10560
F	246m S	Filter Tanks	1948	1:10560

This is data is sourced from Ordnance Survey®/Groundsure.

18.3 Underground workings

Records within 1000m	**0**

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

This is data is sourced from Ordnance Survey®/Groundsure.

18.4 Underground mining extents

Records within 500m	**0**

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	**2**

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.

Features are displayed on the Mining and ground workings map on **page 101 >**

ID	Location	Site Name	Mineral	Type	Planning Status	Planning Status Date
L	425m N	Hillhouse Edge	Sandstone	Surface mineral working	Valid	Not available
L	476m N	Hillhouse Edge	Sandstone	Surface mineral working	Refused	Not available

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	**2**

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

Features are displayed on the Mining and ground workings map on **page 101 >**

ID	Location	Name	Commodity	Class	Likelihood
1	**On site**	**Not available**	**Vein Mineral**	**A**	**Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.**
4	400m E	Not available	Vein Mineral	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site	**0**

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m	0

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m	0

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

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m	0

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m	0

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site	1

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

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site	0

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

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

18.14 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0

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

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

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m	0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m	0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m	0

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

This data is sourced from Groundsure.

19.4 Historical incidents

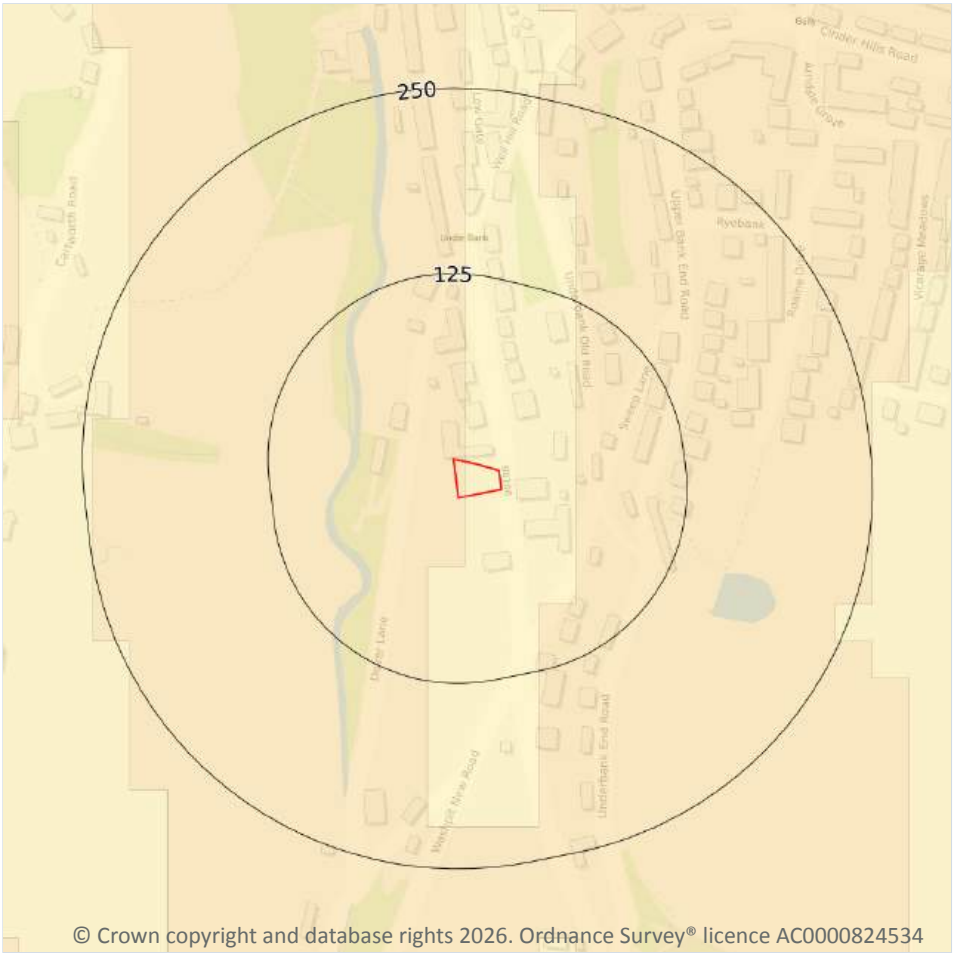
Records within 500m	0

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

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

This data is sourced from Groundsure.

20 Radon



Site Outline

Search buffers in metres (m)

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

20.1 Radon

Records on site	2

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

Features are displayed on the Radon map on **page 110 >**

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

Location	Estimated properties affected	Radon Protection Measures required
On site	**Between 3% and 5%**	**Basic**

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

21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m	4

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 mg/kg**
27m N	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 mg/kg
33m N	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m	0

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

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m	0

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

This data is sourced from the British Geological Survey.

22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey® mapping.

This data is sourced from the Ordnance Survey®.

22.4 Historical railway and tunnel features

Records within 250m	0

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

This data is sourced from Ordnance Survey®/Groundsure.

22.5 Royal Mail tunnels

Records within 250m	0

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

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m	0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m	0

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

This data is sourced from Ordnance Survey® and OpenStreetMap.

22.8 Crossrail 2

Records within 500m	0

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

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m	0

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

This data is sourced from HS2 ltd.

Data providers

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

Terms and conditions

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

Appendix 4

Photographs

Site Walkover Sheet

Row 1

Contract/Job Ref	C5652/25/E
Site Address	Dunford Rd, Holmfirth, HD9 2SJ
Inspected By	Chay Rogers
Date	03/03/26
Site Description/Current Use	Plot of land between 2 houses. Site is scraped and levelled with a hard core ramp leading down on to it. The rear of the site, at the boundary, drops off down the valley.
Surface Cover	Made ground
Surface Cover (notes)	Mud
Topography	Site itself is flat with a ramp down on to it.
Buried/OH Services - noted as present	Assumed to be present
Buried/OH Services (notes)	
Signs of Contamination	n/a
Vegetation	n/a
Wildlife	n/a
Controlled Waters	n/a

Structures on Site	n/a
Rock faces/slopes (on site or adjacent)	Steep slope down at the rear boundary.
Neighbouring land use	Residential and some limited commercial. Site is off a fairly busy road.
Other info	Gate is locked with a coded padlock.
Photo Notes	
Downloaded to server	☐

Appendix 5

Consultants Coal Mining Report

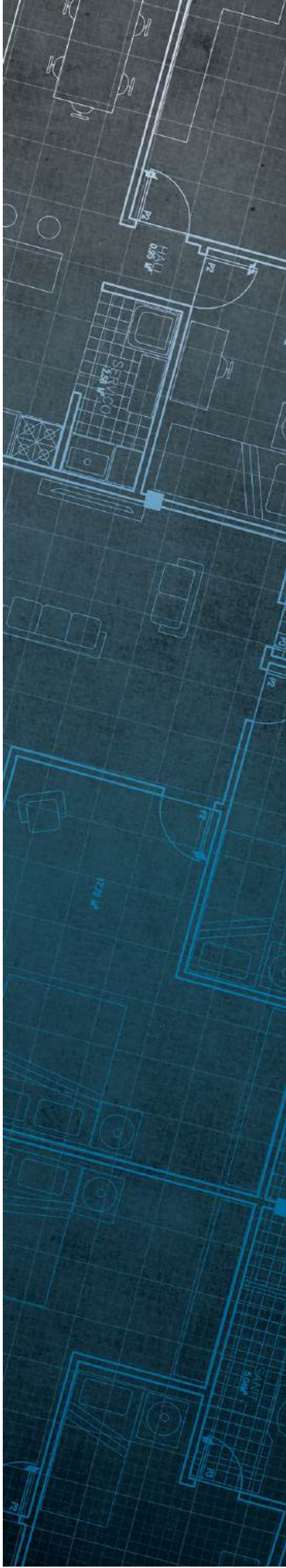
The Coal Authority

Consultants

Coal Mining Report

Land At
Dunford Road
Holmfirth
Kirklees
HD9 2SJ

Date of enquiry:	**11 March 2026**
Date enquiry received:	**11 March 2026**
Issue date:	**11 March 2026**
Our reference:	**51003558078001**
Your reference:	**C/5652/25/E/8788 - PO-3743**



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 At
Dunford Road
Holmfirth
Kirklees
HD9 2SJ

Approximate position of property

How to contact us

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

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

reports@miningremediation.gov.uk

Section 1 – Mining activity and geology

Past underground mining
No past mining recorded.

Probable unrecorded shallow workings
None.

Spine roadways at shallow depth
No spine roadway recorded at shallow depth.

Mine entries
None recorded within 100 metres of the enquiry boundary.

Abandoned mine plan catalogue numbers
None available.

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 **email us at reports@miningremediation.gov.uk.**

Past underground coal mining

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

Probable unrecorded shallow workings

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

Spine roadways at shallow depth

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

Mine entries

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

Abandoned mine plan catalogue numbers

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

Outcrops

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

Geological faults, fissures and breaklines

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

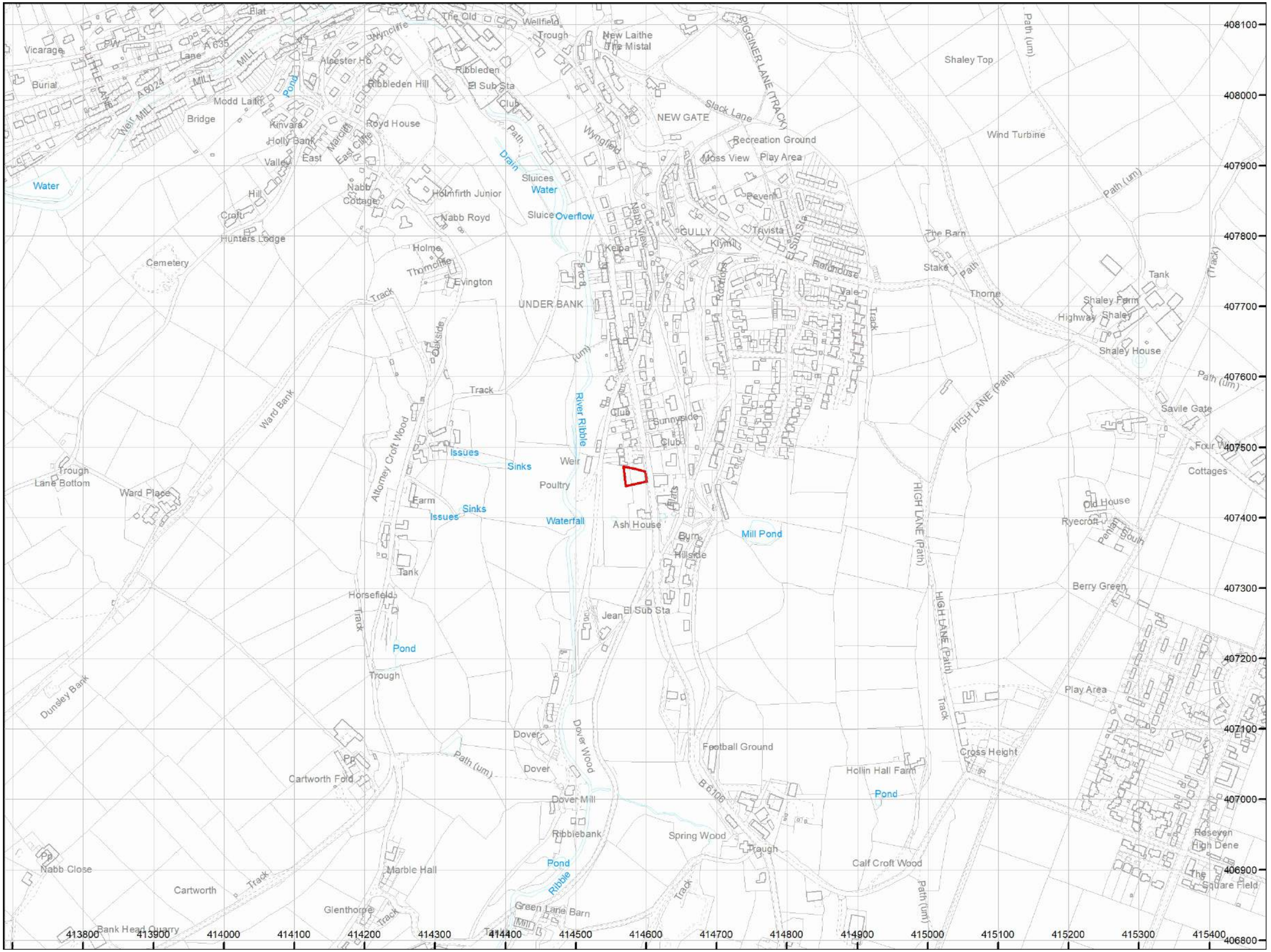
The Coal Authority

Summary of findings

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

Key

Approximate position of the enquiry boundary shown



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