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PHASE 1 ENVIRONMENTAL DESK STUDY REPORT

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Report on a Phase One Desk Study

Location:	Dry Hill Farm Dry Hill Lane, Denby Dale, Huddersfield, West Yorkshire, HD8 8YN		
For:	L'Arche Developments (Yorkshire) Ltd		
Report No.	C4504/24/E/6886	Report date:	August 2025

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

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1. Introduction

The site comprises an area of brownfield land associated with the Dry Hill Farm, off Dry Hill Lane, Denby Dale, Huddersfield, West Yorkshire, HD8 8YN. The site is approximately 0.33 hectares in size and its National Grid reference is centred around 423984 408229.

It is understood that the development proposals currently comprise the construction of 5no. new residential dwellings with garden areas and car parking. In order to assist with this decision-making process, and any planning and construction aspects of the development, a phase one environmental desk study has been commissioned and is the subject of this report.

In accordance with issued guidance, a site walkover was conducted on the 17th June 2025 and the following observations were made:

General site description/current site use

The site comprises a former farm yard area with some wooden frames where structures used to stand.

Site boundaries/access

The site is accessible off Dry Hill Lane.

Topography

The boundaries of the site slope gently upwards to the north, away from the road.

Surface cover of site

A mix of hardstanding from former structures and rough ground covers the surface of the site.

Visible evidence of contamination/ contaminative sources

There were no visible signs of contamination present during the time of the walkover.

Presence of vegetation and wildlife

Some rough vegetation was noted to the site; however, no planted areas were present. Vegetation seems to be healthy with no evidence of degradation. There were no obvious signs of invasive flora, fauna, nesting birds, burrowing animals or edible plants observed during the time of the site walkover.

Services

The status of underground services is unknown; however, they are noted to be present. There were no overhead services present within the site at the time of the walkover.

Site neighbours

Some residential properties are present immediately adjacent to the east of the site and a commercial unit associated with a dairy farm is present directly north. The remaining surrounding land use consist of agricultural fields.

In order to ensure that the site is fully characterised and to comply with the Environment Act 1995¹, a Phase One Desk Study has been commissioned by the client. The desk study is intended to assess the environmental impact of historical, current and future factors on the development. This report will present the data obtained and provide a conceptual ground model and preliminary risk assessment as well as discussing the scope of any intrusive investigation that may be required. This report does not consider ecological impacts (e.g. bats) or botanical risks (e.g. Japanese Knotweed).

2. Review and Summary of Published Data

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

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

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

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

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

2.1 Historical Land Use

Table 1: Historical Land Use³

HISTORICAL MAPPING SUMMARY		
Map Dates	On site	Within 250m
1854	The site is currently undeveloped.	Structures presumed to be the current day residential dwellings are present immediately adjacent to the east of the site. Sandstone Quarry – 80m N
1891 – 1893	The site remains unchanged.	The Sandstone Quarry located 80m N is no longer present.
1903 – 1933	The site remains unchanged.	The surrounding land use remains largely unchanged.
1948	A structure is now present to the eastern side of the site.	The surrounding land use remains largely unchanged.
1951 – 1967	The site remains unchanged.	The surrounding land use remains largely unchanged.
1971	Further structures are now present to the southern end of the site. The site is also now labelled as 'Dry Hill Farm'.	The surrounding land use remains largely unchanged.
1977 – 1994	The site remains unchanged.	The surrounding land use remains largely unchanged.
2001	More structures associated with the 'Dry Hill Farm' are now present to the western and northern sides of the site.	The surrounding land use remains largely unchanged.
2003 – 2025	The site remains unchanged.	The surrounding land use remains largely unchanged.

NB. All distances given are approximate only.

2.2 Published Geology and Geological Hazards

Table 2: Geological Data for the Site

BGS MAPPING DATA			
Strata Type	Strata Name ⁴	Previous Name ⁴	Description ⁵
Made Ground/Fill	N/A	N/A	Not indicated on site although previous construction may have resulted in the presence of made ground.
Superficial Geology	N/A	N/A	Not indicated to underlie the site.
Solid Geology	Pennine Lower Coal Measures Formation	Grey Measures of Yorkshire and Nottingham	Interbedded grey mudstone, siltstone and pale grey sandstone, commonly with mudstones containing marine fossils in the lower part, and more numerous and thicker coal seams in the upper part.
GEOLOGICAL FEATURES			
Type	Location	Features	Comments
Mining Activity	On site	Coal mining	The study site is located within a coal mining area as defined by the Mining Remediation Authority.
		Non-coal Mining	The site is not located within a non-coal mining area. Potential for difficult ground conditions are unlikely or localised and are at a level where they need not be considered.

³ See Appendix 3

⁴ Sources: British Geological Survey (NERC) Map Sheets 86; Glossop; Solid and Drift Edition, and GeolIndex 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]

Linear Features	60m N	Fault	Normal fault, displacement unknown. This fault is not anticipated to affect the site.
	125m NW	Coal Seam	This seam is presumed to represent the Black Band (Shertcliffe) Coal, however, the geological records cannot confirm this.
Landslip Deposits	No data	No data	No data.
BGS BOREHOLE DATA			
Reference ⁶	Location	Strata Description	Depth
SE20NW10	60m E	Fill	0.60m
		Sandy CLAY	2.80m
		MUDSTONE	4.60m
		COAL	4.80m
		Interbedded MUDSTONE & SANDSTONE	61.00m
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.	
Radon		The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level. No radon protective measures are necessary.	

2.3 Construction Issues

2.3.1 Foundation Construction

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

⁶ <https://mapapps2.bgs.ac.uk/geoindex/home.html>

⁷ See Groundsure report

2.3.2 Site Won Materials

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

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

2.3.3 Disposal of Site Materials

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

2.4 Mining and Natural Cavities

2.4.1 Coal Mining

A Coal Mining Risk Assessment has been viewed on the planning portal carried out by Haigh Huddleston & Associates (Ref: E15/6398/MD/001) in April 2015. This report highlights that the site is within High Risk Development Zone and that there are potential shallow workings beneath the site.

2.4.2 Non-Coal Mining

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

2.5 Waste Management and Gas Monitoring

Table 3: Landfill Data and Artificial Ground, Recorded and Anticipated			
ENVIRONMENT AGENCY, LOCAL AUTHORITY, BGS & HISTORIC LANDFILLS			
Waste Type	Location	Comments	Monitoring Requirement
Active Landfill	Within 250m	None recorded within 250m	-
Historic Landfill	Within 250m	None recorded within 250m	-
Historic waste sites	Within 250m	None recorded within 250m	-
Licensed waste sites	Within 250m	None recorded within 250m	-
Waste Exemptions	13m E, 35m NE, 47m E & 229m SW	See Groundsure report for further details.	No

MADE GROUND & INFILLED GROUNDWORKINGS			
Description	Location	Comments	Monitoring Requirement
Records of Potentially Infilled Features	80m N	Sandstone Quarry (1850)	No
	129m E	Pond (1850)	No
	129m NE	Pond (1891)	No

2.6 Hydrogeology, Hydrology

Table 4: Ground/Controlled Water Sensitivity and Flooding

ENVIRONMENT AGENCY AQUIFER DESIGNATION ⁸			
Strata	Designation	Description	
Solid Geology On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers.	
GROUNDWATER SENSITIVITY ⁹			
Description	Location	Details	
Source Protection Zone	Within 250m	None recorded within 250m.	
Abstraction Licences	80m E	Status: Historical. Direct Source: Groundwaters.	
Records of Part A(2) and Part B Activities and Enforcements	Within 250m	None recorded within 250m.	
Records of Licensed Discharge Consents	Within 250m	None recorded within 250m.	
High Soil Leaching Potential	On Site	Leaching Class: High.	
CONTROLLED WATERS ¹⁰			
Description	Location	Details	
River Network Entries	Within 250m	None recorded within 250m of the site.	
Surface Water Features	Within 250m	No surface water features recorded within 250m of the site.	
POLLUTION INCIDENTS ¹¹			
Pollutant	Receptor	Location	Date
Contaminated Water	No impact.	4m S	Aug 2001
General Biodegradable	Water Category 3 (Minor)	124m NE	May 2002
Agricultural Materials and Wastes	Water Category 2 (Significant) Land Category 3 (Minor)	181m SW	Sep 2009

⁸ See Appendix 2

⁹ See Appendix 2

¹⁰ See Appendix 2

¹¹ See Appendix 2

ENVIRONMENT AGENCY FLOOD RISK ¹²		
Description	Location	Details
Zone 2	Within 250m	The site is not situated within a Zone 2 flood plain.
Zone 3	Within 250m	The site is not situated within a Zone 3 flood plain.
Flood Defences	Within 250m	None recorded within 250m.
Groundwater Flooding Area	Within 250m	Negligible potential for groundwater flooding to occur.

2.7 Sensitive Land Use

Table 5: Sensitive Land Uses within 250m

REGISTERED SENSITIVE LAND USES ¹³		
Description	Location	Details
Nitrate Vulnerable Zone	On site	River Dearne NVZ – Surface Water.
Green Belt Land	On site	South and West Yorkshire Green Belt – Kirklees.

2.8 Industrial Land Use and Potential Sources of Contamination

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

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

Table 6: Potentially Contaminative Sources

HISTORICAL		
Land Use	Location	Classification
Historical construction	On site	Artificial/made ground.
Sandstone Quarry	80m N	
CURRENT		
Land Use	Location	Classification
Mast	12m N	Unspecified works/factories/features.

¹² See Appendix 2

¹³ See Appendix 2

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

3. Preliminary Qualitative Risk Assessment

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

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

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

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

3.1 Conceptual Ground Model & Preliminary Qualitative Risk Assessment

It is understood that the development proposals currently comprise the construction of 5no. new residential dwellings with garden areas and car parking. In view of the sensitivity of the end users it is considered that the soil screening values (SSVs) for a residential with plant uptake end use should be employed.

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

- | | |
|-------------------|---|
| N/A - | A source-pathway-receptor linkage is not considered to exist and therefore a risk assessment is not required. |
| Low - | A pollution linkage is unlikely and/or the likelihood of harm occurring is low and of minor consequence. |
| Moderate - | The linkage exists but further field or laboratory data is required to confirm that the contaminant has reached the receptor and the levels of contaminant are harmful. |
| High - | The linkage exists and the available data indicates that significant harm may be caused and remedial action could be necessary. |

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

Table 7: Conceptual Site Model and Preliminary Qualitative Risk Assessment

CONCEPTUAL SITE MODEL			PRELIMINARY RISK ASSESSMENT	
Pathways	Receptor	Linkage Present?	Risk Rating	Notes
Direct contact/dermal absorption/soil ingestion	Operative	Yes – operatives are likely to come in contact with the soil.	Moderate	There are potential on and off-site sources of contamination that may have caused contamination of the site.
	End User	Yes – end users are likely to come in contact with the soil.	Moderate	Any on site sources of contamination could migrate to neighbouring properties.
	Neighbours	Yes – possible source on site and immediate neighbours are present.	Moderate	Further testing required to reach a firm conclusion.
Inhalation of Dust/Vapours	Operative	Yes – contact with soil likely during works and vapours may accumulate in enclosed spaces.	Moderate	There are potential on and off-site sources of contamination that may have caused contamination of the site. Any on site sources of contamination could migrate to neighbouring properties.
	End User	Yes – end users may produce dust and vapours may accumulate in enclosed spaces.	Moderate	Construction activities may create dust on and off site, which, if contaminated, could adversely affect operatives, end users and neighbours.
	Neighbours	Yes – neighbouring properties present and possible inhalation of dust during the works.	Moderate	In the event that harmful vapours are present they may accumulate in enclosed spaces, affecting operatives, end users and neighbours. Further testing required to reach a firm conclusion.
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	
	End User	Yes – soft landscaping proposed as part of the new development.	Moderate	There are potential on and off-site sources of contamination that may have caused contamination of the site. Further testing required to reach a firm conclusion.
	Neighbours	Yes – residential dwellings present within 250m of the proposed development.	Moderate	

Migration of hazardous gases via permeable strata	Operative	Yes – potential source on site associated with historical construction. Limited off-site sources that date to the 1800s are not considered to represent a credible source of ground gas.	Low	Limited sources of ground gases on and off site. A programme of monitoring should only be carried out if significant made ground or organic soils considered capable of producing harmful gases is revealed during the investigation works.
	End User		Low	
	Neighbours	Yes – possible source on site due to historical construction.	Low	
Spillage/loss/run off direct to receiving water	Controlled Waters	No – there are no controlled waters within 250m of the site.	N/A	There are potential on and off-site sources of contamination that may have caused contamination of the site. Secondary A aquifer underlies the site. Permeability of underlying geology should be assessed. Further testing required to reach a firm conclusion.
Migration via permeable unsaturated strata	Controlled Waters	Yes – possible source on site and Secondary A aquifer beneath the site.	Moderate	
Run off via drainage/sewers etc	Controlled Waters	Yes – possible source on site.	Moderate	
Direct contact with contaminated soils	Plants	Yes – some soft landscaping areas may be present as part of the proposed development.	Moderate	There are potential on and off-site sources of contamination that may have caused contamination of the site. Any on site sources of contamination could migrate to neighbouring properties. Further testing required to reach a firm conclusion.
Uptake via root system			Moderate	
Direct contact with contaminated soils/ Direct contact with contaminated groundwater	Building Materials	Yes – possible source on and off site and foundation and service installation materials may be affected by the site soil.	Moderate	There are potential on and off-site sources of contamination that may have caused contamination of the site. Further testing required to reach a firm conclusion.

Migration of mine gas via permeable strata	Operative	Yes – the site is located within a coal mining area where shallow workings may be present.	Moderate	Further investigation is recommended.
	End User			
Exposure to Radon	Operative	No – the site is not located within a radon affected area.	N/A	Less than 1% of properties are affected. The site is not present within a radon affected areas.
	End User			
Mining Instability	End User	Yes – the site is located within a coal mining area where shallow workings may be present.	Moderate	Further investigation is recommended.
Unexploded Ordnance (UXO) Risk	Operative	Yes – the Zetica ¹⁶ online maps indicate that the site is at low risk from UXO.	Low	Unlikely to be affected by UXO.

Notes:

1. The above data and table is a qualitative assessment of the probable risks identified at this site, based on the information made available to us from the client, third party professional data and walkover survey.
2. Should any additional or new data come to light, the risk assessment should be revisited and any necessary changes made to any recommendations resulting from this study.
3. Where further testing is recommended as part of the risk assessment, this is in order to provide a quantitative assessment of any contamination issues. It should at all times be considered that uncertainties may remain, and therefore any testing regime and ground investigation philosophy should be ready to accommodate any necessary alterations should any data come to light or it become evident that it has not been previously considered.

¹⁶ Pre-desk study assessment [online resource from www.zeticauxo.com].

4. Intrusive Investigation

4.1 Site Investigation Philosophy

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

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

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

Non-Targeted Sampling

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

Targeted Sampling

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

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

4.2 Site Specific Investigation

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

4.2.1 Contamination Assessment

It may be appreciated that BS 10175 clause 7.7.2.2.3 suggests that the number of sampling points at the site should be based on a minimum of three testing locations or the size of the site with respect to the appropriate grid spacing, whichever the greater. On the basis of the site area being 0.33ha, the number of sampling points at the site should be considered with respect to the table below.

Table 8: Summary of Sampling Strategy					
NUMBER OF SAMPLING POINTS					
	Soil	Water	Asbestos	Standpipes	Standpipe Readings
Exploratory Investigation 50m x 50m grid	3	-	3	3*	A minimum of 6 readings over 3 months would be required as per risk assessment, however any regime must take into account the guidance detailed below.
Target Areas	Should be assessed during any investigation.				

*Should only be carried out if a significant thickness of made ground or organic soils are encountered.

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

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

Sampling Method

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

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

Gas Monitoring

Should a significant thickness of made ground or organic soils be encountered, then a 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 9: 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.

4.2.2 Geotechnical Assessment

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

Sampling Method

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

Soakaway Design

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

Geotechnical Testing

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

Mining Investigation

Upon review of the Coal Mining Risk Assessment, it is recommended that a coal legacy investigation be carried out to determine the presence of any shallow workings beneath the site.

4.2.3 Reporting

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

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

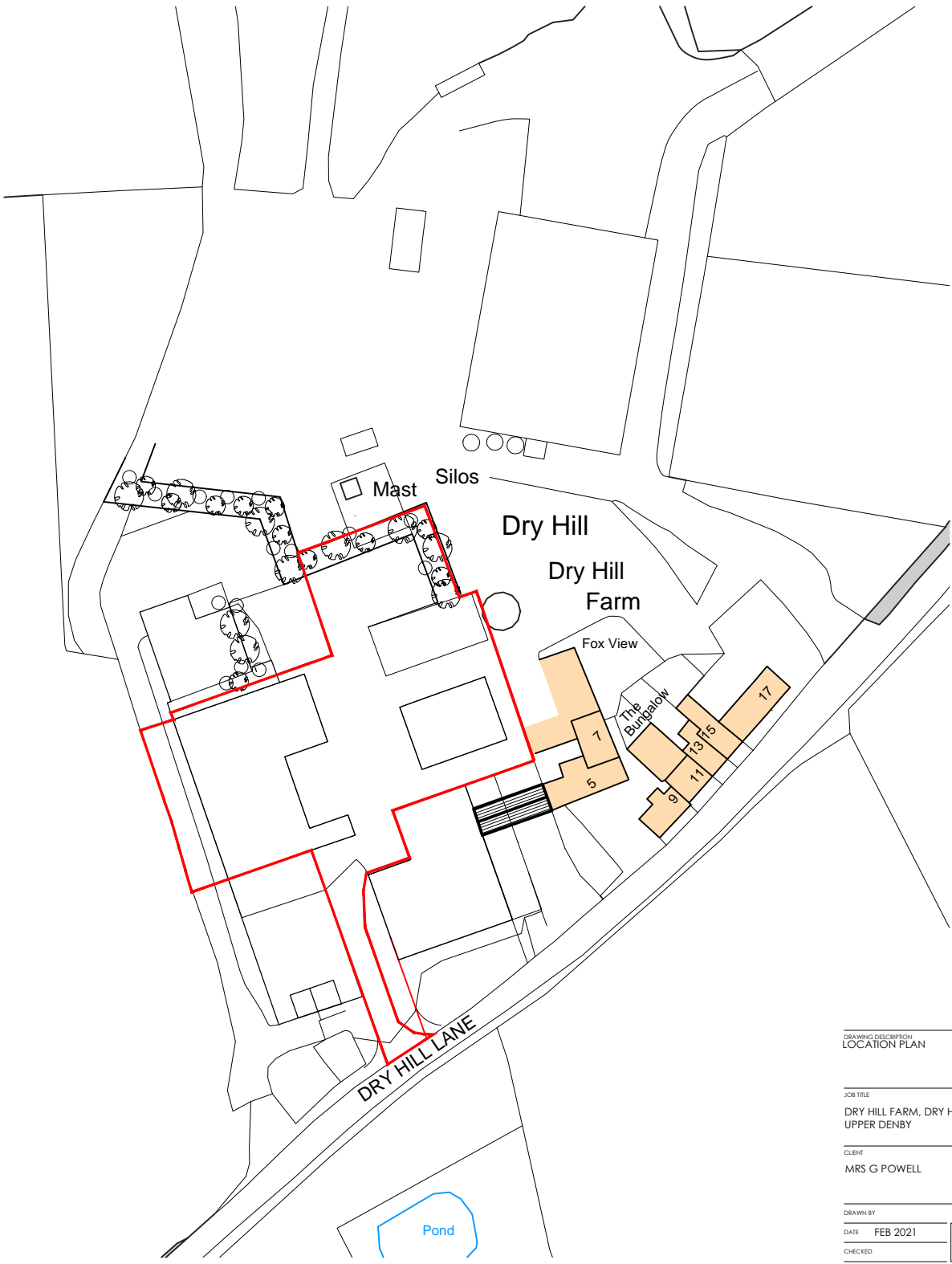
As soon as is practicable, and prior to the above, this Phase 1 report should be forwarded to the relevant authorities, in order to ensure they have sufficient time to review and discuss any issues.

5. References

- British Standards Institution (2015), BS5930 2015 + A1:2020: *Code of practice for site investigations*, B.S.I., London.
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Appendix 1

Site Plans



DRAWING DESCRIPTION
LOCATION PLAN

JOB TITLE
DRY HILL FARM, DRY HILL LANE
UPPER DENBY

CLIENT
MRS G POWELL

DRAWN BY	SCALE	1:1250 @ A4
DATE	FEB 2021	DRAWING NO.
CHECKED		1137/00-01
		REVISION
		-



L'ARCHE Developments (Yorkshire) Ltd
63 The Old Brickworks, The Square
Thurstonland
Horseshoe
mail@larchedevelopments.co.uk
Company Reg: 01558151 | VAT Reg: 141532315
Claire Parker-Hughes 07787226469 & Emma Harris 07779724443

Appendix 2

Historical Maps

Site Details:

Dry Hill Farm, 11, DRY HILL LANE, DENBY DALE, HUDDERSFIELD, KIRKLEES, HD8 8YN

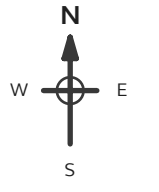
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Map Name: County Series

Map date: 1893

Scale: 1:2,500

Printed at: 1:2,500



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 Revised 1893
 Edition N/A
 Copyright N/A
 Levelled N/A

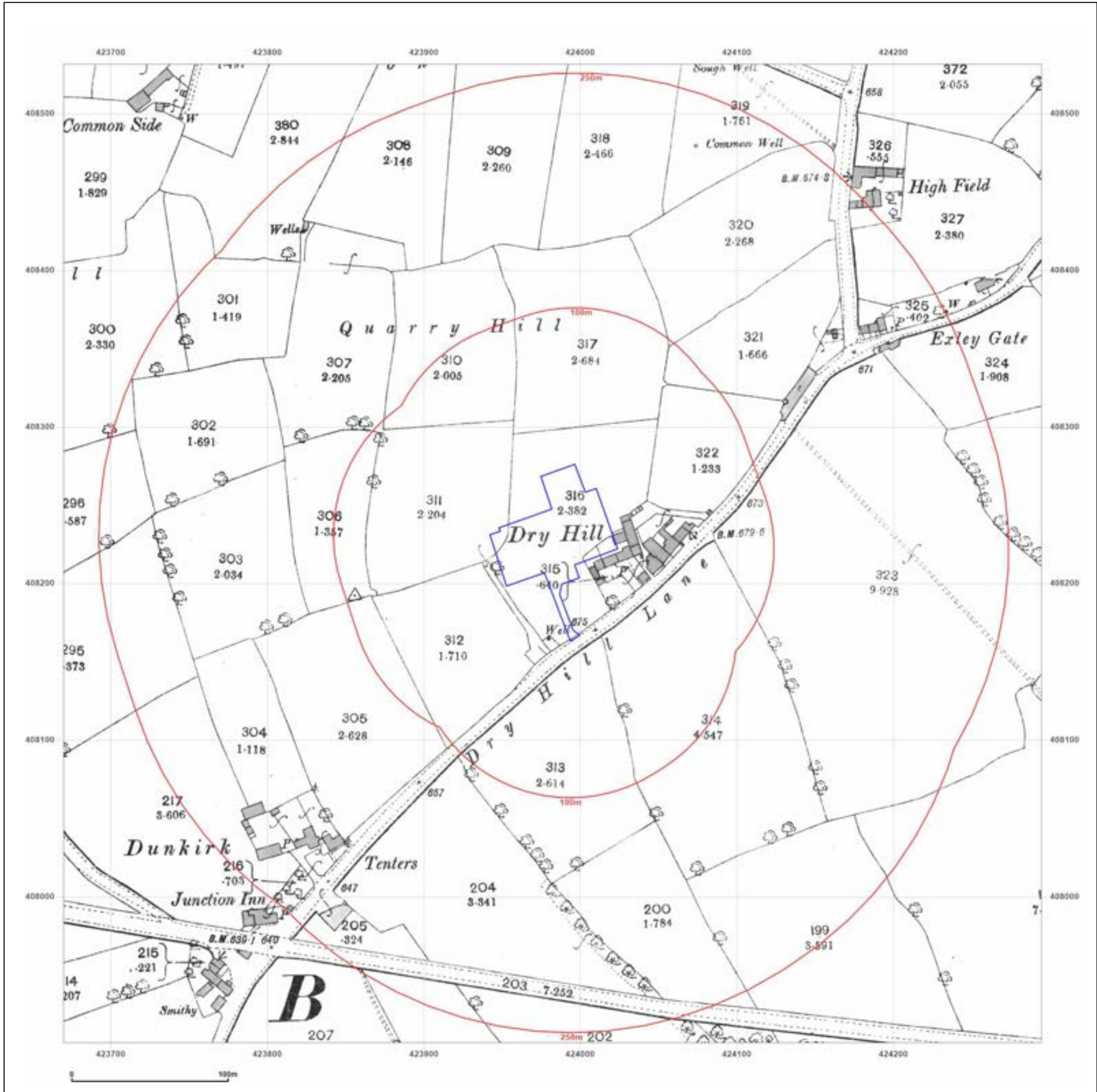


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Site Details:

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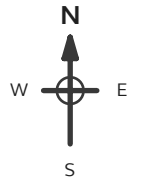
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 Levelled N/A

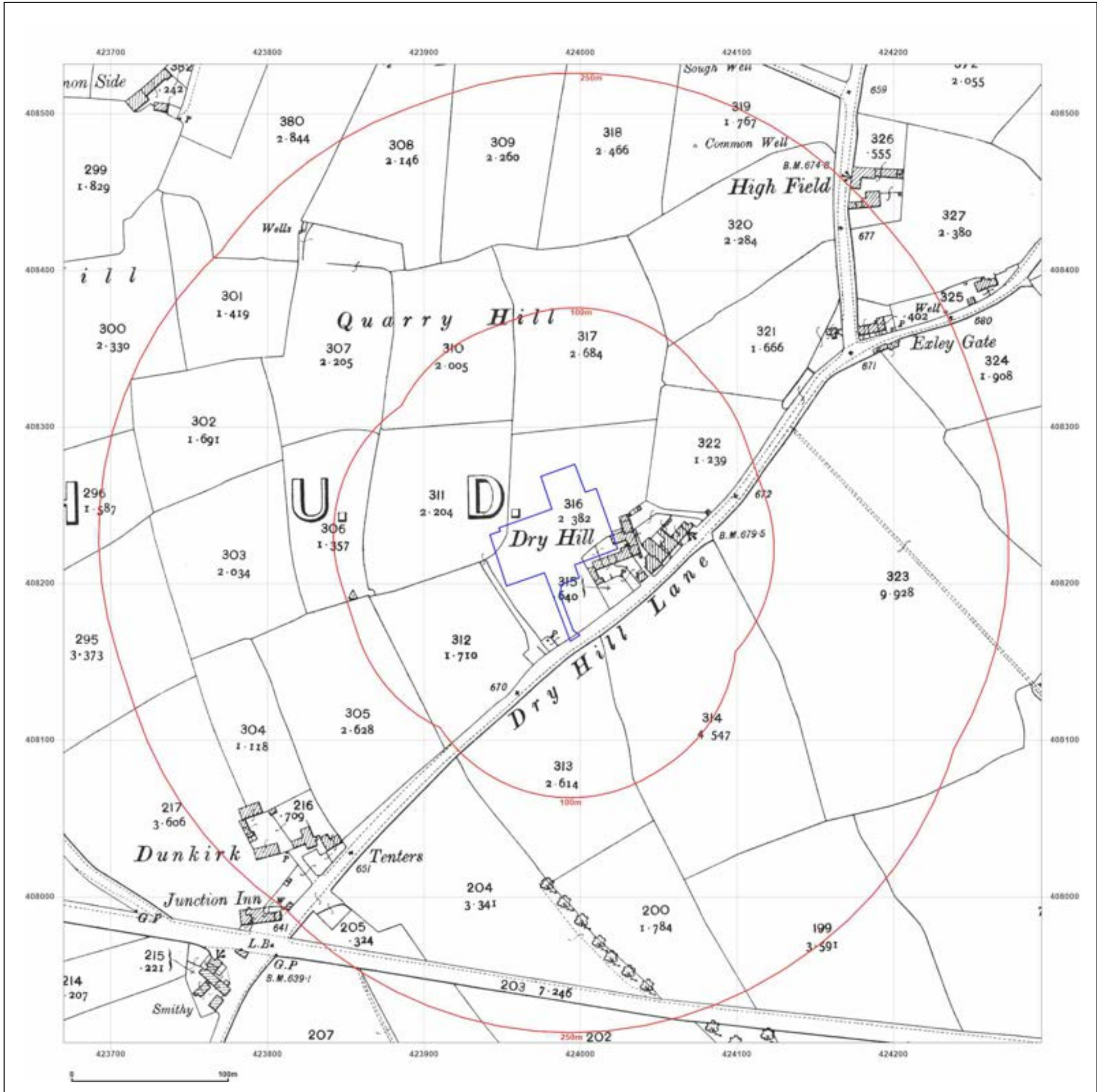


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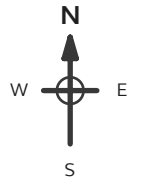


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Scale: 1:2,500
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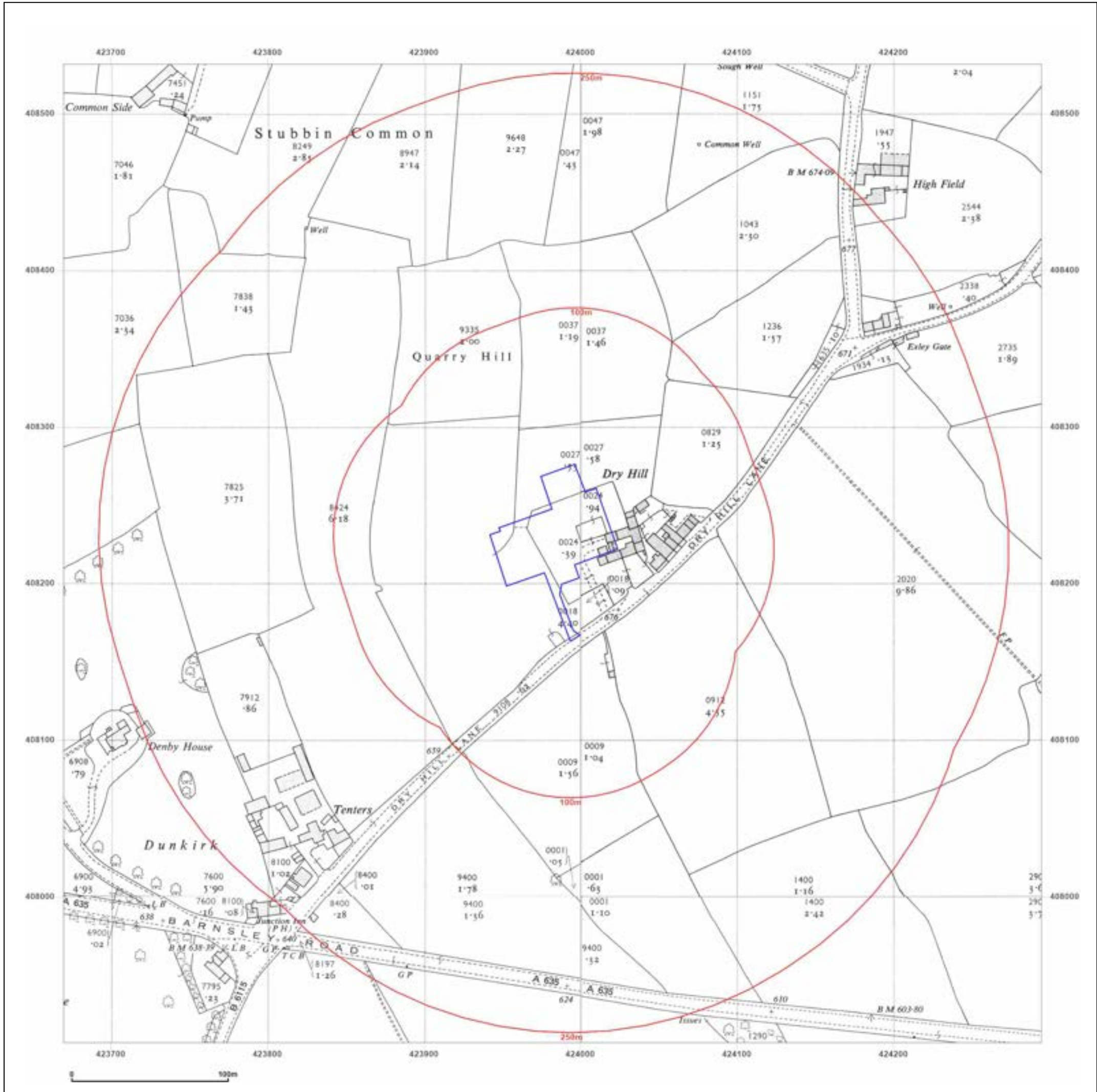


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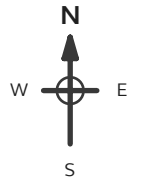
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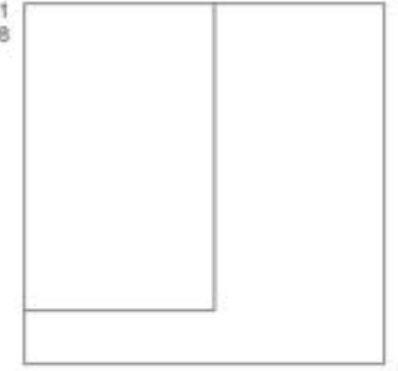
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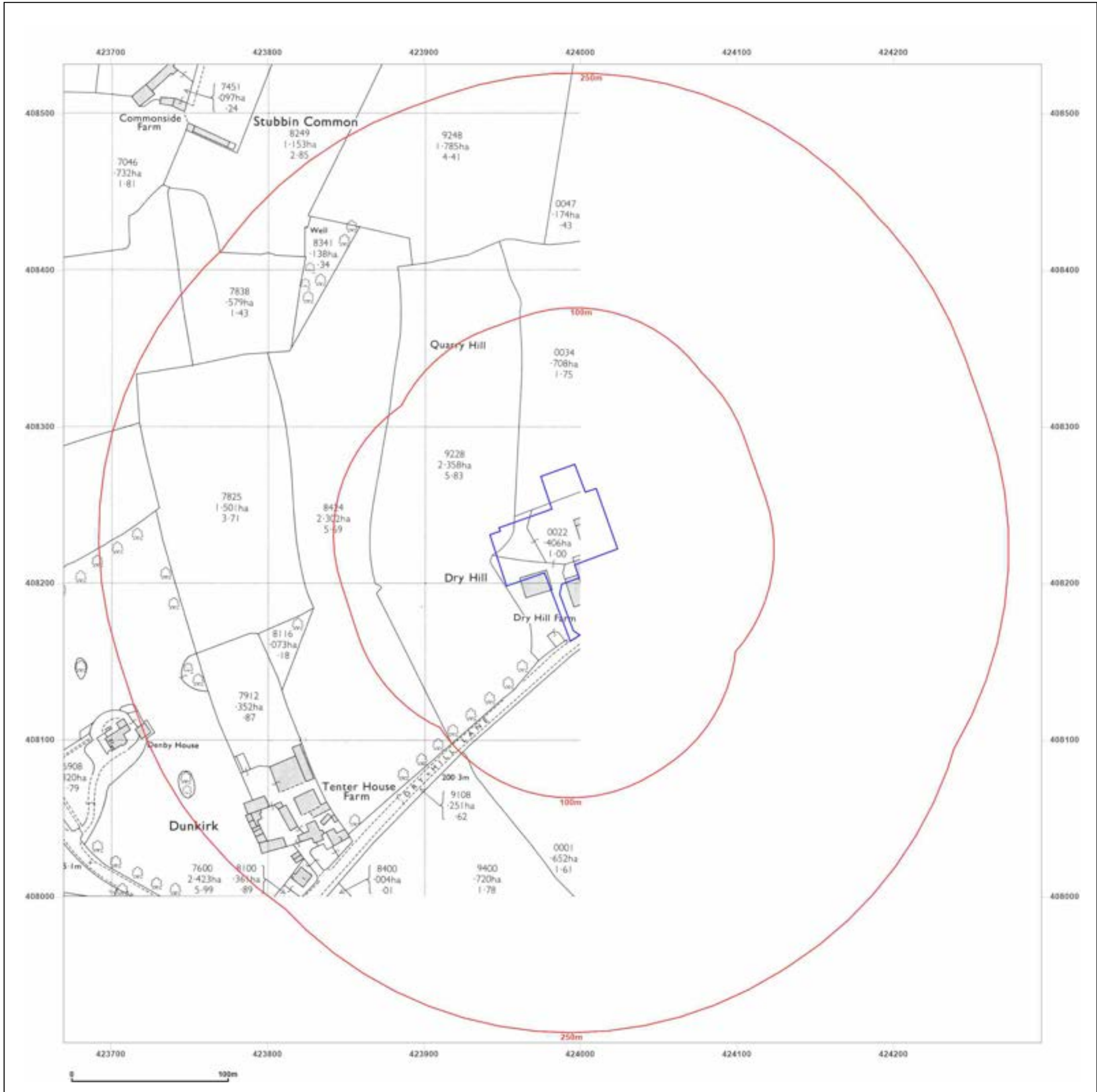


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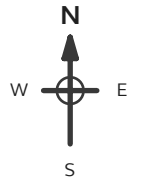
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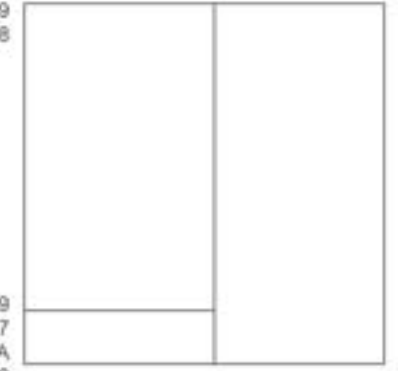
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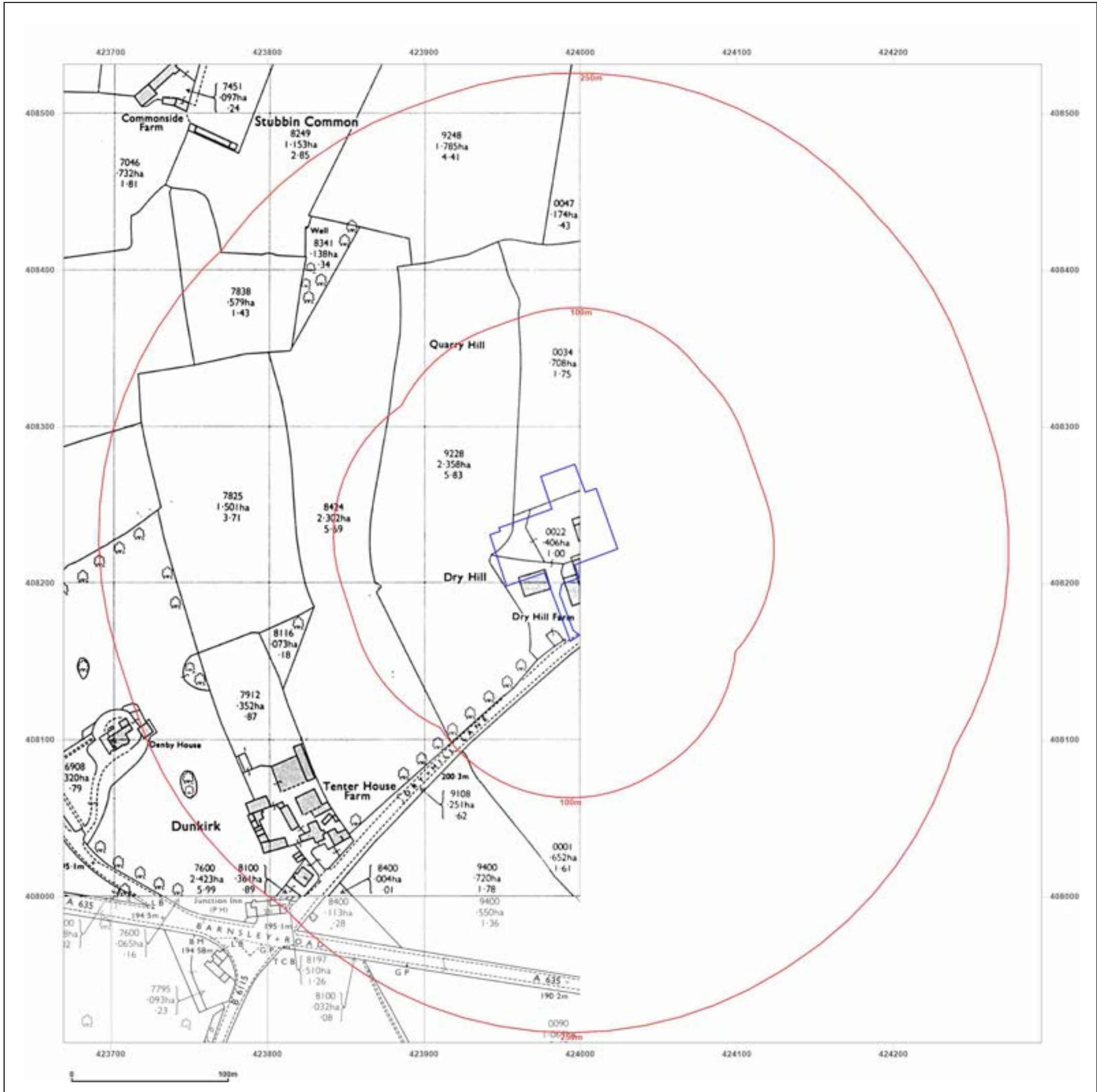


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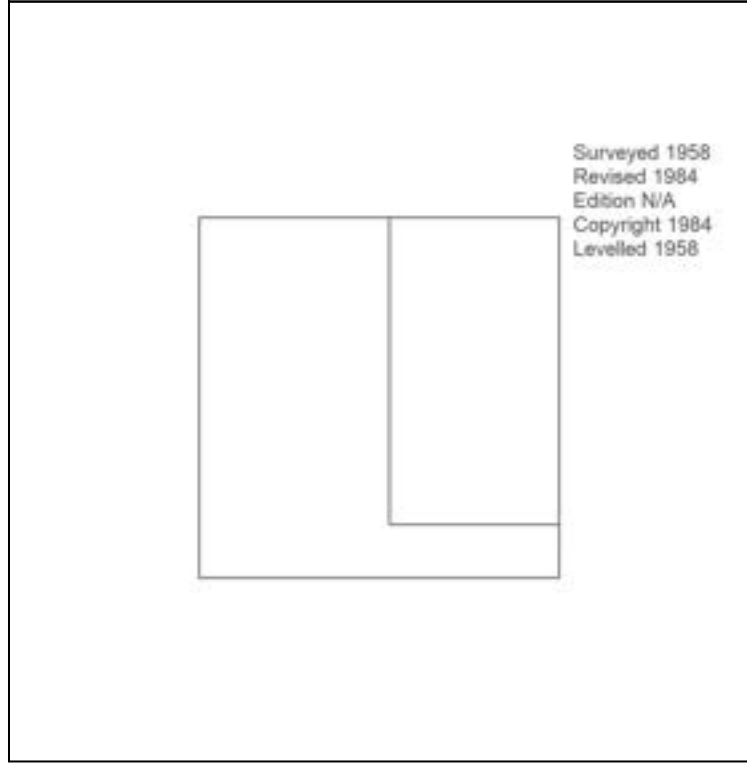
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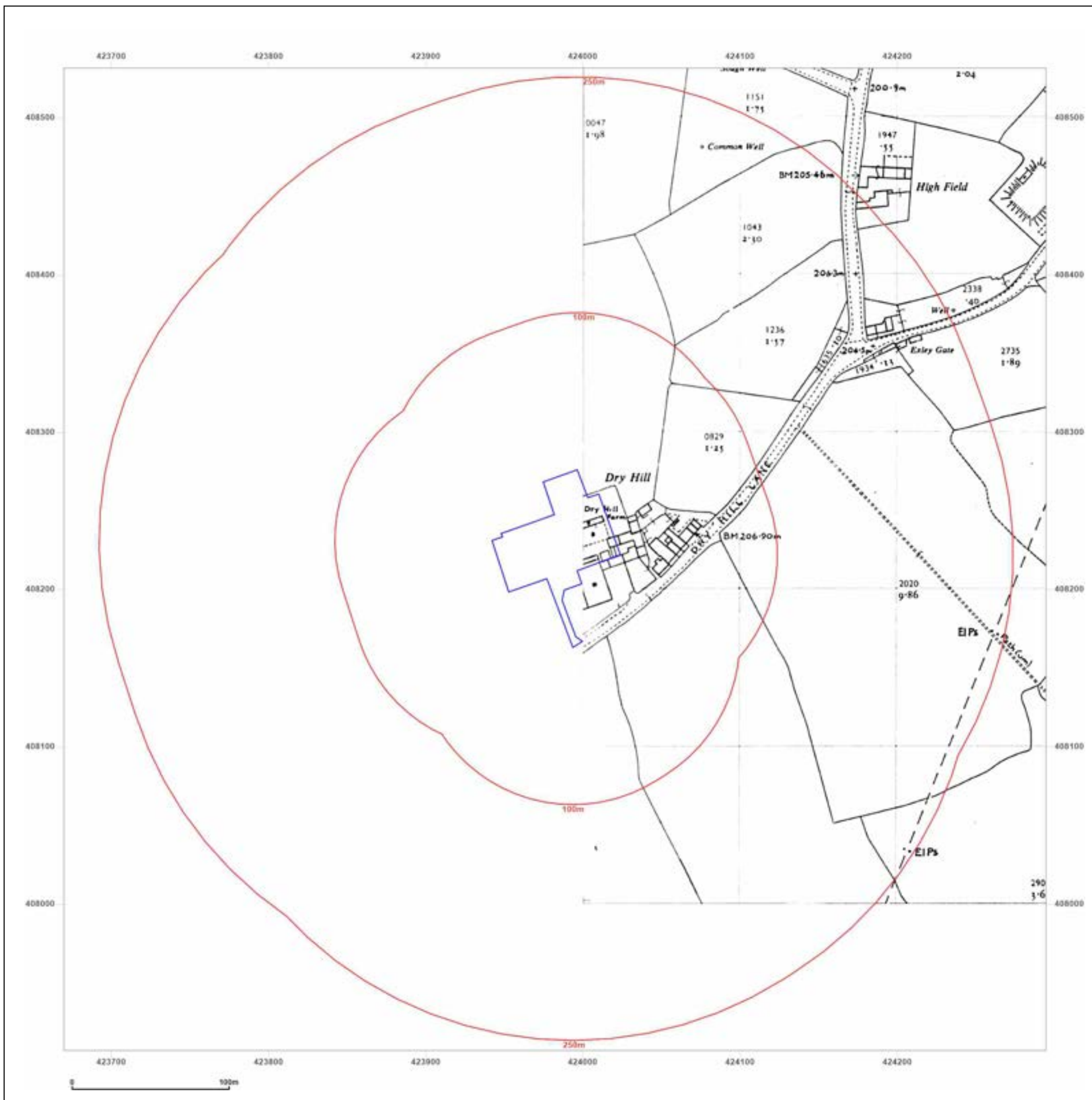


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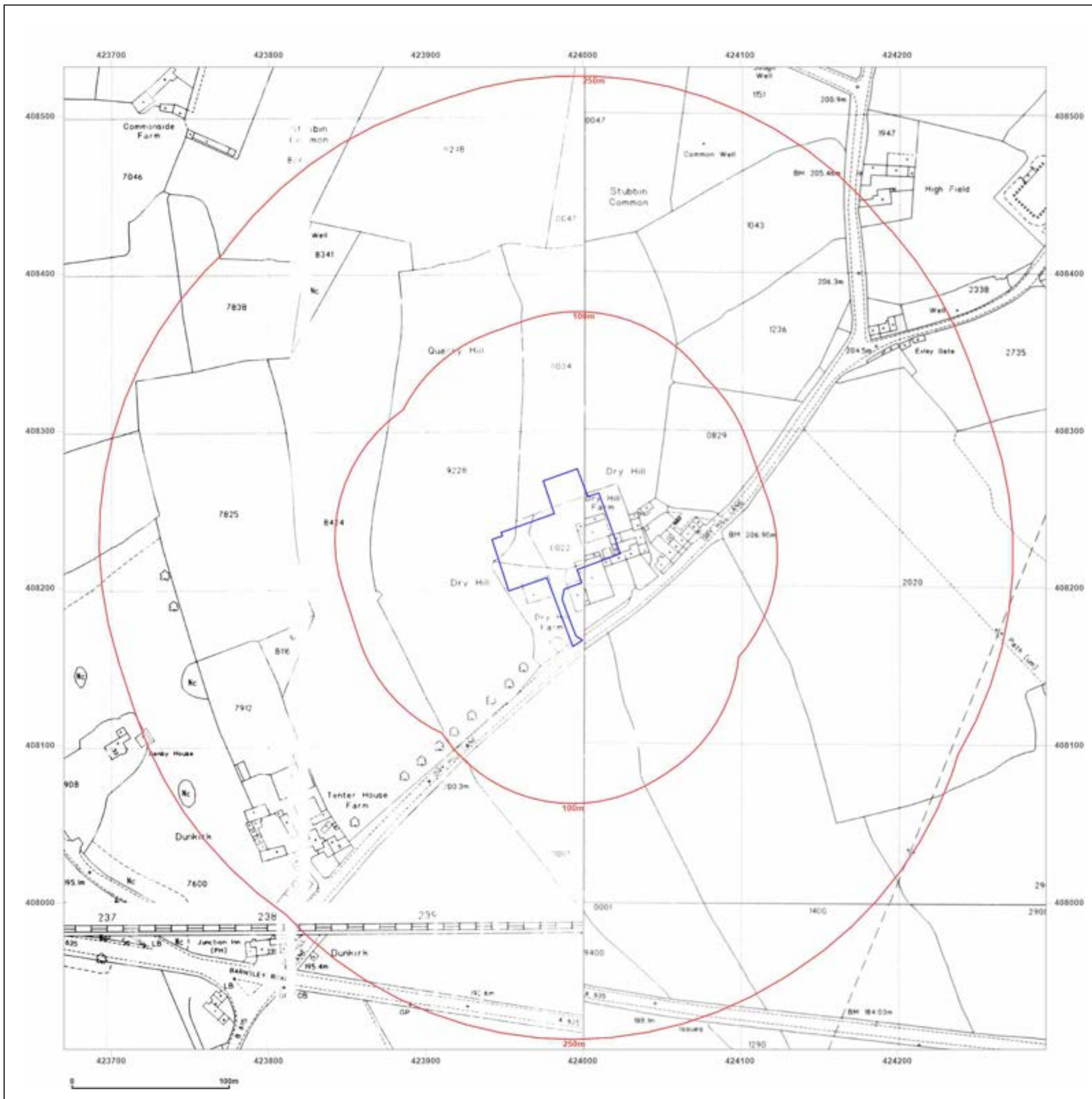


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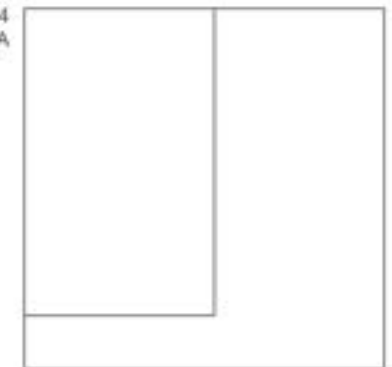
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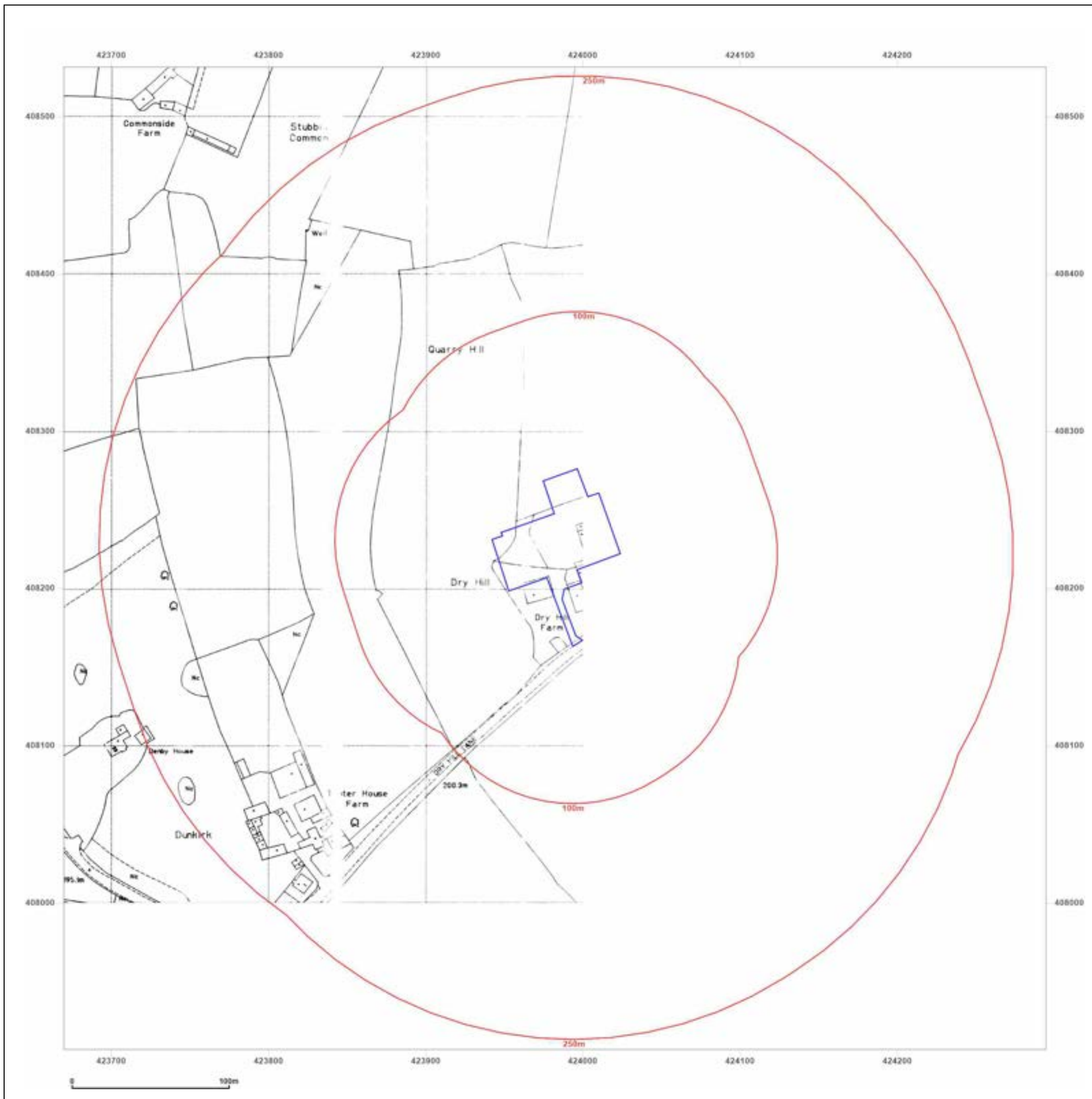


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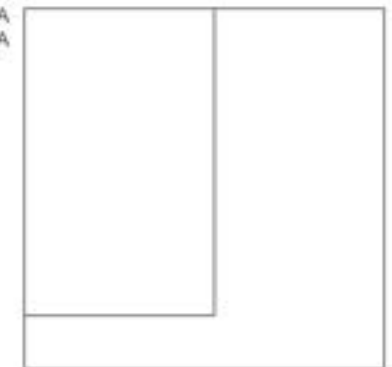
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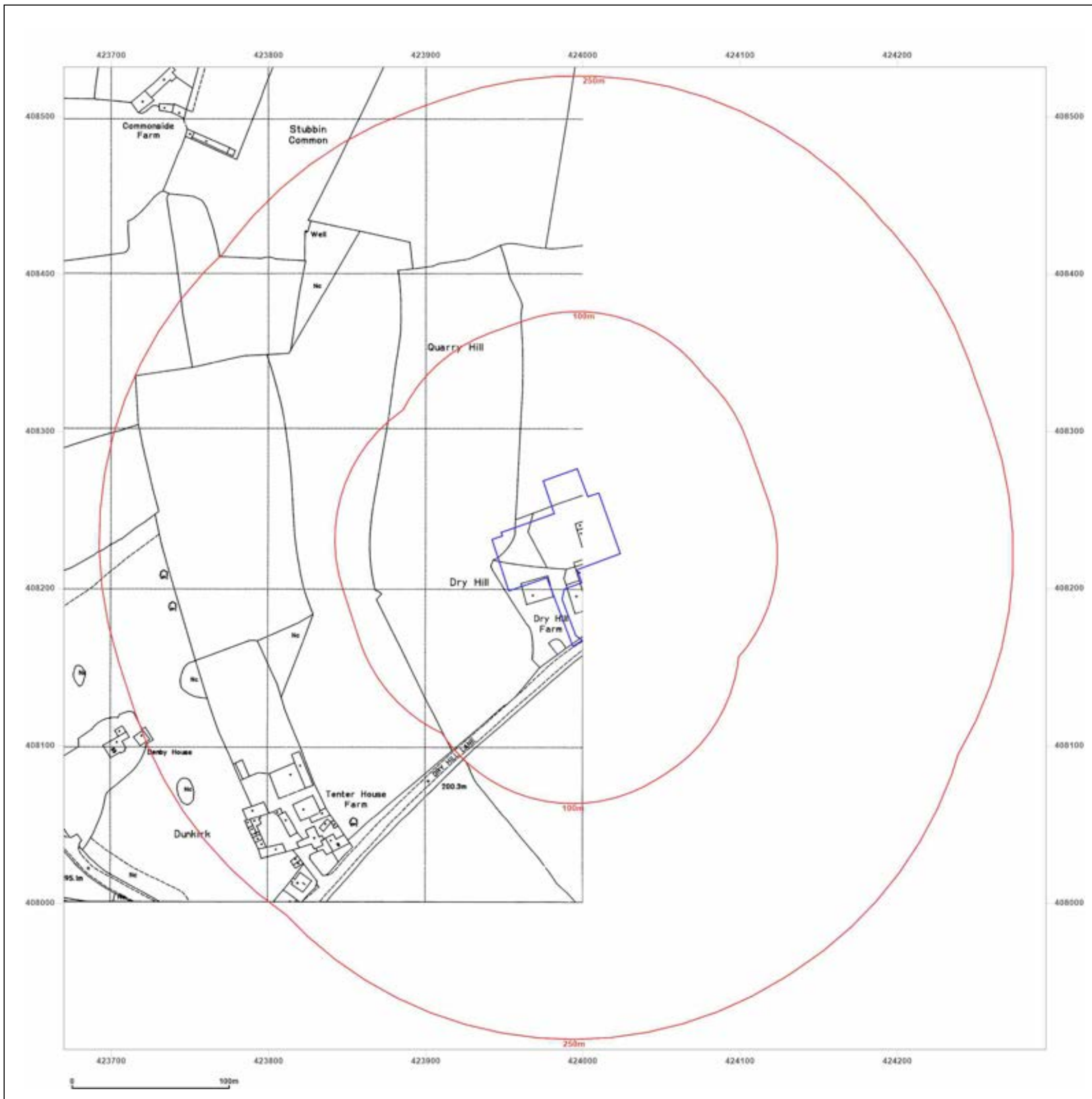


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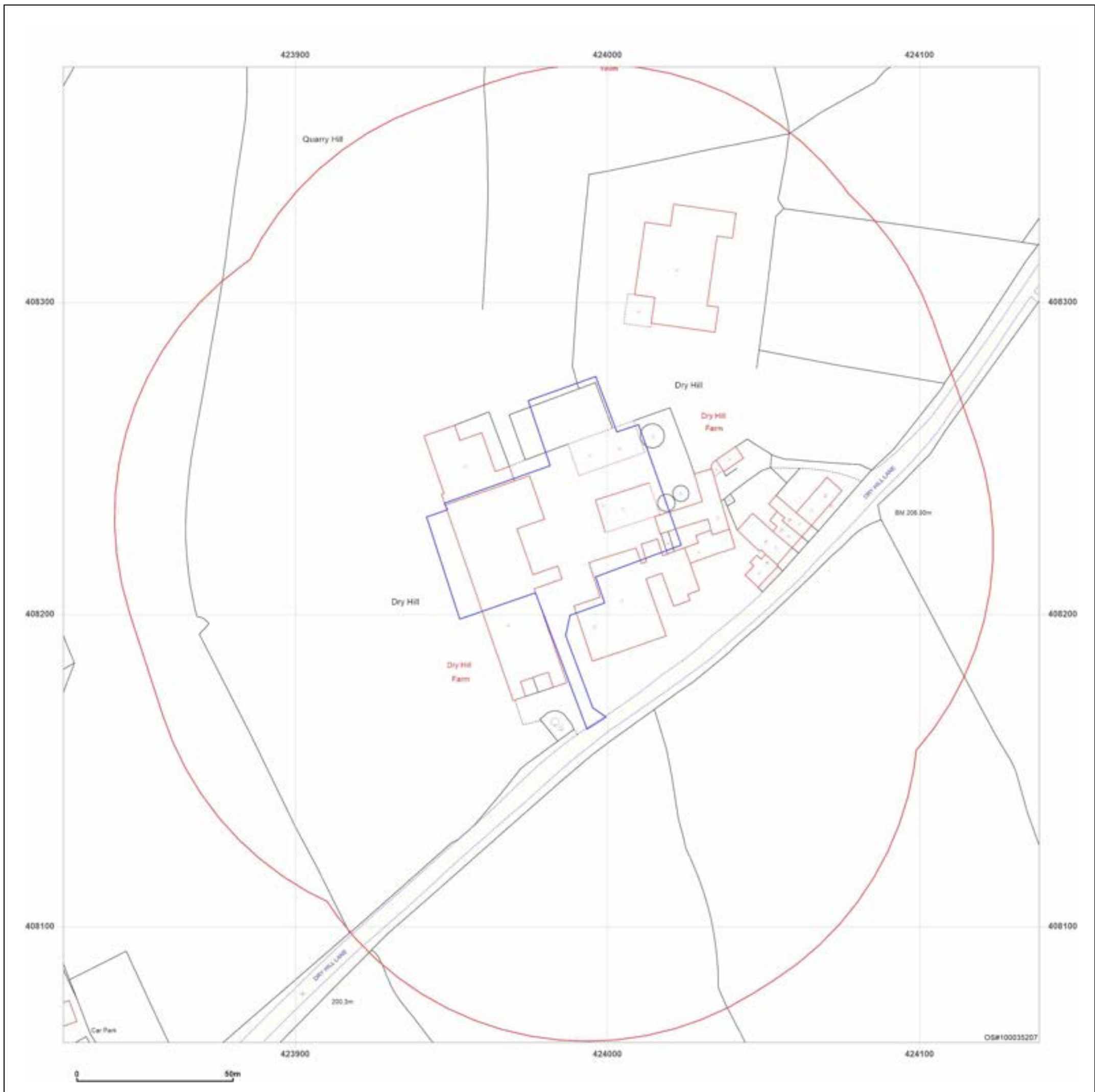
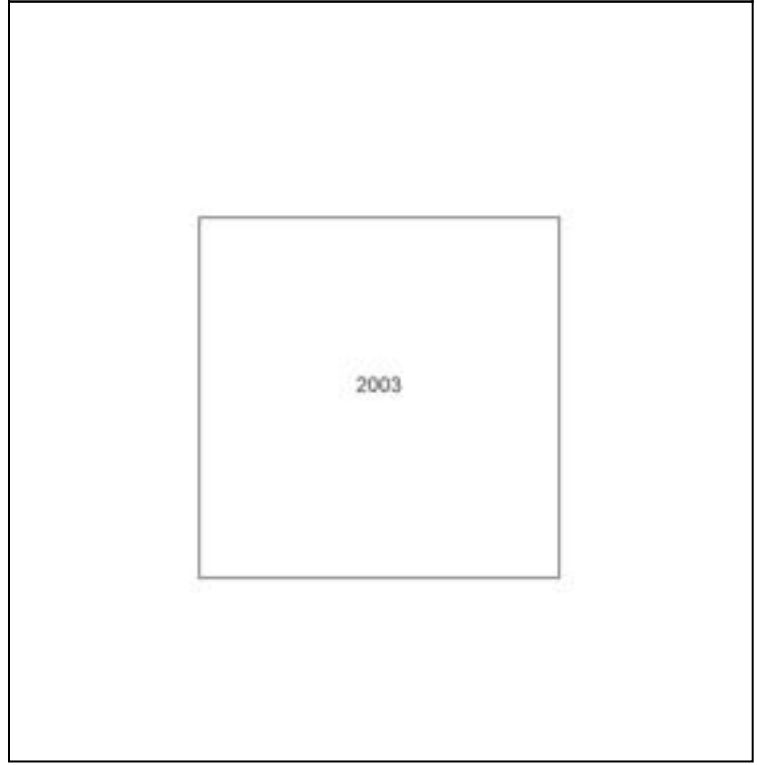
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Map date: 2003

Scale: 1:1,250

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Report Ref: GS-E7T-SWG-XR2-IXW
Grid Ref: 423982, 408219

Map Name: County Series

Map date: 1854

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1850
 Revised N/A
 Edition 1854
 Copyright N/A
 Levelled N/A



Surveyed 1850
 Revised N/A
 Edition 1854
 Copyright N/A
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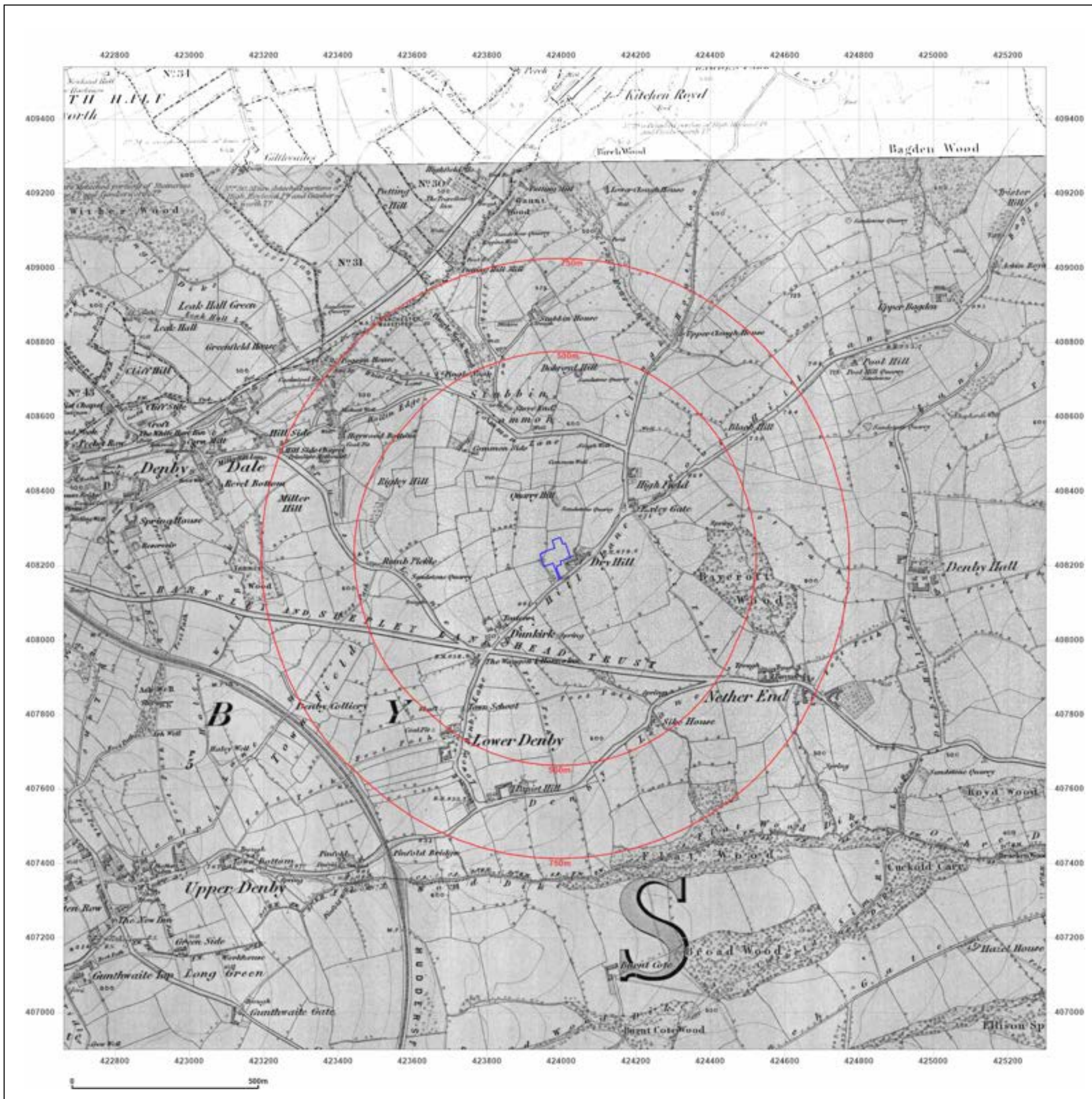


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Grid Ref: 423982, 408219

Map Name: County Series

Map date: 1891-1892

Scale: 1:10,560

Printed at: 1:10,560



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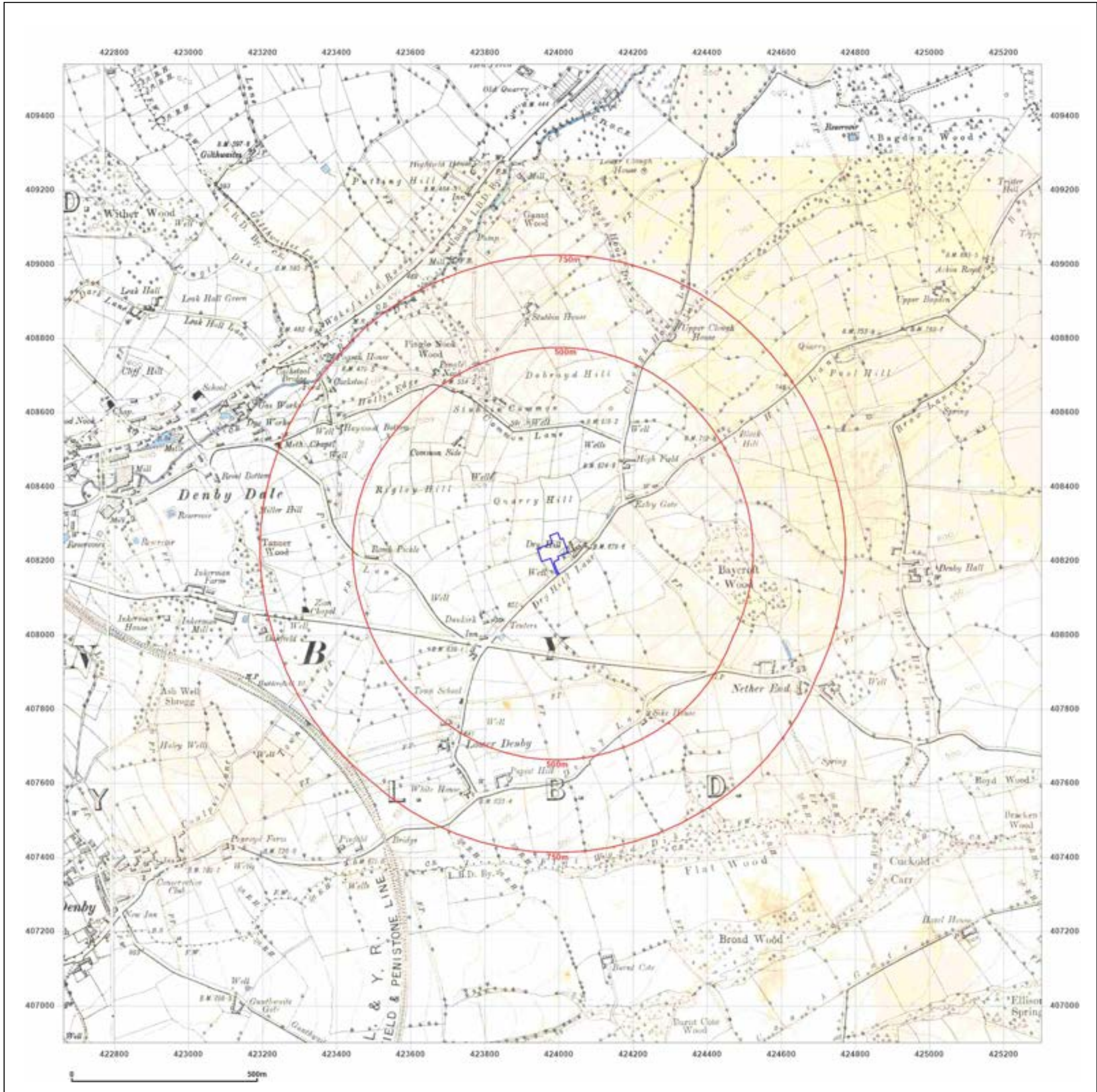


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Map Name: County Series

Map date: 1903-1904

Scale: 1:10,560

Printed at: 1:10,560



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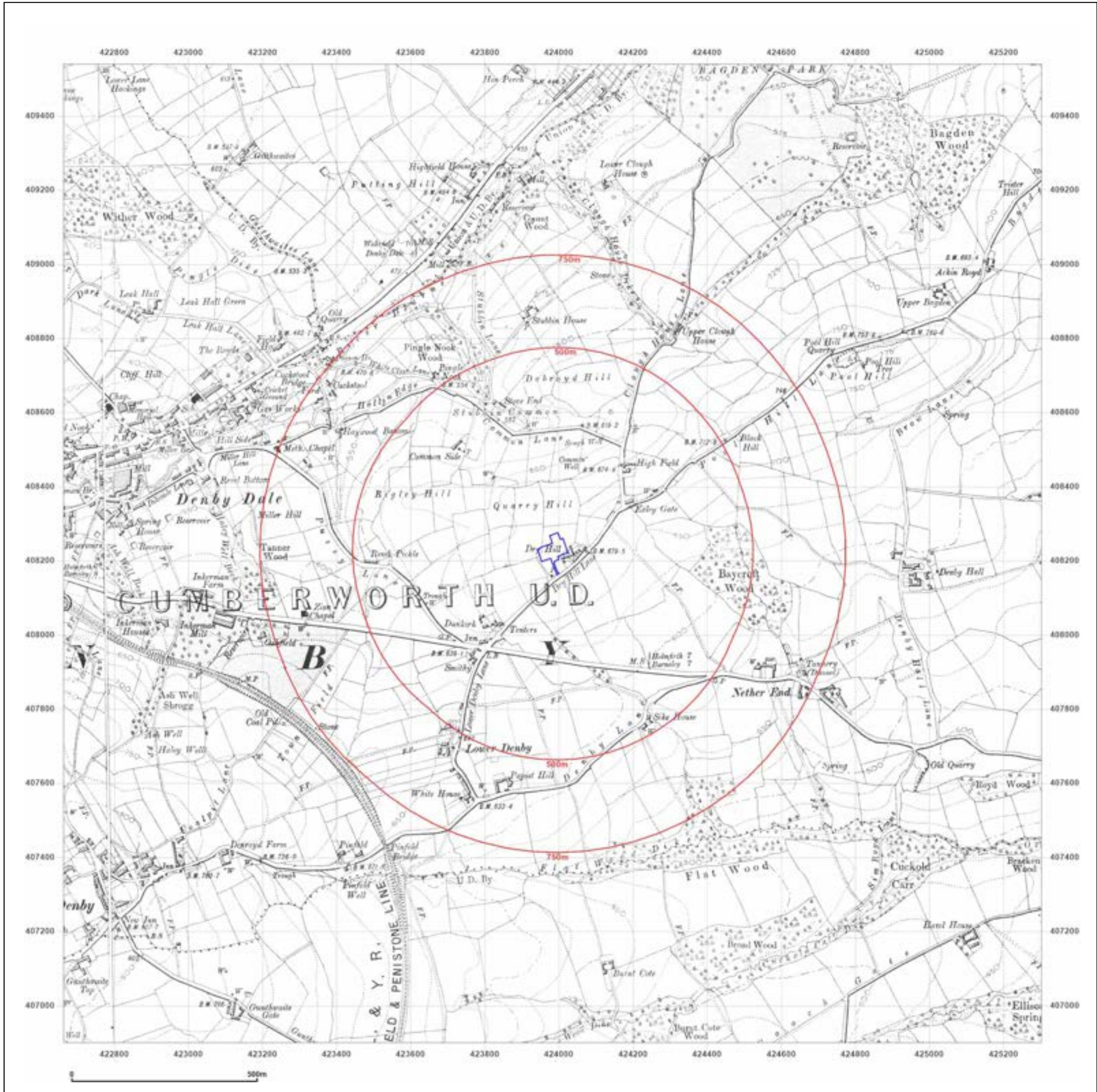


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Map Name: County Series

Map date: 1929-1933

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1851
 Revised 1932
 Edition 1932
 Copyright N/A
 Levelled N/A

Surveyed 1851
 Revised 1929
 Edition N/A
 Copyright N/A
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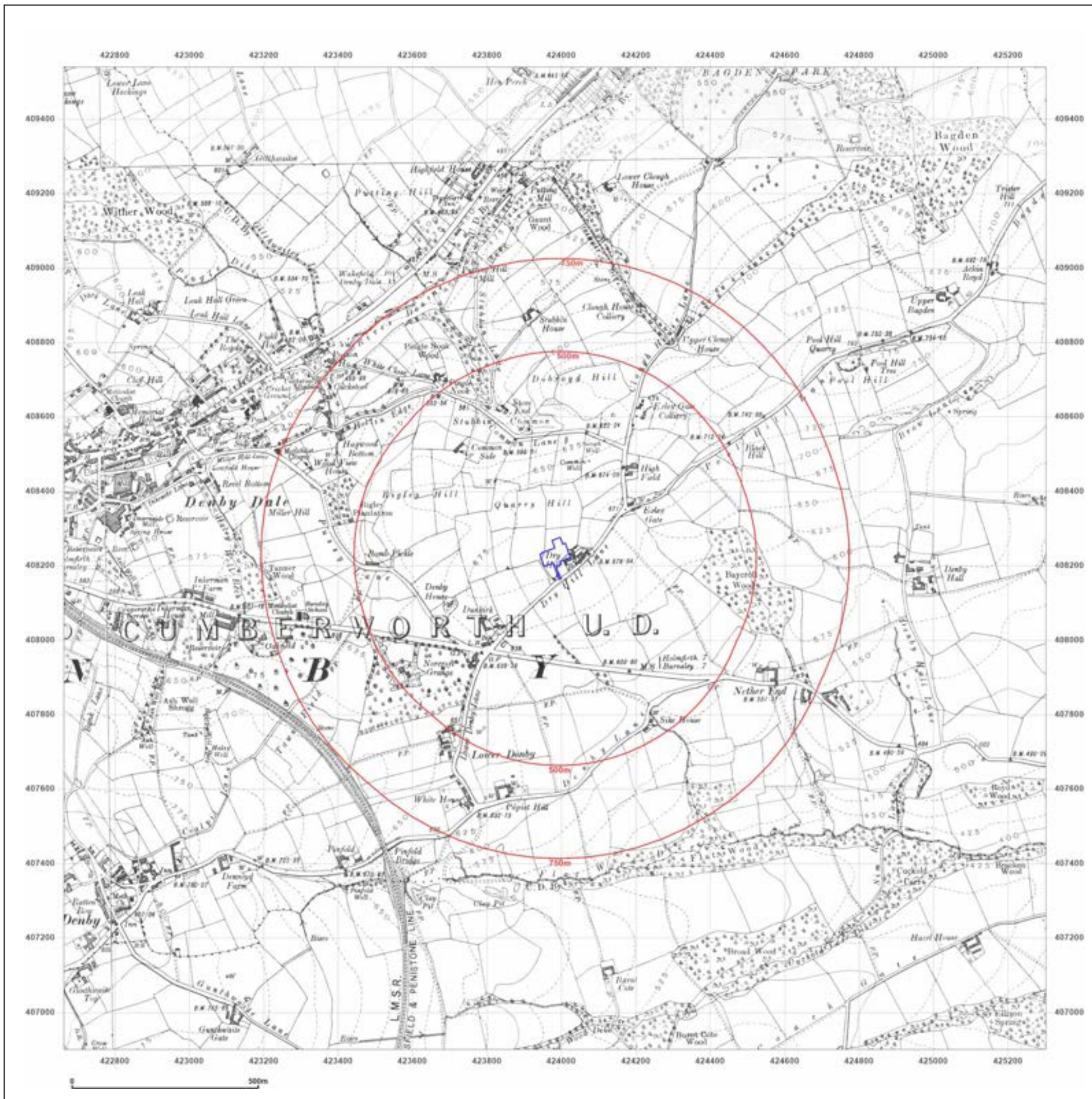


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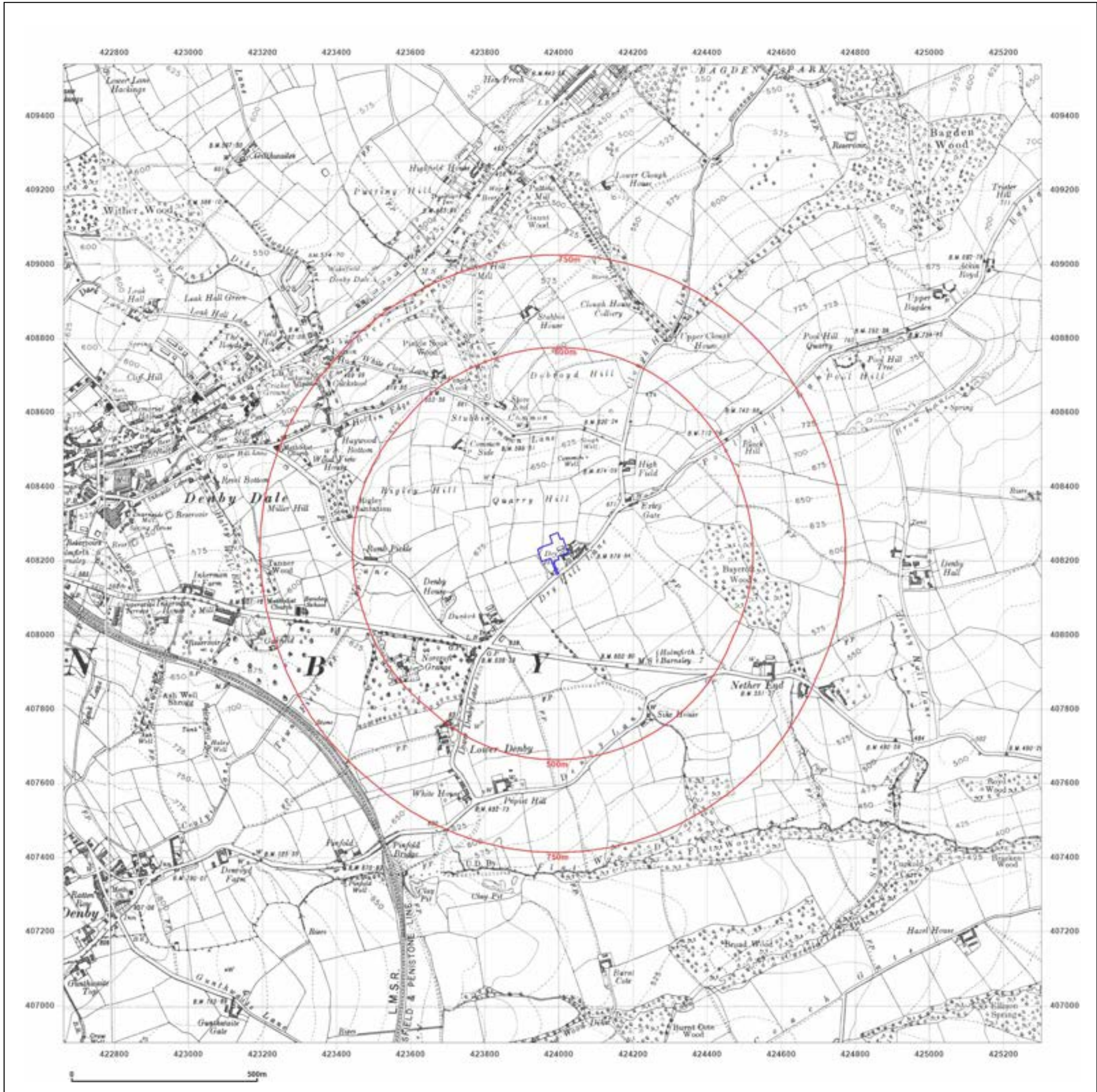


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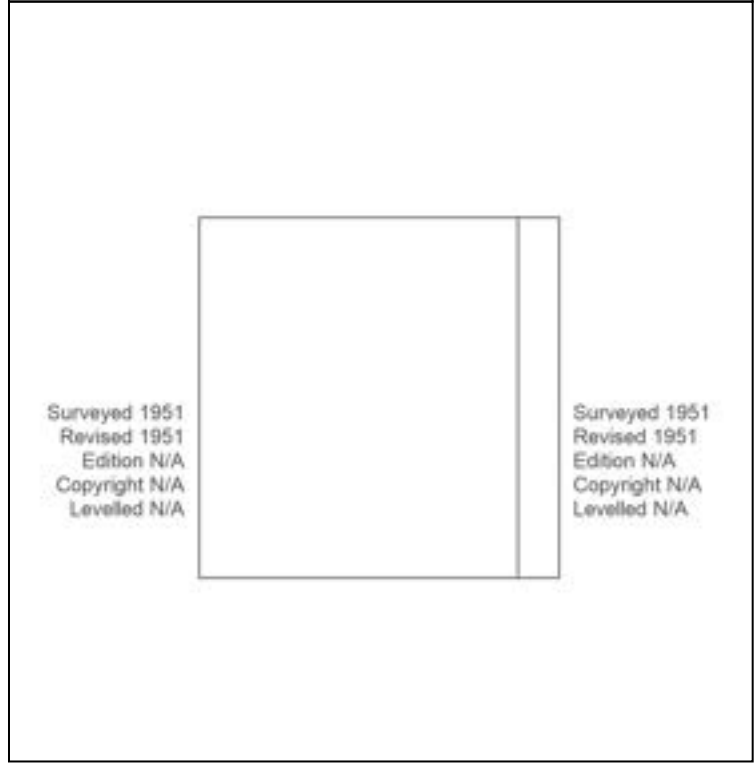
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 Edition N/A
 Copyright N/A
 Levelled N/A

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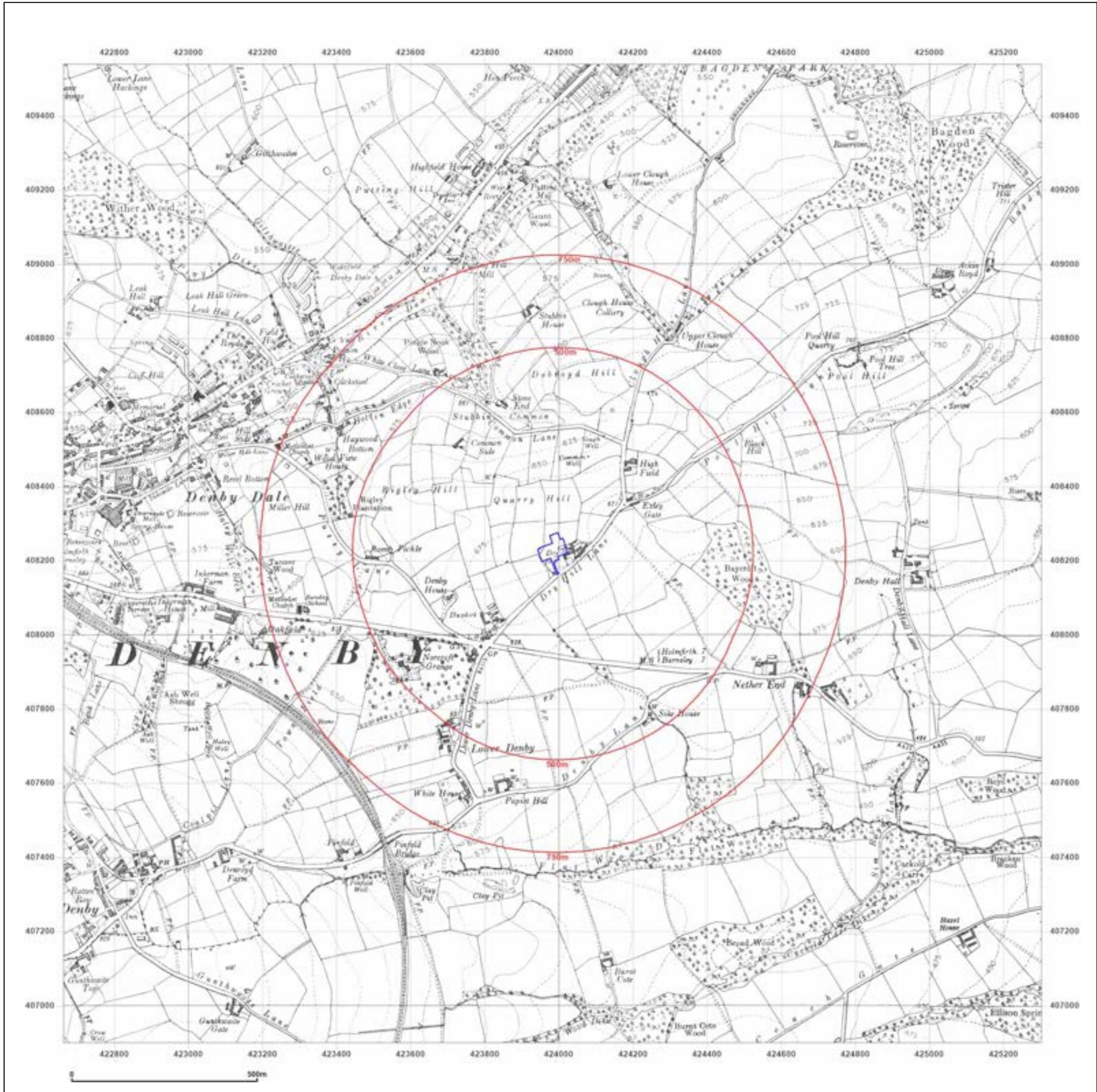


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Site Details:

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Map Name: Provisional

Map date: 1965-1967

Scale: 1:10,560

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Revised 1967
Edition N/A
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Levelled N/A

Surveyed 1965
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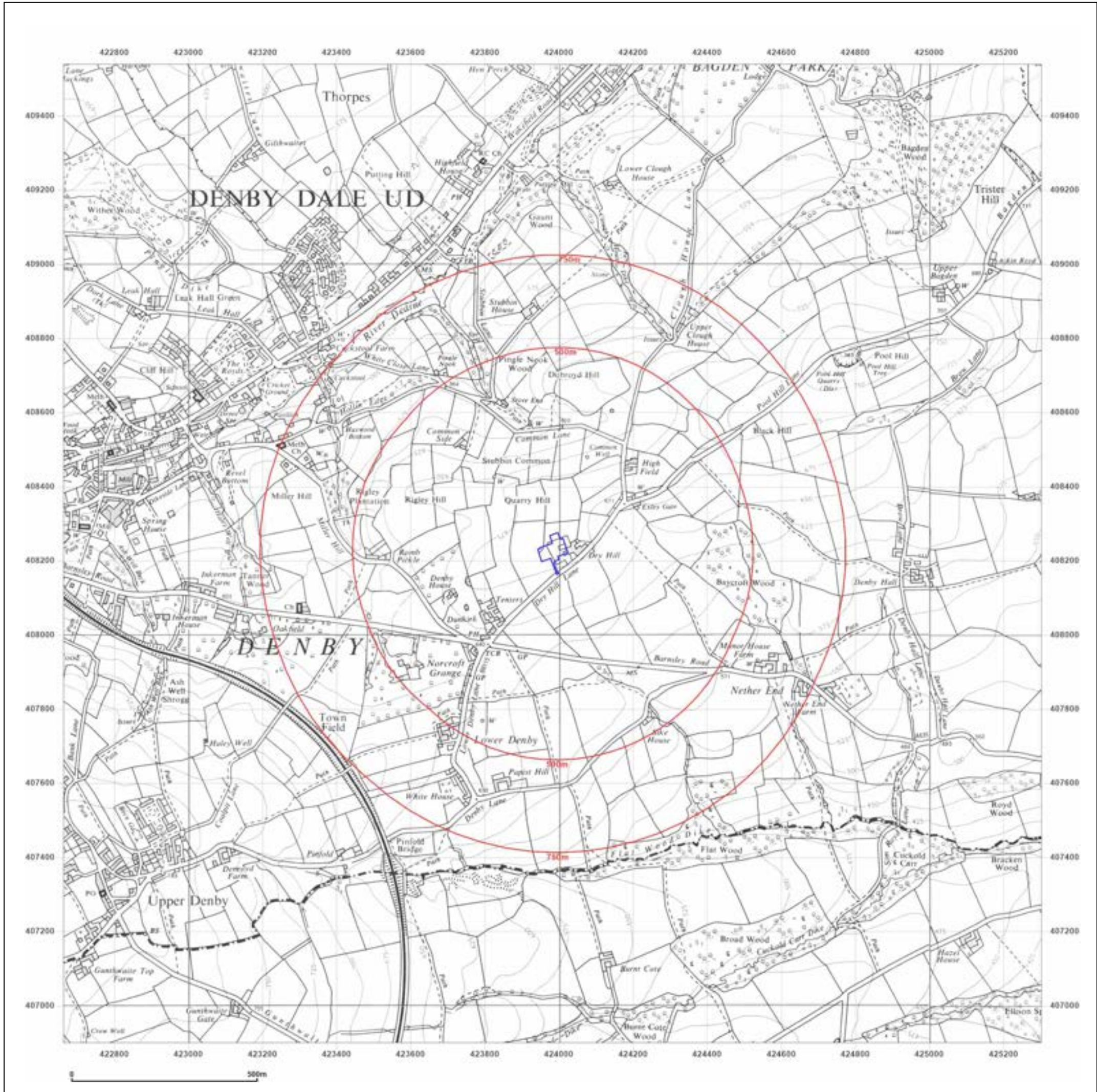


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Grid Ref: 423982, 408219

Map Name: National Grid

Map date: 1983

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1980
Revised 1983
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1977
Revised 1983
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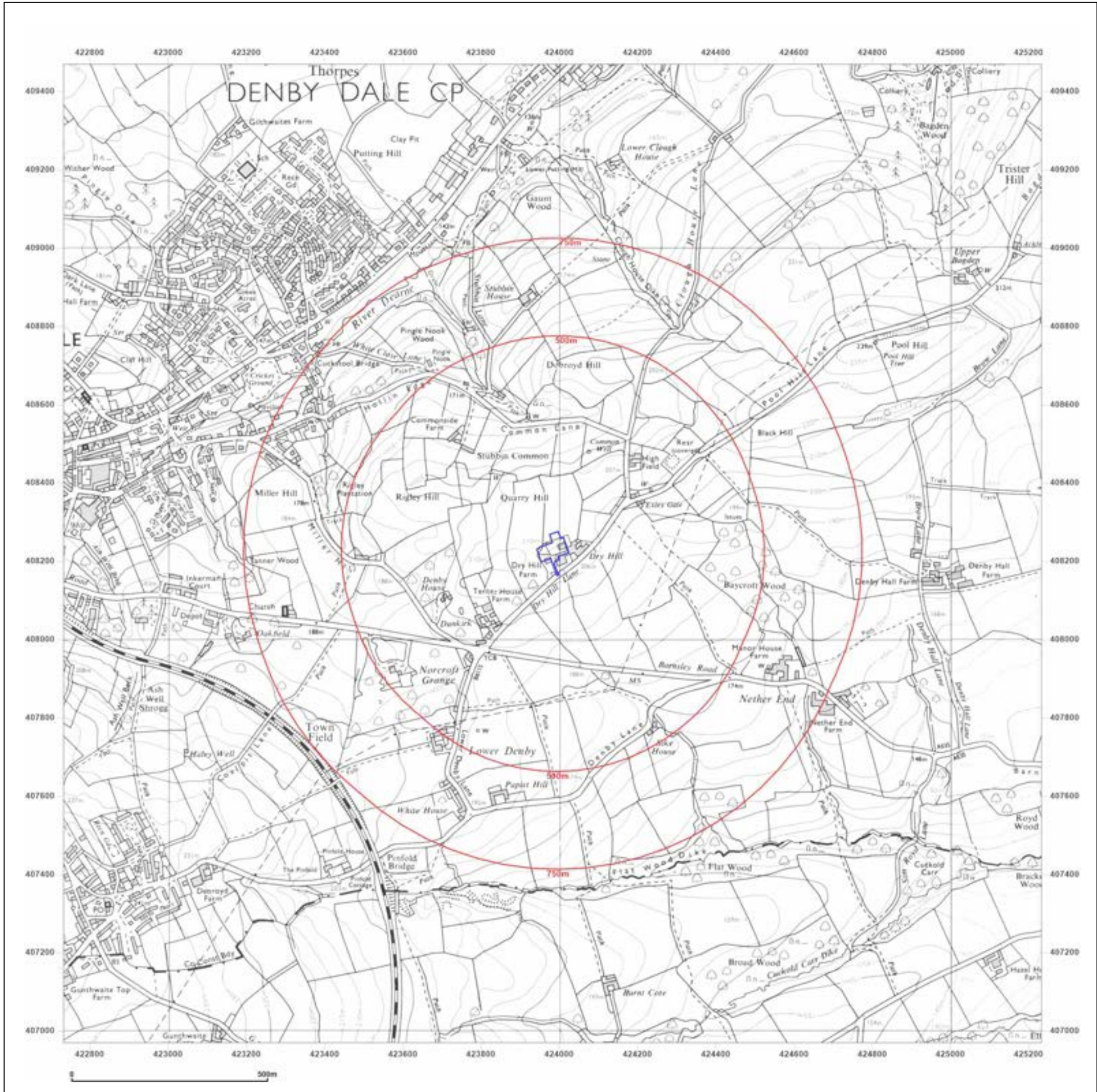


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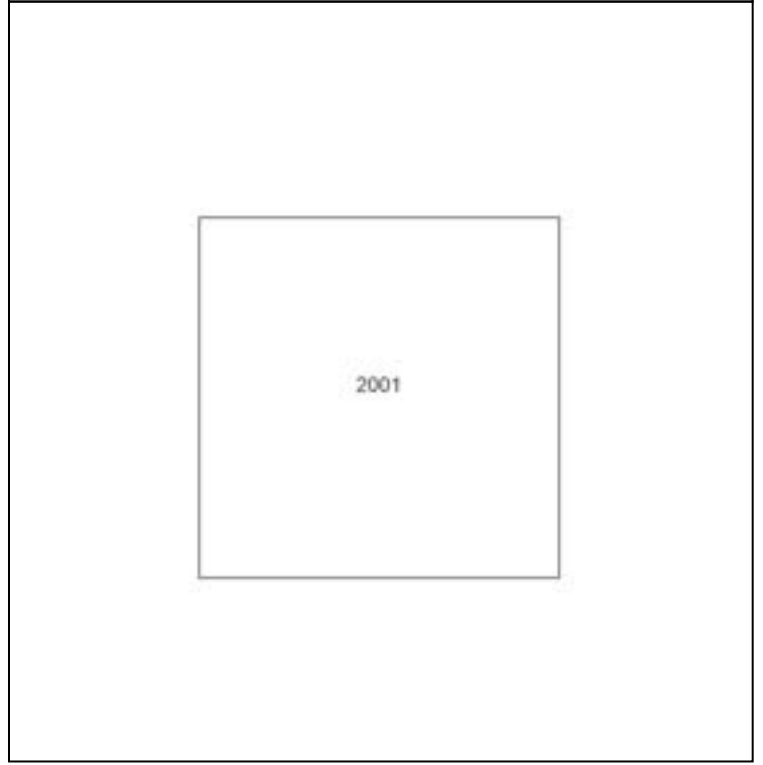
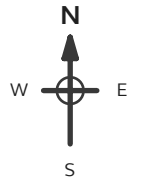
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Site Details:
 Dry Hill Farm, 11, DRY HILL LANE, DENBY DALE, HUDDERSFIELD, KIRKLEES, HD8 8YN

Client Ref: C/4504/24/E/6886 - PO-3409
Report Ref: GS-E7T-SWG-XR2-IXW
Grid Ref: 423982, 408219

Map Name: National Grid
Map date: 2001
Scale: 1:10,000
Printed at: 1:10,000



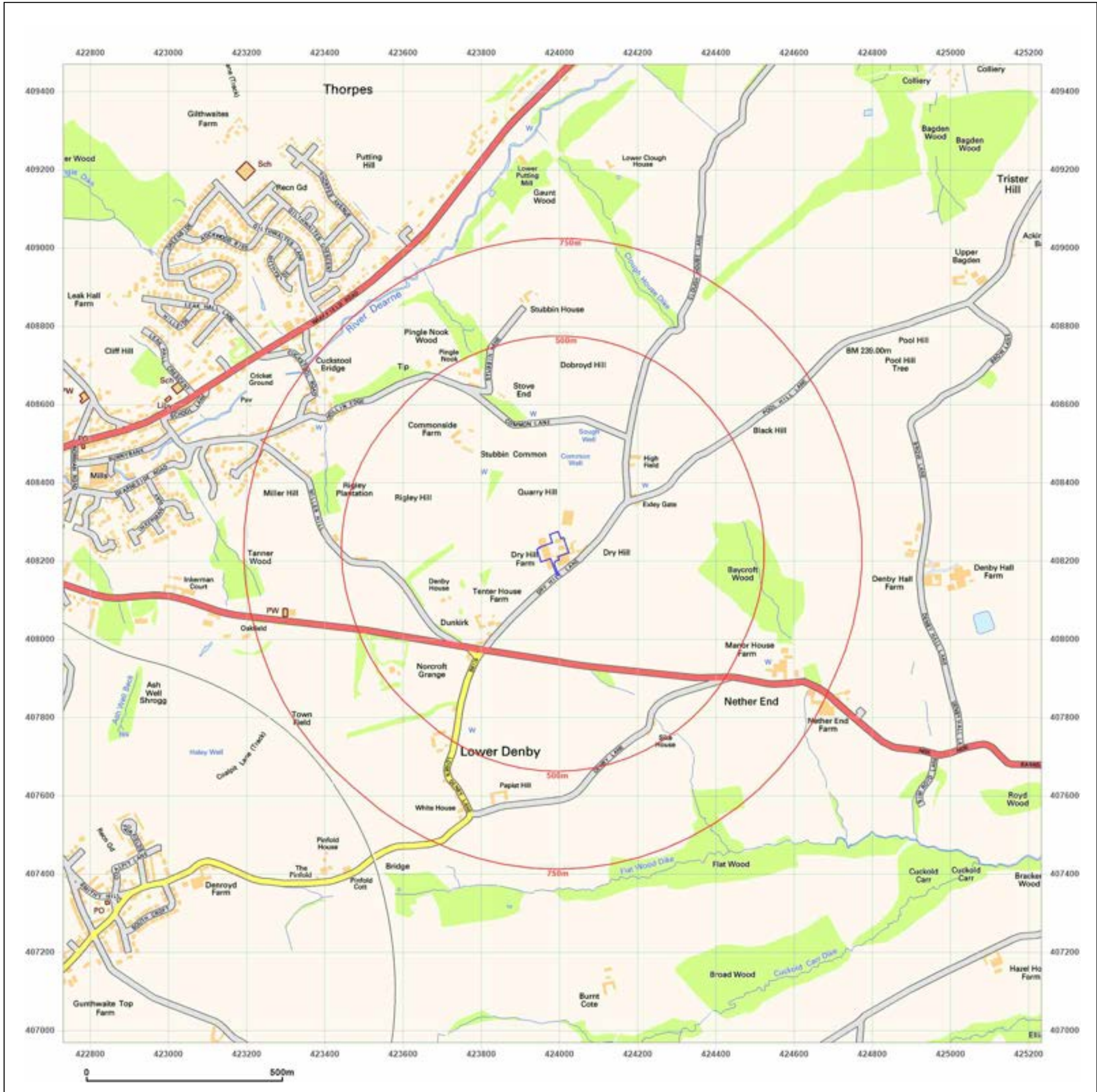
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Site Details:

Dry Hill Farm, 11, DRY HILL LANE, DENBY DALE, HUDDERSFIELD, KIRKLEES, HD8 8YN

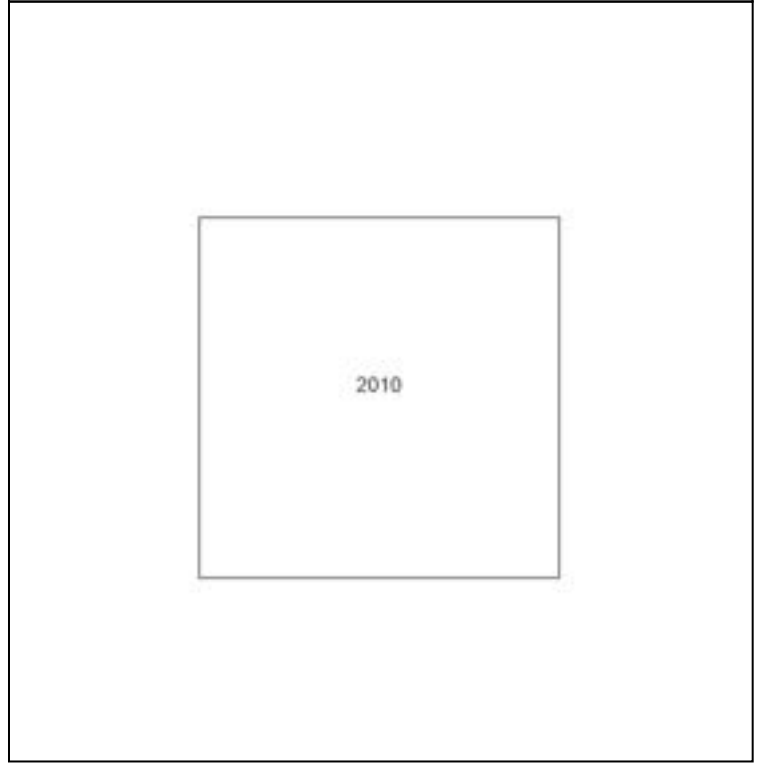
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Map Name: National Grid

Map date: 2010

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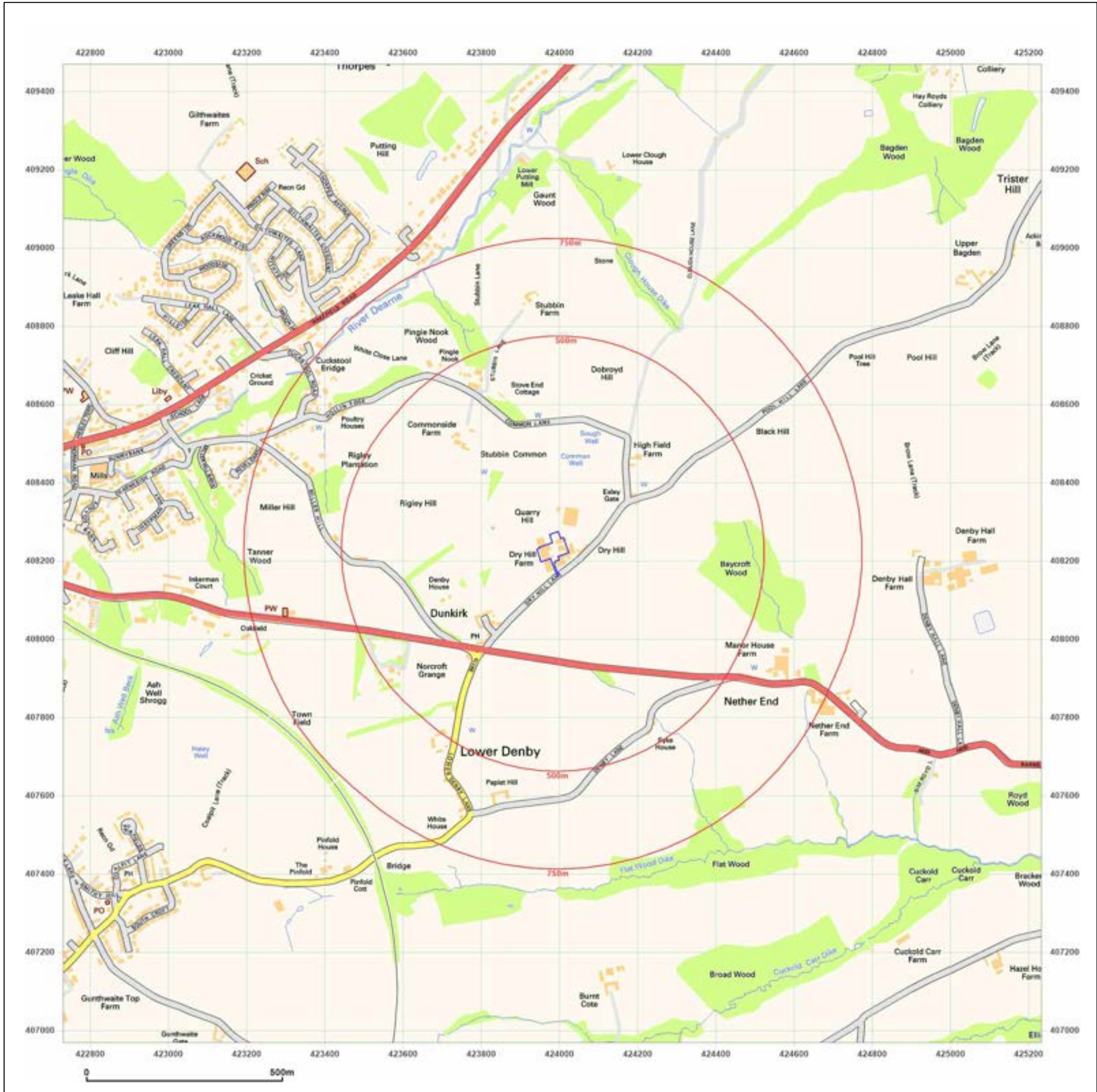


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Site Details:

Dry Hill Farm, 11, DRY HILL LANE, DENBY DALE, HUDDERSFIELD, KIRKLEES, HD8 8YN

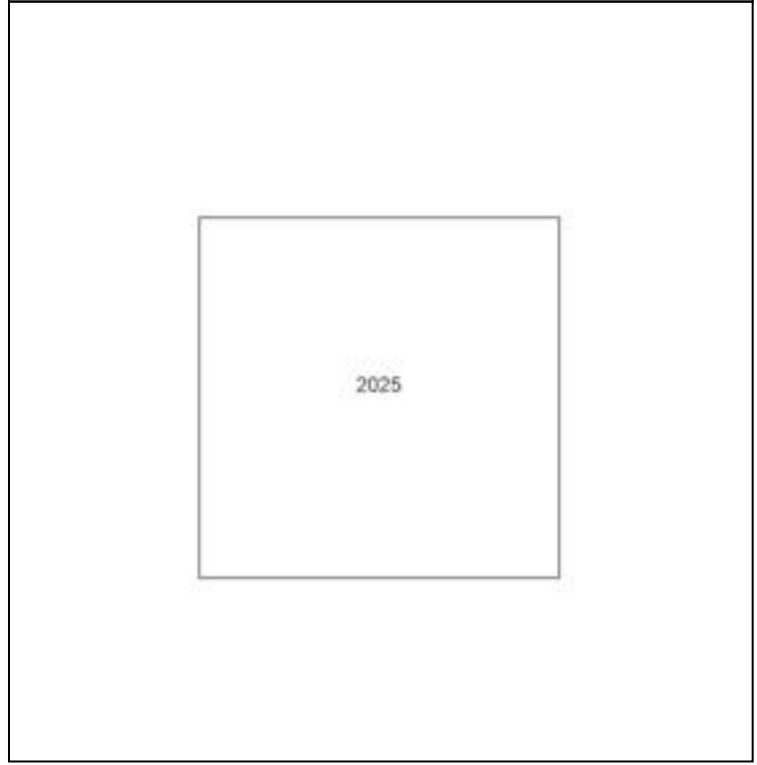
Client Ref: C/4504/24/E/6886 - PO-3409
Report Ref: GS-E7T-SWG-XR2-IXW
Grid Ref: 423982, 408219

Map Name: National Grid

Map date: 2025

Scale: 1:10,000

Printed at: 1:10,000

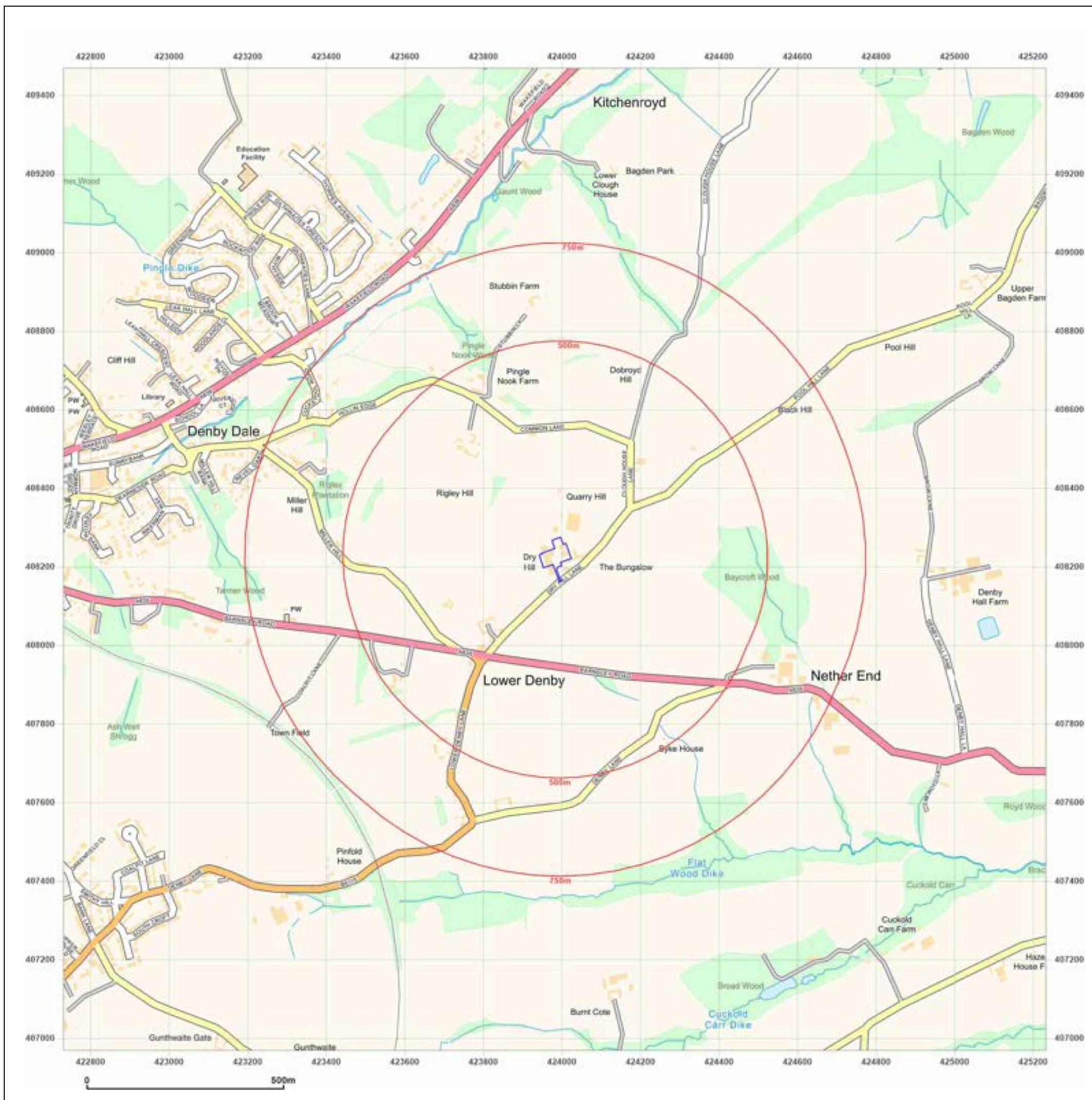


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Appendix 3

Groundsure Reports

Dry Hill Farm, 11, DRY HILL LANE, DENBY DALE, HUDDERSFIELD, KIRKLEES, HD8 8YN

Order Details

Date: 26/06/2025
Your ref: C/4504/24/E/6886 - PO-3409
Our Ref: GS-GI6-P3N-EKA-9C5

Site Details

Location: 423984 408229
Area: 0.37 ha
Authority: [Kirklees Council](#) ↗



[Summary of findings](#)

[p. 2 >](#)

[Aerial image](#)

[p. 9 >](#)

[OS MasterMap site plan](#)

[p.14 >](#)

[Insight User Guide](#) ↗

Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	0	1	8	-
16 >	1.2 >	Historical tanks >	0	0	0	1	-
16	1.3	Historical energy features	0	0	0	0	-
17	1.4	Historical petrol stations	0	0	0	0	-
17	1.5	Historical garages	0	0	0	0	-
17	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
18 >	2.1 >	Historical industrial land uses >	0	0	1	9	-
19 >	2.2 >	Historical tanks >	0	0	0	1	-
19	2.3	Historical energy features	0	0	0	0	-
20	2.4	Historical petrol stations	0	0	0	0	-
20	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
21	3.1	Active or recent landfill	0	0	0	0	-
21	3.2	Historical landfill (BGS records)	0	0	0	0	-
22	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
22 >	3.4 >	Historical landfill (EA/NRW records) >	0	0	0	1	-
22	3.5	Historical waste sites	0	0	0	0	-
22	3.6	Licensed waste sites	0	0	0	0	-
23 >	3.7 >	Waste exemptions >	0	51	1	3	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
28 >	4.1 >	Recent industrial land uses >	0	1	0	-	-
29	4.2	Current or recent petrol stations	0	0	0	0	-
29	4.3	Electricity cables	0	0	0	0	-
29	4.4	Gas pipelines	0	0	0	0	-
29	4.5	Sites determined as Contaminated Land	0	0	0	0	-



29	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-	
30	4.7	Regulated explosive sites	0	0	0	0	-	
30	4.8	Hazardous substance storage/usage	0	0	0	0	-	
30	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-	
30	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-	
30	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-	
31	4.12	Radioactive Substance Authorisations	0	0	0	0	-	
31	4.13	Licensed Discharges to controlled waters	0	0	0	0	-	
31	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-	
31	4.15	Pollutant release to public sewer	0	0	0	0	-	
31	4.16	List 1 Dangerous Substances	0	0	0	0	-	
32	4.17	List 2 Dangerous Substances	0	0	0	0	-	
32 >	4.18 >	<u>Pollution Incidents (EA/NRW) ></u>	0	1	3	0	-	
33	4.19	Pollution inventory substances	0	0	0	0	-	
33	4.20	Pollution inventory waste transfers	0	0	0	0	-	
33	4.21	Pollution inventory radioactive waste	0	0	0	0	-	
Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m	
34	5.1	Superficial aquifer	None (within 500m)					
35 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)					
36 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)					
37	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)					
37	5.5	Groundwater vulnerability- local information	None (within 0m)					
38 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	2	0	16	
42 >	5.7 >	<u>Surface water abstractions ></u>	0	0	0	0	8	
45	5.8	Potable abstractions	0	0	0	0	0	
45	5.9	Source Protection Zones	0	0	0	0	-	
45	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-	
Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m	
46	6.1	Water Network (OS MasterMap)	0	0	0	-	-	



46	6.2	Surface water features	0	0	0	-	-
47 >	6.3 >	WFD Surface water body catchments >	2	-	-	-	-
47 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
48 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
49	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
49	7.2	Historical Flood Events	0	0	0	-	-
49	7.3	Flood Defences	0	0	0	-	-
50	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
50	7.5	Flood Storage Areas	0	0	0	-	-
51	7.6	Flood Zone 2	None (within 50m)				
51	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
52 >	8.1 >	Surface water flooding >	1 in 30 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding >					
54 >	9.1 >	Groundwater flooding >	Negligible (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
55	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
56	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
56	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
56	10.4	Special Protection Areas (SPA)	0	0	0	0	0
56	10.5	National Nature Reserves (NNR)	0	0	0	0	0
57	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
57 >	10.7 >	Designated Ancient Woodland >	0	0	0	1	16
58	10.8	Biosphere Reserves	0	0	0	0	0
58	10.9	Forest Parks	0	0	0	0	0
58	10.10	Marine Conservation Zones	0	0	0	0	0
58 >	10.11 >	Green Belt >	1	0	0	0	2
59	10.12	Proposed Ramsar sites	0	0	0	0	0



59	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
59	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
59	10.15	Nitrate Sensitive Areas	0	0	0	0	0
60 >	10.16 >	<u>Nitrate Vulnerable Zones ></u>	1	0	1	0	0
61 >	10.17 >	<u>SSSI Impact Risk Zones ></u>	1	-	-	-	-
62	10.18	SSSI Units	0	0	0	0	0
Page	Section	<u>Visual and cultural designations ></u>	On site	0-50m	50-250m	250-500m	500-2000m
63	11.1	World Heritage Sites	0	0	0	-	-
64	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
64	11.3	National Parks	0	0	0	-	-
64 >	11.4 >	<u>Listed Buildings ></u>	0	0	2	-	-
65	11.5	Conservation Areas	0	0	0	-	-
65	11.6	Scheduled Ancient Monuments	0	0	0	-	-
65	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	<u>Agricultural designations ></u>	On site	0-50m	50-250m	250-500m	500-2000m
66 >	12.1 >	<u>Agricultural Land Classification ></u>	Grade 4 (within 250m)				
67	12.2	Open Access Land	0	0	0	-	-
67	12.3	Tree Felling Licences	0	0	0	-	-
67	12.4	Environmental Stewardship Schemes	0	0	0	-	-
67	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	<u>Habitat designations</u>	On site	0-50m	50-250m	250-500m	500-2000m
68	13.1	Priority Habitat Inventory	0	0	0	-	-
68	13.2	Habitat Networks	0	0	0	-	-
68	13.3	Open Mosaic Habitat	0	0	0	-	-
68	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	<u>Geology 1:10,000 scale ></u>	On site	0-50m	50-250m	250-500m	500-2000m
69 >	14.1 >	<u>10k Availability ></u>	Identified (within 500m)				
70 >	14.2 >	<u>Artificial and made ground (10k) ></u>	0	0	1	4	-
72	14.3	Superficial geology (10k)	0	0	0	0	-

72	14.4	Landslip (10k)	0	0	0	0	-
73 >	14.5 >	Bedrock geology (10k) >	2	1	11	19	-
75 >	14.6 >	Bedrock faults and other linear features (10k) >	0	2	3	26	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
77 >	15.1 >	50k Availability >	Identified (within 500m)				
78	15.2	Artificial and made ground (50k)	0	0	0	0	-
78	15.3	Artificial ground permeability (50k)	0	0	-	-	-
79	15.4	Superficial geology (50k)	0	0	0	0	-
79	15.5	Superficial permeability (50k)	None (within 50m)				
79	15.6	Landslip (50k)	0	0	0	0	-
79	15.7	Landslip permeability (50k)	None (within 50m)				
80 >	15.8 >	Bedrock geology (50k) >	2	1	10	13	-
82 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
82 >	15.10 >	Bedrock faults and other linear features (50k) >	0	1	3	22	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
84 >	16.1 >	BGS Boreholes >	0	0	1	-	-
Page	Section	Natural ground subsidence >					
85 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
87 >	17.2 >	Running sands >	Negligible (within 50m)				
88 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
89 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
90 >	17.5 >	Landslides >	Low (within 50m)				
92 >	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
94 >	18.1 >	BritPits >	0	0	1	4	-
96 >	18.2 >	Surface ground workings >	0	0	3	-	-
96 >	18.3 >	Underground workings >	0	0	0	0	2
97	18.4	Underground mining extents	0	0	0	0	-
97	18.5	Historical Mineral Planning Areas	0	0	0	0	-



97	18.6	Non-coal mining	0	0	0	0	0
97	18.7	JPB mining areas	None (within 0m)				
98	18.8	The Coal Authority non-coal mining	0	0	0	0	-
98	18.9	Researched mining	0	0	0	0	-
98	18.10	Mining record office plans	0	0	0	0	-
98	18.11	BGS mine plans	0	0	0	0	-
99 >	18.12 >	Coal mining >	Identified (within 0m)				
99	18.13	Brine areas	None (within 0m)				
99	18.14	Gypsum areas	None (within 0m)				
99	18.15	Tin mining	None (within 0m)				
99	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes >	On site	0-50m	50-250m	250-500m	500-2000m
100	19.1	Natural cavities	0	0	0	0	-
101 >	19.2 >	Mining cavities >	0	0	0	0	1
101	19.3	Reported recent incidents	0	0	0	0	-
101	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >	Less than 1% (within 0m)				
102 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
104 >	21.1 >	BGS Estimated Background Soil Chemistry >	3	0	-	-	-
104	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
104	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
105	22.1	Underground railways (London)	0	0	0	-	-
105	22.2	Underground railways (Non-London)	0	0	0	-	-
105	22.3	Railway tunnels	0	0	0	-	-
105	22.4	Historical railway and tunnel features	0	0	0	-	-
105	22.5	Royal Mail tunnels	0	0	0	-	-
106	22.6	Historical railways	0	0	0	-	-



106	22.7	Railways	0	0	0	-	-
106	22.8	Crossrail 2	0	0	0	0	-
106	22.9	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 30/05/2021

Site Area: 0.37ha



Recent site history - 2018 aerial photograph



Capture Date: 29/06/2018

Site Area: 0.37ha

Recent site history - 2012 aerial photograph



Capture Date: 26/03/2012

Site Area: 0.37ha



Recent site history - 2000 aerial photograph



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Capture Date: 21/09/2000

Site Area: 0.37ha



Recent site history - 1999 aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2025. All Rights Reserved.

Capture Date: 10/09/1999

Site Area: 0.37ha



OS MasterMap site plan





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Site Area: 0.37ha



1 Past land use



- Site Outline
- Search buffers in metres (m)
-  Historical industrial land uses
-  Historical tanks

1.1 Historical industrial land uses

Records within 500m **9**

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

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
1	80m N	Sandstone Quarry	1850	1444686

ID	Location	Land use	Dates present	Group ID
2	306m SW	Smithy	1904	1454760
A	350m NE	Colliery	1932	1560267
3	359m W	Sandstone Quarry	1850	1444688
A	382m NE	Railway Sidings	1932	1479771
4	429m N	Sandstone Quarry	1850	1444689
A	440m NE	Unspecified Tank	1932	1473080
A	444m NE	Unspecified Tank	1951	1473081
5	468m SW	Unspecified Shaft	1850	1447581

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	1
----------------------------	----------

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

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
6	488m W	Unspecified Tank	1960	238316

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

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

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

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m

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 ungrouped 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



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2.1 Historical industrial land uses

Records within 500m

10

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 18](#) >

ID	Location	Land Use	Date	Group ID
1	80m N	Sandstone Quarry	1850	1444686
2	306m SW	Smithy	1904	1454760
A	350m NE	Colliery	1932	1560267

ID	Location	Land Use	Date	Group ID
A	350m NE	Colliery	1932	1560267
3	359m W	Sandstone Quarry	1850	1444688
A	382m NE	Railway Sidings	1932	1479771
4	429m N	Sandstone Quarry	1850	1444689
A	440m NE	Unspecified Tank	1932	1473080
A	444m NE	Unspecified Tank	1951	1473081
5	468m SW	Unspecified Shaft	1850	1447581

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

1

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 18 >](#)

ID	Location	Land Use	Date	Group ID
6	488m W	Unspecified Tank	1960	238316

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

0

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'.

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

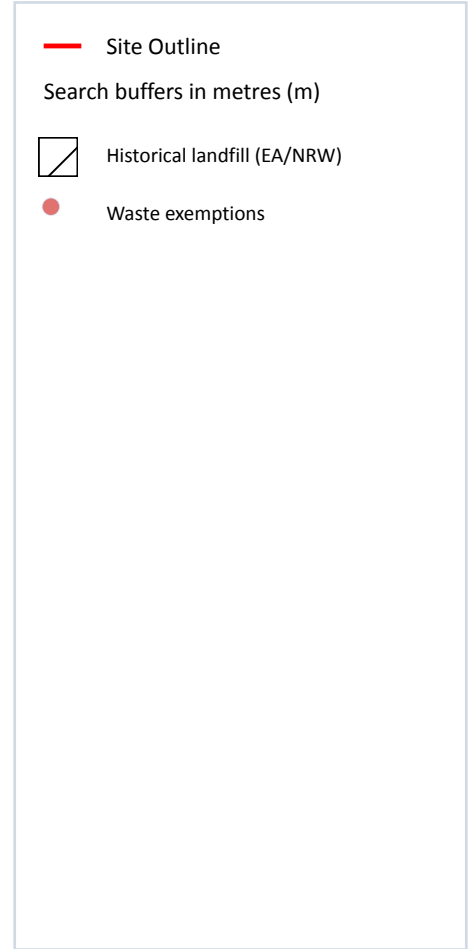
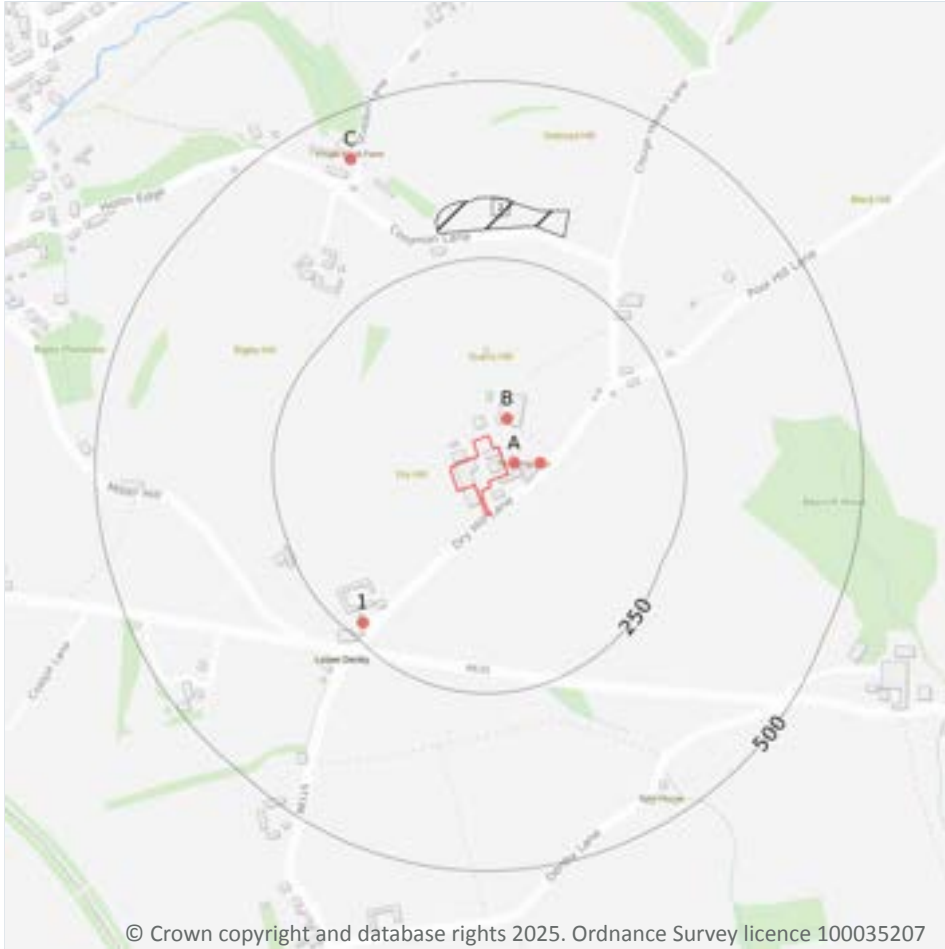
0

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



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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 21 >](#)

ID	Location	Details		
2	290m N	Site Address: Stove End Cottage, Dobroyd Hill, Common Lane, Denby Dale Licence Holder Address: Pringle Nook Farm, Denby Dale, Huddersfield	Waste Licence: Yes Site Reference: 4400/(396) Waste Type: Inert, Commercial Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 19/10/1983 Licence Surrender: 10/11/1992	Operator: - Licence Holder: G Beaumont Esquire First Recorded - Last Recorded: 31/12/1985

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	55
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Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on [page 21 >](#)

ID	Location	Site	Reference	Category	Sub-Category	Description
A	13m E	Fox View, Dry Hill Lane, Denby Dale, Huddersfield, Hd8 8yn	WEX009904	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
A	13m E	Fox View, Dry Hill Lane, Denby Dale, Huddersfield, Hd8 8yn	WEX009904	Using waste exemption	On a farm	Use of mulch
A	13m E	Fox View, Dry Hill Lane, Denby Dale, Huddersfield, Hd8 8yn	WEX171744	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
A	13m E	Fox View, Dry Hill Lane, Denby Dale, Huddersfield, Hd8 8yn	WEX171744	Using waste exemption	On a farm	Use of mulch
A	13m E	Fox View, Dry Hill Lane, Denby Dale, Huddersfield, Hd8 8yn	WEX171744	Storing waste exemption	On a farm	Storage of waste in secure containers
A	13m E	Fox View, Dry Hill Lane, Denby Dale, Huddersfield, Hd8 8yn	WEX171744	Treating waste exemption	On a farm	Preparatory treatments (baling, sorting, shredding etc)
A	13m E	Fox View, Dry Hill Lane, Denby Dale, Huddersfield, Hd8 8yn	WEX171744	Using waste exemption	On a farm	Spreading waste on non-agricultural land to confer benefit
A	13m E	Fox View, Dry Hill Lane, Denby Dale, Huddersfield, Hd8 8yn	WEX171744	Using waste exemption	On a farm	Spreading of plant matter to confer benefit
A	13m E	Fox View, Dry Hill Lane, Denby Dale, Huddersfield, Hd8 8yn	WEX171744	Using waste exemption	On a farm	Incorporation of ash into soil
A	13m E	Fox View, Dry Hill Lane, Denby Dale, Huddersfield, Hd8 8yn	WEX171744	Using waste exemption	On a farm	Use of waste in construction
A	13m E	Fox View, Dry Hill Lane, Denby Dale, Huddersfield, Hd8 8yn	WEX009904	Treating waste exemption	On a farm	Preparatory treatments (baling, sorting, shredding etc)



ID	Location	Site	Reference	Category	Sub-Category	Description
A	13m E	Fox View, Dry Hill Lane, Denby Dale, Huddersfield, Hd8 8yn	WEX009904	Using waste exemption	On a farm	Use of waste in construction
A	13m E	Fox View, Dry Hill Lane, Denby Dale, Huddersfield, Hd8 8yn	WEX009904	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	13m E	Fox View, Dry Hill Lane, Denby Dale, Huddersfield, Hd8 8yn	WEX009904	Using waste exemption	On a farm	Burning of waste as a fuel in a small appliance
A	13m E	Fox View, Dry Hill Lane, Denby Dale, Huddersfield, Hd8 8yn	WEX009904	Using waste exemption	On a farm	Use of baled end-of-life tyres in construction
A	13m E	Fox View, Dry Hill Lane, Denby Dale, Huddersfield, Hd8 8yn	WEX009904	Using waste exemption	On a farm	Use of waste for a specified purpose
A	13m E	Fox View, Dry Hill Lane, Denby Dale, Huddersfield, Hd8 8yn	WEX009904	Disposing of waste exemption	On a farm	Burning waste in the open
A	13m E	Fox View, Dry Hill Lane, Denby Dale, Huddersfield, Hd8 8yn	WEX009904	Treating waste exemption	On a farm	Sorting mixed waste
A	13m E	Fox View, Dry Hill Lane, Denby Dale, Huddersfield, Hd8 8yn	WEX009904	Storing waste exemption	On a farm	Storage of waste in a secure place
A	13m E	Fox View, Dry Hill Lane, Denby Dale, Huddersfield, Hd8 8yn	WEX304324	Using waste exemption	On a farm	Use of mulch
A	13m E	Fox View, Dry Hill Lane, Denby Dale, Huddersfield, Hd8 8yn	WEX304324	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
A	13m E	Fox View, Dry Hill Lane, Denby Dale, Huddersfield, Hd8 8yn	WEX304324	Storing waste exemption	On a farm	Storage of waste in secure containers
A	13m E	Fox View, Dry Hill Lane, Denby Dale, Huddersfield, Hd8 8yn	WEX304324	Treating waste exemption	On a farm	Preparatory treatments (baling, sorting, shredding etc)
A	13m E	Fox View, Dry Hill Lane, Denby Dale, Huddersfield, Hd8 8yn	WEX304324	Using waste exemption	On a farm	Incorporation of ash into soil



ID	Location	Site	Reference	Category	Sub-Category	Description
A	13m E	Fox View, Dry Hill Lane, Denby Dale, Huddersfield, Hd8 8yn	WEX304324	Using waste exemption	On a farm	Spreading of plant matter to confer benefit
A	13m E	Fox View, Dry Hill Lane, Denby Dale, Huddersfield, Hd8 8yn	WEX304324	Using waste exemption	On a farm	Spreading waste on non-agricultural land to confer benefit
A	13m E	Fox View, Dry Hill Lane, Denby Dale, Huddersfield, Hd8 8yn	WEX304324	Using waste exemption	On a farm	Use of waste in construction
B	35m NE	Fox View Dry Hill Lane Huddersfield Hd8 8yn	EPR/LH0471CV /A001	Storing waste exemption	Both agricultural and non-agricultural waste	Storage of waste in a secure place
B	35m NE	Fox View Dry Hill Lane Huddersfield Hd8 8yn	EPR/LH0471CV /A001	Treating waste exemption	Both agricultural and non-agricultural waste	Cleaning, washing, spraying or coating relevant waste
B	35m NE	Fox View Dry Hill Lane Huddersfield Hd8 8yn	EPR/LH0471CV /A001	Treating waste exemption	Both agricultural and non-agricultural waste	Preparatory treatments (baling, sorting, shredding etc)
B	35m NE	Fox View Dry Hill Lane Huddersfield Hd8 8yn	EPR/LH0471CV /A001	Using waste exemption	Both agricultural and non-agricultural waste	Use of waste in construction
B	35m NE	Fox View Dry Hill Lane Huddersfield Hd8 8yn	EPR/LH0471CV /A001	Using waste exemption	Both agricultural and non-agricultural waste	Spreading of plant matter to confer benefit
B	35m NE	Fox View Dry Hill Lane Huddersfield Hd8 8yn	EPR/LH0471CV /A001	Using waste exemption	Both agricultural and non-agricultural waste	Incorporation of ash into soil
B	35m NE	Fox View Dry Hill Lane Huddersfield Hd8 8yn	EPR/LH0471CV /A001	Using waste exemption	Both agricultural and non-agricultural waste	Burning of waste as a fuel in a small appliance



ID	Location	Site	Reference	Category	Sub-Category	Description
B	35m NE	Fox View Dry Hill Lane Huddersfield Hd8 8yn	EPR/LH0471CV /A001	Disposing of waste exemption	Both agricultural and non- agricultural waste	Burning waste in the open
B	35m NE	Fox View Dry Hill Lane Huddersfield Hd8 8yn	EPR/LH0471CV /A001	Treating waste exemption	Both agricultural and non- agricultural waste	Sorting mixed waste
B	35m NE	Fox View Dry Hill Lane Huddersfield Hd8 8yn	EPR/LH0471CV /A001	Treating waste exemption	Both agricultural and non- agricultural waste	Treatment of waste food
B	35m NE	Fox View Dry Hill Lane Huddersfield Hd8 8yn	EPR/LH0471CV /A001	Treating waste exemption	Both agricultural and non- agricultural waste	Recovery of scrap metal
B	35m NE	Fox View Dry Hill Lane Huddersfield Hd8 8yn	EPR/LH0471CV /A001	Using waste exemption	Both agricultural and non- agricultural waste	Spreading waste on agricultural land to confer benefit
A	47m E	Fox View, Dry Hill Lane, Denby Dale, Huddersfield, Hd8 8yn	WEX432880	Using waste exemption	On a farm	Burning of waste as a fuel in a small appliance
A	47m E	Fox View, Dry Hill Lane, Denby Dale, Huddersfield, Hd8 8yn	WEX432880	Treating waste exemption	On a farm	Preparatory treatments (baling, sorting, shredding etc)
A	47m E	Fox View, Dry Hill Lane, Denby Dale, Huddersfield, Hd8 8yn	WEX432880	Treating waste exemption	On a farm	Cleaning, washing, spraying or coating relevant waste
A	47m E	Fox View, Dry Hill Lane, Denby Dale, Huddersfield, Hd8 8yn	WEX432880	Using waste exemption	On a farm	Use of waste in construction
A	47m E	Fox View, Dry Hill Lane, Denby Dale, Huddersfield, Hd8 8yn	WEX432880	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
A	47m E	Fox View, Dry Hill Lane, Denby Dale, Huddersfield, Hd8 8yn	WEX432880	Using waste exemption	On a farm	Spreading waste on non- agricultural land to confer benefit



ID	Location	Site	Reference	Category	Sub-Category	Description
A	47m E	Fox View, Dry Hill Lane, Denby Dale, Huddersfield, Hd8 8yn	WEX432880	Using waste exemption	On a farm	Use of waste for a specified purpose
A	47m E	Fox View, Dry Hill Lane, Denby Dale, Huddersfield, Hd8 8yn	WEX432880	Treating waste exemption	On a farm	Aerobic composting and associated prior treatment
A	47m E	Fox View, Dry Hill Lane, Denby Dale, Huddersfield, Hd8 8yn	WEX432880	Using waste exemption	On a farm	Use of mulch
A	47m E	Fox View, Dry Hill Lane, Denby Dale, Huddersfield, Hd8 8yn	WEX432880	Using waste exemption	On a farm	Spreading of plant matter to confer benefit
A	47m E	Fox View, Dry Hill Lane, Denby Dale, Huddersfield, Hd8 8yn	WEX432880	Treating waste exemption	On a farm	Treatment of kitchen waste in a wormery
A	47m E	Fox View, Dry Hill Lane, Denby Dale, Huddersfield, Hd8 8yn	WEX432880	Using waste exemption	On a farm	Incorporation of ash into soil
1	229m SW	Dry Hill Farm Dry Hill Lane Huddersfield West Yorkshire Hd8 8yn	EPR/YF0904KA /A001	Disposing of waste exemption	Agricultural waste only	Burning waste in the open
C	434m NW	Flat, Pingle Nook Farm, Denby Dale, Huddersfield, Hd8 8yw	WEX404287	Disposing of waste exemption	On a farm	Burning waste in the open
C	434m NW	Flat, Pingle Nook Farm, Denby Dale, Huddersfield, Hd8 8yw	WEX404287	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
C	434m NW	Flat, Pingle Nook Farm, Denby Dale, Huddersfield, Hd8 8yw	WEX404287	Using waste exemption	On a farm	Use of waste in construction

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
- Pollution Incidents (EA/NRW)

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4.1 Recent industrial land uses

Records within 250m **1**

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 28](#) >

ID	Location	Company	Address	Activity	Category
2	12m N	Mast	West Yorkshire, HD8	Telecommunications Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

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

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.3 Electricity cables

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

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

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

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

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

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

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

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

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

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m

0

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

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m

0

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m

0

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

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m

0

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

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

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

Records within 500m

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.



4.12 Radioactive Substance Authorisations

Records within 500m

0

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

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

4.13 Licensed Discharges to controlled waters

Records within 500m

0

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

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m

0

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

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

4.15 Pollutant release to public sewer

Records within 500m

0

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m

0

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

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



4.17 List 2 Dangerous Substances

Records within 500m

0

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m

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 28 >](#)

ID	Location	Details	
1	4m S	Incident Date: 25/08/2001 Incident Identification: 26736 Pollutant: Contaminated Water Pollutant Description: Firefighting Run-Off	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
3	124m NE	Incident Date: 14/05/2002 Incident Identification: 78651 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Food and Drink	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
A	181m SW	Incident Date: 09/09/2009 Incident Identification: 714464 Pollutant: Agricultural Materials and Wastes Pollutant Description: Other Agricultural Material or Waste	Water Impact: Category 2 (Significant) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
A	181m SW	Incident Date: 09/09/2009 Incident Identification: 714464 Pollutant: Sewage Materials Pollutant Description: Grey Water	Water Impact: Category 2 (Significant) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

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



4.19 Pollution inventory substances

Records within 500m

0

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

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

4.20 Pollution inventory waste transfers

Records within 500m

0

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

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

4.21 Pollution inventory radioactive waste

Records within 500m

0

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

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

5 Hydrogeology - Superficial aquifer

5.1 Superficial aquifer

Records within 500m

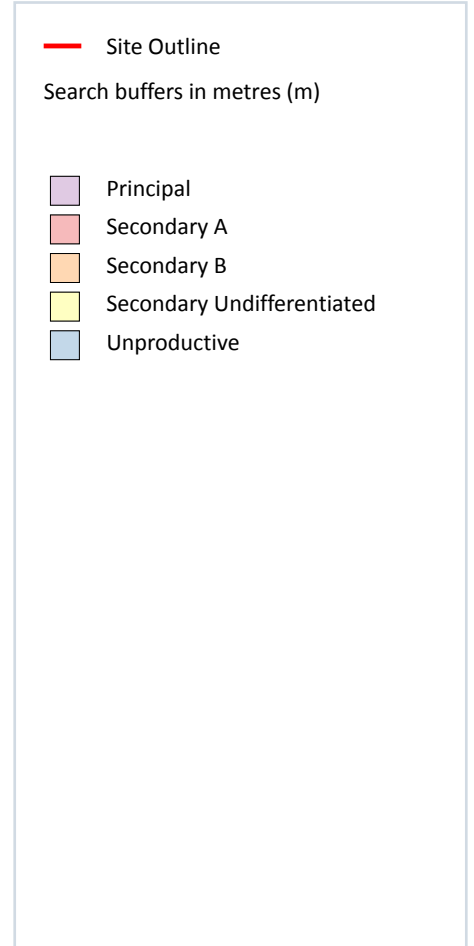
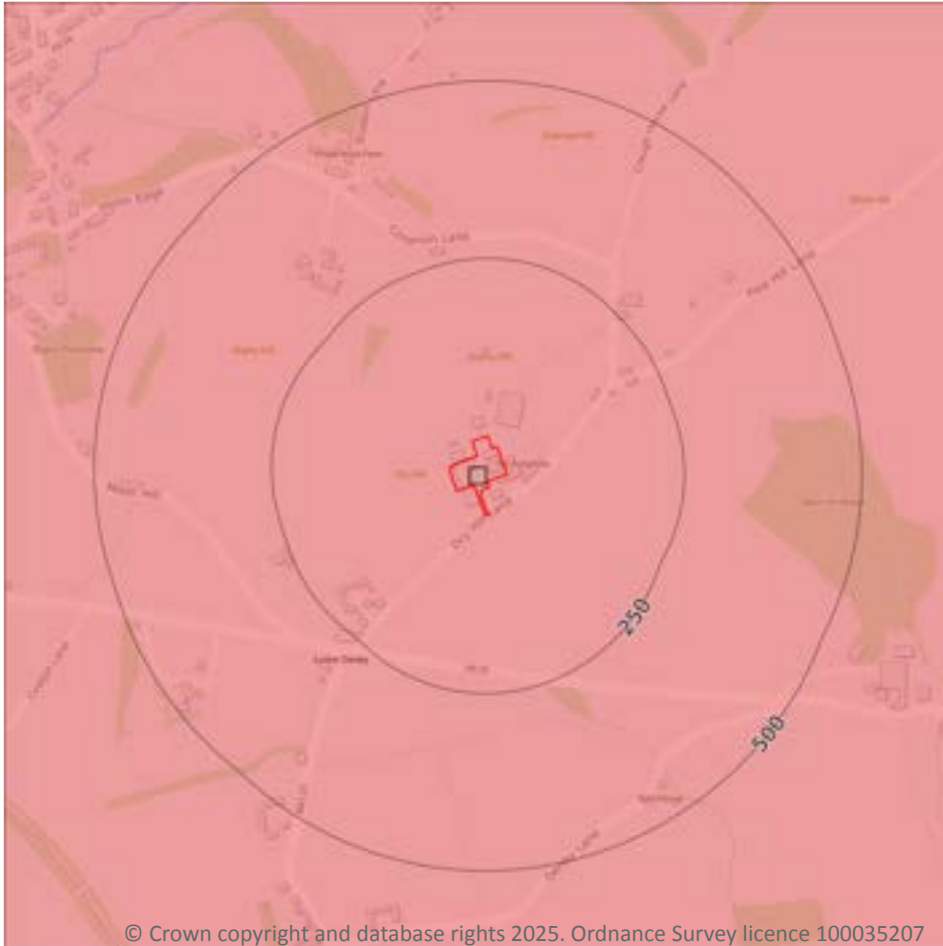
0

Aquifer status of groundwater held within superficial geology.

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



Bedrock aquifer



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5.2 Bedrock aquifer

Records within 500m

1

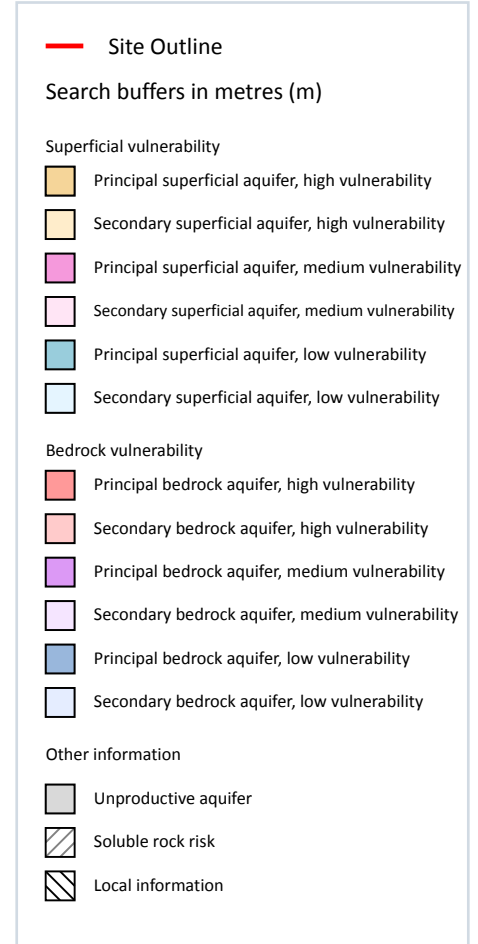
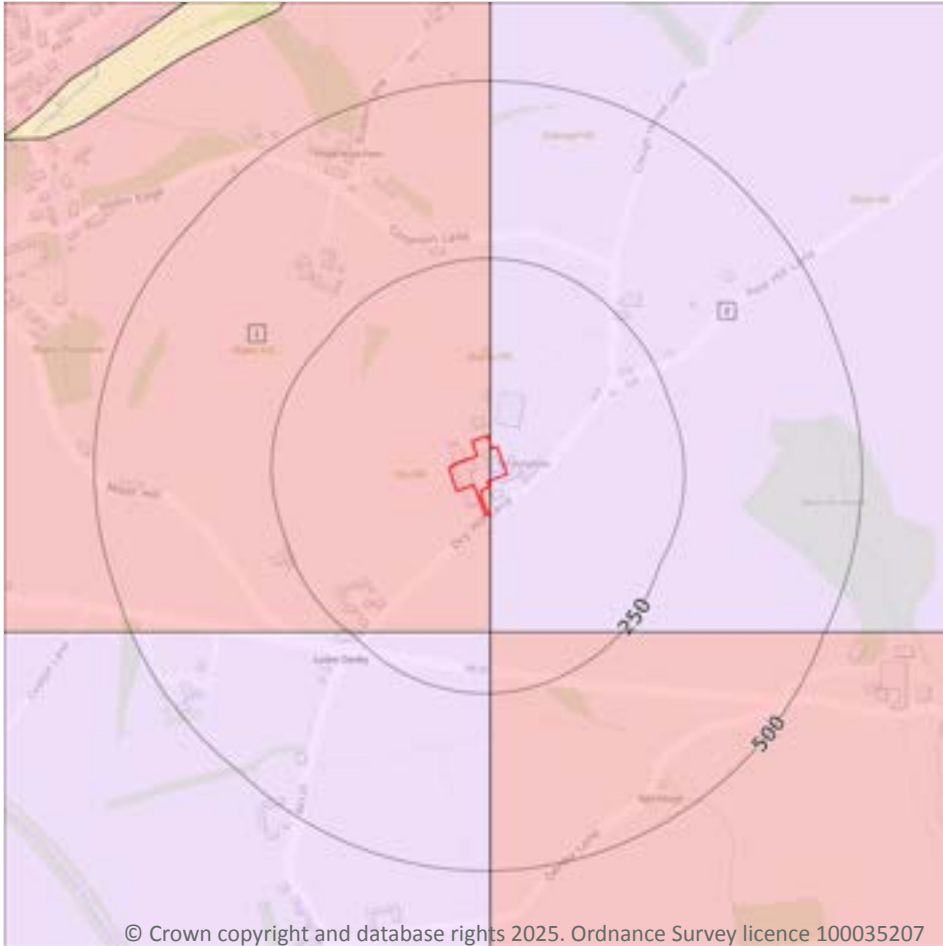
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 35](#) >

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

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

Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

2

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 36](#) >



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: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures
2	On site	Summary Classification: Secondary bedrock aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: 3-10m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Medium Aquifer type: Secondary Flow mechanism: Well connected fractures

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site

0

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

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

5.5 Groundwater vulnerability- local information

Records on site

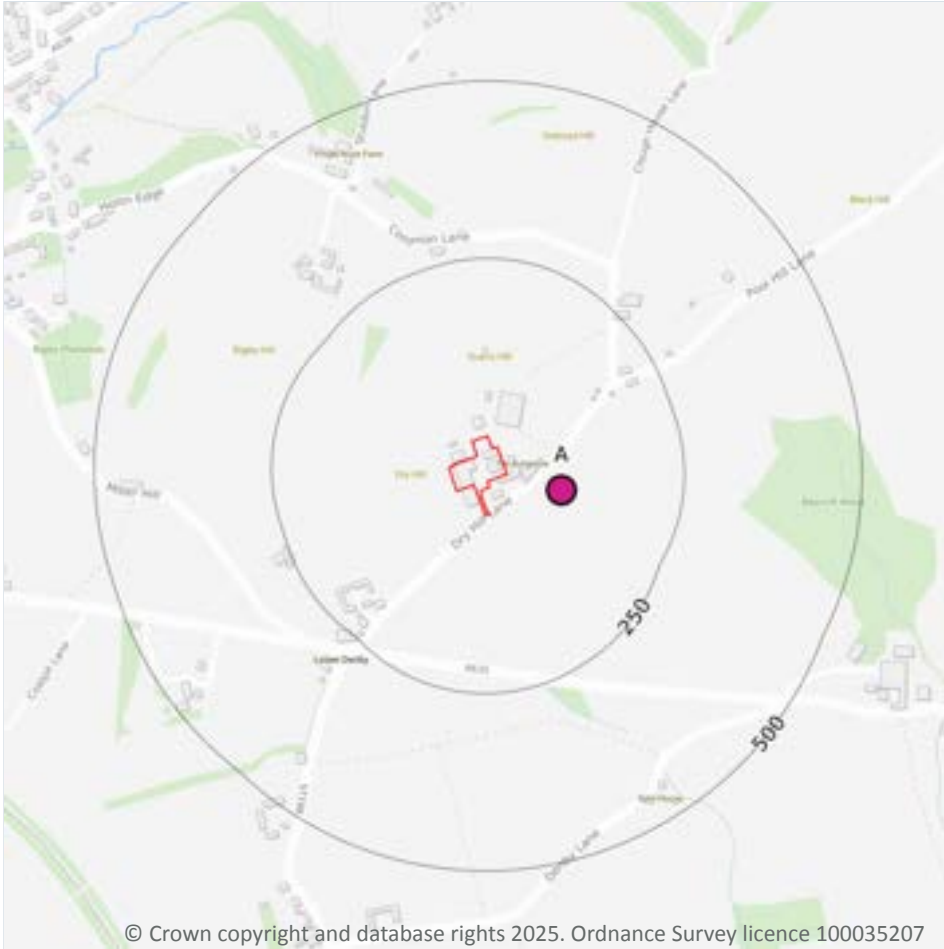
0

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

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



Abstractions and Source Protection Zones



5.6 Groundwater abstractions

Records within 2000m

18

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 38](#) >

ID	Location	Details	
A	80m E	Status: Historical Licence No: 2/27/05/179 Details: General Farming & Domestic Direct Source: GROUNDWATERS Point: BOREHOLE Data Type: Point Name: BUCKLEY Easting: 424100 Northing: 408200	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 31/08/1994 Expiry Date: - Issue No: 100 Version Start Date: 31/08/1994 Version End Date: -
A	80m E	Status: Historical Licence No: 2/27/05/179 Details: General Farming & Domestic Direct Source: GROUNDWATERS Point: BOREHOLE - COAL MEASURES - DENBY DALE Data Type: Point Name: MESSRS H & S BUCKLEY Easting: 424100 Northing: 408200	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 31/08/1994 Expiry Date: - Issue No: 100 Version Start Date: 31/08/1994 Version End Date: -
-	977m E	Status: Historical Licence No: 2/27/08/107 Details: General Farming & Domestic Direct Source: GROUNDWATERS Point: BOREHOLE Data Type: Point Name: PEACE Easting: 425000 Northing: 408200	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 28/12/1990 Expiry Date: - Issue No: 100 Version Start Date: 28/12/1990 Version End Date: -
-	977m E	Status: Historical Licence No: 2/27/08/107 Details: General Farming & Domestic Direct Source: GROUNDWATERS Point: BOREHOLE - COAL MEASURES - DENBY DALE Data Type: Point Name: PEACE Easting: 425000 Northing: 408200	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 28/12/1990 Expiry Date: - Issue No: 102 Version Start Date: 20/06/2001 Version End Date: -
-	1290m NW	Status: Historical Licence No: 2/27/08/005 Details: General Farming & Domestic Direct Source: GROUNDWATERS Point: WELL X2 Data Type: Point Name: SHAW Easting: 423200 Northing: 409300	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 14/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 25/01/1985 Version End Date: -



ID	Location	Details	
-	1290m NW	Status: Historical Licence No: 2/27/08/005 Details: General Farming & Domestic Direct Source: GROUNDWATERS Point: WELL X2 - COAL MEASURES - DENBY DALE Data Type: Point Name: D M & J SHAW Easting: 423200 Northing: 409300	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 14/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 25/01/1985 Version End Date: -
-	1675m S	Status: Historical Licence No: 2/27/08/086 Details: Raw Water Supply Direct Source: GROUNDWATERS Point: BOREHOLE Data Type: Point Name: EMMOTT Easting: 423800 Northing: 406500	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/05/1973 Expiry Date: - Issue No: 100 Version Start Date: 01/05/1973 Version End Date: -
-	1675m S	Status: Historical Licence No: 2/27/08/086 Details: Raw Water Supply Direct Source: GROUNDWATERS Point: BOREHOLE - COAL MEASURES Data Type: Point Name: EMMOTT Easting: 423800 Northing: 406500	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/05/1973 Expiry Date: - Issue No: 100 Version Start Date: 01/05/1973 Version End Date: -
-	1675m S	Status: Historical Licence No: 2/27/08/086 Details: General Farming & Domestic Direct Source: GROUNDWATERS Point: BOREHOLE - COAL MEASURES Data Type: Point Name: EMMOTT Easting: 423800 Northing: 406500	Annual Volume (m ³): 11370 Max Daily Volume (m ³): 45.5 Original Application No: - Original Start Date: 01/05/1973 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2008 Version End Date: -
-	1685m W	Status: Active Licence No: 2/27/08/144/R01 Details: Transfer Between Sources (Post Water Act 2003) Direct Source: GROUNDWATERS Point: BOREHOLE - COAL MEASURES - GREENMOOR ROCK - DENBY DALE Data Type: Point Name: HINCHCLIFFE & SONS LTD Easting: 422259 Northing: 408307	Annual Volume (m ³): 52000 Max Daily Volume (m ³): 500 Original Application No: NPS WR/024657 Original Start Date: 01/04/2017 Expiry Date: 31/03/2029 Issue No: 1 Version Start Date: 01/04/2019 Version End Date: -



ID	Location	Details	
-	1742m W	Status: Historical Licence No: 2/27/08/121 Details: General use relating to Secondary Category (Medium Loss) Direct Source: GROUNDWATERS Point: BOREHOLE Data Type: Point Name: HINCHCLIFFE & SONS LTD Easting: 422200 Northing: 408270	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 16/01/1998 Expiry Date: 31/12/2008 Issue No: 100 Version Start Date: 16/01/1998 Version End Date: -
-	1742m W	Status: Historical Licence No: 2/27/08/121 Details: Non-Evaporative Cooling Direct Source: GROUNDWATERS Point: BOREHOLE Data Type: Point Name: HINCHCLIFFE & SONS LTD Easting: 422200 Northing: 408270	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 16/01/1998 Expiry Date: 31/12/2008 Issue No: 100 Version Start Date: 16/01/1998 Version End Date: -
-	1742m W	Status: Historical Licence No: 2/27/08/121 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: GROUNDWATERS Point: BOREHOLE - COAL MEASURES - DENBY DALE Data Type: Point Name: HINCHCLIFFE & SONS LTD Easting: 422200 Northing: 408270	Annual Volume (m ³): 52000 Max Daily Volume (m ³): 500 Original Application No: - Original Start Date: 16/01/1998 Expiry Date: 31/12/2008 Issue No: 100 Version Start Date: 16/01/1998 Version End Date: -
-	1742m W	Status: Historical Licence No: 2/27/08/121 Details: Non-Evaporative Cooling Direct Source: GROUNDWATERS Point: BOREHOLE - COAL MEASURES - DENBY DALE Data Type: Point Name: HINCHCLIFFE & SONS LTD Easting: 422200 Northing: 408270	Annual Volume (m ³): 52000 Max Daily Volume (m ³): 500 Original Application No: - Original Start Date: 16/01/1998 Expiry Date: 31/12/2008 Issue No: 100 Version Start Date: 16/01/1998 Version End Date: -
-	1742m W	Status: Historical Licence No: 2/27/08/144 Details: Non-Evaporative Cooling Direct Source: GROUNDWATERS Point: BOREHOLE - COAL MEASURES - GREENMOOR ROCK - DENBY DALE Data Type: Point Name: HINCHCLIFFE & SONS LTD Easting: 422200 Northing: 408270	Annual Volume (m ³): 52000 Max Daily Volume (m ³): 500 Original Application No: - Original Start Date: 01/01/2009 Expiry Date: 31/03/2017 Issue No: 1 Version Start Date: 01/01/2009 Version End Date: -



ID	Location	Details	
-	1742m W	Status: Historical Licence No: 2/27/08/144 Details: Process Water Direct Source: GROUNDWATERS Point: BOREHOLE - COAL MEASURES - GREENMOOR ROCK - DENBY DALE Data Type: Point Name: HINCHCLIFFE & SONS LTD Easting: 422200 Northing: 408270	Annual Volume (m ³): 52000 Max Daily Volume (m ³): 500 Original Application No: - Original Start Date: 01/01/2009 Expiry Date: 31/03/2017 Issue No: 1 Version Start Date: 01/01/2009 Version End Date: -
-	1909m NE	Status: Active Licence No: 2/27/08/116 Details: General Farming & Domestic Direct Source: GROUNDWATERS Point: BOREHOLE - COAL MEASURES - CLAYTON WEST Data Type: Point Name: W H BROOK & SON Easting: 425000 Northing: 409900	Annual Volume (m ³): 9928 Max Daily Volume (m ³): 27.2 Original Application No: 6773 Original Start Date: 20/12/1996 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2008 Version End Date: -
-	1909m NE	Status: Historical Licence No: 2/27/08/116 Details: General Farming & Domestic Direct Source: GROUNDWATERS Point: BOREHOLE Data Type: Point Name: W H BROOK & SON Easting: 425000 Northing: 409900	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 20/12/1996 Expiry Date: - Issue No: 100 Version Start Date: 20/12/1996 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m

8

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 38](#) >



ID	Location	Details	
-	1661m W	Status: Active Licence No: 2/27/08/052 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: SURFACE WATER Point: RIVER DEARNE - RESERVOIR NEAR MUNCHCLIFFE BECK Data Type: Point Name: HINCHCLIFFE & SONS LTD Easting: 422284 Northing: 408322	Annual Volume (m ³): 68182 Max Daily Volume (m ³): 500 Original Application No: NPS/WR/024659 Original Start Date: 17/03/1966 Expiry Date: - Issue No: 102 Version Start Date: 24/01/2017 Version End Date: -
-	1661m W	Status: Active Licence No: 2/27/08/052 Details: Non-Evaporative Cooling Direct Source: SURFACE WATER Point: RIVER DEARNE - RESERVOIR NEAR MUNCHCLIFFE BECK Data Type: Point Name: HINCHCLIFFE & SONS LTD Easting: 422284 Northing: 408322	Annual Volume (m ³): 68182 Max Daily Volume (m ³): 500 Original Application No: NPS/WR/024659 Original Start Date: 17/03/1966 Expiry Date: - Issue No: 102 Version Start Date: 24/01/2017 Version End Date: -
-	1664m W	Status: Historical Licence No: 2/27/08/052 Details: General use relating to Secondary Category (Medium Loss) Direct Source: SURFACE WATER Point: RIVER DEARNE AND MUNCHCLIFFE BECK Data Type: Point Name: HINCHCLIFFE & SONS LTD Easting: 422280 Northing: 408320	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 17/03/1966 Expiry Date: - Issue No: 101 Version Start Date: 24/12/1999 Version End Date: -
-	1664m W	Status: Historical Licence No: 2/27/08/052 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: SURFACE WATER Point: RESERVOIR NEAR MUNCHCLIFFE BECK Data Type: Point Name: HINCHCLIFFE & SONS LTD Easting: 422280 Northing: 408320	Annual Volume (m ³): 68182 Max Daily Volume (m ³): 500 Original Application No: - Original Start Date: 17/03/1966 Expiry Date: - Issue No: 101 Version Start Date: 24/12/1999 Version End Date: -

ID	Location	Details	
-	1823m W	Status: Active Licence No: NE/027/0008/017 Details: Transfer Between Sources (Post Water Act 2003) Direct Source: SURFACE WATER Point: MUNCHCLIFFE BECK TRANSFER Data Type: Point Name: HINCHCLIFFE & SONS LTD Easting: 422119 Northing: 408252	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: NPS/WR/025125 Original Start Date: 24/01/2017 Expiry Date: 31/03/2029 Issue No: 1 Version Start Date: 24/01/2017 Version End Date: -
-	1842m W	Status: Historical Licence No: 2/27/08/052 Details: General use relating to Secondary Category (Medium Loss) Direct Source: SURFACE WATER Point: RIVER DEARNE & MUNCHCLIFFE BK Data Type: Point Name: HINCHCLIFFE & SONS LTD Easting: 422100 Northing: 408200	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 17/03/1966 Expiry Date: - Issue No: 101 Version Start Date: 24/12/1999 Version End Date: -
-	1872m W	Status: Historical Licence No: 2/27/08/052 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: SURFACE WATER Point: RIVER DEARNE AND MUNCHCLIFFE BECK Data Type: Point Name: HINCHCLIFFE & SONS LTD Easting: 422070 Northing: 408260	Annual Volume (m ³): 68182 Max Daily Volume (m ³): 500 Original Application No: - Original Start Date: 17/03/1966 Expiry Date: - Issue No: 101 Version Start Date: 24/12/1999 Version End Date: -
-	1942m W	Status: Historical Licence No: 2/27/08/052 Details: General use relating to Secondary Category (Medium Loss) Direct Source: SURFACE WATER Point: RIVER DEARNE & MUNCHCLIFFE BK Data Type: Point Name: HINCHCLIFFE & SONS LTD Easting: 422000 Northing: 408200	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 17/03/1966 Expiry Date: - Issue No: 101 Version Start Date: 24/12/1999 Version End Date: -

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



5.8 Potable abstractions

Records within 2000m

0

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

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

5.9 Source Protection Zones

Records within 500m

0

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

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m

0

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

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



6 Hydrology



- Site Outline
- Search buffers in metres (m)
- Water Network (OS MasterMap)
- Surface water features (wider than 5m)
- Surface water features (narrower than 5m)
- ⋯ WFD River, canal and surface water transfer water bodies
- WFD Lake water bodies
- WFD Transitional and coastal water bodies
- WFD Surface water body catchments boundaries
- WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m

0

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

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

0

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

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site

2

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 46 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River	Cawthorne Dyke from Source to River Dearne	GB104027063150	Dearne	Don and Rother
2	On site	River	Dearne from Source to Bentley Brook	GB104027063220	Dearne	Don and Rother

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

6.4 WFD Surface water bodies

Records identified

2

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 46 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	739m NW	River	Dearne from Source to Bentley Brook	GB104027063220 ↗	Moderate	Fail	Moderate	2019
-	1961m SE	River	Cawthorne Dyke from Source to River Dearne	GB104027063150 ↗	Poor	Fail	Poor	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 46 >](#)

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
3	On site	Don & Rother Millstone grit & Coal Measures	GB40402G992300 ↗	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

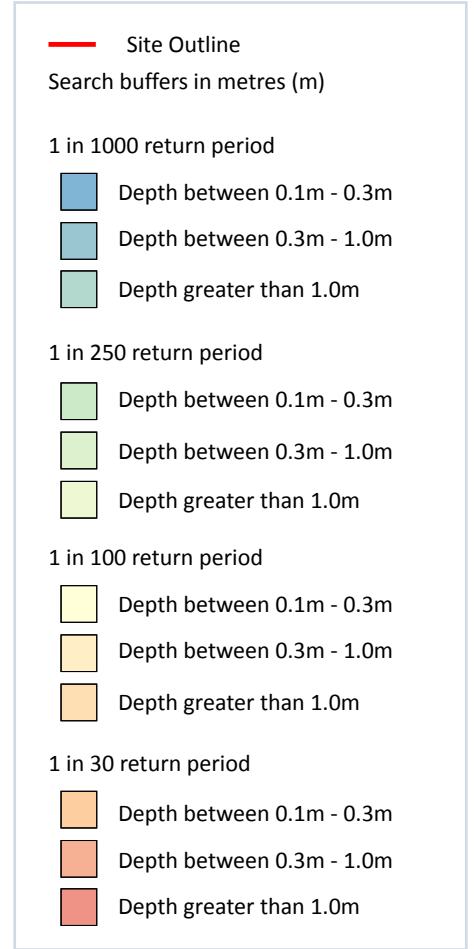
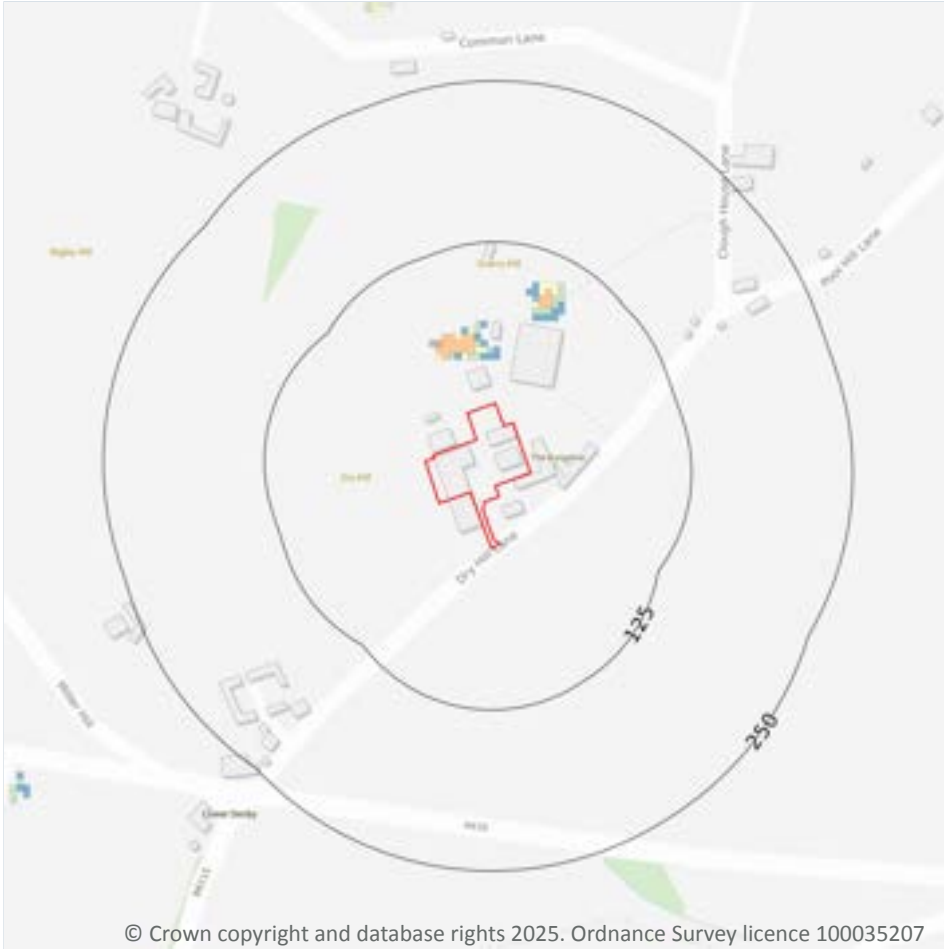
0

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

1 in 30 year, 0.1m - 0.3m

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.

Features are displayed on the Surface water flooding map on [page 52 >](#)

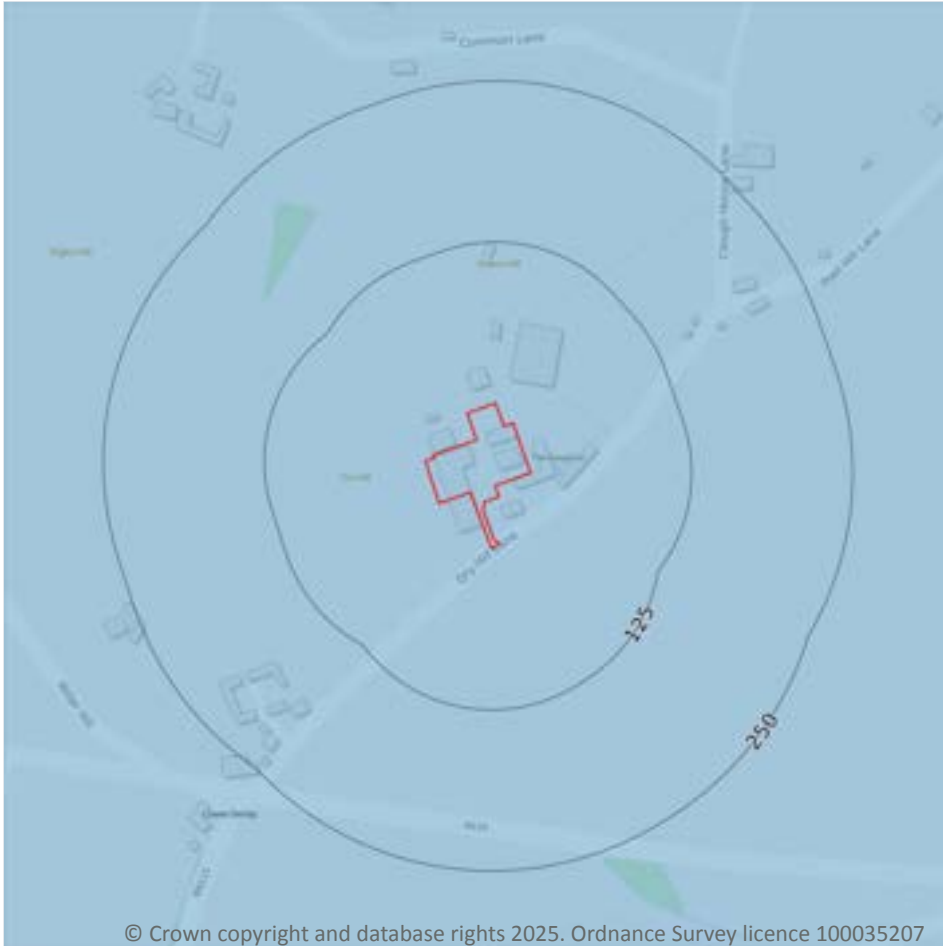
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

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



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9.1 Groundwater flooding

Highest risk on site

Negligible

Highest risk within 50m

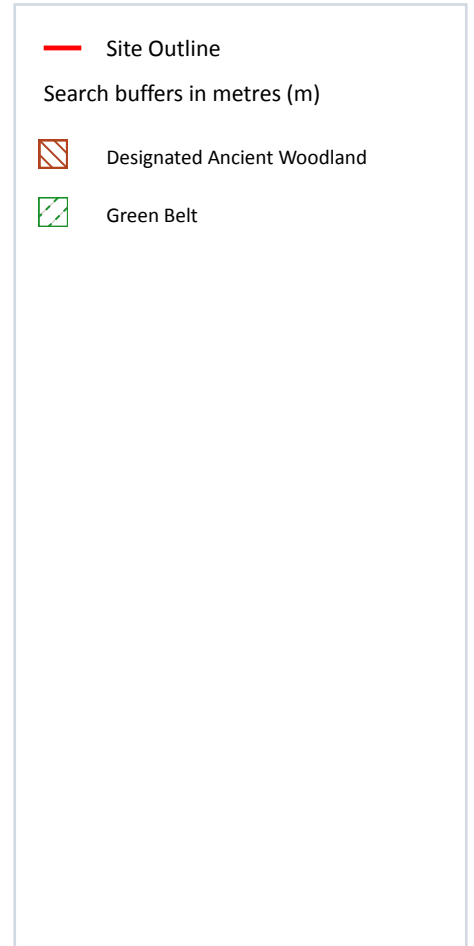
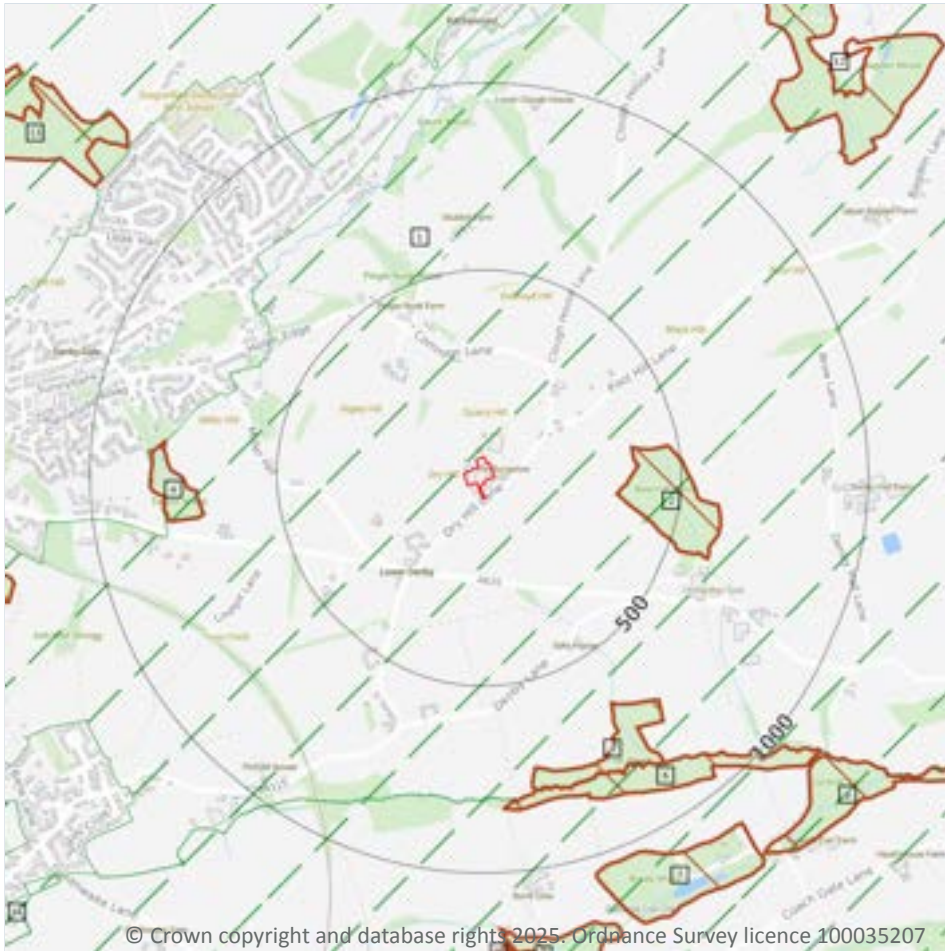
Negligible

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 54 >](#)

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



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
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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	17
-----------------------------	-----------

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 55 >](#)

ID	Location	Name	Woodland Type
2	332m E	Baycroft Wood	Ancient Replanted Woodland
3	645m SE	Cuckold Carr	Ancient Replanted Woodland
4	704m W	Tanner Wood	Ancient & Semi-Natural Woodland
6	787m S	Cuckold Carr	Ancient & Semi-Natural Woodland
7	1032m SE	Cuckold Carr	Ancient Replanted Woodland
8	1128m SE	Cuckold Carr	Ancient Replanted Woodland
9	1152m S	Burnt Cote Wood	Ancient Replanted Woodland
10	1185m S	Burnt Cote Wood	Ancient & Semi-Natural Woodland
11	1192m NE	Bagden Wood	Ancient Replanted Woodland
12	1238m W	Hagg Wood	Ancient Replanted Woodland
13	1249m NW	Wither Wood	Ancient Replanted Woodland
-	1317m E	Shuff Wood	Ancient Replanted Woodland
-	1469m W	Munchcliffe And Ward Woods	Ancient Replanted Woodland
-	1644m SW	Margaret Wood	Ancient Replanted Woodland
-	1820m E	Susannah Spring	Ancient Replanted Woodland
-	1880m S	Clough Wood	Ancient & Semi-Natural Woodland



ID	Location	Name	Woodland Type
-	1904m W	Munchcliffe And Ward Woods	Ancient Replanted Woodland

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

10.8 Biosphere Reserves

Records within 2000m	0
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Biosphere Reserves are internationally recognised by UNESCO as sites of excellence to balance conservation and socioeconomic development between nature and people. They are recognised under the Man and the Biosphere (MAB) Programme with the aim of promoting sustainable development founded on the work of the local community.

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

10.9 Forest Parks

Records within 2000m	0
-----------------------------	----------

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0
-----------------------------	----------

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

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

10.11 Green Belt

Records within 2000m	3
-----------------------------	----------

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

Features are displayed on the Environmental designations map on [page 55 >](#)

ID	Location	Name	Local Authority name
1	On site	South and West Yorkshire Green Belt	Kirklees
5	786m S	South and West Yorkshire Green Belt	Barnsley

ID	Location	Name	Local Authority name
16	1517m SW	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

2

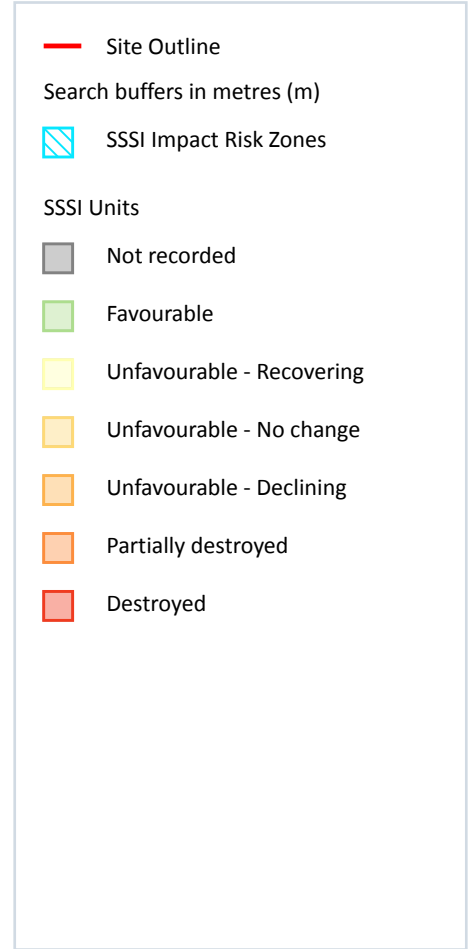
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
On site	River Dearne NVZ	Surface Water	278	Existing
68m E	River Dearne NVZ	Surface Water	278	Existing

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



SSSI Impact Zones and Units



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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 61](#) >

ID	Location	Type of developments requiring consultation
1	On site	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0303000530000&notes=&location=426486,402817%20(IRZ%20polygon%20centre)

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m

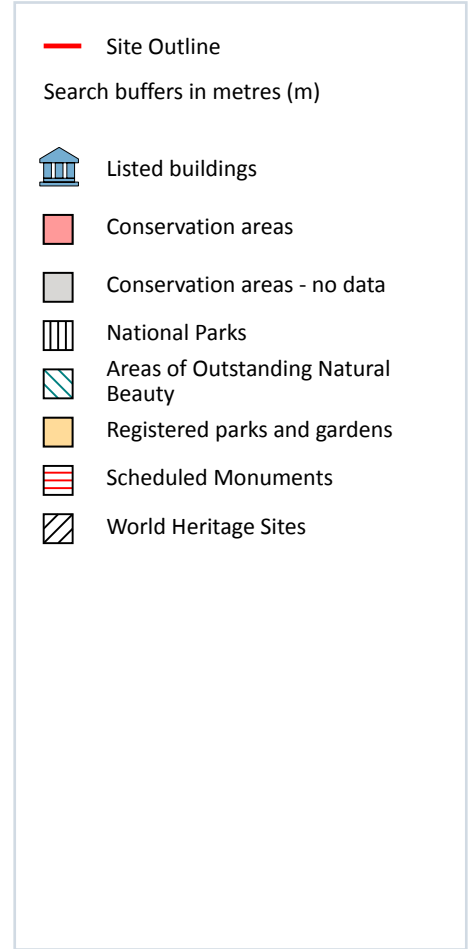
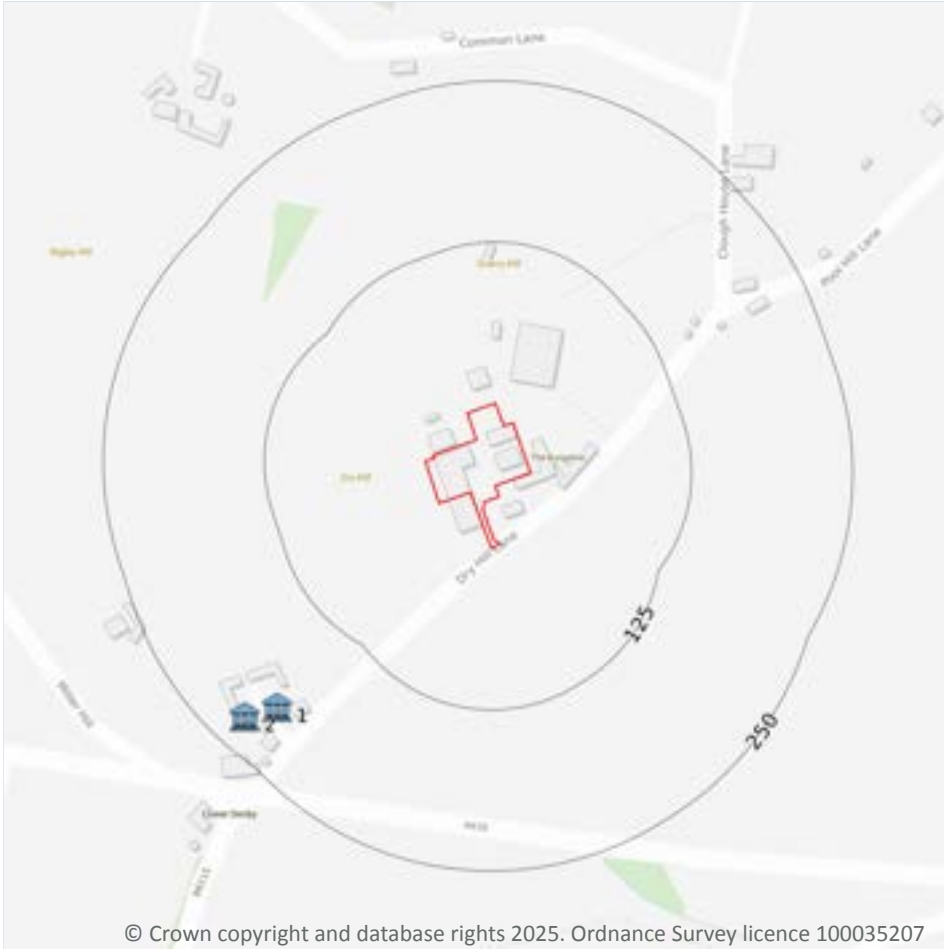
0

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

2

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

Features are displayed on the Visual and cultural designations map on [page 63 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
1	202m SW	Former Farmhouse To Tenter House Farm Immediately West Of The New Farmhouse	II	1135297	15/08/1985
2	224m SW	Barn Immediately To West Of Former Farmhouse To Tenter House Farm	II	1313364	15/08/1985

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



11.5 Conservation Areas

Records within 250m

0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

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

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

11.7 Registered Parks and Gardens

Records within 250m

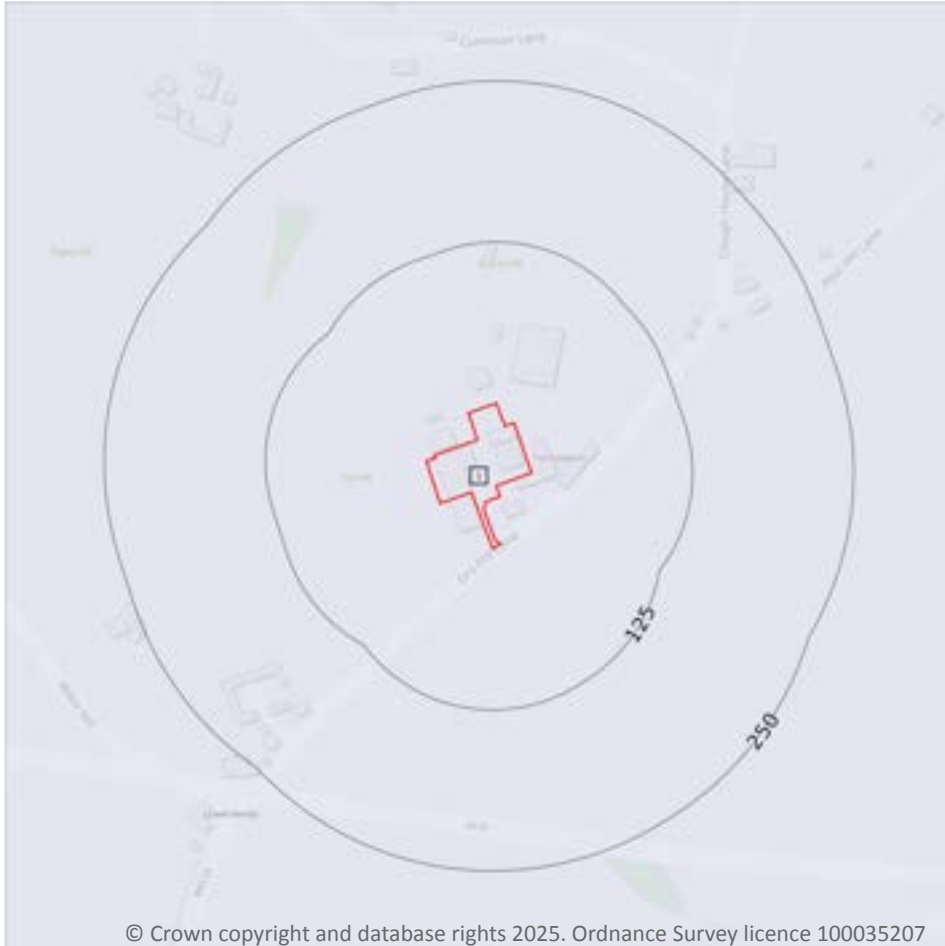
0

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

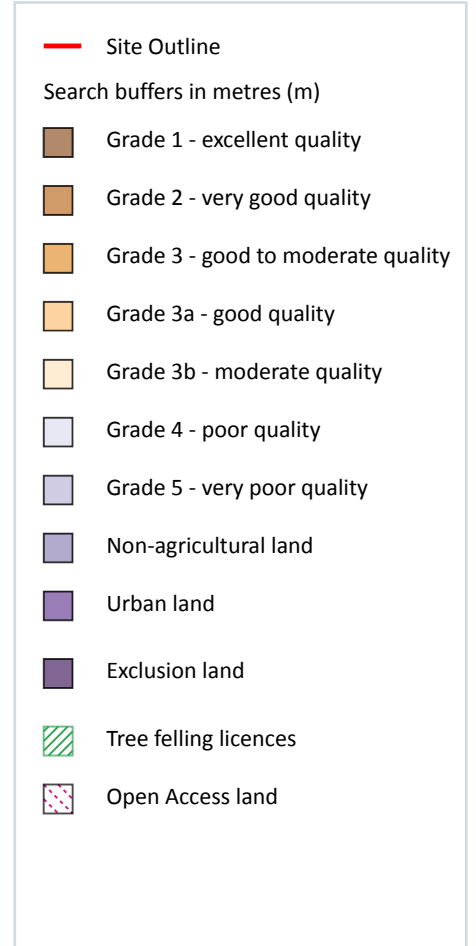
This data is sourced from Historic England, Cadw and Historic Environment Scotland.



12 Agricultural designations



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12.1 Agricultural Land Classification

Records within 250m

1

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

Features are displayed on the Agricultural designations map on [page 66](#) >

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.

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m

0

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

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

12.3 Tree Felling Licences

Records within 250m

0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.



13 Habitat designations

13.1 Priority Habitat Inventory

Records within 250m

0

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

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

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

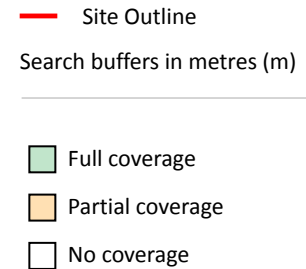
0

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



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14.1 10k Availability

Records within 500m

1

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 69](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	SE20NW

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

5

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 70](#) >

ID	Location	LEX Code	Description	Rock description
1	86m N	WMGR-ARTDP	Infilled Ground	Artificial Deposit
2	288m N	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
3	335m N	WMGR-ARTDP	Infilled Ground	Artificial Deposit
4	357m NE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

ID	Location	LEX Code	Description	Rock description
5	405m NW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial

14.3 Superficial geology (10k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

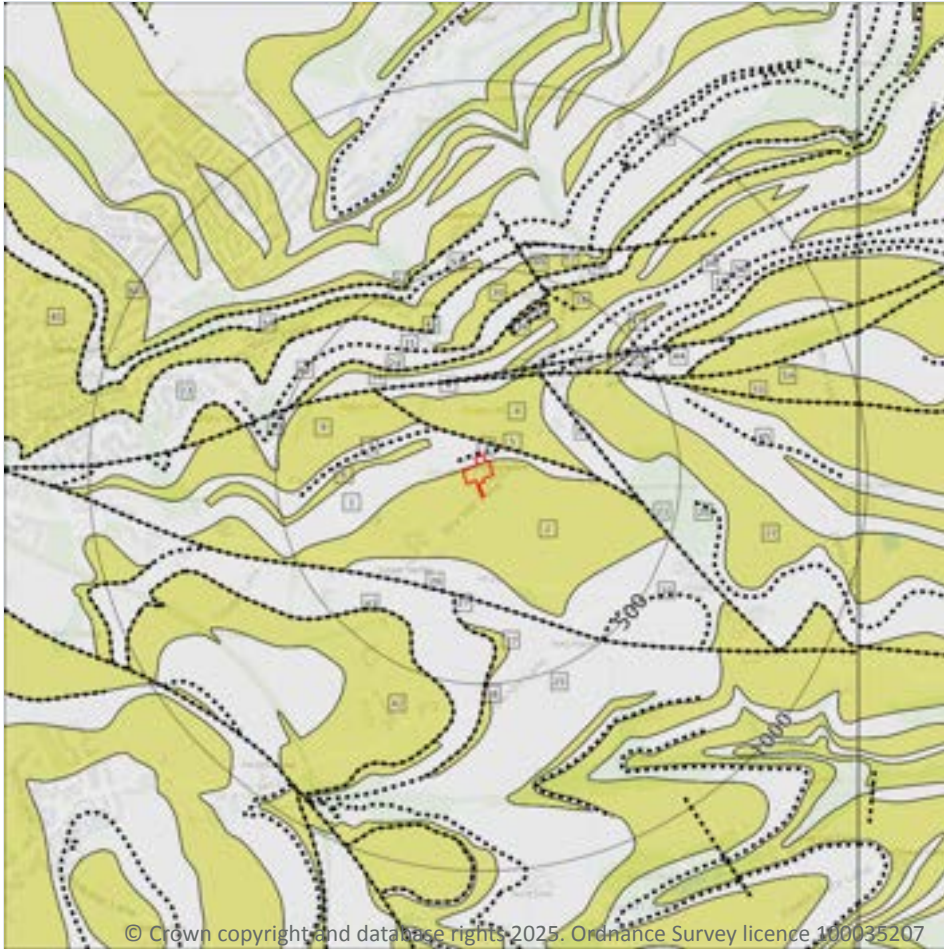
0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



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

14.5 Bedrock geology (10k)

Records within 500m

33

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 73](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	PLCM-MDSI	Pennine Lower Coal Measures Formation - Mudstone And Siltstone	Langsettian Sub-age
2	On site	PLCM-SDST	Pennine Lower Coal Measures Formation - Sandstone	Langsettian Sub-age
4	34m N	PLCM-SDST	Pennine Lower Coal Measures Formation - Sandstone	Langsettian Sub-age

ID	Location	LEX Code	Description	Rock age
6	109m NW	PLCM-SDST	Pennine Lower Coal Measures Formation - Sandstone	Langsettian Sub-age
8	164m N	PLCM-MDSI	Pennine Lower Coal Measures Formation - Mudstone And Siltstone	Langsettian Sub-age
9	169m NW	PLCM-SDST	Pennine Lower Coal Measures Formation - Sandstone	Langsettian Sub-age
10	175m S	PLCM-MDSI	Pennine Lower Coal Measures Formation - Mudstone And Siltstone	Langsettian Sub-age
11	183m NE	PLCM-MDSI	Pennine Lower Coal Measures Formation - Mudstone And Siltstone	Langsettian Sub-age
12	203m N	PLCM-MDSI	Pennine Lower Coal Measures Formation - Mudstone And Siltstone	Langsettian Sub-age
14	208m N	PLCM-MDSI	Pennine Lower Coal Measures Formation - Mudstone And Siltstone	Langsettian Sub-age
16	223m N	PLCM-SDST	Pennine Lower Coal Measures Formation - Sandstone	Langsettian Sub-age
17	229m NE	PLCM-SDST	Pennine Lower Coal Measures Formation - Sandstone	Langsettian Sub-age
18	245m N	PLCM-MDSI	Pennine Lower Coal Measures Formation - Mudstone And Siltstone	Langsettian Sub-age
19	249m NE	PLCM-MDSI	Pennine Lower Coal Measures Formation - Mudstone And Siltstone	Langsettian Sub-age
20	252m NE	PLCM-MDSI	Pennine Lower Coal Measures Formation - Mudstone And Siltstone	Langsettian Sub-age
22	262m NE	PLCM-SDST	Pennine Lower Coal Measures Formation - Sandstone	Langsettian Sub-age
23	265m N	PLCM-MDSI	Pennine Lower Coal Measures Formation - Mudstone And Siltstone	Langsettian Sub-age
25	270m S	PLCM-MDSI	Pennine Lower Coal Measures Formation - Mudstone And Siltstone	Langsettian Sub-age
30	289m N	PLCM-SDST	Pennine Lower Coal Measures Formation - Sandstone	Langsettian Sub-age
35	335m N	PLCM-MDSI	Pennine Lower Coal Measures Formation - Mudstone And Siltstone	Langsettian Sub-age
37	338m S	PF-SDST	Penistone Flags - Sandstone	Langsettian Sub-age
39	347m NE	PLCM-SDST	Pennine Lower Coal Measures Formation - Sandstone	Langsettian Sub-age
40	355m N	PLCM-SDST	Pennine Lower Coal Measures Formation - Sandstone	Langsettian Sub-age
42	390m SW	PLCM-SDST	Pennine Lower Coal Measures Formation - Sandstone	Langsettian Sub-age
44	391m NE	PLCM-MDSI	Pennine Lower Coal Measures Formation - Mudstone And Siltstone	Langsettian Sub-age



ID	Location	LEX Code	Description	Rock age
45	415m NE	PLCM-MDSI	Pennine Lower Coal Measures Formation - Mudstone And Siltstone	Langsettian Sub-age
47	427m NE	PLCM-SDST	Pennine Lower Coal Measures Formation - Sandstone	Langsettian Sub-age
48	433m N	PLCM-MDSI	Pennine Lower Coal Measures Formation - Mudstone And Siltstone	Langsettian Sub-age
53	469m W	PLCM-MDSI	Pennine Lower Coal Measures Formation - Mudstone And Siltstone	Langsettian Sub-age
54	469m NE	PLCM-SDST	Pennine Lower Coal Measures Formation - Sandstone	Langsettian Sub-age
56	470m N	PLCM-MDSI	Pennine Lower Coal Measures Formation - Mudstone And Siltstone	Langsettian Sub-age
60	489m N	PF-SDST	Penistone Flags - Sandstone	Langsettian Sub-age
63	494m N	PLCM-SDST	Pennine Lower Coal Measures Formation - Sandstone	Langsettian Sub-age

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

31

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 73 >](#)

ID	Location	Category	Description
3	7m N	ROCK	Coal seam, inferred ()
5	34m N	FAULT	Normal fault, inferred; crossmarks on downthrow side
7	125m NW	ROCK	Coal seam, inferred ()
13	203m N	FAULT	Normal fault, inferred; crossmarks on downthrow side
15	208m N	FAULT	Normal fault, inferred; crossmarks on downthrow side
21	252m NE	FAULT	Normal fault, inferred; crossmarks on downthrow side
24	265m N	ROCK	Coal seam, inferred ()
26	270m S	FAULT	Normal fault, inferred; crossmarks on downthrow side
27	270m S	ROCK	Coal seam, inferred ()



ID	Location	Category	Description
28	270m NE	ROCK	Coal seam, inferred ()
29	286m NE	ROCK	Coal seam, inferred ()
31	289m N	ROCK	Coal seam, inferred ()
32	298m N	ROCK	Coal seam, observed ()
33	312m N	ROCK	Coal seam, observed ()
34	321m NE	ROCK	Coal seam, observed ()
36	335m N	ROCK	Coal seam, observed ()
38	338m S	ROCK	Coal seam, inferred ()
41	355m N	ROCK	Coal seam, inferred ()
43	390m SW	ROCK	Coal seam, inferred ()
46	426m NE	ROCK	Coal seam, observed ()
49	459m NE	FAULT	Normal fault, observed; crossmark on downthrow side
50	460m NE	ROCK	Coal seam, observed ()
51	461m NW	ROCK	Coal seam, observed ()
52	469m NE	ROCK	Coal seam, observed ()
55	469m NE	FAULT	Normal fault, inferred; crossmarks on downthrow side
57	470m N	ROCK	Coal seam, observed ()
58	475m SE	ROCK	Coal seam, inferred ()
59	487m NW	ROCK	Coal seam, observed ()
61	489m N	ROCK	Coal seam, inferred ()
62	491m NW	ROCK	Coal seam, observed ()
64	494m N	ROCK	Coal seam, observed ()

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 77](#) >

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

15.2 Artificial and made ground (50k)

Records within 500m

0

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.

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial

15.4 Superficial geology (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m

0

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

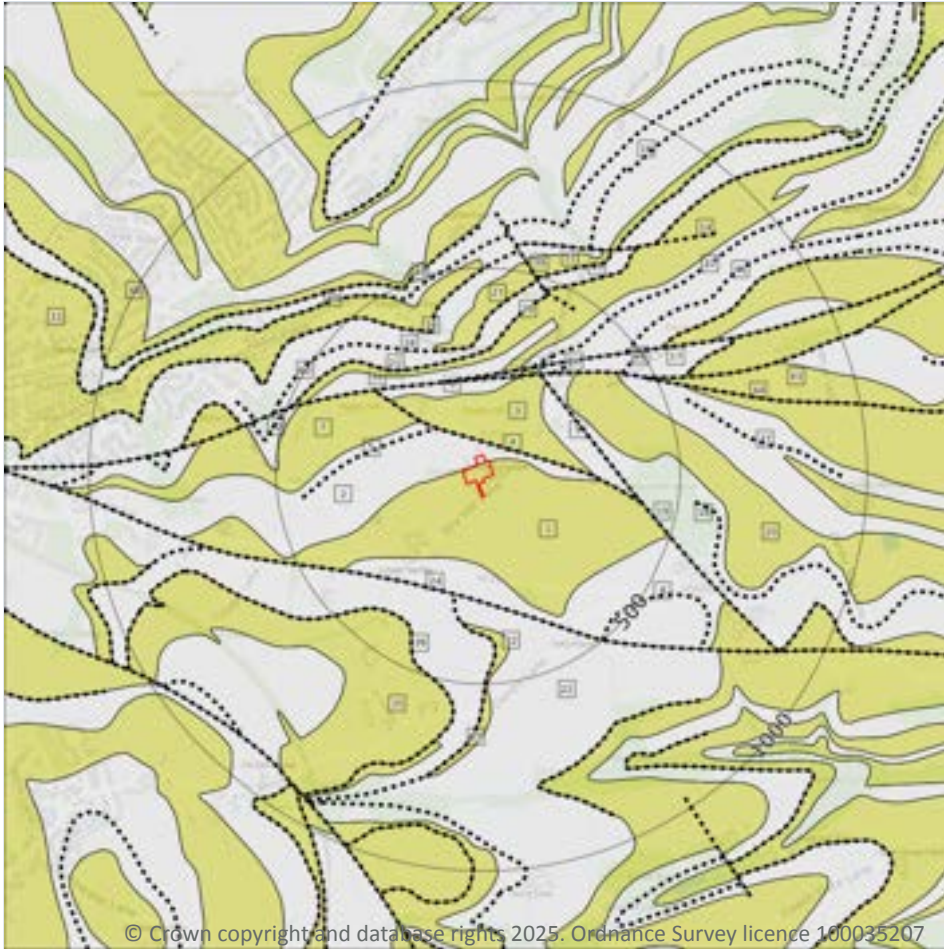
Records within 50m

0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



- Site Outline
- Search buffers in metres (m)
- - - - Bedrock faults and other linear features (50k)
- Bedrock geology (50k)
Please see table for more details.

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15.8 Bedrock geology (50k)

Records within 500m

26

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 80](#) >

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

ID	Location	LEX Code	Description	Rock age
3	34m N	PLCM-SDST	PENNINE LOWER COAL MEASURES FORMATION - SANDSTONE	WESTPHALIAN
6	165m N	PLCM-MDSI	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE AND SILTSTONE	WESTPHALIAN
7	169m NW	PLCM-SDST	PENNINE LOWER COAL MEASURES FORMATION - SANDSTONE	WESTPHALIAN
8	175m S	PLCM-MDSI	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE AND SILTSTONE	WESTPHALIAN
9	183m NE	PLCM-MDSI	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE AND SILTSTONE	WESTPHALIAN
10	203m N	PLCM-MDSI	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE AND SILTSTONE	WESTPHALIAN
12	208m N	PLCM-MDSI	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE AND SILTSTONE	WESTPHALIAN
14	222m N	PLCM-SDST	PENNINE LOWER COAL MEASURES FORMATION - SANDSTONE	WESTPHALIAN
15	228m NE	PLCM-SDST	PENNINE LOWER COAL MEASURES FORMATION - SANDSTONE	WESTPHALIAN
16	245m N	PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
17	249m NE	PLCM-MDSI	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE AND SILTSTONE	WESTPHALIAN
18	251m NE	PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
20	262m NE	PLCM-SDST	PENNINE LOWER COAL MEASURES FORMATION - SANDSTONE	WESTPHALIAN
22	270m S	PLCM-MDSI	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE AND SILTSTONE	WESTPHALIAN
27	289m N	PLCM-SDST	PENNINE LOWER COAL MEASURES FORMATION - SANDSTONE	WESTPHALIAN
32	338m S	PF-SDST	PENISTONE FLAGS - SANDSTONE	WESTPHALIAN
33	356m N	PLCM-SDST	PENNINE LOWER COAL MEASURES FORMATION - SANDSTONE	WESTPHALIAN
35	390m SW	PLCM-SDST	PENNINE LOWER COAL MEASURES FORMATION - SANDSTONE	WESTPHALIAN
37	414m NE	PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN



ID	Location	LEX Code	Description	Rock age
42	469m NW	PLCM-MDSI	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE AND SILTSTONE	WESTPHALIAN
43	470m NE	PLCM-SDST	PENNINE LOWER COAL MEASURES FORMATION - SANDSTONE	WESTPHALIAN
45	470m N	PLCM-MDSI	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE AND SILTSTONE	WESTPHALIAN
48	490m N	PF-SDST	PENISTONE FLAGS - SANDSTONE	WESTPHALIAN
51	495m N	PLCM-SDST	PENNINE LOWER COAL MEASURES FORMATION - SANDSTONE	WESTPHALIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	3
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A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of bedrock (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Fracture	Moderate	Low
On site	Fracture	High	Moderate
34m N	Fracture	High	Moderate

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	26
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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 80 >](#)

ID	Location	Category	Description
4	34m N	FAULT	Fault, inferred
5	125m NW	ROCK	Coal seam, inferred

ID	Location	Category	Description
11	203m N	FAULT	Fault, inferred
13	208m N	FAULT	Fault, inferred
19	251m NE	FAULT	Fault, inferred
21	264m N	ROCK	Coal seam, inferred
23	270m NE	ROCK	Coal seam, inferred
24	270m S	FAULT	Fault, inferred
25	270m S	ROCK	Coal seam, inferred
26	286m NE	ROCK	Coal seam, inferred
28	289m N	ROCK	Coal seam, inferred
29	298m N	ROCK	Coal seam, observed
30	312m N	ROCK	Coal seam, observed
31	320m NE	ROCK	Coal seam, observed
34	356m N	ROCK	Coal seam, inferred
36	390m SW	ROCK	Coal seam, inferred
38	427m NE	ROCK	Coal seam, observed
39	459m NE	FAULT	Fault, observed
40	461m NW	ROCK	Coal seam, observed
41	468m NE	ROCK	Coal seam, observed
44	470m NE	FAULT	Fault, inferred
46	470m N	ROCK	Coal seam, observed
47	475m SE	ROCK	Coal seam, inferred
49	490m N	ROCK	Coal seam, inferred
50	491m NW	ROCK	Coal seam, observed
52	495m N	ROCK	Coal seam, observed

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

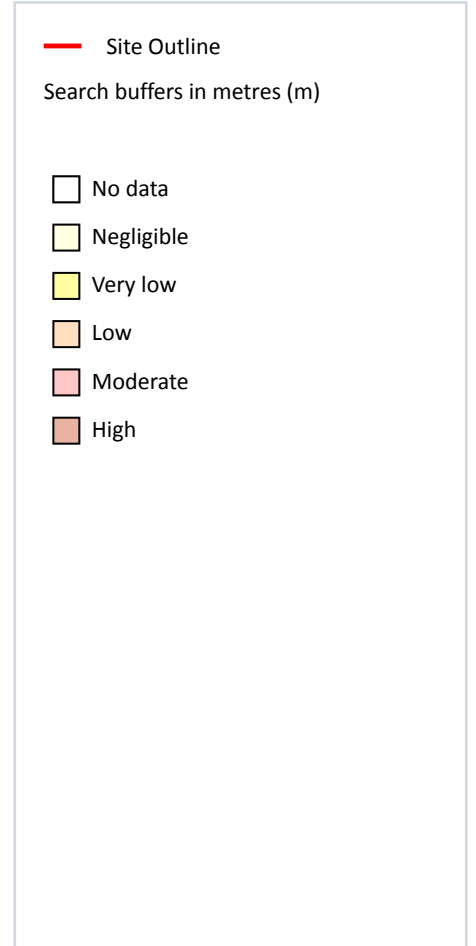
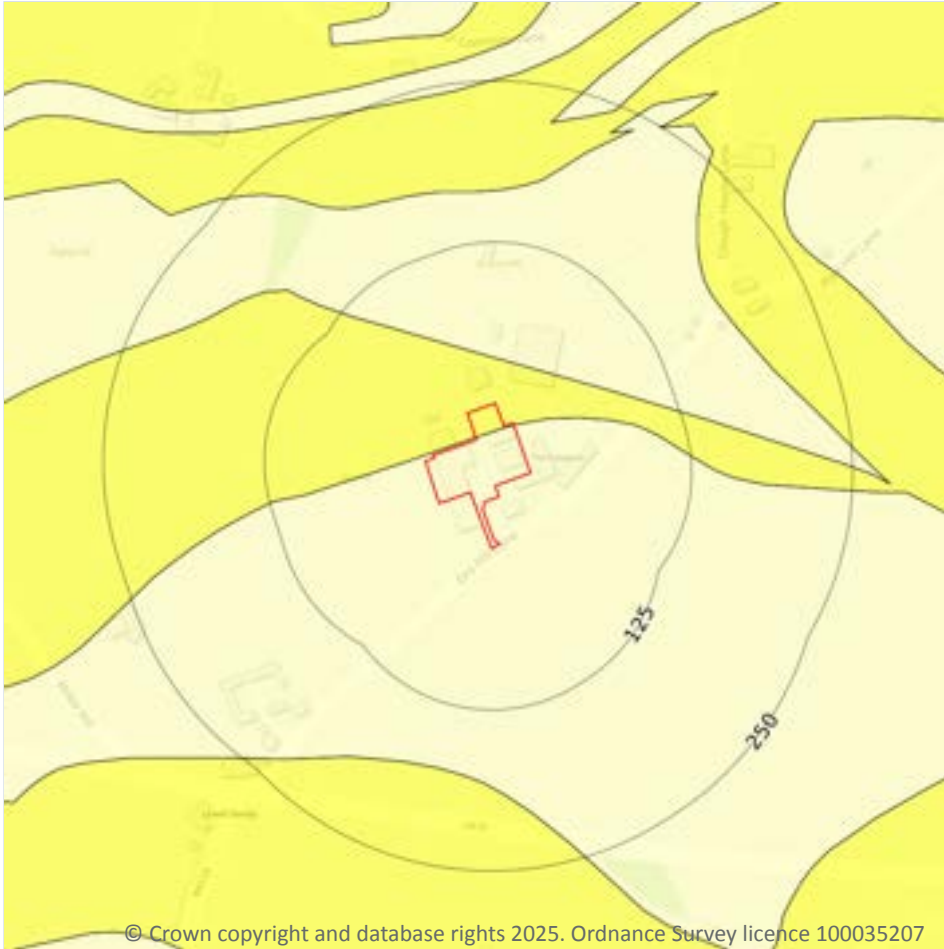
The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several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

Features are displayed on the Boreholes map on [page 84](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	61m E	424080 408200	DRY HILL FARM DENBY DALE	61.0	N	56256 ↗

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



17.1 Shrink swell clays

Records within 50m

3

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).

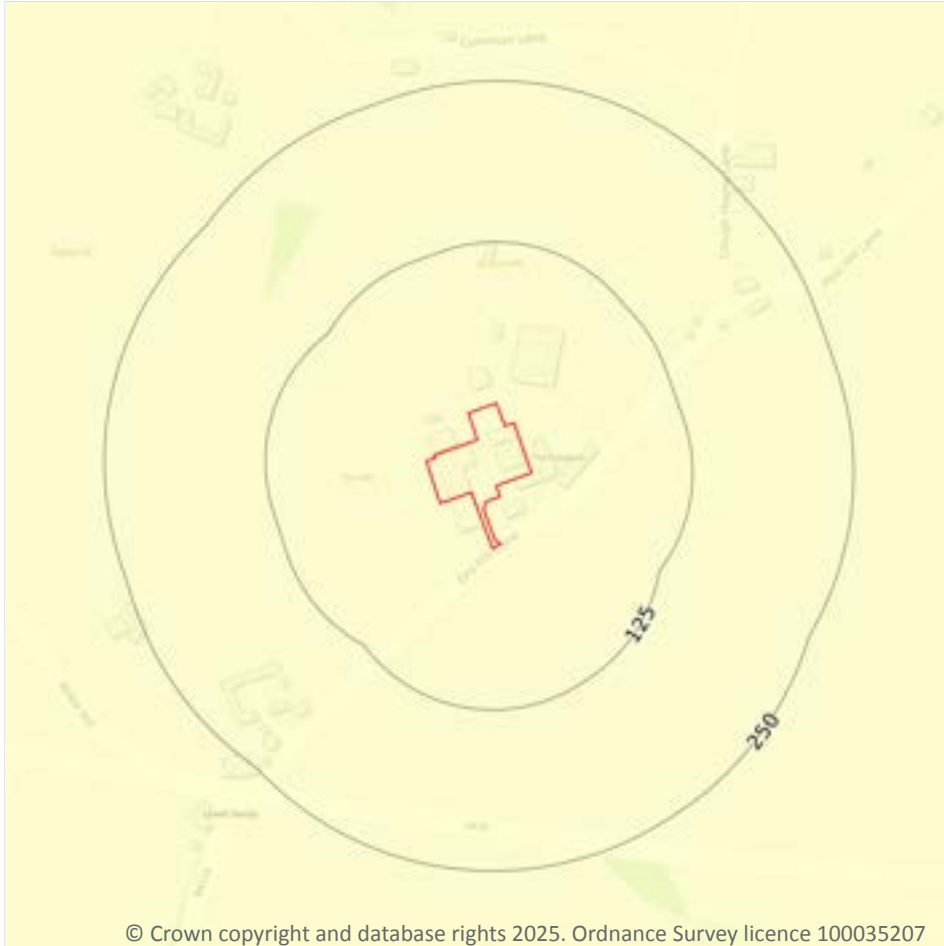
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 85 >](#)

Location	Hazard rating	Details
On site	Negligible	Ground conditions predominantly non-plastic.
On site	Very low	Ground conditions predominantly low plasticity.
34m N	Negligible	Ground conditions predominantly non-plastic.

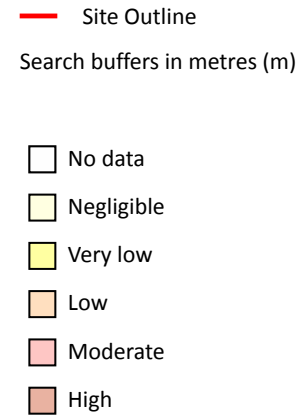
This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



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17.2 Running sands

Records within 50m

1

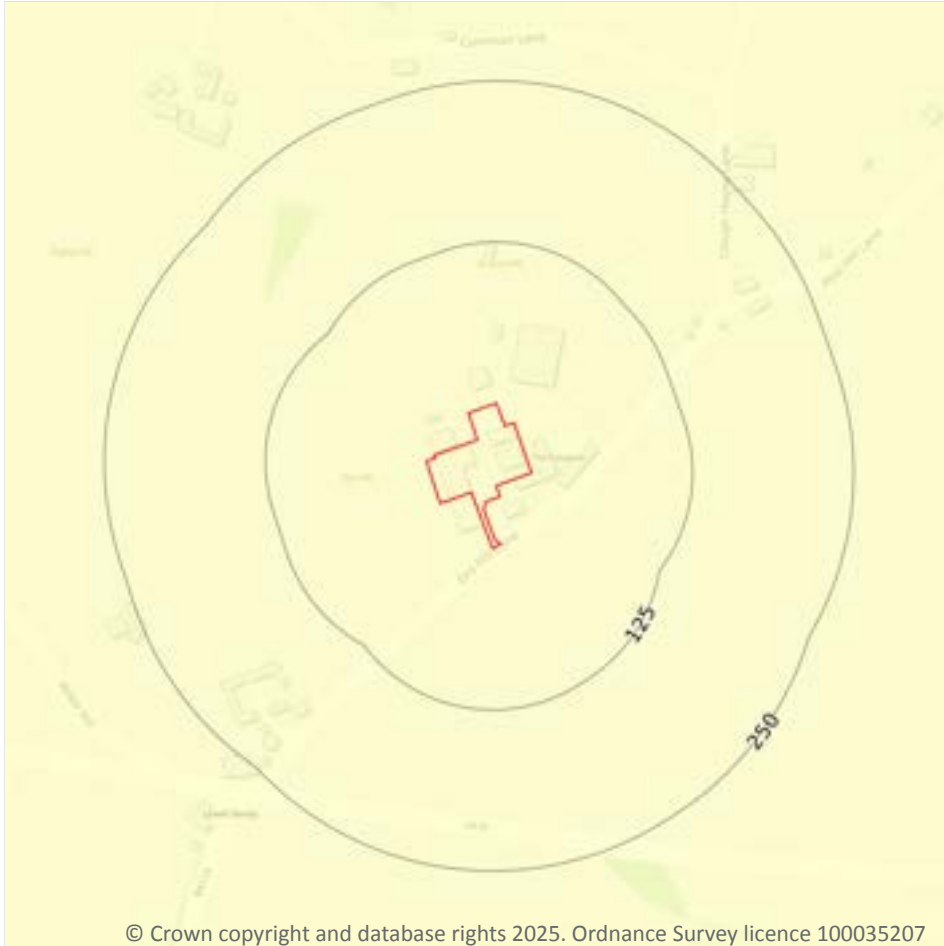
The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on [page 87 >](#)

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



17.3 Compressible deposits

Records within 50m

1

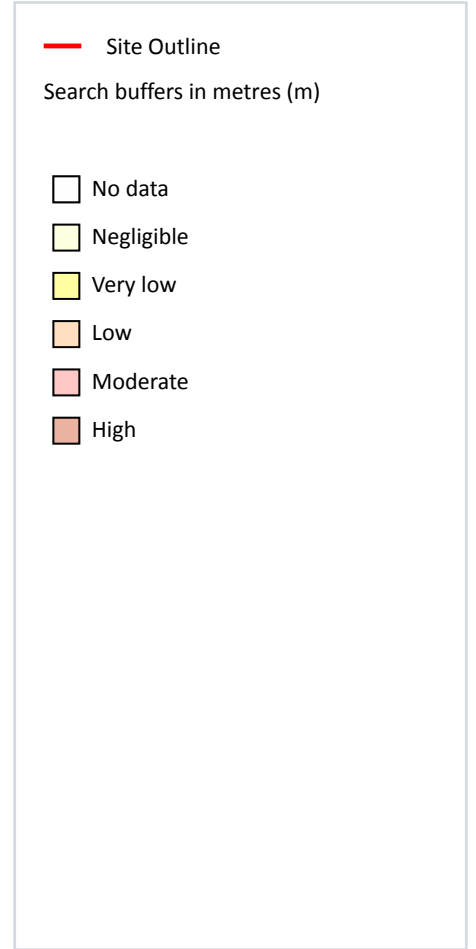
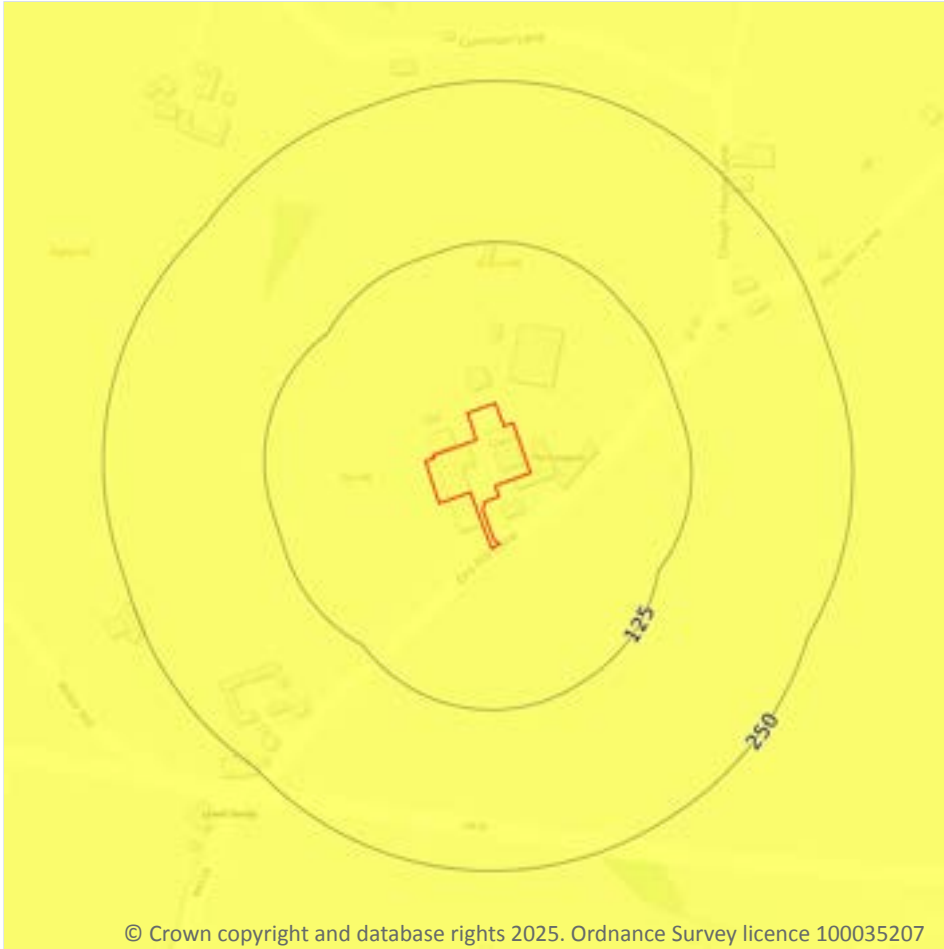
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 88](#) >

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



17.4 Collapsible deposits

Records within 50m

1

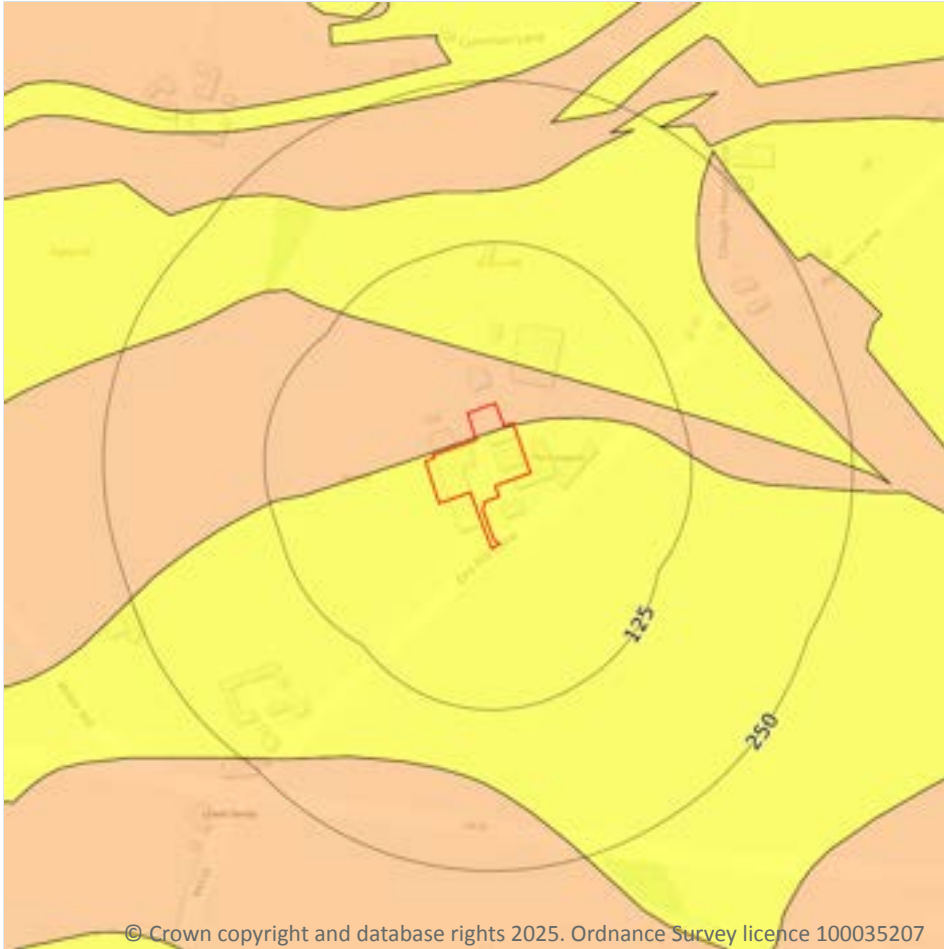
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 89](#) >

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

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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 90](#) >

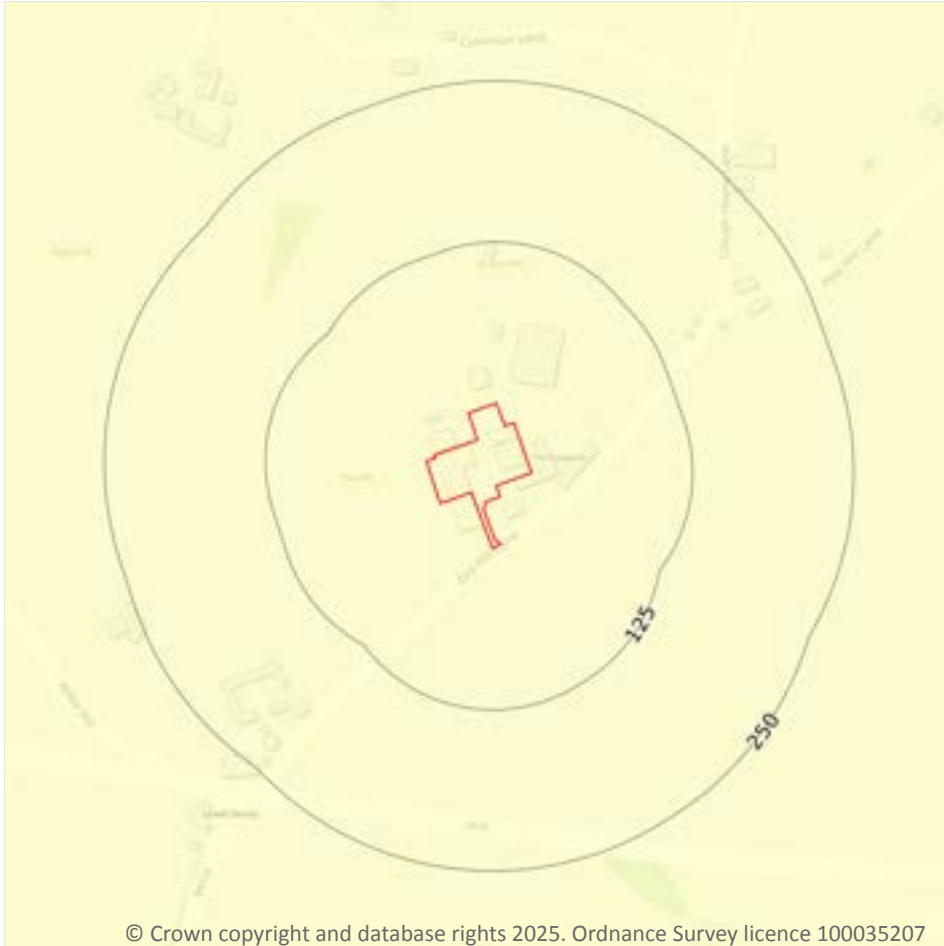
Location	Hazard rating	Details
On site	Very low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



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— Site Outline
Search buffers in metres (m)

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

17.6 Ground dissolution of soluble rocks

Records within 50m

1

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

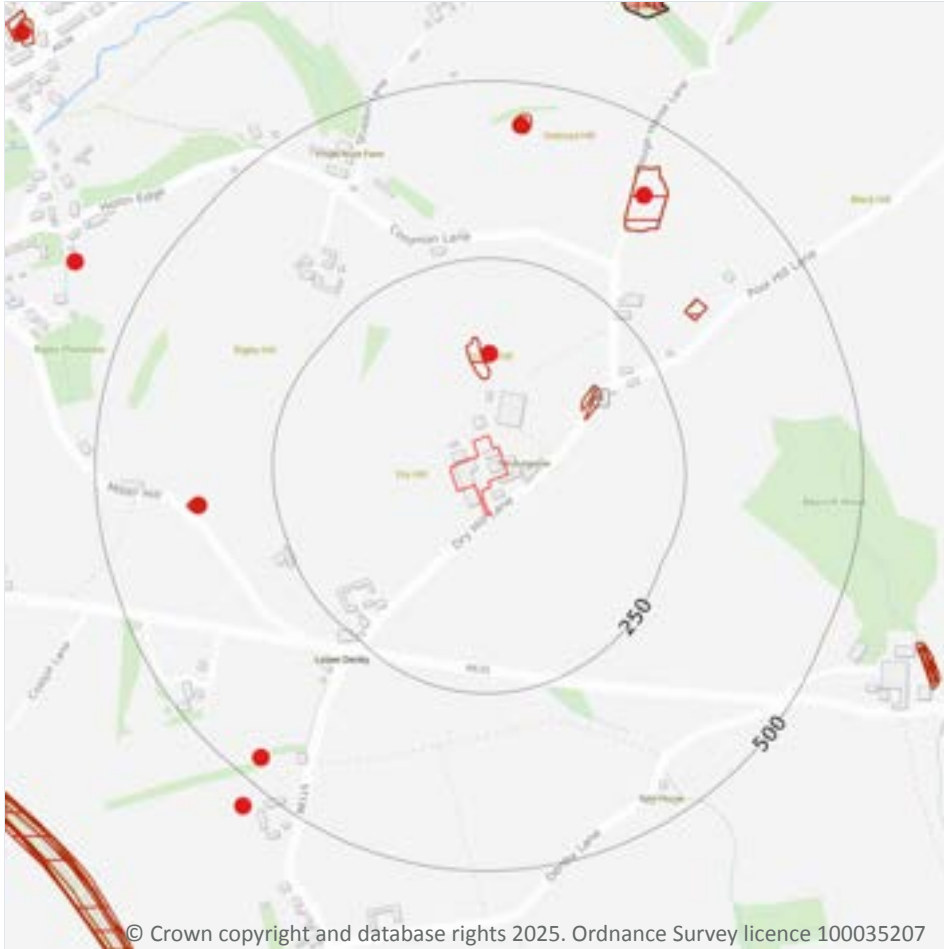
Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 92](#) >

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

5

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 94 >](#)

ID	Location	Details	Description
A	115m N	Name: Quarry Hill Address: Denby Dale, HUDDERSFIELD, 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.
D	358m W	Name: Romb Pickle Quarry Address: Romb Pickle, Denby Dale, 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.
C	403m NE	Name: Exley Gate Colliery Address: Denby Dale, HUDDERSFIELD, West Yorkshire Commodity: Coal, Deep Status: Ceased	Type: Working is wholly underground, access by shaft, adit, drift or incline. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun' Ee' - Scots). May also be locally termed 'Quarry' or 'Underground Quarry' when referring to sites extracting building stone (e.g. in Dorset and Wiltshire). The location given is that of the mine entrance and may be approximate for older sites shown on contemporaneous mapping by the Geological Survey used as the source document. 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.
E	441m N	Name: Dobroyd Hill Address: Denby Dale, HUDDERSFIELD, 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.



ID	Location	Details	Description
2	466m SW	Name: Lower Denby Coal Pit Address: Lower Denby, Denby Dale, HUDDERSFIELD, West Yorkshire Commodity: Coal, Deep Status: Ceased	Type: Working is wholly underground, access by shaft, adit, drift or incline. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun' Ee' - Scots). May also be locally termed 'Quarry' or 'Underground Quarry' when referring to sites extracting building stone (e.g. in Dorset and Wiltshire). The location given is that of the mine entrance and may be approximate for older sites shown on contemporaneous mapping by the Geological Survey used as the source document. 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	3
----------------------------	----------

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 94 >](#)

ID	Location	Land Use	Year of mapping	Mapping scale
A	80m N	Sandstone Quarry	1850	1:10560
B	129m E	Pond	1850	1:10560
B	129m NE	Pond	1891	1:10560

This data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m	2
-----------------------------	----------

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

Features are displayed on the Mining and ground workings map on [page 94 >](#)



ID	Location	Land Use	Year of mapping	Mapping scale
5	630m N	Colliery	1948	1:10560
-	815m SW	Old Coal Pit	1904	1:10560

This data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m

0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

0

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).

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



- Site Outline
- Search buffers in metres (m)
- Natural cavities (Area)
- Natural cavities (Point)
- Mining cavities
- Reported recent incidents
- Historical incidents

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

1

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.

Features are displayed on the Ground cavities and sinkholes map on [page 100 >](#)

ID	Location	Mine Address	Mineral
1	596m S	Pinfold, West Yorkshire	Fireclay

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

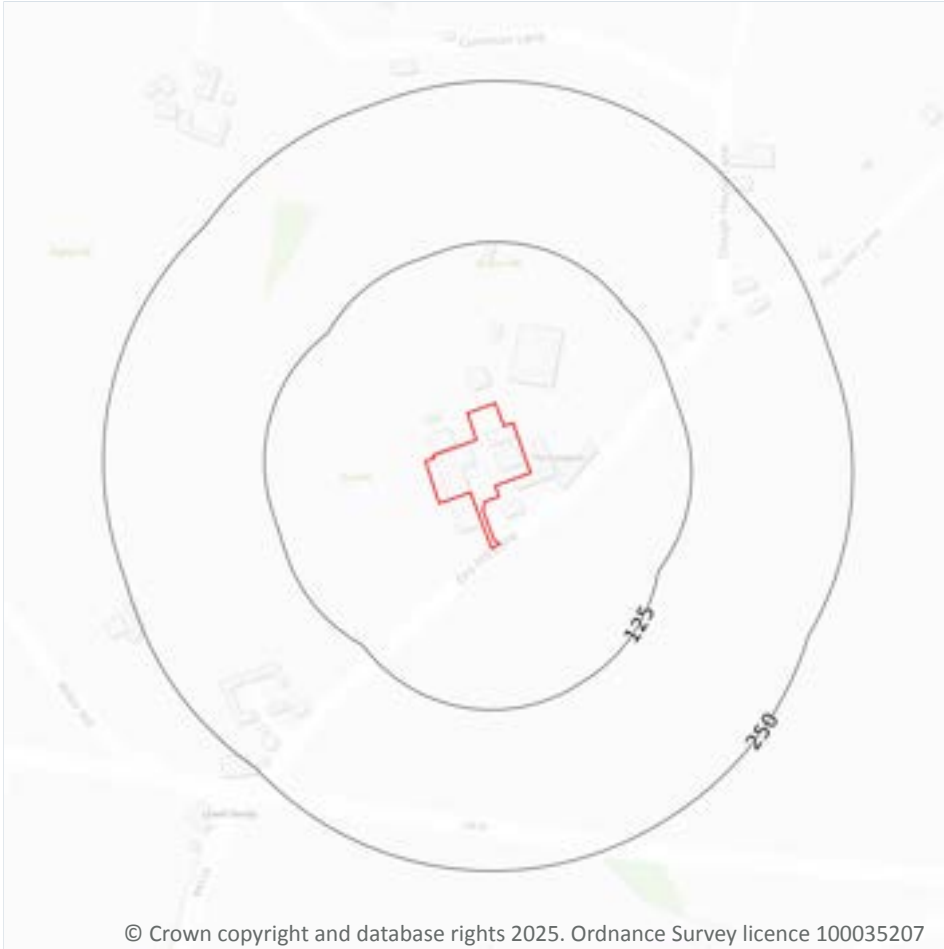
This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising a 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

1

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

Features are displayed on the Radon map on [page 102 >](#)

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



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



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

3

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km². In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km²; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	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 - 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 - 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 km²).

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 km².

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



Photo 1: Image shows site entrance facing southeast.



Photo 2: Image shows the yard area.



Photo 3: Image shows some of the disused farm structures.



Photo 4: Image shows the empty yard area facing west.



Rogers Geotechnical Services Ltd

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

Job No:

C4504/24/E/6886

Site:

Dry Hill Farm,
Dry Hill Lane,
Denby Dale,
Huddersfield,
West Yorkshire, HD8 8YN

Client:

L'Arche Developments
(Yorkshire) Ltd

