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PHASE 1 ENVIRONMENTAL DESK STUDY

REPORT

job number	C5886/26/E/9143
date	10/04/2026
site address	Hardingley Farm, Copley Lane, Shelley, Huddersfield, West Yorkshire, HD8 8LZ
written by	T. Merry
checked by	R. Palmer
issued by	T. Merry

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Report on a Phase One Desk Study

Location:	Hardingley Farm Copley Lane, Shelley, Huddersfield, HD8 8LZ
For:	Gordon Townend
Report No.	C5886/26/E/9143 Report date: April 2026

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

Tobias Merry MSci (Hons), FGS Geo-environmental Engineer	**Rob Palmer** MSc FGS ACIEH Engineering Director

1. Introduction

The site comprises an area of developed land located at Hardingley Farm, Copley Lane, Shelley, HD8 8LZ. The site is approximately 0.43 hectares in size and its National Grid reference is centred around 420671 409987.

It is understood that the development proposals currently comprise the conversion of two agricultural buildings into residential housing, the refurbishment of two residential properties, and the demolition of several agricultural buildings and subsequent construction of two residential properties. In order to assist with this decision-making process, and any planning and construction aspects of the development, a phase one environmental desk study has been commissioned and is the subject of this report.

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

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

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

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

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

1.1 Site Walkover and Description

In accordance with issued guidance, a site walkover was conducted on the 5th March 2026 and the following observations were made:

General site description/current site use
The site is currently occupied, and comprises predominantly agricultural buildings, with two residential properties to the south of the site, with the majority of the remaining land capped with hardstanding.

Site boundaries/access
The is unsecured and bounded by agricultural land to the north, south and west, and woodland to the east. Access to the site is from Copley Lane to the east.

Topography
The site has a slight downhill slope to the east and the surface of the site is undulating with various small rises and falls across the site.

Surface cover of site
The site comprises predominantly stone set paving, concrete and asphalt, with some smaller grassed areas.

Visible evidence of contamination/ contaminative sources
At the time of the walkover no obvious sources of contamination was observed. It is noted however that the roofing materials on the outbuildings are potentially Asbestos Containing Materials (ACMs).

Presence of vegetation and wildlife
The site contained a number of chickens housed in the outbuildings and roaming the site. The areas of site that were vegetated were covered with grass. Along the access track to the site from Copley Lane, several mature trees were observed on either side of the lane. No other obvious signs of fauna was observed.

Services
The status of underground services is unknown; however, it is anticipated that all services will be present connecting to the existing residential properties and agricultural buildings. Overhead BT cables run alongside the access lane but do not go into the centre of the site itself.

Site neighbours
The site is located within an agricultural area and is surrounded by fields or woodland on all sides.

In order to ensure that the site is fully characterised and to comply with the Environment Act 1995[2], a Phase One Desk Study has been commissioned by Mr. Gordon Townend. 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

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

be required. This report does not consider ecological impacts (e.g. bats) or botanical risks (e.g. Japanese Knotweed).

2. Site History

2.1 Historical Land Use

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

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

Table 1: Historical Land Use[3]

HISTORICAL MAPPING SUMMARY		
Map Dates and Source	**On site**	**Within 250m**
1854 Historical Map	The site comprises several agricultural and residential buildings labelled as 'Hardenley' (later Hardenley Farm, and subsequently Hardingley Farm), with the remainder of the site occupied by agricultural fields to the west, and an access track to the east.	Stream – adjacent N, 150m W Road – adjacent E running N-S Railway – 80m N Ox Ing Farm (Upper Ozzings/Ozzings Farm) – 80m E Residential – 95m S
1891 – 1893 Historical Map	The site itself appears to remain unchanged.	Mill Dam – adjacent N Reservoir – 125m N
1903 – 1906 Historical Map	The site itself appears to remain unchanged.	Mill Dam reduced – adjacent N
1913 Historical Map	The site itself appears to remain unchanged. The site has had the agricultural field to the south-west fenced off along the existing boundary.	Mill Dam reduced – 10m N Coal Level – 140m NW Coal Shaft – 150m W
1933 – 1955 Historical Map	The site itself appears to remain unchanged.	Railway expanded – 60m N
1959 – 1960 Historical Map	A small area to the north-west of the site has been separated off into a separate field, with two small buildings place along the western boundary. A small extension to the centre-most building on site extend the building to the west.	Mill Dam removed – 10m NE Reservoir removed – 125m N Disused Coal Level – 140m NW Disused Shaft – 150m W
1967 – 1987 Historical Map	The site itself appears to remain unchanged.	Railway modified – 80m N Upper Ozzings modified – 90m E
1992 – 1993 Historical Map	The site itself appears to remain unchanged.	Railway dismantled – 90m N
2001 – 2003 Historical Map	An agricultural building has been constructed to the north of the central area of site replacing a smaller building previously there.	Residential – 80m SE
2010 – 2015 Historical Map	An agricultural building has been constructed to the north-west of the site.	Agricultural building – 80m NE Residential removed – 100m SE
2025 Historical Map	The site itself appears to remain unchanged.	Residential – 100m SE Train Station (narrow gauge) – 200m NE

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

[3] See Appendix 2

3. Review and Summary of Published Data

The following summarises the published data obtained for the site.

3.1 Published Geology and Geological Hazards

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

Table 2: Summary of Geological Data for the Site

BGS MAPPING DATA			
Strata Type	**Strata Name**[4]	**Parent Name**	**Description**[5]
Artificial Geology	Made Ground	N/A	Not indicated on site although previous construction may have resulted in the presence of made ground.
Superficial Geology	N/A	–	Not indicated to underlie the site.
Solid Geology	Pennine Lower Coal Measures Formation	Pennine Coal Measures Group	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.
	Penistone Flags	Pennine Lower Coal Measures Formation	Sandstone.

MADE GROUND & INFILLED GROUNDWORKINGS		
Description	**Location**	**Comments**
Records of Artificial Deposits, Groundworkings and infilled features	50m NE 124m NW - 190m NW 189m E - 218m E	Made Ground (Undivided)
	47m N – 84m N	Railway Sidings
	76m N – 91m N	Railway Building
	114m NW – 245m E	Refuse Heaps and Unspecified Heaps
	125m NW - 150m NW	Unspecified Old Level
	129m W – 148m W	Unspecified Shaft or Disused Shaft
	200m E – 240m NW	Cuttings

GEOLOGICAL FEATURES			
Type	**Location**	**Features**	**Comments**
Mining Activity	On site	Coal mining	The study site is located within the specified search distance of an identified mining area. A coal mining risk assessment has been undertaken.
		Non-coal Mining	Not anticipated to underlie the site.
Faults	47m NE – 48m NE	Fault	Inferred, displacement unknown.

[4] Sources: British Geological Survey (NERC) Map Sheets 86; Glossop; Solid and Drift Edition, and GeoIndex Onshore Viewer [*online resource from www.bgs.ac.uk*]
[5] Sources: British Geological Survey (NERC) Lexicon of Named Rock Units [*online resource from www.bgs.ac.uk*]

	70m NE – 201m E	Fault	Normal fault, inferred, displacement unknown.
Landslip Deposits	No data	No data	No data.

MINERAL FEATURES			
Seam Name	**Seam thickness**	**Outcrop distance from site**	**Anticipated depth below site**
-	-	None recorded within 250m	-

BGS BOREHOLE DATA			
Reference[6]	**Location**	**Strata Description**	**Depth**
SE20NW66[7]	800m SW	Topsoil	0.00m – 0.30m
		CLAY	0.30m – 1.80m
		SANDSTONE with mudstone bands	1.80m – 6.10m
		Black SHALE	6.10m – 7.20m
		Grey MUDSTONE	7.20m – 12.30m
		COAL	12.30m – 12.90m
		Grey MUDSTONE	12.90m – 35.60m
		Black SHALE	35.60m – 36.80m
		Grey MUDSTONE	36.80m – 45.00m
		Black SHALE	45.00m – 50.20m
		COAL	50.20m – 50.50m
		Grey MUDSTONE	50.50m – 55.20m
		SANDSTONE	55.20m – 72.70m
		Black SHALE	72.70m – 85.00m
		Grey MUDSTONE	85.00m – 88.30m
		SANDSTONE	88.30m – 91.80m
		Grey MUDSTONE with sandstone bands	91.80m – 114.00m
		SANDSTONE	114.00m – 129.50m

NATURAL GROUND SUBSIDENCE & HAZARDS[8]	
Type	**Risk Rating**
Potential for shrinking or swelling clay ground stability	Very low.
Potential for running sand ground stability	Negligible.
Potential for compressible ground stability	Negligible.
Potential for collapsible ground stability hazards	Very low.
Potential for landslide ground stability	Very low.
Potential for ground dissolution stability	Negligible.

[6] https://mapapps2.bgs.ac.uk/geoindex/home.html
[7] https://api.bgs.ac.uk/sobi-scans/v1/borehole/scans/items/20781977
[8] See Groundsure report

3.2 Mining, Quarrying and Natural Cavities

3.2.1 Coal Mining

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

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

Has the report highlighted evidence or potential of:		
Mining Feature	**Yes/No**	**Comments**
Underground Coal Mining	No	No past mining recorded.
Probable Unrecorded Shallow Workings	Yes	-
Spine Roadways at Shallow Depth	No	No spine roadway recorded at shallow depth.
Mine Entries	No	None recorded within 100 metres of the enquiry boundary.
Abandoned mine plans	Yes	Plans of abandoned mine workings below the site are suggested to be available by the Coal Authority.
Outcrops	No	No outcrops recorded.
Geological Faults	Yes	Fault under or close to the property recorded.
Opencast Mines	No	None recorded within 500 metres of the enquiry boundary.
Coal Authority Managed Tips	No	None recorded within 500 metres of the enquiry boundary.
Site Investigations	No	None recorded within 50 metres of the enquiry boundary
Remediated Sites	No	None recorded within 50 metres of the enquiry boundary.
Coal Mining Subsidence	No	The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31st October 1994. There is no current Stop Notice delaying the start of remedial works or repairs to the property. The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.
Mine Gas	No	None recorded within 500 metres of the enquiry boundary.
Mine Water Treatment Schemes	No	None recorded within 500 metres of the enquiry boundary.
Future underground mining	No	For further information please see section 3 of the Consultant's Coal Mining Report.
Coal mining licensing	No	
Court orders	No	
Section 46 notices	No	
Withdrawal of support notices	No	
Payments to owners of former copyhold land	No	

3.2.2 Non-Coal Mining

Not anticipated to affect the site.

3.3 Radon Risk

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

Table 4: Summary of Geological Data for the Site

RADON RISK[9]	
Radon Risk:	The property is in a Radon Affected Area where between 1% and 3% of properties are at or above the action level. No protective measures are necessary in the construction of new dwellings or extensions.

3.4 Hydrogeology

Table 5: Summary of Hydrogeological Data

ENVIRONMENT AGENCY AQUIFER DESIGNATION[10]		
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 AND VULNERABILITY[11]		
Description	**Location**	**Details**
Groundwater Vulnerability	On Site	Leaching class: Low
Source Protection Zone	-	None recorded within 250m.
Abstraction Licences	-	None recorded within 250m.
Soil Leaching Potential	On Site	The soil in urban areas can be highly permeable.

3.5 Hydrology

Table 6: Summary of Hydrological Data

CONTROLLED WATERS[12]		
Description	**Location**	**Details**
Surface Water Features	Within 250m	2 surface water records present within 250m..
Records of Licensed Discharge Consents	-	None recorded within 250m.

[9] See Groundsure Report. Radon data is subject to periodic review and is only applicable from date of purchase of data. Further information regarding radon risk is present in the online Radon interactive map [*online resource https://www.ukradon.org/radonmaps/*]
[10] See Groundsure report
[11] See Groundsure report
[12] See Groundsure report

ENVIRONMENT AGENCY FLOOD RISK[13]		
Description	**Location**	**Details**
Zone 2	-	The site is not situated within a Zone 2 flood plain.
Zone 3	-	The site is not situated within a Zone 3 flood plain.
Flood Defences	-	None recorded within 250m.
Groundwater Flooding Area	-	Limited potential for groundwater flooding to occur.

3.6 Waste Management

Table 7: Summary of Published Regulated Waste Management Facilities		
ENVIRONMENT AGENCY, LOCAL AUTHORITY, BGS & HISTORIC LANDFILLS		
Waste Type	**Location**	**Comments**
Active Landfill	Within 250m	None recorded within 250m
Historic Landfill	Within 250m	None recorded within 250m
Historic waste sites	Within 250m	None recorded within 250m
Licenced waste sites	Within 250m	None recorded within 250m
Waste Exemptions	83m E 97m E	Deposit of agricultural waste consisting of plant tissue under a plant health notice.
	83m E 97m E	Burning waste in the open.
	83m E	Use of waste for a specified purpose
	83m E 97m E	Deposit of waste from dredging of inland waters
	83m E	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising

3.7 Regulated Industries and Industrial Land Uses

Table 8: Summary of Industrial Land Uses and Contaminative Sources		
HISTORICAL		
Land Use	**Location**	**Classification**
Railway Sidings and Buildings	47m N – 91m N	Railway Land
Refuse Heap and Unspecified Heap	114m NW – 118m NW	Unspecified factories/features/works
Unspecified Old Level/Old Shaft	125m NW – 150m NW	Unspecified factories/features/works
Cuttings	200m E 230m NW – 240m NW	Unspecified factories/features/works

[13] See Groundsure report

CURRENT		
Land Use	**Location**	**Classification**
-	Within	None recorded within 250m
TANKS (Buried and Above Ground)		
Land Use	**Location**	**Classification**
Underground Storage Tanks	Within 250m	None recorded
Overground Storage Tanks	Within 250m	None recorded

POLLUTION INCIDENTS[14]			
Description	**Receptor**	**Location**	**Date**
-	-	Within 250m	-

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

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

3.8 Unexploded Ordnance Risk

Table 9: Unexploded Ordnance Risk

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

3.9 Sensitive Land Use

Table 10: Summary of Sensitive Land Uses

REGISTERED SENSITIVE LAND USES [16]		
Description	**Location**	**Details**
Designated Ancient Woodland	226m SW 229m SW	Ancient Replanted Woodland.
Green Belt	On Site	South and West Yorkshire Green Belt.

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

4. Preliminary Conceptual Site Model and Risk Assessment

4.1 Anticipated Ground Conditions

The site is located in an area of previous ground workings where moderate depths of made ground may be present. Natural deposits are unlikely to be present, however where present these are likely to represent weathered fraction of the underlying Pennine Lower Coal Measures Formation comprising sand and gravel and cohesive deposits. Bedrock is likely to comprise of differentiated mudstone, sandstone and siltstone with coal seams of the Pennine Lower Coal Measures Formation.

Based on the site history, buried obstructions may be present to the centre of the site where structures have been present.

It is anticipated that for the new residential development on site, shallow strip or spread foundations will be a suitable foundation solution should the residual Pennine Lower Coal Measures Formation be present under the site in a firm/medium dense in-situ condition.

4.2 Mining Assessment

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

Based on the published geological and historical data the coal seams that are reported to outcrop within the local area are summarised as follows:

Table 11: Summary of Coal Seams Within the Vicinity of the Site

Seam Name	Seam Thickness[17]	Outcrop Distance from Site[18]	Anticipated Depth below Site
Lower Penistone Coal/Black Bed Coal (LPC/Bl)	0.00m to 0.30m	550m S	Over 30m

4.2.1 Risks Posed by Shallow Coal Workings

On the basis of all of the information provided above, there is limited potential for worked seams to be present within 30m of the surface at the site. Although historic coal mining activity is evident in the nearby area, this activity is within a separate fault block to the site, with activities evident away from the bounding fault. Therefore, a low risk rating has been placed on this seam, and no further action is required to prove or disprove the presence of illicit mining activity.

4.2.2 Risks Posed by Coal Workings at Depth

The property is not likely to be affected by coal workings at depth.

4.2.3 Mining Risk Assessment

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

[17] Sources: British Geological Survey (NERC) Map Sheets 86; Glossop; Solid and Drift Edition, and GeoIndex Onshore Viewer [*online resource from www.bgs.ac.uk*]
[18] See Groundsure Report

Low - The possibility of instability is unlikely therefore no further action is necessary.

Moderate - The possibility of instability is likely and further investigation or remedial action may be required.

High - The possibility of instability is highly likely and further investigation or remedial action will be necessary.

Table 12: Development Specific Risk Assessment

Item	Risk attributed to	Feature(s) Considered	Risk Rating
3.1	Shallow coal workings	Lower Penistone Coal/Black Bed Coal (LPC/Bl)	Low
3.2	Coal workings at depth	No underground mining is recorded	Low

Based on the information provided in the table above it is considered that no further investigation is required of potential mine workings beneath the site.

4.3 Contamination Assessment

In order for a conceptual site model and preliminary risk assessment to be completed the historical maps and Groundsure data requires analysis to identify any past or present activities on the site and in the area that may have the potential to cause contamination on the site. Guidance has been issued by the Environment Agency, NHBC and Chartered Institute of Environmental Health. [19][20] Within this document, annex 3 provides examples of important contaminants that are associated with individual uses of land. This data assists in the formulation of any chemical testing regime.

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

Table 13: Potentially Contaminative Sources

Land Use	Location	Contamination Risk and Profile	Monitoring Profile
Historical construction	North-west corner	Made ground from demolitions of previous structures, immediately around the site over the documented history. This may include brick, concrete, timber, asbestos and metals. Historically road construction used ash as a sub-base material.	Ground gas may be generated from made ground.
Made/Infilled Ground	Whole Site with emphasis to north-east	Materials used to infill depressions and form a level area for access or building. This may include brick, concrete, timber, ash, slag, coal and metals	Ground gas may be generated from made ground. Volatile Organic Compounds may be produced from hydrocarbons which may be present in soils on the site.
Railway Features	North of Site	This may include ash, clinker, heavy metals, hydrocarbons and asbestos	Ground gas may be generated from made ground. Volatile Organic Compounds may be produced from hydrocarbons which may be present in soils on the site.

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

4.4 Preliminary Qualitative Risk Assessment

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

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

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

In order to complete a conceptual site model and therefore a preliminary risk assessment, an appraisal of the sources of contamination, potential and actual, on and in the area of the site has therefore been completed with reference to this pollution linkage.[21]

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

4.4.1 Conceptual Ground Model & Preliminary Qualitative Risk Assessment

It is understood that the development proposals currently comprise the conversion of two agricultural buildings into residential housing, the refurbishment of two residential properties, and the demolitions of several agricultural buildings and subsequent construction of two residential properties. In view of the sensitivity of the end users it is considered that the soil screening values (SSVs) for a residential with plant uptake end use should be employed.

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

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

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

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

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

Table 14: Conceptual Site Model and Preliminary Qualitative Risk Assessment				
CONCEPTUAL SITE MODEL			PRELIMINARY RISK ASSESSMENT	
Pathways	**Receptor**	**Linkage**	**Risk Rating**	**Action Required**
Direct contact/dermal absorption/soil ingestion	Operative	Yes – Made ground likely to be present on site. Operatives are likely to come in contact with the soil.	Moderate	Further testing required to reach a firm conclusion.
	End User	Yes – Made ground likely to be present on site. End users are likely to come in contact with the soil.	Moderate	
	Neighbours	No – Made ground likely to be present on site. However, no buildings present directly adjacent to the site.	N/A	
Inhalation of Dust/Vapours	Operative	Yes – Made ground likely to be present on site. Dust and vapours may be generated during site activity. Vapours may accumulate in enclosed spaces.	Moderate	Further testing required to reach a firm conclusion.
	End User	Yes – Made ground likely to be present on site. Vapours may accumulate in enclosed spaces.	Moderate	
	Neighbours	Yes – Made ground likely to be present on site. However, no buildings present directly adjacent to the site.	Moderate	
Ingestion of fruit/vegetables and/or waters	Operative	No – no edible plants or contained water sources in the area of the proposed new works.	N/A	
	End User	Yes – Made ground likely to be present on site. Soft landscaping proposed as part of the new development.	Moderate	
	Neighbours	No – Made ground likely to be present on site. However, no buildings present directly adjacent to the site.	N/A	

Migration of hazardous gases via permeable strata	Operative	Yes – Made ground likely to be present on site. Possible sources of ground gas and made ground may be present from historical infilled ground on and around the site.	Moderate	A programme of monitoring is recommended to be undertaken with an initial six visits over a period of three months. At this point the results should be reviewed and whether monitoring can be curtailed or should continue to fully quantify the risks.
	End User		Moderate	
	Neighbours	No – Made ground likely to be present on site. However, no buildings present directly adjacent to the site.	N/A	
Migration of mine gas via permeable strata	Operative	No – The coal mining risk assessment has indicated that the risks posed by both shallow and deep mine workings are considered low.	Low	
	End User			
Spillage/loss/run off direct to receiving water	Water Environment	Yes – Nearest surface water feature is adjacent to the east of site. Direct run off unlikely to receiving water.	Moderate	Further testing required to reach a firm conclusion.
Migration via permeable unsaturated strata	Water Environment	Yes – Made ground likely on site. Secondary aquifer located beneath the site. Made ground may be granular and promote infiltration.	Moderate	
Run off via drainage/sewers etc	Water Environment	Yes – Existing services and drainage may be present on site.	Low	
Direct contact with contaminated soils	Plants	Yes – Made ground likely on site. Soft landscaping areas may be present as part of the proposed development.	Moderate	Presence of suitable growing medium will need to be assessed. Further testing required to reach a firm conclusion.
Uptake via root system			Moderate	
Direct contact with contaminated soils/	Building Materials	Yes – Made ground likely to be present on site which may contain aggressive ground conditions. Foundation and service installation materials may be affected by the site soil.	Moderate	Further testing required to reach a firm conclusion.
Direct contact with contaminated groundwater				
Exposure to Radon	Operative	Yes – site currently indicated to be present in a risk radon affected area[22].	Moderate	Between 1% and 3% of properties are affected. The publication BR211 states that no further action is required.
	End User			

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

Notes:

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

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

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

5. Intrusive Investigation

5.1 Site Investigation Philosophy

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

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

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

Non-Targeted Sampling

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

Targeted Sampling

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

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

5.2 Site Specific Investigation and Testing Rationale

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

5.2.1 Geotechncial Assessment

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

5.2.2 Contamination Assessment

It may be appreciated that BS 10175 clause 7.7.2.2.3 suggests that the number of sampling points at the site should be based on a minimum of three testing locations or the size of the site with respect to the appropriate grid spacing, whichever the greater. On the basis of the site area being 0.43ha, the number of sampling points at the site should be considered with respect to the table below.

Table 15: Summary of Sampling Strategy

NUMBER OF SAMPLING POINTS				
	Soil	**Water**	**Standpipes**	**Standpipe Readings**
Exploratory Investigation 50m x 50m grid	3	-	3	A minimum of six visits over three months should be undertaken in the first case. The monitoring results should be reviewed following the initial phase and depending on the results, further visits may be required.
Target Areas	Previous construction to the north-west. Nearby railway land to the north of site. Infilled ground to the north-west of site.			

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

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

It is considered that made ground is likely to be present on site therefore some Waste Acceptance Criteria (WAC) Testing may be required to determine the suitability of excavated materials to be disposed offsite.

In addition to the above soil testing regime, due to the presence of surface water features directly adjacent to or on the site, the following suite should also be taken for groundwater or leachate samples:

- **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.
- **Water Quality Indicators** – Dissolved Oxygen, Total Dissolved Solids, Conductivity, Redox, Biological Oxygen Demand, Biochemical Oxygen Demand, Calcium, Salinity.

5.2.3 Gas Monitoring

The final gas monitoring regime should be undertaken in accordance with Table 4.2 of CIRIA C665: 2007: *Assessing risks posed by hazardous ground gasses to buildings.* In that document guidance for the frequency of monitoring is provided on tables 5.5a and 5.5b *Typical/idealised frequency and*

period of monitoring on page 60. For convenience, these tables have been combined and reproduced below.

Table 16: Typical/idealised Frequency and Period of Monitoring

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

Notes:

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

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

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

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

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

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

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

5.2.4 Sustainable Drainage

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

5.3 Proposed Methods of Investigation

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

Table 17: Proposed Methods of Investigation

Method of Investigation	Purpose/Target	Notes
Hand dug trial pits	Hand dug trial pits excavated to 1.20m to ensure positions are clear of underground services.	To be undertaken prior to drilling of all boreholes. To be undertaken alongside CAT scan and inspection of service plans.
Windowless sample boreholes drilled to 4.00m depth	To prove strength and composition of near surface deposits To collect samples for geotechnical and chemical testing To allow for installation of ground gas / groundwater monitoring standpipes	To be undertaken at target locations in the first instance, then on random stratified sampling pattern across the remainder of the site. Insitu Standard Penetration tests (SPT) to be undertaken at regular intervals.
Dynamic Probes	To prove the strength and competency of near surface soils to significant depth. To attempt to prove depth to bedrock which may extend beneath termination depth of windowless sample boreholes	To be undertaken at target locations in the first instance, then on random stratified sampling pattern across the remainder of the site.
Ground Gas Monitoring	To undertake ground gas monitoring and quantify risks from presence of hazardous ground gases identified in CSM. To collect groundwater samples	Gas monitoring to be undertaken over an initial six visits over 3 months, whereupon results will be reviewed. Further monitoring may be required depending on findings of initial phase.
Chemical Testing	To identify any presence of contamination arising from potential sources identified in CSM.	Samples collected should cover contaminants highlighted in Section 5.2.2 Samples to be collected in appropriate plastic tubs and glass jars. Groundwater samples to be collected from standpipes.
Geotechnical Testing	To confirm the properties and geotechnical parameter of the soils. To aid in construction and development of foundations for new structures. To confirm concrete classification	Typical tests may include water content, Atterberg tests, particle size distribution, sedimentation, triaxial testing and oedometer testing.

5.4 Reporting

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

- Geotechnical recommendations.
- Contamination assessment.
- Contamination remediation strategy.
- Any recommendations for further work, if required and including remediation where required and validation of completion of remedial measures reports.

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

6. References

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

Appendix 1

Site Plans

Hardingley Farm

Agricultural

Agricultural

Stables

Stables

Agricultural

Agricultural

Agricultural

Agricultural

Residential

Residential

Residential

Ancillary to residential

Outbuilding

COPLEY LANE

1: 500

0 10 20 30 40 50

m

NOTES

This drawing has been prepared specifically for the purpose of obtaining Planning and or Building Regulations Approval. Its suitability for other purposes without additional supplementary details and specifications cannot be guaranteed.

All dimensions are to be checked on site, any discrepancies are to be reported to the designer before work commences. Use only figured dimensions.

All structural components shown are indicative only. Details / calculations of structural members are to be provided by the Structural Engineer.

This drawing is not to be copied or divulged to a third party without written permission.

N

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www.heneghanarchitecture.com

Revisions

P01	Preliminary Issue	04.12.25

Project:

Residential Feasibility

at Hardingley Farm
Copley Lane
Shelley

for Mr. G. Townend

Existing Block Plan

Purpose of issue: FEASIBILITY

Drawn	DRH
Date	December 2025
Scales	1:500 @ A3
Drawing No.	25110 - 0102 - P01

Appendix 2

Historical Maps

Map Insight

Site details:	HARDINGLEY FARM, COPLEY LANE, SHELLEY, HUDDERSFIELD, KIRKLEES, HD8 8LZ
Client ref:	C/5886/26/E/9143 - PO-3744
Report ref:	GS-ZZC-3P2-FB7-SSO
Grid ref:	420671.37, 409987.21
Production date:	11 March 2026

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

N W E S

Date: 1893
Surveyed: 1893
Revised: 1893

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Map legend available at:
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Map Insight

Site details:	HARDINGLEY FARM, COPLEY LANE, SHELLEY, HUDDERSFIELD, KIRKLEES, HD8 8LZ
Client ref:	C/5886/26/E/9143 - PO-3744
Report ref:	GS-ZZC-3P2-FB7-SSO
Grid ref:	420671.37, 409987.21
Production date:	11 March 2026

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

N W E S

Date: 1906
Surveyed: 1906
Revised: 1906

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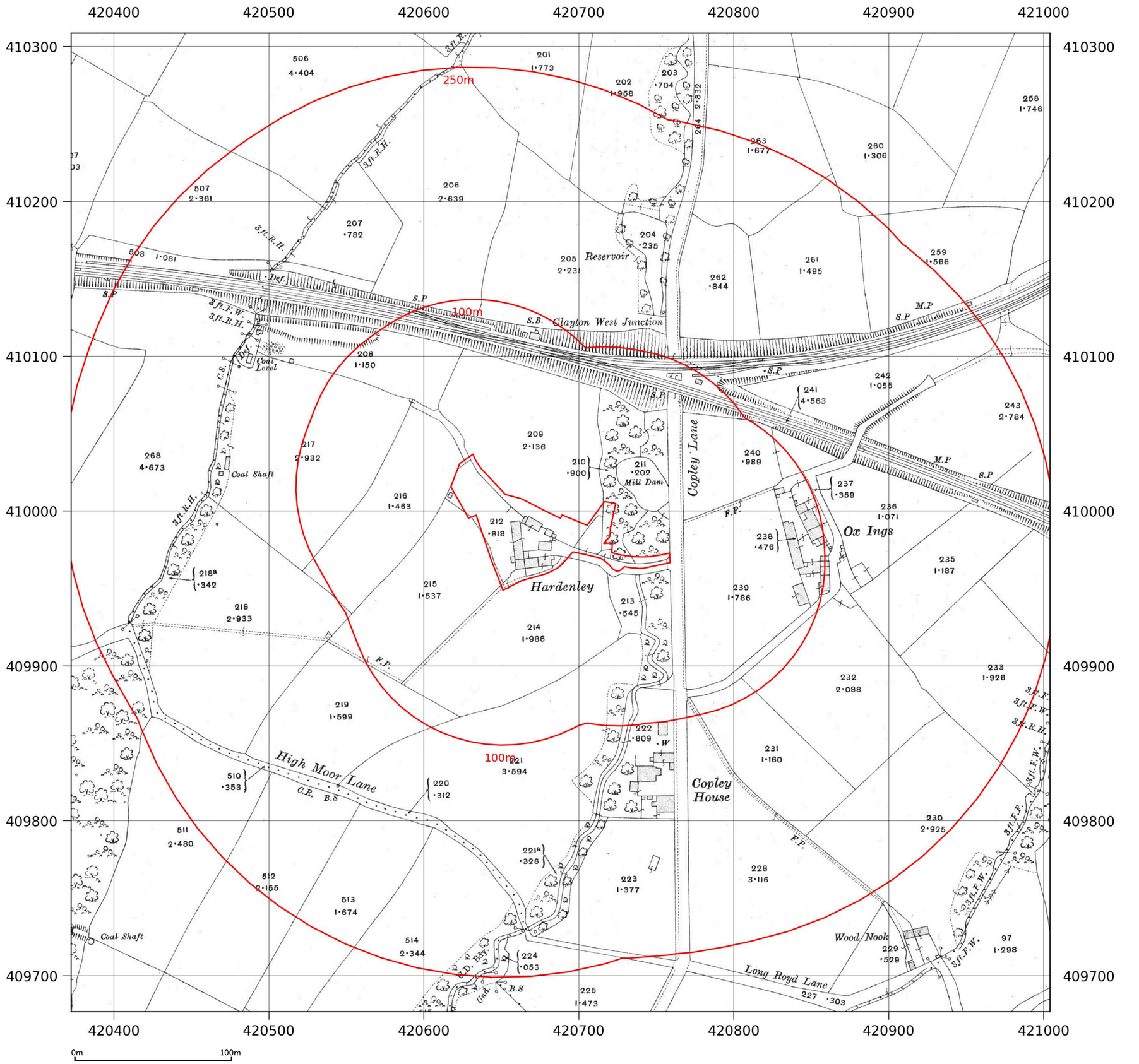

Map legend available at:
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Map Insight

Site details:	HARDINGLEY FARM, COPLEY LANE, SHELLEY, HUDDERSFIELD, KIRKLEES, HD8 8LZ
Client ref:	C/5886/26/E/9143 - PO-3744
Report ref:	GS-ZZC-3P2-FB7-SSO
Grid ref:	420671.37, 409987.21
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Map name:	County Series
Map date:	1913
Scale:	1:2,500
Printed at:	1:2,500

N
W E
S

Date: 1913
Surveyed: 1913
Revised: 1913

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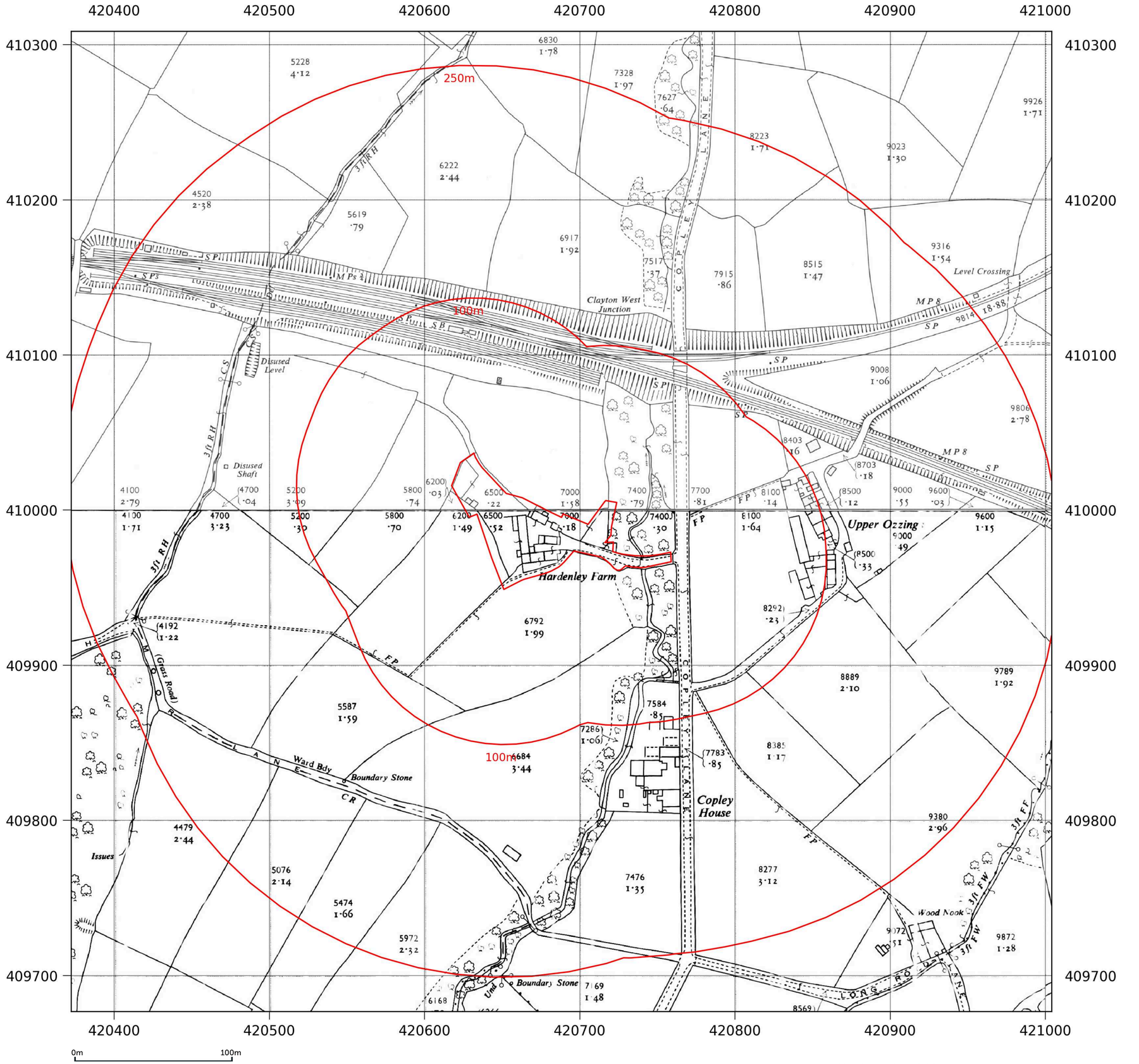

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Map Insight

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Report ref:	GS-ZZC-3P2-FB7-SSO
Grid ref:	420671.37, 409987.21
Production date:	11 March 2026

Map name:	National Grid
Map date:	1959-1960
Scale:	1:2,500
Printed at:	1:2,500

N W E S

Date: 1960
Surveyed: 1959
Revised: 1959
Copyright: 1960
Levelled: 1930

Date: 1959
Revised: 1959
Edition: 1959
Copyright: 1959
Levelled: 1930

Date: 1959
Revised: 1959
Copyright: 1959
Levelled: 1930

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Client ref:	C/5886/26/E/9143 - PO-3744
Report ref:	GS-ZZC-3P2-FB7-SSO
Grid ref:	420671.37, 409987.21
Production date:	11 March 2026

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Scale:	1:2,500
Printed at:	1:2,500

N
W E
S

Date: 1960

Date: 1959
Surveyed: 1959
Revised: 1959
Copyright: 1959
Levelled: 1930

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250m

100m

Hardenley Farm

Upper Ozzings

Copley House

Wood Nook

Boundary Stone

Ward Bdy

Issues

0m 100m

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Site details:	HARDINGLEY FARM, COPLEY LANE, SHELLEY, HUDDERSFIELD, KIRKLEES, HD8 8LZ
Client ref:	C/5886/26/E/9143 - PO-3744
Report ref:	GS-ZZC-3P2-FB7-SSO
Grid ref:	420671.37, 409987.21
Production date:	11 March 2026

Map name:	National Grid
Map date:	1977
Scale:	1:2,500
Printed at:	1:2,500

N W E S

Date: 1977
Surveyed: 1976
Revised: 1976
Copyright: 1977
Levelled: 1958

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420400 420500 420600 420700 420800 420900 421000

410300 410200 410100 410000 409900 409800 409700

250m
100m
100m

5228 1·667ha 4·12
6830 ·720ha 1·78
7328 ·797ha 1·97
7627 ·259ha ·64
164·6m
8223 2·145ha 5·30
0024 ·518ha 1·28
6222 ·987ha 2·44
4520 ·963ha 2·38
5619 ·320ha ·79
6917 ·777ha 1·92
7517 ·150ha ·37
168·2m
9118 1·149ha 2·84
COPLEY LANE
Clayton West Junction
Level Crossing
MP 7
MP 8
SL
SB
BM 173·94m
5213 3·789ha 9·36
Level (disused)
9008 ·429ha 1·06
0012 ·032ha ·08
Track
Path (um)
0008 ·720ha 1·78
4700 ·016ha ·04
5200 1·250ha 3·09
6200 ·012ha ·03
5800 ·299ha ·74
6500 ·089ha ·22
7000 ·680ha 1·68
7400 ·287ha ·71
7700 ·328ha ·81
178·6m
8100 ·057ha ·14
8500 ·186ha ·46
Upper Ozzings
9000 ·223ha ·55
9600 ·012ha ·03

0m 100m

Map legend available at:
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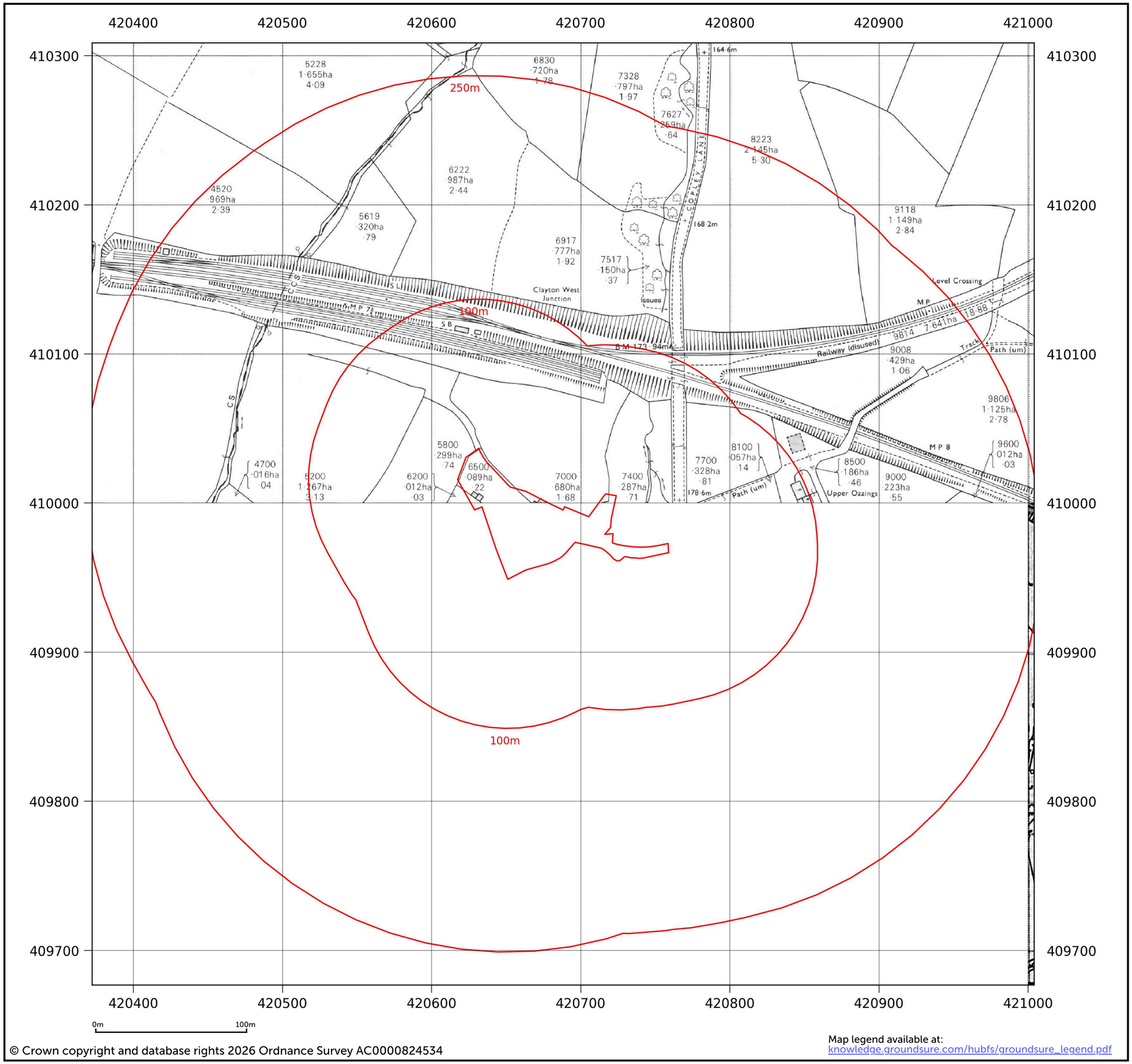

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Map Insight

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Report ref:	GS-ZZC-3P2-FB7-SSO
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Production date:	11 March 2026

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Scale:	1:2,500
Printed at:	1:2,500

N
W E
S

Date: 1987
Surveyed: 1985
Revised: 1985
Copyright: 1987
Levelled: 1958

Date: 1985
Surveyed: 1958
Revised: 1985
Copyright: 1985
Levelled: 1958

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Client ref:	C/5886/26/E/9143 - PO-3744
Report ref:	GS-ZZC-3P2-FB7-SSO
Grid ref:	420671.37, 409987.21
Production date:	11 March 2026

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Printed at:	1:2,500

N W E S

Date: 1987
Surveyed: 1958
Revised: 1987
Copyright: 1987
Levelled: 1958

Date: 1987
Surveyed: 1958
Revised: 1987
Copyright: 1987
Levelled: 1958

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250m

100m

100m

Shelley Bank Bottom

Shelley Bank Abattoir

Sheplay Dyke

Shelley Bank Bridge

Glen View Road

Pennistone Road

Footpath (um)

Methodist Church

Drain

Filter Bed

Works

420400 420500 420600 420700 420800 420900 421000

410300 410200 410100 410000 409900 409800 409700

0m 100m

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Site details:	HARDINGLEY FARM, COPLEY LANE, SHELLEY, HUDDERSFIELD, KIRKLEES, HD8 8LZ
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Report ref:	GS-ZZC-3P2-FB7-SSO
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Production date:	11 March 2026

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Printed at:	1:2,500

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Surveyed: 1992
Revised: 1992

Date: 1992
Surveyed: 1992
Revised: 1992

Date: 1993
Surveyed: 1993
Revised: 1993

Date: 1993
Surveyed: 1993
Revised: 1993

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Client ref:	C/5886/26/E/9143 - PO-3744
Report ref:	GS-ZZC-3P2-FB7-SSO
Grid ref:	420671.37, 409987.21
Production date:	11 March 2026

Map name:	LandLine
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Scale:	1:1,250
Printed at:	1:1,250

N
W E
S

Date: 2003

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Client ref:	C/5886/26/E/9143 - PO-3744
Report ref:	GS-ZZC-3P2-FB7-SSO
Grid ref:	420671.37, 409987.21
Production date:	11 March 2026

Map name:	County Series
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Printed at:	1:10,560

N W E S

Date: 1854
Surveyed: 1850
Edition: 1854

Date: 1854
Surveyed: 1850
Edition: 1854

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419500 420000 420500 421000 421500 422000

411000 410500 410000 409500 409000

750m 500m 500m 750m

0m 500m

Map legend available at:
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Site details:	HARDINGLEY FARM, COPLEY LANE, SHELLEY, HUDDERSFIELD, KIRKLEES, HD8 8LZ
Client ref:	C/5886/26/E/9143 - PO-3744
Report ref:	GS-ZZC-3P2-FB7-SSO
Grid ref:	420671.37, 409987.21
Production date:	11 March 2026

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Printed at:	1:10,560

N W E S

Date: 1892
Surveyed: 1892
Revised: 1892

Date: 1891
Surveyed: 1891
Revised: 1891

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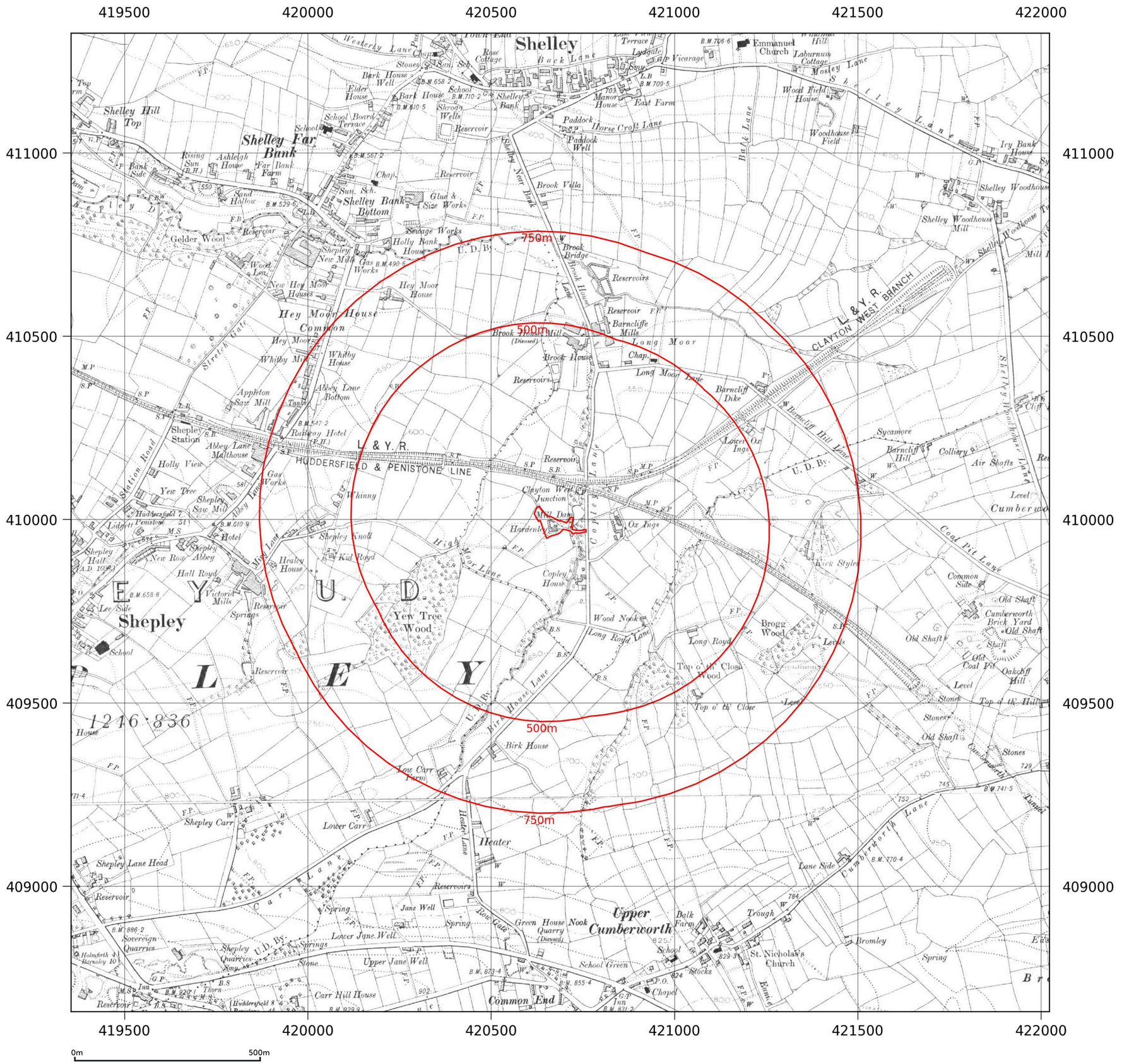

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Map Insight

Site details:	HARDINGLEY FARM, COPLEY LANE, SHELLEY, HUDDERSFIELD, KIRKLEES, HD8 8LZ
Client ref:	C/5886/26/E/9143 - PO-3744
Report ref:	GS-ZZC-3P2-FB7-SSO
Grid ref:	420671.37, 409987.21
Production date:	11 March 2026

Map name:	County Series
Map date:	1903-1904
Scale:	1:10,560
Printed at:	1:10,560

N W E S

Date: 1904
Surveyed: 1892
Revised: 1904

Date: 1903
Surveyed: 1891
Revised: 1903

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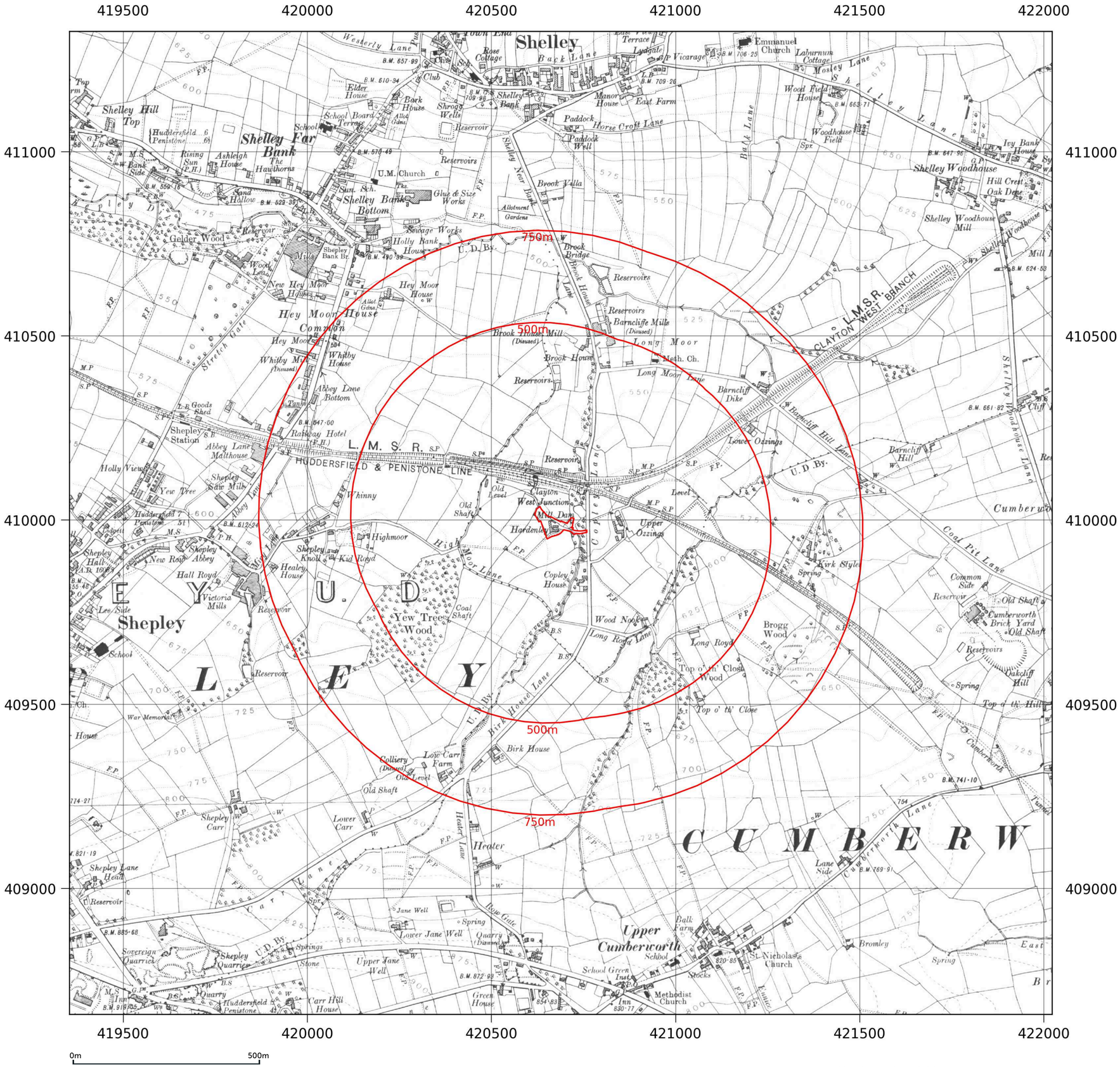

Map legend available at:
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Map Insight

Site details:	HARDINGLEY FARM, COPLEY LANE, SHELLEY, HUDDERSFIELD, KIRKLEES, HD8 8LZ
Client ref:	C/5886/26/E/9143 - PO-3744
Report ref:	GS-ZZC-3P2-FB7-SSO
Grid ref:	420671.37, 409987.21
Production date:	11 March 2026

Map name:	County Series
Map date:	1932-1933
Scale:	1:10,560
Printed at:	1:10,560

N W E S

Date: 1932
Surveyed: 1851
Revised: 1932
Edition: 1932

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

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Map Insight

Site details:	HARDINGLEY FARM, COPLEY LANE, SHELLEY, HUDDERSFIELD, KIRKLEES, HD8 8LZ
Client ref:	C/5886/26/E/9143 - PO-3744
Report ref:	GS-ZZC-3P2-FB7-SSO
Grid ref:	420671.37, 409987.21
Production date:	11 March 2026

Map name:	County Series
Map date:	1948
Scale:	1:10,560
Printed at:	1:10,560

N W E S

Date: 1948
Surveyed: 1851
Revised: 1948

Date: 1948
Surveyed: 1851
Revised: 1948

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419500 420000 420500 421000 421500 422000

411000 410500 410000 409500 409000

750m 500m 500m 750m

0m 500m

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Map Insight

Site details:	HARDINGLEY FARM, COPLEY LANE, SHELLEY, HUDDERSFIELD, KIRKLEES, HD8 8LZ
Client ref:	C/5886/26/E/9143 - PO-3744
Report ref:	GS-ZZC-3P2-FB7-SSO
Grid ref:	420671.37, 409987.21
Production date:	11 March 2026

Map name:	Provisional
Map date:	1951-1955
Scale:	1:10,560
Printed at:	1:10,560

N W E S

Date: 1955 Revised: 1955 Copyright: 1955	Date: 1955 Revised: 1955 Copyright: 1955
Date: 1955 Revised: 1955	Date: 1951 Surveyed: 1951 Revised: 1951

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Map Insight

Site details:	HARDINGLEY FARM, COPLEY LANE, SHELLEY, HUDDERSFIELD, KIRKLEES, HD8 8LZ
Client ref:	C/5886/26/E/9143 - PO-3744
Report ref:	GS-ZZC-3P2-FB7-SSO
Grid ref:	420671.37, 409987.21
Production date:	11 March 2026

Map name:	Provisional
Map date:	1967-1970
Scale:	1:10,560
Printed at:	1:10,560

N
W E
S

Date: 1968
Surveyed: 1968
Revised: 1968

Date: 1967
Surveyed: 1967
Revised: 1967

Date: 1970
Surveyed: 1968
Revised: 1970

Date: 1967
Surveyed: 1967
Revised: 1967

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Map Insight

Site details:	HARDINGLEY FARM, COPLEY LANE, SHELLEY, HUDDERSFIELD, KIRKLEES, HD8 8LZ
Client ref:	C/5886/26/E/9143 - PO-3744
Report ref:	GS-ZZC-3P2-FB7-SSO
Grid ref:	420671.37, 409987.21
Production date:	11 March 2026

Map name:	National Grid
Map date:	1977-1980
Scale:	1:10,000
Printed at:	1:10,000

N
W E
S

Date: 1977
Surveyed: 1977
Revised: 1977

Date: 1979
Surveyed: 1977
Revised: 1979

Date: 1980
Surveyed: 1976
Revised: 1980

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Map Insight

Site details:	HARDINGLEY FARM, COPLEY LANE, SHELLEY, HUDDERSFIELD, KIRKLEES, HD8 8LZ
Client ref:	C/5886/26/E/9143 - PO-3744
Report ref:	GS-ZZC-3P2-FB7-SSO
Grid ref:	420671.37, 409987.21
Production date:	11 March 2026

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

N
W E
S

Date: 2001 Date: 2001

Date: 2001 Date: 2001

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Map Insight

Site details:	HARDINGLEY FARM, COPLEY LANE, SHELLEY, HUDDERSFIELD, KIRKLEES, HD8 8LZ
Client ref:	C/5886/26/E/9143 - PO-3744
Report ref:	GS-ZZC-3P2-FB7-SSO
Grid ref:	420671.37, 409987.21
Production date:	11 March 2026

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

N W E S

Date: 2010 Date: 2010

Date: 2010 Date: 2010

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Map Insight

Site details:	HARDINGLEY FARM, COPLEY LANE, SHELLEY, HUDDERSFIELD, KIRKLEES, HD8 8LZ
Client ref:	C/5886/26/E/9143 - PO-3744
Report ref:	GS-ZZC-3P2-FB7-SSO
Grid ref:	420671.37, 409987.21
Production date:	11 March 2026

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

N W E S

Date: 2015 Date: 2015

Date: 2015 Date: 2015

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Map Insight

Site details:	HARDINGLEY FARM, COPLEY LANE, SHELLEY, HUDDERSFIELD, KIRKLEES, HD8 8LZ
Client ref:	C/5886/26/E/9143 - PO-3744
Report ref:	GS-ZZC-3P2-FB7-SSO
Grid ref:	420671.37, 409987.21
Production date:	11 March 2026

Map name:	National Grid
Map date:	2025
Scale:	1:10,000
Printed at:	1:10,000

N
W E
S

Date: 2025 Date: 2025

Date: 2025 Date: 2025

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