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# PHASE 1 ENVIRONMENTAL DESK STUDY REPORT

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## Contents

			Page
1.		Introduction	1
2.		Review and Summary of Published Data	2
	2.1	Historical Land Use	3
	2.2	Published Geology and Geological Hazards	3
	2.3	Construction Issues	4
	2.3.1	Foundation Construction	4
	2.3.2	Site Won Materials	4
	2.3.3	Disposal of Site Materials	4
	2.4	Mining and Natural Cavities	4
	2.4.1	Coal Mining	4
	2.4.2	Non-Coal Mining	5
	2.5	Waste Management and Gas Monitoring	6
	2.6	Hydrogeology, Hydrology	6
	2.7	Sensitive Land Use	7
	2.8	Industrial Land Use and Potential Sources of Contamination	7
3.		Preliminary Qualitative Risk Assessment	8
	3.1	Conceptual Ground Model & Preliminary Qualitative Risk Assessment	9
4.		Intrusive Investigation	13
	4.1	Site Investigation Philosophy	13
	4.2	Site Specific Investigation	13
	4.2.1	Contamination Assessment	14
	4.2.2	Geotechnical Assessment	16
	4.2.3	Reporting	16
5.		References	17

## Appendices

1.	Site Plans
2.	Groundsure Reports
3.	Historical Maps
4.	Photographs
5.	Consultant's Mining Report



# Report on a Phase One Desk Study

Location:	274 Cumberworth Lane Denby Dale, Huddersfield, West Yorkshire, HD8 8QS	
For:	FHH Developments	
Consultants:	Hinchcliffe Architecture & Design	
Report No.	C5759/26/E/8948	Report date: March 2026

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

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## 1. Introduction

The site comprises an area of brownfield land located off Cumberworth Lane, Denby Dale. The site is approximately 0.08 hectares in size and its National Grid reference is centred around 422684, 408648.

The development proposals comprise the demolition of the existing property followed by the construction of two 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 26<sup>th</sup> February 2026. It should be noted that enabling walks had already commenced at that stage and the previous property had been demolished. The following observations were made:

### General site description/current site use

The site comprises a construction site, with the site clear of any buildings and hard-standing. At the time of the walkover, drilling works were taking place to investigate the presence/absence of coal workings.

### Site boundaries/access

The site is accessible via a lane off Cumberworth Lane.

### Topography

There is a gradual slope down to the south-east.

### Surface cover of site

Natural clay is prevalent at surface. This is considered to represent the weathered fraction of the underlying rock.



### Visible evidence of contamination/ contaminative sources

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

### Presence of vegetation and wildlife

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 client has informed us that all services have been removed as part of the enabling works. There were no overhead services present within the site at the time of the walkover.

### Site neighbours

The site is located within a residential area.

In order to ensure that the site is fully characterised and to comply with the Environment Act 1995<sup>1</sup>, 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

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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
- Consultants Mining Report - Appendix 5

The data obtained from the above-mentioned sources has been summarised below<sup>2</sup>.

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<sup>1</sup>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)

<sup>2</sup> 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 Use<sup>3</sup>**

HISTORICAL MAPPING SUMMARY		
Map Dates	On site	Within 250m
1854 - 1906	The site is undeveloped and forms a section of a larger field.	Coal Pit – 150m NW Old Quarry – 100m NW & 125m SW Denby Dale Brick Works – 250m SW (downslope) Mills – 250m SW (downslope)
1929	The site is developed by 1929, with a property mapped that has a similar outline to the property which has recently been demolished.	No notable new features.
1958 - 1993	The site configuration remains similar.	Bromley Works – 250m W

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 <sup>4</sup>	Previous Name <sup>4</sup>	Description <sup>5</sup>
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	-	Unnamed sandstone member.
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.
		Non-coal Mining	Potential for difficult ground conditions are unlikely or localised and are at a level where they need not be considered.
Outcrops	150m NE 125m SW	Coal Seam	Whinmoor Coal indicated to underlie the site.
NATURAL GROUND SUBSIDENCE & HAZARDS <sup>6</sup>			
Type		Risk Rating	
Potential for shrinking or swelling clay ground stability		Negligible.	
Potential for running sand ground stability		Negligible.	
Potential for compressible ground stability		Negligible.	

<sup>3</sup> See Appendix 3

<sup>4</sup> Sources: British Geological Survey (NERC) Map Sheets 86; Glossop; Solid and Drift Edition, and GeoIndex Onshore Viewer [*online resource from www.bgs.ac.uk*]

<sup>5</sup> Sources: British Geological Survey (NERC) Lexicon of Named Rock Units [*online resource from www.bgs.ac.uk*]

<sup>6</sup> See Groundsure report

Potential for collapsible ground stability hazards	Very Low.
Potential for landslide ground stability	Very Low.
Potential for ground dissolution stability	Negligible.
Radon	The property is 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 site walkover, 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 however due to the potential for mine workings. Indeed, a raft foundation may be more suitable.

### 2.3.2 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

The Groundsure Report states that the site is within an area that may be affected by coal mining. A Consultant's Coal Mining Report has therefore been obtained that is included in appendix 5 of this report and may be summarised as follows:

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

Has the report highlighted evidence or potential of:			
Ref	Mining Feature	Yes/No	Comments
1	Underground Coal Mining	Yes	Whinmoor Coal – workings recorded at 8m depth, last worked in 1927 with an extraction thickness of 1.6m.
2	Probable Unrecorded Shallow Workings	No	Yes
3	Spine Roadways at Shallow Depth	Yes	Potential spine roadway recorded at shallow depth.
4	Mine Entries	Yes	Numerous mine entries recorded within 25m of the site, however none indicated to be present within the site boundary. Nearest features are shafts 422408-075 and 422408-076 which are immediately south. Both features were capped as part of the development works undertaken to the south between 2018 and 2020. The treatment details are presented within the Consultant's report.
5	Abandoned mine plans	Yes	Plans of abandoned mine workings below the site are suggested to be available by the coal authority.
6	Outcrops	No	No outcrops recorded.

7	Geological Faults	No	No faults, fissures or breaklines recorded.
8	Opencast Mines	No	None recorded within 500 metres of the enquiry boundary.
9	Coal Authority Managed Tips	No	None recorded within 500 metres of the enquiry boundary.
10	Site Investigations	Yes	Investigation undertaken immediately south. Associated report available on the Kirklees Planning Portal; CCG GIR dated March 2014. Shallow mine workings prevalent. No deeper workings identified.
11	Remediated Sites	No	None recorded within 50 metres of the enquiry boundary.
12	Coal Mining Subsidence	Yes	The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31st October 1994.  There is no current Stop Notice delaying the start of remedial works or repairs to the property.  The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.
13	Mine Gas	No	None recorded within 500 metres of the enquiry boundary.
14	Mine Water Treatment Schemes	No	None recorded within 500 metres of the enquiry boundary.
15	Future Underground Mining	No	None recorded.
16	Coal Mining Licensing	No	None recorded within 200 metres of the enquiry boundary.
17	Court Orders	No	None recorded.
18	Section 46 Notices	No	No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.
19	Withdrawal of Support Notices	Yes	The property is not in an area where a notice to withdraw support has been given.  The property is not in an area where a notice has been given under section 41 of the Coal Industry Act 1994, cancelling the entitlement to withdraw support.
20	Payments to Owners of Former Copyhold Land	No	The property is not in an area where a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

The report has identified that there is a potential for mine workings in the immediate area. Therefore a high risk applicable with regards to mine workings.

No mine entries have been identified within the site boundary. However, two entries are recorded immediately south. Notwithstanding this, these features have been capped as part of the housing development to the south, therefore are considered to be a low risk to the proposed development. The potential for unrecorded mine entries should not be ruled out.

#### 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

<b>Table 4: Landfill Data and Artificial Ground, Recorded and Anticipated</b>			
<b>ENVIRONMENT AGENCY, LOCAL AUTHORITY, BGS &amp; HISTORIC LANDFILLS</b>			
<b>Waste Type</b>	<b>Location</b>	<b>Comments</b>	<b>Monitoring Requirement</b>
Active Landfill	Within 250m	None recorded within 250m	N
Historic Landfill	Within 250m	None recorded within 250m	N
Historic waste sites	123m W	Bromley Works. Inert waste.	N
Licensed waste sites	Within 250m	None recorded within 250m	N
Waste Exceptions	Within 100m	Burning waste in the open	N
<b>MADE GROUND &amp; INFILLED GROUNDWORKINGS</b>			
<b>Description</b>	<b>Location</b>	<b>Comments</b>	<b>Monitoring Requirement</b>
Records of Potentially Infilled Features	141m SW	Made Ground	N

## 2.6 Hydrogeology, Hydrology

<b>Table 5: Ground/Controlled Water Sensitivity and Flooding</b>		
<b>ENVIRONMENT AGENCY AQUIFER DESIGNATION<sup>7</sup></b>		
<b>Strata</b>	<b>Designation</b>	<b>Description</b>
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.
<b>GROUNDWATER SENSITIVITY<sup>8</sup></b>		
<b>Description</b>	<b>Location</b>	<b>Details</b>
Source Protection Zone	-	None recorded within 250m.
Abstraction Licences	-	None recorded within 250m.
Records of Part A(2) and Part B Activities and Enforcements	-	None recorded within 250m.
High Soil Leaching Potential	On Site	The soil in urban areas can be highly permeable.

<sup>7</sup> See Appendix 2

<sup>8</sup> See Appendix 2

<b>CONTROLLED WATERS<sup>9</sup></b>			
<b>Description</b>	<b>Location</b>	<b>Details</b>	
River Network Entries	>107m W & SW >163m S	East Hill Beck River Dearne	
Surface Water Features	Within 250m	7 surface water records present within 250m. Unknown type.	
<b>POLLUTION INCIDENTS<sup>10</sup></b>			
<b>Pollutant</b>	<b>Receptor</b>	<b>Location</b>	<b>Date</b>
Other Pollutant	Water Category 3 (Minor) Land Category 4 (No Impact) Air Category 4 (No Impact)	168m S	June 2003
<b>ENVIRONMENT AGENCY FLOOD RISK<sup>11</sup></b>			
<b>Description</b>	<b>Location</b>	<b>Details</b>	
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.	

## 2.7 Sensitive Land Use

**Table 6: Sensitive Land Uses within 250m**

<b>REGISTERED SENSITIVE LAND USES<sup>12</sup></b>			
<b>Description</b>	<b>Location</b>	<b>Details</b>	
Nitrate Vulnerable Zone	On site	Existing.	
Green Belt Land	On site	South and West Yorkshire Greenbelt.	

## 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.<sup>13</sup> 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.

<sup>9</sup> See Appendix 2

<sup>10</sup> See Appendix 2

<sup>11</sup> See Appendix 2

<sup>12</sup> See Appendix 2

<sup>13</sup> Guidance for the Safe Development of Housing on Land Affected by Contamination, R&D Publication 66: 2008 Volume 1 and 2.



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

Table 7: Potentially Contaminative Sources		
HISTORICAL		
Land Use	Location	Classification
Historical construction	On site	Artificial/made ground.
Coal Pit	Immediately S 104m NW	Unspecified works/factories/features.
CURRENT		
Land Use	Location	Classification
-	-	No notable contaminative sources.

### 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.<sup>14</sup>

<sup>14</sup> 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.



### 3.1 Conceptual Ground Model & Preliminary Qualitative Risk Assessment

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

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

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



**Table 8: Conceptual Site Model and Preliminary Qualitative Risk Assessment**

CONCEPTUAL SITE MODEL			PRELIMINARY RISK ASSESSMENT	
Pathways	Receptor	Linkage Present?	Risk Rating	Notes
Direct contact/dermal absorption/soil ingestion	Operative	Yes – operatives are likely to come in contact with the soil.	Moderate	There are potential on and off-site sources of contamination that may have caused contamination of the site.
	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 – 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	There are potential on and off-site sources of contamination that may have caused contamination of the site. Further testing required to reach a firm conclusion.
	End User	Yes – soft landscaping proposed as part of the new development.	Moderate	
	Neighbours	Yes – residential dwellings present within 250m of the proposed development.	Moderate	

Migration of hazardous gases via permeable strata	Operative	Yes – potential source associated with mining legacy.	Moderate	Possible source on site and within 250m. A programme of monitoring is recommended but is suggested to be limited to 4 readings over one month in the first instance. If significant made ground considered capable of producing harmful gases is revealed during the investigation works, the monitoring regime may require reassessment to consider a higher potential risk.
	End User		Moderate	
	Neighbours	No – no credible source on site associated with say filled ground.	N/A	Whilst mine gases may be prevalent, these are associated with a wider area source.
Spillage/loss/run off direct to receiving water	Controlled Waters	Yes – possible source on site and controlled waters within 250m.	Moderate	There are potential on and off-site sources of contamination that may have caused contamination of the site.
Migration via permeable unsaturated strata	Controlled Waters	Yes – possible source on site and Secondary A aquifer beneath the site.	Moderate	Controlled waters within 250m. Secondary A aquifer underlies the site. Permeability of underlying geology should be assessed.
Run off via drainage/sewers etc	Controlled Waters	Yes – possible source on site.	Moderate	Further testing required to reach a firm conclusion.
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.
Uptake via root system			Moderate	Any on site sources of contamination could migrate to neighbouring properties. Further testing required to reach a firm conclusion.
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 – in an area affected by coal mining activity and where shallow worked seams may be present.	Moderate	Further knowledge required to reach a firm conclusion.
	End User			
Exposure to Radon	Operative	Yes – site currently indicated to be present in a low risk radon affected area <sup>15</sup> .	Low	Less than 1% of properties are affected. The publication BR211 states that no protection measures are necessary.
	End User			

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.

<sup>15</sup> 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.

## 4. Intrusive Investigation

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### 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 0.08ha, the number of sampling points at the site should be considered with respect to the table below.

Table 9: Summary of Sampling Strategy					
NUMBER OF SAMPLING POINTS					
	Soil	Water	Asbestos	Standpipes	Standpipe Readings
Exploratory Investigation 50m x 50m grid	3	-	3	3	A minimum of 4 readings over 1 month would be required as per risk assessment, however any regime must take into account the guidance detailed below.

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

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

#### Sampling Method

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

#### 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 10: 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
<b>High (residential + gardens)</b>	<b>6/3</b>	<b>9/6</b>	<b>12/6</b>	<b>24/12</b>	<b>24/24</b>

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 & Mining 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**

As identified from the Consultant's Report, it is very likely that shallow mine workings shall be prevalent on site. Therefore suitable investigation methods should be undertaken to establish the risk from coal workings.

#### 4.2.3 Reporting

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

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

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.
- 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*.

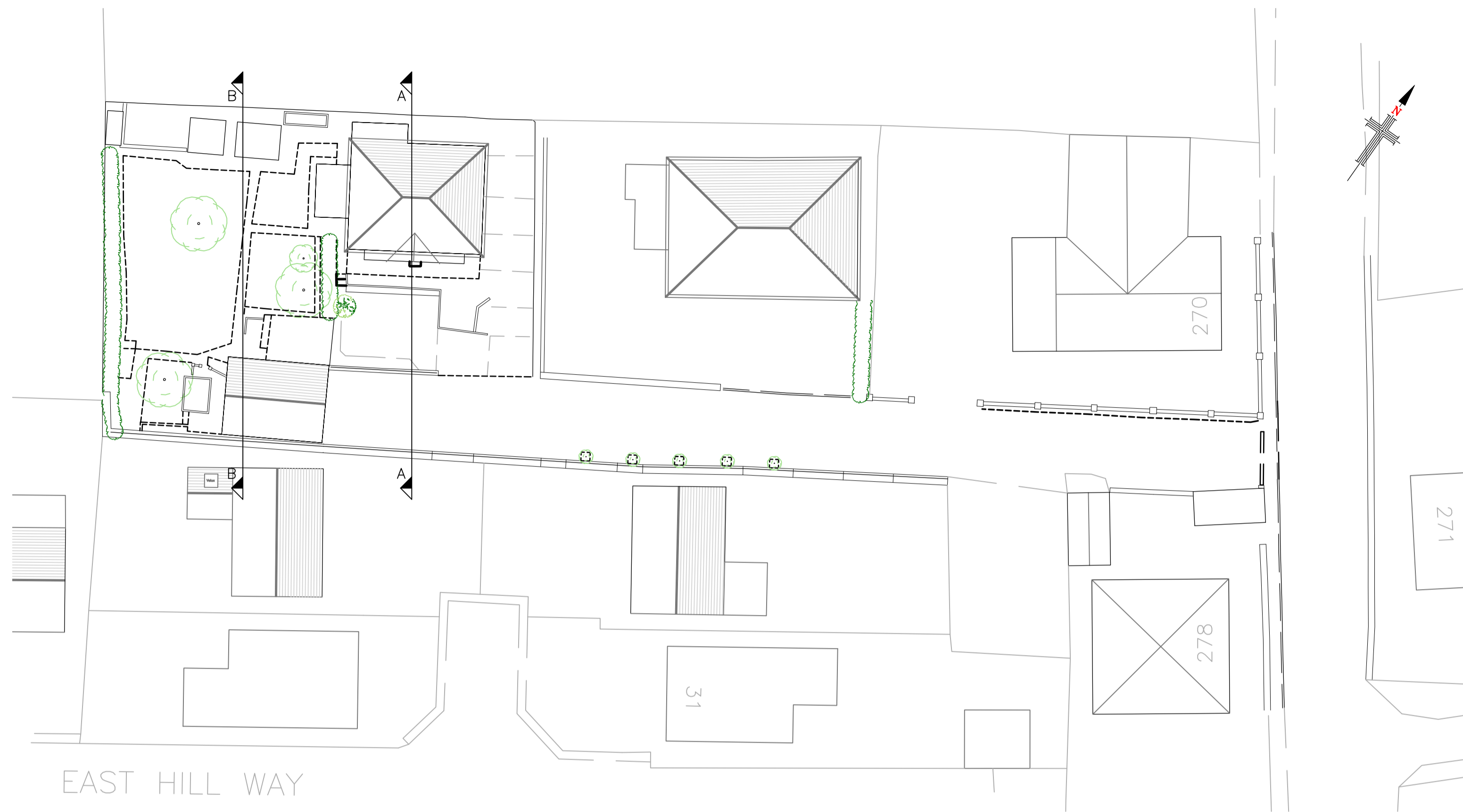


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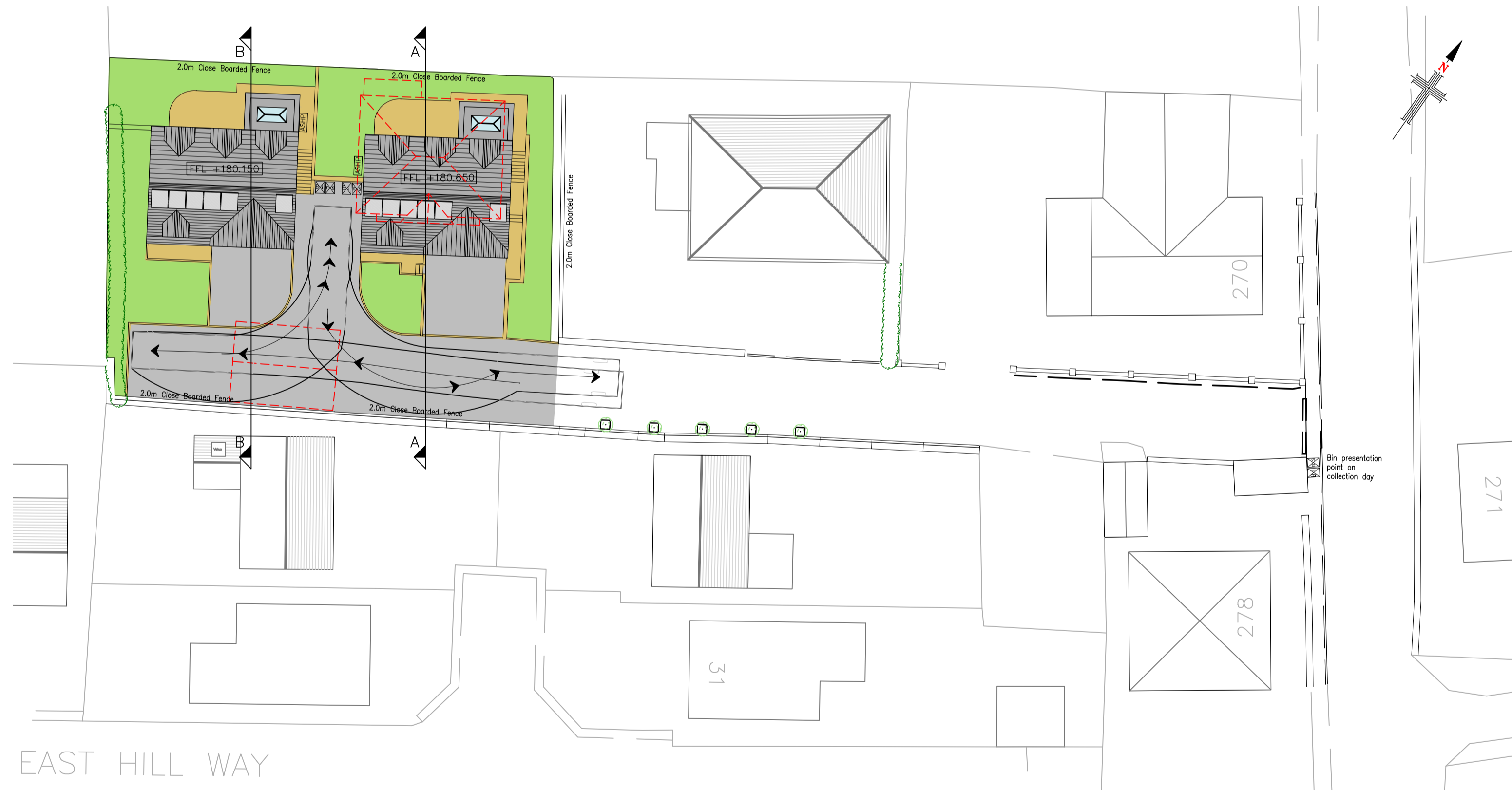
## Appendix 1

### Site Plans

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Existing Site Layout  
Scale 1:250



Proposed Site Layout  
Scale 1:250

**NOTES**

1. No dimensions to be scaled. IF IN DOUBT ASK.
2. All dimensions must be checked and verified on site by the Contractor prior to the commencement of works and Hinchliffe Architecture & Design Ltd. to be notified of any discrepancies.
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Rev.	Date	Description
G	18.12.25	ASHP TO PLOT 2 RELOCATED
F	02.12.25	SITE LAYOUT AMENDED
E	27.08.25	BIN COLLECTION POINT ADDED
D	14.06.25	NORTH ARROW ADDED AND SITE PLANS UPDATED
C	18.06.25	SITE LAYOUT AMENDED
B	17.06.25	SITE LAYOUT AMENDED
A	30.11.25	FIRST ISSUE

Status **PLANNING**

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www.hincharchitecture.co.uk

Client **FHH DEVELOPMENTS LTD.**

Project **274 CUMBERWORTH LANE  
DENBY DALE  
HUDDERSFIELD  
WEST YORKSHIRE  
HD8 8QS**

Drawing Title  
**EXISTING & PROPOSED  
SITE LAYOUTS**

Scale (at A1)	Date
AS SHOWN	JAN' 2025

Drg. no.	Rev.
290-25-PL01	G



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## Appendix 2

### Historical Maps

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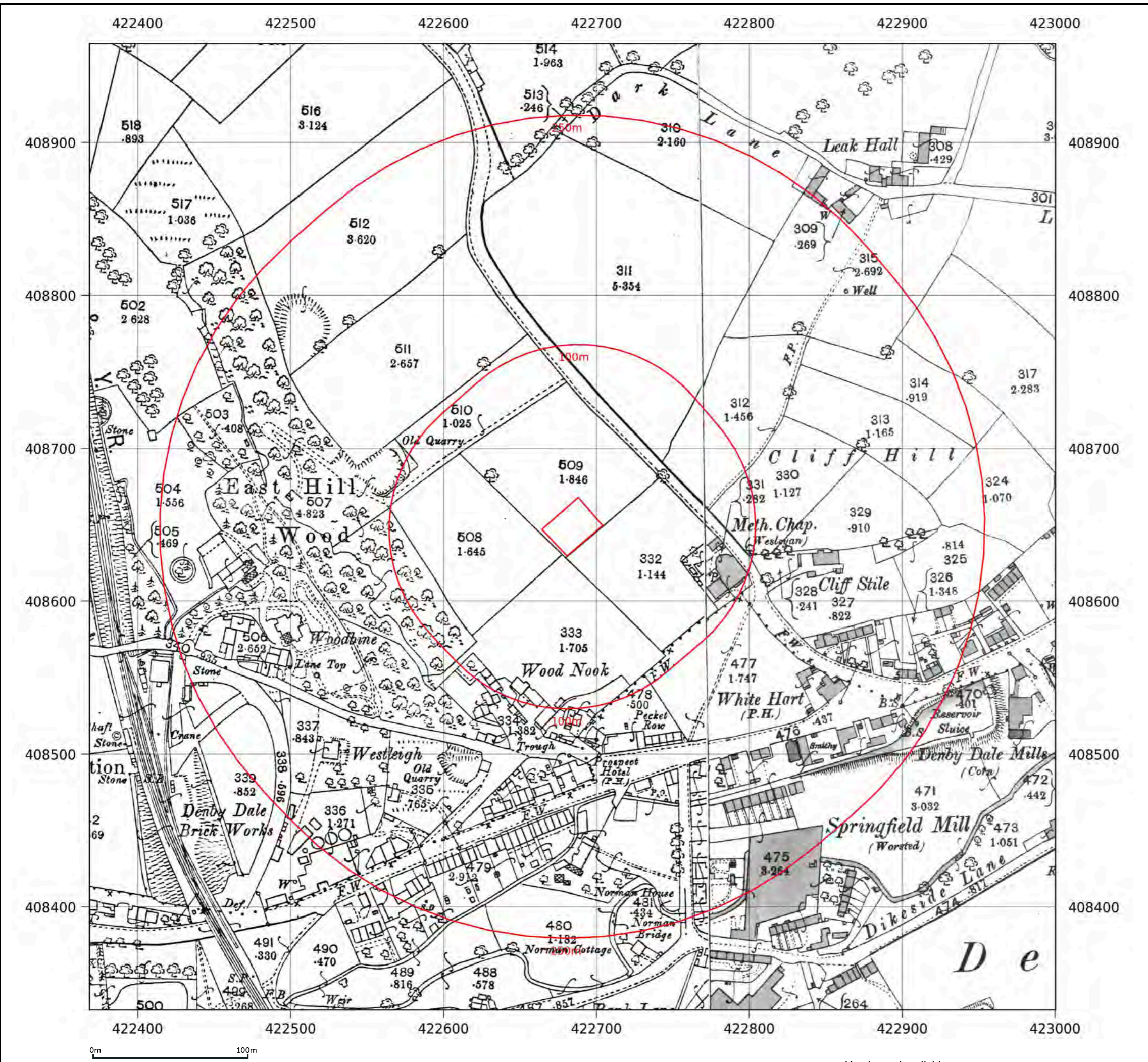
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Report ref:	GS-Z29-C93-8BB-IAO
Grid ref:	422684.31, 408648.43
Production date:	26 January 2026

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



Date: 1891 Surveyed: 1891	Date: 1893 Surveyed: 1893 Revised: 1893
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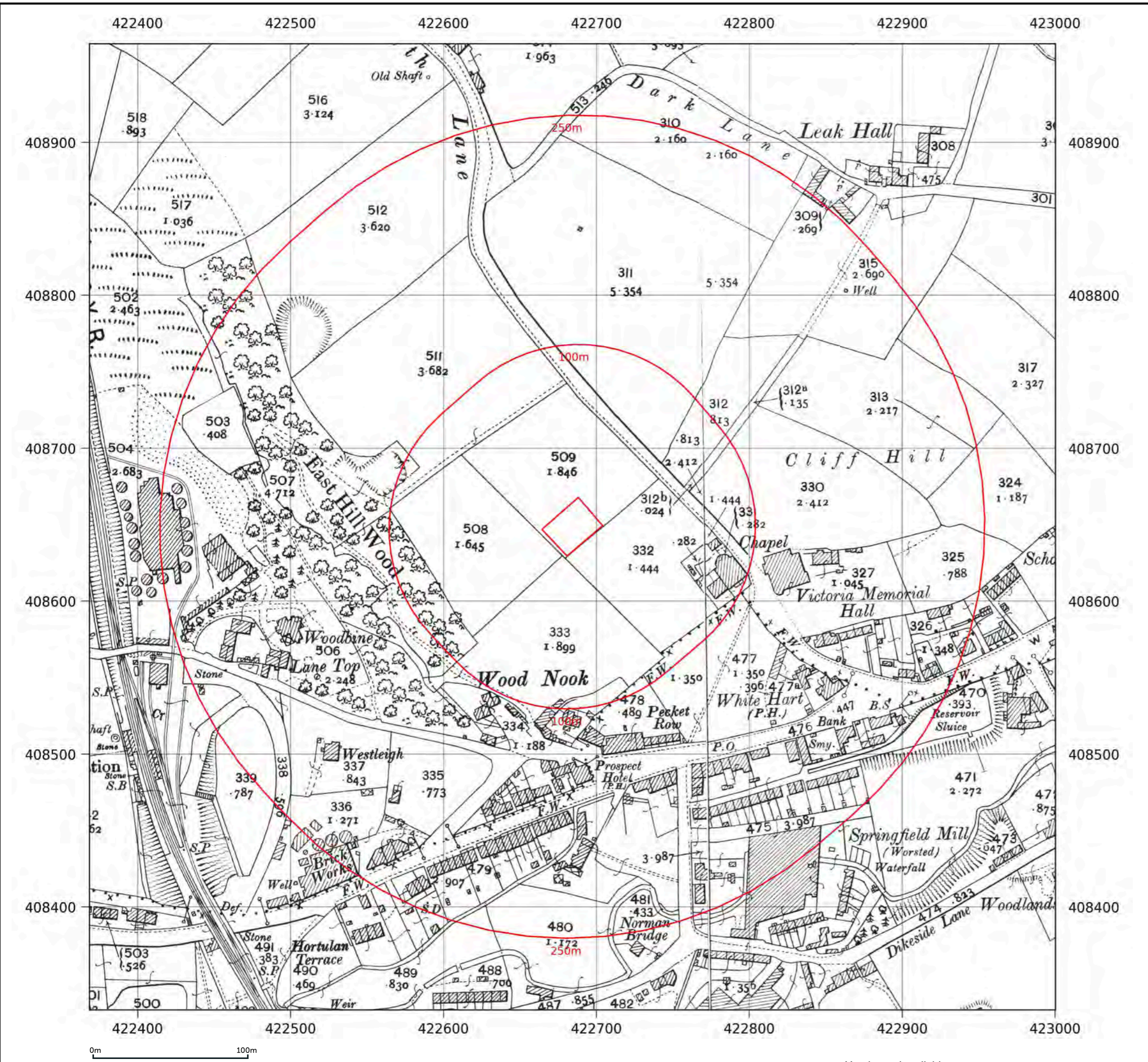
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Printed at:	1:2,500



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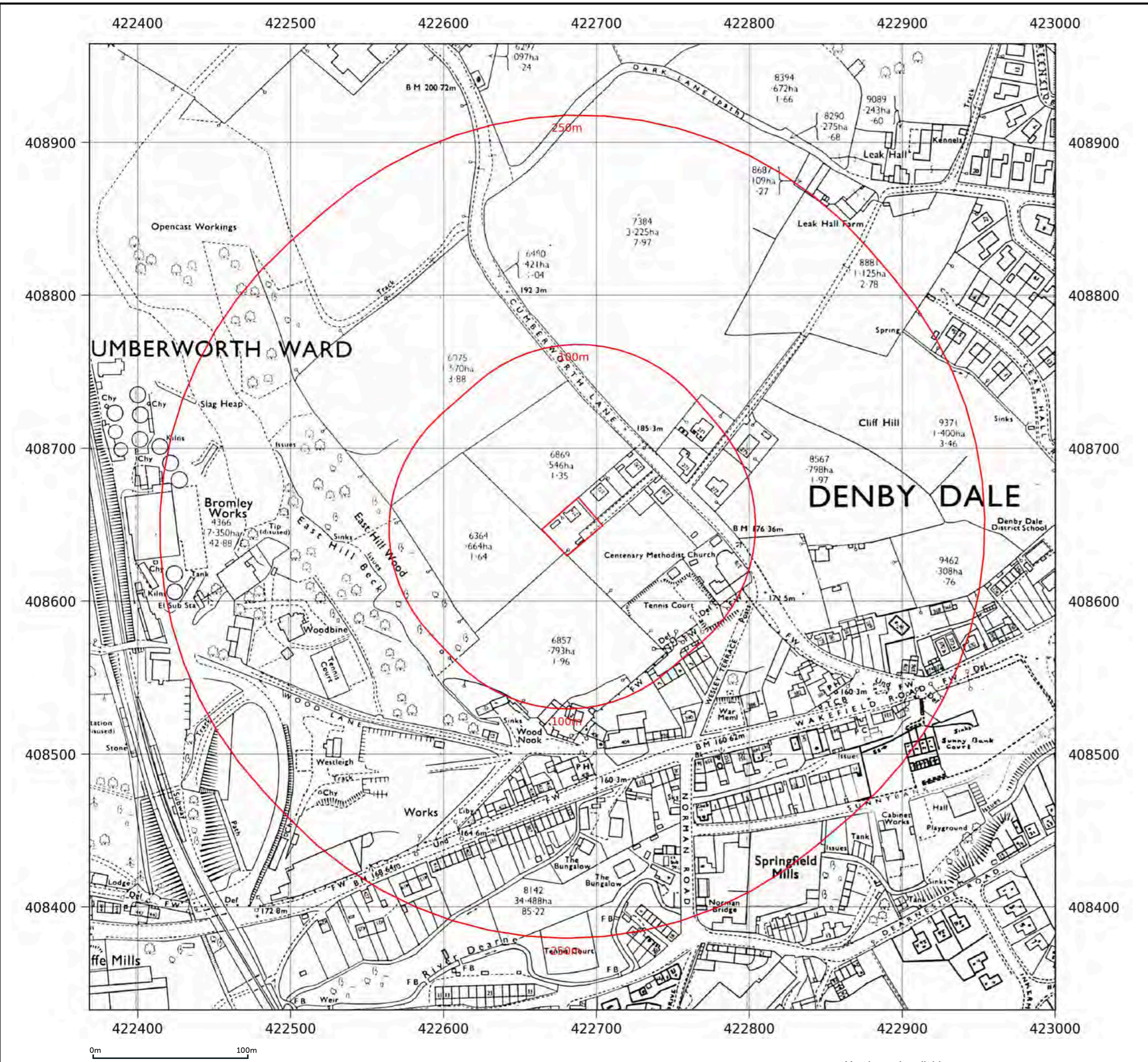
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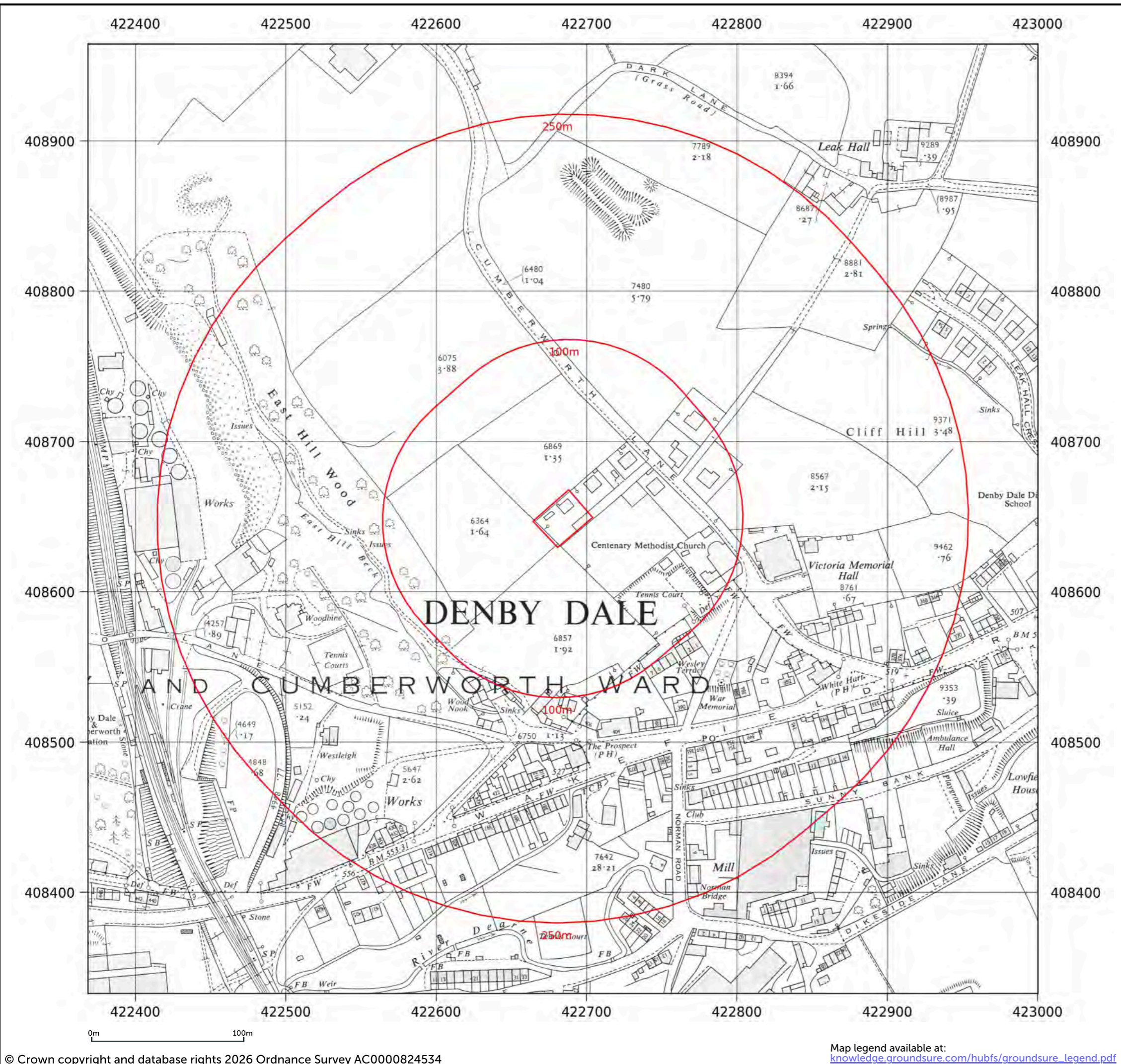


Date: 1958
Levelled: 1958

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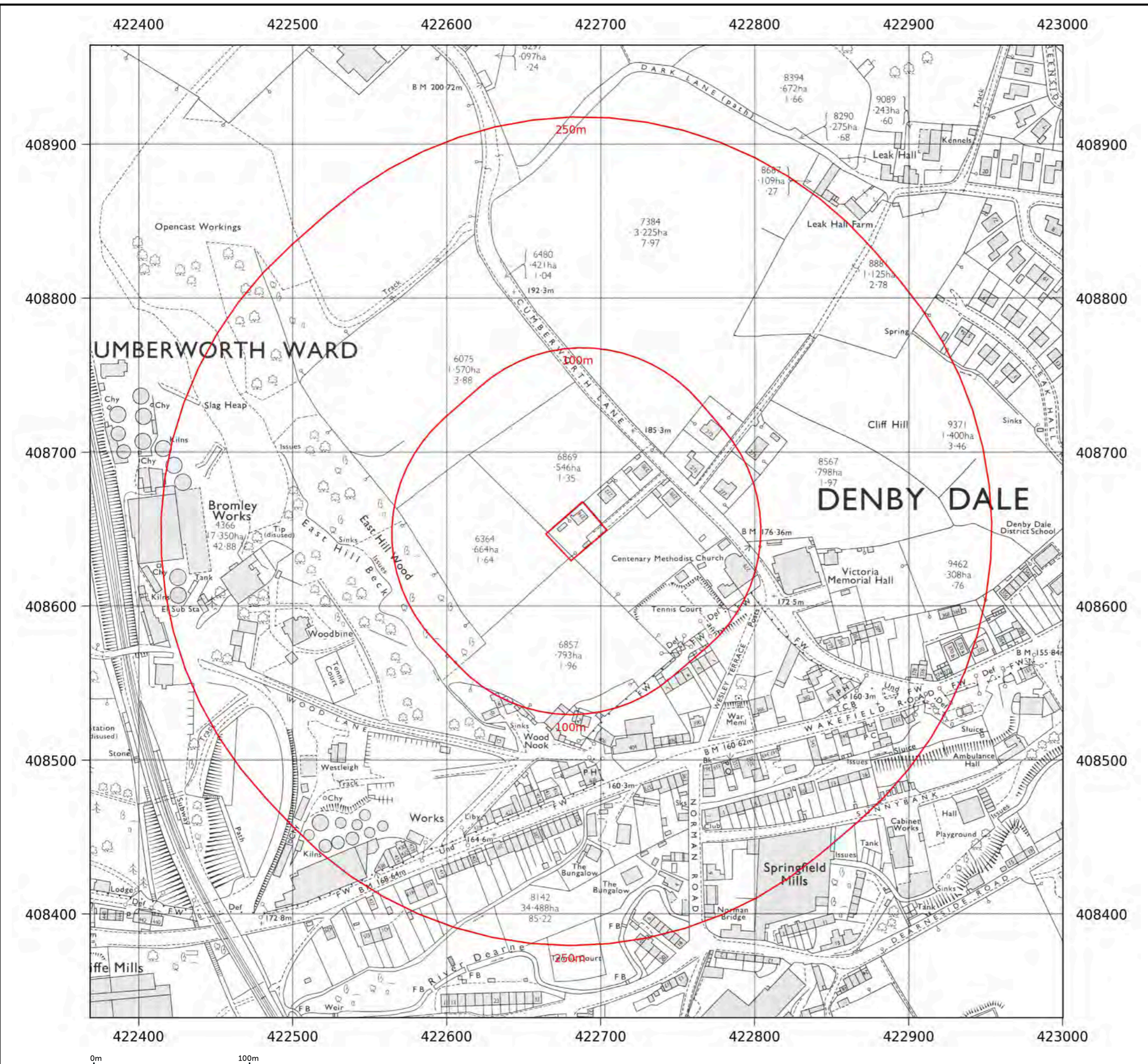
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Surveyed: 1959
Revised: 1959
Copyright: 1960
Levelled: 1930

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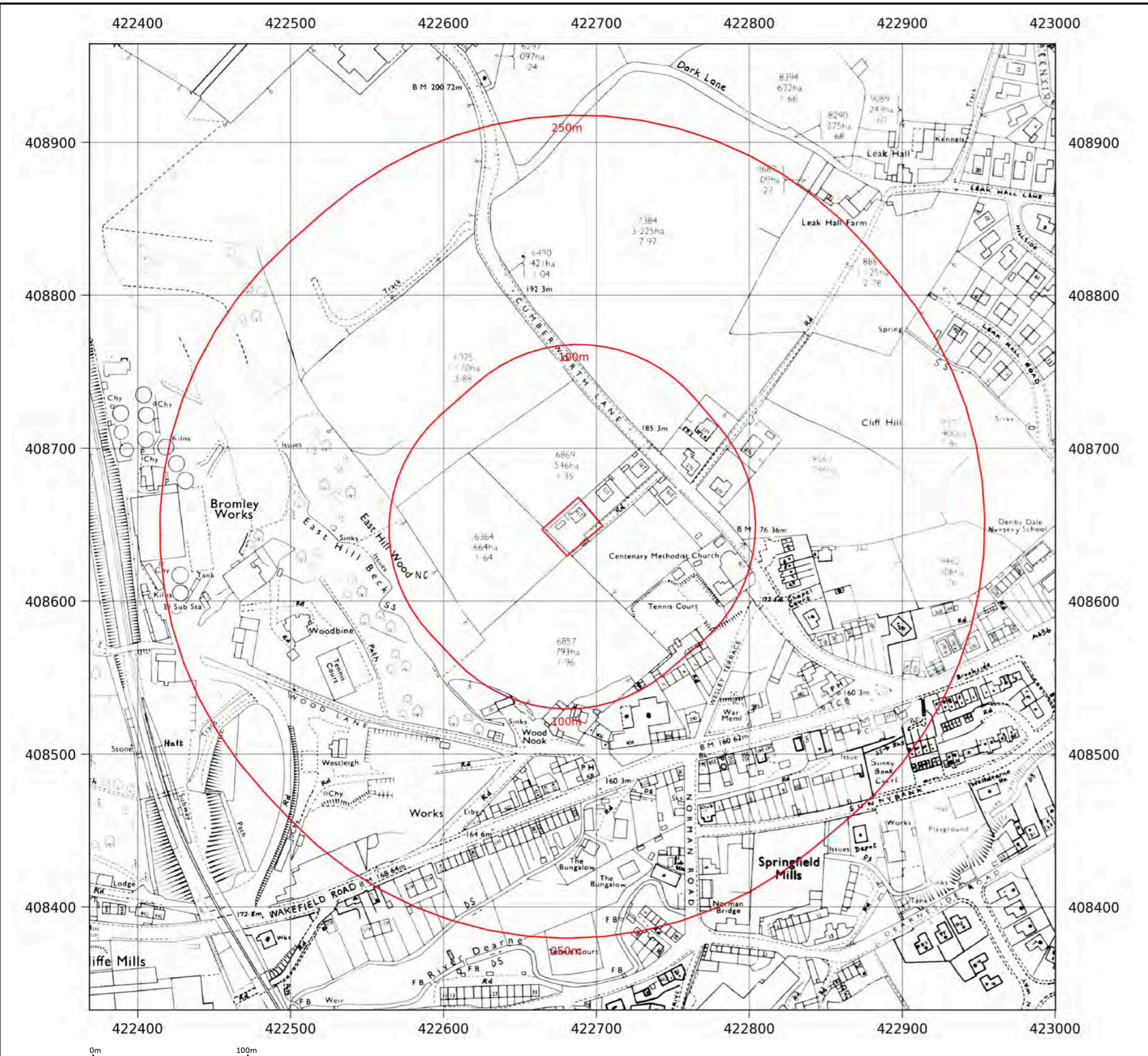
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Date: 1971 Surveyed: 1970 Revised: 1970 Copyright: 1971 Levelled: 1958	
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Surveyed: 1958
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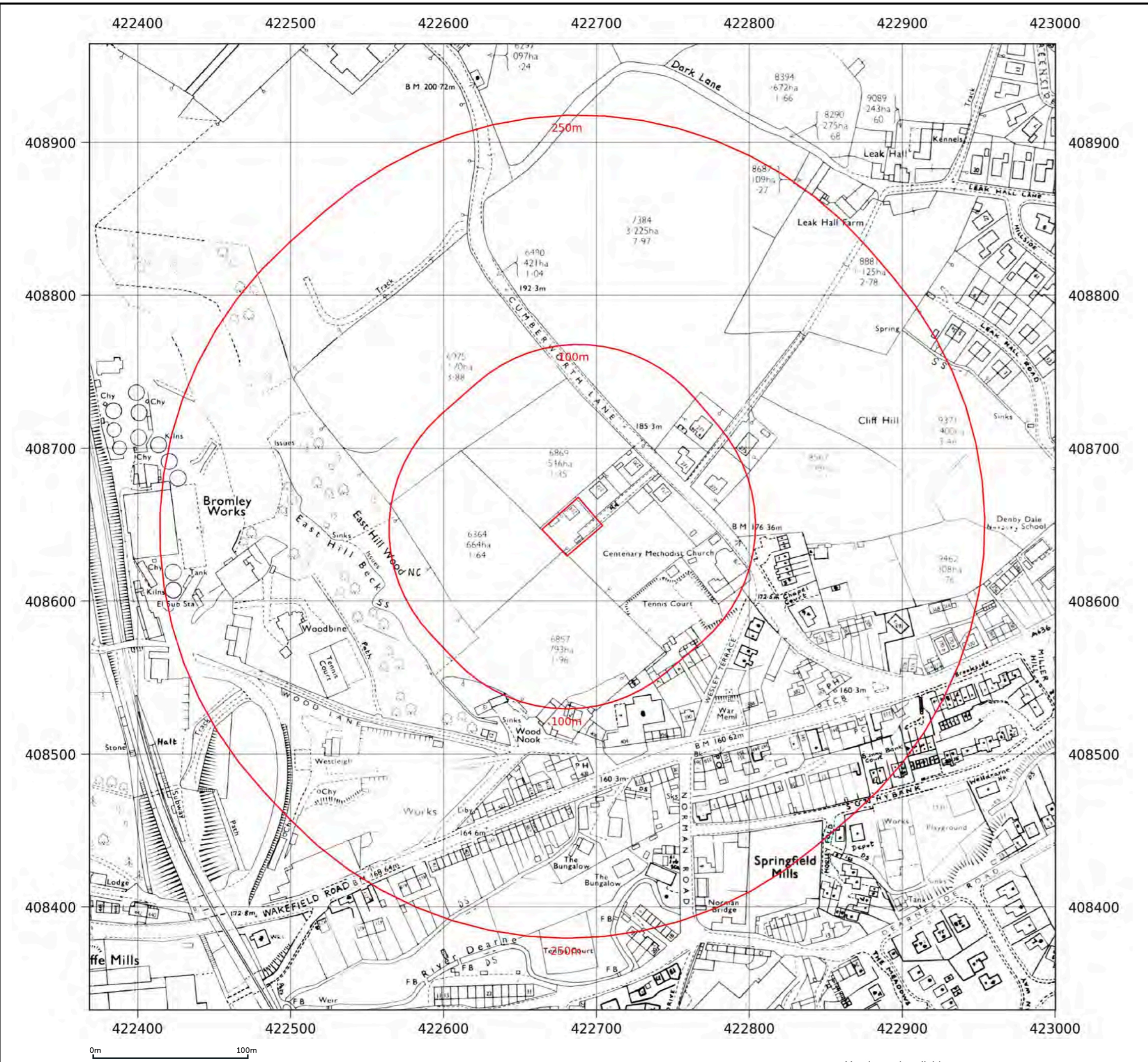
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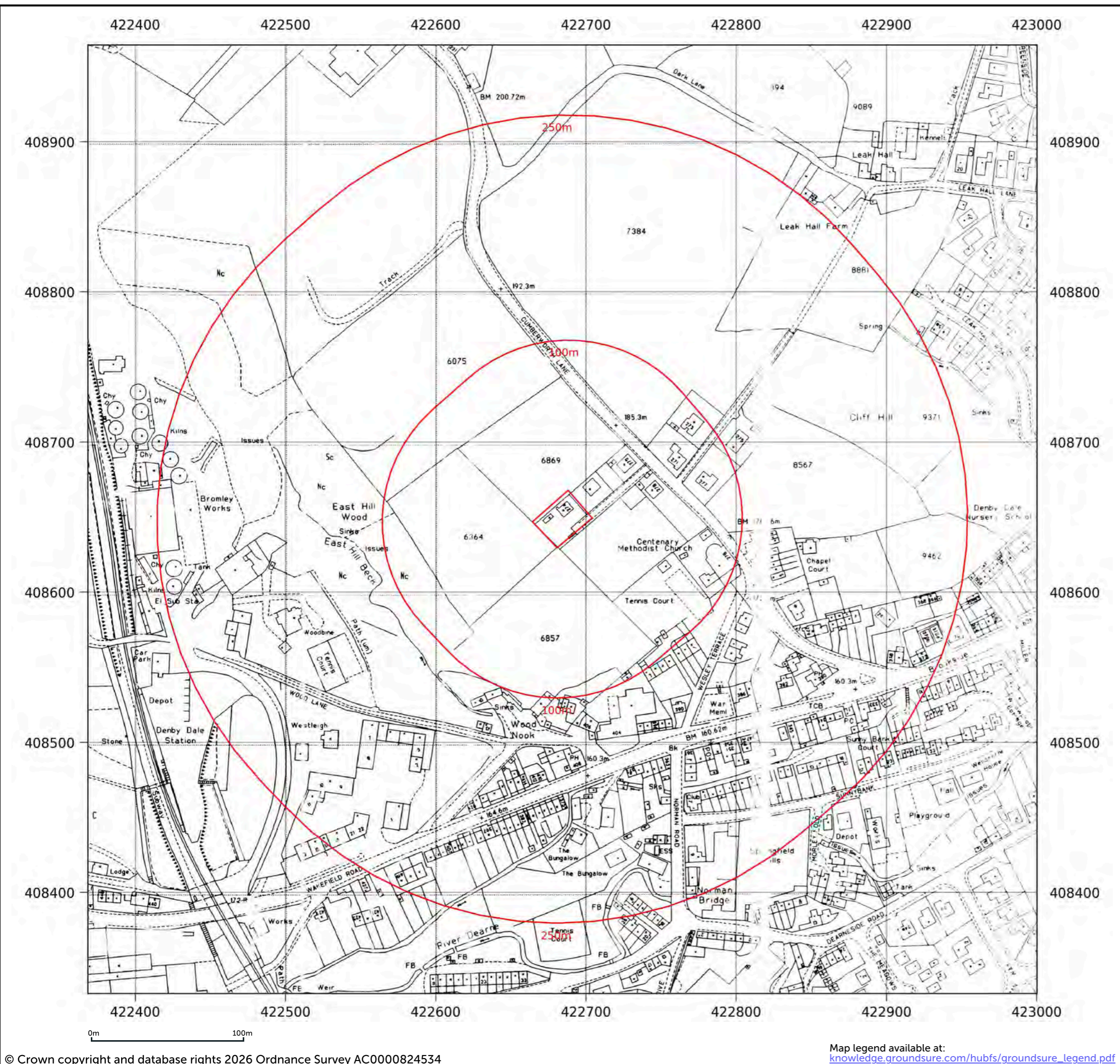
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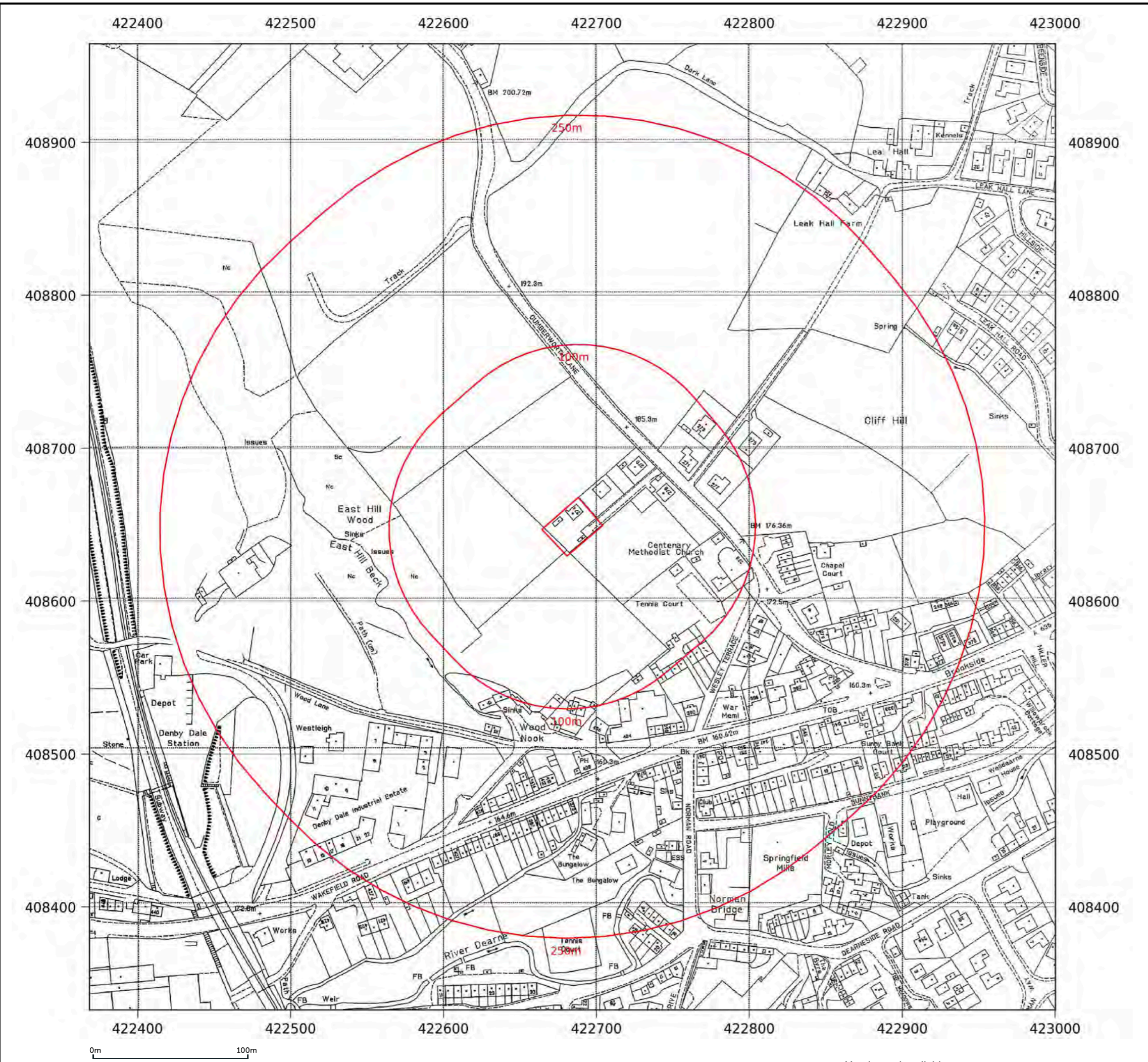
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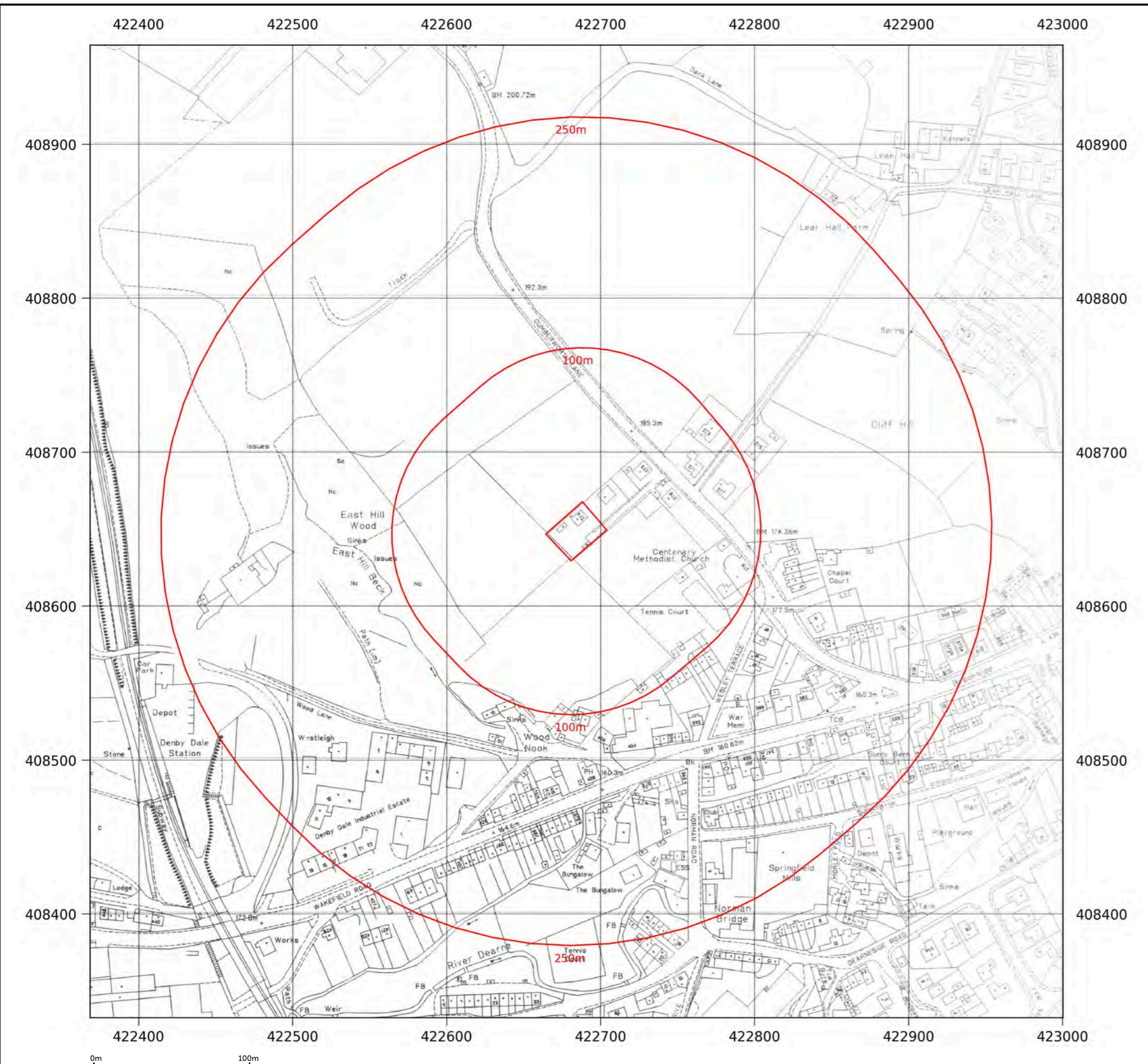
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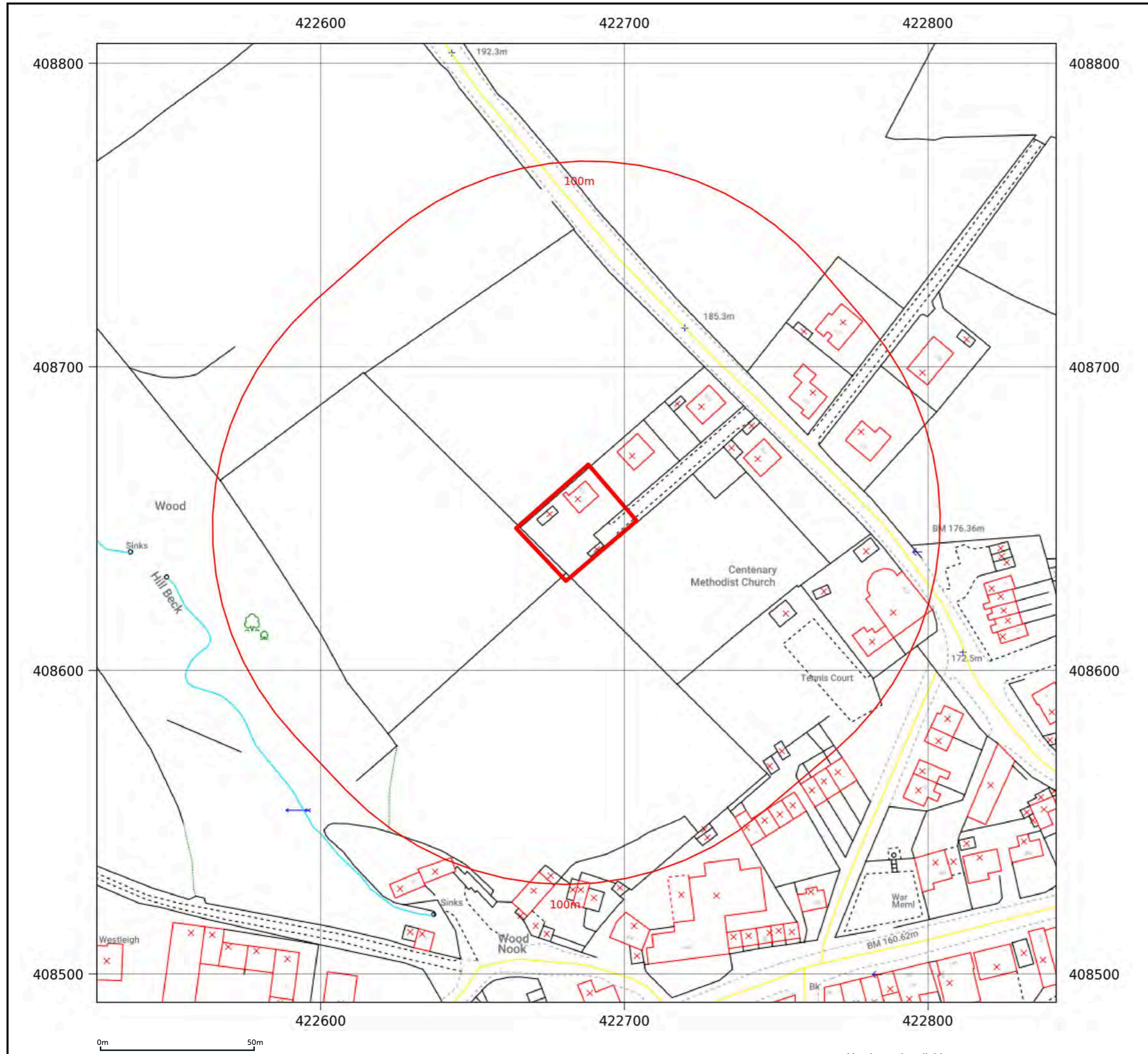
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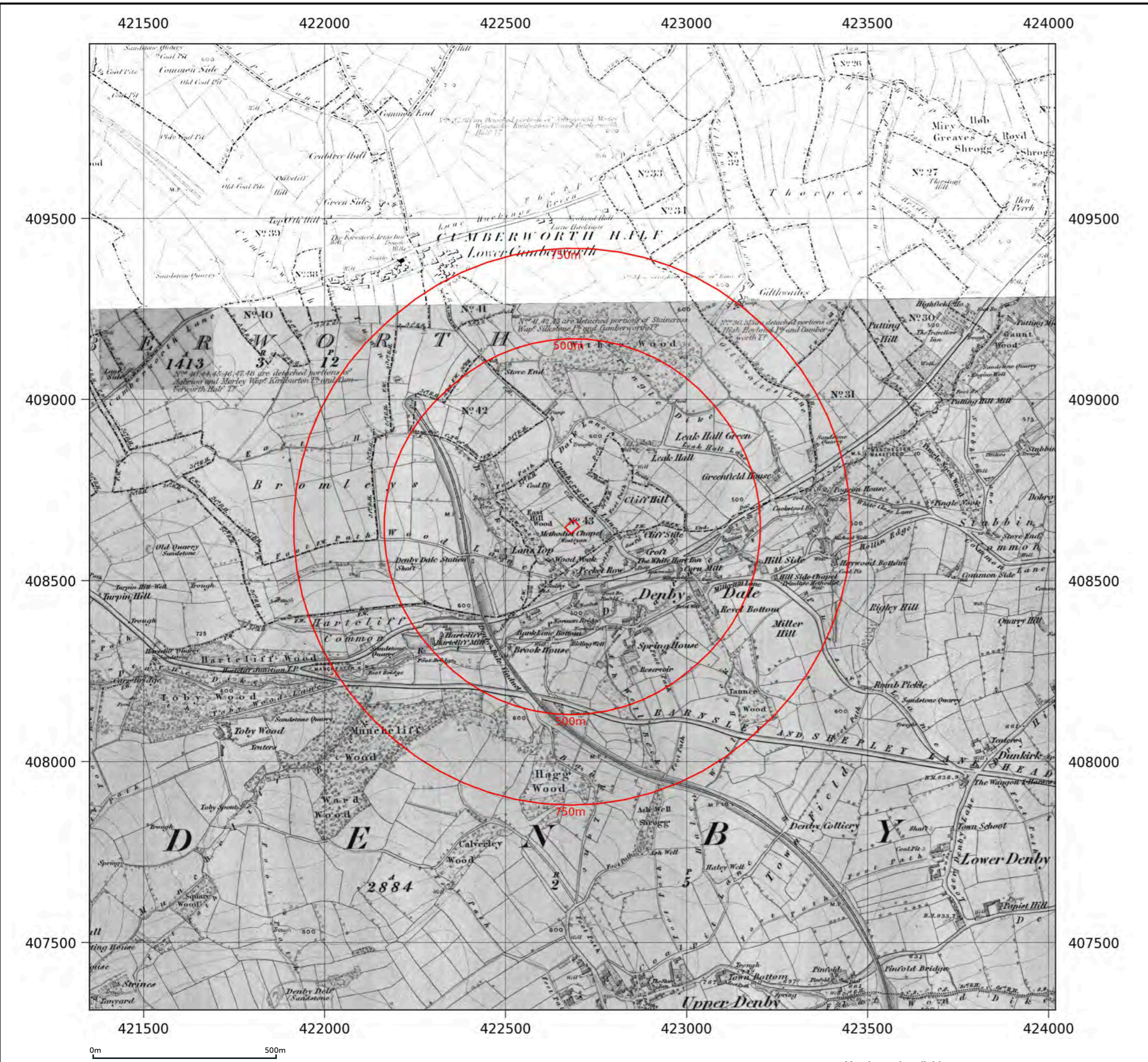
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Edition: 1854
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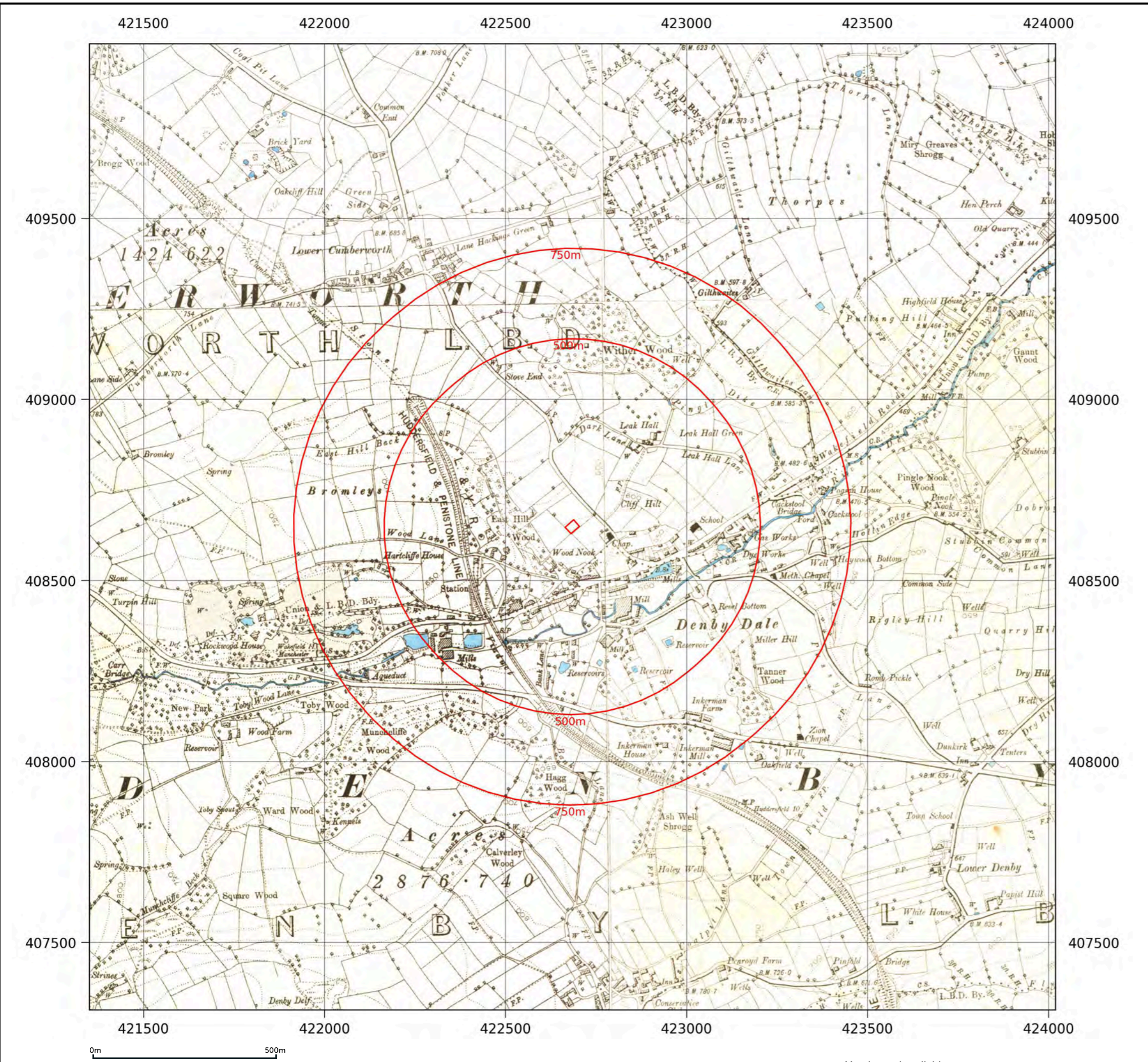
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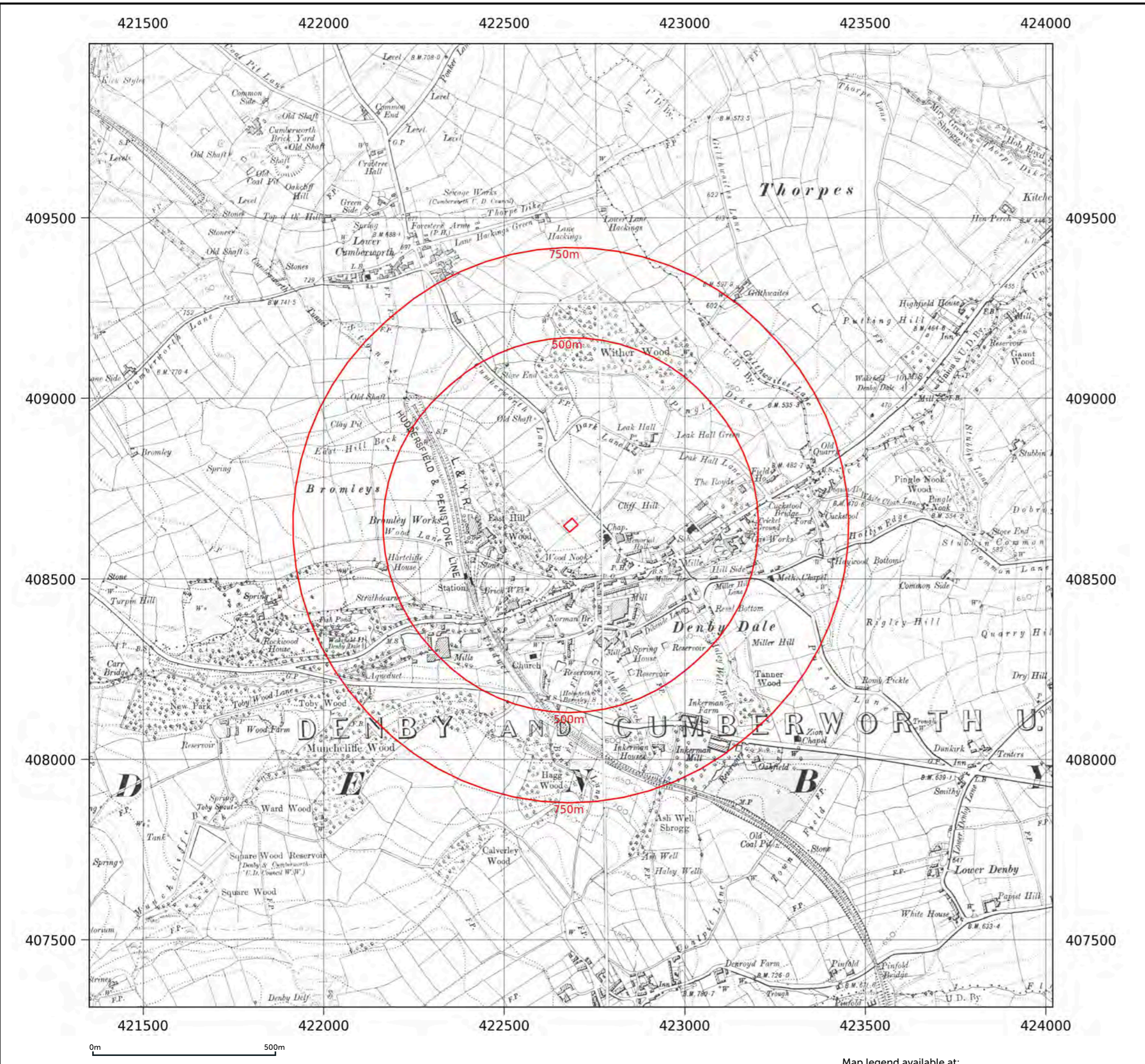
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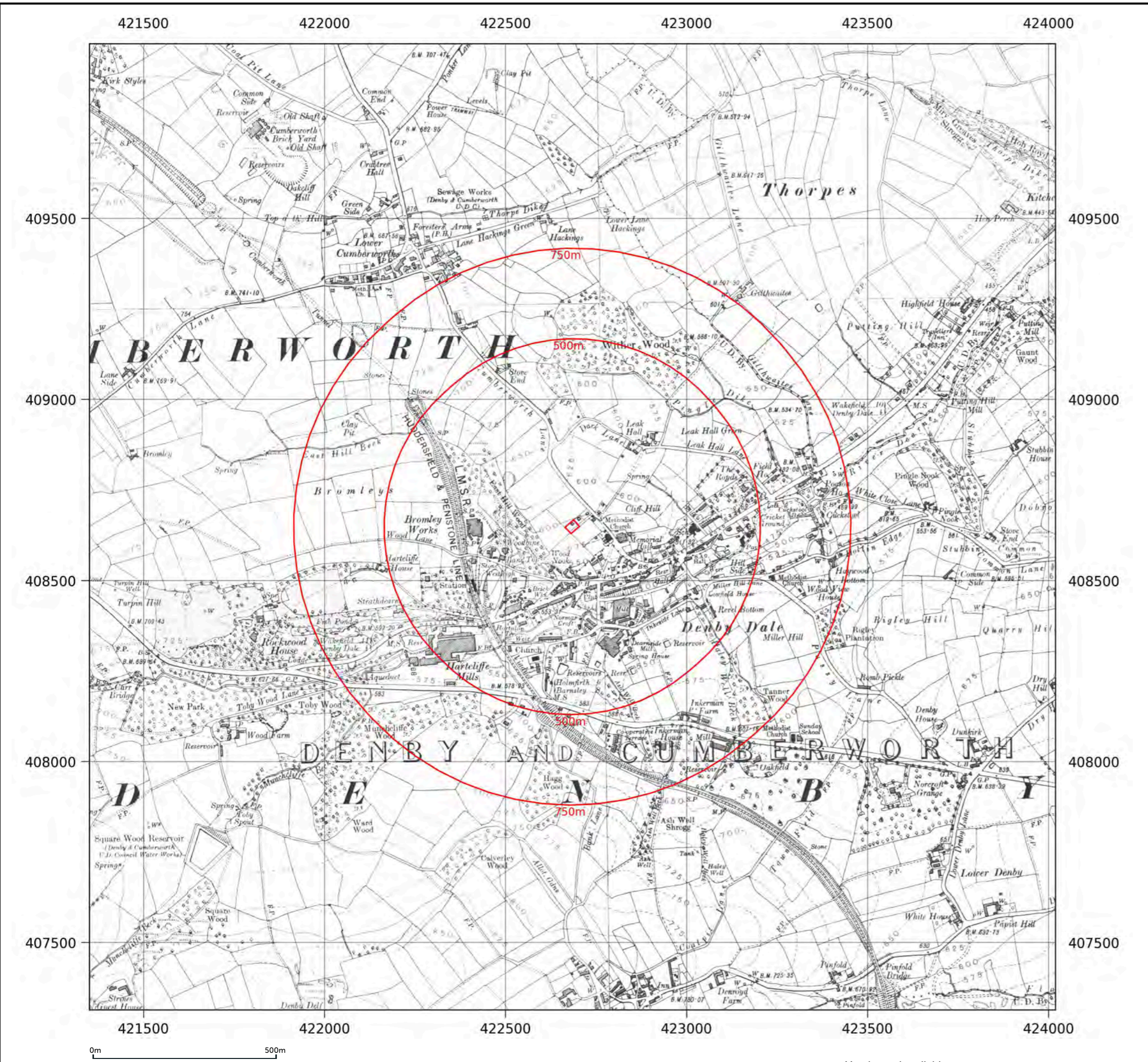
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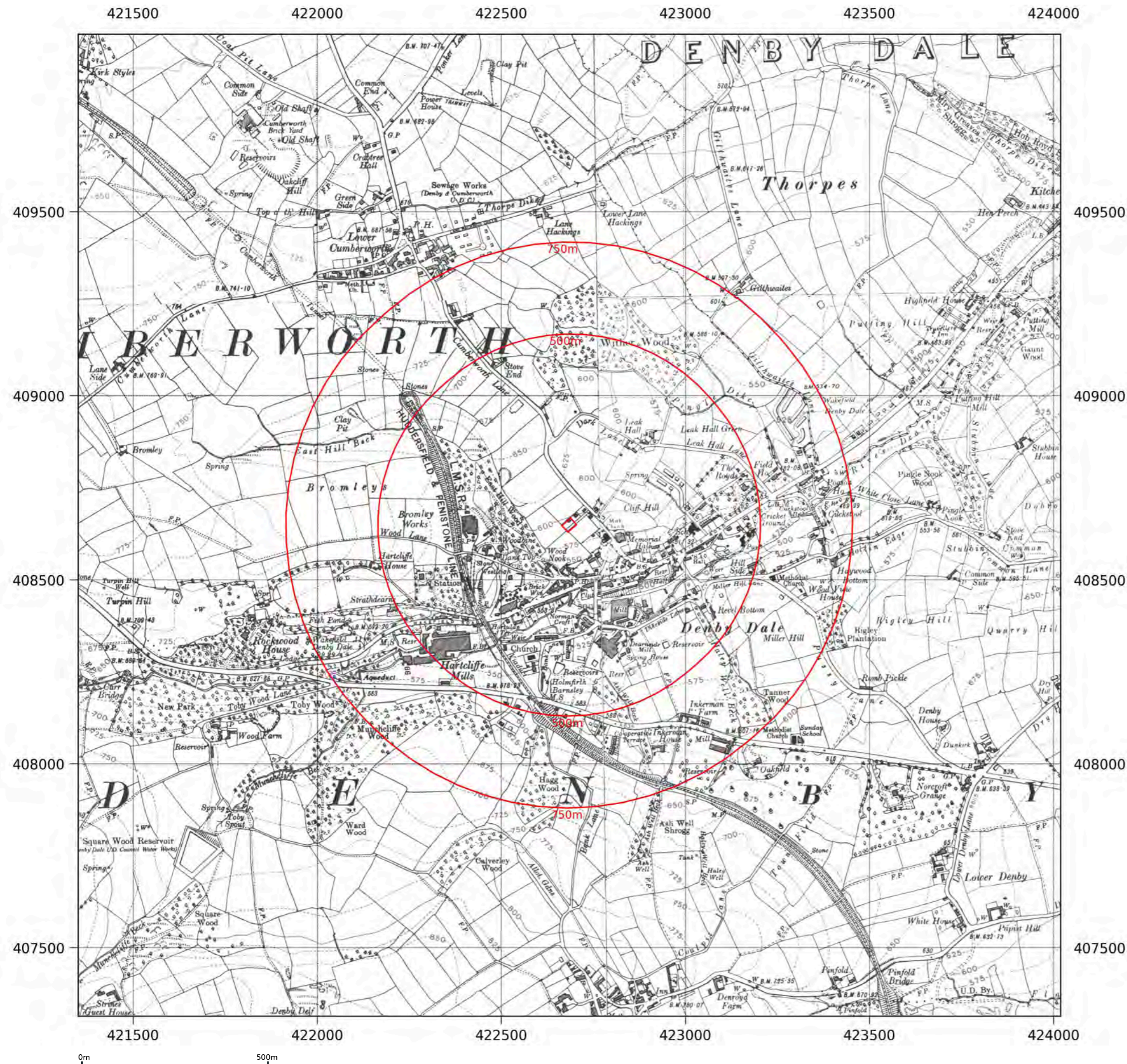
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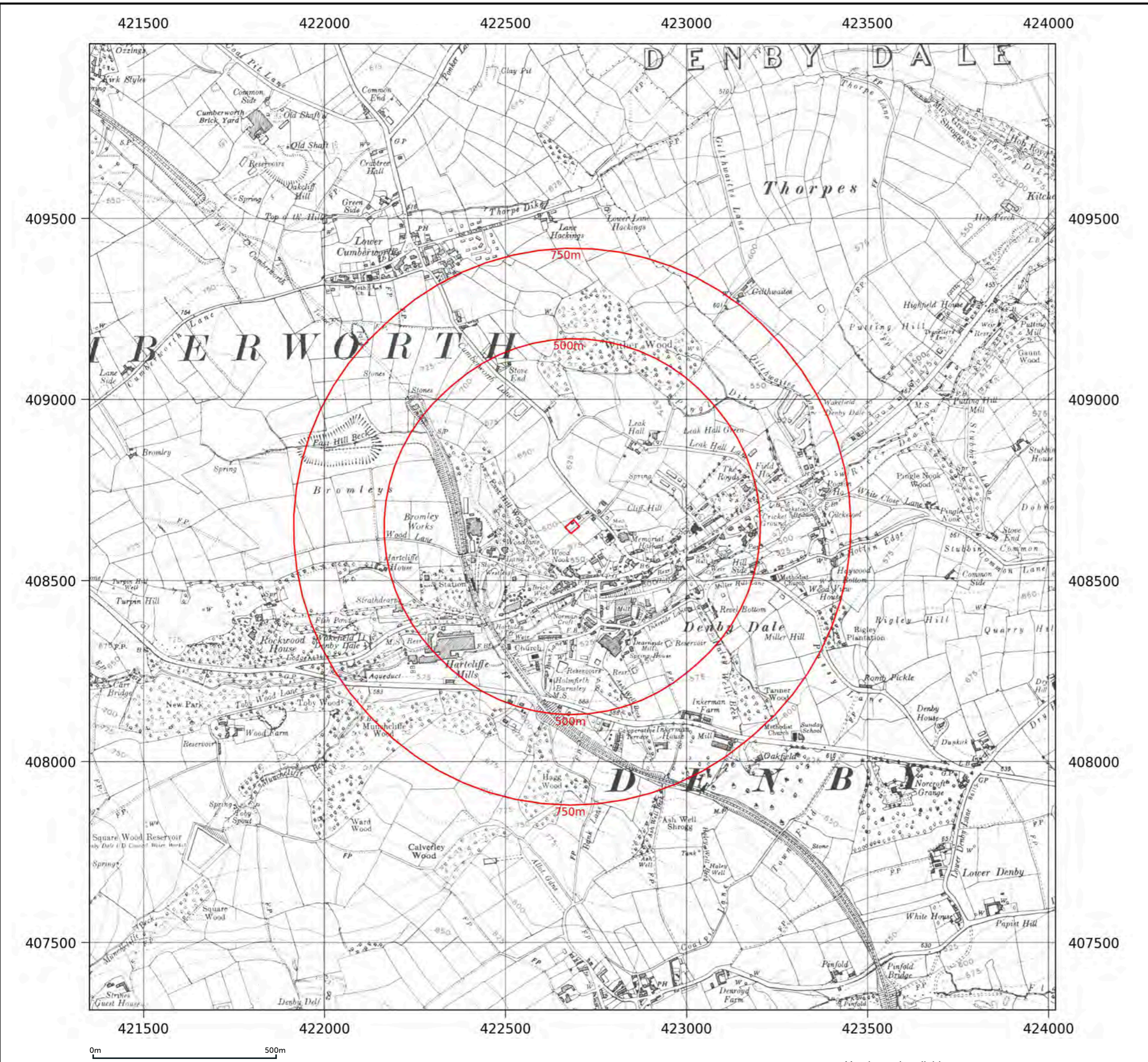
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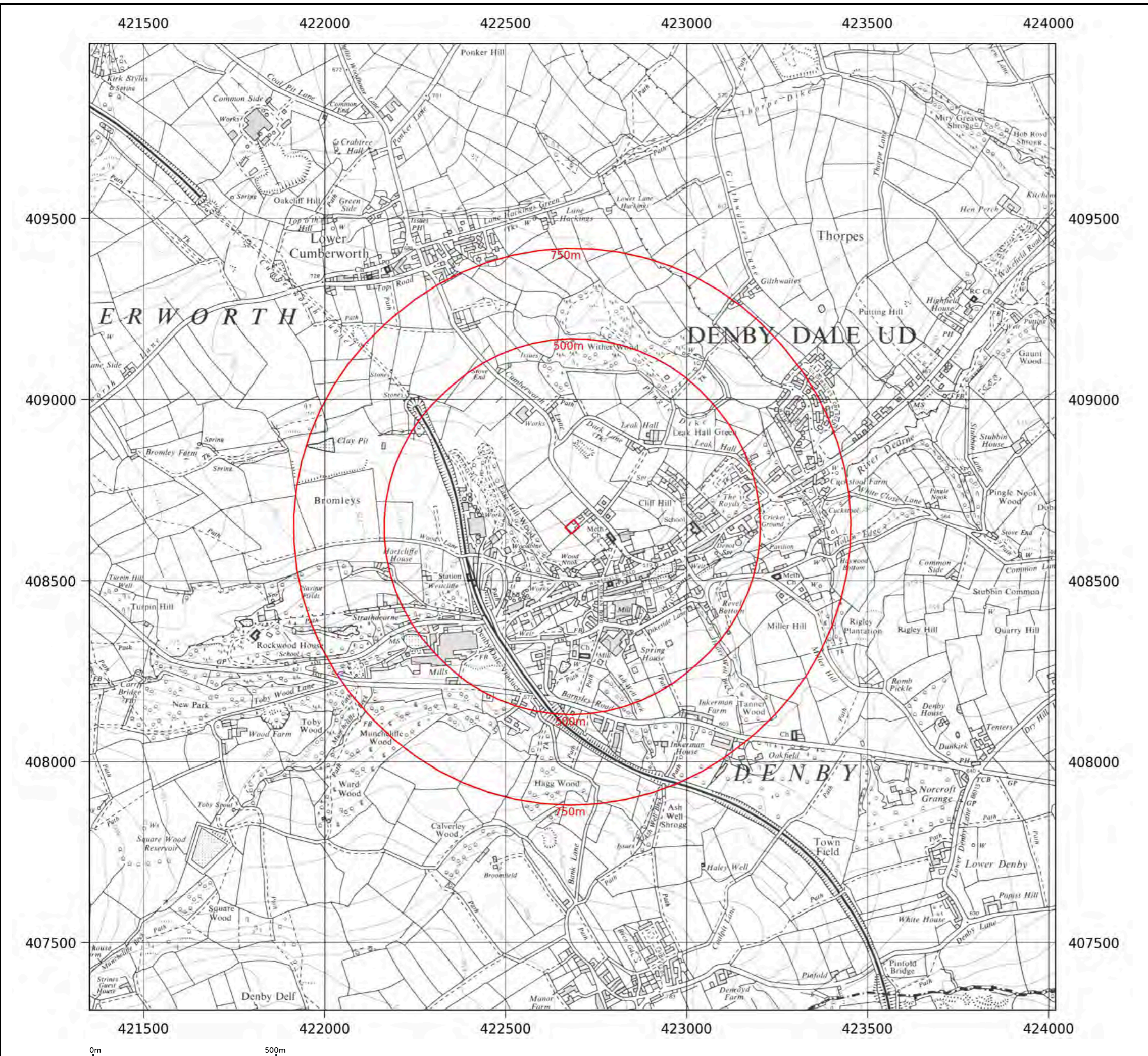
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Printed at:	1:10,560



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 Revised: 1967

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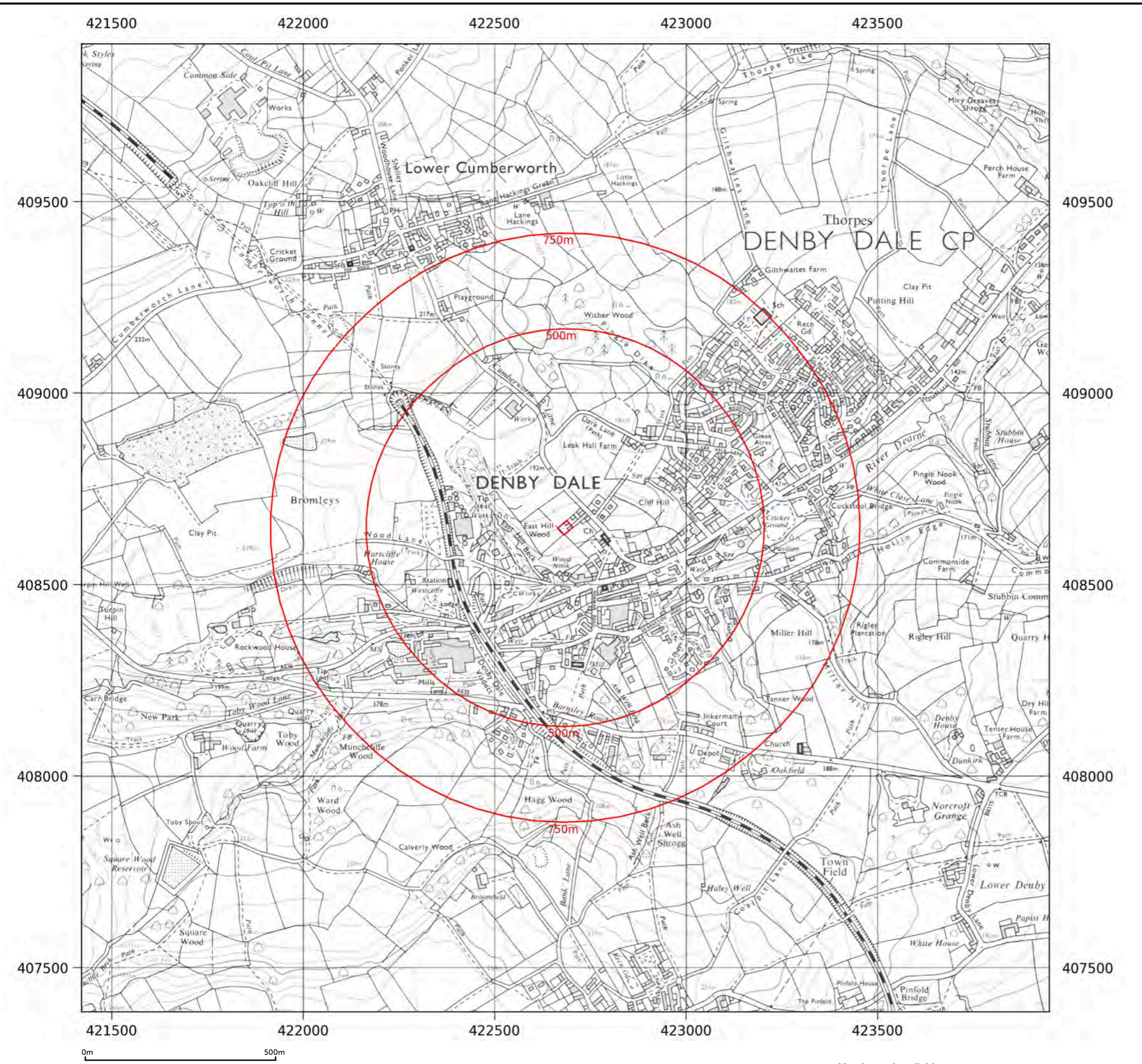
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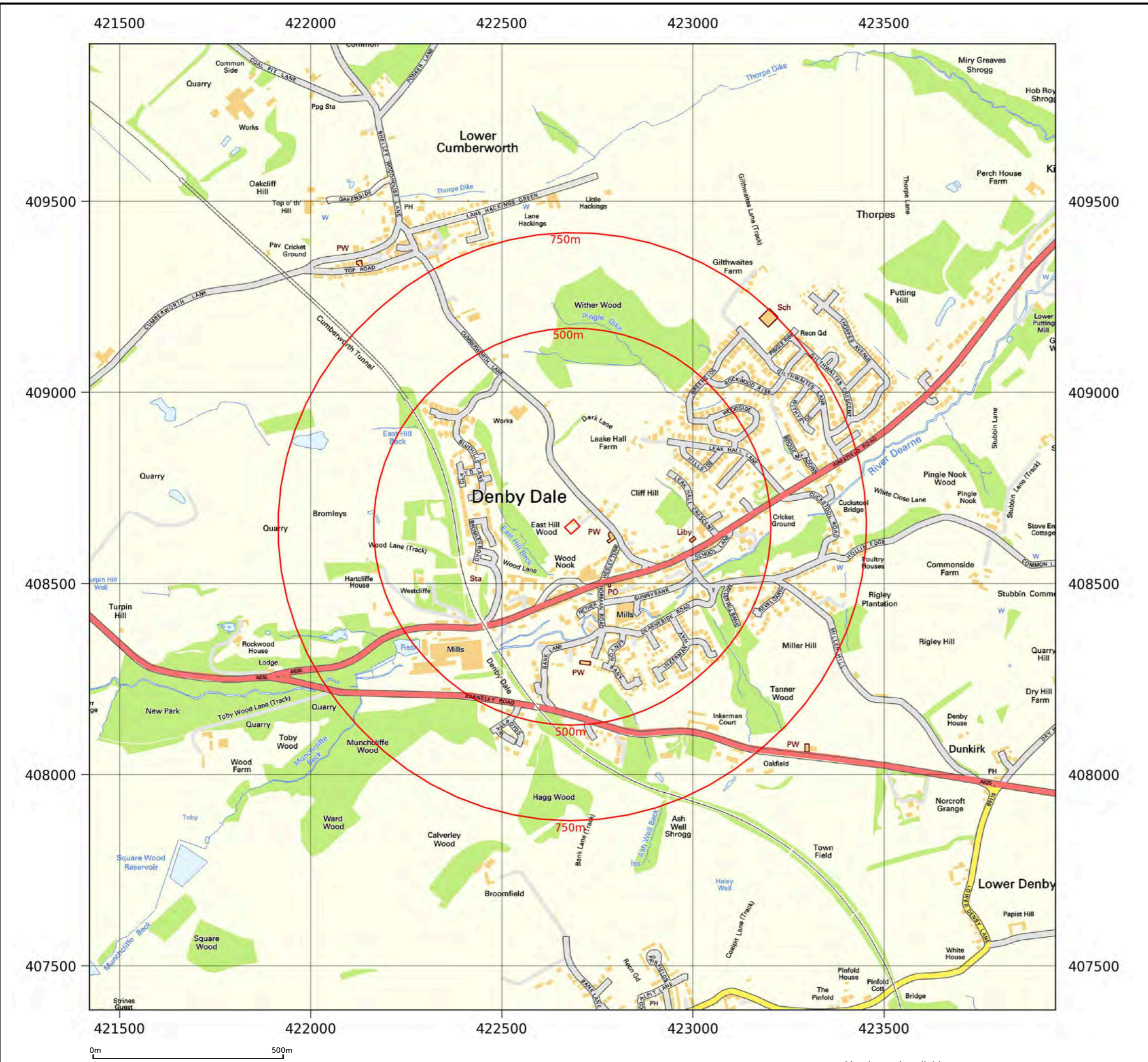
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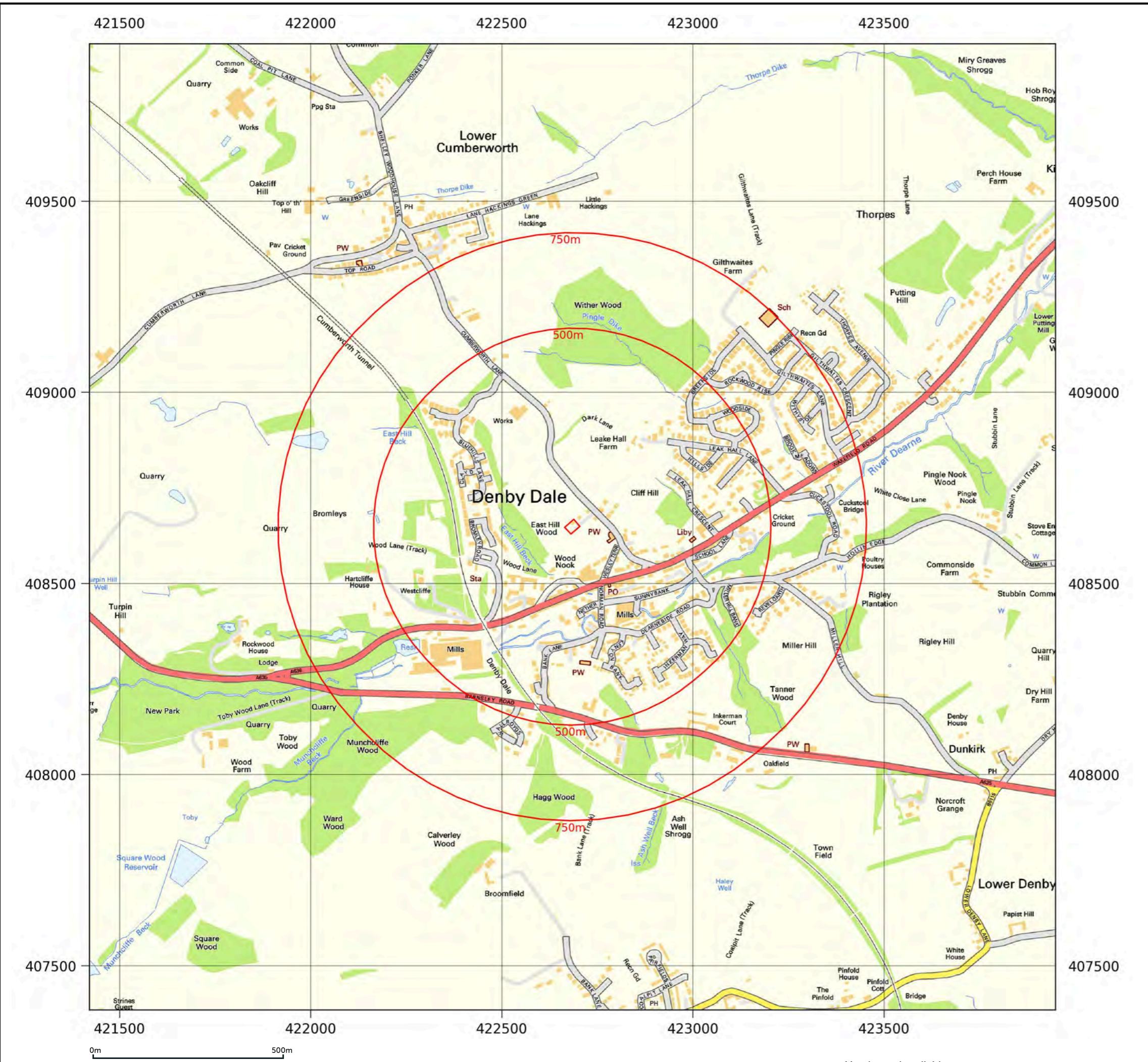
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[knowledge.groundsure.com/hubfs/groundsure\\_legend.pdf](https://knowledge.groundsure.com/hubfs/groundsure_legend.pdf)

**Site details:** 274, CUMBERWORTH LANE, DENBY DALE, HUDDERSFIELD, KIRKLEES, HD8 8QS  
**Client ref:** C/5759/26/E/8948 - PO-3691  
**Report ref:** GS-Z29-C93-8BB-IAO  
**Grid ref:** 422684.31, 408648.43  
**Production date:** 26 January 2026

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



Contact us with any questions at:  
[info@groundsure.com](mailto:info@groundsure.com)  
 01273 257 755

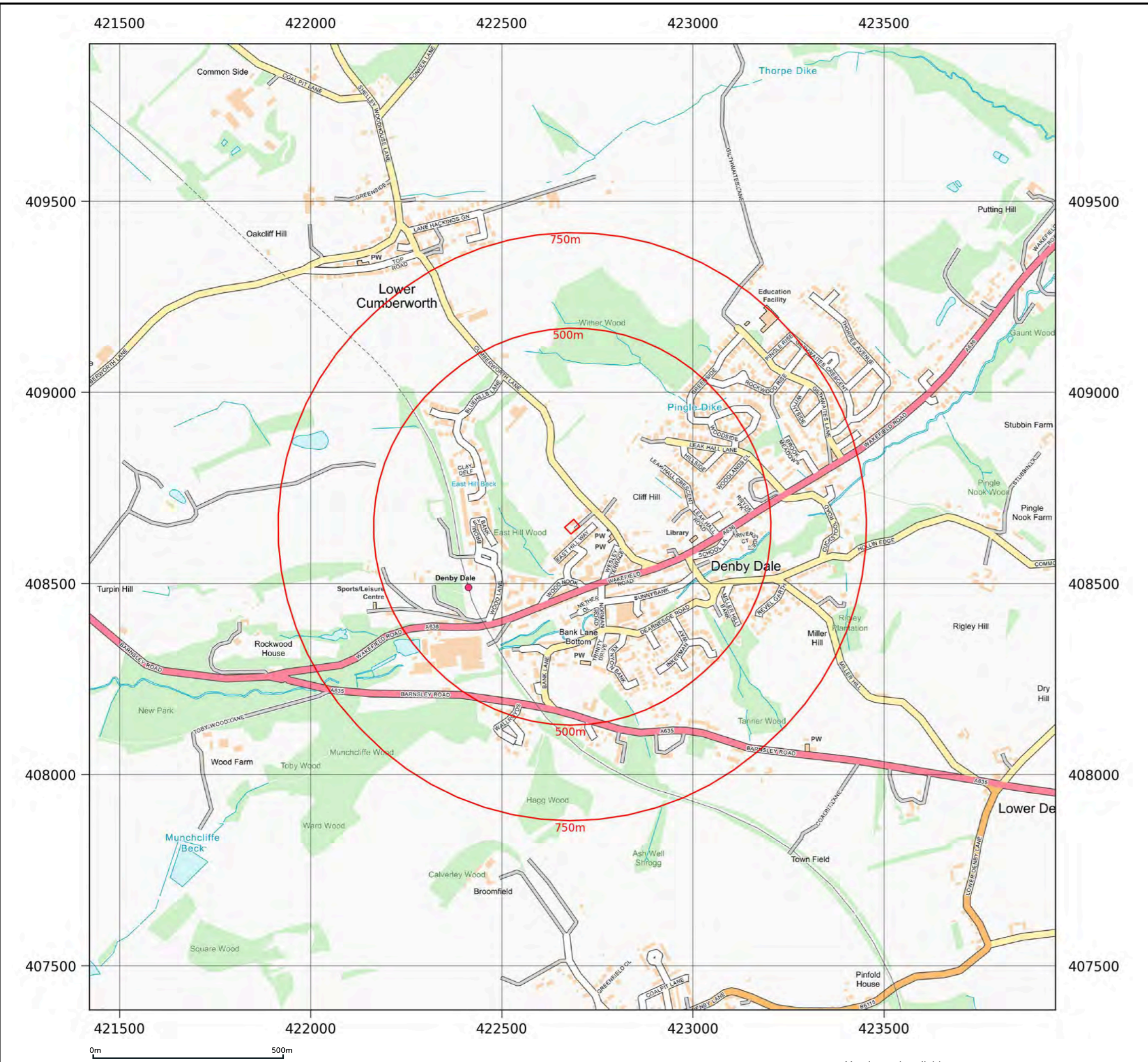


<b>Site details:</b>	274, CUMBERWORTH LANE, DENBY DALE, HUDDERSFIELD, KIRKLEES, HD8 8QS
<b>Client ref:</b>	C/5759/26/E/8948 - PO-3691
<b>Report ref:</b>	GS-Z29-C93-8BB-IAO
<b>Grid ref:</b>	422684.31, 408648.43
<b>Production date:</b>	26 January 2026

<b>Map name:</b>	National Grid
<b>Map date:</b>	2025
<b>Scale:</b>	1:10,000
<b>Printed at:</b>	1:10,000



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 01273 257 755



Map legend available at:  
[knowledge.groundsure.com/hubfs/groundsure\\_legend.pdf](https://knowledge.groundsure.com/hubfs/groundsure_legend.pdf)



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## Appendix 3

### Groundsure Reports

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274, CUMBERWORTH LANE, DENBY DALE, HUDDERSFIELD, KIRKLEES, HD8 8QS

## Order Details

**Date:** 26/01/2026  
**Your ref:** C/5759/26/E/8948 - PO-3691  
**Our Ref:** GS-24D-RU8-WTR-BPM

## Site Details

**Location:** 422684 408648  
**Area:** 0.08 ha  
**Authority:** [Kirklees Council](#) ↗



[Summary of findings](#)

[p. 2 >](#)

[Aerial image](#)

[p. 9 >](#)

[OS MasterMap site plan](#)

[p.14 >](#)

[Insight User Guide](#) ↗

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[info@groundsure.com](mailto:info@groundsure.com) ↗

01273 257 755

## Summary of findings

Page	Section	<a href="#">Past land use &gt;</a>	On site	0-50m	50-250m	250-500m	500-2000m
<a href="#">15 &gt;</a>	<a href="#">1.1 &gt;</a>	<a href="#">Historical industrial land uses &gt;</a>	0	0	53	60	-
<a href="#">20 &gt;</a>	<a href="#">1.2 &gt;</a>	<a href="#">Historical tanks &gt;</a>	0	0	6	14	-
<a href="#">21 &gt;</a>	<a href="#">1.3 &gt;</a>	<a href="#">Historical energy features &gt;</a>	0	0	5	8	-
21	1.4	Historical petrol stations	0	0	0	0	-
22	1.5	Historical garages	0	0	0	0	-
22	1.6	Historical military land	0	0	0	0	-
Page	Section	<a href="#">Past land use - un-grouped &gt;</a>	On site	0-50m	50-250m	250-500m	500-2000m
<a href="#">23 &gt;</a>	<a href="#">2.1 &gt;</a>	<a href="#">Historical industrial land uses &gt;</a>	0	0	68	81	-
<a href="#">29 &gt;</a>	<a href="#">2.2 &gt;</a>	<a href="#">Historical tanks &gt;</a>	0	0	9	21	-
<a href="#">30 &gt;</a>	<a href="#">2.3 &gt;</a>	<a href="#">Historical energy features &gt;</a>	0	0	9	13	-
31	2.4	Historical petrol stations	0	0	0	0	-
32	2.5	Historical garages	0	0	0	0	-
Page	Section	<a href="#">Waste and landfill &gt;</a>	On site	0-50m	50-250m	250-500m	500-2000m
33	3.1	Active or recent landfill	0	0	0	0	-
33	3.2	Historical landfill (BGS records)	0	0	0	0	-
34	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
<a href="#">34 &gt;</a>	<a href="#">3.4 &gt;</a>	<a href="#">Historical landfill (EA/NRW records) &gt;</a>	0	0	2	0	-
34	3.5	Historical waste sites	0	0	0	0	-
35	3.6	Licensed waste sites	0	0	0	0	-
<a href="#">35 &gt;</a>	<a href="#">3.7 &gt;</a>	<a href="#">Waste exemptions &gt;</a>	0	0	18	19	-
Page	Section	<a href="#">Current industrial land use &gt;</a>	On site	0-50m	50-250m	250-500m	500-2000m
<a href="#">39 &gt;</a>	<a href="#">4.1 &gt;</a>	<a href="#">Recent industrial land uses &gt;</a>	0	0	13	-	-
40	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
41	4.3	Current or recent petrol stations	0	0	0	0	-
41	4.4	Electricity cables	0	0	0	0	-
41	4.5	Gas pipelines	0	0	0	0	-



41	4.6	Sites determined as Contaminated Land	0	0	0	0	-
41	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
42	4.8	Regulated explosive sites	0	0	0	0	-
42	4.9	Hazardous substance storage/usage	0	0	0	0	-
42	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
42	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
<b>42 &gt;</b>	<b>4.12 &gt;</b>	<b><u>Licensed pollutant release (Part A(2)/B) &gt;</u></b>	0	0	1	1	-
43	4.13	Radioactive Substance Authorisations	0	0	0	0	-
<b>43 &gt;</b>	<b>4.14 &gt;</b>	<b><u>Licensed Discharges to controlled waters &gt;</u></b>	0	0	0	1	-
43	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
44	4.16	Pollutant release to public sewer	0	0	0	0	-
44	4.17	List 1 Dangerous Substances	0	0	0	0	-
44	4.18	List 2 Dangerous Substances	0	0	0	0	-
<b>44 &gt;</b>	<b>4.19 &gt;</b>	<b><u>Pollution Incidents (EA/NRW) &gt;</u></b>	0	0	1	0	-
45	4.20	Pollution inventory substances	0	0	0	0	-
45	4.21	Pollution inventory waste transfers	0	0	0	0	-
45	4.22	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
46	5.1	Superficial aquifer	None (within 500m)				
<b>47 &gt;</b>	<b>5.2 &gt;</b>	<b><u>Bedrock aquifer &gt;</u></b>	Identified (within 500m)				
<b>48 &gt;</b>	<b>5.3 &gt;</b>	<b><u>Groundwater vulnerability &gt;</u></b>	Identified (within 50m)				
49	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
49	5.5	Groundwater vulnerability- local information	None (within 0m)				
<b>50 &gt;</b>	<b>5.6 &gt;</b>	<b><u>Groundwater abstractions &gt;</u></b>	0	0	0	0	14
<b>54 &gt;</b>	<b>5.7 &gt;</b>	<b><u>Surface water abstractions &gt;</u></b>	0	0	0	0	8
56	5.8	Potable abstractions	0	0	0	0	0
56	5.9	Source Protection Zones	0	0	0	0	-
56	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<u>Hydrology &gt;</u>	On site	0-50m	50-250m	250-500m	500-2000m



<a href="#">57</a> >	<a href="#">6.1</a> >	<a href="#">Water Network (OS MasterMap)</a> >	0	0	16	-	-
<a href="#">59</a> >	<a href="#">6.2</a> >	<a href="#">Surface water features</a> >	0	0	7	-	-
<a href="#">59</a> >	<a href="#">6.3</a> >	<a href="#">WFD Surface water body catchments</a> >	1	-	-	-	-
<a href="#">60</a> >	<a href="#">6.4</a> >	<a href="#">WFD Surface water bodies</a> >	0	0	1	-	-
<a href="#">60</a> >	<a href="#">6.5</a> >	<a href="#">WFD Groundwater bodies</a> >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
61	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
61	7.2	Historical Flood Events	0	0	0	-	-
61	7.3	Flood Defences	0	0	0	-	-
62	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
62	7.5	Flood Storage Areas	0	0	0	-	-
63	7.6	Flood Zone 2	None (within 50m)				
63	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
64	8.1	Surface water flooding	Negligible (within 50m)				
Page	Section	<a href="#">Groundwater flooding</a> >					
<a href="#">65</a> >	<a href="#">9.1</a> >	<a href="#">Groundwater flooding</a> >	Negligible (within 50m)				
Page	Section	<a href="#">Environmental designations</a> >	On site	0-50m	50-250m	250-500m	500-2000m
66	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
67	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
67	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
67	10.4	Special Protection Areas (SPA)	0	0	0	0	0
67	10.5	National Nature Reserves (NNR)	0	0	0	0	0
68	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
<a href="#">68</a> >	<a href="#">10.7</a> >	<a href="#">Designated Ancient Woodland</a> >	0	0	0	2	8
69	10.8	Biosphere Reserves	0	0	0	0	0
69	10.9	Forest Parks	0	0	0	0	0
69	10.10	Marine Conservation Zones	0	0	0	0	0
<a href="#">69</a> >	<a href="#">10.11</a> >	<a href="#">Green Belt</a> >	1	0	0	0	2



70	10.12	Proposed Ramsar sites	0	0	0	0	0
70	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
70	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
70	10.15	Nitrate Sensitive Areas	0	0	0	0	0
<a href="#">71</a> >	<a href="#">10.16</a> >	<a href="#">Nitrate Vulnerable Zones</a> >	1	0	0	0	1
<a href="#">72</a> >	<a href="#">10.17</a> >	<a href="#">SSSI Impact Risk Zones</a> >	1	-	-	-	-
73	10.18	SSSI Units	0	0	0	0	0
Page	Section	<a href="#">Visual and cultural designations</a> >	On site	0-50m	50-250m	250-500m	500-2000m
74	11.1	World Heritage Sites	0	0	0	-	-
75	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
75	11.3	National Parks	0	0	0	-	-
<a href="#">75</a> >	<a href="#">11.4</a> >	<a href="#">Listed Buildings</a> >	0	0	1	-	-
76	11.5	Conservation Areas	0	0	0	-	-
76	11.6	Scheduled Ancient Monuments	0	0	0	-	-
76	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	<a href="#">Agricultural designations</a> >	On site	0-50m	50-250m	250-500m	500-2000m
<a href="#">77</a> >	<a href="#">12.1</a> >	<a href="#">Agricultural Land Classification</a> >	Grade 4 (within 250m)				
78	12.2	Open Access Land	0	0	0	-	-
78	12.3	Tree Felling Licences	0	0	0	-	-
78	12.4	Environmental Stewardship Schemes	0	0	0	-	-
<a href="#">78</a> >	<a href="#">12.5</a> >	<a href="#">Countryside Stewardship Schemes</a> >	0	0	1	-	-
Page	Section	<a href="#">Habitat designations</a> >	On site	0-50m	50-250m	250-500m	500-2000m
<a href="#">79</a> >	<a href="#">13.1</a> >	<a href="#">Priority Habitat Inventory</a> >	0	0	1	-	-
80	13.2	Habitat Networks	0	0	0	-	-
80	13.3	Open Mosaic Habitat	0	0	0	-	-
80	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	<a href="#">Geology 1:10,000 scale</a> >	On site	0-50m	50-250m	250-500m	500-2000m
<a href="#">81</a> >	<a href="#">14.1</a> >	<a href="#">10k Availability</a> >	Identified (within 500m)				
<a href="#">82</a> >	<a href="#">14.2</a> >	<a href="#">Artificial and made ground (10k)</a> >	0	0	1	8	-



<a href="#">84</a> >	<a href="#">14.3</a> >	<a href="#">Superficial geology (10k)</a> >	0	0	1	1	-
<a href="#">85</a> >	<a href="#">14.4</a> >	<a href="#">Landslip (10k)</a> >	0	0	0	1	-
<a href="#">86</a> >	<a href="#">14.5</a> >	<a href="#">Bedrock geology (10k)</a> >	1	0	2	9	-
<a href="#">87</a> >	<a href="#">14.6</a> >	<a href="#">Bedrock faults and other linear features (10k)</a> >	0	0	7	12	-
Page	Section	<a href="#">Geology 1:50,000 scale</a> >	On site	0-50m	50-250m	250-500m	500-2000m
<a href="#">89</a> >	<a href="#">15.1</a> >	<a href="#">50k Availability</a> >	Identified (within 500m)				
<a href="#">90</a> >	<a href="#">15.2</a> >	<a href="#">Artificial and made ground (50k)</a> >	0	0	1	2	-
91	15.3	Artificial ground permeability (50k)	0	0	-	-	-
<a href="#">92</a> >	<a href="#">15.4</a> >	<a href="#">Superficial geology (50k)</a> >	0	0	1	1	-
93	15.5	Superficial permeability (50k)	None (within 50m)				
93	15.6	Landslip (50k)	0	0	0	0	-
93	15.7	Landslip permeability (50k)	None (within 50m)				
<a href="#">94</a> >	<a href="#">15.8</a> >	<a href="#">Bedrock geology (50k)</a> >	1	0	2	8	-
<a href="#">95</a> >	<a href="#">15.9</a> >	<a href="#">Bedrock permeability (50k)</a> >	Identified (within 50m)				
<a href="#">95</a> >	<a href="#">15.10</a> >	<a href="#">Bedrock faults and other linear features (50k)</a> >	0	0	7	12	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
97	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	<a href="#">Natural ground subsidence</a> >					
<a href="#">98</a> >	<a href="#">17.1</a> >	<a href="#">Shrink swell clays</a> >	Negligible (within 50m)				
<a href="#">99</a> >	<a href="#">17.2</a> >	<a href="#">Running sands</a> >	Negligible (within 50m)				
<a href="#">100</a> >	<a href="#">17.3</a> >	<a href="#">Compressible deposits</a> >	Negligible (within 50m)				
<a href="#">101</a> >	<a href="#">17.4</a> >	<a href="#">Collapsible deposits</a> >	Very low (within 50m)				
<a href="#">102</a> >	<a href="#">17.5</a> >	<a href="#">Landslides</a> >	Very low (within 50m)				
<a href="#">103</a> >	<a href="#">17.6</a> >	<a href="#">Ground dissolution of soluble rocks</a> >	Negligible (within 50m)				
Page	Section	<a href="#">Mining and ground workings</a> >	On site	0-50m	50-250m	250-500m	500-2000m
<a href="#">105</a> >	<a href="#">18.1</a> >	<a href="#">BritPits</a> >	0	0	1	1	-
<a href="#">106</a> >	<a href="#">18.2</a> >	<a href="#">Surface ground workings</a> >	0	0	31	-	-
<a href="#">108</a> >	<a href="#">18.3</a> >	<a href="#">Underground workings</a> >	0	0	0	1	10
108	18.4	Underground mining extents	0	0	0	0	-



<a href="#">109</a> >	<a href="#">18.5</a> >	<a href="#">Historical Mineral Planning Areas</a> >	0	0	1	3	-
<a href="#">109</a> >	<a href="#">18.6</a> >	<a href="#">Non-coal mining</a> >	0	0	0	0	1
110	18.7	JPB mining areas	None (within 0m)				
110	18.8	The Coal Authority non-coal mining	0	0	0	0	-
<a href="#">110</a> >	<a href="#">18.9</a> >	<a href="#">Researched mining</a> >	0	0	5	2	-
<a href="#">111</a> >	<a href="#">18.10</a> >	<a href="#">Mining record office plans</a> >	1	0	0	1	-
111	18.11	BGS mine plans	0	0	0	0	-
<a href="#">111</a> >	<a href="#">18.12</a> >	<a href="#">Coal mining</a> >	Identified (within 0m)				
111	18.13	Brine areas	None (within 0m)				
112	18.14	Gypsum areas	None (within 0m)				
112	18.15	Tin mining	None (within 0m)				
112	18.16	Clay mining	None (within 0m)				
Page	Section	<a href="#">Ground cavities and sinkholes</a> >	On site	0-50m	50-250m	250-500m	500-2000m
113	19.1	Natural cavities	0	0	0	0	-
<a href="#">114</a> >	<a href="#">19.2</a> >	<a href="#">Mining cavities</a> >	0	0	1	0	2
114	19.3	Reported recent incidents	0	0	0	0	-
114	19.4	Historical incidents	0	0	0	0	-
Page	Section	<a href="#">Radon</a> >					
<a href="#">115</a> >	<a href="#">20.1</a> >	<a href="#">Radon</a> >	Less than 1% (within 0m)				
Page	Section	<a href="#">Soil chemistry</a> >	On site	0-50m	50-250m	250-500m	500-2000m
<a href="#">117</a> >	<a href="#">21.1</a> >	<a href="#">BGS Estimated Background Soil Chemistry</a> >	1	0	-	-	-
117	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
117	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	<a href="#">Railway infrastructure and projects</a> >	On site	0-50m	50-250m	250-500m	500-2000m
118	22.1	Underground railways (London)	0	0	0	-	-
118	22.2	Underground railways (Non-London)	0	0	0	-	-
119	22.3	Railway tunnels	0	0	0	-	-
<a href="#">119</a> >	<a href="#">22.4</a> >	<a href="#">Historical railway and tunnel features</a> >	0	0	7	-	-
119	22.5	Royal Mail tunnels	0	0	0	-	-



120	22.6	Historical railways	0	0	0	-	-
120	22.7	Railways	0	0	0	-	-
120	22.8	Crossrail 2	0	0	0	0	-
120	22.9	HS2	0	0	0	0	-



## Recent aerial photograph



Capture Date: 30/05/2021

Site Area: 0.08ha



## Recent site history - 2018 aerial photograph



Capture Date: 29/06/2018

Site Area: 0.08ha



## Recent site history - 2012 aerial photograph

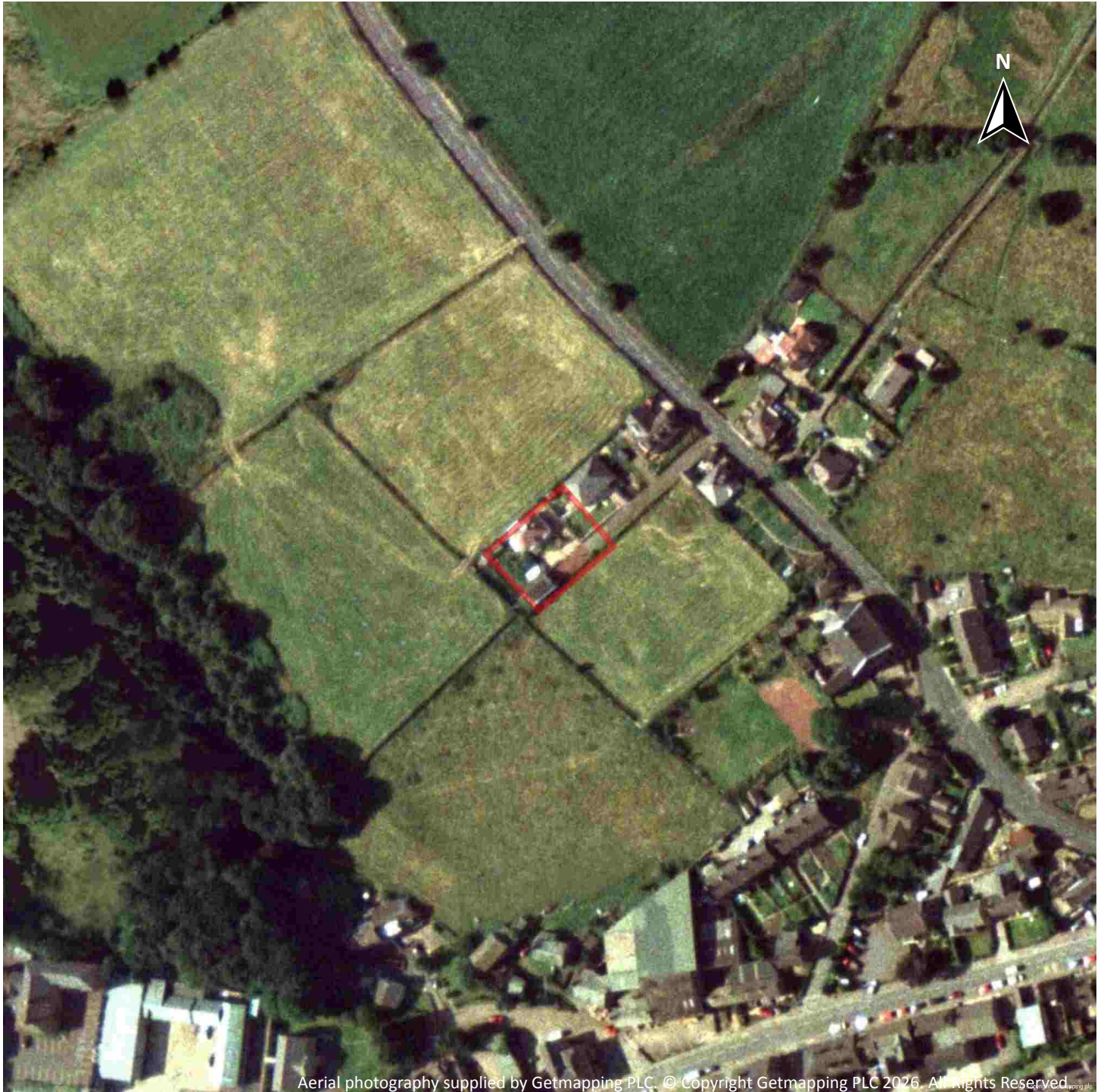


Capture Date: 26/03/2012

Site Area: 0.08ha



## Recent site history - 2000 aerial photograph



Capture Date: 21/09/2000

Site Area: 0.08ha



## Recent site history - 1999 aerial photograph



Capture Date: 10/07/1999

Site Area: 0.08ha



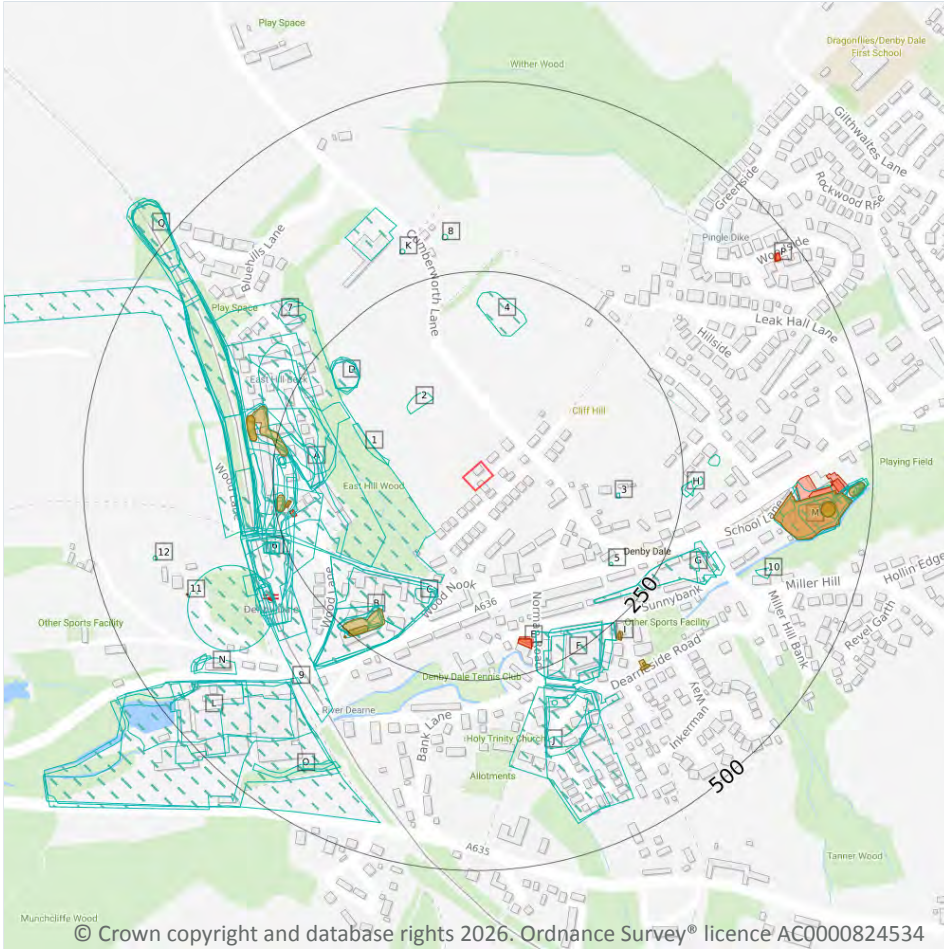
## OS MasterMap site plan



Site Area: 0.08ha



# 1 Past land use



**Site Outline**

**Search buffers in metres (m)**

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

## 1.1 Historical industrial land uses

**Records within 500m** **113**

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

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

ID	Location	Land use	Dates present	Group ID
A	72m SW	Unspecified Works	1967 - 1983	1498319



ID	Location	Land use	Dates present	Group ID
1	100m W	Unspecified Ground Workings	1951	1439258
2	104m NW	Coal Pit	1850	1454271
A	126m SW	Unspecified Works	1948 - 1951	1541823
B	138m SW	Unspecified Works	1967 - 1983	1485708
B	138m SW	Brick Works	1951	1559165
C	142m SW	Unspecified Pit	1891	1450240
B	142m S	Brick Works	1933	1542711
C	143m S	Smithy	1850	1454755
A	163m W	Unspecified Works	1903	1487069
3	164m E	Saw Pit	1850	1444301
4	168m N	Unspecified Ground Workings	1967	1439259
A	168m NW	Unspecified Disused Tip	1983	1480021
A	168m W	Refuse Heap	1967	1491507
A	180m W	Sand Pit	1948	1449196
A	183m W	Unspecified Works	1933	1556191
D	183m NW	Unspecified Pit	1891 - 1903	1490861
D	183m NW	Unspecified Pit	1948	1500212
A	184m W	Refuse Heap	1933	1514622
D	185m NW	Unspecified Pit	1933	1507679
D	185m NW	Unspecified Heap	1951	1466746
A	185m W	Railway Sidings	1967	1520927
A	189m W	Refuse Heap	1951	1535805
5	192m SE	Unspecified Pump	1850	1470185
B	194m SW	Brick Works	1903	1487607
B	194m SW	Brick Works	1948	1529195
A	197m W	Refuse Heap	1903	1539493
B	200m SW	Unspecified Tanks	1967	1569173
B	200m SW	Unspecified Tanks	1951	1577347



ID	Location	Land use	Dates present	Group ID
B	201m SW	Unspecified Tanks	1948	1549327
F	202m SE	Unspecified Commercial/Industrial	1983	1431805
F	202m SE	Unspecified Mill	1951 - 1967	1566461
B	203m SW	Unspecified Tanks	1933	1566305
F	208m SE	Unspecified Mill	1891	1505806
G	211m SE	Unspecified Commercial/Industrial	1948	1431804
G	211m SE	Unspecified Mills	1891 - 1904	1543350
F	216m SE	Unspecified Mill	1904 - 1932	1497953
A	218m W	Railway Sidings	1948	1486962
A	219m W	Railway Sidings	1933	1566201
6	219m W	Railway Sidings	1951	1489026
A	222m W	Railway Sidings	1903	1542040
F	223m SE	Unspecified Mill	1948	1535745
B	226m SW	Unspecified Tanks	1891 - 1903	1559870
A	231m W	Unspecified Tanks	1967 - 1983	1485121
A	233m W	Unspecified Tanks	1903	1443544
A	234m W	Unspecified Tank	1933 - 1948	1502094
A	234m W	Unspecified Tank	1951	1499969
A	237m W	Unspecified Tanks	1967 - 1983	1556908
A	239m W	Unspecified Tanks	1948 - 1951	1567607
A	239m W	Unspecified Tanks	1933	1559471
A	244m W	Railway Sidings	1891	1483772
H	248m E	Unspecified Pit	1932	1580538
A	249m W	Unspecified Tanks	1903	1443545
H	253m E	Unspecified Pit	1951	1529437
A	257m W	Railway Building	1891 - 1903	1493108
A	257m W	Railway Building	1948 - 1951	1512154
A	261m W	Railway Building	1933	1485345



ID	Location	Land use	Dates present	Group ID
A	262m W	Cuttings	1850	1540976
A	267m W	Railway Station	1850	1443181
J	272m S	Unspecified Mill	1951 - 1983	1488793
A	272m W	Cuttings	1967 - 1983	1576910
J	273m S	Unspecified Mill	1932	1491520
A	273m W	Cuttings	1891 - 1903	1544116
A	275m W	Cuttings	1933	1532229
A	275m W	Cuttings	1951	1556637
A	276m W	Cuttings	1948	1496098
H	284m E	Refuse Heap	1932	1552314
G	285m E	Corn Mill	1850	1436593
J	286m S	Unspecified Mill	1948	1561445
J	289m S	Unspecified Mill	1891	1494393
A	290m SW	Railway Station	1933 - 1948	1581622
A	291m SW	Railway Station	1951 - 1967	1564299
K	292m N	Unspecified Old Shaft	1903	1446444
A	292m SW	Railway Station	1903	1520697
A	294m SW	Railway Station	1891	1556752
7	294m NW	Refuse Heap	1967	1434380
J	295m S	Unspecified Tank	1948	1473083
8	295m N	Unspecified Pump	1850	1470150
J	300m S	Unspecified Mill	1904	1537183
K	301m NW	Unspecified Works	1967 - 1983	1562274
A	305m SW	Railway Station	1983	1498027
A	305m W	Cuttings	1891 - 1903	1509129
9	340m SW	Railway Building	1951	1475722
L	347m SW	Unspecified Mill	1850	1448425
L	351m SW	Unspecified Mills	1933 - 1948	1576425



ID	Location	Land use	Dates present	Group ID
L	353m SW	Unspecified Mills	1983	1548404
L	361m SW	Unspecified Mills	1951 - 1967	1554776
10	367m E	Unspecified Ground Workings	1951	1440047
M	374m E	Unspecified Depot	1967	1445386
M	383m E	Dye Works	1891	1475077
N	386m SW	Unspecified Quarry	1933	1464122
L	391m SW	Unspecified Mills	1891	1528834
L	398m SW	Unspecified Mills	1903	1503891
O	401m SW	Unspecified Ground Workings	1967	1485767
O	403m SW	Unspecified Ground Workings	1951	1482102
M	404m E	Unspecified Commercial/Industrial	1948	1500322
M	404m E	Gas Works	1891 - 1904	1525358
N	407m SW	Unspecified Ground Workings	1951	1482205
N	411m SW	Unspecified Ground Workings	1967 - 1983	1569425
12	416m W	Unspecified Shaft	1850	1447571
M	432m E	Unspecified Tank	1967 - 1983	1504464
M	444m E	Unspecified Commercial/Industrial	1932	1497230
M	448m E	Unspecified Commercial/Industrial	1951	1490202
M	461m E	Unspecified Tanks	1932	1514391
M	463m E	Unspecified Tanks	1948	1515983
M	463m E	Gasometer	1891 - 1904	1530447
M	466m E	Unspecified Tanks	1951	1565493
Q	466m NW	Cuttings	1948	1549451
Q	466m NW	Cuttings	1951 - 1983	1525175
M	467m E	Unspecified Tanks	1967	1545594
M	475m E	Unspecified Tank	1904	1473084
M	477m E	Gasometer	1891	1437038
Q	482m NW	Cuttings	1891 - 1903	1544582

This data is sourced from Ordnance Survey® / Groundsure.



## 1.2 Historical tanks

<b>Records within 500m</b>	<b>20</b>
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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
B	199m SW	Tanks	1960	234063
A	228m W	Unspecified Tank	1971 - 1988	253257
B	229m SW	Unspecified Tanks	1891	236627
A	230m W	Unspecified Tank	1958	248392
A	233m W	Tanks	1960	256667
A	236m W	Tanks	1960	234061
B	256m SW	Unspecified Tank	1891	238323
I	264m SE	Unspecified Tank	1971	251791
I	264m SE	Unspecified Tank	1958	254846
A	276m W	Tanks	1958	247686
A	276m W	Tanks	1986 - 1988	254587
I	311m SE	Unspecified Tank	1971	250291
I	315m SE	Unspecified Tank	1995	257195
I	319m SE	Unspecified Tank	1986 - 1988	246184
I	319m SE	Unspecified Tank	1958	254055
M	373m E	Gasholder Station	1971 - 1979	254829
11	393m SW	Unspecified Tank	1960	238317
M	434m E	Unspecified Tank	1960	238315
M	434m E	Gasholder	1971 - 1979	253100
M	469m E	Tanks	1960	234062

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



### 1.3 Historical energy features

**Records within 500m** **13**

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

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

ID	Location	Land use	Dates present	Group ID
E	201m S	Electricity Substation	1995	150415
E	204m S	Electricity Substation	1958	148863
E	204m S	Electricity Substation	1986 - 1988	159789
A	224m W	Electricity Substation	1971 - 1988	145409
A	226m W	Electricity Substation	1958	152247
M	373m E	Gasholder Station	1971 - 1979	151531
M	398m E	Gas Works Yard	1979 - 1994	150139
M	416m E	Gas Works Yard	1971	148022
M	434m E	Gasholder	1971 - 1979	161916
M	446m E	Gas Governor	1994 - 1996	157009
P	465m NE	Electricity Substation	1971	162372
P	466m NE	Electricity Substation	1994 - 1996	147514
P	466m NE	Electricity Substation	1979	151061

*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

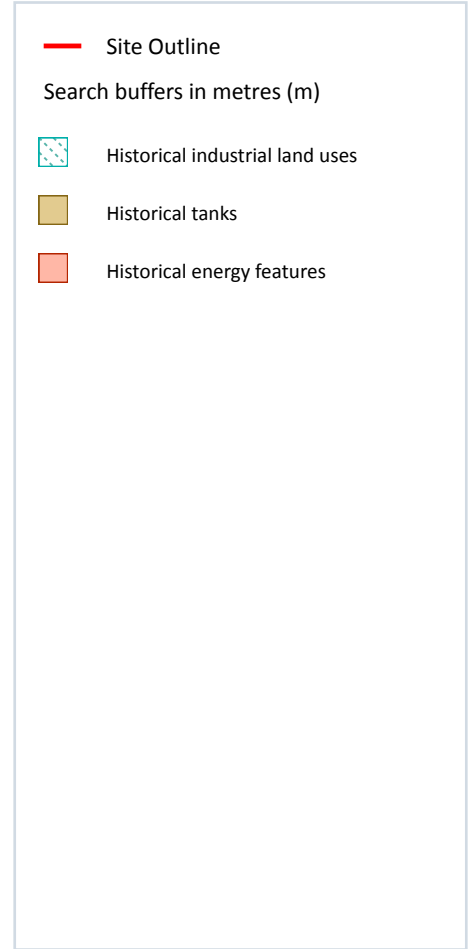
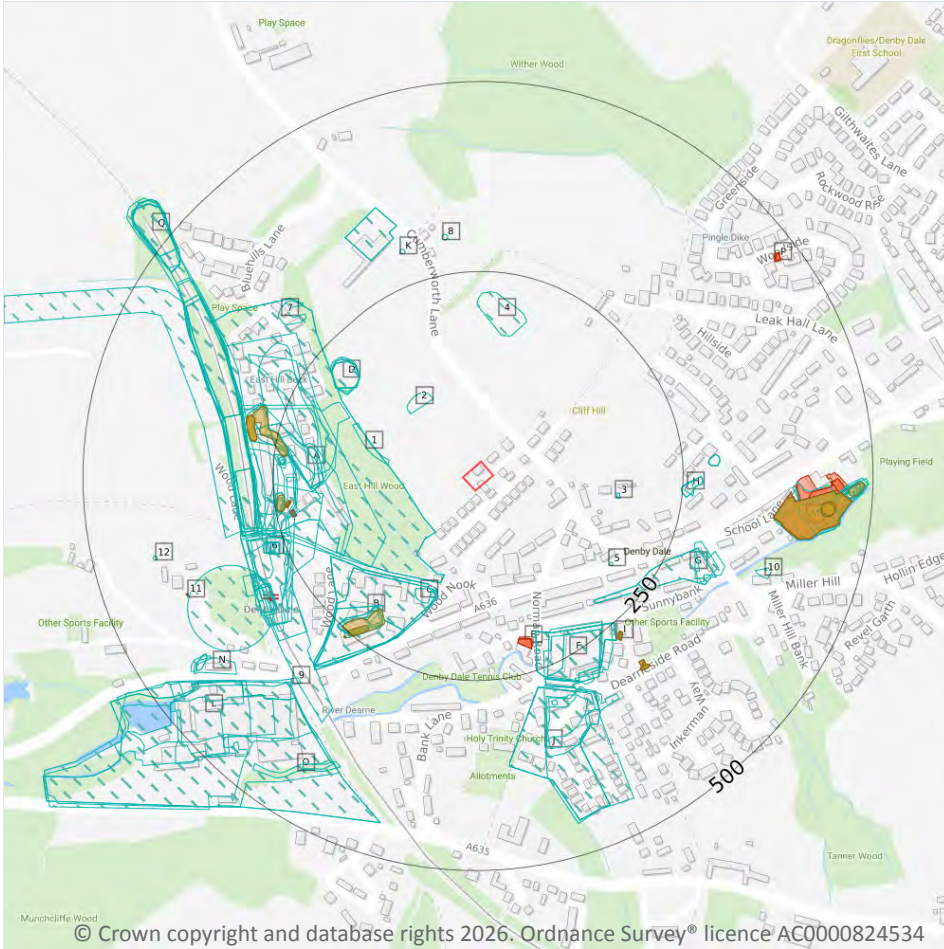
0

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



### 2.1 Historical industrial land uses

Records within 500m

149

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

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

ID	Location	Land Use	Date	Group ID
A	72m SW	Unspecified Works	1983	1498319
A	72m SW	Unspecified Works	1967	1498319
1	100m W	Unspecified Ground Workings	1951	1439258

ID	Location	Land Use	Date	Group ID
2	104m NW	Coal Pit	1850	1454271
A	126m SW	Unspecified Works	1951	1541823
B	138m SW	Brick Works	1951	1559165
B	138m SW	Unspecified Works	1983	1485708
B	138m SW	Unspecified Works	1967	1485708
C	142m SW	Unspecified Pit	1891	1450240
B	142m S	Brick Works	1933	1542711
B	142m S	Brick Works	1933	1542711
C	143m S	Smithy	1850	1454755
A	157m W	Unspecified Works	1948	1541823
A	163m W	Unspecified Works	1903	1487069
3	164m E	Saw Pit	1850	1444301
4	168m N	Unspecified Ground Workings	1967	1439259
A	168m NW	Unspecified Disused Tip	1983	1480021
A	168m W	Refuse Heap	1967	1491507
A	180m W	Sand Pit	1948	1449196
A	183m W	Unspecified Works	1933	1556191
D	183m NW	Unspecified Pit	1948	1500212
D	183m NW	Unspecified Pit	1903	1490861
D	183m NW	Unspecified Pit	1891	1490861
A	184m W	Refuse Heap	1933	1514622
A	184m W	Refuse Heap	1933	1514622
D	185m NW	Unspecified Pit	1933	1507679
D	185m NW	Unspecified Pit	1933	1507679
D	185m NW	Unspecified Heap	1951	1466746
A	185m W	Railway Sidings	1967	1520927
A	189m W	Refuse Heap	1951	1535805
5	192m SE	Unspecified Pump	1850	1470185



ID	Location	Land Use	Date	Group ID
B	194m SW	Brick Works	1948	1529195
B	194m SW	Brick Works	1903	1487607
A	197m W	Refuse Heap	1903	1539493
B	200m SW	Unspecified Tanks	1951	1577347
B	200m SW	Unspecified Tanks	1967	1569173
B	201m SW	Unspecified Tanks	1948	1549327
F	202m SE	Unspecified Mill	1951	1566461
F	202m SE	Unspecified Commercial/Industrial	1983	1431805
F	202m SE	Unspecified Mill	1967	1566461
B	203m SW	Unspecified Tanks	1933	1566305
F	208m SE	Unspecified Mill	1891	1505806
G	211m SE	Unspecified Commercial/Industrial	1948	1431804
G	211m SE	Unspecified Mills	1904	1543350
F	216m SE	Unspecified Mill	1932	1497953
A	218m W	Railway Sidings	1948	1486962
A	219m W	Railway Sidings	1933	1566201
6	219m W	Railway Sidings	1951	1489026
A	222m W	Railway Sidings	1903	1542040
F	223m SE	Unspecified Mill	1948	1535745
F	223m SE	Unspecified Mill	1904	1497953
B	226m SW	Unspecified Tanks	1891	1559870
A	231m W	Unspecified Tanks	1983	1485121
A	231m W	Unspecified Tanks	1967	1485121
B	232m SW	Unspecified Tanks	1903	1559870
A	233m W	Unspecified Tanks	1903	1443544
A	234m W	Unspecified Tank	1933	1502094
A	234m W	Unspecified Tank	1951	1499969
A	235m W	Unspecified Tank	1948	1502094



ID	Location	Land Use	Date	Group ID
A	237m W	Unspecified Tanks	1983	1556908
A	237m W	Unspecified Tanks	1967	1556908
A	239m W	Unspecified Tanks	1948	1567607
A	239m W	Unspecified Tanks	1933	1559471
A	239m W	Unspecified Tanks	1951	1567607
A	244m W	Railway Sidings	1891	1483772
H	248m E	Unspecified Pit	1932	1580538
H	248m E	Unspecified Pit	1932	1580538
A	249m W	Unspecified Tanks	1903	1443545
H	253m E	Unspecified Pit	1951	1529437
A	257m W	Railway Building	1948	1512154
A	257m W	Railway Building	1903	1493108
A	257m W	Railway Building	1891	1493108
A	261m W	Railway Building	1933	1485345
A	262m W	Cuttings	1850	1540976
A	263m W	Railway Building	1951	1512154
A	267m W	Railway Station	1850	1443181
J	272m S	Unspecified Mill	1951	1488793
J	272m S	Unspecified Mill	1983	1488793
J	272m S	Unspecified Mill	1967	1488793
A	272m W	Cuttings	1983	1576910
A	272m W	Cuttings	1967	1576910
J	273m S	Unspecified Mill	1932	1491520
A	273m W	Cuttings	1903	1544116
A	273m W	Cuttings	1891	1544116
A	275m W	Cuttings	1933	1532229
A	275m W	Cuttings	1951	1556637
A	276m W	Cuttings	1948	1496098



ID	Location	Land Use	Date	Group ID
G	280m E	Unspecified Mills	1891	1543350
H	284m E	Refuse Heap	1932	1552314
H	284m E	Refuse Heap	1932	1552314
G	285m E	Corn Mill	1850	1436593
J	286m S	Unspecified Mill	1948	1561445
J	289m S	Unspecified Mill	1891	1494393
A	290m SW	Railway Station	1948	1581622
A	291m SW	Railway Station	1951	1564299
A	291m SW	Railway Station	1967	1564299
K	292m N	Unspecified Old Shaft	1903	1446444
A	292m SW	Railway Station	1933	1581622
A	292m SW	Railway Station	1903	1520697
A	294m SW	Railway Station	1891	1556752
7	294m NW	Refuse Heap	1967	1434380
J	295m S	Unspecified Tank	1948	1473083
8	295m N	Unspecified Pump	1850	1470150
J	300m S	Unspecified Mill	1904	1537183
K	301m NW	Unspecified Works	1983	1562274
K	301m NW	Unspecified Works	1967	1562274
A	305m SW	Railway Station	1983	1498027
A	305m W	Cuttings	1903	1509129
A	305m W	Cuttings	1891	1509129
9	340m SW	Railway Building	1951	1475722
L	347m SW	Unspecified Mill	1850	1448425
L	351m SW	Unspecified Mills	1933	1576425
L	353m SW	Unspecified Mills	1983	1548404
L	361m SW	Unspecified Mills	1951	1554776
L	361m SW	Unspecified Mills	1967	1554776



ID	Location	Land Use	Date	Group ID
10	367m E	Unspecified Ground Workings	1951	1440047
M	374m E	Unspecified Depot	1967	1445386
M	383m E	Dye Works	1891	1475077
L	383m SW	Unspecified Mills	1948	1576425
N	386m SW	Unspecified Quarry	1933	1464122
L	391m SW	Unspecified Mills	1891	1528834
L	398m SW	Unspecified Mills	1903	1503891
O	401m SW	Unspecified Ground Workings	1967	1485767
O	403m SW	Unspecified Ground Workings	1951	1482102
M	404m E	Unspecified Commercial/Industrial	1948	1500322
M	404m E	Gas Works	1904	1525358
N	407m SW	Unspecified Ground Workings	1951	1482205
N	411m SW	Unspecified Ground Workings	1983	1569425
N	411m SW	Unspecified Ground Workings	1967	1569425
12	416m W	Unspecified Shaft	1850	1447571
M	432m E	Unspecified Tank	1983	1504464
M	432m E	Unspecified Tank	1967	1504464
M	444m E	Unspecified Commercial/Industrial	1932	1497230
M	448m E	Gas Works	1891	1525358
M	448m E	Unspecified Commercial/Industrial	1951	1490202
M	461m E	Unspecified Tanks	1932	1514391
M	463m E	Unspecified Tanks	1948	1515983
M	463m E	Gasometer	1904	1530447
M	466m E	Unspecified Tanks	1951	1565493
Q	466m NW	Cuttings	1948	1549451
Q	466m NW	Cuttings	1983	1525175
Q	466m NW	Cuttings	1967	1525175
Q	466m NW	Cuttings	1951	1525175



ID	Location	Land Use	Date	Group ID
M	467m E	Unspecified Tanks	1967	1545594
M	467m E	Gasometer	1891	1530447
M	475m E	Unspecified Tank	1904	1473084
M	477m E	Gasometer	1891	1437038
Q	482m NW	Cuttings	1903	1544582
Q	482m NW	Cuttings	1891	1544582

This data is sourced from Ordnance Survey® / Groundsure.

## 2.2 Historical tanks

Records within 500m

30

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

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

ID	Location	Land Use	Date	Group ID
B	199m SW	Tanks	1960	234063
A	228m W	Unspecified Tank	1971	253257
A	228m W	Unspecified Tank	1971	253257
B	229m SW	Unspecified Tanks	1891	236627
A	230m W	Unspecified Tank	1958	248392
A	230m W	Unspecified Tank	1986	253257
A	230m W	Unspecified Tank	1988	253257
A	233m W	Tanks	1960	256667
A	236m W	Tanks	1960	234061
B	256m SW	Unspecified Tank	1891	238323
I	264m SE	Unspecified Tank	1971	251791
I	264m SE	Unspecified Tank	1958	254846
I	265m SE	Unspecified Tank	1971	251791
A	276m W	Tanks	1958	247686



ID	Location	Land Use	Date	Group ID
A	276m W	Tanks	1986	254587
A	276m W	Tanks	1988	254587
I	311m SE	Unspecified Tank	1971	250291
I	311m SE	Unspecified Tank	1971	250291
I	315m SE	Unspecified Tank	1995	257195
I	315m SE	Unspecified Tank	1995	257195
I	319m SE	Unspecified Tank	1958	254055
I	319m SE	Unspecified Tank	1986	246184
I	319m SE	Unspecified Tank	1988	246184
M	373m E	Gasholder Station	1971	254829
M	374m E	Gasholder Station	1979	254829
11	393m SW	Unspecified Tank	1960	238317
M	434m E	Unspecified Tank	1960	238315
M	434m E	Gasholder	1971	253100
M	435m E	Gasholder	1979	253100
M	469m E	Tanks	1960	234062

This data is sourced from Ordnance Survey® / Groundsure.

## 2.3 Historical energy features

Records within 500m

22

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

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

ID	Location	Land Use	Date	Group ID
E	201m S	Electricity Substation	1995	150415
E	204m S	Electricity Substation	1958	148863
E	204m S	Electricity Substation	1986	159789
E	204m S	Electricity Substation	1988	159789



ID	Location	Land Use	Date	Group ID
A	224m W	Electricity Substation	1971	145409
A	224m W	Electricity Substation	1971	145409
A	226m W	Electricity Substation	1958	152247
A	226m W	Electricity Substation	1986	145409
A	226m W	Electricity Substation	1988	145409
M	373m E	Gasholder Station	1971	151531
M	374m E	Gasholder Station	1979	151531
M	398m E	Gas Works Yard	1994	150139
M	400m E	Gas Works Yard	1979	150139
M	416m E	Gas Works Yard	1971	148022
M	434m E	Gasholder	1971	161916
M	435m E	Gasholder	1979	161916
M	446m E	Gas Governor	1996	157009
M	446m E	Gas Governor	1994	157009
P	465m NE	Electricity Substation	1971	162372
P	466m NE	Electricity Substation	1996	147514
P	466m NE	Electricity Substation	1994	147514
P	466m NE	Electricity Substation	1979	151061

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

## 2.4 Historical petrol stations

<b>Records within 500m</b>	<b>0</b>
----------------------------	----------

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



### 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)

<b>Records within 500m</b>	<b>0</b>
----------------------------	----------

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)

<b>Records within 500m</b>	<b>2</b>
----------------------------	----------

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 33 >](#)

ID	Location	Details		
B	123m W	Site Address: Bromley Works, Denby Dale Licence Holder Address: -	Waste Licence: Yes Site Reference: 4700/WDL0160 Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 22/12/1983 Licence Surrender: -	Operator: - Licence Holder: Naylor Brothers (Clayware) Limited First Recorded 31/12/1983 Last Recorded: -
B	166m NW	Site Address: Bromley Works, Denby Dale, Huddersfield, West Yorkshire Licence Holder Address: -	Waste Licence: Yes Site Reference: 4400/W1158 Waste Type: - Environmental Permitting Regulations (Waste) Reference: YQ3/L/NAY001 Licence Issue: 22/12/1983 Licence Surrender: 27/09/1999	Operator: - Licence Holder: Naylor Brothers (Clayware) Limited First Recorded - Last Recorded: -

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

### 3.5 Historical waste sites

<b>Records within 500m</b>	<b>0</b>
----------------------------	----------

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

37

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 33 >](#)

ID	Location	Site	Reference	Category	Sub-Category	Description
1	104m S	Wood Nook Farm, Wood Nook, Meltham, Holmfirth, Hd9 4du	WEX011168	Disposing of waste exemption	On a farm	Burning waste in the open
A	109m E	-	WEX404319	Disposing of waste exemption	Not on a farm	Disposal by incineration
A	109m E	-	WEX404319	Disposing of waste exemption	Not on a farm	Burning waste in the open
A	109m E	-	WEX433720	Using waste exemption	Not on a farm	Use of waste in construction
A	109m E	-	WEX276923	Disposing of waste exemption	Not on a farm	Disposal by incineration
A	109m E	-	WEX276923	Disposing of waste exemption	Not on a farm	Burning waste in the open
C	214m SW	-	WEX232662	Treating waste exemption	Not on a farm	Aerobic composting and associated prior treatment
C	214m SW	Westleigh Mews, Wakefield Road, Denby Dale, Huddersfield, Hd8 8qd	WEX084323	Treating waste exemption	Not on a farm	Aerobic composting and associated prior treatment



ID	Location	Site	Reference	Category	Sub-Category	Description
C	214m SW	Westleigh Mews, Wakefield Road, Denby Dale, Huddersfield, Hd8 8qd	WEX084323	Using waste exemption	Not on a farm	Spreading waste on non- agricultural land to confer benefit
D	221m SE	Unit 8, Springfield Mills, Norman Road, Denby Dale, Huddersfield, Hd8 8th	WEX433662	Using waste exemption	Not on a farm	Burning of waste as a fuel in a small appliance
D	224m SE	Unit 8 Springfield Mills Norman Road Huddersfield Hd8 8th	EPR/PF0002TD /A001	Using waste exemption	Non- agricultural waste only	Burning of waste as a fuel in a small appliance
D	236m SE	Springfield Mills, Unit 8, Norman Road, Denby Dale, Huddersfield, Hd8 8th	WEX133530	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
D	236m SE	Springfield Mills, Unit 8, Norman Road, Denby Dale, Huddersfield, Hd8 8th	WEX133530	Using waste exemption	Not on a farm	Burning of waste as a fuel in a small appliance
D	236m SE	Springfield Mills, Unit 8, Norman Road, Denby Dale, Huddersfield, Hd8 8th	WEX273491	Using waste exemption	Not on a farm	Burning of waste as a fuel in a small appliance
D	236m SE	Springfield Mills, Unit 8, Norman Road, Denby Dale, Huddersfield, Hd8 8th	WEX273491	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
D	236m SE	Unit 8, Springfield Mills, Norman Road, Denby Dale, Huddersfield, Hd8 8th	WEX301680	Using waste exemption	Not on a farm	Burning of waste as a fuel in a small appliance
D	236m SE	Springfield Mills, Unit 8, Norman Road, Denby Dale, Huddersfield, Hd8 8th	WEX402130	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
D	236m SE	Springfield Mills, Unit 8, Norman Road, Denby Dale, Huddersfield, Hd8 8th	WEX402130	Using waste exemption	Not on a farm	Burning of waste as a fuel in a small appliance
2	292m NE	-	WEX272520	Disposing of waste exemption	Not on a farm	Burning waste in the open
E	343m E	315, Wakefield Road, Denby Dale, Huddersfield, Hd8 8rx	WEX239312	Storing waste exemption	Not on a farm	Storage of waste in a secure place



ID	Location	Site	Reference	Category	Sub-Category	Description
E	343m E	315, Wakefield Road, Denby Dale, Huddersfield, Hd8 8rx	WEX239312	Storing waste exemption	Not on a farm	Storage of waste in secure containers
E	343m E	315, Wakefield Road, Denby Dale, Huddersfield, Hd8 8rx	WEX096815	Storing waste exemption	Not on a farm	Storage of waste in secure containers
E	343m E	315, Wakefield Road, Denby Dale, Huddersfield, Hd8 8rx	WEX096815	Storing waste exemption	Not on a farm	Storage of waste in a secure place
E	366m E	315 Wakefield Road Huddersfield West Yorkshire Hd8 8rx	EPR/PF0231DT/A001	Treating waste exemption	Non-agricultural waste only	Sorting and de-naturing of controlled drugs for disposal
E	367m E	-	WEX368211	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
E	367m E	-	WEX241619	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
3	418m E	315 Wakefield Road Huddersfield West Yorkshire Hd8 8rx	EPR/QE5145VN/A001	Treating waste exemption	Non-agricultural waste only	Sorting and de-naturing of controlled drugs for disposal
F	461m S	-	WEX410081	Treating waste exemption	Not on a farm	Aerobic composting and associated prior treatment
F	461m S	-	WEX410081	Using waste exemption	Not on a farm	Use of mulch
F	461m S	-	WEX410081	Using waste exemption	Not on a farm	Spreading waste on non-agricultural land to confer benefit
F	461m S	-	WEX410081	Using waste exemption	Not on a farm	Spreading waste on agricultural land to confer benefit
F	461m S	-	WEX410081	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
F	461m S	-	WEX281814	Treating waste exemption	Not on a farm	Aerobic composting and associated prior treatment
F	461m S	-	WEX281814	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
F	461m S	-	WEX281814	Using waste exemption	Not on a farm	Spreading waste on non-agricultural land to confer benefit

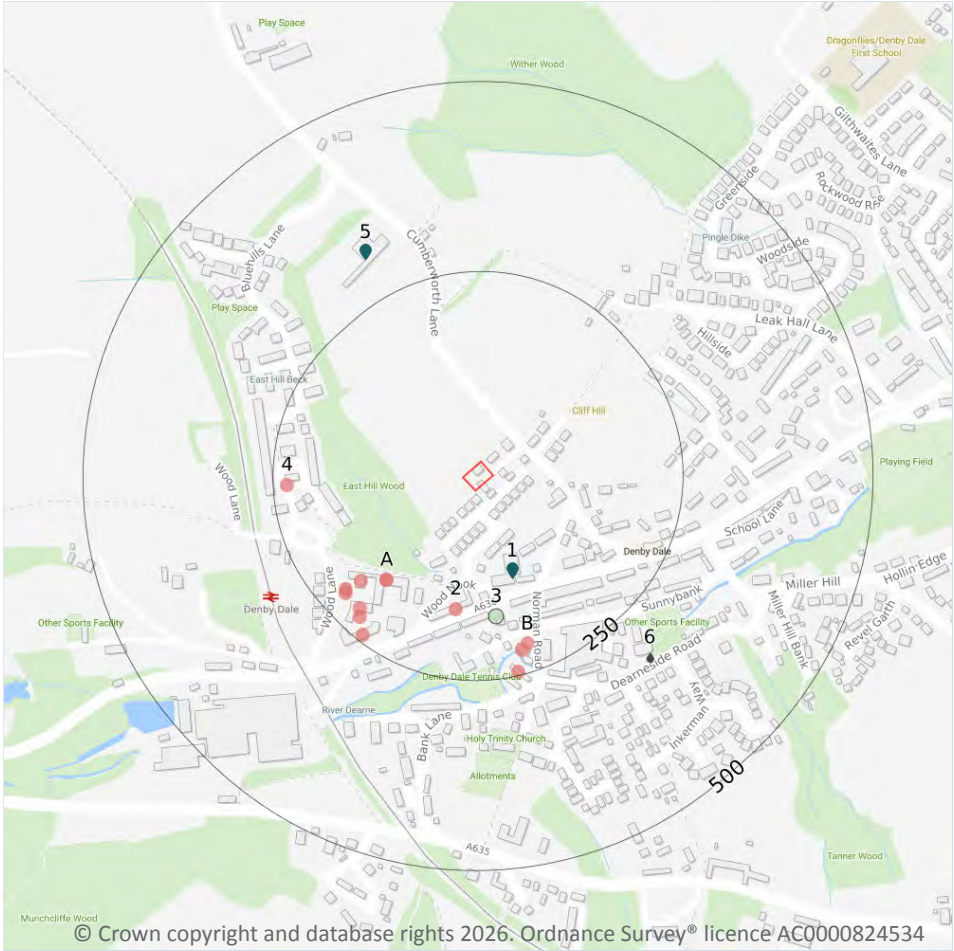


ID	Location	Site	Reference	Category	Sub-Category	Description
F	461m S	-	WEX281814	Using waste exemption	Not on a farm	Spreading waste on agricultural land to confer benefit
F	461m S	-	WEX281814	Using waste exemption	Not on a farm	Use of mulch

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



## 4 Current industrial land use



**Site Outline**

Search buffers in metres (m)

- Recent industrial land uses
- Licensed pollutant release (Part A(2)/B)
- Licensed Discharges to controlled waters
- Pollution Incidents (EA/NRW)

### 4.1 Recent industrial land uses

**Records within 250m** **13**

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 39](#) >

ID	Location	Company	Address	Activity	Category
2	158m S	N Senior	416, Wakefield Road, Denby Dale, Huddersfield, West Yorkshire, HD8 8QD	Furniture	Consumer Products
A	166m SW	Printers Mart	Unit 6 Denby Dale Industrial Park, Wakefield Road, Denby Dale, Huddersfield, West Yorkshire, HD8 8QH	Printing Related Machinery	Industrial Products

ID	Location	Company	Address	Activity	Category
A	166m SW	Spiral Binding Company	Unit 6 Denby Dale Industrial Park, Wakefield Road, Denby Dale, Huddersfield, West Yorkshire, HD8 8QH	Plate Makers, Print Finishers and Type Setters	IT, Advertising, Marketing and Media Services
A	191m SW	UK Vans Direct Ltd	Wakefield Road, Denby Dale, Huddersfield, West Yorkshire, HD8 8QJ	New Vehicles	Motoring
B	213m S	Electricity Sub Station	West Yorkshire, HD8	Electrical Features	Infrastructure and Facilities
A	213m SW	Pferd	Unit 4 Westleigh Hall, Wakefield Road, Denby Dale, Huddersfield, West Yorkshire, HD8 8QJ	Tools Including Machine Shops	Industrial Products
A	217m SW	Autobind Denby Dale	Unit 9 To11 Denby Dale Industrial Park, Wakefield Road, Denby Dale, Huddersfield, West Yorkshire, HD8 8QH	Published Goods	Industrial Products
A	217m SW	In Focus	Westleigh Hall, Wakefield Road, Denby Dale, Huddersfield, West Yorkshire, HD8 8QJ	Photographic and Optical Equipment	Consumer Products
B	218m S	Smithson & Littlewood Ltd	4, Norman Road, Denby Dale, Huddersfield, West Yorkshire, HD8 8TH	General Construction Supplies	Industrial Products
A	225m SW	Denby Dale Industrial Estate	West Yorkshire, HD8	Business Parks and Industrial Estates	Industrial Features
4	232m W	Electricity Sub Station	West Yorkshire, HD8	Electrical Features	Infrastructure and Facilities
A	241m SW	C R Tool Hire	Unit 18 Denby Dale Industrial Park, Wakefield Road, Denby Dale, Huddersfield, West Yorkshire, HD8 8QH	Construction and Tool Hire	Hire Services
B	244m S	Ashley Interiors	10, Norman Road, Denby Dale, Huddersfield, West Yorkshire, HD8 8TH	Curtains and Blinds	Consumer Products

*This data is sourced from Ordnance Survey®.*

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

**Records within 250m**

**0**

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

*This data is sourced from Ordnance Survey®.*



### 4.3 Current or recent petrol stations

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

Open, closed, under development and obsolete petrol stations.

*This data is sourced from Experian.*

### 4.4 Electricity cables

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

High voltage underground electricity transmission cables.

*This data is sourced from National Grid.*

### 4.5 Gas pipelines

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

High pressure underground gas transmission pipelines.

*This data is sourced from National Grid.*

### 4.6 Sites determined as Contaminated Land

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

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

*This data is sourced from Local Authority records.*

### 4.7 Control of Major Accident Hazards (COMAH)

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

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

*This data is sourced from the Health and Safety Executive.*

## 4.8 Regulated explosive sites

Records within 500m

0

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

*This data is sourced from the Health and Safety Executive.*

## 4.9 Hazardous substance storage/usage

Records within 500m

0

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

*This data is sourced from Local Authority records.*

## 4.10 Historical licensed industrial activities (IPC)

Records within 500m

0

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

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

## 4.11 Licensed industrial activities (Part A(1))

Records within 500m

0

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

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

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

Records within 500m

2

Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

Features are displayed on the Current industrial land use map on [page 39](#) >



ID	Location	Address	Details	
1	116m SE	Greenfeeds (1991) Ltd, Victoria Mill, Wakefield Rd, Denby Dale, Huddersfield, HD8 8RP	Process: Animal Feed Compound Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
5	315m NW	Denby Dale Cast Products Ltd, 230 Cumberworth Lane, Denby Dale, Huddersfield, HD8 8PR	Process: Use of Bulk Cement Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authority records.

### 4.13 Radioactive Substance Authorisations

<b>Records within 500m</b>	<b>0</b>
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Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

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

### 4.14 Licensed Discharges to controlled waters

<b>Records within 500m</b>	<b>1</b>
----------------------------	----------

Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991. Features are displayed on the Current industrial land use map on [page 39 >](#)

ID	Location	Address	Details	
6	316m SE	DEARNESIDE ROAD CSO, DEARNESIDE ROAD (OPP NO.28), DENBY DALE, HUDDERSFIELD, WEST YORKSHIRE	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: WRA9264 Permit Version: 1 Receiving Water: RIVER DEARNE	Status: SURRENDERED UNDER EPR 2010 Issue date: 04/09/2007 Effective Date: 04/09/2007 Revocation Date: 27/03/2012

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

### 4.15 Pollutant release to surface waters (Red List)

<b>Records within 500m</b>	<b>0</b>
----------------------------	----------

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

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



#### 4.16 Pollutant release to public sewer

**Records within 500m** **0**

Discharges of Special Category Effluents to the public sewer.

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

#### 4.17 List 1 Dangerous Substances

**Records within 500m** **0**

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

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

#### 4.18 List 2 Dangerous Substances

**Records within 500m** **0**

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

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

#### 4.19 Pollution Incidents (EA/NRW)

**Records within 500m** **1**

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 39](#) >

ID	Location	Details	
3	168m S	Incident Date: 16/06/2003 Incident Identification: 166257 Pollutant: Other Pollutant Pollutant Description: Other	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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

## 4.20 Pollution inventory substances

Records within 500m

0

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

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

## 4.21 Pollution inventory waste transfers

Records within 500m

0

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

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

## 4.22 Pollution inventory radioactive waste

Records within 500m

0

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

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

## 5 Hydrogeology - Superficial aquifer

### 5.1 Superficial aquifer

Records within 500m

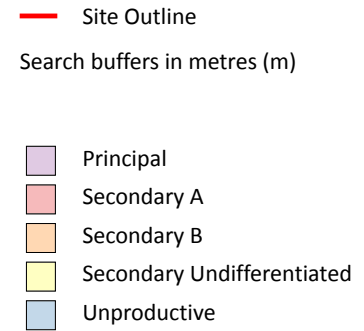
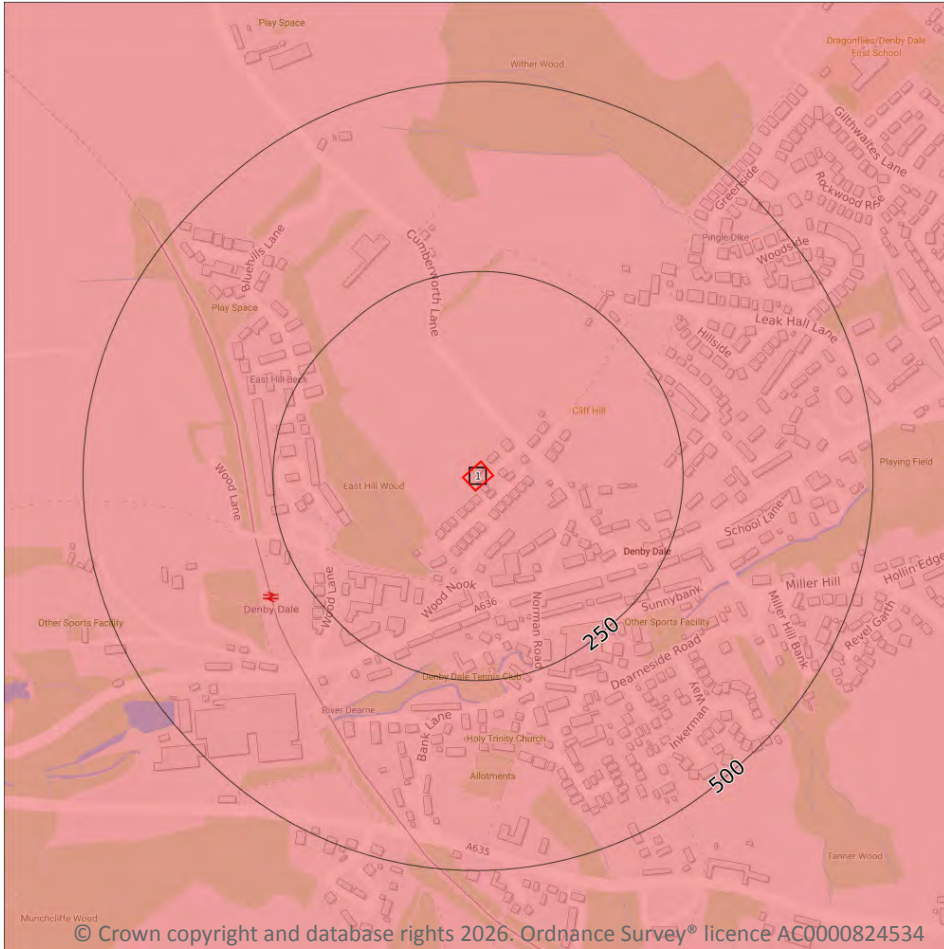
0

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



### 5.2 Bedrock aquifer

Records within 500m

1

Aquifer status of groundwater held within bedrock geology.

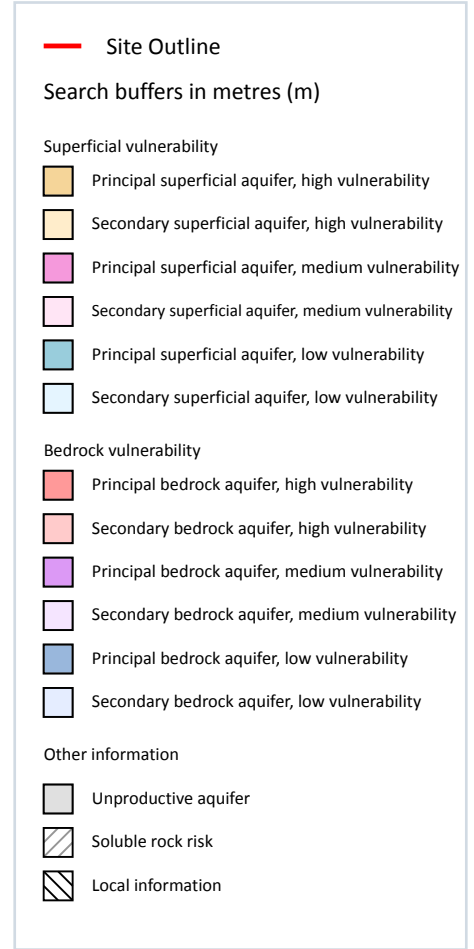
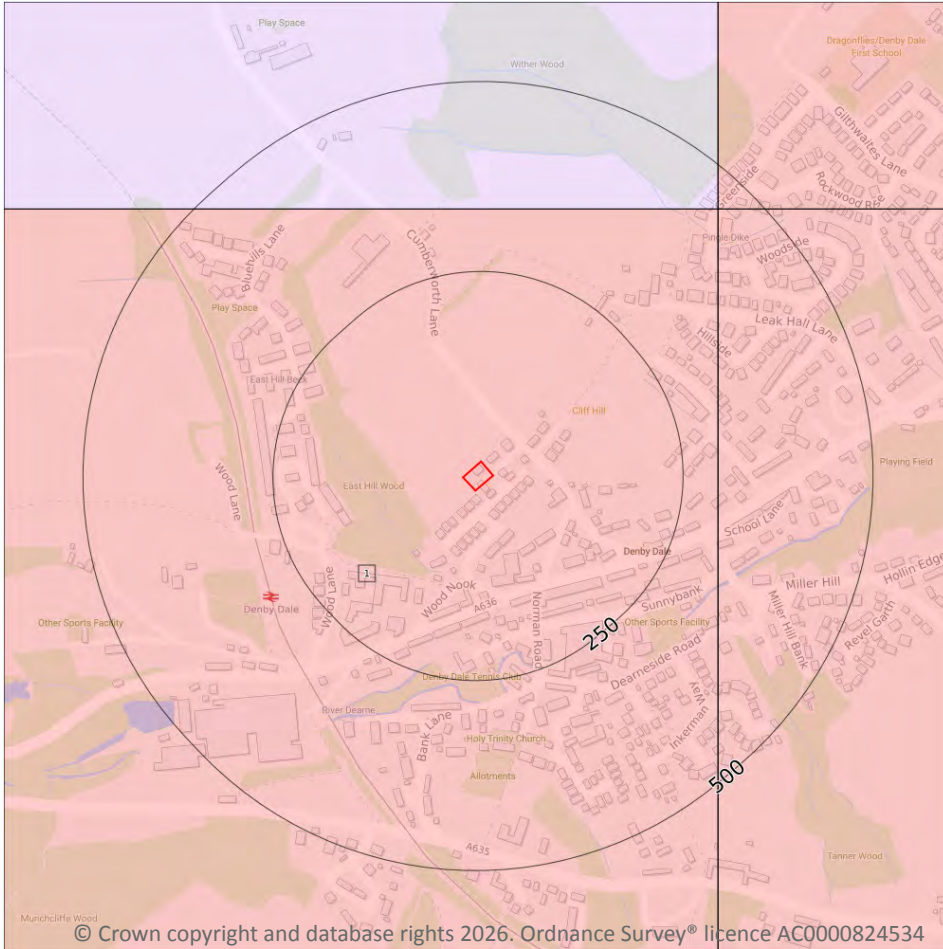
Features are displayed on the Bedrock aquifer map on [page 47 >](#)

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

1

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

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

Features are displayed on the Groundwater vulnerability map on [page 48](#) >

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	<b>Summary Classification:</b> Secondary bedrock aquifer - High Vulnerability <b>Combined classification:</b> Productive Bedrock Aquifer, No Superficial Aquifer	<b>Leaching class:</b> High <b>Infiltration value:</b> >70% <b>Dilution value:</b> 300- 550mm/year	<b>Vulnerability:</b> - <b>Aquifer type:</b> - <b>Thickness:</b> <3m <b>Patchiness value:</b> <90% <b>Recharge potential:</b> No Data	<b>Vulnerability:</b> High <b>Aquifer type:</b> Secondary <b>Flow mechanism:</b> 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

<b>Records on site</b>	<b>0</b>
------------------------	----------

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.*

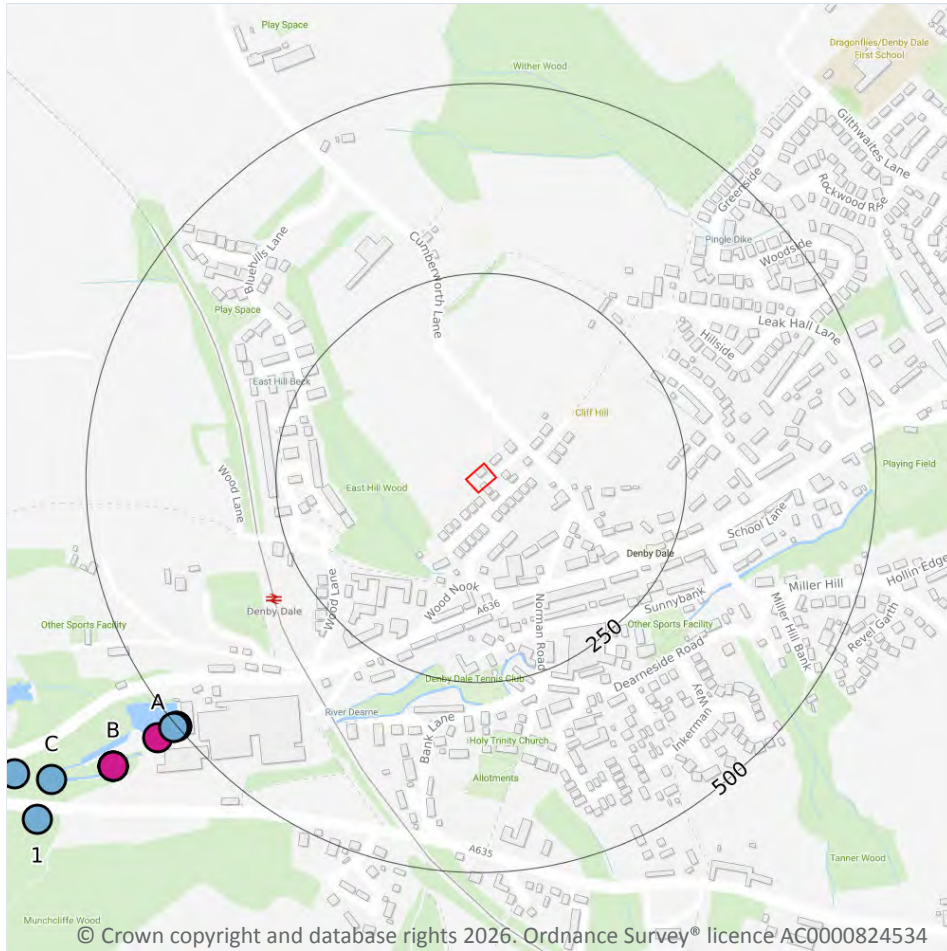
## 5.5 Groundwater vulnerability- local information

<b>Records on site</b>	<b>0</b>
------------------------	----------

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](mailto: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

14

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 50 >](#)

ID	Location	Details	
A	529m SW	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 <sup>3</sup> ): 52000 Max Daily Volume (m <sup>3</sup> ): 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: -
B	598m SW	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 <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - 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: -
B	598m SW	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 <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - 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: -
B	598m SW	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 <sup>3</sup> ): 52000 Max Daily Volume (m <sup>3</sup> ): 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: -



ID	Location	Details	
B	598m SW	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 <sup>3</sup> ): 52000 Max Daily Volume (m <sup>3</sup> ): 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: -
B	598m SW	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 <sup>3</sup> ): 52000 Max Daily Volume (m <sup>3</sup> ): 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: -
B	598m SW	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 <sup>3</sup> ): 52000 Max Daily Volume (m <sup>3</sup> ): 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: -
-	813m NE	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 <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: - Original Start Date: 14/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 25/01/1985 Version End Date: -
-	813m NE	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 <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - 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	
-	1287m NW	Status: Historical Licence No: 2/27/11/124 Details: General use relating to Secondary Category (High Loss) Direct Source: GROUNDWATERS Point: SPRING - COAL MEASURES - DAY HOLE WORKINGS Data Type: Point Name: HEPWORTH PIPE CO LTD Easting: 421800 Northing: 409600	Annual Volume (m <sup>3</sup> ): 6819 Max Daily Volume (m <sup>3</sup> ): 27.27 Original Application No: - Original Start Date: 26/05/1966 Expiry Date: - Issue No: 100 Version Start Date: 26/05/1966 Version End Date: -
-	1467m 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 <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: - Original Start Date: 31/08/1994 Expiry Date: - Issue No: 100 Version Start Date: 31/08/1994 Version End Date: -
-	1467m 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 <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: - Original Start Date: 31/08/1994 Expiry Date: - Issue No: 100 Version Start Date: 31/08/1994 Version End Date: -
-	1987m SW	Status: Historical Licence No: 2/27/08/079 Details: General Farming & Domestic Direct Source: GROUNDWATERS Point: WELL X2 Data Type: Point Name: PELL Easting: 421300 Northing: 407200	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: - Original Start Date: 30/06/1966 Expiry Date: - Issue No: 100 Version Start Date: 13/07/1966 Version End Date: -
-	1987m SW	Status: Historical Licence No: 2/27/08/079 Details: General Farming & Domestic Direct Source: GROUNDWATERS Point: WELL X2 - COAL MEASURES - HIGH FLATTS Data Type: Point Name: PELL Easting: 421300 Northing: 407200	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: - Original Start Date: 30/06/1966 Expiry Date: - Issue No: 100 Version Start Date: 13/07/1966 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 50](#) >

ID	Location	Details	
A	500m SW	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 <sup>3</sup> ): 68182 Max Daily Volume (m <sup>3</sup> ): 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: -
A	500m SW	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 <sup>3</sup> ): 68182 Max Daily Volume (m <sup>3</sup> ): 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: -
A	505m SW	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 <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - 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	
A	505m SW	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 <sup>3</sup> ): 68182 Max Daily Volume (m <sup>3</sup> ): 500 Original Application No: - Original Start Date: 17/03/1966 Expiry Date: - Issue No: 101 Version Start Date: 24/12/1999 Version End Date: -
C	673m SW	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 <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - 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: -
C	709m SW	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 <sup>3</sup> ): 68182 Max Daily Volume (m <sup>3</sup> ): 500 Original Application No: - Original Start Date: 17/03/1966 Expiry Date: - Issue No: 101 Version Start Date: 24/12/1999 Version End Date: -
1	720m SW	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 <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - 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	
-	801m SW	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 <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - 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

<b>Records within 2000m</b>	<b>0</b>
-----------------------------	----------

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

<b>Records within 500m</b>	<b>0</b>
----------------------------	----------

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)

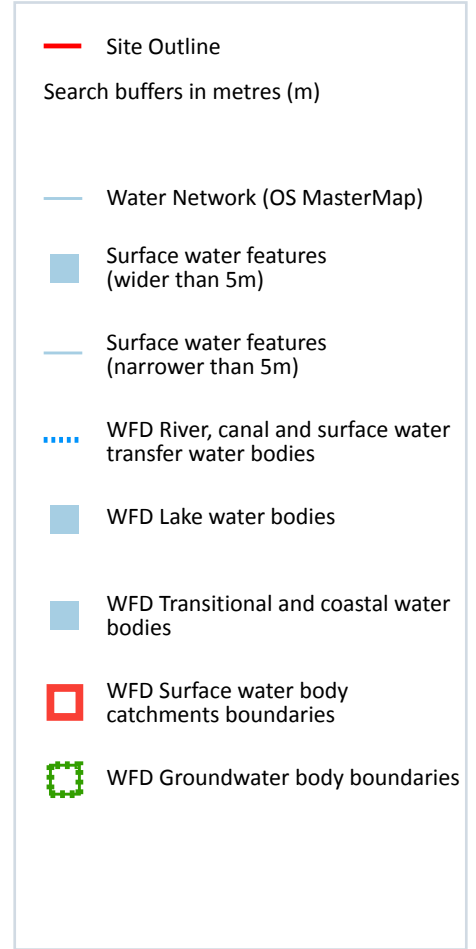
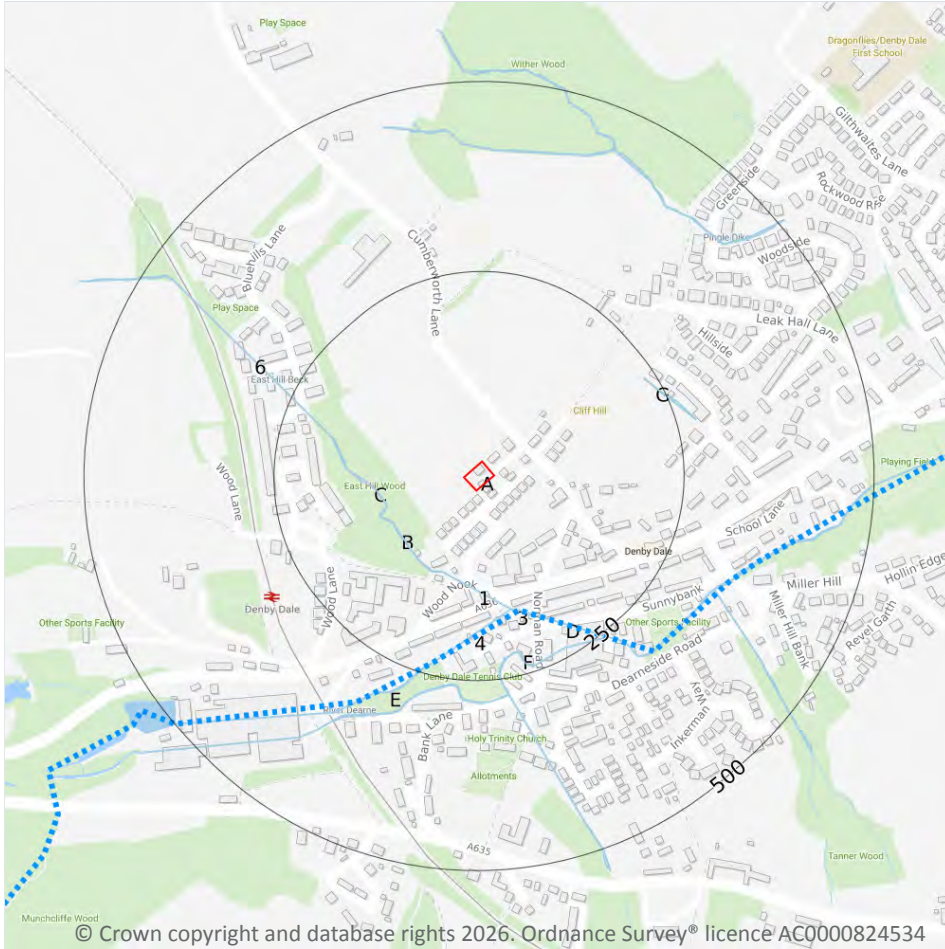
<b>Records within 500m</b>	<b>0</b>
----------------------------	----------

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



### 6.1 Water Network (OS MasterMap)

Records within 250m

16

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

Features are displayed on the Hydrology map on [page 57 >](#)

ID	Location	Type of water feature	Ground level	Permanence	Name
B	107m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	East Hill Beck

ID	Location	Type of water feature	Ground level	Permanence	Name
1	116m SW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	East Hill Beck
C	116m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	East Hill Beck
C	127m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	East Hill Beck
3	163m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Dearne
4	163m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Dearne
D	167m S	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	River Dearne
6	181m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	East Hill Beck
F	219m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Dearne
F	222m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
F	225m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Dearne
E	233m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Dearne
G	235m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	237m SE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	River Dearne



ID	Location	Type of water feature	Ground level	Permanence	Name
G	247m NE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
G	248m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

*This data is sourced from the Ordnance Survey®.*

## 6.2 Surface water features

<b>Records within 250m</b>	<b>7</b>
----------------------------	----------

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

Features are displayed on the Hydrology map on [page 57 >](#)

*This data is sourced from the Ordnance Survey®.*

## 6.3 WFD Surface water body catchments

<b>Records on site</b>	<b>1</b>
------------------------	----------

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 57 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	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

<b>Records identified</b>	<b>1</b>
---------------------------	----------

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 57 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
5	167m S	River	Dearne from Source to Bentley Brook	<a href="#">GB104027063220 ↗</a>	Moderate	Fail	Moderate	2019

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

## 6.5 WFD Groundwater bodies

<b>Records on site</b>	<b>1</b>
------------------------	----------

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 57 >](#)

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
A	On site	Don & Rother Millstone grit & Coal Measures	<a href="#">GB40402G992300 ↗</a>	Poor	Poor	Good	2019

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

## 7 River and coastal flooding

### 7.1 Risk of flooding from rivers and the sea

Records within 50m

0

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m within the Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) models. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition. The risk categories for RoFRaS for rivers and the sea and FRAW for rivers are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 100 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 100 chance) or High (greater than or equal to 1 in 30 chance). The risk categories for FRAW for the sea are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 200 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 200 chance) or High (greater than or equal to 1 in 30 chance).

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

### 7.2 Historical Flood Events

Records within 250m

0

Records of historic flooding from rivers, the sea, groundwater and surface water. Records began in 1946 when predecessor bodies started collecting detailed information about flooding incidents, although limited details may be included on flooding incidents prior to this date. Takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding, and includes flood extents that may have been affected by overtopping, breaches or blockages.

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

### 7.3 Flood Defences

Records within 250m

0

Records of flood defences owned, managed or inspected by the Environment Agency and Natural Resources Wales. Flood defences can be structures, buildings or parts of buildings. Typically these are earth banks, stone and concrete walls, or sheet-piling that is used to prevent or control the extent of flooding.

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



## 7.4 Areas Benefiting from Flood Defences

Records within 250m

0

Areas that would benefit from the presence of flood defences in a 1 in 100 (1%) chance of flooding each year from rivers or 1 in 200 (0.5%) chance of flooding each year from the sea.

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

## 7.5 Flood Storage Areas

Records within 250m

0

Areas that act as a balancing reservoir, storage basin or balancing pond to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel or to delay the timing of a flood peak so that its volume is discharged over a longer period.

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



## River and coastal flooding - Flood Zones

### 7.6 Flood Zone 2

Records within 50m

0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land between Flood Zone 3 (see next section) and the extent of the flooding from rivers or the sea with a 1 in 1000 (0.1%) chance of flooding each year.

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

### 7.7 Flood Zone 3

Records within 50m

0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

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



## 8 Surface water flooding

### 8.1 Surface water flooding

Highest risk on site

Negligible

Highest risk within 50m

Negligible

Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

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

Return period	Maximum modelled depth
1 in 1000 year	Negligible
1 in 250 year	Negligible
1 in 100 year	Negligible
1 in 30 year	Negligible

*This data is sourced from Ambiental Risk Analytics.*



## 9 Groundwater flooding



### 9.1 Groundwater flooding

**Highest risk on site**

**Negligible**

**Highest risk within 50m**

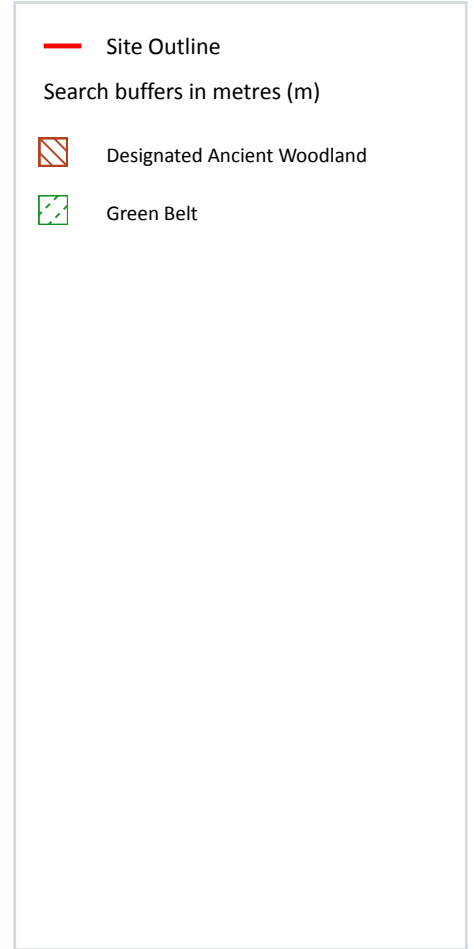
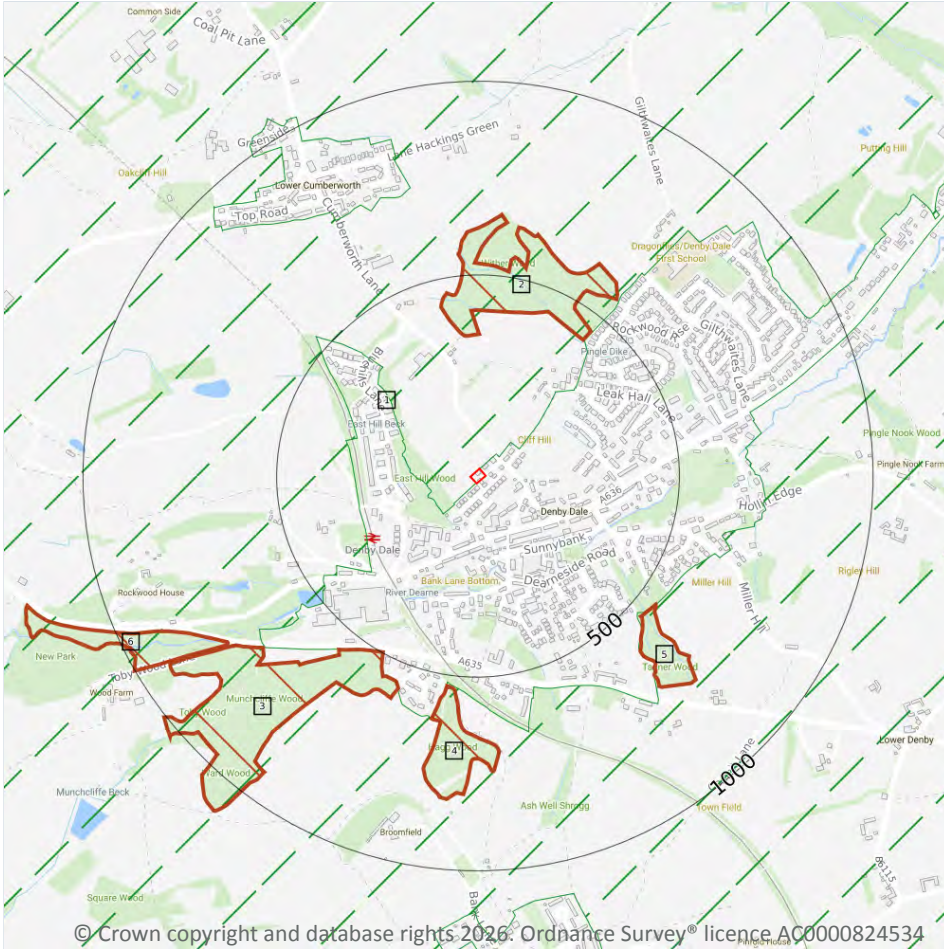
**Negligible**

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

Features are displayed on the Groundwater flooding map on [page 65 >](#)

*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

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

10

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 66 >](#)

ID	Location	Name	Woodland Type
2	344m N	Wither Wood	Ancient Replanted Woodland
3	498m SW	Munchcliffe And Ward Woods	Ancient Replanted Woodland
4	528m S	Hagg Wood	Ancient Replanted Woodland
5	540m SE	Tanner Wood	Ancient & Semi-Natural Woodland
6	758m SW	Munchcliffe And Ward Woods	Ancient Replanted Woodland
-	1324m W	New House, Green And Burn Woods	Ancient Replanted Woodland
-	1715m E	Baycroft Wood	Ancient Replanted Woodland
-	1869m SE	Cuckold Carr	Ancient Replanted Woodland
-	1881m SE	Cuckold Carr	Ancient & Semi-Natural Woodland
-	1916m S	Margaret Wood	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

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 66](#) >

ID	Location	Name	Local Authority name
1	On site	South and West Yorkshire Green Belt	Kirklees
-	1455m S	South and West Yorkshire Green Belt	Barnsley
-	1481m S	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

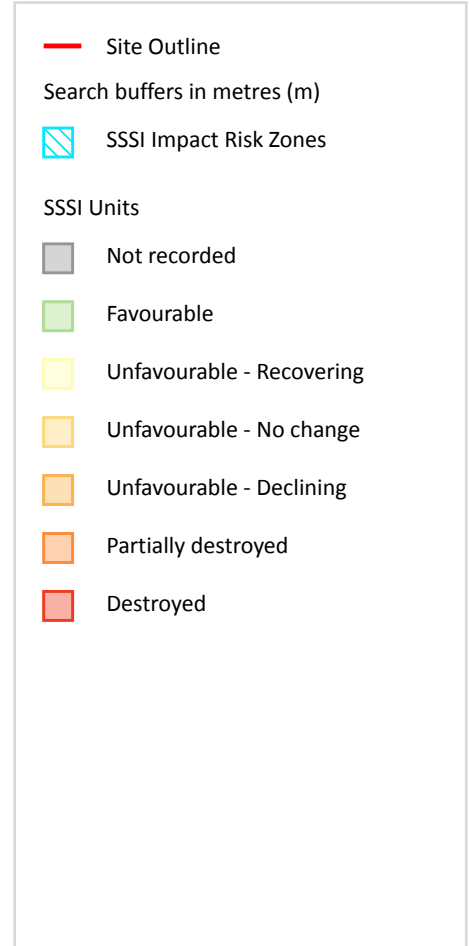
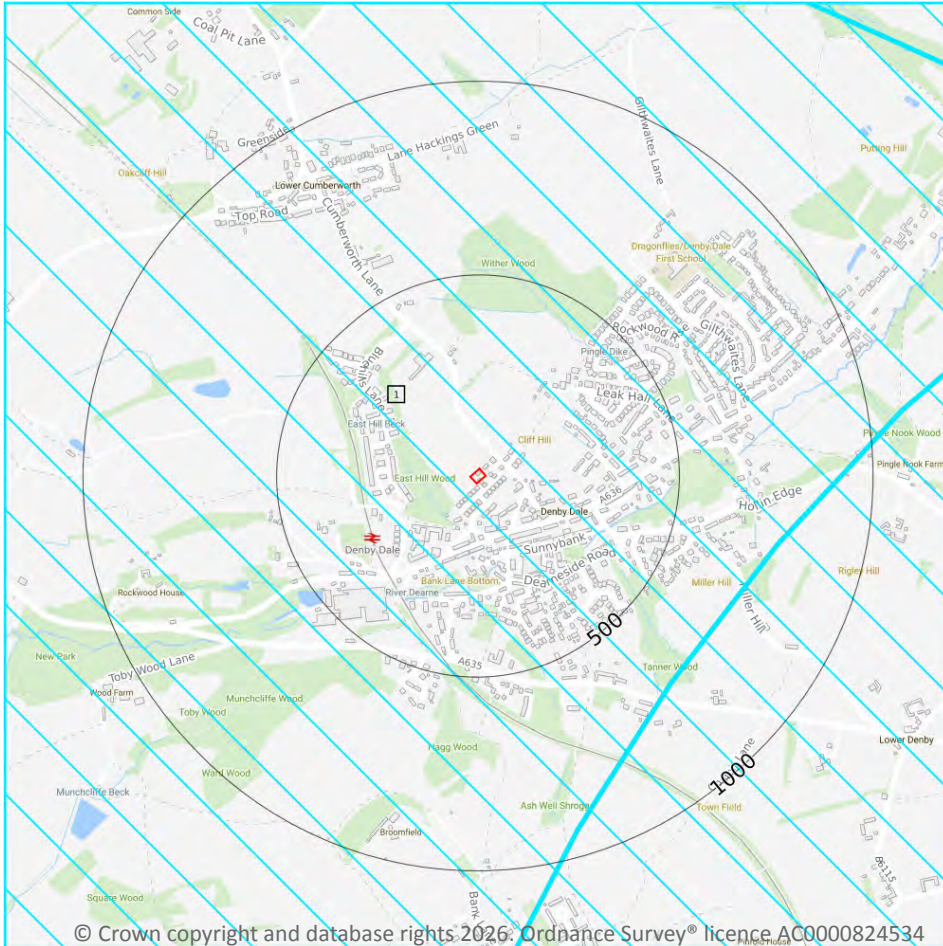
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
<b>On site</b>	<b>River Dearne NVZ</b>	<b>Surface Water</b>	<b>278</b>	<b>Existing</b>
1388m E	River Dearne NVZ	Surface Water	278	Existing

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



## SSSI Impact Zones and Units



### 10.17 SSSI Impact Risk Zones

#### Records on site

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 72 >](#)

ID	Location	Type of developments requiring consultation
1	On site	<a href="https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0303000630000&amp;notes=&amp;location=415498,413331%20(IRZ%20polygon%20centre)">https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0303000630000&amp;notes=&amp;location=415498,413331%20(IRZ%20polygon%20centre)</a>

*This data is sourced from Natural England.*

## 10.18 SSSI Units

Records within 2000m

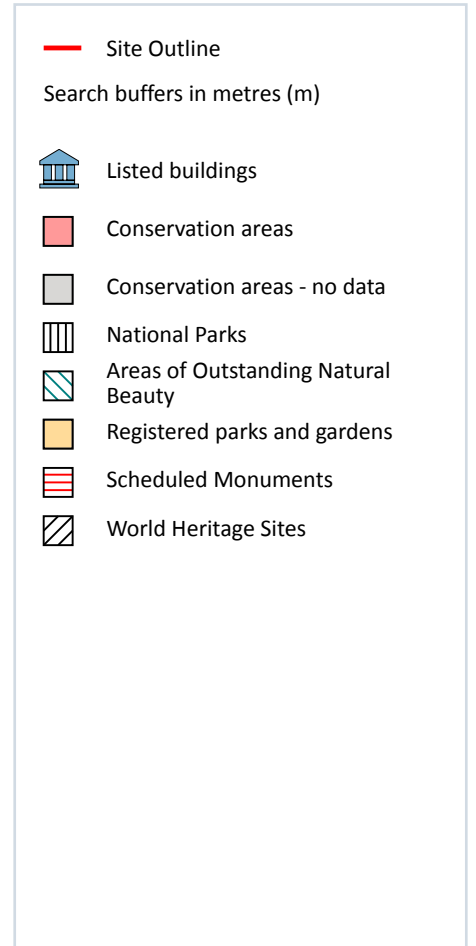
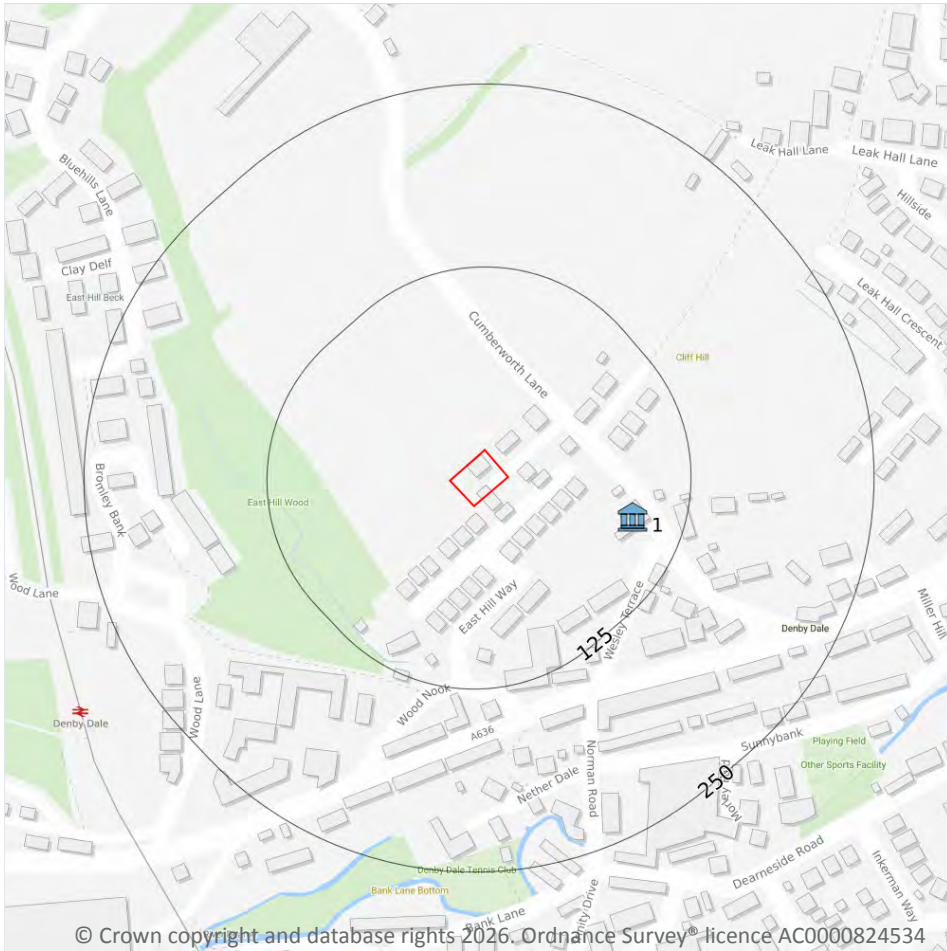
0

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

1

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 74 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
1	89m E	Denby Dale Wesleyan Methodist Church	II	1135295	30/04/1982

*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

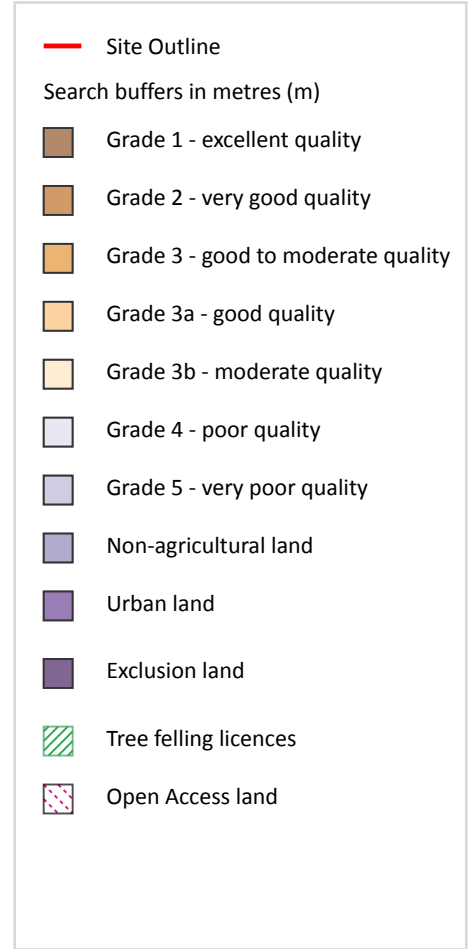
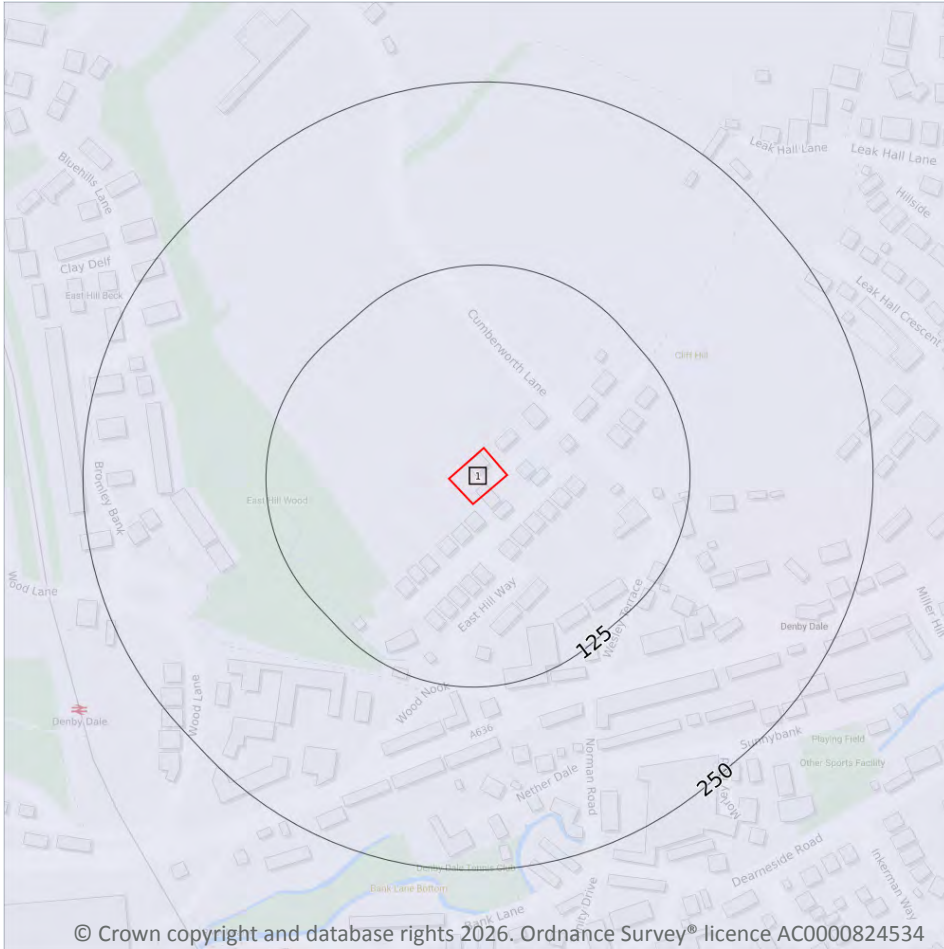
0

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



### 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 77](#) >

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

1

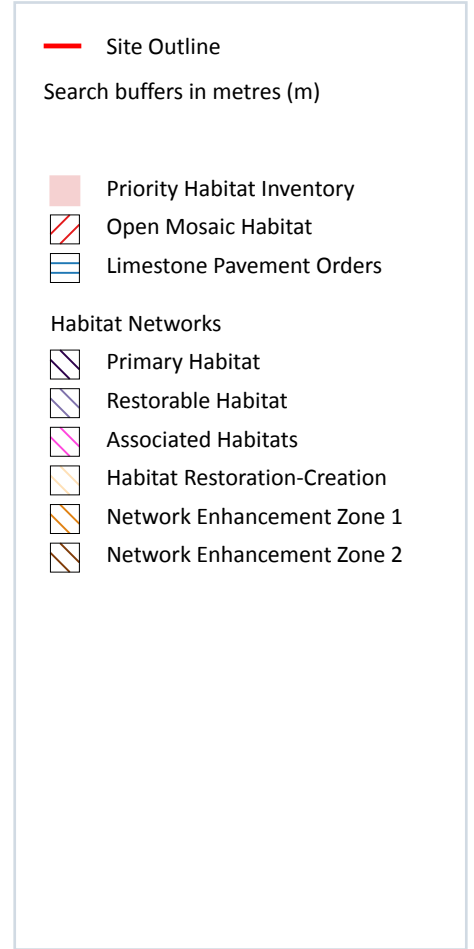
Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

Location	Reference	Scheme	Start Date	End Date
58m NE	1460770	Countryside Stewardship (Middle Tier)	01/01/2023	31/12/2027

*This data is sourced from Natural England.*



## 13 Habitat designations



### 13.1 Priority Habitat Inventory

Records within 250m

1

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

Features are displayed on the Habitat designations map on [page 79 >](#)

ID	Location	Main Habitat	Other habitats
1	73m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

*This data is sourced from Natural England.*

## 13.2 Habitat Networks

Records within 250m

0

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

*This data is sourced from Natural England.*

## 13.3 Open Mosaic Habitat

Records within 250m

0

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

*This data is sourced from Natural England.*

## 13.4 Limestone Pavement Orders

Records within 250m

0

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

*This data is sourced from Natural England.*



## 14 Geology 1:10,000 scale - Availability



— Site Outline  
 Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

### 14.1 10k Availability

**Records within 500m**

**1**

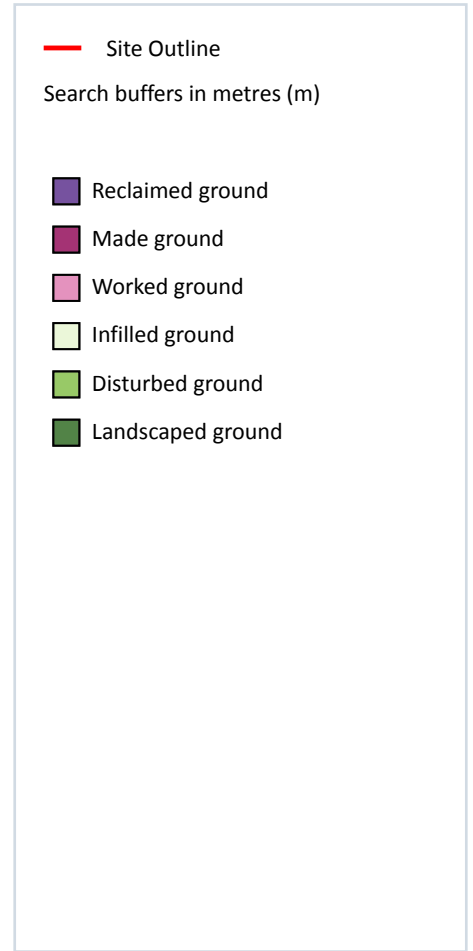
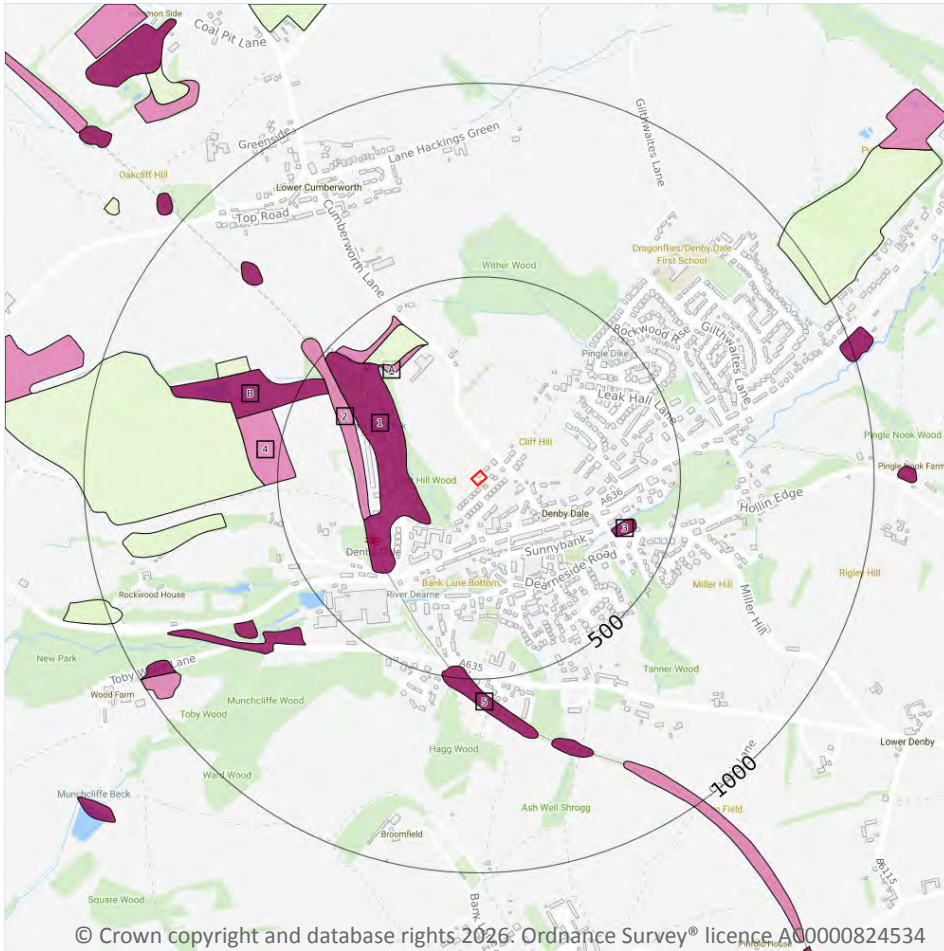
An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on [page 81](#) >

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



### 14.2 Artificial and made ground (10k)

Records within 500m

9

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 82](#) >

ID	Location	LEX Code	Description	Rock description
1	141m SW	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit
2	271m W	WGR-VOID	Worked Ground (Undivided)	Void
A	335m NW	WGR-VOID	Worked Ground (Undivided)	Void
3	348m SE	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit

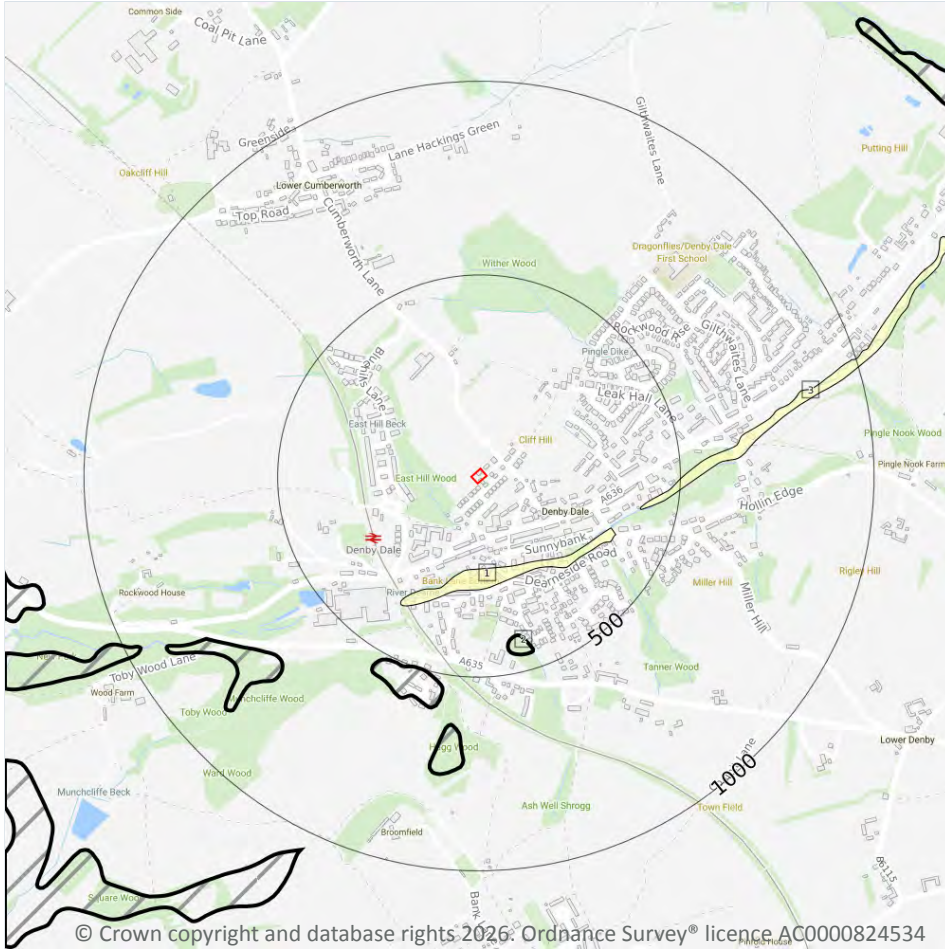


ID	Location	LEX Code	Description	Rock description
A	353m NW	WMGR-ARTDP	Infilled Ground	Artificial deposit
A	409m NW	WGR-VOID	Worked Ground (Undivided)	Void
B	428m NW	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit
4	453m W	WGR-VOID	Worked Ground (Undivided)	Void
5	469m S	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit

*This data is sourced from the British Geological Survey.*



## Geology 1:10,000 scale - Superficial



- Site Outline
- Search buffers in metres (m)
- Landslip (10k)
- Superficial geology (10k)  
Please see table for more details.

### 14.3 Superficial geology (10k)

Records within 500m

2

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

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

ID	Location	LEX Code	Description	Rock description
1	220m S	ALV-XCZ	Alluvium-Clay And Silt	Clay and silt
3	406m E	ALV-XCZ	Alluvium-Clay And Silt	Clay and silt

*This data is sourced from the British Geological Survey.*

## 14.4 Landslip (10k)

Records within 500m

1

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

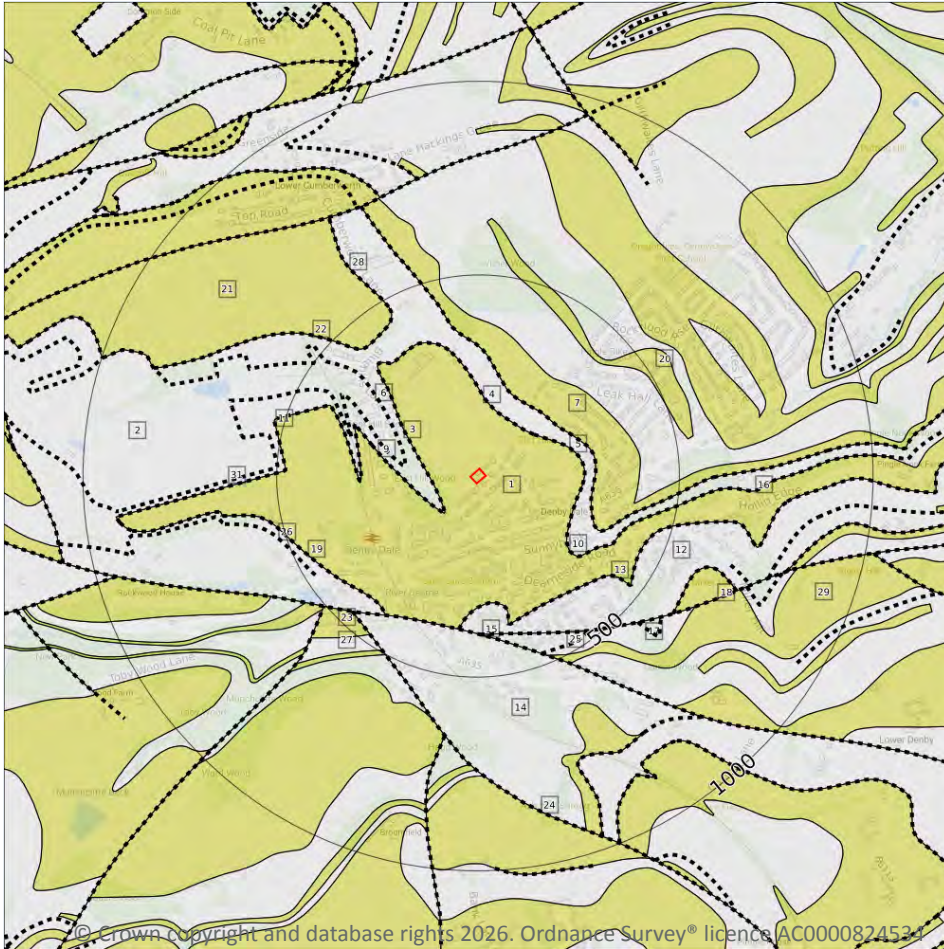
Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 84](#) >

ID	Location	LEX Code	Description	Rock description
2	405m S	SLIP-UNKNOWN	Landslide deposits	Unknown/unclassified entry

*This data is sourced from the British Geological Survey.*



## Geology 1:10,000 scale - Bedrock



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

### 14.5 Bedrock geology (10k)

Records within 500m

12

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 86](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	PLCM-SDST	Pennine Lower Coal Measures Formation-Sandstone	Westphalian
2	94m SW	PLCM-MDSI	Pennine Lower Coal Measures Formation-Mudstone And Siltstone	Westphalian
7	205m NE	PF-SDST	Penistone Flags-Sandstone	Westphalian

ID	Location	LEX Code	Description	Rock age
12	310m S	PLCM-MDSI	Pennine Lower Coal Measures Formation-Mudstone And Siltstone	Westphalian
14	377m S	PLCM-MDSI	Pennine Lower Coal Measures Formation-Mudstone And Siltstone	Westphalian
17	390m S	PLCM-MDSI	Pennine Lower Coal Measures Formation-Mudstone And Siltstone	Westphalian
20	409m NE	PF-SDST	Penistone Flags-Sandstone	Westphalian
21	428m NW	PLCM-SDST	Pennine Lower Coal Measures Formation-Sandstone	Westphalian
23	461m SW	GM-SDST	Greenmoor Rock-Sandstone	Westphalian
27	477m SW	PLCM-MDSI	Pennine Lower Coal Measures Formation-Mudstone And Siltstone	Westphalian
29	480m S	PLCM-SDST	Pennine Lower Coal Measures Formation-Sandstone	Westphalian
30	495m SW	GM-SDST	Greenmoor Rock-Sandstone	Westphalian

*This data is sourced from the British Geological Survey.*

## 14.6 Bedrock faults and other linear features (10k)

**Records within 500m**

**19**

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 86 >](#)

ID	Location	Category	Description
3	94m SW	ROCK	Coal seam, observed
4	146m NE	ROCK	Coal seam, inferred
5	164m NE	ROCK	Coal seam, observed
6	171m W	ROCK	Coal seam, observed
8	205m NE	ROCK	Coal seam, inferred
9	211m W	ROCK	Coal seam, inferred
10	242m E	ROCK	Coal seam, inferred
11	267m W	ROCK	Coal seam, observed



ID	Location	Category	Description
13	310m S	ROCK	Coal seam, inferred
15	377m S	FAULT	Fault, inferred, displacement unknown
16	382m E	ROCK	Coal seam, observed
18	390m S	FAULT	Fault, inferred, displacement unknown
19	400m SW	ROCK	Coal seam, inferred
22	428m NW	ROCK	Coal seam, observed
24	461m SW	FAULT	Fault, inferred, displacement unknown
25	470m S	ROCK	Coal seam, inferred
26	471m SW	ROCK	Coal seam, inferred
28	479m NW	ROCK	Coal seam, inferred
31	499m W	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.

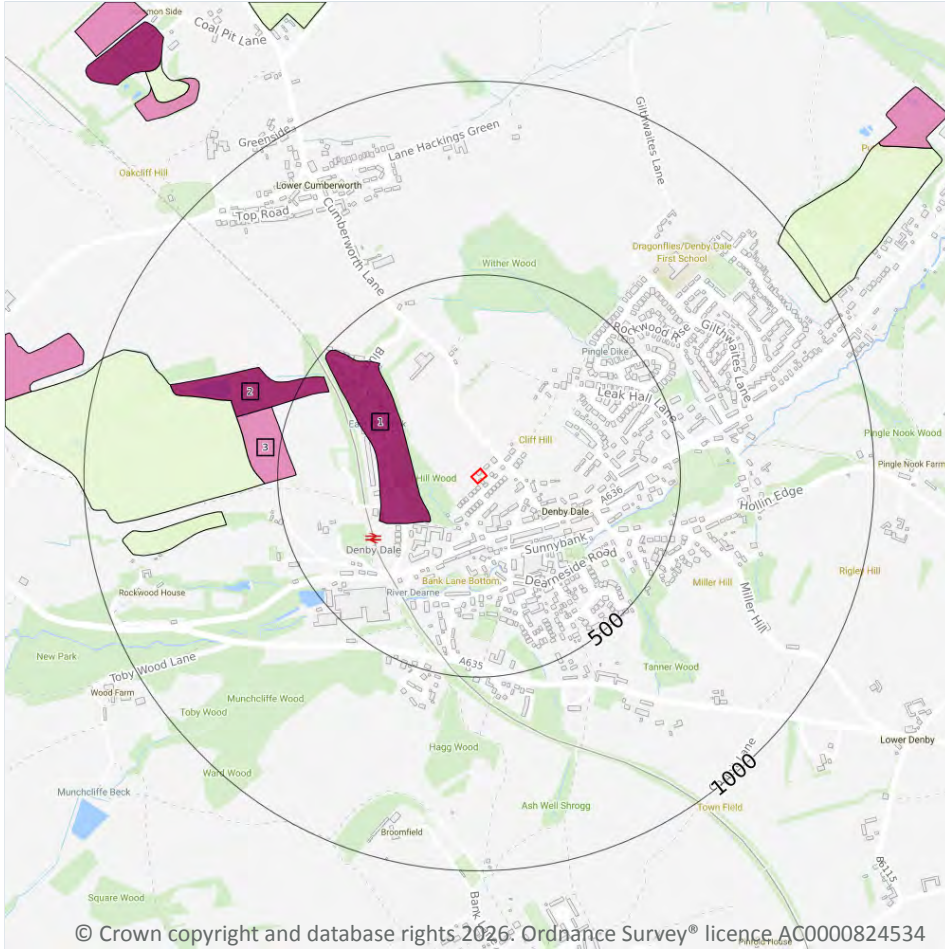
Features are displayed on the Geology 1:50,000 scale - Availability map on [page 89](#) >

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

3

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

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on [page 90](#) >

ID	Location	LEX Code	Description	Rock description
1	141m W	MGR-ARTDP	Made Ground	Artificial deposit
2	428m NW	MGR-ARTDP	Made Ground	Artificial deposit
3	452m W	WGR-VOID	Worked Ground	Void

This data is sourced from the British Geological Survey.



### 15.3 Artificial ground permeability (50k)

Records within 50m

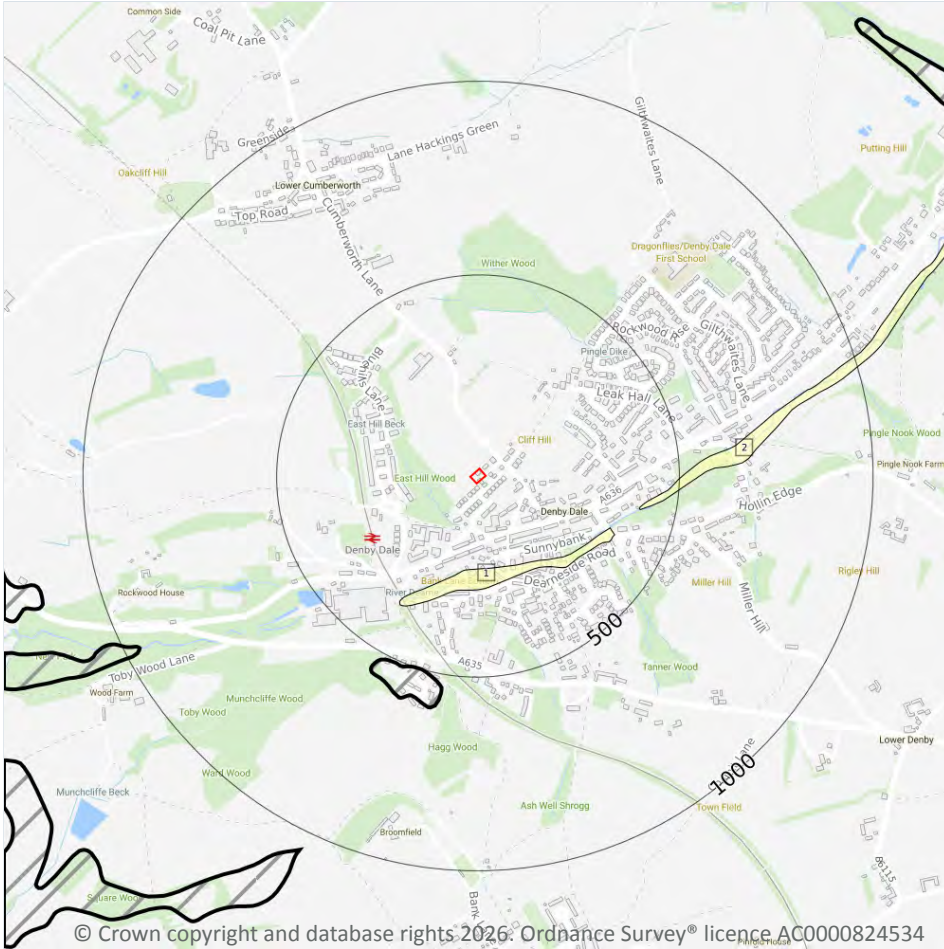
0

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

*This data is sourced from the British Geological Survey.*



## Geology 1:50,000 scale - Superficial



- Site Outline
- Search buffers in metres (m)
- Landlip (50k)
- Superficial geology (50k)  
Please see table for more details.

### 15.4 Superficial geology (50k)

Records within 500m

2

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.

Features are displayed on the Geology 1:50,000 scale - Superficial map on [page 92](#) >

ID	Location	LEX Code	Description	Rock description
1	221m S	ALV-XCZ	Alluvium	Clay and silt
2	406m E	ALV-XCZ	Alluvium	Clay and silt

*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

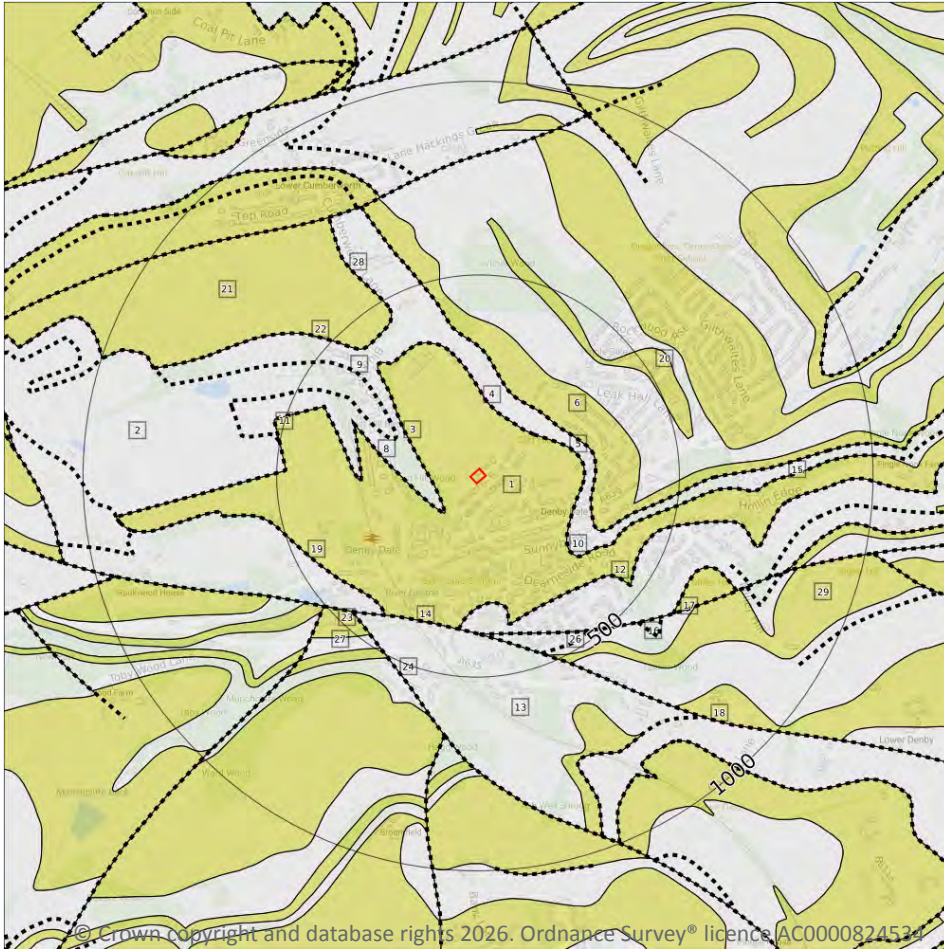
0

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.

### 15.8 Bedrock geology (50k)

Records within 500m

11

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 94](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	PLCM-SDST	Pennine Lower Coal Measures Formation-Sandstone	Westphalian
2	94m SW	PLCM-MDSS	Pennine Lower Coal Measures Formation-Mudstone, siltstone and sandstone	Westphalian
6	205m NE	PF-SDST	Penistone Flags-Sandstone	Westphalian

ID	Location	LEX Code	Description	Rock age
13	377m S	PLCM-MDSI	Pennine Lower Coal Measures Formation-Mudstone and siltstone	Westphalian
16	390m S	PLCM-MDSI	Pennine Lower Coal Measures Formation-Mudstone and siltstone	Westphalian
20	409m NE	PF-SDST	Penistone Flags-Sandstone	Westphalian
21	428m NW	PLCM-SDST	Pennine Lower Coal Measures Formation-Sandstone	Westphalian
23	461m SW	GM-SDST	Greenmoor Rock-Sandstone	Westphalian
27	477m SW	PLCM-MDSI	Pennine Lower Coal Measures Formation-Mudstone and siltstone	Westphalian
29	479m S	PLCM-SDST	Pennine Lower Coal Measures Formation-Sandstone	Westphalian
30	492m SW	GM-SDST	Greenmoor Rock-Sandstone	Westphalian

This data is sourced from the British Geological Survey.

## 15.9 Bedrock permeability (50k)

<b>Records within 50m</b>	<b>1</b>
---------------------------	----------

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
<b>On site</b>	<b>Fracture</b>	<b>High</b>	<b>Moderate</b>

This data is sourced from the British Geological Survey.

## 15.10 Bedrock faults and other linear features (50k)

<b>Records within 500m</b>	<b>19</b>
----------------------------	-----------

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 94 >](#)

ID	Location	Category	Description
3	94m SW	ROCK	Coal seam, observed
4	146m NE	ROCK	Coal seam, inferred



ID	Location	Category	Description
5	164m NE	ROCK	Coal seam, observed
7	205m NE	ROCK	Coal seam, inferred
8	212m W	ROCK	Coal seam, inferred
9	217m NW	ROCK	Coal seam, observed
10	242m E	ROCK	Coal seam, inferred
11	267m W	ROCK	Coal seam, observed
12	310m S	ROCK	Coal seam, inferred
14	377m S	FAULT	Fault, inferred, crossmark on downthrow side, throw in metres
15	382m E	ROCK	Coal seam, observed
17	390m S	FAULT	Fault, inferred, crossmark on downthrow side, throw in metres
18	390m S	FAULT	Fault, inferred, crossmark on downthrow side, throw in metres
19	400m SW	ROCK	Coal seam, inferred
22	428m NW	ROCK	Coal seam, observed
24	461m SW	FAULT	Fault, inferred, crossmark on downthrow side, throw in metres
25	461m SW	FAULT	Fault, inferred, crossmark on downthrow side, throw in metres
26	469m S	ROCK	Coal seam, inferred
28	478m NW	ROCK	Coal seam, inferred

*This data is sourced from the British Geological Survey.*



## 16 Boreholes

### 16.1 BGS Boreholes

Records within 250m

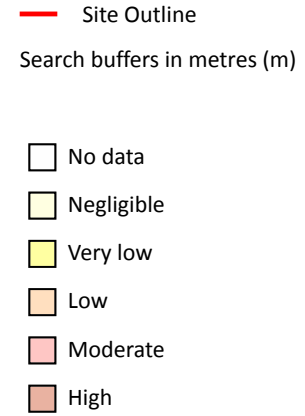
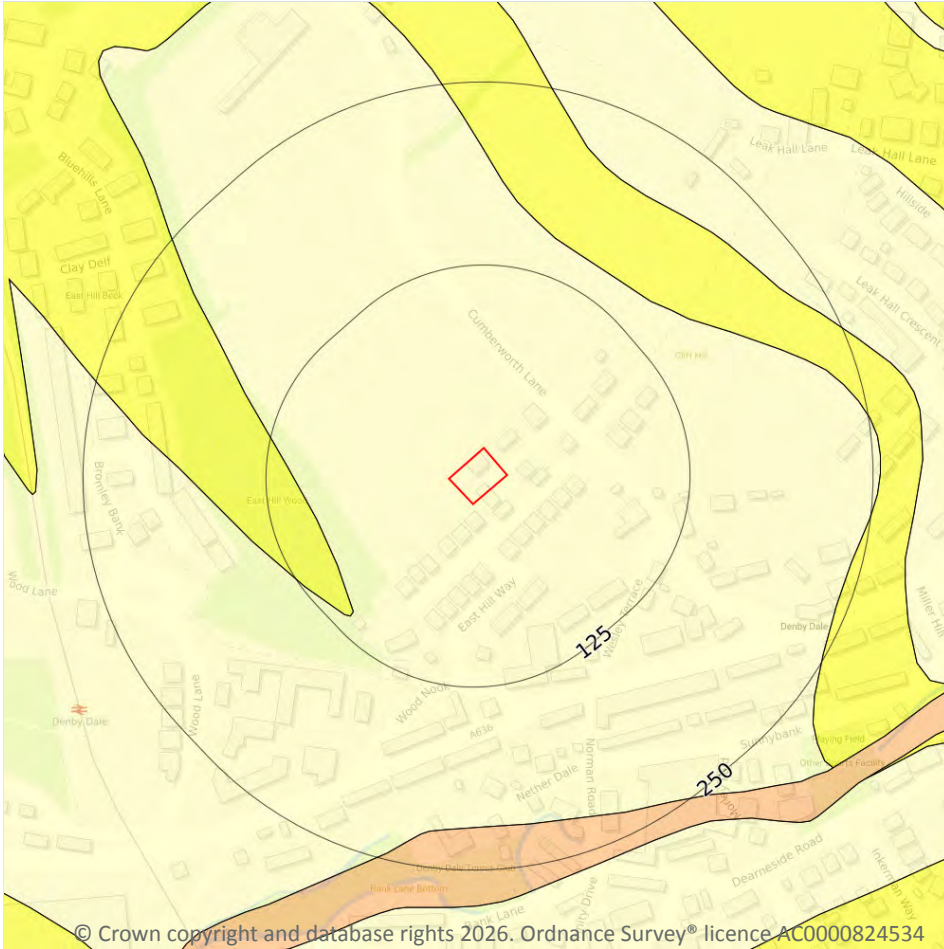
0

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

*This data is sourced from the British Geological Survey.*



## 17 Natural ground subsidence - Shrink swell clays



### 17.1 Shrink swell clays

Records within 50m

1

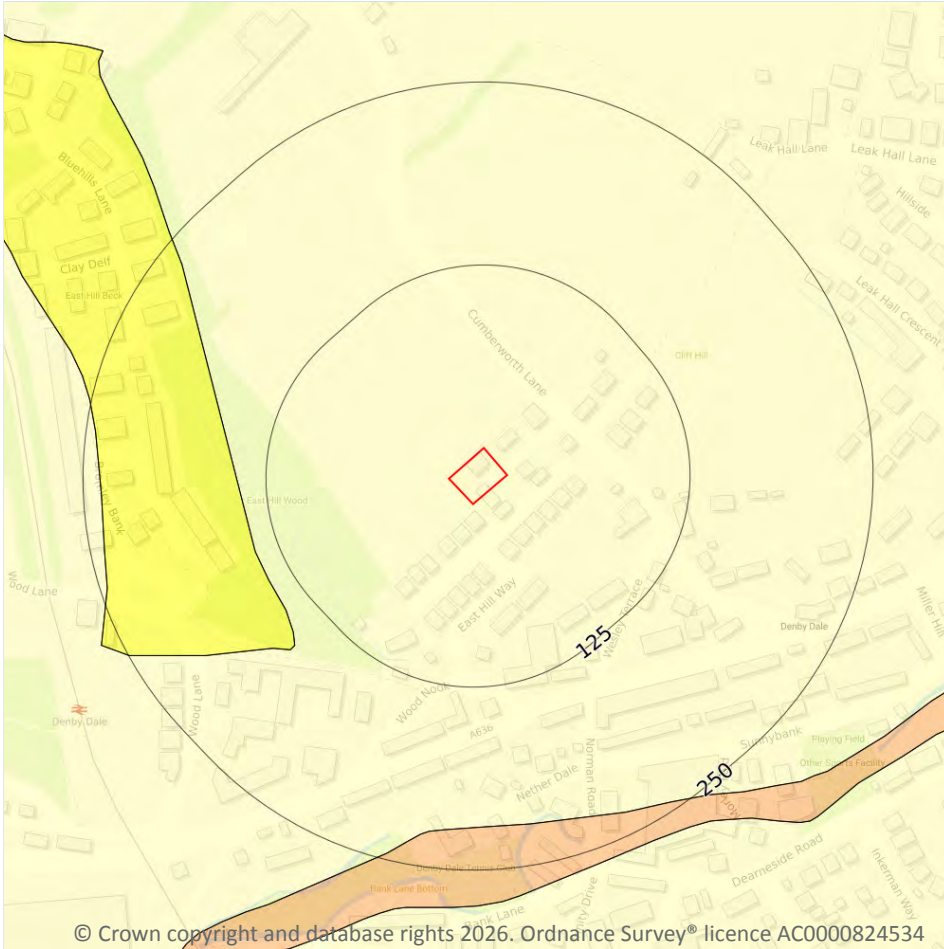
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 98 >](#)

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

This data is sourced from the British Geological Survey.

## Natural ground subsidence - Running sands



— Site Outline  
Search buffers in metres (m)

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

### 17.2 Running sands

Records within 50m

1

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

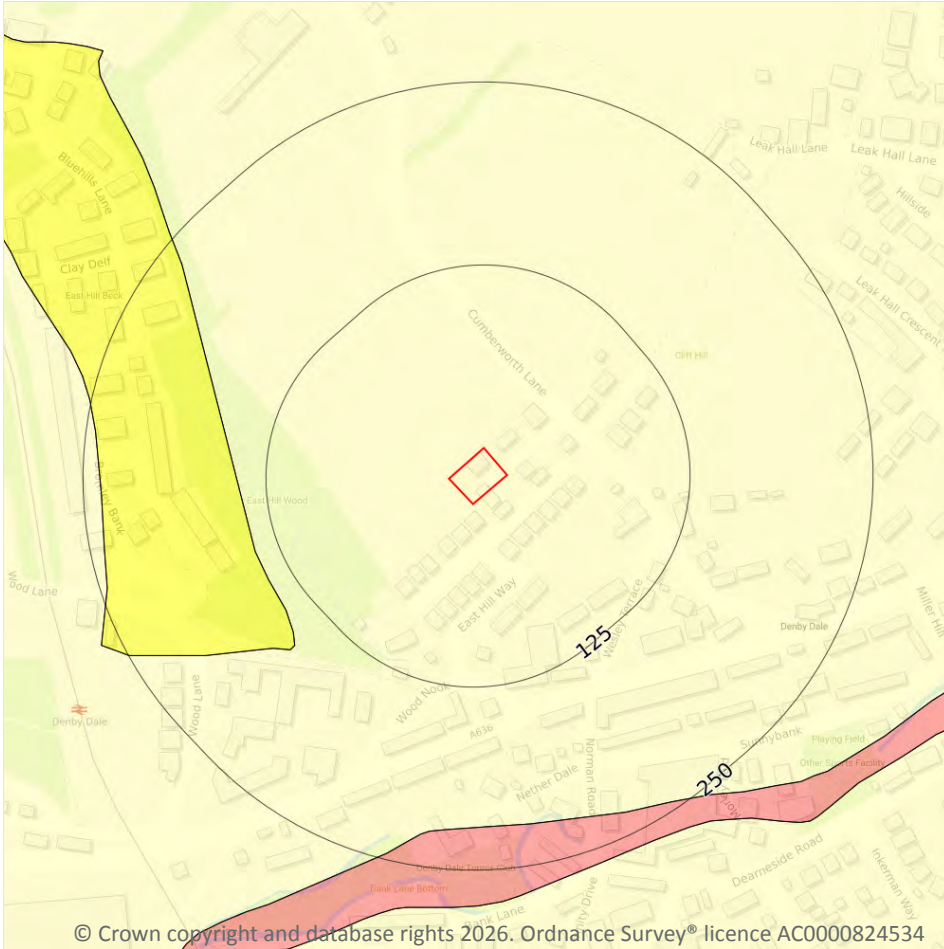
Features are displayed on the Natural ground subsidence - Running sands map on [page 99](#) >

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

*This data is sourced from the British Geological Survey.*



## Natural ground subsidence - Compressible deposits



— Site Outline  
Search buffers in metres (m)

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

### 17.3 Compressible deposits

Records within 50m

1

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

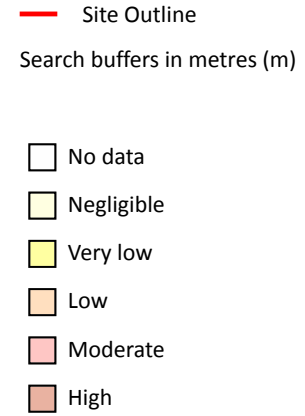
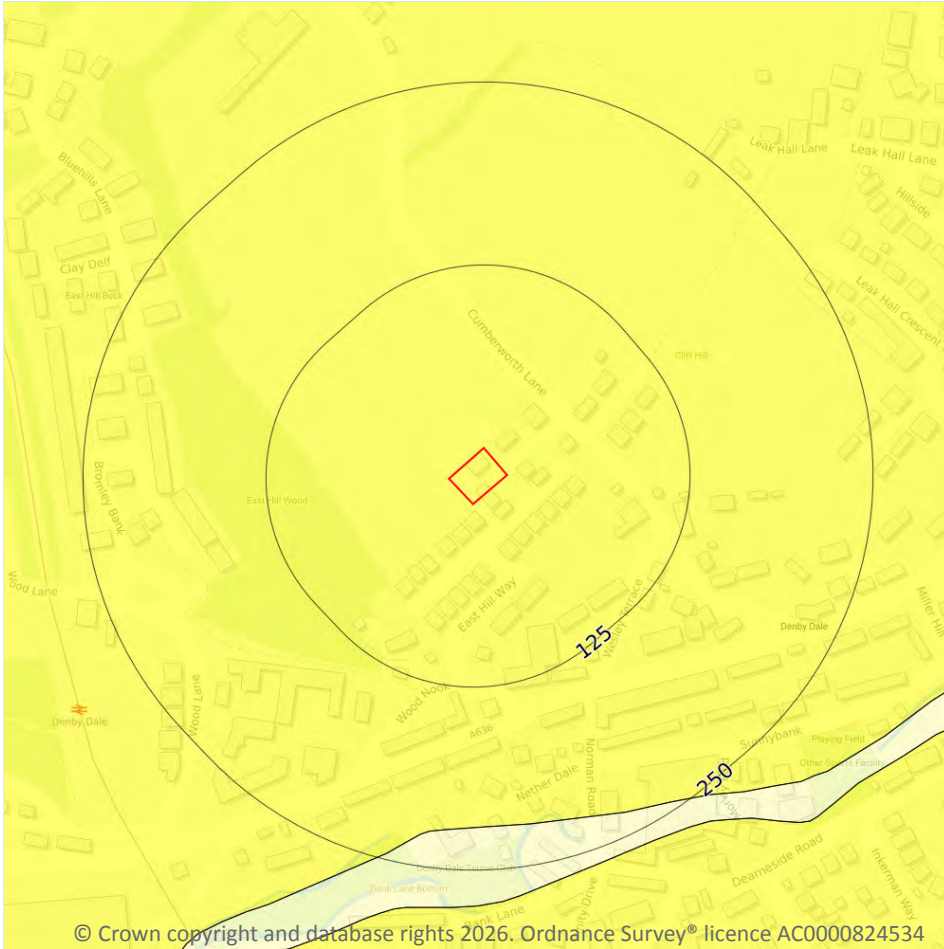
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 100](#) >

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

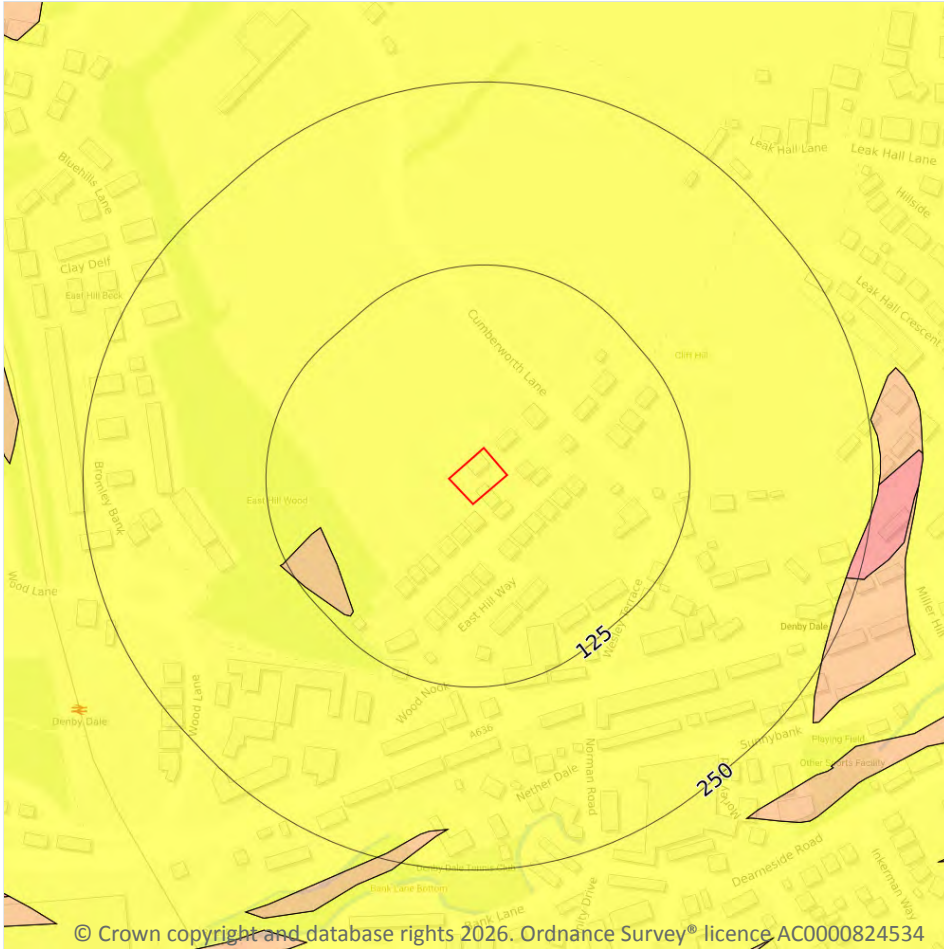
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

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

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

*This data is sourced from the British Geological Survey.*

## Natural ground subsidence - Landslides



— Site Outline  
Search buffers in metres (m)

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

### 17.5 Landslides

Records within 50m

1

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

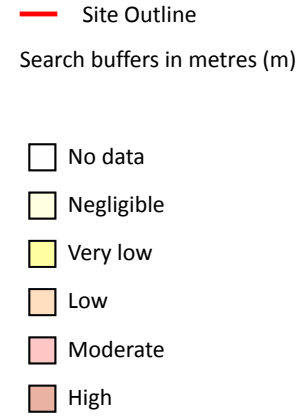
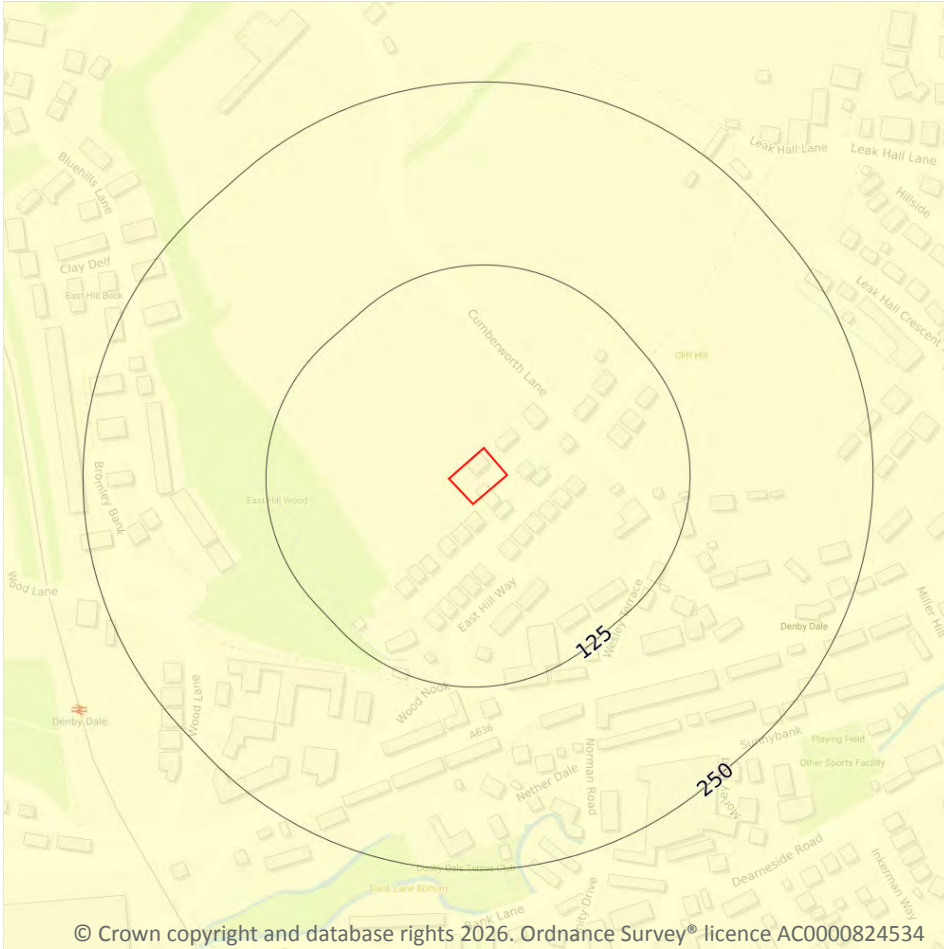
Features are displayed on the Natural ground subsidence - Landslides map on [page 102](#) >

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

*This data is sourced from the British Geological Survey.*



## Natural ground subsidence - Ground dissolution of soluble rocks



### 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.

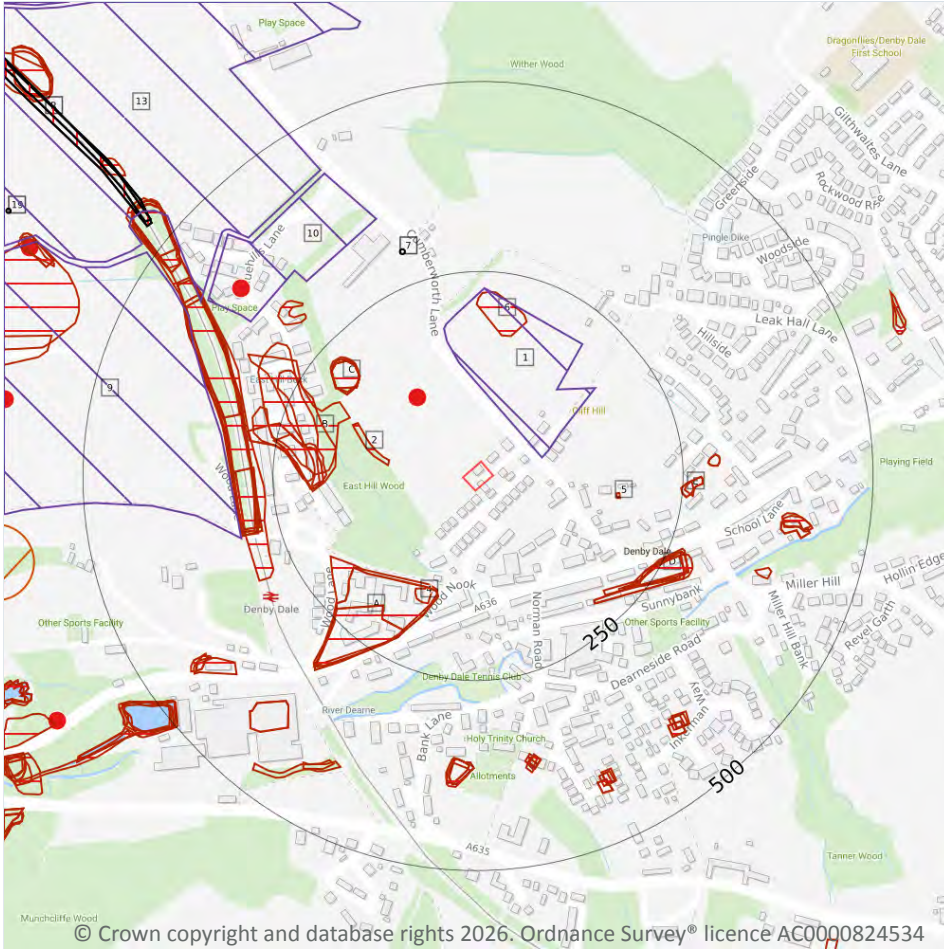
Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 103 >](#)

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

2

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 105](#) >

ID	Location	Details	Description
3	118m NW	Name: Cumberworth Lane Coal Pit Address: Denby Dale, HOLMFIRTH, 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.
12	383m NW	Name: Bromleys, East of Railway Address: Barnsley Road, Denby Dale, HUDDERSFIELD, West Yorkshire Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.

*This data is sourced from the British Geological Survey.*

## 18.2 Surface ground workings

Records within 250m

31

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 105](#) >

ID	Location	Land Use	Year of mapping	Mapping scale
2	100m W	Unspecified Ground Workings	1951	1:10560
A	138m SW	Brick Works	1951	1:10560
4	142m SW	Unspecified Pit	1891	1:10560
A	142m S	Brick Works	1933	1:10560
A	142m S	Brick Works	1933	1:10560
5	164m E	Saw Pit	1850	1:10560



ID	Location	Land Use	Year of mapping	Mapping scale
6	168m N	Unspecified Ground Workings	1967	1:10560
B	168m NW	Unspecified Disused Tip	1983	1:10000
B	168m W	Refuse Heap	1967	1:10560
B	180m W	Sand Pit	1948	1:10560
C	183m NW	Unspecified Pit	1948	1:10560
C	183m NW	Unspecified Pit	1903	1:10560
C	183m NW	Unspecified Pit	1891	1:10560
B	184m W	Refuse Heap	1933	1:10560
B	184m W	Refuse Heap	1933	1:10560
C	185m NW	Unspecified Pit	1933	1:10560
C	185m NW	Unspecified Pit	1933	1:10560
C	185m NW	Unspecified Heap	1951	1:10560
B	189m W	Refuse Heap	1951	1:10560
A	194m SW	Brick Works	1948	1:10560
A	194m SW	Brick Works	1903	1:10560
B	197m W	Refuse Heap	1903	1:10560
D	210m SE	Pond	1891	1:10560
D	211m SE	Reservoir	1948	1:10560
D	211m SE	Pond	1904	1:10560
D	223m SE	Reservoir	1932	1:10560
D	227m SE	Reservoir	1951	1:10560
D	227m SE	Pond	1967	1:10560
D	235m SE	Reservoir	1850	1:10560
E	248m E	Unspecified Pit	1932	1:10560
E	248m E	Unspecified Pit	1932	1:10560

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



## 18.3 Underground workings

**Records within 1000m**

**11**

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 105 >](#)

ID	Location	Land Use	Year of mapping	Mapping scale
7	292m N	Unspecified Old Shaft	1903	1:10560
R	529m NW	Tunnel	1948	1:10560
R	529m NW	Tunnel	1903	1:10560
R	529m NW	Tunnel	1891	1:10560
S	534m NW	Tunnel	1951	1:10560
S	534m NW	Tunnel	1983	1:10000
S	534m NW	Tunnel	1967	1:10560
19	690m NW	Unspecified Old Shaft	1903	1:10560
-	899m NW	Tunnel	1892	1:10560
-	908m NW	Tunnel	1948	1:10560
-	908m NW	Tunnel	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

4

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

Features are displayed on the Mining and ground workings map on [page 105 >](#)

ID	Location	Site Name	Mineral	Type	Planning Status	Planning Status Date
1	64m NE	Lower Cumberworth	Fireclay	Working is wholly underground	Valid	Not available
9	302m W	Bromleys	Clay, fireclay	Working is wholly underground	Valid	Not available
10	330m NW	Bromleys East of Railway	Clay, fireclay	Working is wholly underground	Valid	Not available
13	415m NW	Lower Cumberworth	Fireclay	Working is wholly underground	Valid	Not available

*This data is sourced from the British Geological Survey.*

## 18.6 Non-coal mining

Records within 1000m

1

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

Features are displayed on the Mining and ground workings map on [page 105 >](#)

ID	Location	Name	Commodity	Class	Likelihood
17	574m W	Bromleys	Fireclay	D	Underground mining is considered likely to have occurred within or close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.

*This data is sourced from the British Geological Survey.*



## 18.7 JPB mining areas

### Records on site

**0**

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

*This data is sourced from Johnson Poole and Bloomer.*

## 18.8 The Coal Authority non-coal mining

### Records within 500m

**0**

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

*This data is sourced from The Coal Authority.*

## 18.9 Researched mining

### Records within 500m

**7**

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.

Location	Mineral type
174m E	Stone
190m NE	Stone
194m NE	Stone
218m N	Stone
247m N	Stone
281m N	Stone
348m NW	Stone

*This data is sourced from Groundsure.*



## 18.10 Mining record office plans

Records within 500m

2

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.

Location	Mineral
<b>On site</b>	<b>Fireclay</b>
426m NW	Fireclay

*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
<b>On site</b>	<b>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.</b>

*This data is sourced from the Coal Authority.*

## 18.13 Brine areas

Records on site

0

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

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



## 18.14 Gypsum areas

Records on site	0
-----------------	---

Generalised areas that may be affected by gypsum extraction.

*This data is sourced from British Gypsum.*

## 18.15 Tin mining

Records on site	0
-----------------	---

Generalised areas that may be affected by historical tin mining.

*This data is sourced from Groundsure.*

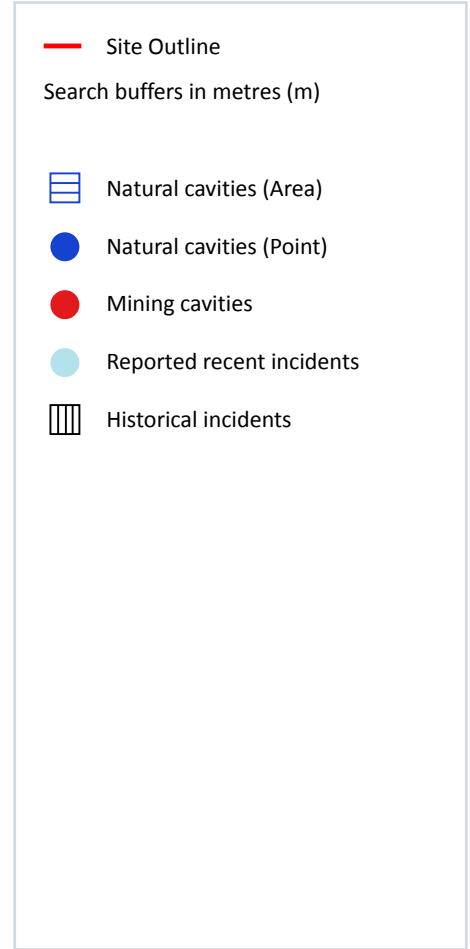
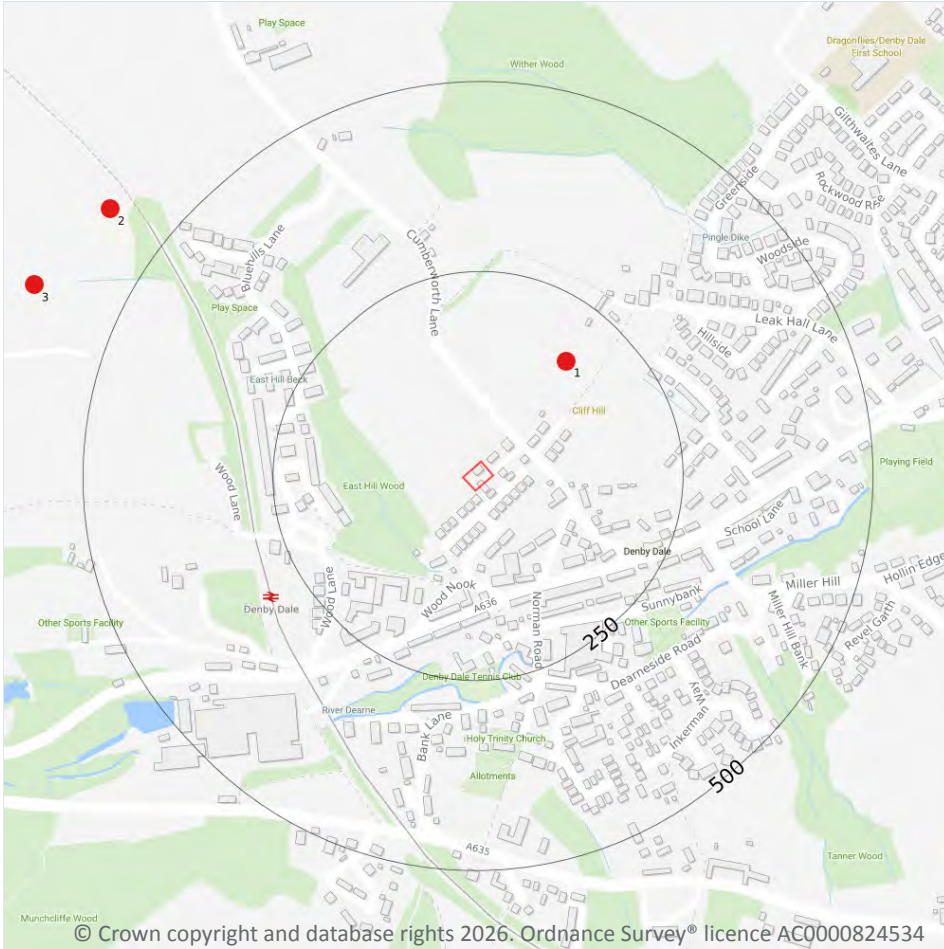
## 18.16 Clay mining

Records on site	0
-----------------	---

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

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

## 19 Ground cavities and sinkholes



### 19.1 Natural cavities

Records within 500m

0

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

*This data is sourced from Stantec UK Ltd.*

## 19.2 Mining cavities

Records within 1000m

3

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 113 >](#)

ID	Location	Mine Address	Mineral
1	173m NE	Baml Royd, West Yorkshire	Fireclay
2	583m NW	Holly Mine, West Yorkshire	Fireclay
3	619m NW	Bromley, 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

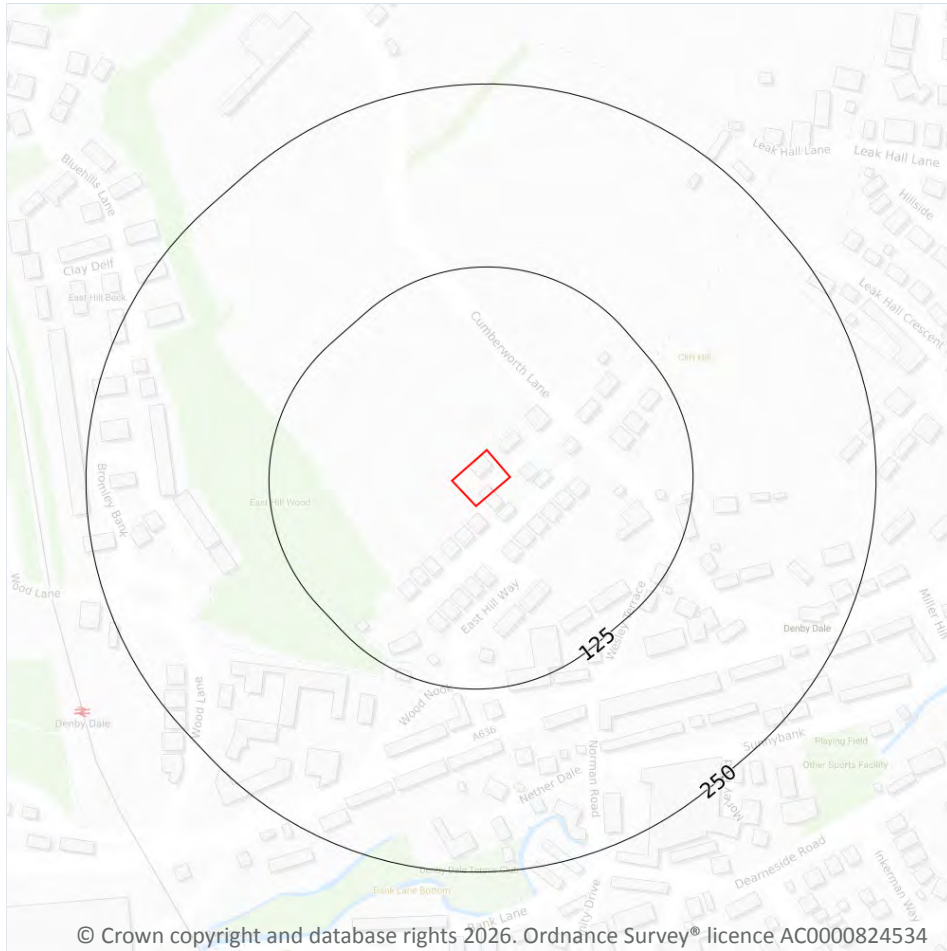
This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey® maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising 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 115 >](#)

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

1

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km<sup>2</sup>. In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km<sup>2</sup>; 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

*This data is sourced from the British Geological Survey.*

### 21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

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

*This data is sourced from the British Geological Survey.*

### 21.3 BGS Measured Urban Soil Chemistry

Records within 50m

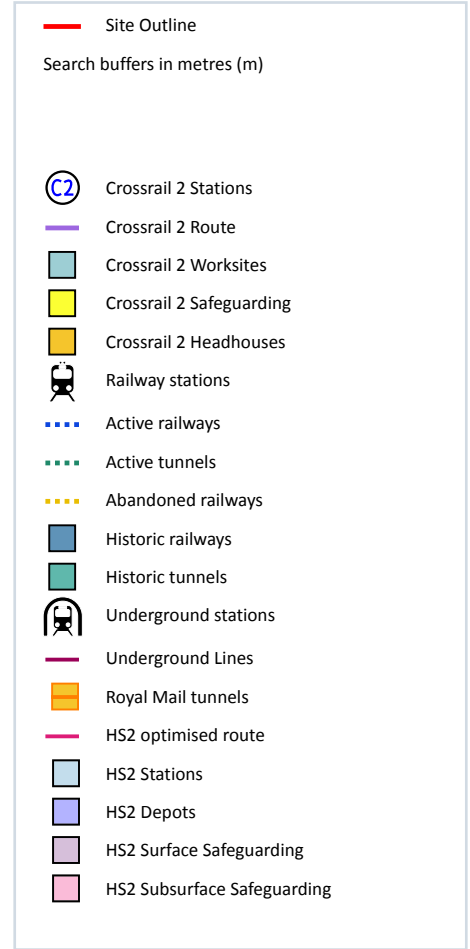
0

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

*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

7

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.

Features are displayed on the Railway infrastructure and projects map on [page 118 >](#)

Location	Land Use	Year of mapping	Mapping scale
185m W	Railway Sidings	1967	10560
218m W	Railway Sidings	1948	10560
219m W	Railway Sidings	1933	10560
219m W	Railway Sidings	1951	10560
222m W	Railway Sidings	1960	2500
222m W	Railway Sidings	1903	10560
244m W	Railway Sidings	1891	10560

*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/](http://www.groundsure.com/terms-and-conditions-april-2023/) ↗.





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## Appendix 4

### Photographs

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Photo 1



Photo 2



Photo 3



Photo 4



**Rogers Geotechnical Services Ltd**

Manorcroft Works Commercial Road,  
Skelmanthorpe, Huddersfield HD8 9DS

**Job No:**

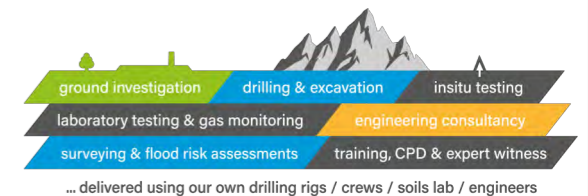
C5759/26/E/8946

**Site:**

274 Cumberworth Lane

**Client:**

FHH Developments





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## Appendix 5

### Coal Authority Report

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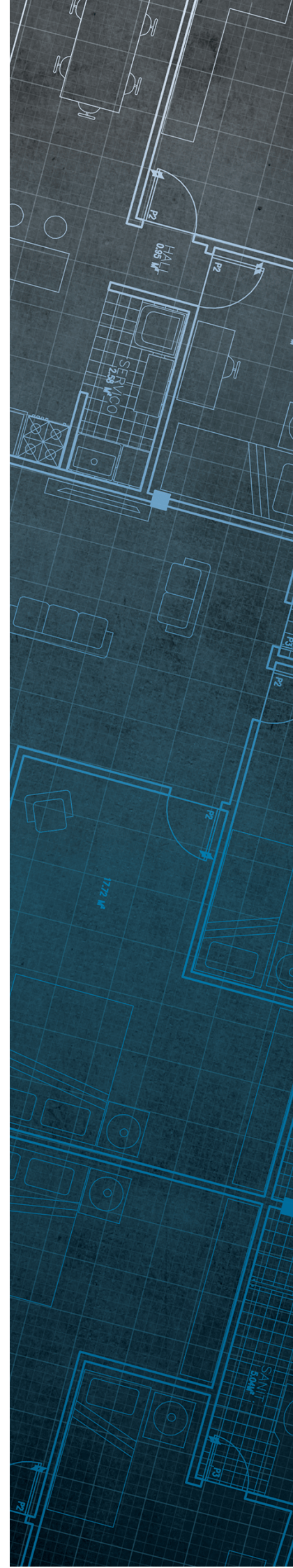
The Coal  
Authority

# Consultants Coal Mining Report

274 Cumberworth Lane  
Denby Dale  
Huddersfield  
Kirklees  
HD8 8QS

Date of enquiry: 26 January 2026  
Date enquiry received: 26 January 2026  
Issue date: 26 January 2026

Our reference: 51003549420001  
Your reference: C/5759/26/E/8948 - PO-  
3690



# Consultants

# Coal Mining Report

This report is based on and limited to the records held by the Coal Authority at the time the report was produced.

## Client name

ROGERS GEOTECHNICAL SERVICES LTD

## Enquiry address

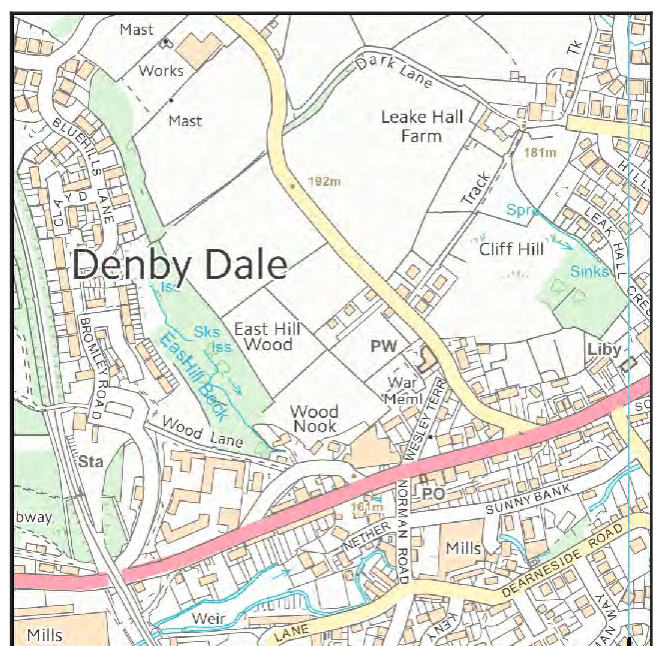
274 Cumberworth Lane  
Denby Dale  
Huddersfield  
Kirklees  
HD8 8QS

## How to contact us

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

200 Lichfield Lane  
Mansfield  
Nottinghamshire  
NG18 4RG

reports@miningremediation.gov.uk



Approximate position of property



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# Section 1 – Mining activity and geology

## Past underground mining

Colliery	Seam	Mineral	Coal Authority reference	Depth (m)	Direction to working	Dipping rate of seam worked (degrees)	Dipped direction of seam worked	Extraction thickness (cm)	Year last mined
unnamed	WHINMOOR	Coal	6HP3	8	North-East	4.4	South	160	1927

## Probable unrecorded shallow workings

Yes.

## Spine roadways at shallow depth

Distance to spine roadway (m)	Direction to spine roadway
Within	N/A

## Mine entries

Entry type	Reference	Grid reference	Treatment description	Mineral	Conveyancing details
Shaft	422408-006	422731 408580	This shaft was fully grouted in 2018 by Sirius Drilling Ltd. Shaft capped with a 3.00x3.00x0.40m reinforced concrete slab at a depth of 1.0m bgl (rockhead), designed by CoDa Structures and approved by Coal Authority in Feb 2020.	Coal	
Shaft	422408-018	422753 408613	Treatment details unknown.*	Coal	
Shaft	422408-019	422726 408648	This shaft was fully grouted in 2018 by Sirius Drilling Ltd. Shaft capped with a 4.50x4.50x0.60m reinforced concrete slab at a depth of 1.0m bgl (rockhead), designed by CoDa Structures and approved by Coal Authority in Feb 2020.	Coal	
Adit	422408-033	422584 408632	Treatment details unknown.*	Coal	
Adit	422408-034	422615 408573	Treatment details unknown.*	Coal	
Adit	422408-071	422645 408540	Treatment details unknown.*	Coal	
Adit	422408-072	422656 408548	Treatment details unknown.*	Coal	
Shaft	422408-075	422678 408628	This shaft was fully grouted in 2018 by Sirius Drilling Ltd. Shaft capped with a 3.90x3.90x0.40m reinforced concrete slab at a depth of 1.0m bgl (rockhead), designed by CoDa Structures and approved by Coal Authority in Feb 2020.	Coal	
Shaft	422408-076	422682 408627	This shaft was fully grouted in 2018 by Sirius Drilling Ltd. Shaft capped with a 3.90x3.90x0.50m reinforced concrete slab at a depth of 1.0m bgl (rockhead), designed by CoDa Structures and approved by Coal Authority in Feb 2020.	Coal	
Shaft	422408-077	422702 408595	This shaft was fully grouted in 2018 by Sirius Drilling Ltd. Shaft capped with a 4.00x3.40x0.65m reinforced concrete slab at a depth of 3.8m bgl (rockhead), designed by CoDa Structures and approved by Coal Authority, in Feb 2020.	Coal	
Shaft	422408-078	422662 408599	This shaft was fully grouted in 2018 by Sirius Drilling Ltd. Shaft capped with a large 8.96x6.10x1.00m reinforced concrete slab at a depth of 2.8m bgl (rockhead), designed by CoDa Structures and approved by Coal Authority in Feb 2020. Shaft cap designed to also cap off nearby mine entry (422408-080) under single cap design.	Coal	

Entry type	Reference	Grid reference	Treatment description	Mineral	Conveyancing details
Shaft	422408-080	422662 408601	This shaft was fully grouted in 2018 by Sirius Drilling Ltd. Shaft capped with a large 8.96x6.10x1.00m reinforced concrete slab at a depth of 2.8m bgl (rockhead), designed by CoDa Structures and approved by Coal Authority in Feb 2020. Shaft cap designed to also cap off nearby mine entry (422408-078) under single cap design.	Coal	
Shaft	422408-081	422758 408641	This shaft was fully grouted in 2018 by Sirius Drilling Ltd. Shaft capped with a 4.00x4.00x0.50m reinforced concrete slab at a depth of 1.0m bgl (rockhead), designed by CoDa Structures and approved by Coal Authority in Feb 2020.	Coal	
Shaft	422408-082	422673 408560	This shaft was fully grouted in 2018 by Sirius Drilling Ltd. Shaft capped with a 4.60x4.60x0.60m reinforced concrete slab at a depth of 2.5m bgl (rockhead), designed by CoDa Structures and approved by Coal Authority in Feb 2020.	Coal	

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

### Abandoned mine plan catalogue numbers

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

SY240	18513 (NR PEH-400E)	SY244
586	SY247	OM12632
SY245	SY257	9113

Our records show we have more plans than those shown above which could affect the enquiry boundary.

For assistance in identifying the specific abandoned mine plans relevant to your requirements, **please contact us at [InformationManagers@MiningRemediation.gov.uk](mailto:InformationManagers@MiningRemediation.gov.uk)**.

### Outcrops

No outcrops recorded.

### **Geological faults, fissures and breaklines**

No faults, fissures or breaklines recorded.

### **Opencast mines**

Please refer to the "Summary of findings" map (on separate sheet) for details of any opencast areas within 500 metres of the enquiry boundary.

### **Coal Authority managed tips**

None recorded within 500 metres of the enquiry boundary.

## Section 2 – Investigative or remedial activity

Please refer to the 'Summary of findings' map (on separate sheet) for details of any activity within the area of the site boundary.

### Site investigations

Distance to site investigation (m)	Direction
1.4	South-West
Within	N/A

See Section 4 for further information.

### Remediated sites

None recorded within 50 metres of the enquiry boundary.

### Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31 October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

### Mine gas

None recorded within 500 metres of the enquiry boundary.

### Mine water treatment schemes

None recorded within 500 metres of the enquiry boundary.

## Section 3 – Licensing and future mining activity

### Future underground mining

None recorded.

### Coal mining licensing

None recorded within 200 metres of the enquiry boundary.

### Court orders

None recorded.

### Section 46 notices

No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

### Withdrawal of support notices

The property is not in an area where a notice to withdraw support has been given.

The property is not in an area where a notice has been given under section 41 of the Coal Industry Act 1994, cancelling the entitlement to withdraw support.

### Payments to owners of former copyhold land

The property is not in an area where a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

## Section 4 – Further information

The following potential risks have been identified and as part of your risk assessment should be investigated further.

### Future development

If development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply specialist engineering practice required for former mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or coal mines without first obtaining the permission of the Coal Authority.

**MINE GAS:** Please note, if there are no recorded instances of mine gas within 500m of the enquiry boundary, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded. Developers should be aware that the investigation of coal seams, mine workings or mine entries may have the potential to generate and/or displace underground gases. Associated risks both to the development site and any neighbouring land or properties should be fully considered when undertaking any ground works. The need for effective measures to prevent gases migrating onto any land or into any properties, either during investigation or remediation work, or after development must also be assessed and properly addressed. In these instances, the Coal Authority recommends that a more detailed Gas Risk Assessment is undertaken by a competent assessor.

### Development advice

The site is within an area of historical coal mining activity. Should you require advice and/or support on understanding the mining legacy, its risks to your development or what next steps you need to take, please contact us.

### Site investigations

The site is within an area of previous interest. It is close to where the Coal Authority has received information relating to past site investigations.

The site requires further investigation and may influence how you approach your risk assessment.

**For further information on specific site or ground investigations in relation to any issues raised in Section 4, please email us at [reports@miningremediation.gov.uk](mailto:reports@miningremediation.gov.uk).**

## Section 5 – Data definitions

The datasets used in this report have limitations and assumptions within their results. For more guidance on the data and the results specific to the enquiry boundary, please **email us at [reports@miningremediation.gov.uk](mailto:reports@miningremediation.gov.uk)**.

### Past underground coal mining

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

### Probable unrecorded shallow workings

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

### Spine roadways at shallow depth

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

### Mine entries

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

### Abandoned mine plan catalogue numbers

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

### Outcrops

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

### Geological faults, fissures and breaklines

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

### **Opencast mines**

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

### **Coal Authority managed tips**

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

### **Site investigations**

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

### **Remediated sites**

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

### **Coal mining subsidence**

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

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

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

### **Mine gas**

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

### **Mine water treatment schemes**

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

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

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

### **Future underground mining**

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

### **Coal mining licensing**

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

### **Court orders**

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

### **Section 46 notices**

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

### **Withdrawal of support notices**

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

### **Payment to owners of former copyhold land**

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

