





Phase 1: Desk Study

Cote Royd, Halifax Road, Huddersfield

Spofforth Properties Ltd

NE-26-149

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PHASE 1 DESK STUDY

Cote Royd, Halifax Road, Huddersfield

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Revision	Date	Prepared By	Signed
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1 EXECUTIVE SUMMARY

Site Address	7 Halifax Road, Edgerton, Huddersfield, HD3 3AN
Site Description	The site is rectangular shaped and has a steep topography, with a general rise in relief to the southwest. The site is currently in use as a psychological therapy centre with one main building present. Other than the garden, the remainder of the site consists of asphalt hardstanding where the road and car parking are.
Site History *On Site* *Offsite*	 The earliest maps (1854) show that the site was an open field until around 1893 when a house is noted on site, limited further development occurred. From the earliest mapping the area around the site was predominantly fields with sporadic residential areas. Around 1893 the area around the site began further residential and commercial development which continued throughout the 1900s.
Proposed End Use	The proposed development is outlined to be the conversion of the existing building into assisted living units for the Bridge Community Care.
Environmental Setting *Landfill & Waste* *Regulated Industries* *Geology* *Hydrogeology* *Hydrology* *Flooding* *Radon Gas*	 There is 1 Landfill or any facility handling or managing waste within 250m of the site. There is 1 area of infilled land noted within 250m of the site. There are 11 contemporary trade directory entries within 500m of the site. There are no fuel station entries within 500m of the site. The solid geology beneath the site is likely to mostly comprise Soft Bed Flags – Sandstone. There are no records of any drift deposits on site. Using the Environment Agency's Policy and Practice for the Protection of Groundwater the solid geology beneath the site is classified as a Secondary Aquifer – A. There is no data for any potential superficial aquifer. The site does not lie within a source protection zone. There are 2 Groundwater Abstractions located within 1km of the site. The nearest surface water feature is an unnamed pond located 83m north of the site. There is 1 Surface Water Abstraction within 1km of the site. The Envirocheck Report states the site is not at risk of Flooding from Rivers and the Seas without defences, and there are no flood defences, flood water storage areas or areas benefiting from flood defences and flood storage present within 250m of the site. The site is not in a Radon Affected Area, as less than 1% of properties are above the Action Level. No radon protection measures are necessary for new buildings or extensions on the site.
Preliminary Mining Assessment	Given the absence of shallow coal seams within influencing distance to the surface, and the site's location outside of a Development High Risk Area, no further investigation into historical coal mining is considered necessary.
Preliminary Geotechnical Assessment	As no significant changes to the building footprint are planned, the construction of new foundations is not anticipated. However, assessment of the condition of the existing foundation should be considered, to confirm that they are adequate.
Preliminary Contamination Assessment	The desk study has shown that the site is unlikely to have been exposed to anything other than minimal contamination, with construction/demolition waste and possibly oils or fuel from vehicle spills the most likely source local to the structures. Asbestos may also be present on the site from previous/existing building materials used on-site. However, as no new landscaping is proposed, it is not considered necessary to undertake contamination testing.
Potential Sources of Ground Gas	Given the proposals comprise a conversion of an existing building, a gas assessment is not considered necessary.
Phase 2 Recommendations	• Given the nature of the proposed development, no further works are considered necessary.

2 INTRODUCTION AND SCOPE OF INVESTIGATION

Solmek were instructed by Spofforth Properties Ltd to undertake a desk study on a parcel of land at 7 Halifax Road, Edgerton, Huddersfield, HD3 3AN. The proposed development is outlined to be the conversion of the existing building into assisted living units for the Bridge Community Care.

The following steps may be required in the investigation and remediation of potentially contaminated land:

Phase 1: Desk Study
Phase 2: Intrusive Investigation
Phase 3: Remediation Statement
Phase 4: Validation Reports

Phases 1 and 2 are generally required in the redevelopment of most sites. Phases 3 and 4 are subject to the findings of the initial stages. This report represents Phase 1 of the site investigation.

The purpose of this Phase 1 Desk Study is to evaluate likely ground conditions and significant environmental issues at the site, and to plan the scope of subsequent phases of investigation.

This report may be regarded as a Preliminary Risk Assessment in accordance with respect to the Environment Agency's guidance document Environment Agency *Land Contamination Risk Management*, which replaced the now-withdrawn *Contaminated Land Report 11 – Model Procedures for the Management of Land Contamination (2004)*.

This Phase 1 Desk Study has been undertaken with due regard to current contaminated land guidance issued by the Royal Institution of Chartered Surveyors (RICS) together with BS 10175:2026, *"Investigation of Potentially Contaminated Land - Code of Practice"* and relevant sections of BS 5930:2015+A1:2020, *"Code of Practice for Ground Investigations"*.

The objectives of the investigation are as follows:

- Determine the land use history of the site from an inspection of available Historical Maps
- Determine the environmental setting of the site from available sources
- Determine whether past mining may have had an influence on the site
- Determine whether the site has previously been used for purposes that may have given rise to significant ground contamination
- Provide recommendations for further investigation.

3 SITE WALKOVER AND DESCRIPTION

3.1 General

The centre of the site is located at OS Grid Ref 412760, 417810 and covers an area of approximately 0.38Ha. The area is located at 7 Halifax Road, Edgerton, Huddersfield, HD3 3AN.

The preliminary site inspection was undertaken on the 13th April 2026 and site photographs are presented in Appendix A.

3.2 Site Description

The desk study area is located on a parcel of land southwest of Halifax Road.

The site is rectangular shaped and has a steep topography, with a general rise in relief to the southwest. The site is currently in use as a psychological therapy centre with one main building present.

The main building on the site is a large late 19th to early 20th century brick building in the northwest corner of the site.

Deciduous trees were noted around the perimeter of the site and surrounding the garden in the northeast corner of site.

Other than the aforementioned garden, the remainder of the site consists of asphalt hardstanding where the road and car parking are.

The site perimeter is secure with gated access to the northeast.

3.3 Off Site Features

The area surrounding the site is predominantly residential in nature. A hospital is noted to the west, Clayton Dike is noted to the east.

4 SITE HISTORY

4.1 Map Descriptions

In order to determine the history of the site, previous editions of Historical Maps and Ordnance Survey Plans were inspected. The Historical Maps are presented in Appendix B.

Table 1 presents a summary of the history of the area which includes plots from 1854 to 2025. The summary focuses on the historical land uses and changes relevant to the site and the proposed end use. Measurements are taken from the nearest boundary of the site and all distances quoted are approximate.

TABLE 1: SUMMARY OF SITE HISTORY

OS Map Edition	On-site Features	Off-site Features
1854 1:10,560	The site is an open field with a wooded area to the south.	The surrounding area is predominantly fields, with sporadic residential areas.
1893 1:2,500 1894 1:10,560	A house is noted on the site, along with dense trees.	The immediate surroundings are residential in nature, comprising houses, roadways and trees
1907 1:2,500 1908 1:10,560	No significant change.	No significant change.
1918 1:2,500	No significant change.	No significant change.
1930 1:10,560 1938 1:10,560	No significant change.	No significant change.
1948 1:10,560	No significant change.	No significant change.
1956 1:10,000	No significant change.	No significant change.
1960-1961 1:1,250 1966 1:10,000	No significant change.	No significant change.
1975 1:1,250 1978 1:10,000	No significant change.	No significant change.
1987 1:10,000 1993 1:1,250	Site noted as 'hostel'	Electrical Substation noted 60m west.
2000 1:2,500 (Aerial)	No significant change.	No significant change.

2000 1:10,000		
2006 1:10,000	No significant change.	No significant change.
2025 1:10,000	No significant change.	No significant change.

4.2 Potential Contamination Sources Identified via Historical Plans

Possible contamination from historical land uses which may have impacted the site have been identified:

Made ground from materials used to infill depressions and form a level area for access or building. This may include brick, concrete, timber, ash, slag, coal and metals.

Construction/demolition waste from construction and demolition immediately around the site over the documented history. This may include brick, concrete, timber, asbestos and metals.

Electrical substation may have produced contaminants including Polychlorinated Biphenyls (PCBs), which were often blended with carrier fluids such as chlorobenzenes and mineral oil prior to distribution.

5 ENVIRONMENTAL SETTING

5.1 Information Sources

The environmental setting of the site was determined through reference to the following:

- Envirocheck Report (including historical map extracts)
- British Geological Survey (BGS): 1:50 000 geological map series sheet 77 Huddersfield Solid and Drift Edition (2003)
- British Geological Survey (BGS): 1:10 000 geological map series sheet SE11NW Solid and Drift Geology
- David Bellis Coal Consultants Report
- BRE Publication BR211 Radon: Guidance on Protective Measures for New Dwellings

5.2 Landfill and Waste

The Envirocheck Report indicates that there are no Registered Landfill Sites located within 250m of the site.

The Envirocheck Report indicates that there are no BGS Recorded Landfill Sites located within 250m of the site.

The Envirocheck Report indicates that there is 1 Historic Landfill Site located within 250m of the site. It is located 224m east of the site; the specified waste is noted as Inert and Commercial Waste.

The Envirocheck report indicates that there are no Local Authority Recorded Landfill sites located within 250m of the site.

The Envirocheck Report indicates that there are no Waste Treatment, Transfer and Disposal Sites entries located within 250m of the site.

The Envirocheck Report indicates that there are no Licenced Waste Management Facilities located within 250m of the site.

The Envirocheck Report indicates that there is 1 area of Potentially Infilled Land within 250m of the site. This was an unknown filled ground (pond, marsh, river, stream, dock etc) 224m west of the site, dated 1854.

5.3 Regulated Industries

The Envirocheck Report indicates that there is 1 Contemporary Trade Directory Entry located within 250m of the site.

The Envirocheck Report indicates that there are no Recorded Fuel Sites located within 250m of the site.

The Envirocheck Report indicates that there are no records of any Pollution controls located within 250m of the site.

The Envirocheck Report indicates that there are 2 records of Registered Radioactive Substances located within 500m of the site. The nearest being 493m west of the site and noted as Authorisation under S13 RSA for the disposal of Radioactive Waste, dated 2003.

The Envirocheck Report indicates that there are no records of Planning Hazardous Substance Consents and Enforcements located within 500m of the site.

The Envirocheck Report indicates that there are no records of Control of Major Accident Hazard (COMAH) sites located within 500m of the site.

The Envirocheck Report indicates that there are no records of Notification of Installations Handling Hazardous Substances (NIHHS) located within 500m of the site.

The Envirocheck report indicates there are no Underground Electrical Cables (National Grid) within 500m of the site.

The Envirocheck Report indicates that there are no Substantiated Pollution Incidents located within 500m of the site.

The Envirocheck Report indicates that there are no Sites Determined as Contaminated Land under Part 2A EPA 1990 entries located within 500m of the site.

5.4 Geology

There are no recorded drift deposits noted on site (Figure 3).

The site is shown to be underlain by solid geology of Soft Bed Flags – Sandstone that are generally fine-grained, thinly-bedded and cross-bedded to flaggy sandstone interbedded with mudstone. (Figure 4).

There are no faults on or in the vicinity of the site.

BGS Trial pit SE11NW469 is located 200m southeast of the site and shows tarmac with a thickness of 0.07m followed by pitch and ballast with a thickness of 0.38m overlying soft shale to a to a depth of 1.4mbgl.

There are no significant geological hazards noted within the Envirocheck Report.

5.5 Mining & Quarrying

The site is within a Coal Mining Affected Area as defined by the Mining Remediation Authority (formerly the Coal Authority), as a result a coal mining search report was required to assess the risks posed by historic and possible future coal mining to any current or future developments on the site.

The coal mining search report conducted by David Bellis Consulting Surveyors dated 13th April 2026 is presented in Appendix D.

The mining report highlights that the site is situated in an area where no seams have been worked within the likely zone of physical influence on the surface.

The report highlights that the site is not situated within the boundary of a former opencast coal mining site. Neither is the site located within 200m of a currently operating opencast coal mine or 800m of a future opencast coal mine.

The report follows on to state that they have no knowledge of any shafts or adits within 20m of the site or the boundary of the site. Also, there are no tips or lagoons in the vicinity of the site.

In their opinion it is unlikely that coal will be worked in the foreseeable future.

The Envirocheck Report indicates that there are 3 BGS recorded Mineral Sites located within 1km of the site. The nearest is located 900m south of the site with the commodity listed as Sandstone.

The site is not within 1km of a Non-Coal mining area of Great Britain.

The site is within 1km of a Man-Made Mining Cavity. It is located 761m north of the site, type noted as Elland Flagstone Mining-details unknown with the commodity listed as flagstone.

The site is not within 1km of a Natural Cavity.

The site is not within 1km of a Brine Compensation area.

5.6 BGS Estimated Soil Chemistry

The Envirocheck report sets out the BGS Estimated Soil Chemistry for several metals on-site. These are summarised below in Table 2, with specific reference to the proposed end-use threshold of the site, utilising LQM derived Suitable for Use Levels (S4ULs), whilst the lead value relates to the Category 4 Screening Level (March 2014) developed by Contaminated Land: Applications In Real Environments (CL: AIRE).

TABLE 2: SUMMARY OF BGS ESTIMATED SOIL CHEMISTRY

Contaminant	Estimated Concentration (mg/kg)	Residential without Home Grown Produce threshold (mg/kg)
Arsenic	25-35	40
Cadmium	<1.8	85
Chromium	90-120	910
Lead	<100	310
Nickel	15-30	180

It can be seen from Table 2 that none of the metals are estimated to be above the relevant thresholds for the site, however site-specific contamination testing would be required to verify this.

5.7 Hydrogeology

Using the Environment Agency's Policy and Practice for the Protection of Groundwater the solid geology beneath the site is classified as a Secondary Aquifer – A. There is no data for any known superficial aquifers.

The groundwater vulnerability is categorised as Secondary Bedrock Aquifer – High Vulnerability.

The site does not lie within a Source Protection Zone.

The Envirocheck Report indicates that there are 2 Groundwater Abstractions located within 1km of the site.

The Water Framework Directive for the site states the waterbody as the Aire & Calder Carb Limestone / Millstone Grit / Coal Measures. The overall rating and chemical rating were both classified as Poor while the quantitative measure was classified as Good in 2019.

5.8 Hydrology

The nearest surface water feature is an unnamed pond located 83m northeast of the site.

The Envirocheck report states the Water Framework Directive catchment of the site is the Colne from River Holme to River Calder, within the Colne and Holme operational catchment.

The Envirocheck Report states there is 1 Licensed Discharge Consents entry within 500m of the site. It is

located 318m east of the site and is noted as sewage discharges – Stw Storm overflow/Storm Tank – Water Company, dated 1963.

The Envirocheck Report states there are no Records of Water Industry Act Referrals (potentially harmful discharges to the public sewer) located within 500m of the site.

The Envirocheck Report indicates that there is 1 Surface Water Abstraction located within 1km of the site.

5.9 Flooding

The Envirocheck Report states the site is not at risk of Flooding or Extreme Flooding from Rivers and the Seas without defences.

The Envirocheck Report indicates that there are no flood defences, flood water storage areas or areas benefiting from flood defences and flood storage present within 250m of the site.

The Envirocheck Report states that there is Limited Potential for Groundwater Flooding to occur on site.

5.10 Sensitive Land Use

An area of Ancient Woodland is located 1000m northeast of the site.

An area of Green Belt land is located 758m north of the site.

The site does not lie within 2km of any other form of Designated Environmentally Sensitive Sites or Protected Areas.

5.11 Radon Gas

The site is not in a Radon Affected Area, as less than 1% of properties are estimated to be at or above the Action Level.

In accordance with the procedure described in BRE Publication BR211 Radon: Guidance on Protective Measures for New Dwellings, no radon protection measures are necessary for new buildings or extensions on the site.

5.12 Unexploded Ordnance (UXO)

An Unexploded Bomb Risk Map has been obtained from ZeticaUXO to provide an initial assessment of UXO risks to the site. The map is appended as Figure 5.

The map indicates the site is within an area of low risk, defined as an area having 15 bombs per 1000acre or less.

In addition, with respect to possible military targets, there are no potential military sites within the vicinity of the site.

Based on the risk rating above, consideration need not be given to carrying out a specialist UXO assessment.

6 CONCEPTUAL SITE MODEL

6.1 General

Based on the information presented in the preceding Sections, and in accordance with the LCRM guidance noted in Section 1, a Preliminary Conceptual Site Model has been produced.

The main features of the model are discussed in the following sections together with preliminary recommendations where appropriate.

6.2 Likely Ground Conditions

It is expected that, based on available information, ground conditions are likely to be made ground comprising areas of both topsoil and hardstanding. The surface deposits may be underlain by further made ground, likely to consist of construction/demolition waste. Drift deposits aren't anticipated on site; the bedrock geology comprises Soft Bed Flags Sandstone interbedded with mudstone

With respect to the likely groundwater regime of the site, based on the information gathered, and subject to confirmation via intrusive works, this can be characterised by lack of superficial (drift) deposits recorded at the site. The underlying bedrock comprises the Soft Bed Flags Sandstone, interbedded with mudstones, which is designated as a Secondary Aquifer A, likely containing significant groundwater. This lithology typically exhibits moderate to high permeability within the sandstone units, with the interbedded mudstones locally reducing vertical groundwater movement.

6.3 Potential Buried Obstructions

Based on the site history, buried obstructions are possible. Relic foundations, cobbles and bricks are the most likely obstructions.

6.4 Coal Mining Risk Assessment

The site is within a Coal Mining Reporting Area as defined by the Mining Remediation Authority (formerly the Coal Authority).

The ten times seam thickness rule states that where competent rock exceeds ten times the extracted seam thickness, then no major crown holing should occur at the surface (Structural Foundations Manual; M. F. Atkinson, *Spon Press* 2003). If the competent rock cover is less than ten times the extracted seam thickness, then recommendations suggest the workings must be grouted using a mixture of pulverised fuel ash (PFA) and cement placed into the area under pressure.

Multiple situations may mean a ratio in excess of 10x seam thickness is required to prevent crown hole collapse, including but not exclusive to; steeply dipping strata, presence of groundwater, a high extraction ratio noted, and multiple seam extractions underlying the site (CIRIA C758D, Table 5.1). Additionally, weak basement rock underlying the workings has potential to cause a separate collapse mechanism via pillars sinking.

Conversely, there are scenarios where the acceptable cover criterion may be decreased from 10x seam thickness, these include where a rigid non-degradable roof strata is present to stop the upward void migration and where low residual voidage is proven either via infilling or extensive collapse (CIRIA C758D, Table 5.1).

For certain developments, a ratio of less than 10x may be addressed via bridging techniques i.e. utilising raft foundations, however this would be dependent on approval from the regulatory authorities.

Given the absence of shallow coal seams within influencing distance to the surface, and the sites location outside of a Development High Risk Area, no further investigation into historical coal mining is considered necessary.

6.5 Preliminary Geotechnical Assessment

The proposed development is understood to be the conversion of the existing building into assisted living units for the Bridge Community Care.

The proposed development involves the internal conversion of the existing building into residential apartments. As no significant changes to the building footprint are planned, the construction of new foundations is not anticipated. However, the client may wish to examine the existing foundations to confirm that they are adequate.

Should any future redevelopment proposals introduce additional structural loading to the building, a revised geotechnical assessment must be undertaken.

6.6 Preliminary Contamination Assessment

The desk study has shown that the site is unlikely to have been exposed to anything other than minimal contamination, with construction/demolition waste and possibly oils or fuel from vehicle spills the most likely source local to the structures. Asbestos may also be present on the site from previous building cladding and roofing.

In view of the historic, current and future site use, chemical contamination testing would only be considered necessary for any new landscaped natures. The following chemical testing suite should be considered for selected soil samples:

TABLE 3: POTENTIAL PRIORITY CONTAMINANTS

Inorganic Contaminants	Organic Contaminants
Arsenic, Boron, Cadmium, Chromium, Lead, Mercury, Nickel, Zinc, Selenium, Free Cyanide, Soluble Sulphate, pH, Asbestos	Phenol, Organic Matter, speciated PAH, PCB

It should be noted that the above potential contaminants are considered to be commonly associated with the specified past land uses of the site, and adjacent land use. Risk assessment should be undertaken for contamination identified during intrusive investigation.

Potential pathways which link the potential contaminants to end users of the site and controlled waters (receptors) include the following:

- Ingestion of soil (outdoors) / dust (indoors)
- Skin contact with soil (outdoors) / dust (indoors)
- Inhalation of dust (outdoors and indoors)
- Contamination via buried water pipes
- Surface water run-off, including via existing drainage infrastructure
- Downward infiltration of leachable contaminants to groundwater

6.7 Potential Sources of Ground Gas

Ground gases such as carbon dioxide and methane can be classed as a form of contamination. Potential sources of ground gases include:

- Made Ground
- Quarries, Infilled Clay Pits & Infilled Ponds
- Underlying Natural Strata (alluvium, peat and chalk)
- Petrol re-fuelling sites (which also includes Volatile Organic Compounds)
- Landfill (on and off-site)
- Coal measures

Based on historical map evidence and consideration of the sites environmental setting the table below shows a preliminary comparison of *consequence* against *probability* where ground gas is considered a potential threat to human health.

TABLE 4: POTENTIAL GROUND GAS POLLUTION LINKAGES

Potential Sources	Potential Pathway	Receptor
Made ground (CO_2, CO and CH_4). Historic Landfills (CO_2 and CH_4).	Ingress and Accumulation into buildings from vertical and horizontal migration	Future users of site are likely to include adults and children. Construction workers (in particular utility workers).
Preliminary Comparison of Consequence verses Probability		
	Classification	**Justification**

Probability *(Based on Table 8.1, CIRIA C665, 2007)*	LOW LIKELIHOOD	Ground gas from made ground.
		Historic landfill located within 250m radius of the site.
		No coal mining in area.
Consequence *(Based on Table 8.2, CIRIA C665, 2007)*	MILD	Residential conversion.
	Risk	**Details**
Consequence vs. Probability *(Based on Table 8.3, CIRIA C665, 2007)*	LOW RISK	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild. (Based on Table 8.4, CIRIA C665, 2007)

Given the conditions noted above a ground gas assessment is not considered necessary for the site. Should future extensions/groundworks be proposed, the above assessment may need revision.

6.8 Risk Assessment for Contaminated Land

As part of this Phase 1 Desk Study, a preliminary conceptual model and risk assessment is produced. This assessment should be revised following the Phase 2 Site Investigation outlining a qualitative risk assessment. Should there be unacceptable risks to the various receptors/end-users following the Phase 2 works, then a remediation strategy may be required to outline measures to satisfy Part 2A of the Environmental Protection Act (1990). The above measures are in line with Environment Agency *Land Contamination Risk Management*, which replaced the now-withdrawn Contaminated Land Report 11 – *Model Procedures for the Management of Land Contamination* (2004).

The results of the chemical contamination testing as part of the Phase 2 investigation should be compared to a current Land Quality Management (LQM) – Suitable 4 Use Levels (S4UL) December 2014.

6.9 Conceptual Site Model

The proposed development is currently understood to be the conversion of the existing building into assisted living units for the Bridge Community Care.

The conceptual model collates the salient aspects of the site to form a model which should enable comparison after fieldwork and testing. This model identifies the potential pollution linkages that may influence the proposed development and geotechnical considerations.

The risk ratings are based on the current potential liabilities and likely potential future liabilities. The risks posed by the geotechnical and contamination aspects of the site will be revised following site works, and any mitigating action required added.

The Preliminary Conceptual Model has been undertaken in accordance with CIRIA C552. The Preliminary Conceptual Model assesses the consequence and the likelihood of a risk being realised to provide a risk classification, which is then used to produce the Preliminary Conceptual Model. Full details of the tables used to assess consequence, likelihood and risk classification are presented in Appendix E.

TABLE 5: PRELIMINARY CONCEPTUAL MODEL

Source	Pathway	Receptor	Risk Rating	Comments
Asphyxiating or explosive ground gases • Made ground • Landfills within 250m • Not in Radon Affected Area	**Ground gas migration** • Migration through permeable soils • Inhalation	**Future site users** • Transient adult workers • Residents	Low	Gas monitoring not considered necessary.
		Users during development • Construction workers	Low	
Areas of contamination • Potential contaminants in made ground • Potential demolition/construction waste	• Inhalation • Dust ingestion • Dermal contact	**Future site users** • Transient adult workers • Residents	Low	No new soft landscaping proposed, no contamination testing required.
		Users during development • Construction workers	Low	If any excavations are proposed, contamination testing would be required to determine risks posed during construction. As good practice, consideration to be given to Health and Safety Executive Guidance. *Protection of Workers and the General Public During the Development of Contaminated Land.*
	• Inhalation • Dust ingestion	**Users of surrounding sites** • Transient adult workers	Low	No ground breaking activities etc therefore the risks of dust generation and subsequent ingestion are low.
	• Leaching of mobilised contaminants	**Drift geology** • No Data	N/A	No data to suggest the presence of any superficial aquifer.
		Solid geology • Secondary Aquifer A	Low	Medium sensitivity/vulnerability Aquifer located beneath thin drift deposits.
	• Drainage • Lateral migration • Accumulation of contaminated sediment	**Surface water features** • Pond 83m north	Low	Limited potential for contamination from site to reach surface water, either via surface run-off or groundwater movement.
	• Uptake via roots and leaf surfaces	**Vegetation** • Gardens	Low	No new landscaping proposed.
Areas of contamination above service fabric or BRE Special Digest 1 thresholds	• Direct contact	**Construction Materials** • Concrete	Low	No new foundation concrete proposed.
	• Direct contact	**Construction Materials** • Service Fabric	Low	No new utilities proposed.

7 PROPOSED PHASE 2 INTRUSIVE WORKS

A Phase 2 Site Investigation is not considered necessary, based on the current proposals.

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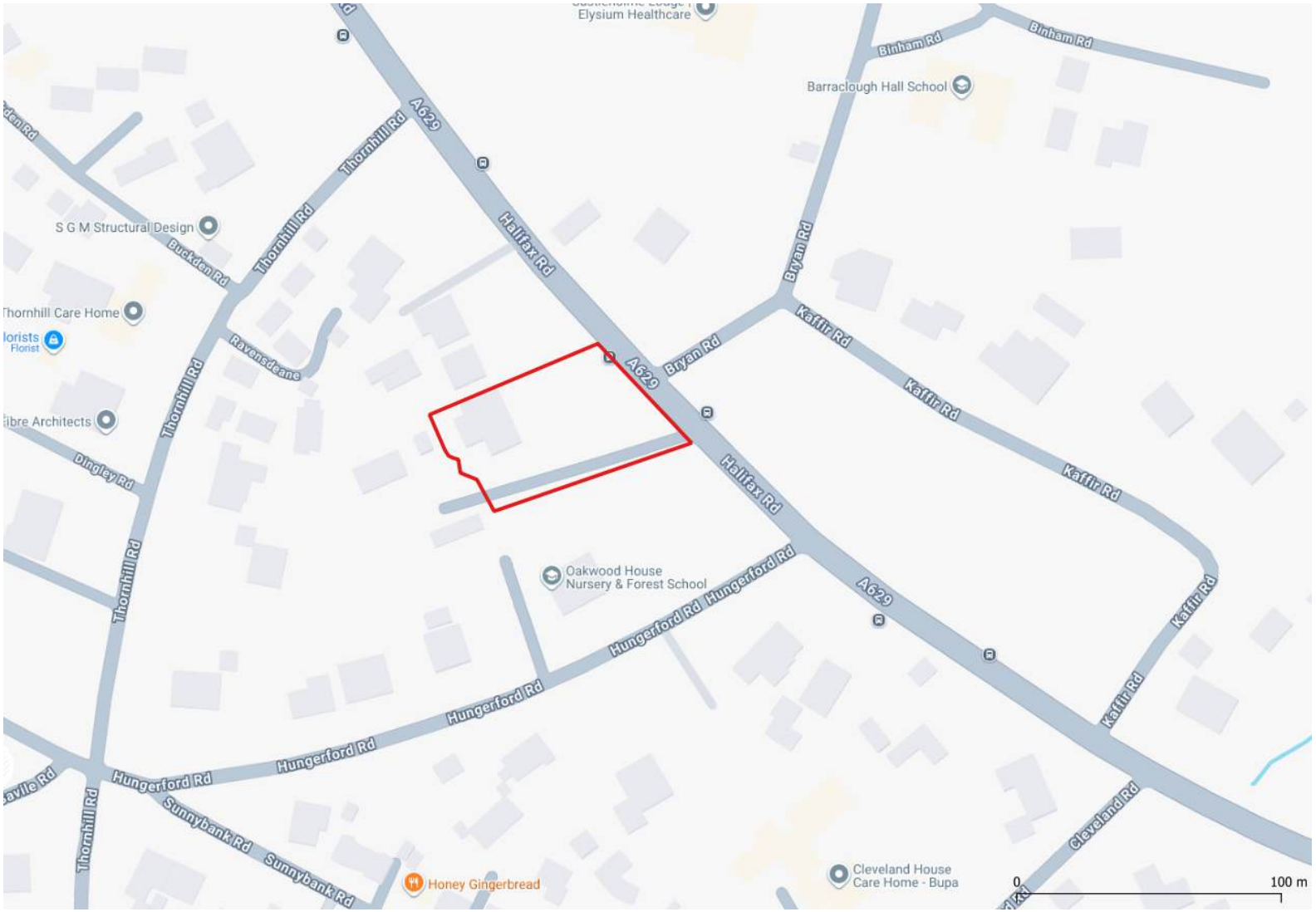
APPENDIX A



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Title	Site Location Plan
Project	Cote Royd, Halifax Road, Huddersfield
Client	Spofforth Properties Ltd
Date	April 2026
Fig No.	Figure 1
Scale	On map
Key	Approx. Site Boundary

N

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Title
Site Satellite Image
Project
Cote Royd, Halifax Road, Huddersfield
Client
Spofforth Properties Ltd
Date
April 2026
Fig No.
Figure 2
Scale
On map
Key
Approx. Site Boundary

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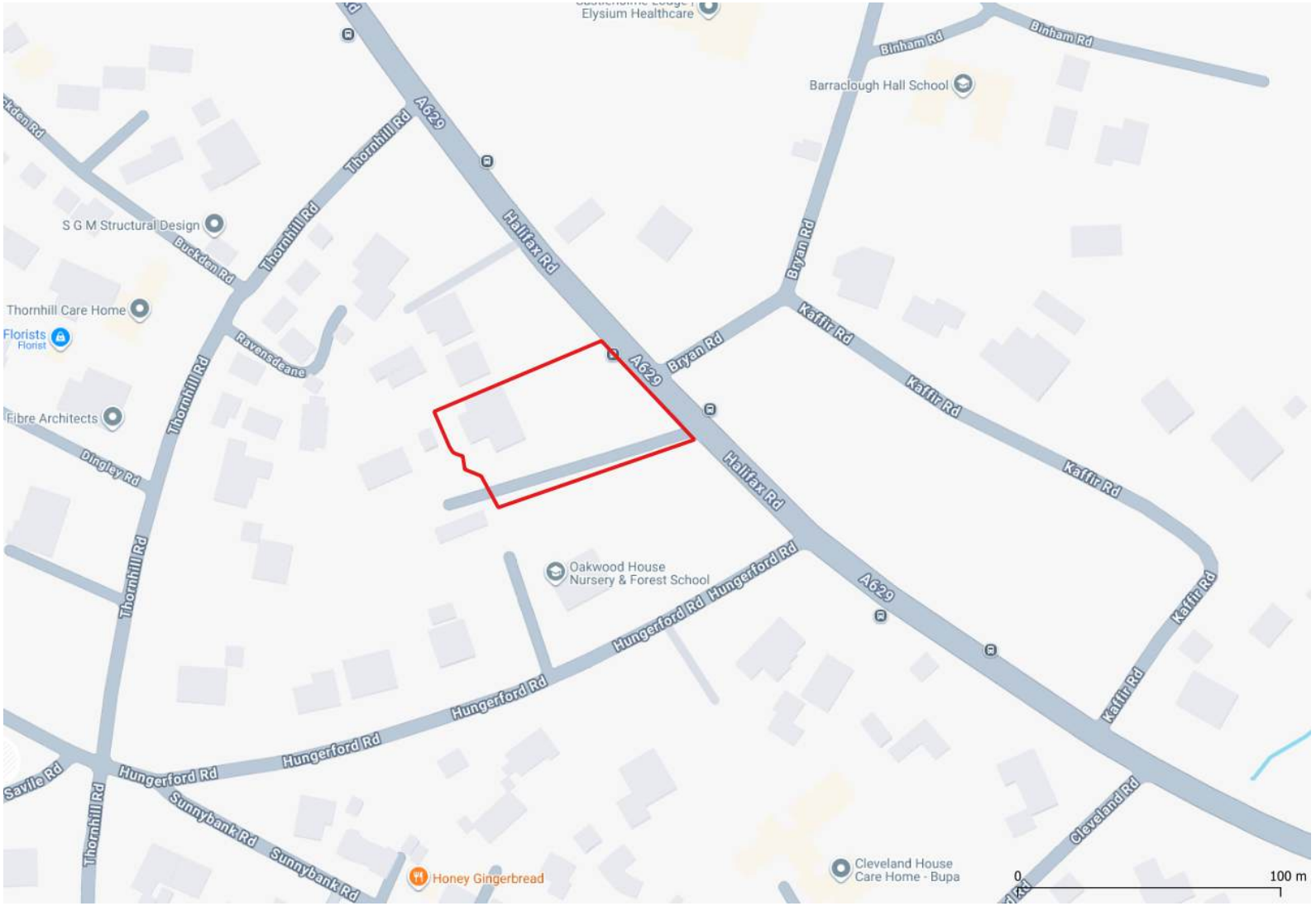

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Title	Drift Geology Map
Project	Cote Royd, Halifax Road, Huddersfield
Client	Spofforth Properties Ltd
Date	April 2026
Fig No.	Figure 3
Scale	Scale on map

Key

- Site Boundary
- No drift data

N

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Tel: +44 (0) 1642 607083
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e-mail: south@solmek.com
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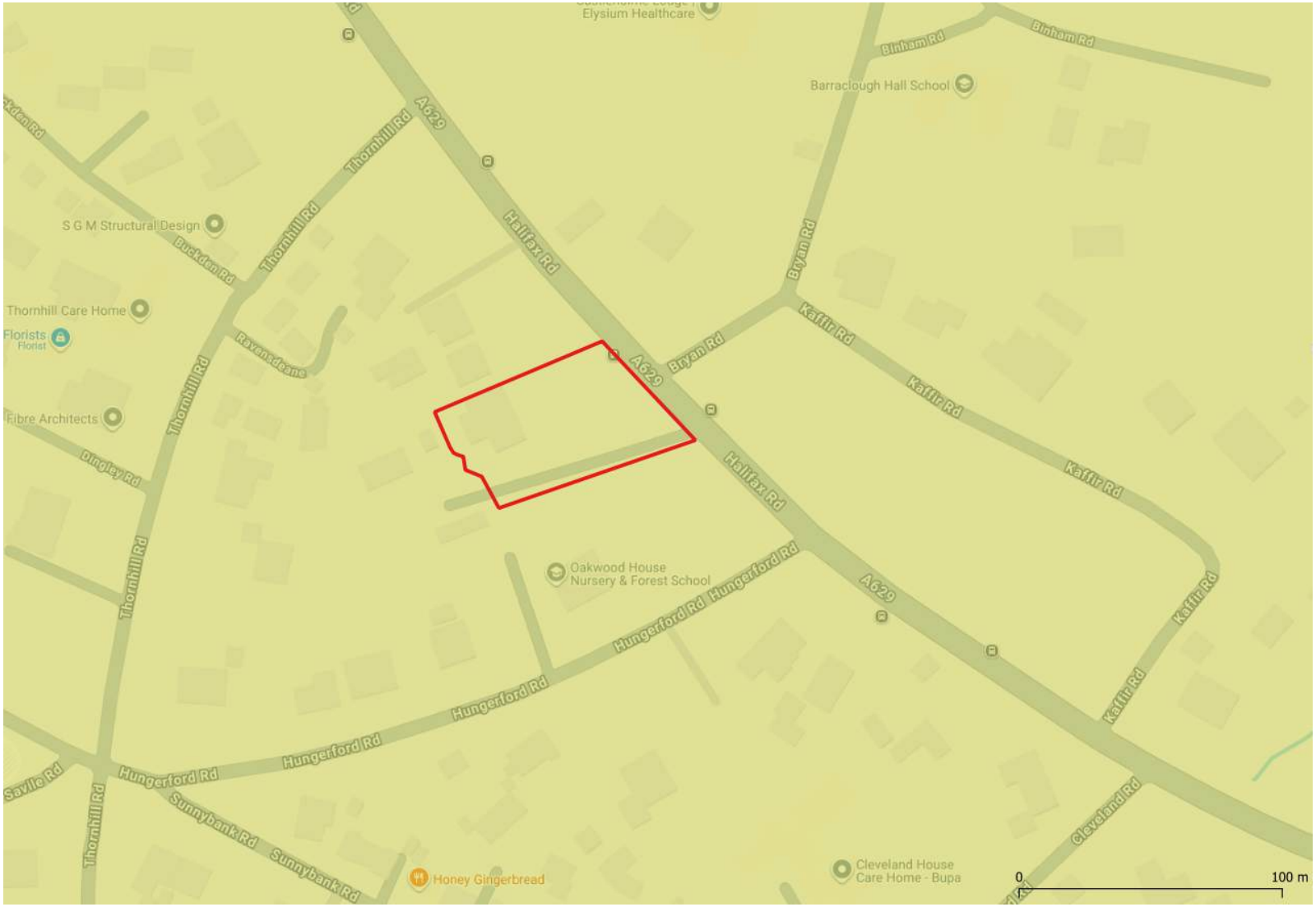

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Title
Solid Geology Map

Project
Cote Royd, Halifax Road, Huddersfield

Client
Spofforth Properties Ltd

Date
April 2026

Fig No.
Figure 4

Scale
On map

Key

Site Boundary

Soft Bed Flags - Sandstone

N

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Fax: +44 (0) 1642 612355
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UNEXPLODED BOMB RISK MAP

SITE LOCATION

Location: HD3 3AN,
Map Centre: 412727,417833



This map principally indicates a hazard from Unexploded Bombs (UXB) due to WWII bombardment. Other sources of Unexploded Ordnance (UXO) may be present. It should be noted that this map does not represent UXO risk and should not be reported as such when reproduced.

LEGEND

- **High:** Areas indicated as having a bombing density of 50 bombs per 1000acre or higher.
- **Moderate:** Areas indicated as having a bombing density of 15 to 49 bombs per 1000acre.
- **Low:** Areas indicated as having 15 bombs per 1000acre or less.

Miltary | **Industry** | **UXO find** | **Other**
Transport | **Docks** | **Luftwaffe targets**
Utilities | **Bombing decoy** | **Airfields**

How to use your Unexploded Bomb (UXB) risk map?

This map indicates the potential for UXBs to be present because of World War Two (WWII) bombing. It can be incorporated into a technical report, such as a Phase 1 Desk Study, or similar document as an indication of the potential for UXO encounter on a Site. Other sources of UXO may also be indicated, although note that these are not comprehensive and more detailed research is required to confirm their presence.

What if my Site is in a moderate or high density area?

We typically recommend that a detailed UXO desk study and risk assessment is undertaken for sites in an area with a moderate or high bombing density.
Additionally, if your site is in close proximity to a strategic target, military establishment, airfield or bombing decoy, then additional detailed research is recommended.

If my site is in a low risk area, do I need to do anything?

If both the map and other research confirm that there is a low potential for UXO to be present on your site, then, subject to your own comfort and risk tolerance, works can proceed with no special precautions.

If you are unsure whether other sources of UXO may be present, you can request one of our pre-desk study assessments (PDSA) by emailing a site boundary and location to pdsa@zetica.com.

You should never plan site work or undertake a risk assessment using these maps alone. More detail is required, to include an assessment of the likelihood of a source of UXO hazard from other military activity not reflected on these maps.

If I have any questions, who do I contact?

tel: +44 (0) 1993 886682 **email:** uxo@zetica.com **web:** www.zeticauxo.com

The information in this UXB risk map is derived from a range of sources and should be used with the accompanying notes on our website.

Zetica cannot guarantee the accuracy or completeness of the information or data used and cannot accept any liability for any use of the maps. These maps can be used as part of a technical report or similar publication, subject to acknowledgement. The copyright remains with Zetica Ltd.



Photo 1: Main entrance. Taken at west boundary of site looking southwest.



Photo 2: Road up to main building. Taken in south portion of site looking east.

Title	**Date**
Site Walkover Photos	April 2026
Project	
Cote Royd, Halifax Road, Huddersfield	
Client	
Spofforth Properties Ltd	
Key	

Solmek Ltd.
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www.solmek.com

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Photo 3: Main building. Taken at southwest corner of site looking north.



Photo 4: Car park. Taken at west portion of site looking southeast.

Title	**Date**
Site Walkover Photos	April 2026
Project	
Cote Royd, Halifax Road, Huddersfield	
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Photo 5: Raised ground at rear of building. Taken at west portion of site looking northwest.



Photo 6: Front garden of main building. Taken at north portion of site looking east.

Title	**Date**
Site Walkover Photos	April 2026
Project	
Cote Royd, Halifax Road, Huddersfield	
Client	
Spofforth Properties Ltd	
Key	

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Photo 7: Front garden of main building. Taken at east portion of site looking west.

Title	**Date**
Site Walkover Photos	April 2026
Project	
Cote Royd, Halifax Road, Huddersfield	
Client	
Spofforth Properties Ltd	
Key	

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APPENDIX B

Historical Mapping Legends

Ordnance Survey County Series 1:10,560

Gravel Pit
Sand Pit
Other Pits
Quarry
Shingle
Orchard
Osiers
Reeds
Marsh
Mixed Wood
Deciduous
Brushwood
Fir
Furze
Rough Pasture
Arrow denotes flow of water
Trigonometrical Station
Site of Antiquities
Bench Mark
Pump, Guide Post, Signal Post
Well, Spring, Boundary Post
·285 Surface Level
Sketched Contour
Instrumental Contour
Main Roads
Fenced
Un-Fenced
Minor Roads
Fenced
Un-Fenced
Sunken Road
Raised Road
Road over Railway
Railway over River
Railway over Road
Level Crossing
Road over River or Canal
Road over Stream
Road over Stream
County Boundary (Geographical)
County & Civil Parish Boundary
Administrative County & Civil Parish Boundary
Co. Boro. Bdy. County Borough Boundary (England)
Co. Burgh Bdy. County Burgh Boundary (Scotland)
R.D. Bdy. Rural District Boundary
Civil Parish Boundary

Ordnance Survey Plan 1:10,000

Chalk Pit, Clay Pit or Quarry
Gravel Pit
Sand Pit
Disused Pit or Quarry
Refuse or Slag Heap
Lake, Loch or Pond
Dunes
Boulders
Coniferous Trees
Non-Coniferous Trees
Orchard
Scrub
Coppice
Bracken
Heath
Rough Grassland
Marsh
Reeds
Saltings
Building
Direction of Flow of Water
Shingle
Sand
Glasshouse
Pylon
Pylon
Electricity Transmission Line
Sloping Masonry
Cutting
Embankment
Standard Gauge Multiple Track
Road Under
Road Over
Level Crossing
Foot Bridge
Standard Gauge Single Track
Siding, Tramway or Mineral Line
Narrow Gauge
Geographical County
Administrative County, County Borough or County of City
Municipal Borough, Urban or Rural District, Burgh or District Council
Borough, Burgh or County Constituency
Shown only when not coincident with other boundaries
Civil Parish
Shown alternately when coincidence of boundaries occurs

BP, BS	Boundary Post or Stone	Pol Sta	Police Station
Ch	Church	PO	Post Office
CH	Club House	PC	Public Convenience
F E Sta	Fire Engine Station	PH	Public House
FB	Foot Bridge	SB	Signal Box
Fn	Fountain	Spr	Spring
GP	Guide Post	TCB	Telephone Call Box
MP	Mile Post	TCP	Telephone Call Post
MS	Mile Stone	W	Well

1:10,000 Raster Mapping

Gravel Pit
Refuse tip or slag heap
Rock
Rock (scattered)
Boulders
Boulders (scattered)
Shingle
Mud
Mud
Sand
Sand
Sand Pit
Slopes
Top of cliff
General detail
Underground detail
Overhead detail
Narrow gauge railway
Multi-track railway
Single track railway
County boundary (England only)
Civil, parish or community boundary
District, Unitary, Metropolitan, London Borough boundary
Constituency boundary
Area of wooded vegetation
Non-coniferous trees
Non-coniferous trees (scattered)
Coniferous trees
Coniferous trees (scattered)
Positioned tree
Orchard
Coppice or Osiers
Rough Grassland
Heath
Scrub
Marsh, Salt Marsh or Reeds
Water feature
Flow arrows
MHW(S) Mean high water (springs)
MLW(S) Mean low water (springs)
Telephone line (where shown)
Electricity transmission line (with poles)
BM 123.45 m Bench mark (where shown)
Triangulation station
Point feature (e.g. Guide Post or Mile Stone)
Pylon, flare stack or lighting tower
Site of (antiquity)
Glasshouse
General Building
Important Building

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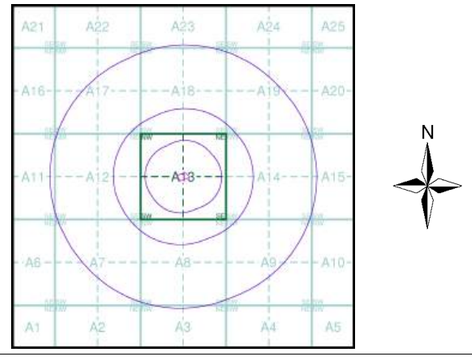
Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Yorkshire	1:10,560	1854	3
Yorkshire	1:10,560	1894	4
Yorkshire	1:10,560	1908	5
Yorkshire	1:10,560	1930	6
Yorkshire	1:10,560	1938	7
Yorkshire	1:10,560	1948	8
Ordnance Survey Plan	1:10,000	1956	9
Ordnance Survey Plan	1:10,000	1966	10
Ordnance Survey Plan	1:10,000	1978	11
Huddersfield	1:10,000	1984	12
Ordnance Survey Plan	1:10,000	1987	13
10K Raster Mapping	1:10,000	2000	14
10K Raster Mapping	1:10,000	2006	15
VectorMap Local	1:10,000	2025	16

Historical Map - Slice A



Order Details

Order Number: 399413839_1_1
Customer Ref: NE-26-149
National Grid Reference: 412760, 417810
Slice: A
Site Area (Ha): 0.38
Search Buffer (m): 1000

Site Details

7 Halifax Road, Edgerton, Huddersfield, HD3 3AN

Landmark INFORMATION GROUP
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

Russian Military Mapping Legends

1:5,000 and 1:10,000 mapping

a. Not drawn to scale b. Drawn to scale

- Government and Administrative Buildings
- Military and Industrial Buildings
- Military and Communication Areas
- Subway Entrance
- Fireproof Building
- Prominent Fireproof Building
- Non-fireproof Building
- Non-fireproof Building (non-dwelling)
- Factory, mill, and flour mill, with chimneys
- Factory, mill, and flour mill, without chimneys
- Power Station, drawn to scale
- Hydroelectric Power Station
- Radio Station, drawn to scale
- Telephone Station, drawn to scale
- Abandoned Open-pit Mine or Quarry
- Open-pit Salt Mine
- Pit
- Oil Deposit or Well
- Oil Seepage
- Tailings Pile
- Fuel Storage Tanks
- Natural Gas Tank
- Bench Mark
- Drill Hole
- Burial Mound
- Triangulation Point on Burial Mound
- Single-track Railroad
- Double-track Railroad and Station Building
- Coniferous Forest
- Deciduous Forest
- Mixed Forest
- Lawns
- Citrus Orchard
- Wet Ground
- Scattered Vegetation

243,8 — Values for prominent elevations

186.0 — Numbers for spot elevations, depth soundings, contour lines, etc.

0,2 — Velocity of the current, width of river bed, depth of river

Fractional terms: length and capacity of bridges; depth of fords and condition of the river bottom; height of forest and the diameter of trees

Russian Alphabet (For reference and phonetic interpretation of map text)

А а (A)	З з (Z)	П п (P)	Ч ч (CH)
Б б (B)	И и (I)	Р р (R)	Ш ш (SH)
В в (V)	Й й (Y)	С с (S)	Щ щ (SHCH)
Г г (G)	К к (K)	Т т (T)	ъ (–)
Д д (D)	Л л (L)	У у (U)	ы (Y)
Е е (E)	М м (M)	Ф ф (F)	ь (')
Ё ё (YO)	Н н (N)	Х х (KH)	Э э (E)
Ж ж (ZH)	О о (O)	Ц ц (TS)	Ю ю (YU or IU)
			Я я (YA or IA)

1:25,000 mapping

a. Not drawn to scale b. Drawn to scale

- Government and Administrative Buildings
- Military and Industrial Buildings
- Military and Communication Areas
- Subway Entrance
- Partly Demolished Buildings
- Demolished Buildings
- Built-Up Area with Fireproof Buildings Predominant
- Built-Up Area with Non-Fireproof Buildings Predominant
- Individual Fireproof Building
- Prominent Industrial Building
- Individual Dwelling, Fireproof
- Ruins of an Individual Dwelling
- Factory or Mill Chimney
- Factory or Mill with Chimney
- Factory or Mill without Chimney
- Mine or Open Pit Mine
- Operating Shaft or Mine
- Non-Operating Shaft or Mine
- Salt Mine
- Tailings Pile
- Pit
- Stone Quarry
- Gas Pump or Service Station
- Fuel Storage or Natural Gas Tank
- Oil or Natural Gas Derrick
- Small Hydroelectric Power Station
- Power Station
- Transformer Station
- Cemetery
- Burial Mound (height in metres)
- Triangulation Point on Burial Mound
- Triangulation Point
- Bench Mark
- Bench Mark (monumented)
- Telegraph Office
- Telephone Station
- Radio Station
- Radio Tower
- Airfield or Seaplane Base
- Landing Strip
- Main Highway
- Highway under Construction
- Improved Dirt Road (former truck road)
- Double-track Railroad with First Class Station
- Dismantled Railroad
- Railroad Under Construction
- Shore Embankment
- River or Ditch with Embankment
- Well
- Water Reservoir or Rain Water Pit
- Spring
- Isobath with value
- Heavy (Index) Contour Line
- Contour Line and Value
- Half Contour Line
- Spot Elevation Value
- Coniferous
- Deciduous
- Mixed
- Scrub

Key to Numbers on Mapping

SE11NW_Huddersfield

No.	Description
3	Factory (Machinery)
10	Factory (Steel Smelting)

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Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Yorkshire	1:10,560	1854	3
Yorkshire	1:10,560	1894	4
Yorkshire	1:10,560	1908	5
Yorkshire	1:10,560	1930	6
Yorkshire	1:10,560	1938	7
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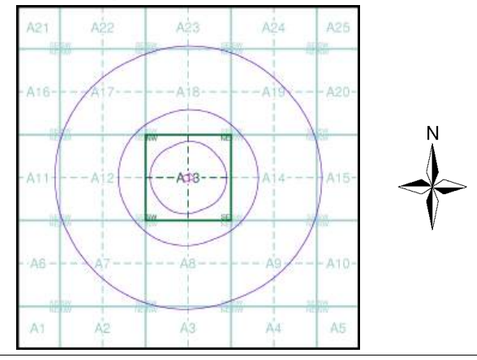
10K Raster Mapping	1:10,000	2000	14
10K Raster Mapping	1:10,000	2006	15
VectorMap Local	1:10,000	2025	16

Russian Map - Slice A



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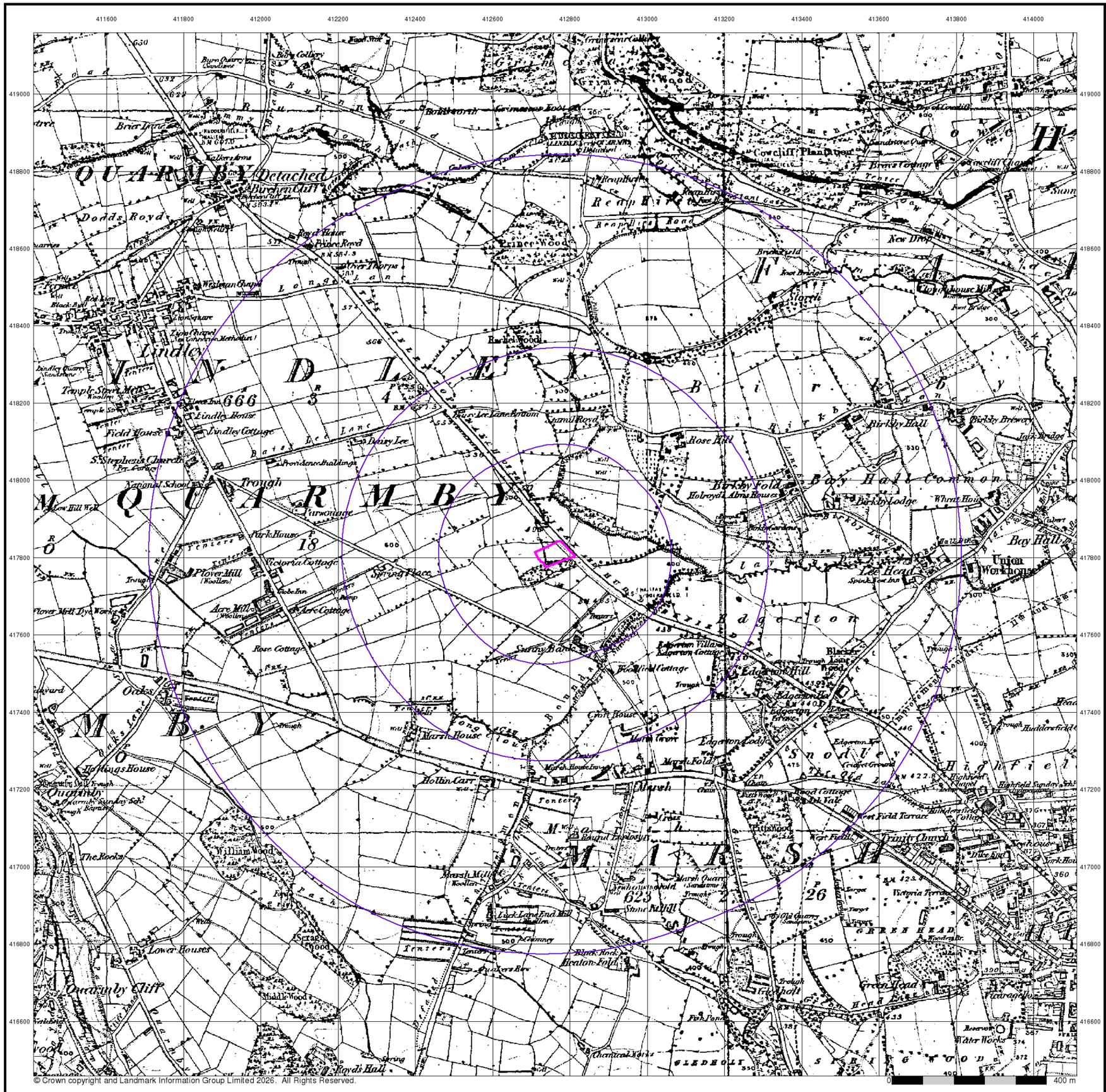

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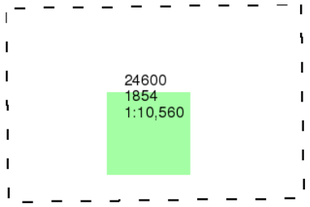
Yorkshire

Published 1854

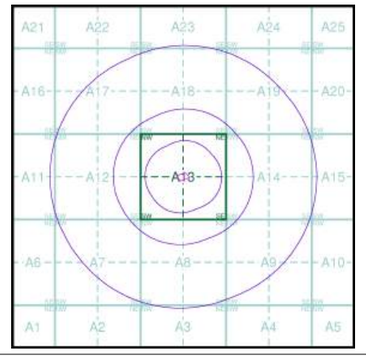
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



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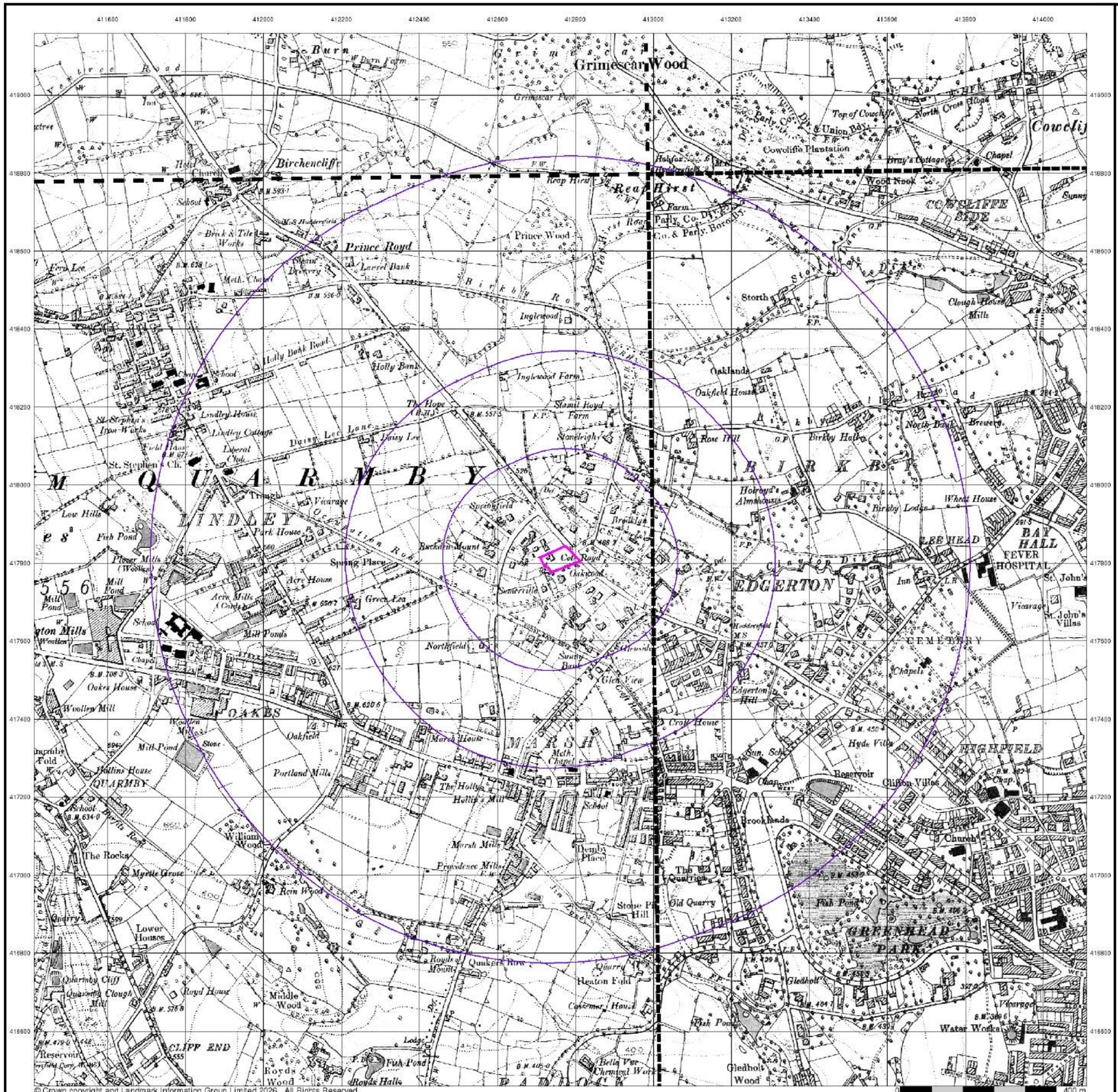
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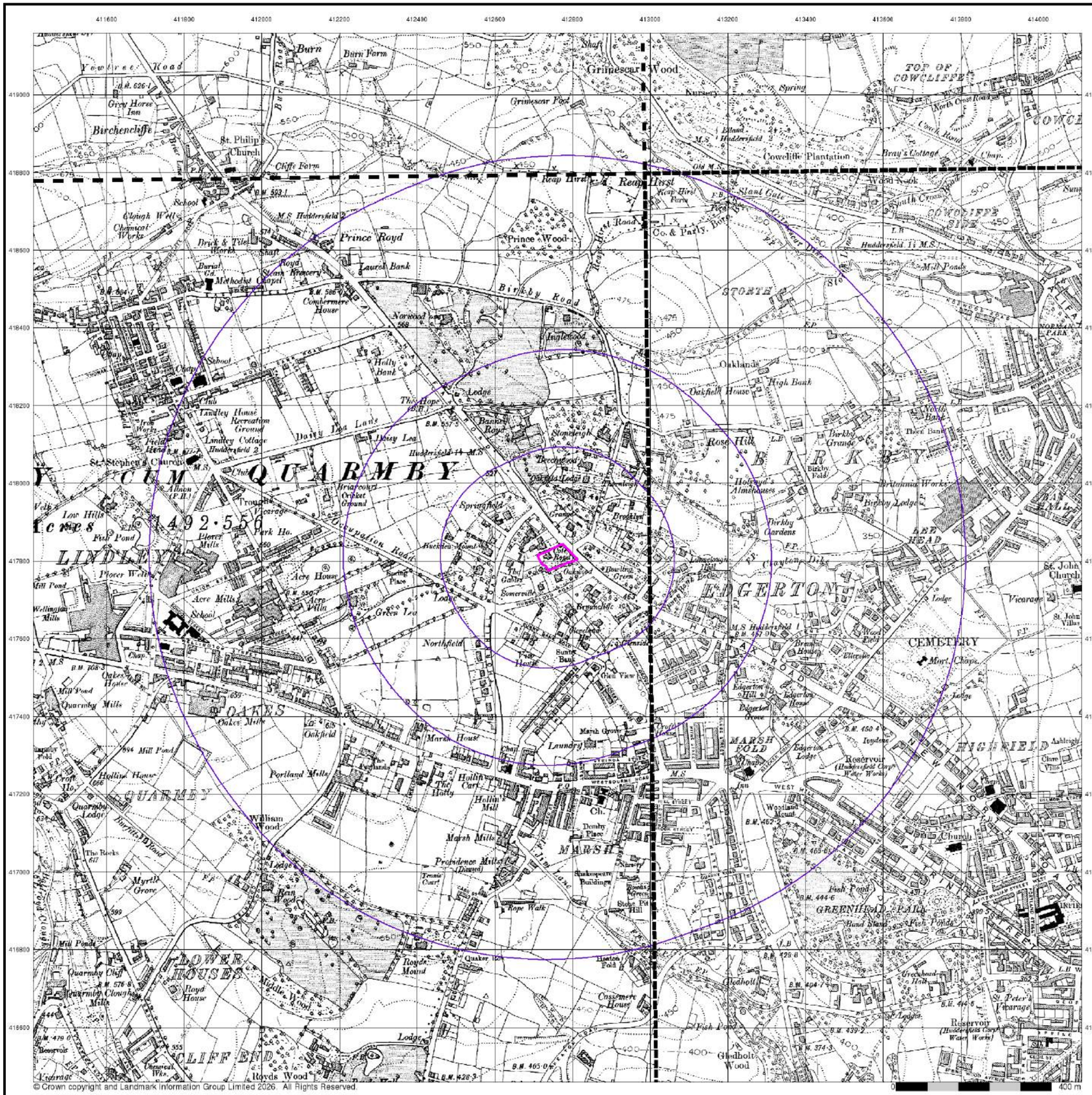
Grimescar Wood
Birchencliffe
Prince Royd
Lindley
Quarmby
Oakes
Marsh
Edgerton
Cowcliffe Side
Highfield
Greenhead Park
Fever Hospital
Cliff End
Royds Wood
Middle Wood
Lower Houses
Quarmby Cliff
Heaton Fold
Gledholt
Gledholt Wood
Reap Hirst
Birkby
Birkby Hall
Birkby Lodge
Lee Head
Bay Hall
Cowcliffe Plantation
Cowcliffe Hill
Oakwood
Northfield
Portland Mills
Providence Mills
Marsh Mills
Hollins Mill
Woollen Mill
Oakes House
Mill Ponds
Fish Pond
Reservoir
Water Works
Vicarage
Chapel
Church
School
Brook Bank
Clough House Mills
Brewery
Old Quarry
Quarry
Stone Pit Hill
Royds Hall
Royds Mount
Quakers Row
Holly Bank
Holly Bank Road
Inglewood
Inglewood Farm
Oakfield House
Oakfield
Rose Hill
Stonelea
Stonelea Farm
Stonelea Road
Birkby Road
Reap Hirst Road
Cowcliffe Road
Halifax Road
Park House Road
Myrtle Grove
Myrtle Road
Quarmby Road
Lindley Moor Road
Daisy Lee
Daisy Lee Lane
Lindley House
Lindley Cottage
Liberal Club
St. Stephen's Ch.
St. Stephen's Iron Works
Top of Cowcliffe
North Cross Hope
Wood Nook
Storth
Oaklands
Hollroyd's Almshouses
Whitt House
Clifton Villas
Hyde Villa
Brook Bank
Dem Wood
Rern Wood
Low Hills
Fish Pond
Spring Place
Green Lea
Acre House
Acre Mills
Mill Pond
Woollen Mills
Stone
Mill Pond
Hollins House
Quarmby
The Rocks
Myrtle Grove
Quarry
Lower Houses
Quarmby Cliff
Quarmby Clough Mill
Royd House
Middle Wood
Reservoir
Fish Pond
Royds Hall
Royds Wood
Heaton Fold
Gledholt
Gledholt Wood
Fish Pond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Yewtree Road
Burn
Burn Farm
Grimescar Wood
Grey Horse Inn
Birchencliffe
St. Philip's Church
Cliffe Farm
Reap Hirst
Reap Hirst Road
Prince Royd
Prince Wood
Laurel Bank
Birkby Road
Norwood
Inglewood
Holly Bank
Lodge
Oaklands
Oakfield House
High Bank
Rose Hill
Stonelegh
Becconsall
Oakfield Lodge
Sprunfield
Briarcourt
Cricket Ground
Trough
Garage
Low Hills
Fold Pond
Park Ho.
Florence Mills
Acre House
Acre Mills
Acre Villa
Green Top
Northfield
Sunny Bank
Glen View
Edgerton Hill
Edgerton Grove
Edgerton House
Marsh Grove
Marsh House
Laundry
Portland Mills
Hollin Cart
Hollin Mill
The Hatty
Providence Mills (Disused)
Marsh Mills
Tennis Court
Stanhope Buildings
Rope Walk
Royds Mound
Royd House
Middle Wood
Cassemere House
Heston Fold
Gledholt
Gledholt Wood
Fish Pond
Band Stand
Reservoir
Cemetery
Mort. Chaps.
Vicarage
St. John Church
St. Peter's Vicarage
Cowcliffe Plantation
Bray's Cottage
Wood Nook
South Cross
Mill Ponds
Stone Pit Hill
Greenhead Park
Birkby Grange
Birkby Fold
Holroyd's Almshouses
Britannia Works
Birkby Lodge
Birkby Gardens
Lee Head
Normanton Park
Normanton Avenue
Normanton Road
Cowcliffe Hill
Cowcliffe Side
Top of Cowcliffe
North Cross Road
Couch Road
Slant Gate
Co. & Parly. Boro'
Huddersfield 11 M.S.
Huddersfield 14 M.S.
Huddersfield 3
Elland Huddersfield
Grimescar Dyke
Grimescar Pond
Spring
Nursery
Shaft
Brick & Tile Works
Clough Well
Chemical Works
Methodist Chapel
Burial Gd.
Cambermere House
Ludley House Recreation Ground
Ludley Cottage
Daisy Lea
Daisy Lea Lane
Banner Road
Thornton
Brookfield
Huddersfield 14 M.S.
St. Stephen's Church
Allison (P.H.)
Quarmby
Lindley
Oakes
Quarmby Mills
Mill Pond
Oakes Mills
Oakfield
Hollins House
Quarmby Lodge
Quarmby Road
The Rocks
Myrtle Grove
Ben Wood
William Wood
Quarmby Cliff
Quarmby Clough Mills
Reservoir
Cliff End
Royds Wood
Lodge
Chimney
Huddersfield Corp. Water Works
Woodland Mount
Ashleigh
Clare Villa
Edgerton Lodge
Inn
Church
Fish Ponds
Greenhead Hall
Lodges
Quarmby
Marsh
Edgerton
Highfield
Norman Park
Cowcliffe Side
Cowcliffe
Stonyhurst