



Phase 1: Desk Study

Cote Royd, Halifax Road, Huddersfield

Spofforth Properties Ltd

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PHASE 1 DESK STUDY

Cote Royd, Halifax Road, Huddersfield

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Revision	Date	Prepared By	Signed
Final	April 2026	S Rippon <i>Trainee Engineering Geologist</i>	Redacted
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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 <i>On Site</i>	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.
<i>Offsite</i>	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 <i>Landfill & Waste</i>	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.
<i>Regulated Industries</i>	There are 11 contemporary trade directory entries within 500m of the site. There are no fuel station entries within 500m of the site.
<i>Geology</i>	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.
<i>Hydrogeology</i>	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.
<i>Hydrology</i>	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.
<i>Flooding</i>	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.
<i>Radon Gas</i>	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	<ul style="list-style-type: none"> 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 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 <i>(Based on Table 8.1, CIRIA C665, 2007)</i>	LOW LIKELIHOOD	Ground gas from made ground.
		Historic landfill located within 250m radius of the site.
		No coal mining in area.
Consequence <i>(Based on Table 8.2, CIRIA C665, 2007)</i>	MILD	Residential conversion.
	Risk	Details
Consequence vs. Probability <i>(Based on Table 8.3, CIRIA C665, 2007)</i>	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

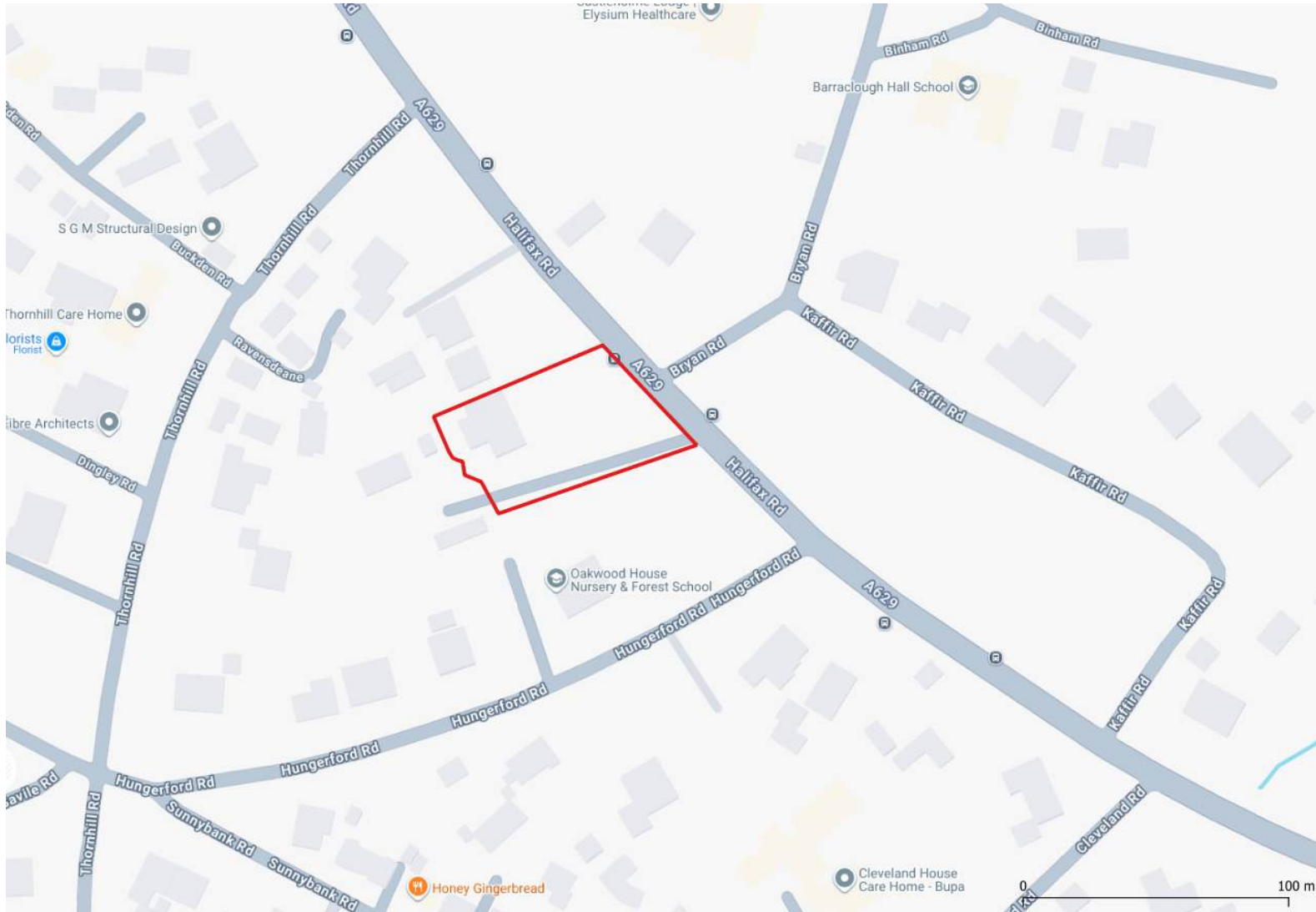
Source	Pathway	Receptor	Risk Rating	Comments
Asphyxiating or explosive ground gases <ul style="list-style-type: none"> Made ground Landfills within 250m Not in Radon Affected Area 	Ground gas migration <ul style="list-style-type: none"> Migration through permeable soils Inhalation 	Future site users <ul style="list-style-type: none"> Transient adult workers Residents 	Low	Gas monitoring not considered necessary.
		Users during development <ul style="list-style-type: none"> Construction workers 	Low	
Areas of contamination <ul style="list-style-type: none"> Potential contaminants in made ground Potential demolition/construction waste 	<ul style="list-style-type: none"> Inhalation Dust ingestion Dermal contact 	Future site users <ul style="list-style-type: none"> Transient adult workers Residents 	Low	No new soft landscaping proposed, no contamination testing required.
		Users during development <ul style="list-style-type: none"> 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. <i>Protection of Workers and the General Public During the Development of Contaminated Land.</i>
	<ul style="list-style-type: none"> Inhalation Dust ingestion 	Users of surrounding sites <ul style="list-style-type: none"> Transient adult workers 	Low	No ground breaking activities etc therefore the risks of dust generation and subsequent ingestion are low.
		Drift geology <ul style="list-style-type: none"> No Data 	N/A	No data to suggest the presence of any superficial aquifer.
	<ul style="list-style-type: none"> Leaching of mobilised contaminants 	Solid geology <ul style="list-style-type: none"> Secondary Aquifer A 	Low	Medium sensitivity/vulnerability Aquifer located beneath thin drift deposits.
		<ul style="list-style-type: none"> Drainage Lateral migration Accumulation of contaminated sediment 	Surface water features <ul style="list-style-type: none"> Pond 83m north 	Low
	<ul style="list-style-type: none"> Uptake via roots and leaf surfaces 	Vegetation <ul style="list-style-type: none"> Gardens 	Low	No new landscaping proposed.
	Areas of contamination above service fabric or BRE Special Digest 1 thresholds	<ul style="list-style-type: none"> Direct contact 	Construction Materials <ul style="list-style-type: none"> Concrete 	Low
<ul style="list-style-type: none"> Direct contact 		Construction Materials <ul style="list-style-type: none"> 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.

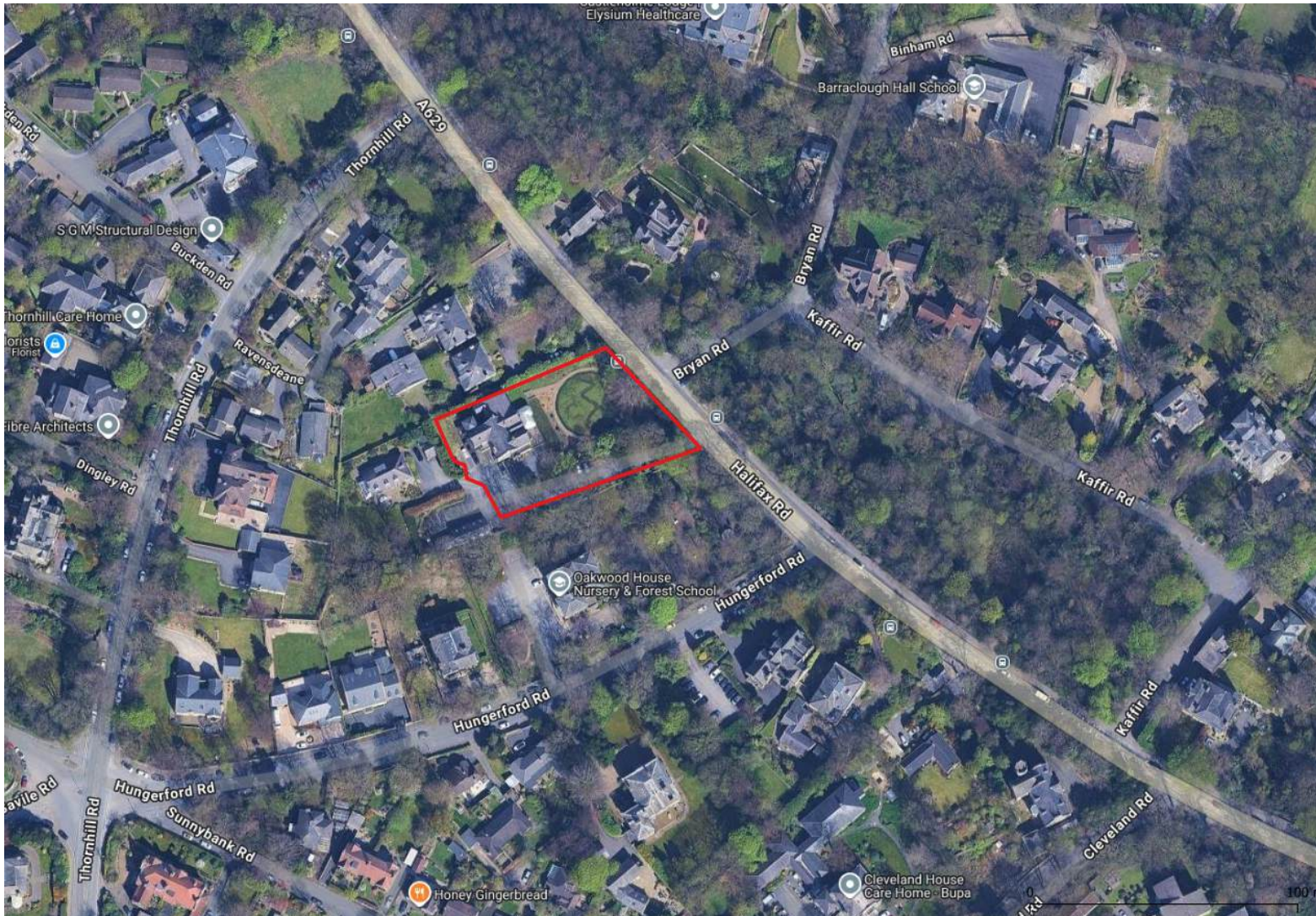
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APPENDIX A






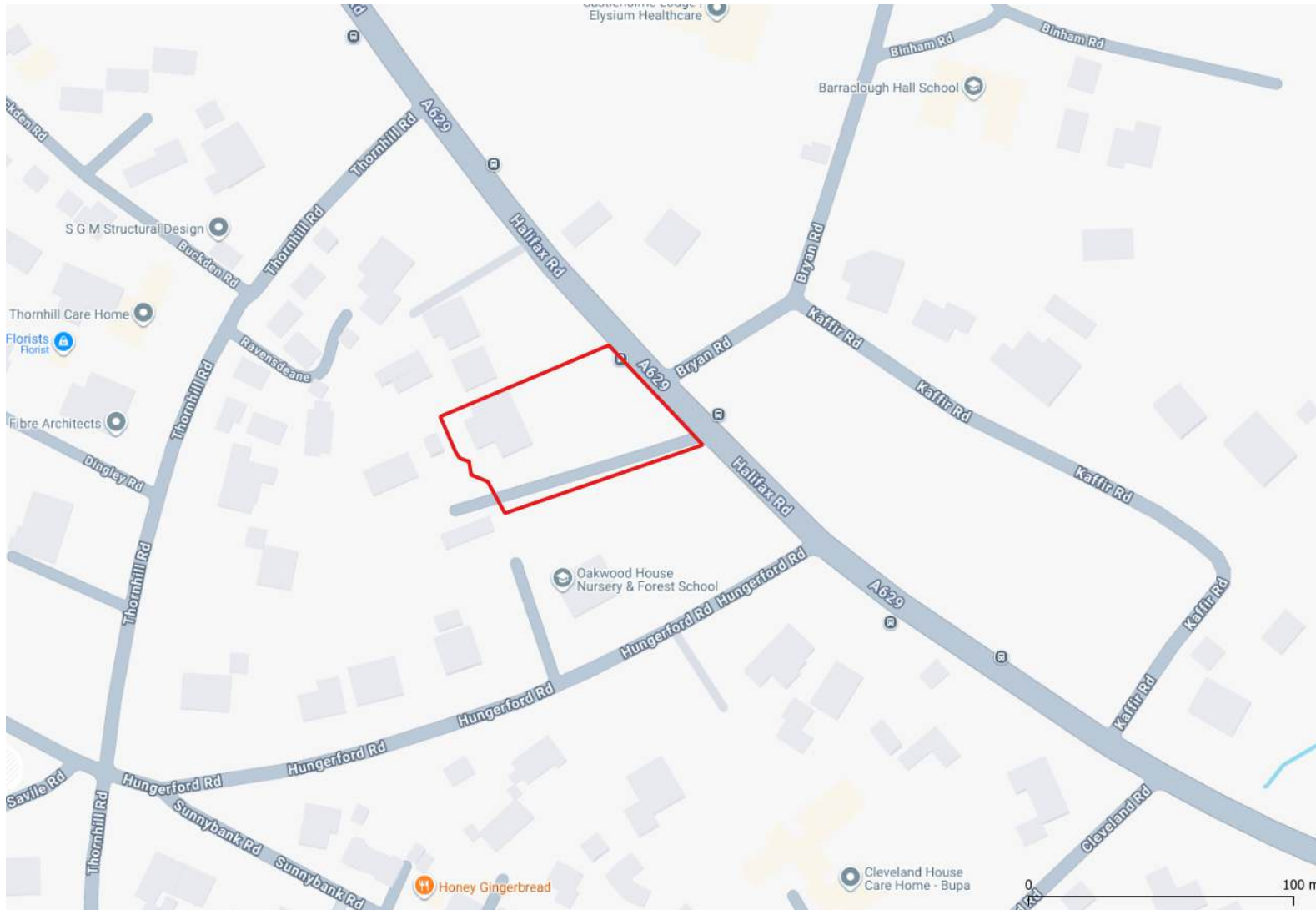
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Title	Site Location Plan
Project	Cote Royd, Halifax Road, Huddersfield
Client	Spofforth Properties Ltd
Date	April 2026
Fig No.	Figure 1
Scale	On map
Key	 Approx. Site Boundary
 N	
<p>Solmek Ltd. 12 Yarm Road Stockton-on-Tees TS18 3NA</p> <p>Tel: +44 (0) 1642 607083 Fax: +44 (0) 1642 612355 e-mail: south@solmek.com www.solmek.com</p>	
	



Contains Bing® Imagery ©Microsoft 2021

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
	 N
	<p>Solmek Ltd. 12 Yarm Road Stockton-on-Tees TS18 3NA</p> <p>Tel: +44 (0) 1642 607083 Fax: +44 (0) 1642 612355 e-mail: south@solmek.com www.solmek.com</p>
	



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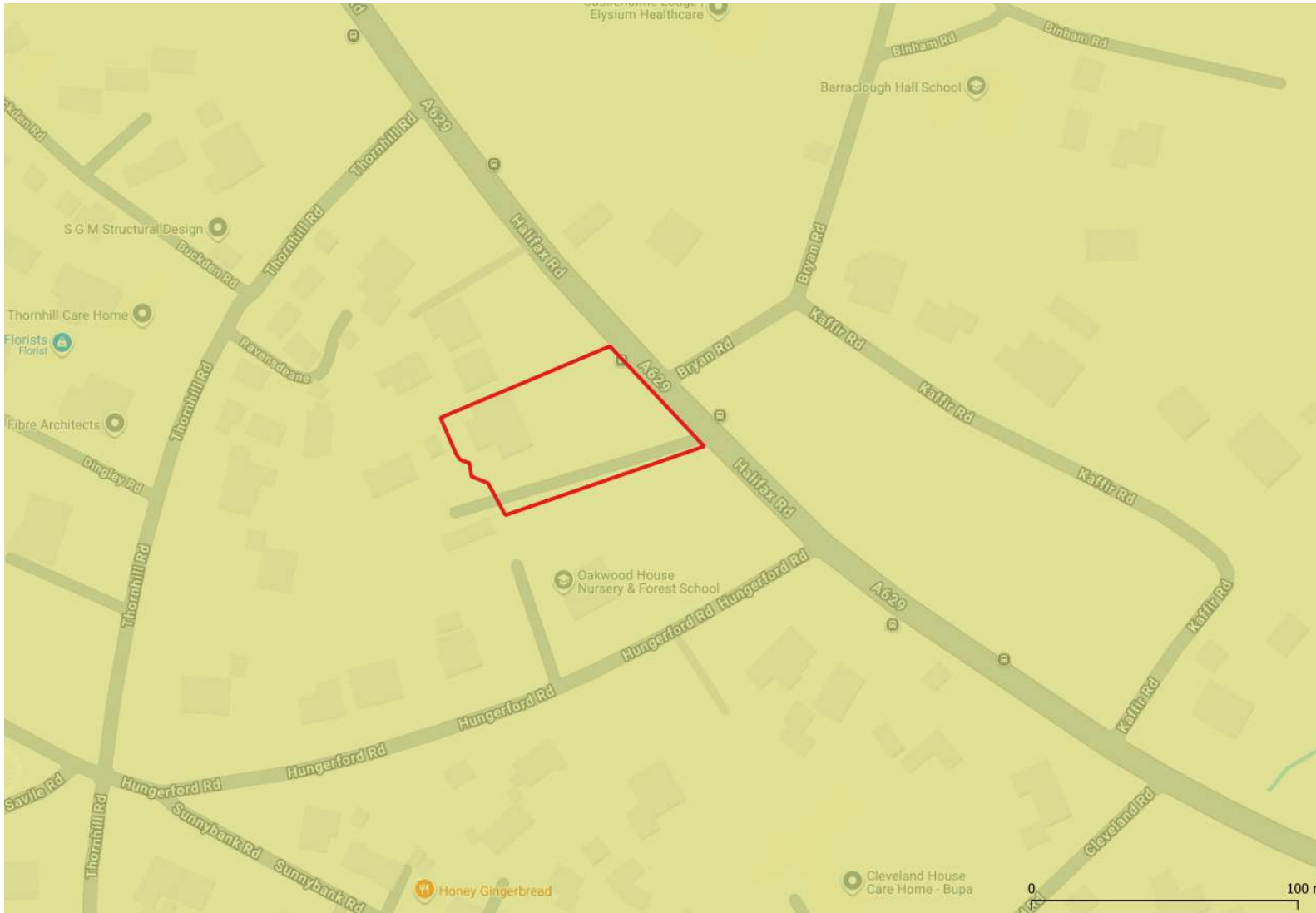
Title	Drift Geology Map
Project	Cote Royd, Halifax Road, Huddersfield
Client	Spofforth Properties Ltd
Date	April 2026
Fig No.	Figure 3
Scale	Scale on map
Key	<ul style="list-style-type: none"> Site Boundary No drift data



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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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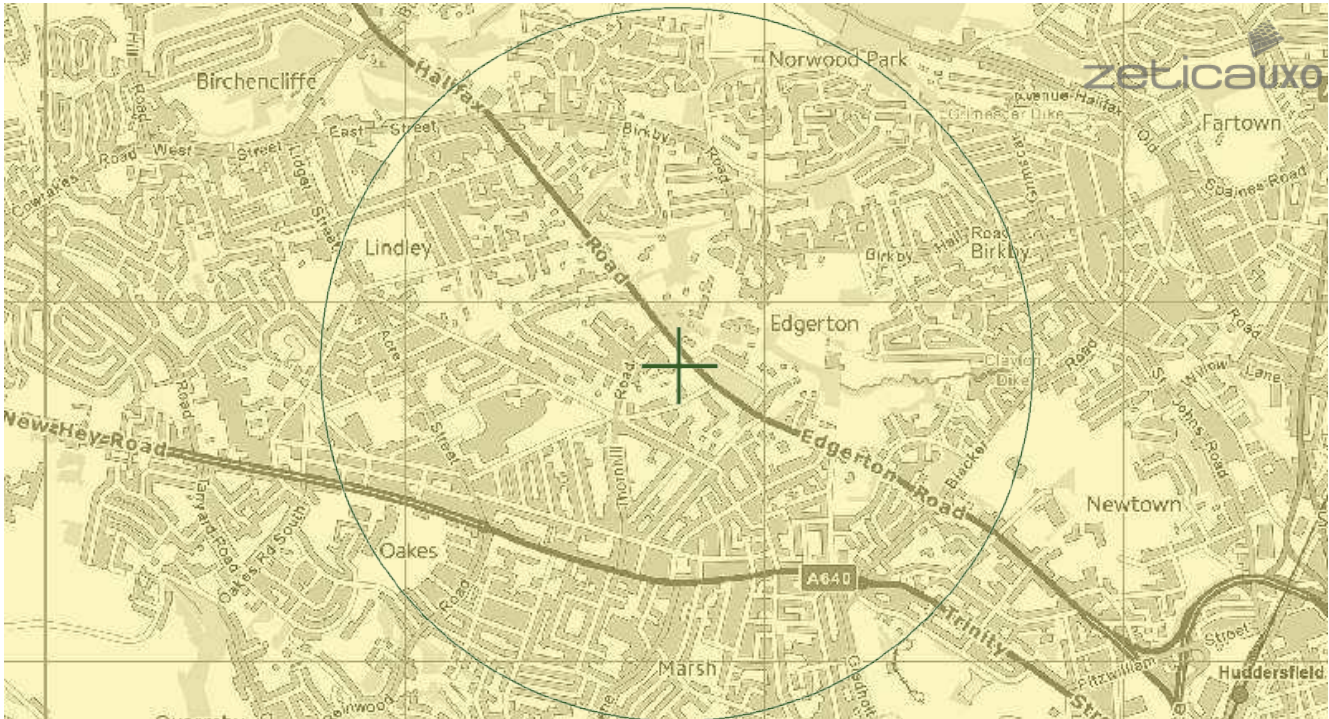


UNEXPLODED BOMB RISK MAP



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.



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](tel:+44201993886682) 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	<p style="text-align: right;">Solmek Ltd. 12 Yarm Road Stockton-on-Tees TS18 3NA</p> <p style="text-align: right;">Tel: +44 (0) 1642 607083 Fax: +44 (0) 1642 612355 e-mail: info@solmek.com www.solmek.com</p> 
Site Walkover Photos	April 2026	
Project		
Cote Royd, Halifax Road, Huddersfield		
Client		
Spofforth Properties Ltd		
Key		



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	<p>Solmek Ltd. 12 Yarm Road Stockton-on-Tees TS18 3NA</p> <p>Tel: +44 (0) 1642 607083 Fax: +44 (0) 1642 612355 e-mail: info@solmek.com www.solmek.com</p>  <p>SOLMEK</p>
Site Walkover Photos	April 2026	
Project		
Cote Royd, Halifax Road, Huddersfield		
Client		
Spofforth Properties Ltd		
Key		



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	<p style="text-align: right;">Solmek Ltd. 12 Yarm Road Stockton-on-Tees TS18 3NA</p> <p style="text-align: right;">Tel: +44 (0) 1642 607083 Fax: +44 (0) 1642 612355 e-mail: info@solmek.com www.solmek.com</p> 
Site Walkover Photos	April 2026	
Project		
Cote Royd, Halifax Road, Huddersfield		
Client		
Spofforth Properties Ltd		
Key		



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

Title	Date	<p style="text-align: right;">Solmek Ltd. 12 Yarm Road Stockton-on-Tees TS18 3NA</p> <p style="text-align: right;">Tel: +44 (0) 1642 607083 Fax: +44 (0) 1642 612355 e-mail: info@solmek.com www.solmek.com</p>  <p style="text-align: right;">SOLMEK</p>
Site Walkover Photos	April 2026	
Project		
Cote Royd, Halifax Road, Huddersfield		
Client		
Spofforth Properties Ltd		
Key		

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		Minor Roads		
	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				
	County Borough Boundary (England)				
	County Burgh Boundary (Scotland)				
	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		Glasshouse
	Sloping Masonry		Pylon
	Electricity Transmission Line		Pole
	Cutting		Embankment
	Standard Gauge Multiple Track		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

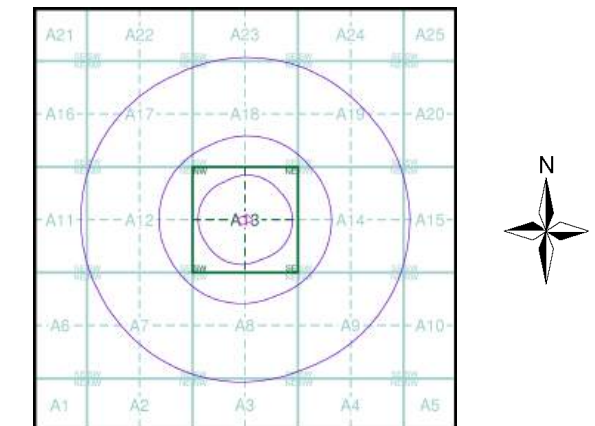
	Gravel Pit		Refuse tip or slag heap
	Rock		Rock (scattered)
	Boulders		Boulders (scattered)
	Shingle		Mud
	Sand		Sand Pit
	Slopes		Top of cliff
	General detail		Underground detail
	Overhead detail		Narrow gauge railway
	Multi-track railway		Single track railway
	County boundary (England only)		Civil, 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)
	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



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



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		Natural Gas Tank
	Tailings Pile		Fuel Storage Tanks
	Bench Mark		Drill Hole
	Burial Mound		Triangulation Point on Burial Mound
	Single-track Railroad		Double-track Railroad
	Railroad and Station Building		Small Bridge
	Pipe (Culvert)		Tunnel
	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
180/12 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		Salt Mine
	Tailings Pile		Mine or Open Pit Mine
	Operating Shaft or Mine		Non-Operating Shaft or Mine
	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		Telegraph Office
	Telephone Station		Radio Station
	Radio Tower		Airfield or Seaplane Base
	Landing Strip		Cut
	Fill		Km Post
	Plantings		Width of Road
	Steep Grade		Highway under Construction
	Improved Dirt Road (former truck road)		Small Bridge
	Pipe (Culvert)		Tunnel
	Dismantled Railroad		Double-track Railroad with First Class Station
	Railroad Under Construction		Shore Embankment
	River or Ditch with Embankment		Water Gauge
	Direction and velocity of current		Water Level Mark
	Well		Spring
	Water Reservoir or Rain Water Pit		Isobath with value
	Heavy (Index) Contour Line		Half Contour Line
	Contour Line and Value		Spot Elevation Value
	Coniferous		Deciduous
	Mixed		Scrub

Key to Numbers on Mapping

SE11NW_Huddersfield

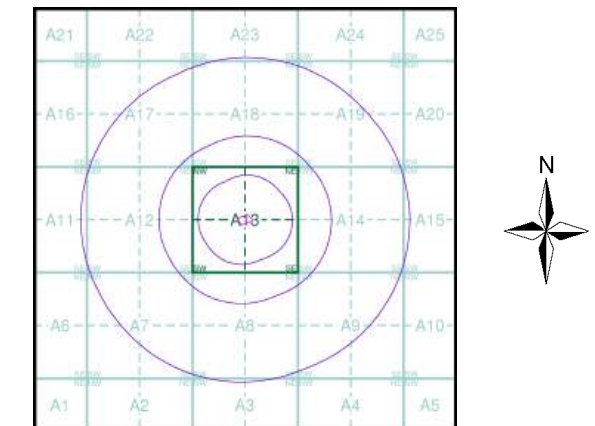
No.	Description
3	Factory (Machinery)
10	Factory (Steel Smelting)



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
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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

Russian 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



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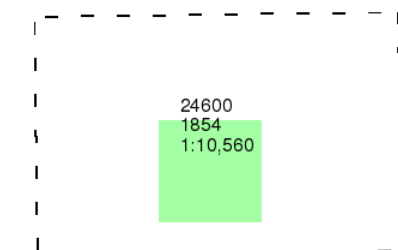
Yorkshire

Published 1854

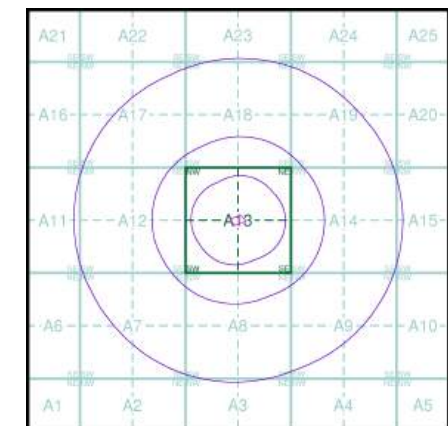
Source map scale - 1:10,560

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



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



Yorkshire

Published 1894

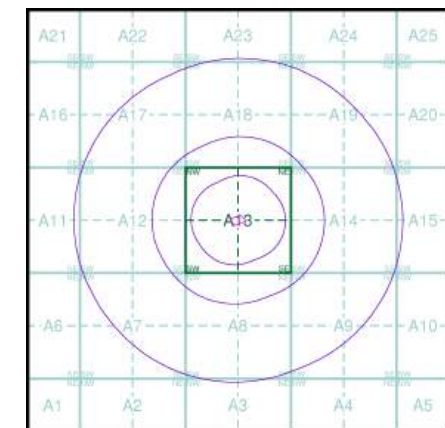
Source map scale - 1:10,560

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)

246NW 1894 1:10,560	246NE 1894 1:10,560
246SW 1894 1:10,560	246SE 1894 1:10,560

Historical Map - Slice A

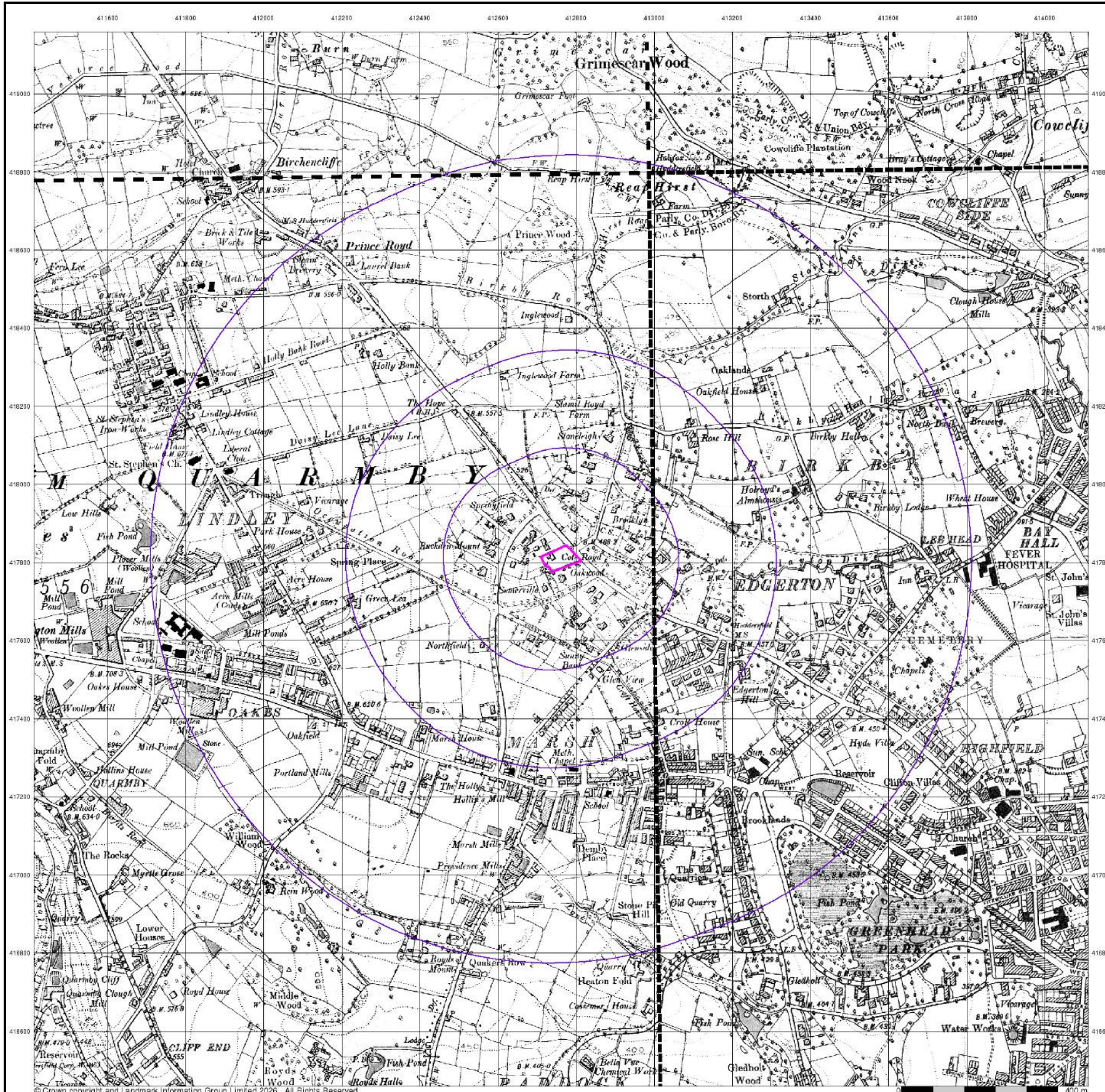


Order Details

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



Yorkshire
Published 1908

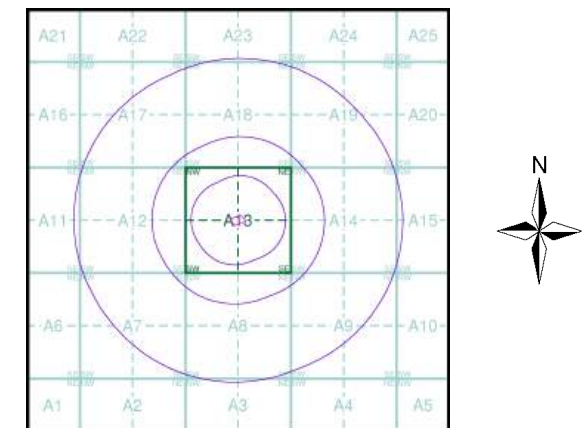
Source map scale - 1:10,560

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)

246NW 1908 1:10,560	246NE 1908 1:10,560
246SW 1908 1:10,560	246SE 1908 1:10,560

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
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Site Details

7 Halifax Road, Edgerton, Huddersfield, HD3 3AN

