

Environmental
Geotechnical
Specialists



PHASE 1 ENVIRONMENTAL DESK STUDY REPORT

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Report on a Phase One Desk Study

Location:	Fleece Farm Midway, South Crosland, Huddersfield, West Yorkshire, HD4 7DA		
For:	JLP Roberts		
Consultants:	Peacock and Smith		
Report No.	C5361/25/E/8261	Report date:	September 2025

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

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1. Introduction

The site comprises an area of Fleece Farm, South Crosland, Huddersfield. The site is approximately 0.86 hectares in size and its National Grid reference is centred around 411470, 412651.

It is understood that the development proposals currently comprise the construction of 6 residential properties with private garden areas and additional car parking. In order to assist with this decision-making process, and any planning and construction aspects of the development, a phase one environmental desk study has been commissioned and is the subject of this report.

In accordance with issued guidance, a site walkover was conducted on the 22nd August 2025 and the following observations were made:

General site description/current site use

The site comprises a collection of barns belonging to a dairy farm.

Site boundaries/access

Access can be gained via Midway off Church Lane.

Topography

The site is relatively flat.

Surface cover of site

The floors of the barns are generally underlain by hard-standing, predominantly concrete. There are exposed areas of soil, however.



Visible evidence of contamination/ contaminative sources

The barns may have roofing materials that contain asbestos. However the integrity of these appears to be good. There were no other visible signs of contamination present during the time of the walkover.

Presence of vegetation and wildlife

There were no obvious signs of invasive flora, fauna, nesting birds, burrowing animals or edible plants observed during the time of the site walkover.

Services

The status of underground services is unknown. There were no overhead services present within the site at the time of the walkover.

Site neighbours

The site is located within a rural and agricultural area.

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

2. Review and Summary of Published Data

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

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

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

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

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

2.1 Historical Land Use

Table 1: Historical Land Use³

HISTORICAL MAPPING SUMMARY		
Map Dates	On site	Within 250m
1854 - 1956	Site is situated within an open field. There are a number of buildings immediately north of the site, including the Fleece Inn and Fleece Farm itself.	Old quarry –50m SE, 250m NE
1963 - 1994	The site becomes developed further as Fleece Farm. Existing building configuration appears to have been developed for definite by 1994.	General development of South Crosland. No obvious industrial uses.

NB. All distances given are approximate only.

2.2 Published Geology and Geological Hazards

Table 2: Geological Data for the Site

BGS MAPPING DATA			
Strata Type	Strata Name ⁴	Previous Name ⁴	Description ⁵
Made Ground/Fill	N/A	N/A	Not indicated on site although previous construction may have resulted in the presence of made ground.
Superficial Geology	N/A	N/A	Not indicated to underlie the site.
Solid Geology	Rough Rock Flags	-	The Rough Rock Flags are generally fine- to medium-grained, flaggy sandstone.
GEOLOGICAL FEATURES			
Type	Location	Features	Comments
Mining Activity	On site	Coal mining	The study site is located within the specified search distance of an identified mining area.
		Non-coal Mining	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
Faults	120m W	-	Normal fault, displacement unknown. This fault is not anticipated to affect the site.
Landslip Deposits	205m SE	-	Landslide deposits are formed by the relatively rapid movement of a mass of rock, earth or debris down a slope. This deposit is not anticipated to affect the site.
BGS BOREHOLE DATA			
Reference ⁶	Location	Strata Description	Depth
-	No records within 500m	-	-
NATURAL GROUND SUBSIDENCE & HAZARDS ⁷			
Type		Risk Rating	
Potential for shrinking or swelling clay ground stability		Negligible.	

³ See Appendix 3

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

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

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

⁷ See Groundsure report



Potential for running sand ground stability	Negligible.
Potential for compressible ground stability	Negligible.
Potential for collapsible ground stability hazards	Very Low.
Potential for landslide ground stability	Very Low.
Potential for ground dissolution stability	Negligible.
Radon	The property is in a Radon Affected Area. Between 3% and 5% of properties are affected. Basic radon ⁸ protective measures are necessary in the construction of new dwellings or extensions.

2.3 Construction Issues

2.3.1 Foundation Construction

On the basis of the prevailing geology and assuming that there are no areas of significantly filled ground, it is anticipated that shallow strip or spread foundations could be utilised at this site. It should be appreciated that an intrusive investigation will be required to validate this opinion.

2.3.2 Site Won Materials

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

2.3.3 Disposal of Site Materials

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

⁸ In outline, 'basic' radon protective measures involve the fitting of a gas tight ground barrier to protect against radon ingress. This should cover the whole building foot print and be lapped to the damp proof course in the walls and sealed around service penetrations. In addition, the membrane should also act as a damp-proof barrier. 'Full' radon protective measures requires the radon-proof ground barrier, together with a sump in the foundation, ready to take a fan if high levels of radon are detected after occupancy.

2.4 Mining and Natural Cavities

2.4.1 Coal Mining

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

Table 3: Summary of the Consultant's Coal Mining Report			
Has the report highlighted evidence or potential of:			
Ref	Mining Feature	Yes/No	Comments
1	Underground Coal Mining	No	No past mining recorded.
2	Probable Unrecorded Shallow Workings	No	None.
3	Spine Roadways at Shallow Depth	No	No spine roadway recorded at shallow depth.
4	Mine Entries	No	None recorded within 100 metres of the site boundary.
5	Abandoned mine plans	No	None available.
6	Outcrops	No	No outcrops recorded.
7	Geological Faults	No	No faults, fissures or breaklines recorded.
8	Opencast Mines	No	None recorded within 500 metres of the enquiry boundary.
9	Coal Authority Managed Tips	No	None recorded within 500 metres of the enquiry boundary.
10	Site Investigations	No	None recorded within 50 metres of the enquiry boundary.
11	Remediated Sites	No	None recorded within 50 metres of the enquiry boundary.
12	Coal Mining Subsidence	No	<p>The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31st October 1994.</p> <p>There is no current Stop Notice delaying the start of remedial works or repairs to the property.</p> <p>The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.</p>
13	Mine Gas	No	None recorded within 500 metres of the enquiry boundary.
14	Mine Water Treatment Schemes	No	None recorded within 500 metres of the enquiry boundary.
15	Future Underground Mining	No	None recorded.
16	Coal Mining Licensing	No	None recorded within 200 metres of the enquiry boundary.
17	Court Orders	No	None recorded.
18	Section 46 Notices	No	No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.
19	Withdrawal of Support Notices	No	The property is not in an area where a notice has been given under section 41 of the Coal Industry Act 1994, cancelling the entitlement to withdraw support.

No further action is required with regards to coal mining as the site does not fall within a high development risk area.

2.4.2 Non-Coal Mining

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

2.5 Waste Management and Gas Monitoring

Table 4: Landfill Data and Artificial Ground, Recorded and Anticipated			
ENVIRONMENT AGENCY, LOCAL AUTHORITY, BGS & HISTORIC LANDFILLS			
Waste Type	Location	Comments	Monitoring Requirement
Active Landfill	Within 250m	None recorded within 250m	-
Historic Landfill	Within 250m	None recorded within 250m	-
Historic waste sites	Within 250m	None recorded within 250m	-
Licensed waste sites	Within 250m	None recorded within 250m	-
Waste Exceptions	Within 250m	Numerous associated with Fleece Farm. Treatment, burning, spreading, screening.	No
MADE GROUND & INFILLED GROUNDWORKINGS			
Description	Location	Comments	Monitoring Requirement
Records of Potentially Infilled Features	212m E	Made Ground	No – significant distance from site.

2.6 Hydrogeology, Hydrology

Table 5: Ground/Controlled Water Sensitivity and Flooding		
ENVIRONMENT AGENCY AQUIFER DESIGNATION⁹		
Strata	Designation	Description
Solid Geology On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers.
GROUNDWATER SENSITIVITY¹⁰		
Description	Location	Details
Source Protection Zone	-	None recorded within 250m.
Abstraction Licences	-	None recorded within 250m.
Records of Part A(2) and Part B Activities and Enforcements	-	None recorded within 250m.

⁹ See Appendix 2

¹⁰ See Appendix 2

Records of Licensed Discharge Consents	-	None recorded within 250m.	
High Soil Leaching Potential	On Site	The soil in urban areas can be highly permeable.	
CONTROLLED WATERS¹¹			
Description	Location	Details	
River Network Entries	Within 250m	-	
Surface Water Features	Within 250m	-	
POLLUTION INCIDENTS¹²			
Pollutant	Receptor	Location	Date
-	-	Within 250m	None recorded.
ENVIRONMENT AGENCY FLOOD RISK¹³			
Description	Location	Details	
Zone 2	-	The site is not situated within a Zone 2 flood plain.	
Zone 3	-	The site is not situated within a Zone 3 flood plain.	
Flood Defences	-	None recorded within 250m.	
Groundwater Flooding Area	-	Limited potential for groundwater flooding to occur.	

2.7 Sensitive Land Use

Table 6: Sensitive Land Uses within 250m

REGISTERED SENSITIVE LAND USES¹⁴			
Description	Location	Details	
Green Belt Land	On Site	Liverpool, Manchester and West Yorkshire Greenbelt.	
SSI Impact Zone	On Site		

2.8 Industrial Land Use and Potential Sources of Contamination

In order for a conceptual site model and preliminary risk assessment to be completed the historical maps and Groundsure data requires analysis to identify any past or present activities on the site and in the area that may have the potential to cause contamination on the site. Guidance has been issued by the Environment Agency, NHBC and Chartered Institute of Environmental Health.¹⁵ Within this document, annex 3 provides examples of important contaminants that are associated with individual uses of land. This data assists in the formulation of any chemical testing regime.

¹¹ See Appendix 2

¹² See Appendix 2

¹³ See Appendix 2

¹⁴ See Appendix 2

¹⁵ Guidance for the Safe Development of Housing on Land Affected by Contamination, R&D Publication 66: 2008 Volume 1 and 2.

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

Table 7: Potentially Contaminative Sources		
HISTORICAL		
Land Use	Location	Classification
Tank (Slurry)	On site	Unspecified works/factories/features.
Electricity Sub-station (1994)	34m E	
CURRENT		
Land Use	Location	Classification
Farming	On site	Unspecified works/factories/features.

3. Preliminary Qualitative Risk Assessment

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

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

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

In order to complete a conceptual site model and therefore a preliminary risk assessment, an appraisal of the sources of contamination, potential and actual, on and in the area of the site has therefore been completed with reference to this pollution linkage.¹⁶

¹⁶ This assessment has been based on the information as to the proposed development that has been provided by the client. If the plans should change, the assessment should be re-evaluated.



3.1 Conceptual Ground Model & Preliminary Qualitative Risk Assessment

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

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

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



Table 8: Conceptual Site Model and Preliminary Qualitative Risk Assessment

CONCEPTUAL SITE MODEL			PRELIMINARY RISK ASSESSMENT	
Pathways	Receptor	Linkage Present?	Risk Rating	Notes
Direct contact/dermal absorption/soil ingestion	Operative	Yes – operatives are likely to come in contact with the soil.	Moderate	There are potential on and off-site sources of contamination that may have caused contamination of the site. Further testing required to reach a firm conclusion.
	End User	Yes – end users are likely to come in contact with the soil.	Moderate	
	Neighbours	Yes – limited sources identified on site itself and the extended area is farmland.	Low	
Inhalation of Dust/Vapours	Operative	Yes – contact with soil likely during works and vapours may accumulate in enclosed spaces.	Moderate	There are potential on and off-site sources of contamination that may have caused contamination of the site. Construction activities may create dust on and off site, which, if contaminated, could adversely affect operatives, end users and neighbours. In the event that harmful vapours are present they may accumulate in enclosed spaces, affecting operatives, end users and neighbours. Further testing required to reach a firm conclusion.
	End User	Yes – vapours may accumulate in enclosed spaces.	Moderate	
	Neighbours	Yes – limited sources identified on site itself and the extended area is farmland.	Low	
Ingestion of fruit/vegetables and/or waters	Operative	No – no edible plants or contained water sources in the area of the proposed new works.	N/A	There are potential on and off-site sources of contamination that may have caused contamination of the site. Further testing required to reach a firm conclusion.
	End User	Yes – soft landscaping proposed as part of the new development.	Moderate	
	Neighbours	Yes – limited sources identified on site itself and the extended area is farmland.	Low	
Migration of hazardous gases via permeable strata	Operative	No – no on or off-site sources identified.	N/A	It is unlikely that significant thicknesses of made ground will have been brought on to site for previous construction. Therefore a generative source has unlikely been produced on site. This should be re-assessed during any intrusive works should this be proven to the contrary.
	End User		N/A	
	Neighbours		N/A	



Spillage/loss/run off direct to receiving water	Controlled Waters	No – no controlled waters within 250m.	N/A	There are potential on and off-site sources of contamination that may have caused contamination of the site. Secondary A aquifer underlies the site. Permeability of underlying geology should be assessed. Further testing required to reach a firm conclusion.
Migration via permeable unsaturated strata	Controlled Waters	Yes – Secondary A aquifer beneath the site.	Moderate	
Run off via drainage/sewers etc	Controlled Waters	Yes – potential for previous or abandoned services.	Moderate	
Direct contact with contaminated soils	Plants	Yes – some soft landscaping areas may be present as part of the proposed development.	Moderate	There are potential on and off-site sources of contamination that may have caused contamination of the site. Further testing required to reach a firm conclusion.
Uptake via root system			Moderate	
Direct contact with contaminated soils/ Direct contact with contaminated groundwater	Building Materials	Yes – possible source on and off site and foundation and service installation materials may be affected by the site soil.	Moderate	There are potential on and off-site sources of contamination that may have caused contamination of the site. Further testing required to reach a firm conclusion.
Migration of mine gas via permeable strata	Operative	No – not in an area affected by coal mining activity and where shallow worked seams may be present.	N/A	
	End User			
Exposure to Radon	Operative	Yes – site currently indicated to be present in a risk radon affected area ¹⁷ .	High	Between 3% and 5% of properties are affected. The publication BR211 states that no protection measures are necessary.
	End User			

¹⁷ Radon interactive map [online resource <https://www.ukradon.org/radonmaps/>] It should be appreciated that radon maps are subject to change and are updated regularly.

Notes:

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

4. Intrusive Investigation

4.1 Site Investigation Philosophy

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

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

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

Non-Targeted Sampling

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

Targeted Sampling

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

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

4.2 Site Specific Investigation

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



4.2.1 Contamination Assessment

It may be appreciated that BS 10175 clause 7.7.2.2.3 suggests that the number of sampling points at the site should be based on a minimum of three testing locations or the size of the site with respect to the appropriate grid spacing, whichever the greater. On the basis of the site area being 0.86ha, the number of sampling points at the site should be considered with respect to the table below.

Table 9: Summary of Sampling Strategy					
NUMBER OF SAMPLING POINTS					
	Soil	Water	Asbestos	Standpipes	Standpipe Readings
Exploratory Investigation 50m x 50m grid	3	-	3	-	-
Target Areas	Should be assessed during any investigation. Tank area to be discussed with the client to discuss integrity etc.				

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

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

Subject to discussions with the client, specific tests may be required depending on the condition of the tank.

Sampling Method

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

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

Gas Monitoring

Gas monitoring should be considered if significant thicknesses of made ground or organic fill are discovered during the ground investigation and/or groundworks phase.



4.2.2 Geotechnical Assessment

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

Sampling Method

It is anticipated that machine dug trial pits will be able to gain sufficient data in regard to the near surface soils. Alternatively, windowless sample boreholes could be considered. Such equipment would be able to undertake Standard Penetration Testing (SPT) and/or Dynamic Probing.

Soakaway Design

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

Geotechnical Testing

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

4.2.3 Reporting

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

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

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



5. References

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



Appendix 1

Site Plans

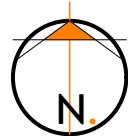
Madgin Ln

Church Ln

Crosland Spring Rd

B6108





- SHARED ACCESS - EXISTING HARD STANDING UPGRADED
- RESIDENTIAL AMENITY - 565M²
- EXISTING BARN FOOTPRINT - 1040M²



PROPOSED BLOCK PLAN
1:500

2021
NORTHERN
DESIGN AWARDS
FINALIST

2022
Best of Houzz
Service

2021
Home Builder
Awards

2019
BUILD
Architecture
Awards

REVISION	DESCRIPTION	DATE	STATUS

PLANNING DRAWING

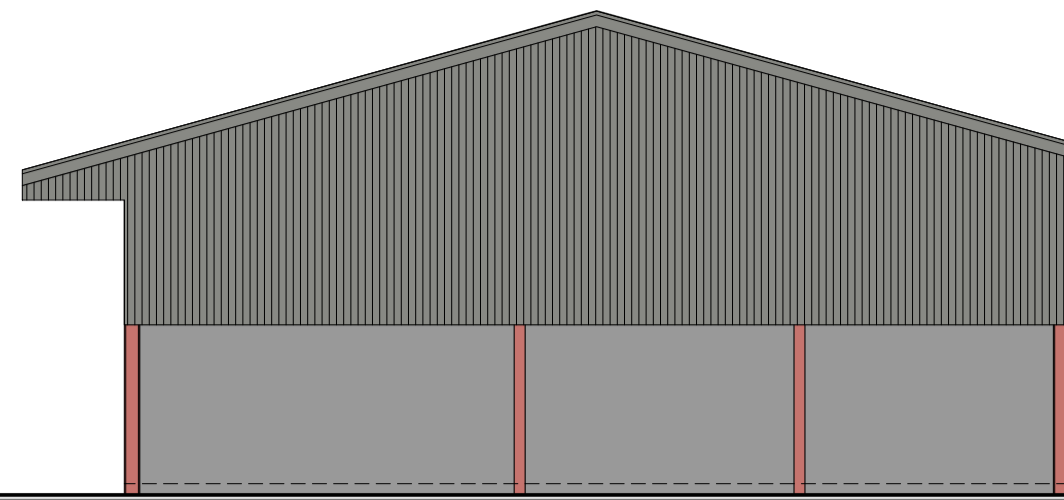
ORANGE DESIGN STUDIO.

ARCHITECTURAL PRACTICE

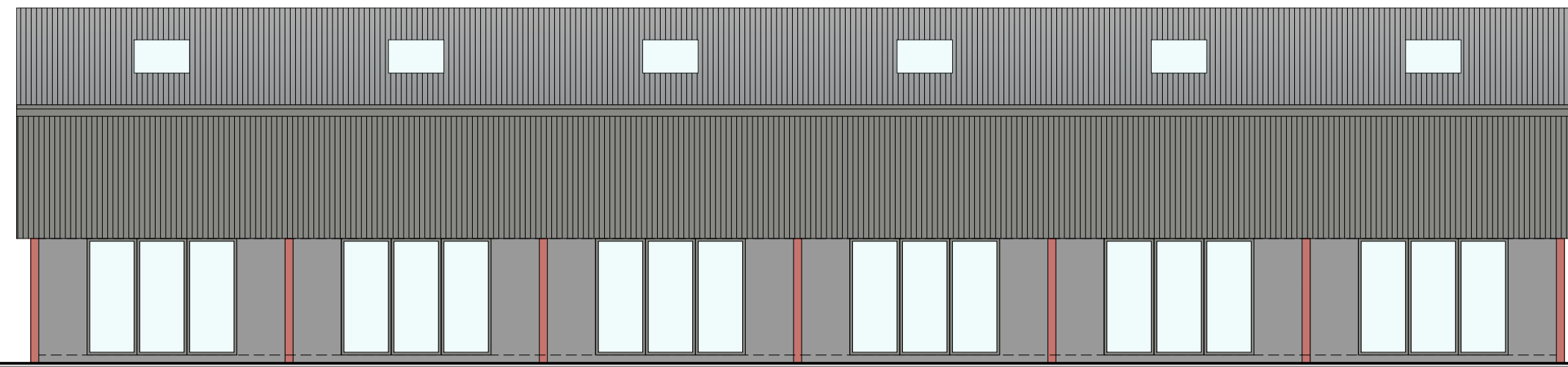
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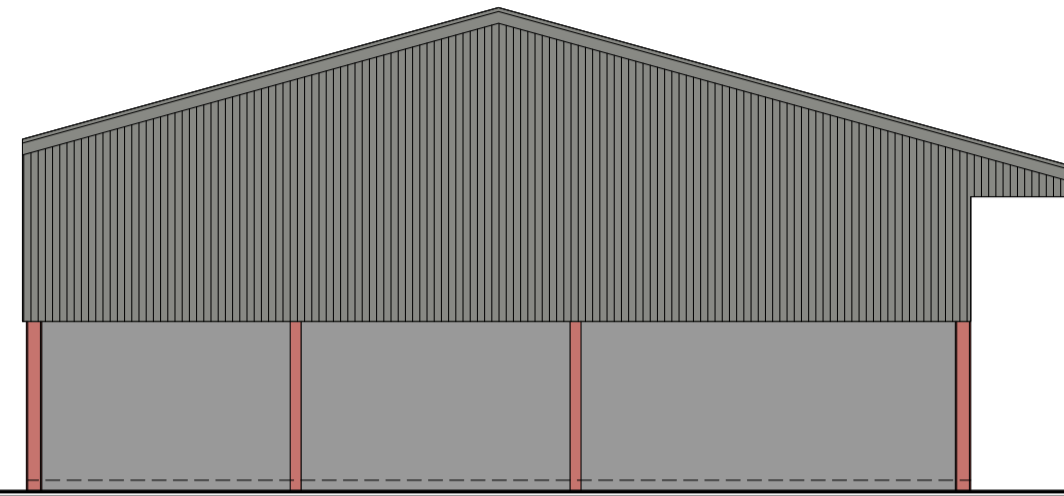
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DRAWING TITLE PROPOSED BLOCK PLAN			
SCALE	DRAWN	CHECKED	PROJECT REFERENCE
1:500	CF	JH	ODS_24/943
PAPER SIZE	DWG NUMBER	DATE	REVISION
A3	(20)003	28/03/25	1
CLIENT MR & MRS ROBERTS			



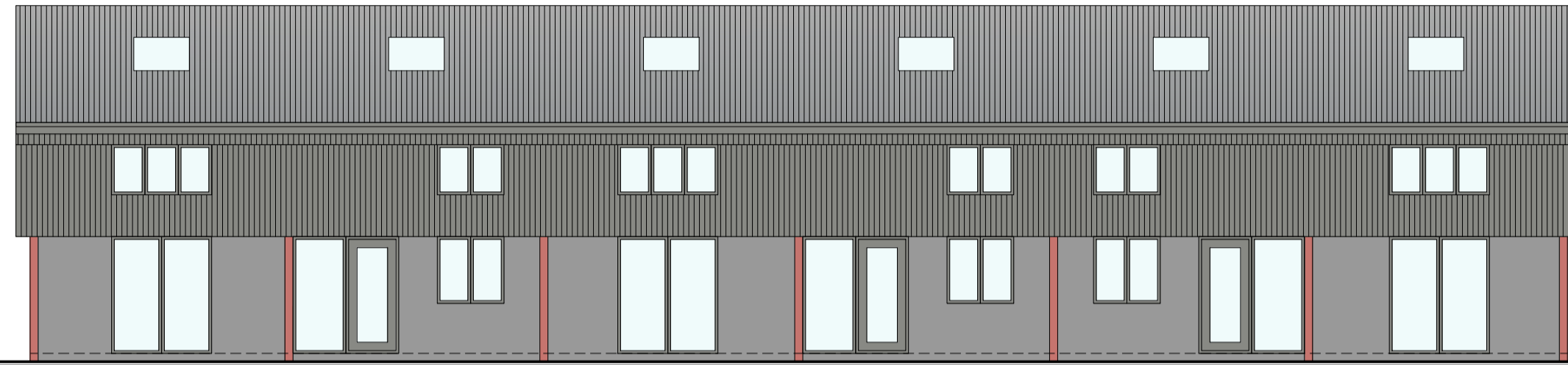
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1:100



EAST ELEVATION
1:100



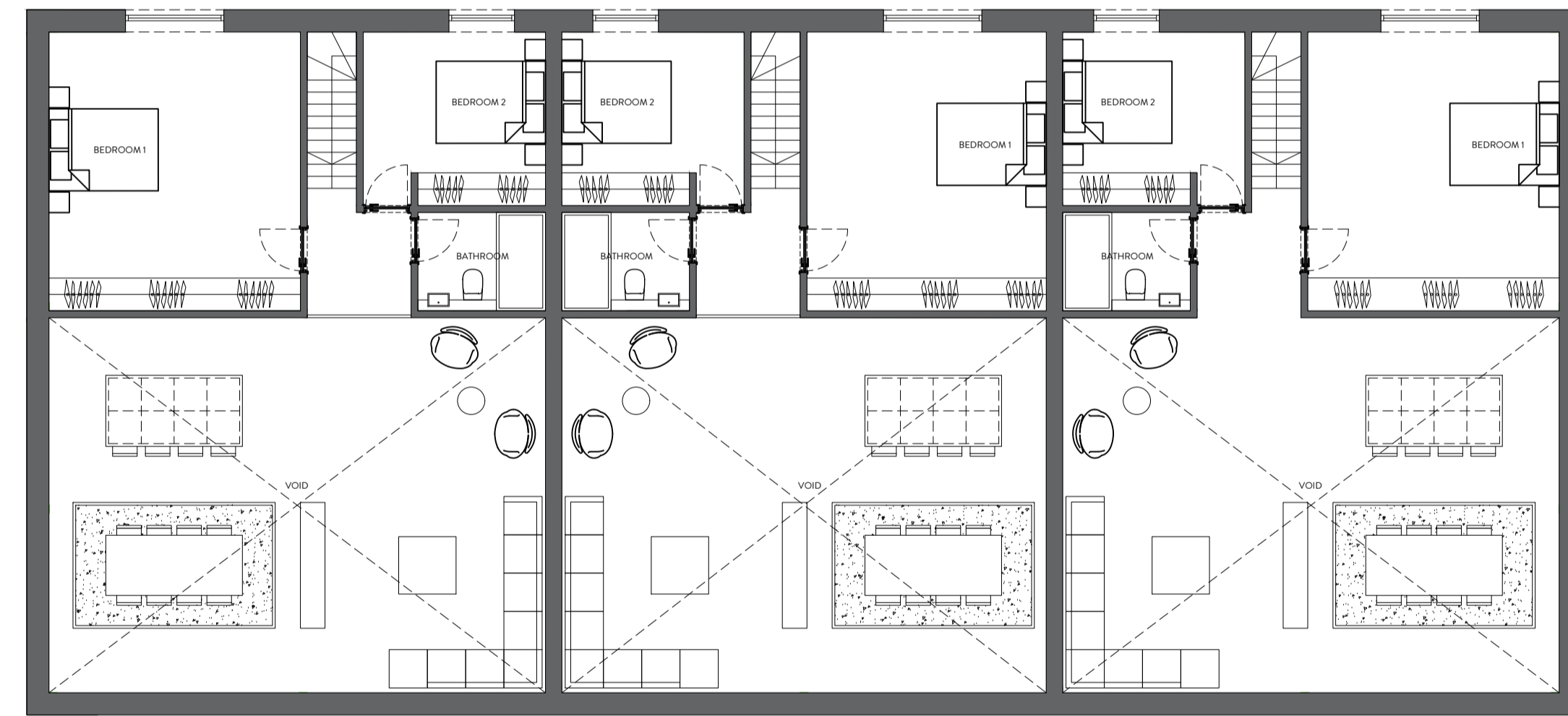
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1:100



WEST ELEVATION
1:100



GROUND FLOOR PLAN
1:100

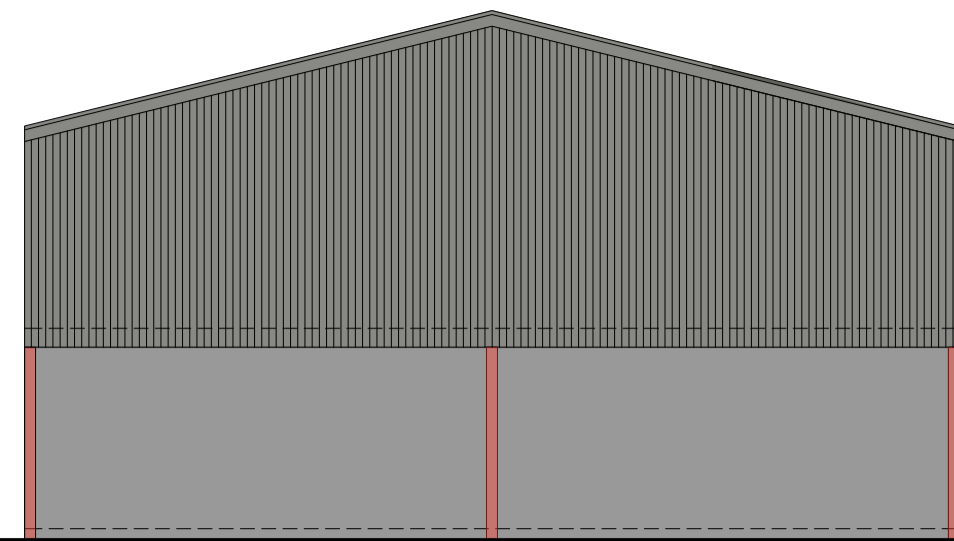


FIRST FLOOR PLAN
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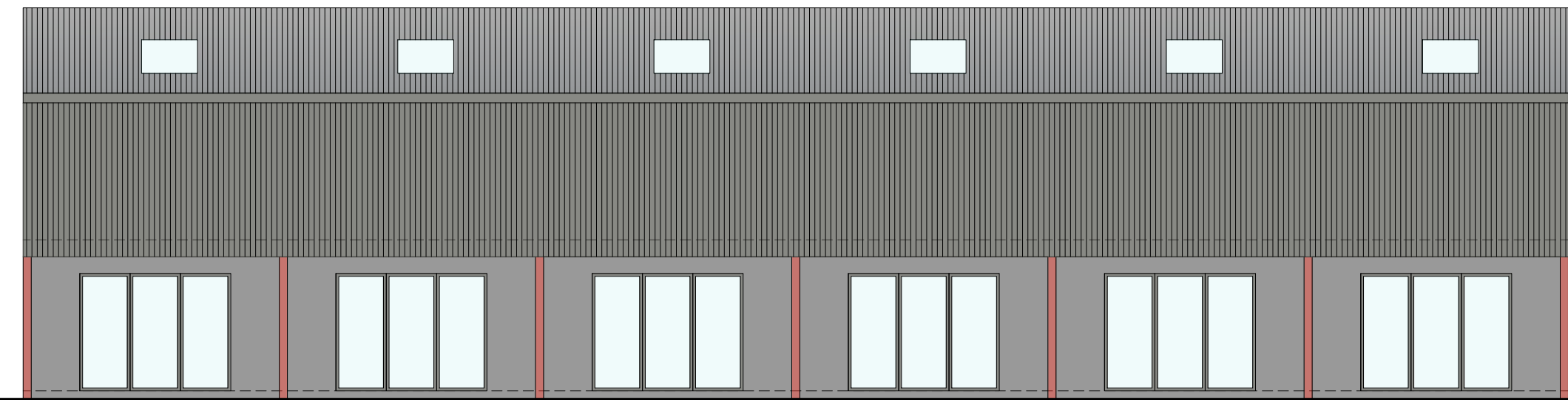


REVISION	DESCRIPTION	DATE	NOTES

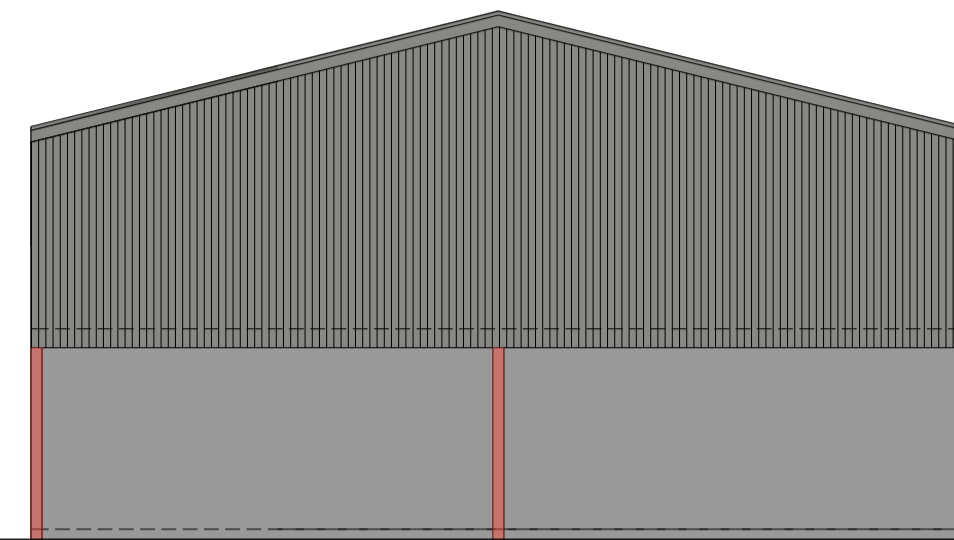
ORANGE DESIGN STUDIO ARCHITECTURAL PRACTICE hello@orangedesignstudio.co.uk 59A, Huddersfield Road, Mirfield, WF14 8AA orangedesignstudio.co.uk 01924 650930 COPYRIGHT © ORANGE DESIGN STUDIO LIMITED	PLANNING DRAWING		PROJECT TITLE FLEECE FARM	
	DRAWING TITLE PROPOSED GA BARN 1		SCALE 1:50	DRAWN CF
PAPER SIZE A1		DWG NUMBER (20)001	DATE 28/03/25	PROJECT REFERENCE ODS_24/943
CLIENT MR & MRS ROBERTS		REVISION /		



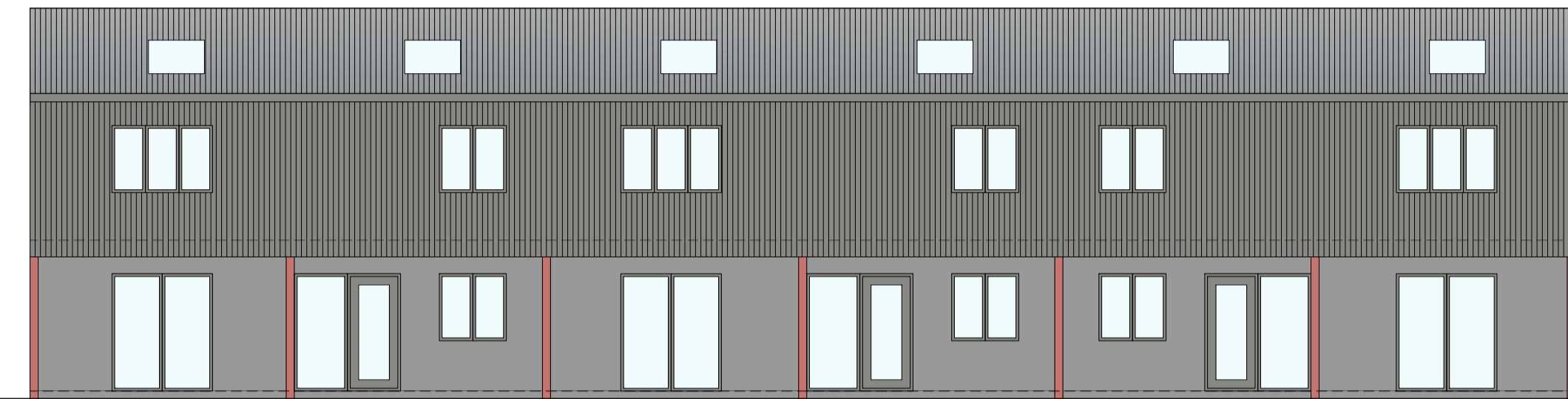
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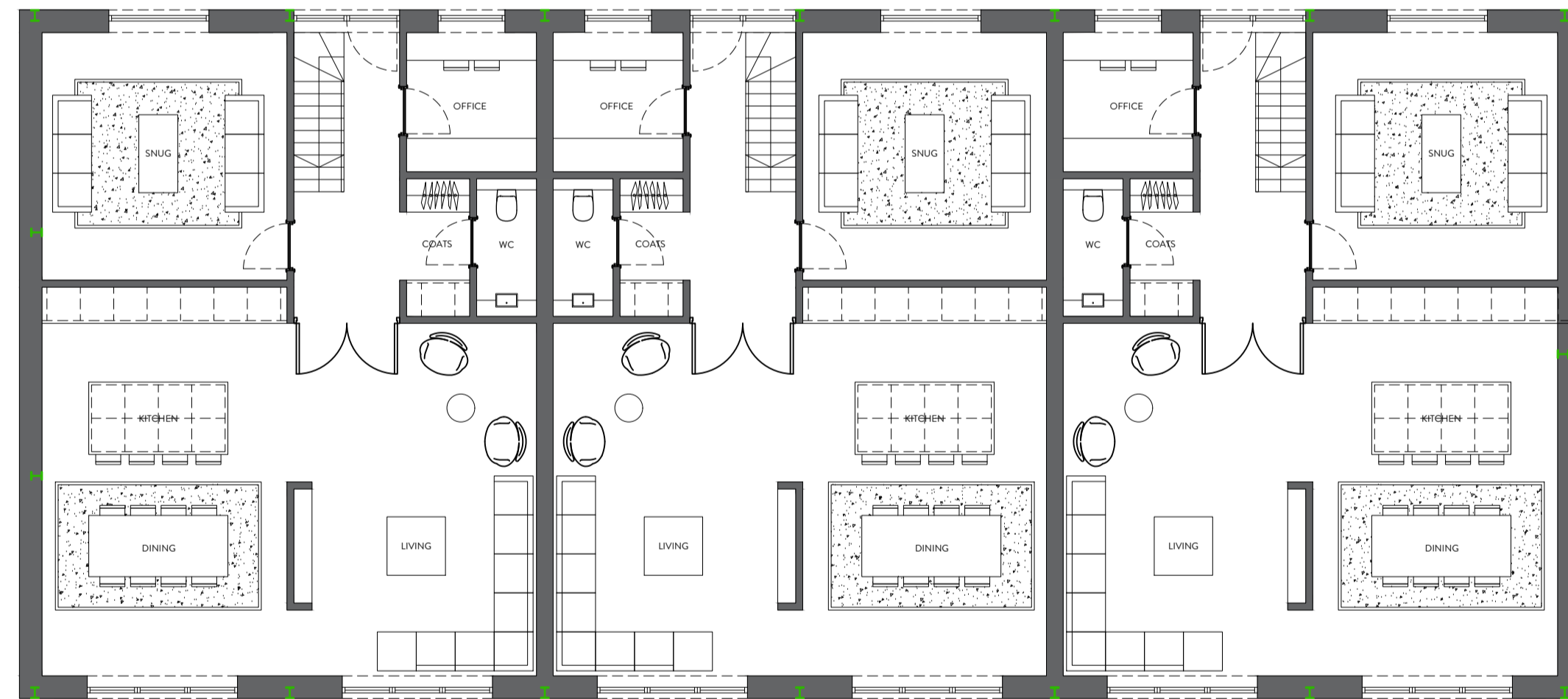
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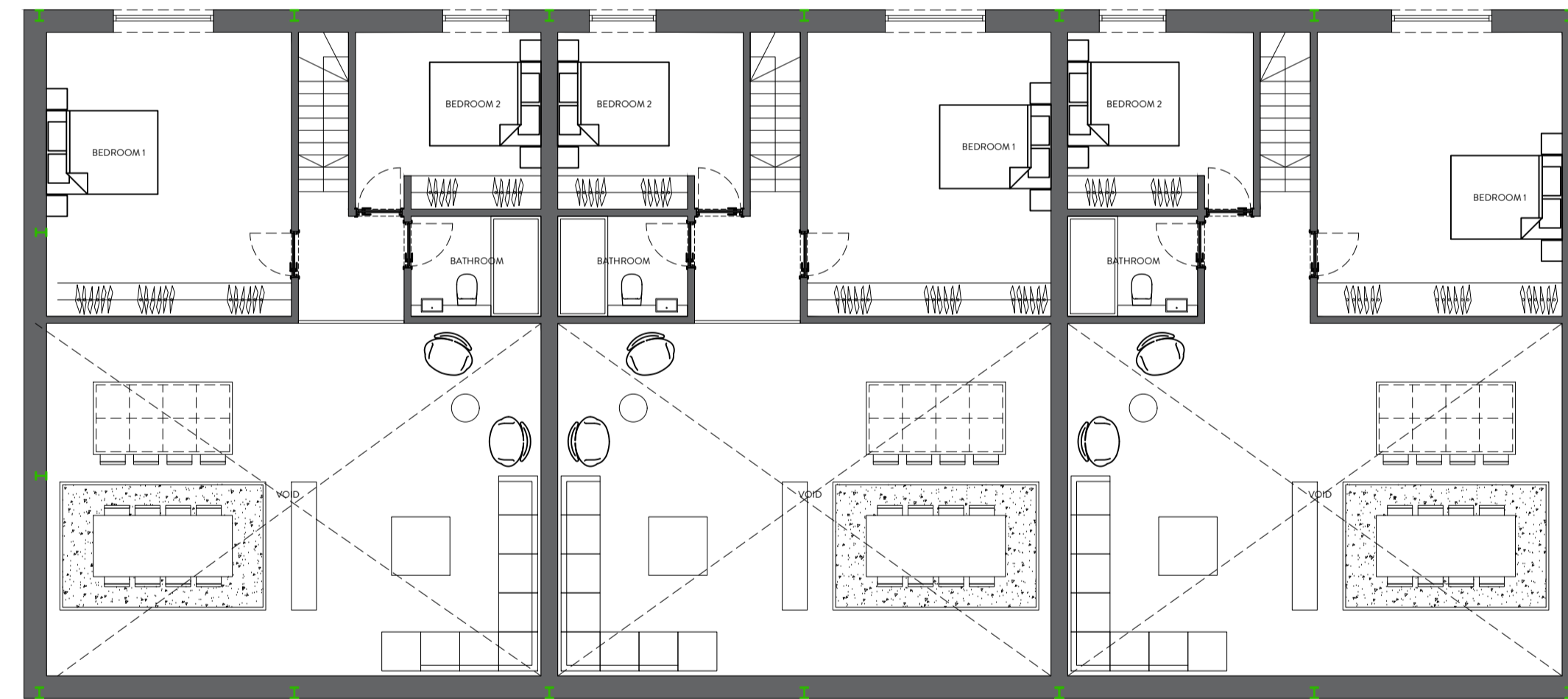
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EAST ELEVATION
1:100



GROUND FLOOR PLAN
1:100

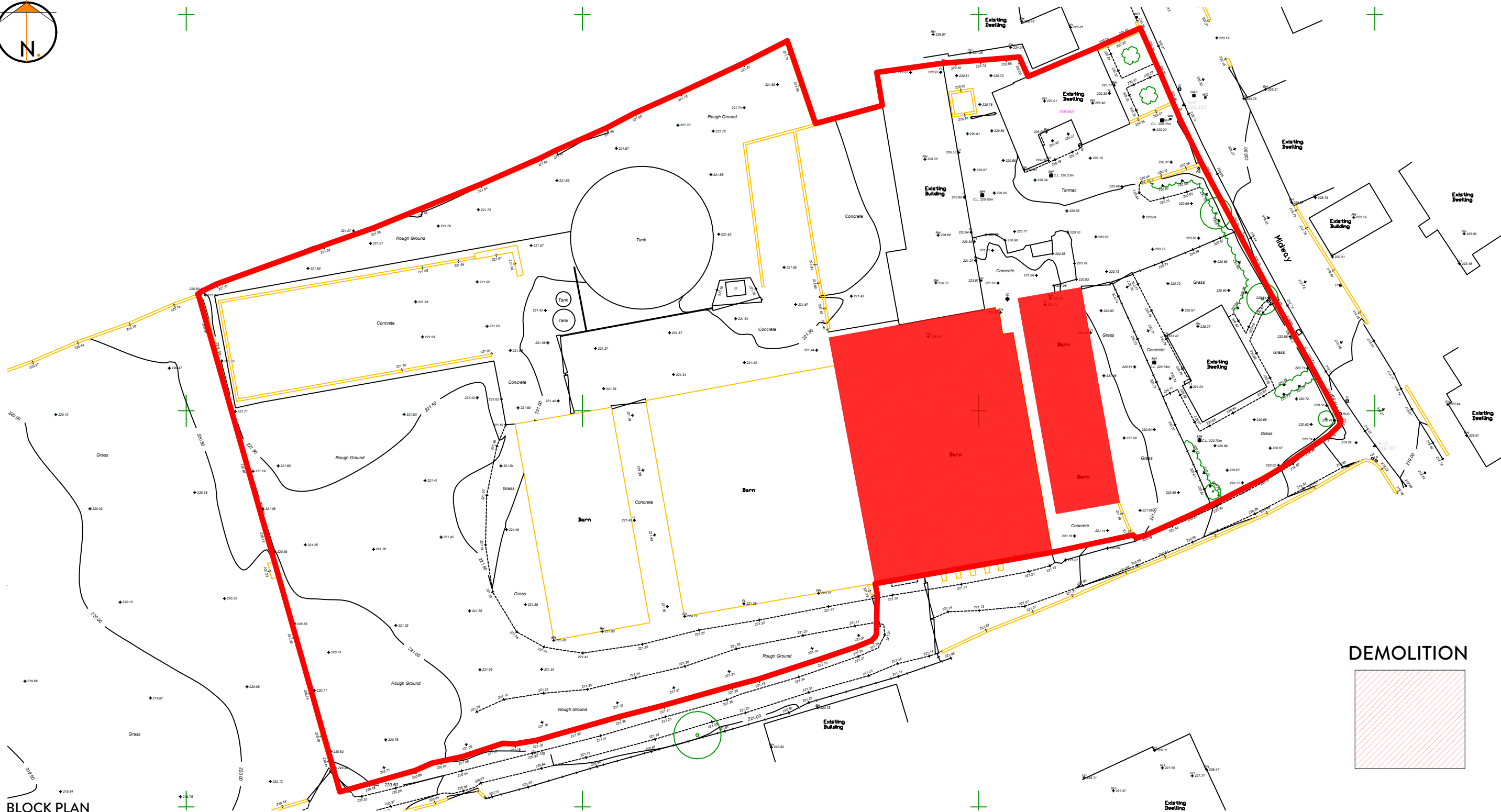
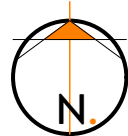


FIRST FLOOR PLAN
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REVISION	DESCRIPTION	DATE	NOTES

STATUS PLANNING DRAWING ORANGE DESIGN STUDIO. ARCHITECTURAL PRACTICE <small>hello@orangedesignstudio.co.uk 59A, Huddersfield Road, Mirfield, WF14 8AA orangedesignstudio.co.uk 01924 650930</small>	PROJECT TITLE FLEECE FARM		
	DRAWING TITLE PROPOSED GA BARN 2		
	SCALE 1:50	DRAWN CF	CHECKED JH
PAPER SIZE A1		DWG NUMBER (20)001	DATE 19/03/25
CLIENT MR & MRS ROBERTS		REVISION /	
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BLOCK PLAN
1:500

2021
NORTHERN
DESIGN AWARDS
FINALIST

2022
Best of Houzz
Service

2021
Home Builder
Awards

2019
BUILD
Architecture
Awards

REVISION	DESCRIPTION	DATE	STATUS

PLANNING DRAWING

ORANGE DESIGN STUDIO.

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PROJECT TITLE FLEECE FARM			
DRAWING TITLE BLOCK PLAN			
SCALE 1:500	DRAWN CF	CHECKED JH	PROJECT REFERENCE ODS_24/943
PAPER SIZE A3	DWG NUMBER (20)002	DATE 28/02/25	REVISION /
CLIENT MR & MRS ROBERTS			



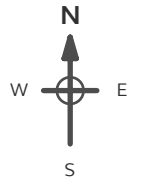
Appendix 2

Historical Maps

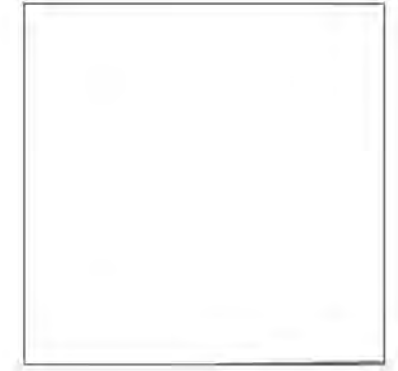
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Report Ref: GS-4CS-OZO-A29-K5E
Grid Ref: 411474, 412649

Map Name: County Series
Map date: 1892
Scale: 1:2,500
Printed at: 1:2,500



Surveyed 1892
 Revised 1892
 Edition N/A
 Copyright N/A
 Levelled N/A

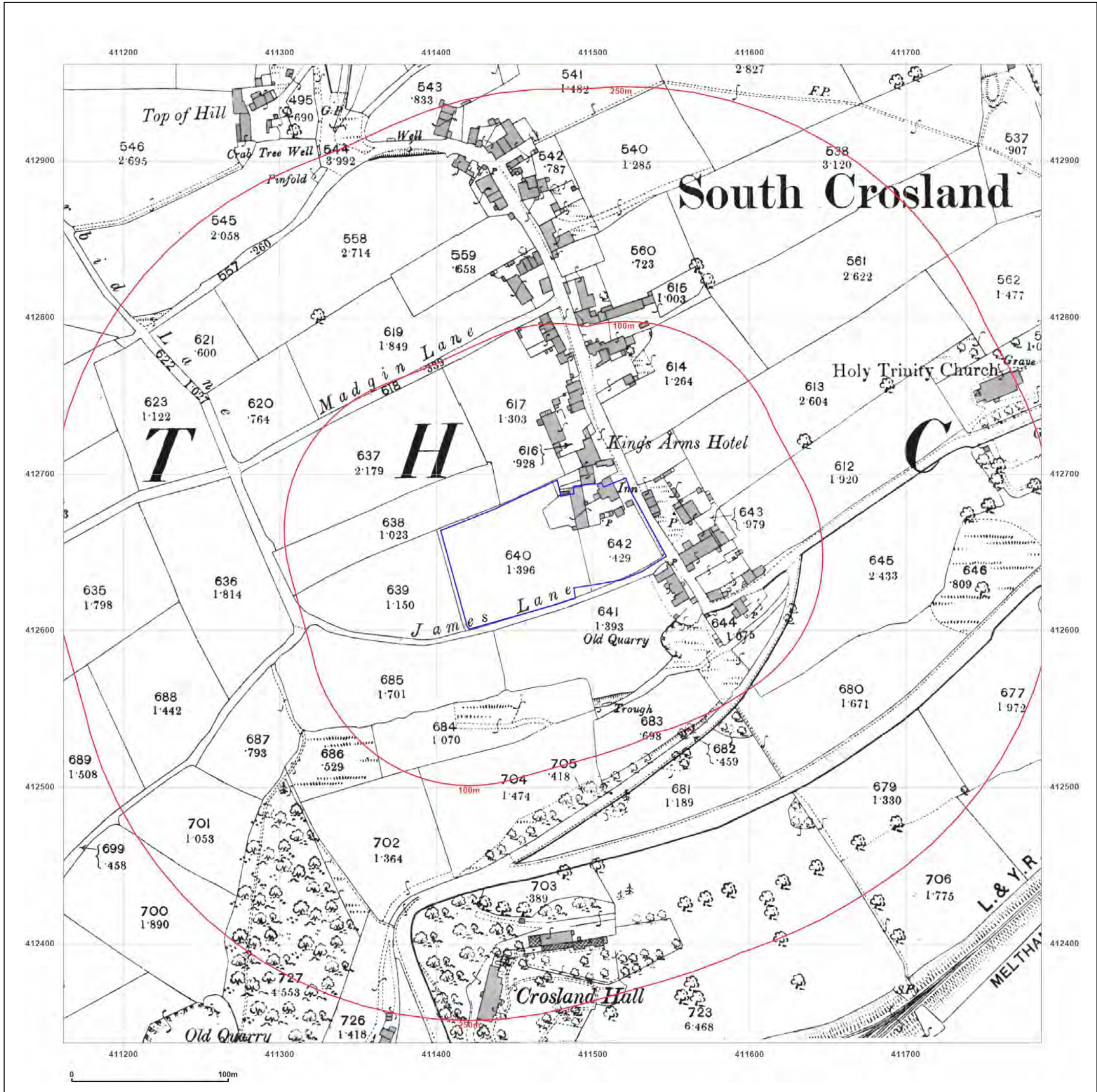


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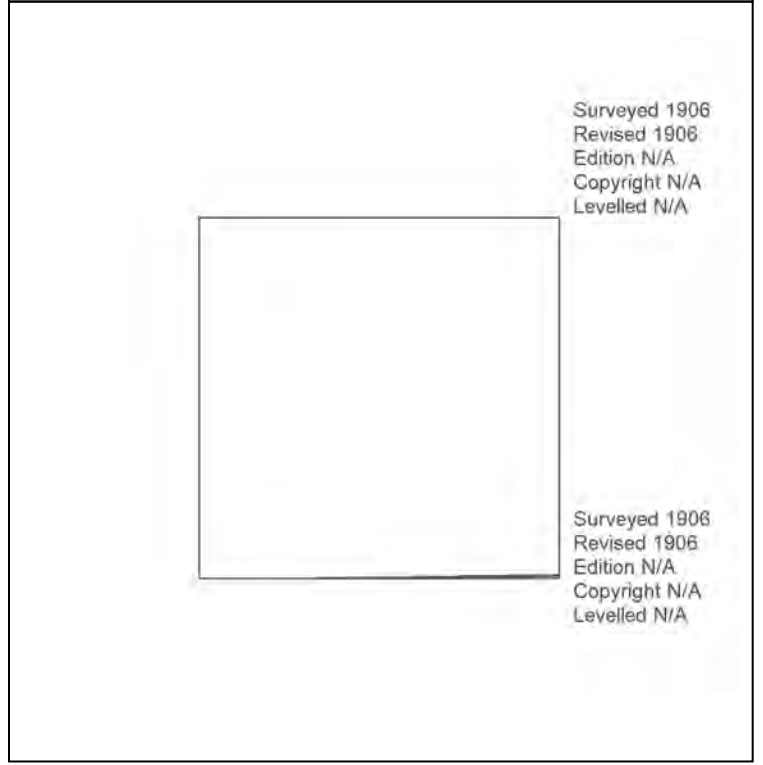
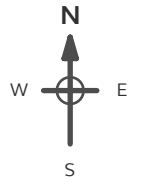
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Client Ref: C/5361/25/E/8261 - PO-3515
Report Ref: GS-4CS-OZO-A29-K5E
Grid Ref: 411474, 412649

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



Surveyed 1906
 Revised 1906
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1906
 Revised 1906
 Edition N/A
 Copyright N/A
 Levelled N/A

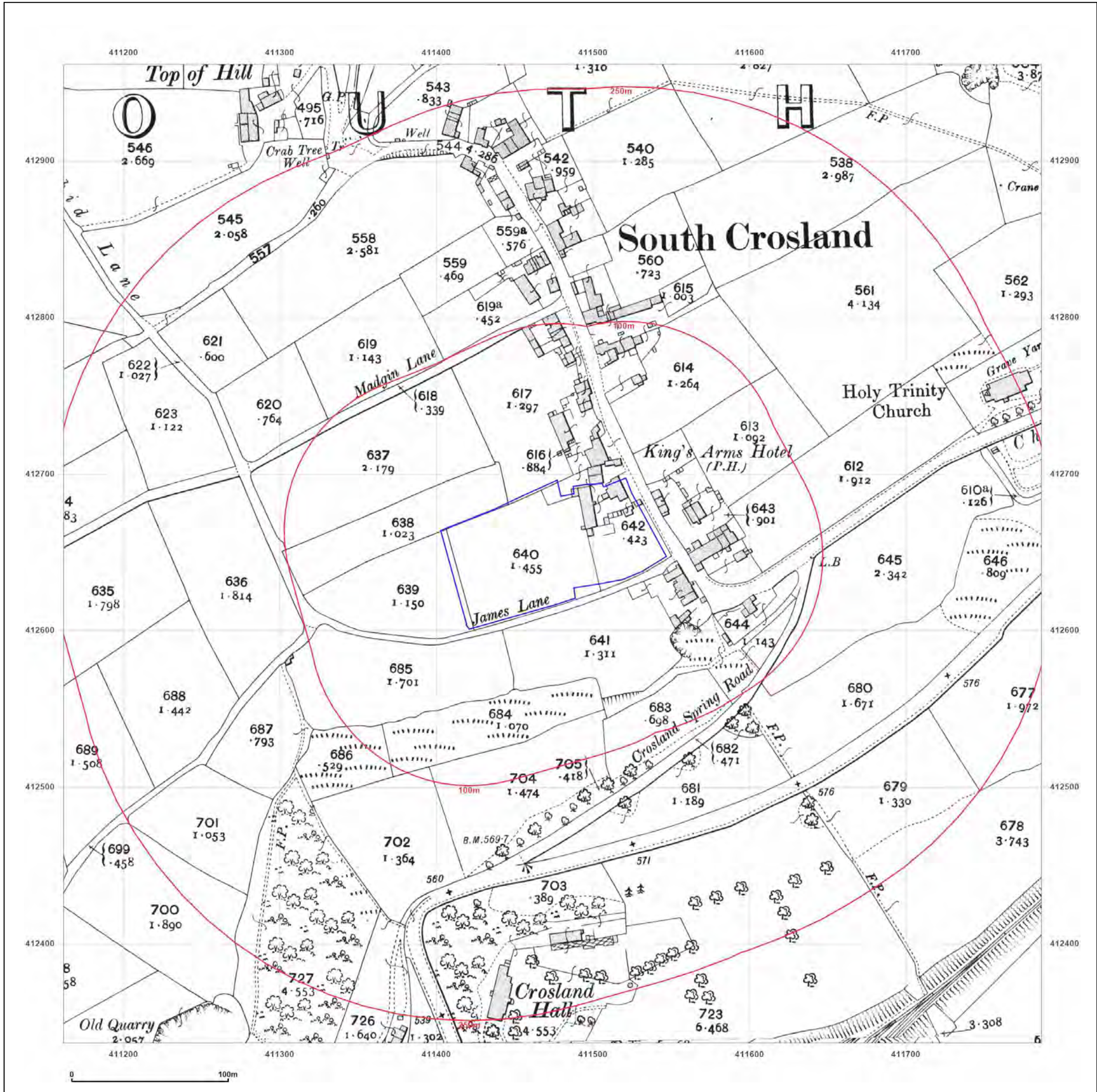
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Client Ref: C/5361/25/E/8261 - PO-3515
Report Ref: GS-4CS-OZO-A29-K5E
Grid Ref: 411474, 412649

Map Name: County Series

Map date: 1913

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1913
 Revised 1913
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1913
 Revised 1913
 Edition N/A
 Copyright N/A
 Levelled N/A

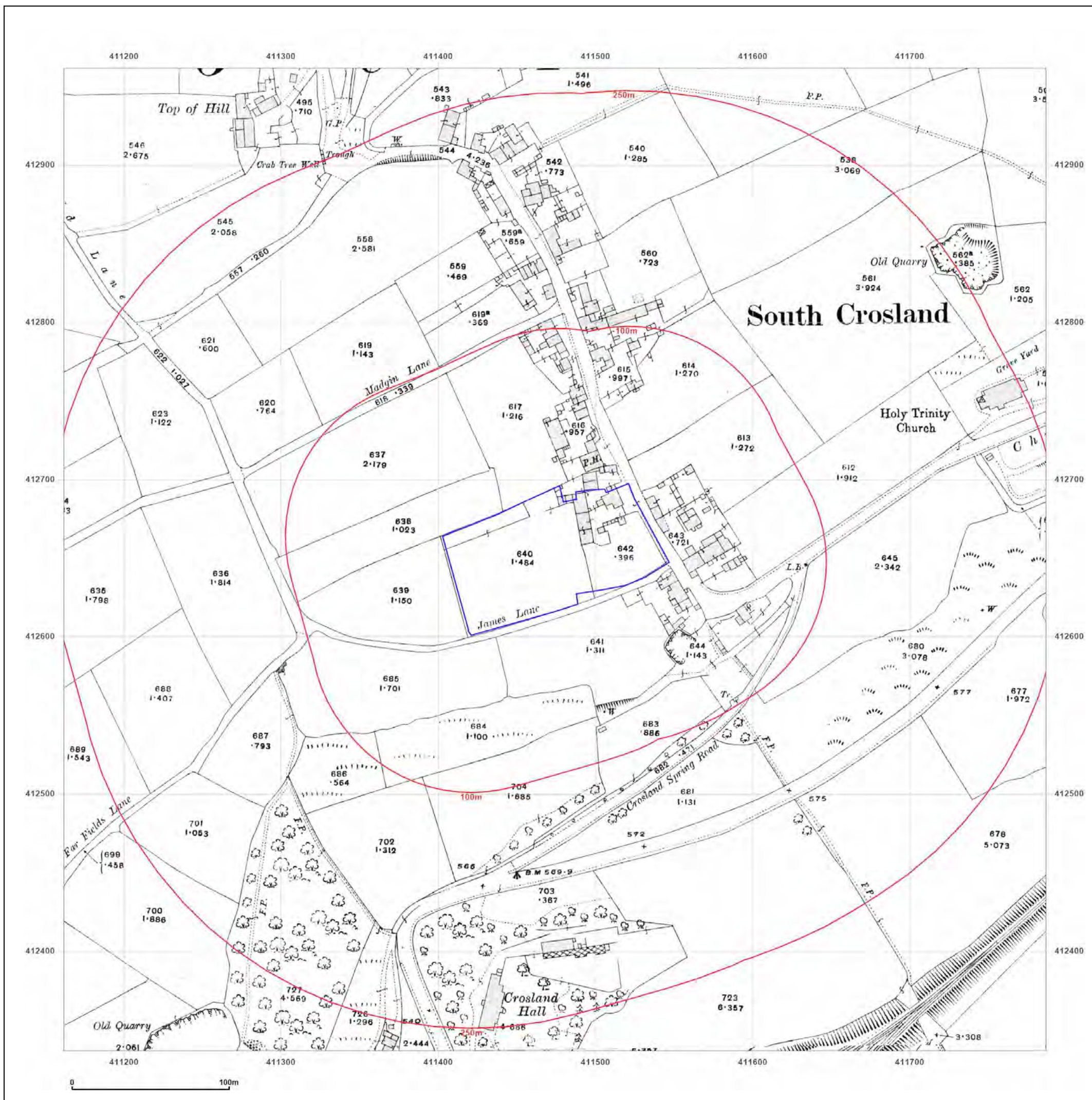


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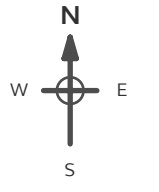
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Client Ref: C/5361/25/E/8261 - PO-3515
Report Ref: GS-4CS-OZO-A29-K5E
Grid Ref: 411474, 412649

Map Name: National Grid
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Scale: 1:2,500
Printed at: 1:2,500



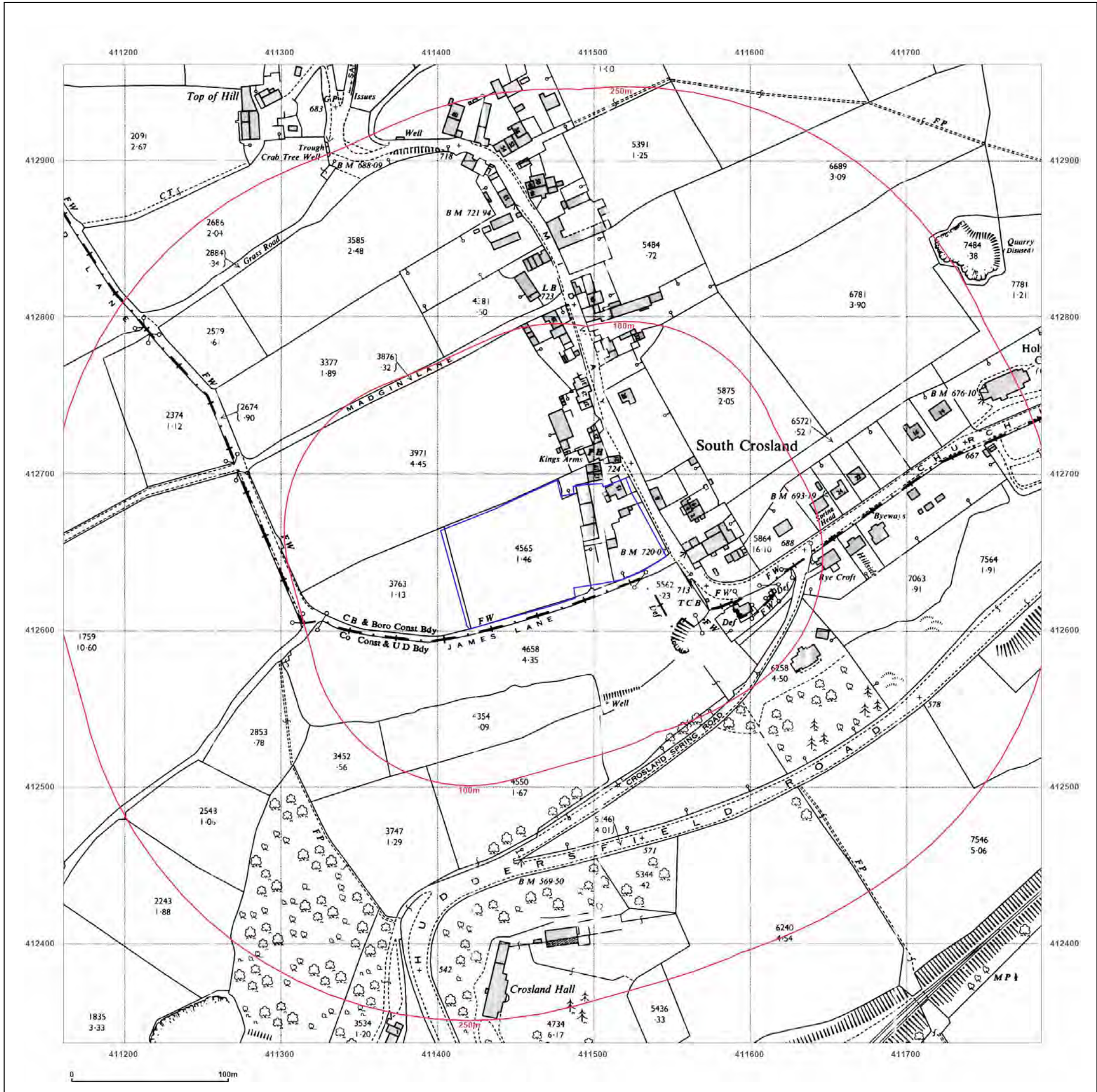
Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A

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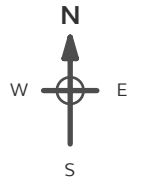
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Site Details:
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Grid Ref: 411474, 412649

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Printed at: 1:2,500



Surveyed 1961
 Revised 1961
 Edition N/A
 Copyright 1963
 Levelled 1959

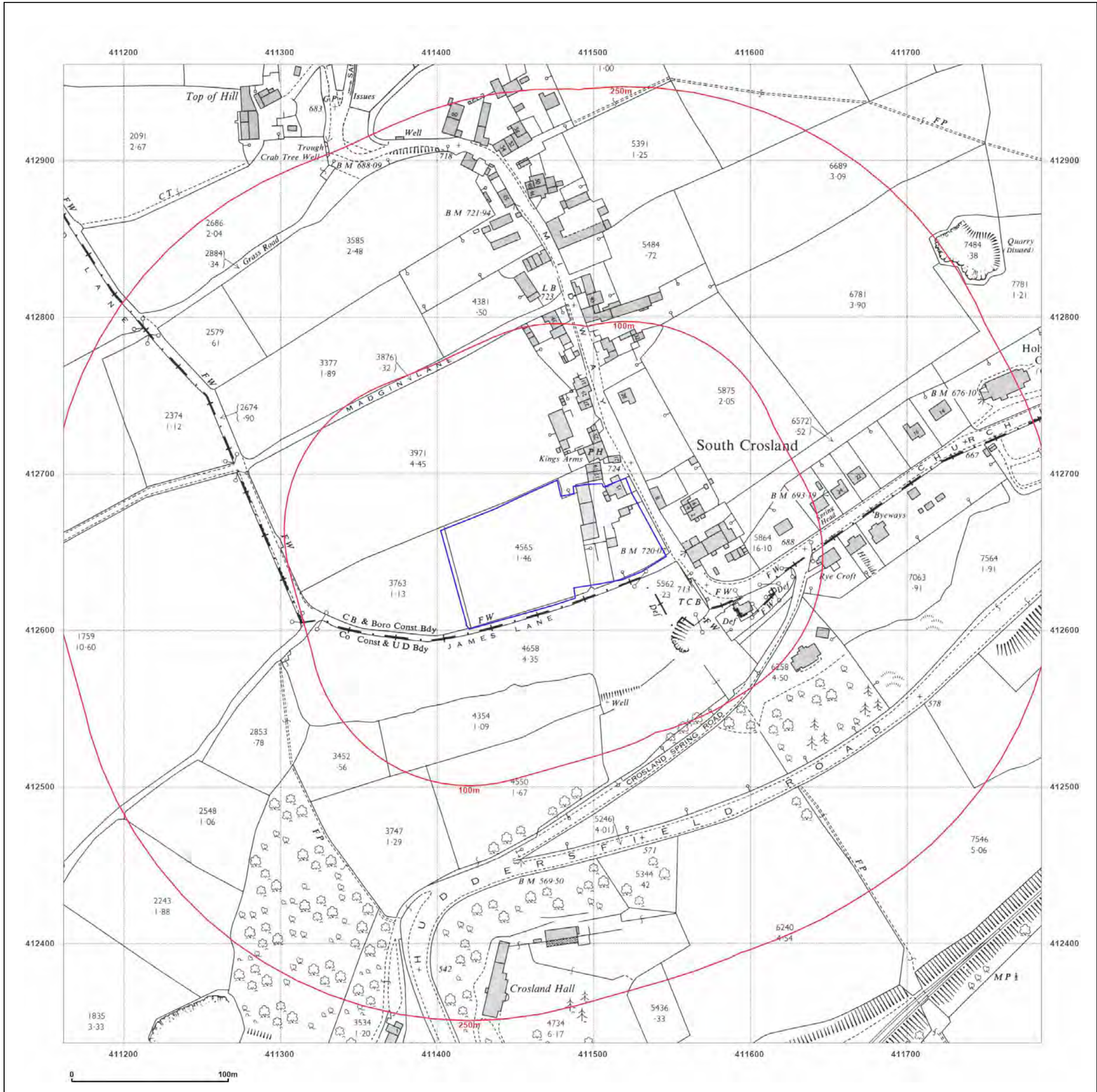
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Site Details:

Fleece Farm, MIDWAY, SOUTH CROSLAND, HUDDERSFIELD, KIRKLEES, HD4 7DA

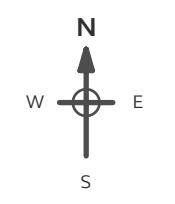
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Grid Ref: 411474, 412649

Map Name: National Grid

Map date: 1993

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1993
 Levelled N/A

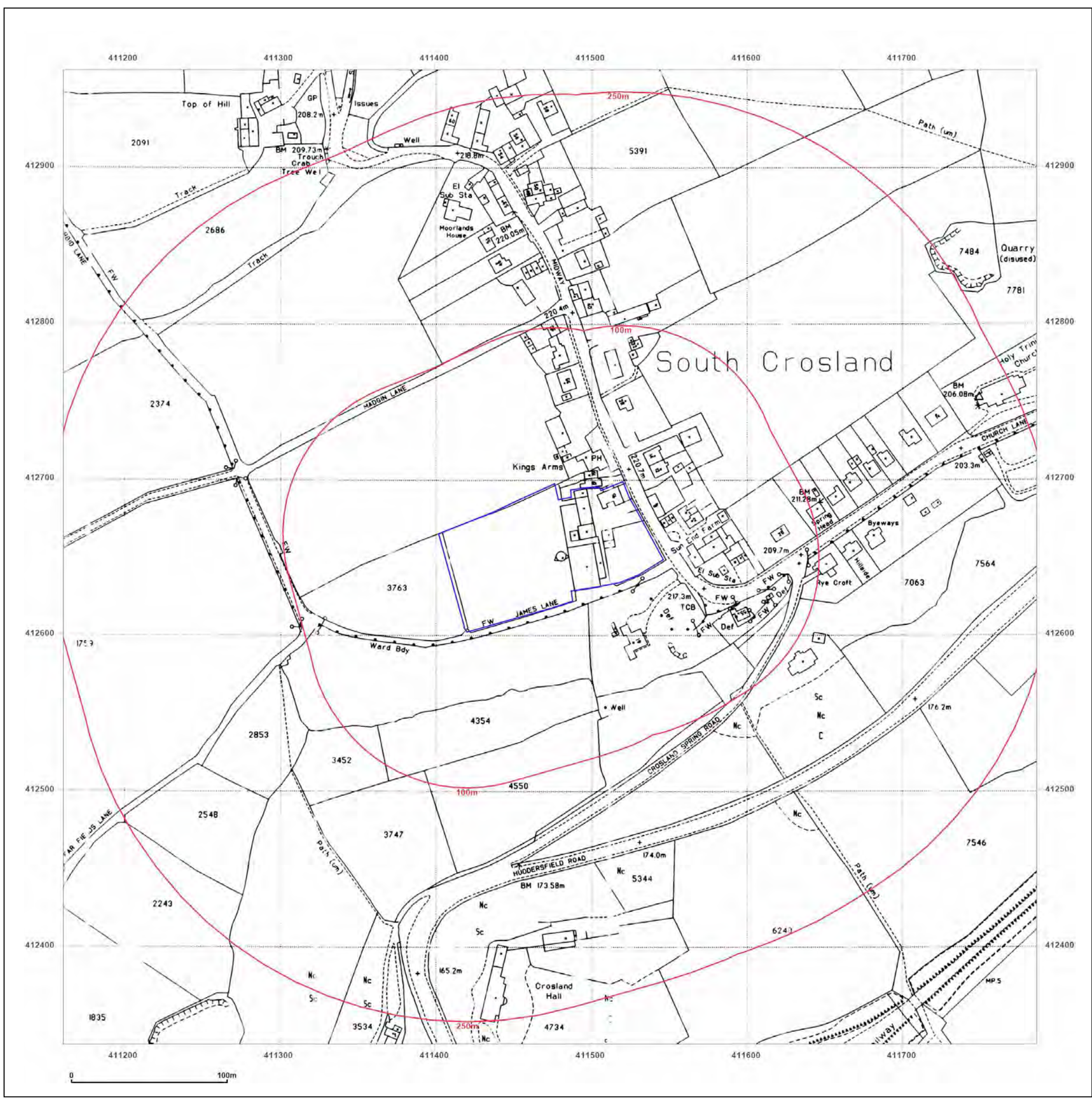


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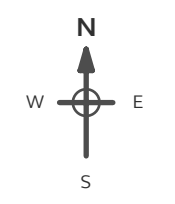
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Grid Ref: 411474, 412649

Map Name: National Grid

Map date: 1994

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Printed at: 1:2,500



Surveyed 1994
 Revised N/A
 Edition N/A
 Copyright 1994
 Levelled N/A

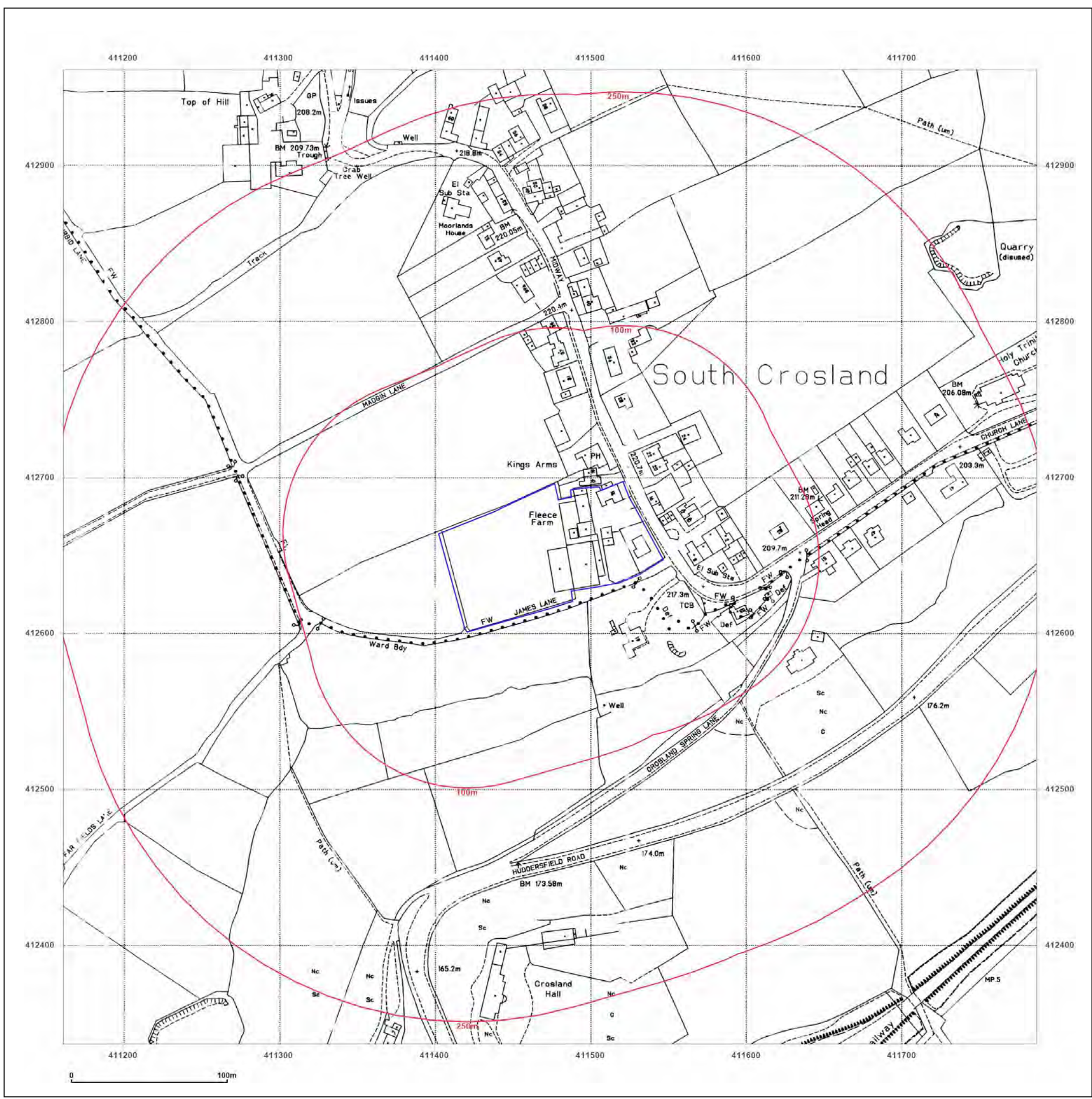


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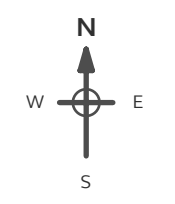
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Scale: 1:2,500

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 Revised 1994
 Edition N/A
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 Levelled N/A

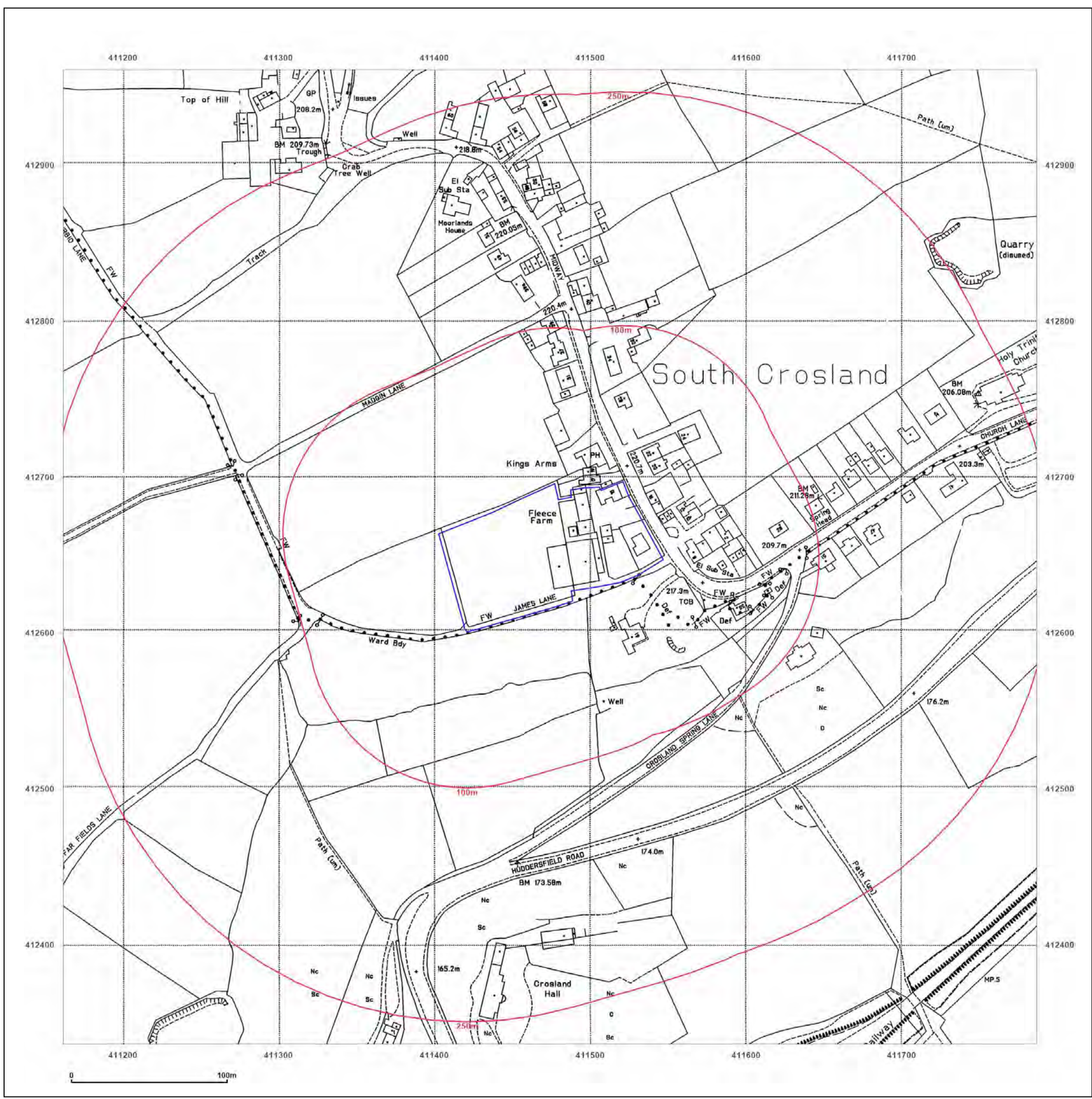


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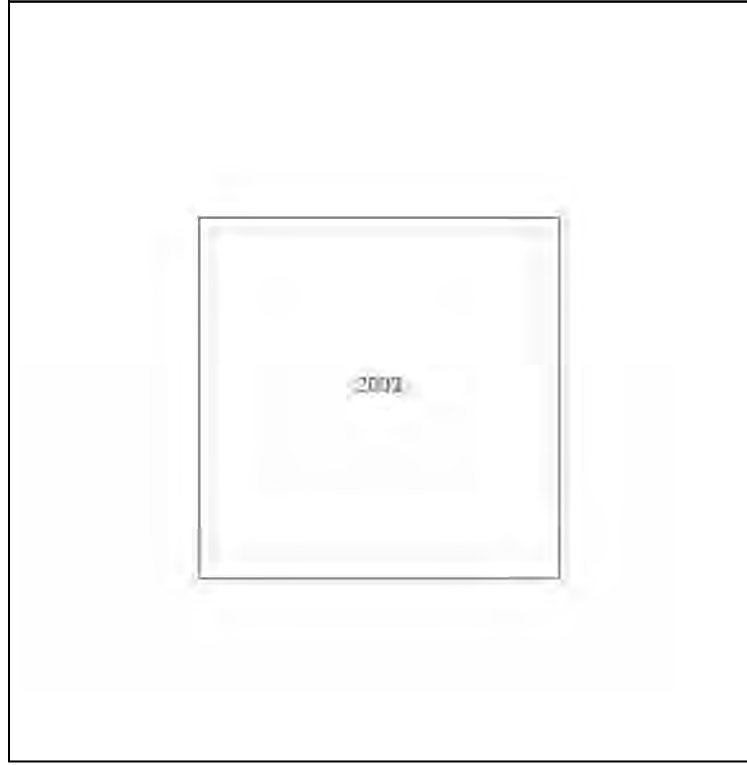
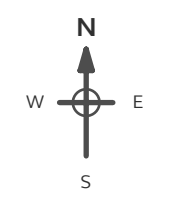
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Report Ref: GS-4CS-OZO-A29-K5E
Grid Ref: 411474, 412649

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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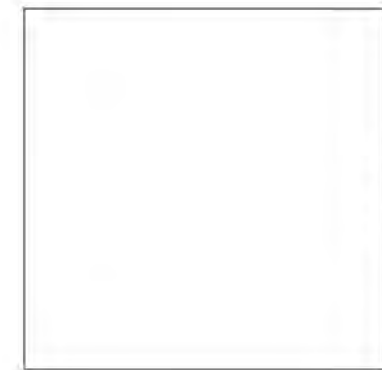
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Report Ref: GS-4CS-OZO-A29-K5E
Grid Ref: 411474, 412649

Map Name: County Series

Map date: 1854

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1851
 Revised N/A
 Edition 1854
 Copyright N/A
 Levelled N/A

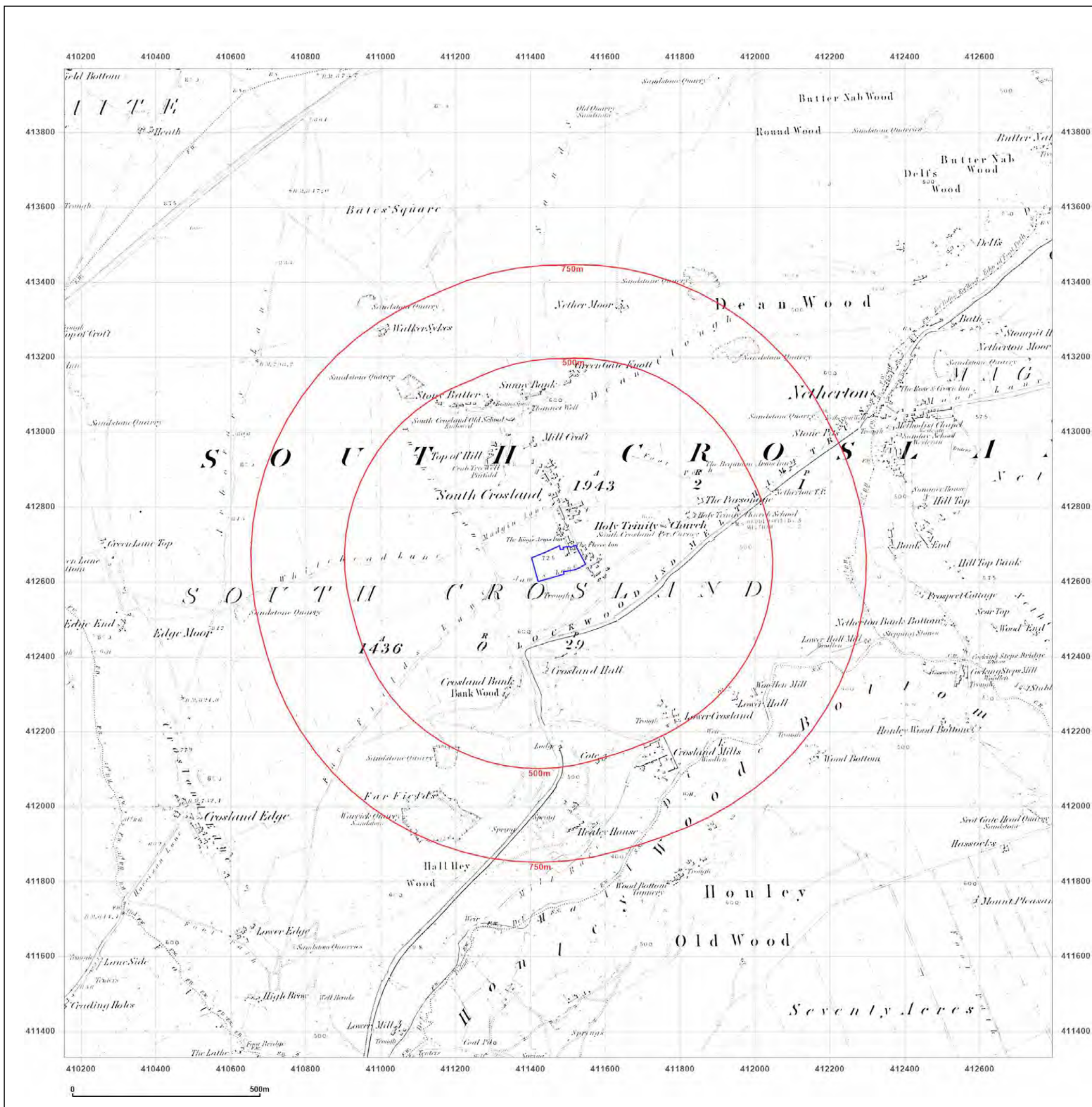


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CROSLAND, HUDDERSFIELD,
KIRKLEES, HD4 7DA

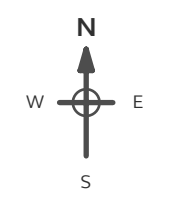
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Report Ref: GS-4CS-OZO-A29-K5E
Grid Ref: 411474, 412649

Map Name: County Series

Map date: 1891

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1891
Revised 1891
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1891
Revised 1891
Edition N/A
Copyright N/A
Levelled N/A

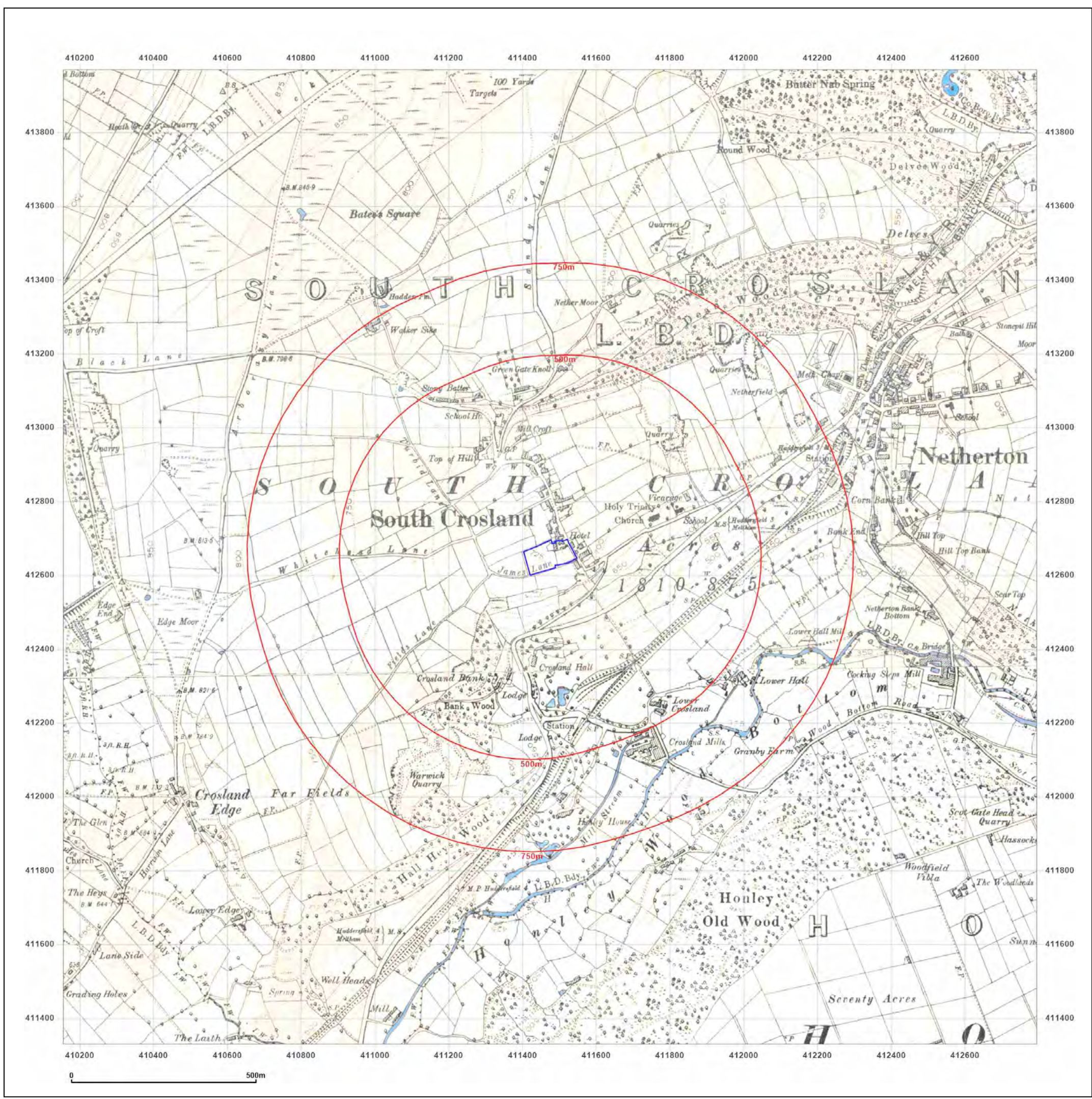


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Site Details:

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CROSLAND, HUDDERSFIELD,
KIRKLEES, HD4 7DA

Client Ref: C/5361/25/E/8261 - PO-3515
Report Ref: GS-4CS-OZO-A29-K5E
Grid Ref: 411474, 412649

Map Name: County Series

Map date: 1904-1905

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1891
Revised 1905
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1891
Revised 1904
Edition N/A
Copyright N/A
Levelled N/A

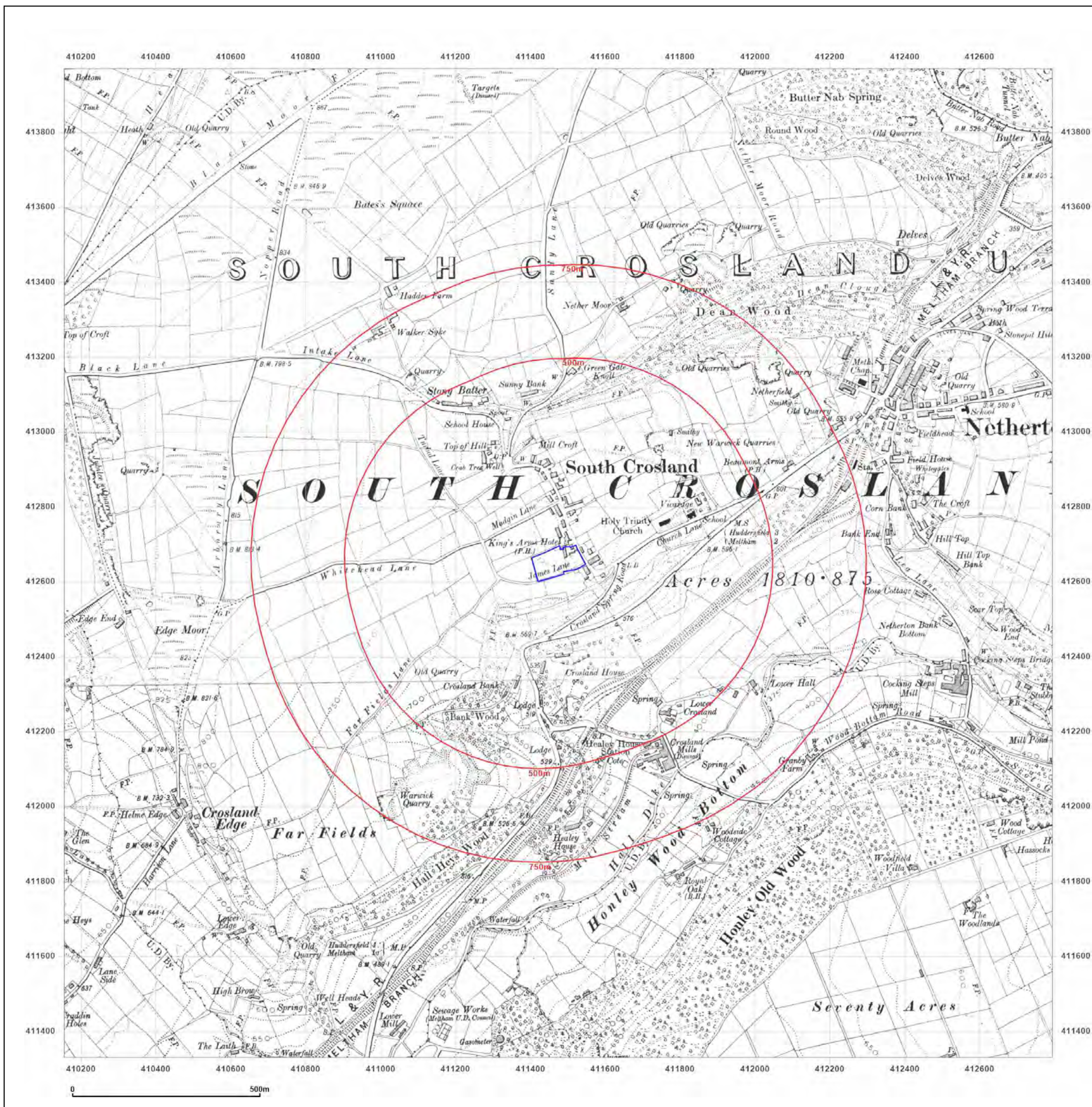


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Site Details:

Fleece Farm, MIDWAY, SOUTH CROSLAND, HUDDERSFIELD, KIRKLEES, HD4 7DA

Client Ref: C/5361/25/E/8261 - PO-3515
Report Ref: GS-4CS-OZO-A29-K5E
Grid Ref: 411474, 412649

Map Name: County Series

Map date: 1930-1933

Scale: 1:10,560

Printed at: 1:10,560



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

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 Revised 1933
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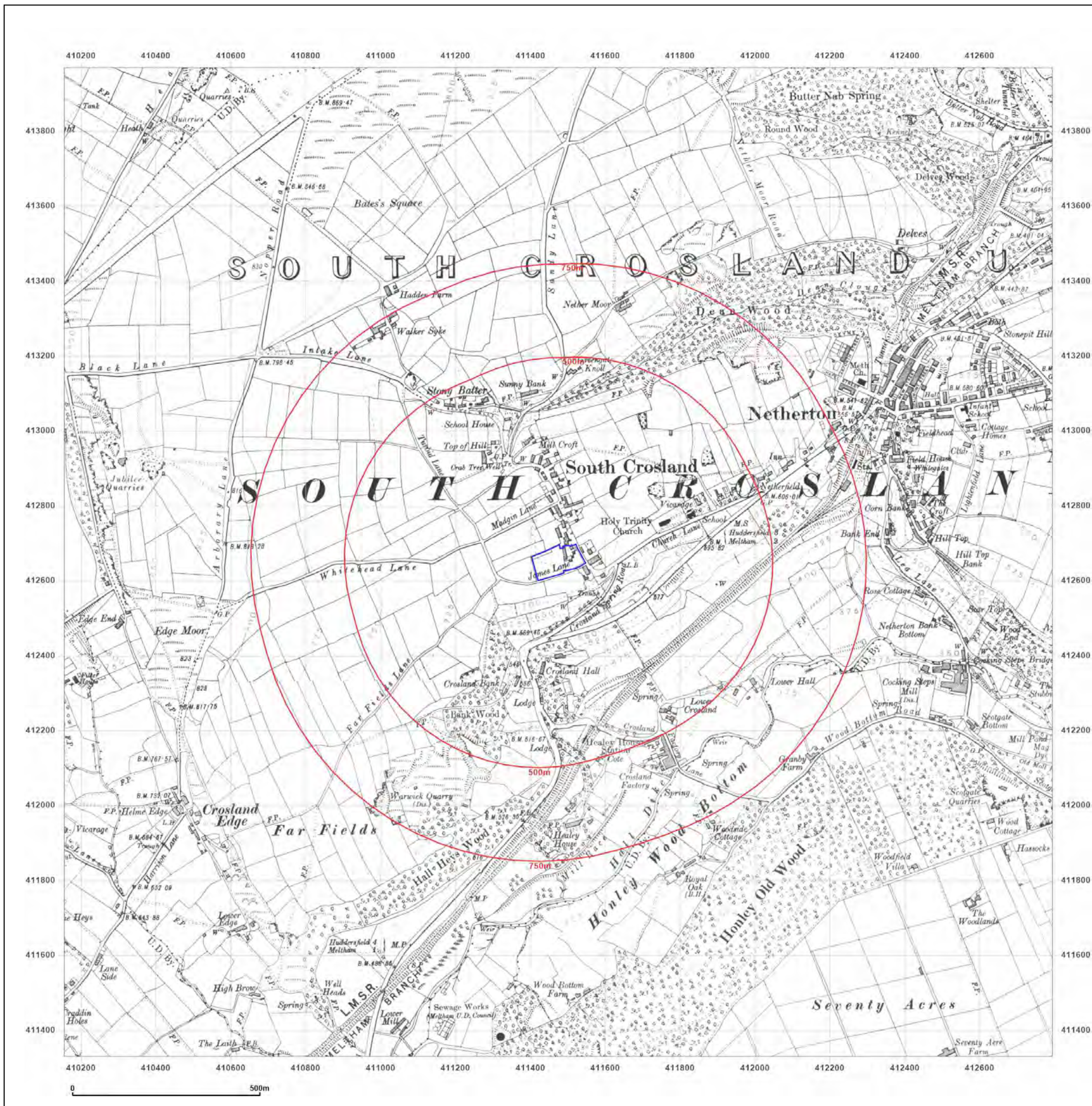


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Report Ref: GS-4CS-OZO-A29-K5E
Grid Ref: 411474, 412649

Map Name: County Series

Map date: 1948

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1851
 Revised 1948
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1851
 Revised 1948
 Edition N/A
 Copyright N/A
 Levelled N/A

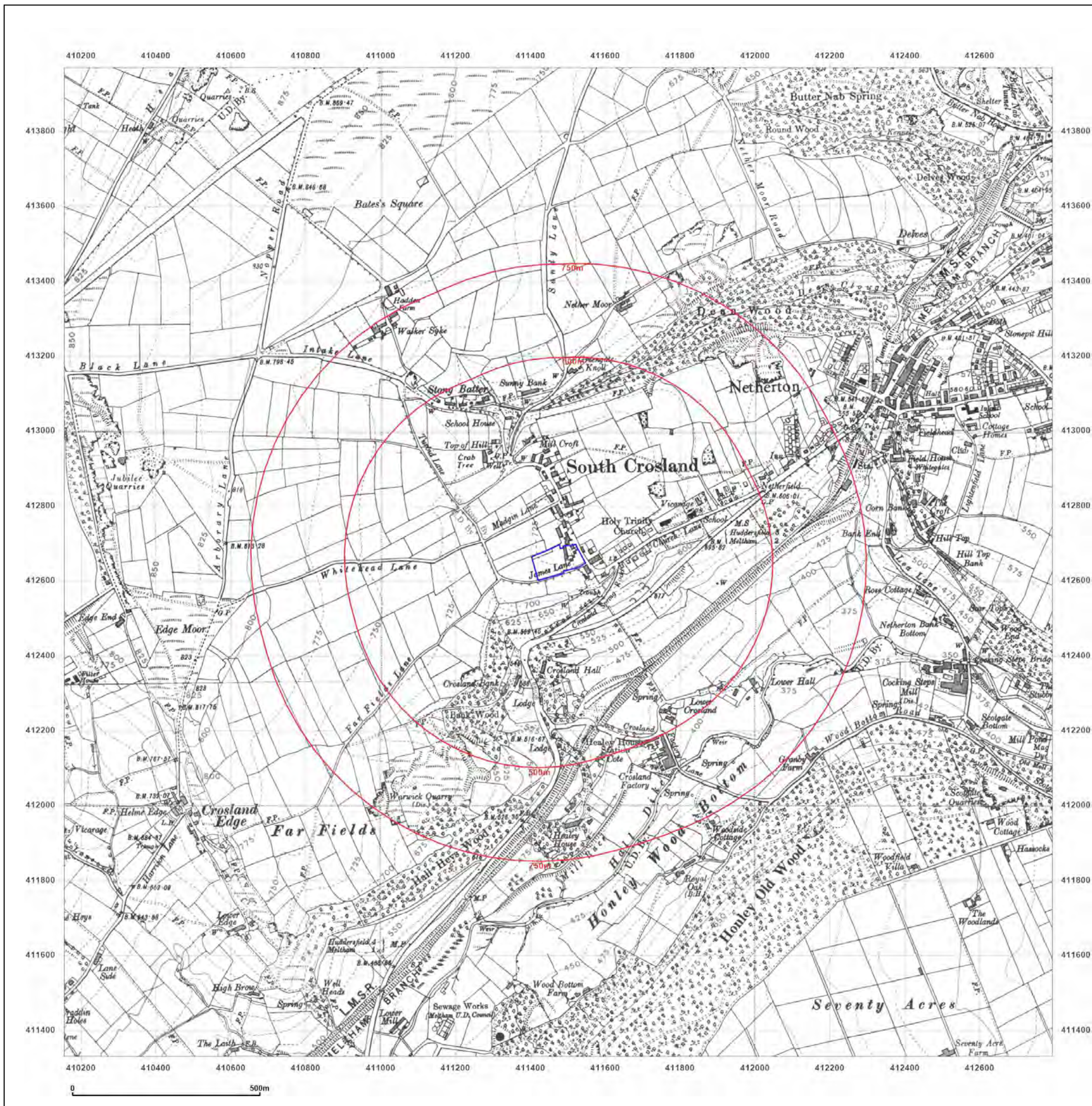


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Site Details:

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CROSLAND, HUDDERSFIELD,
KIRKLEES, HD4 7DA

Client Ref: C/5361/25/E/8261 - PO-3515
Report Ref: GS-4CS-OZO-A29-K5E
Grid Ref: 411474, 412649

Map Name: Provisional

Map date: 1956

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
Revised 1955
Edition 1956
Copyright N/A
Levelled N/A

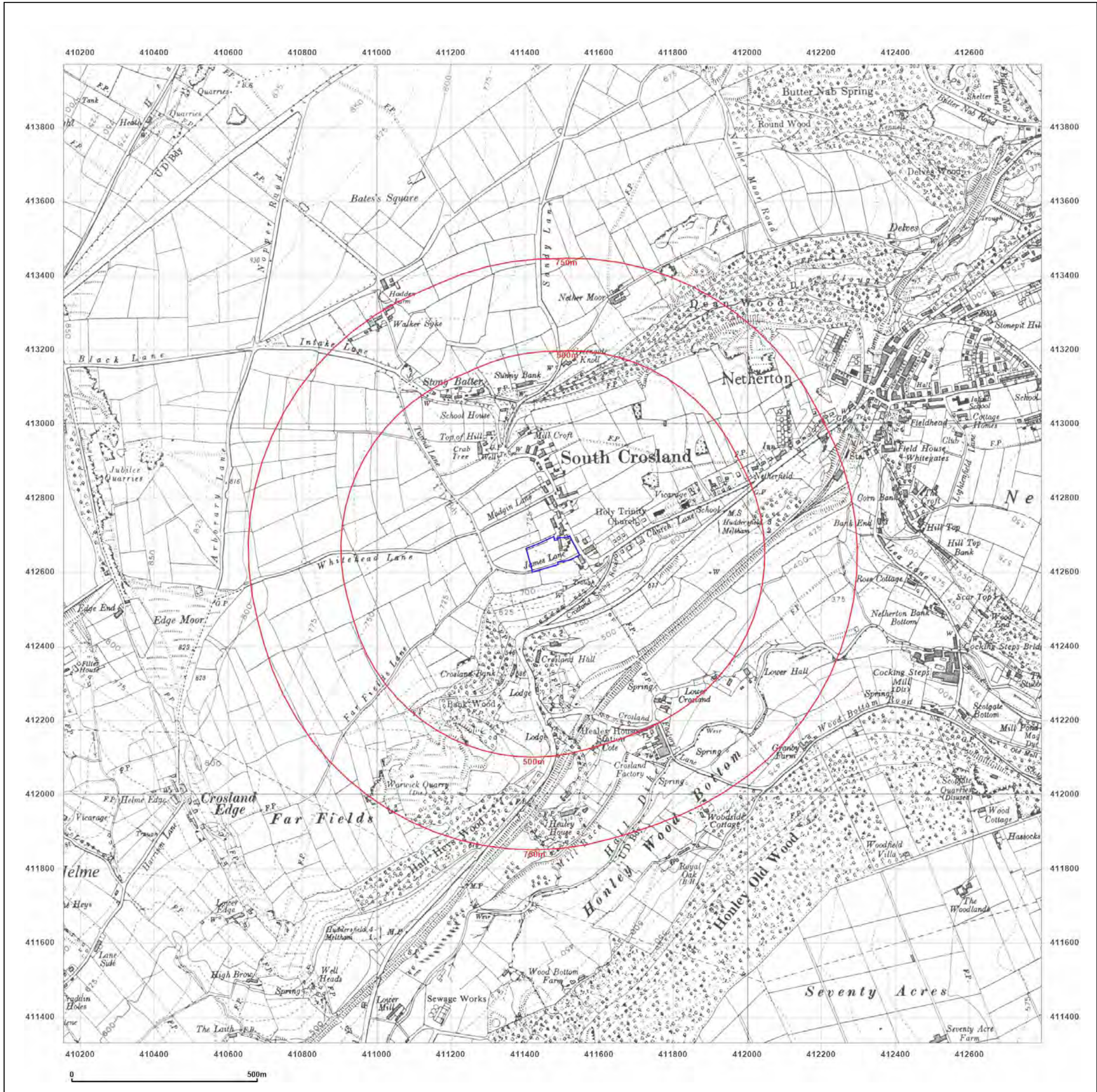


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Site Details:

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CROSLAND, HUDDERSFIELD,
KIRKLEES, HD4 7DA

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Report Ref: GS-4CS-OZO-A29-K5E
Grid Ref: 411474, 412649

Map Name: Provisional

Map date: 1969

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1969
Revised 1969
Edition N/A
Copyright N/A
Levelled N/A

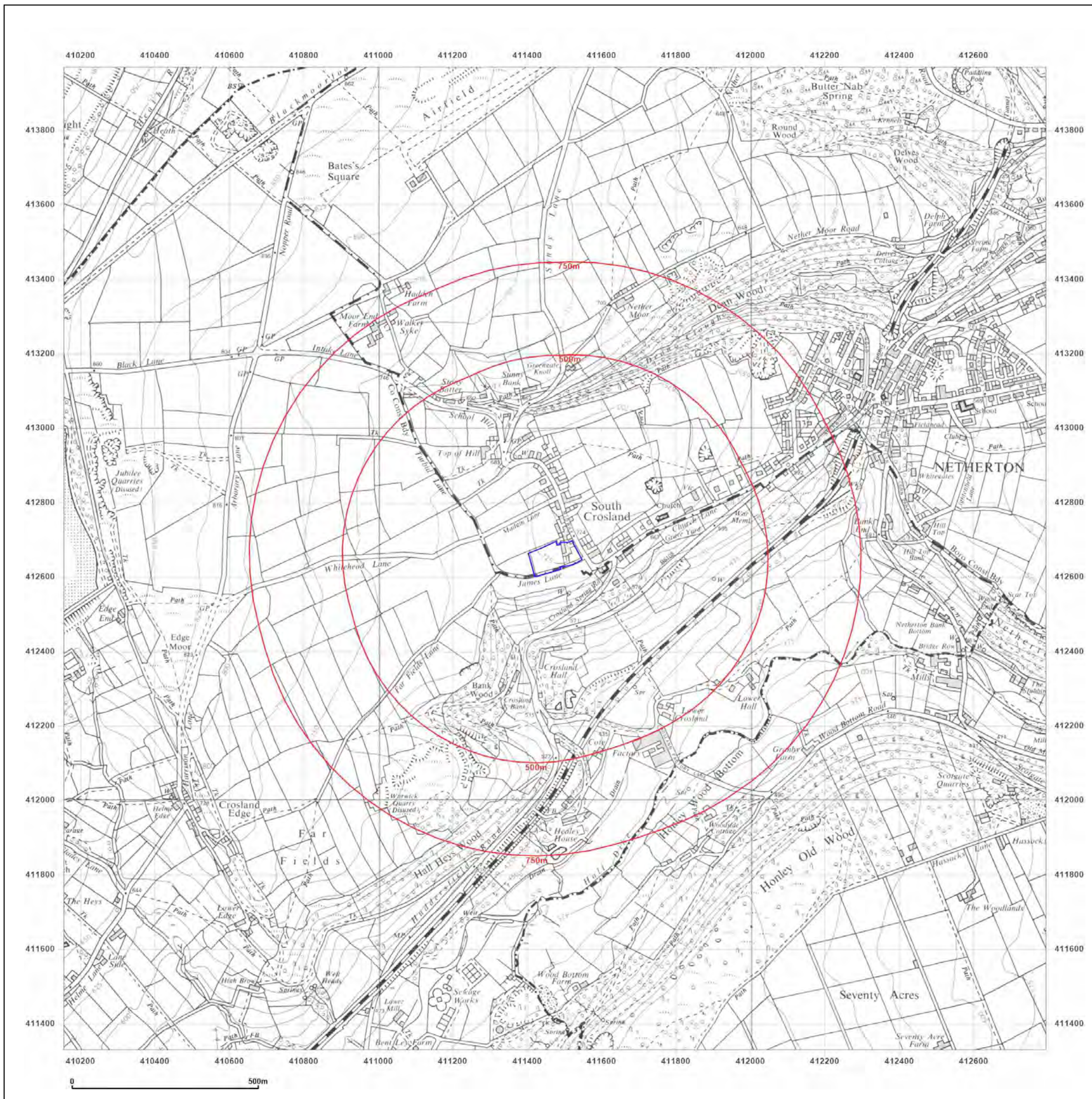


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Site Details:

Fleece Farm, MIDWAY, SOUTH
CROSLAND, HUDDERSFIELD,
KIRKLEES, HD4 7DA

Client Ref: C/5361/25/E/8261 - PO-3515
Report Ref: GS-4CS-OZO-A29-K5E
Grid Ref: 411474, 412649

Map Name: National Grid

Map date: 1984

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1983
Revised 1984
Edition N/A
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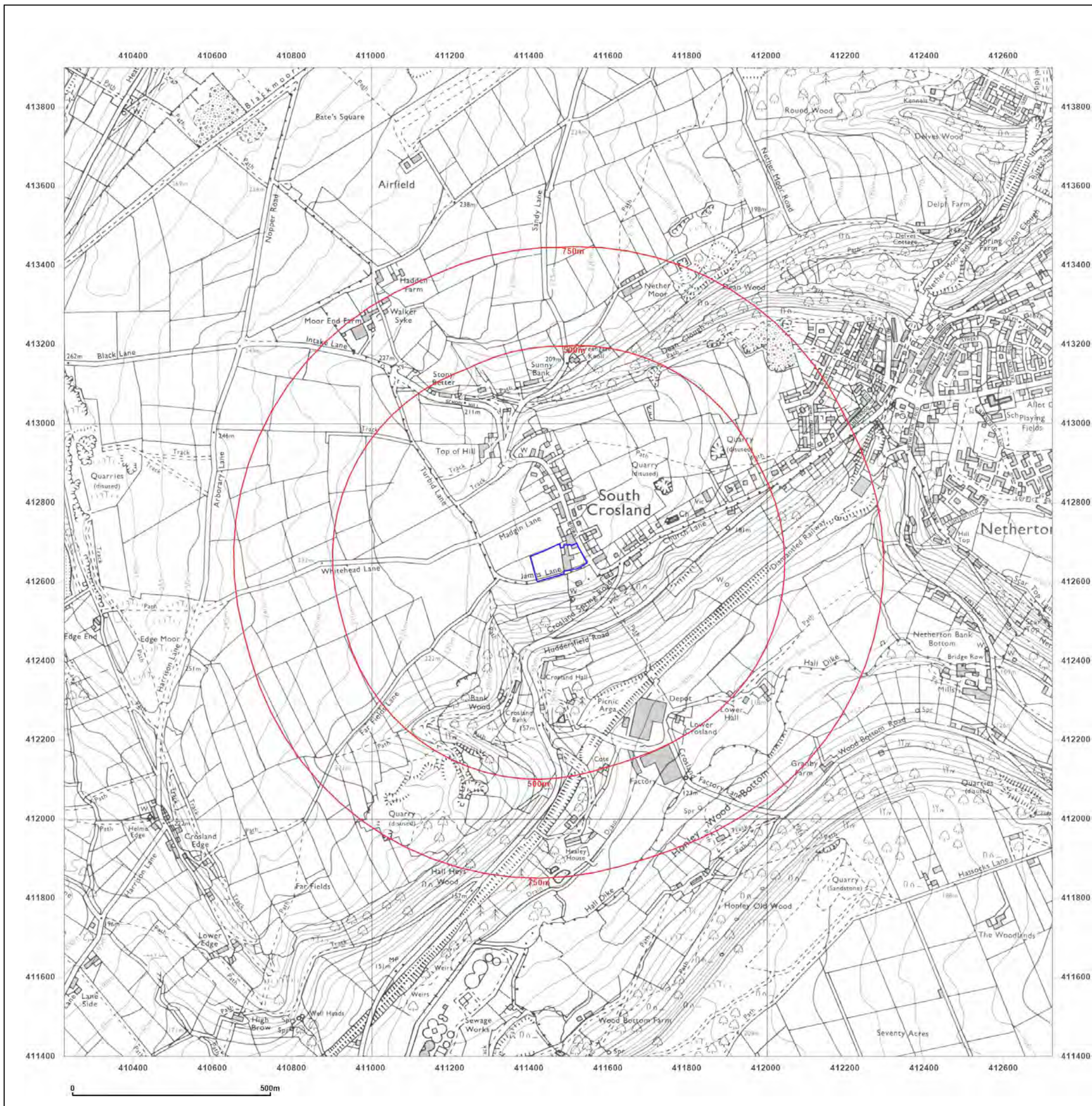


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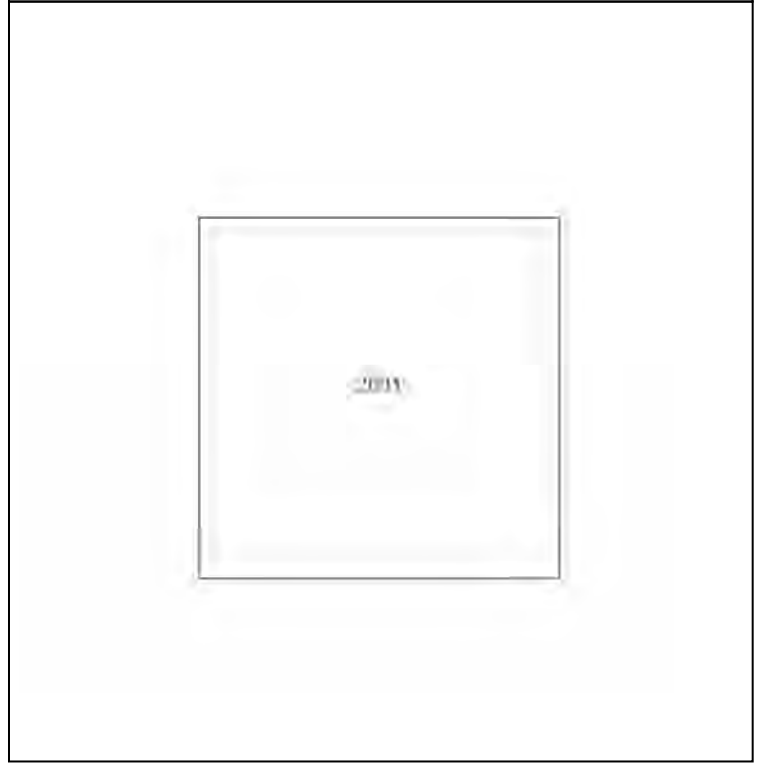
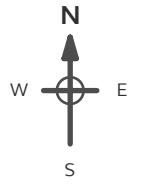
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Site Details:
 Fleece Farm, MIDWAY, SOUTH CROSLAND, HUDDERSFIELD, KIRKLEES, HD4 7DA

Client Ref: C/5361/25/E/8261 - PO-3515
Report Ref: GS-4CS-OZO-A29-K5E
Grid Ref: 411474, 412649

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

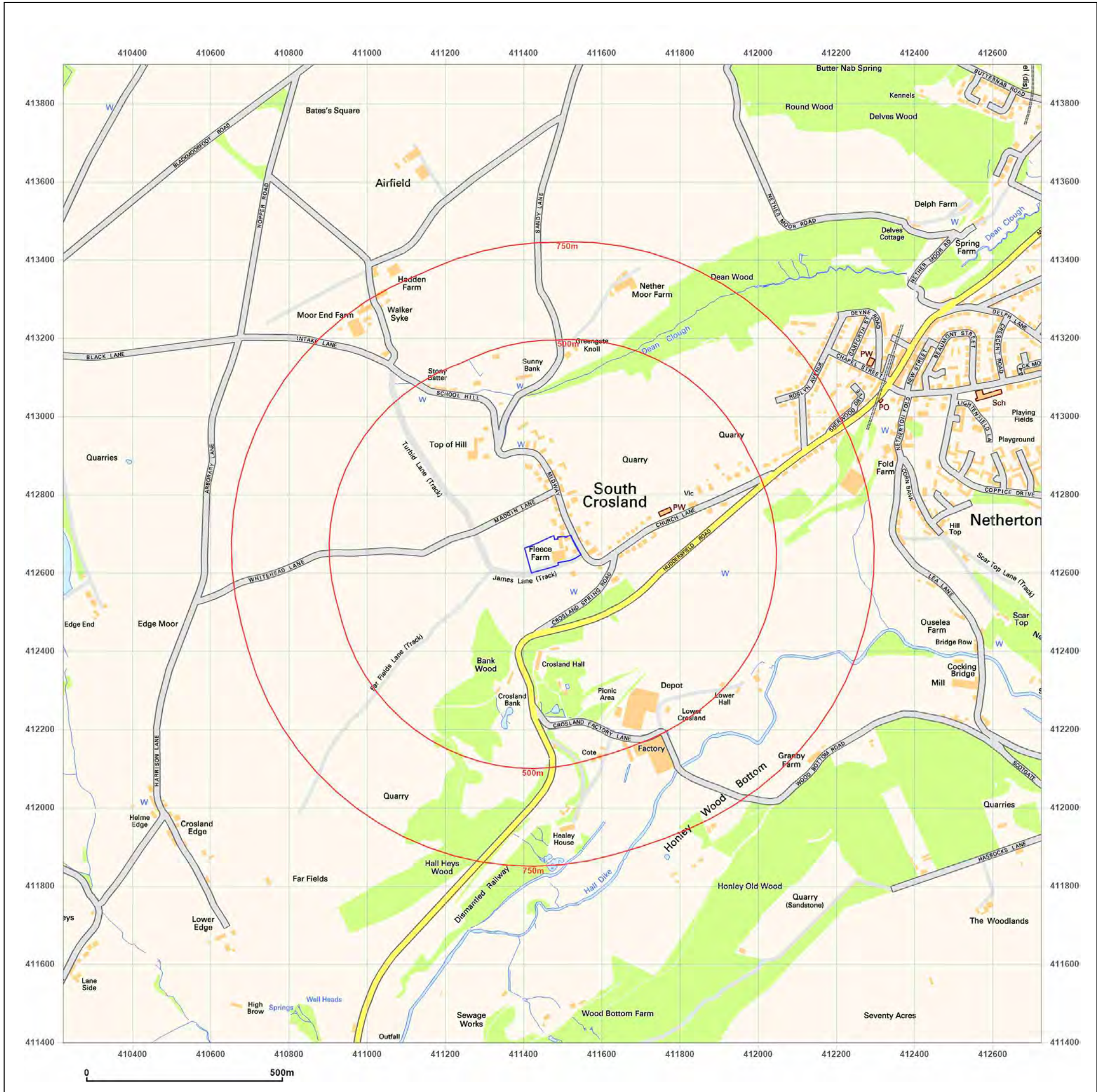


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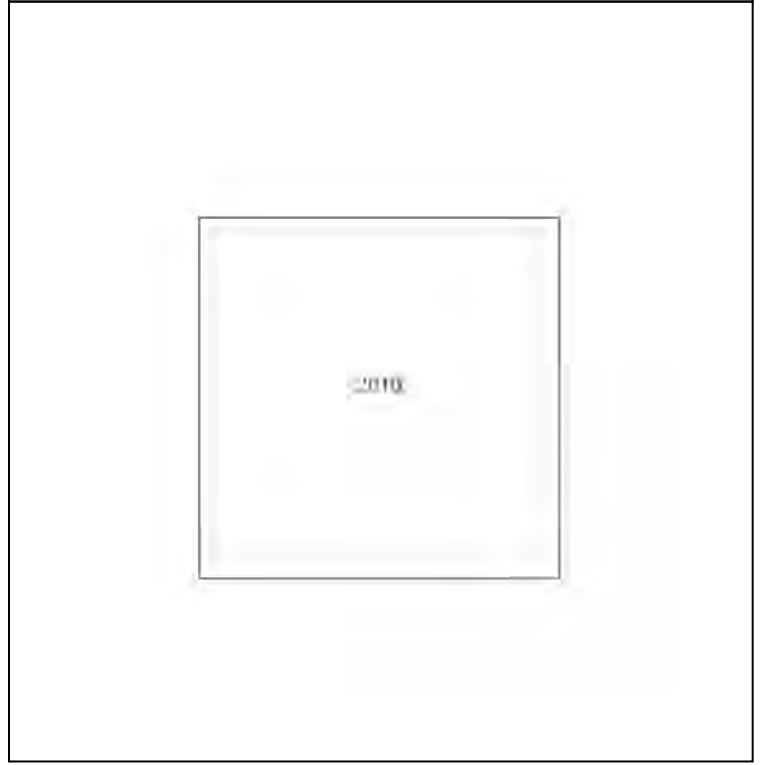
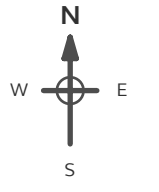
Map legend available at: www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:
 Fleece Farm, MIDWAY, SOUTH CROSLAND, HUDDERSFIELD, KIRKLEES, HD4 7DA

Client Ref: C/5361/25/E/8261 - PO-3515
Report Ref: GS-4CS-OZO-A29-K5E
Grid Ref: 411474, 412649

Map Name: National Grid
Map date: 2010
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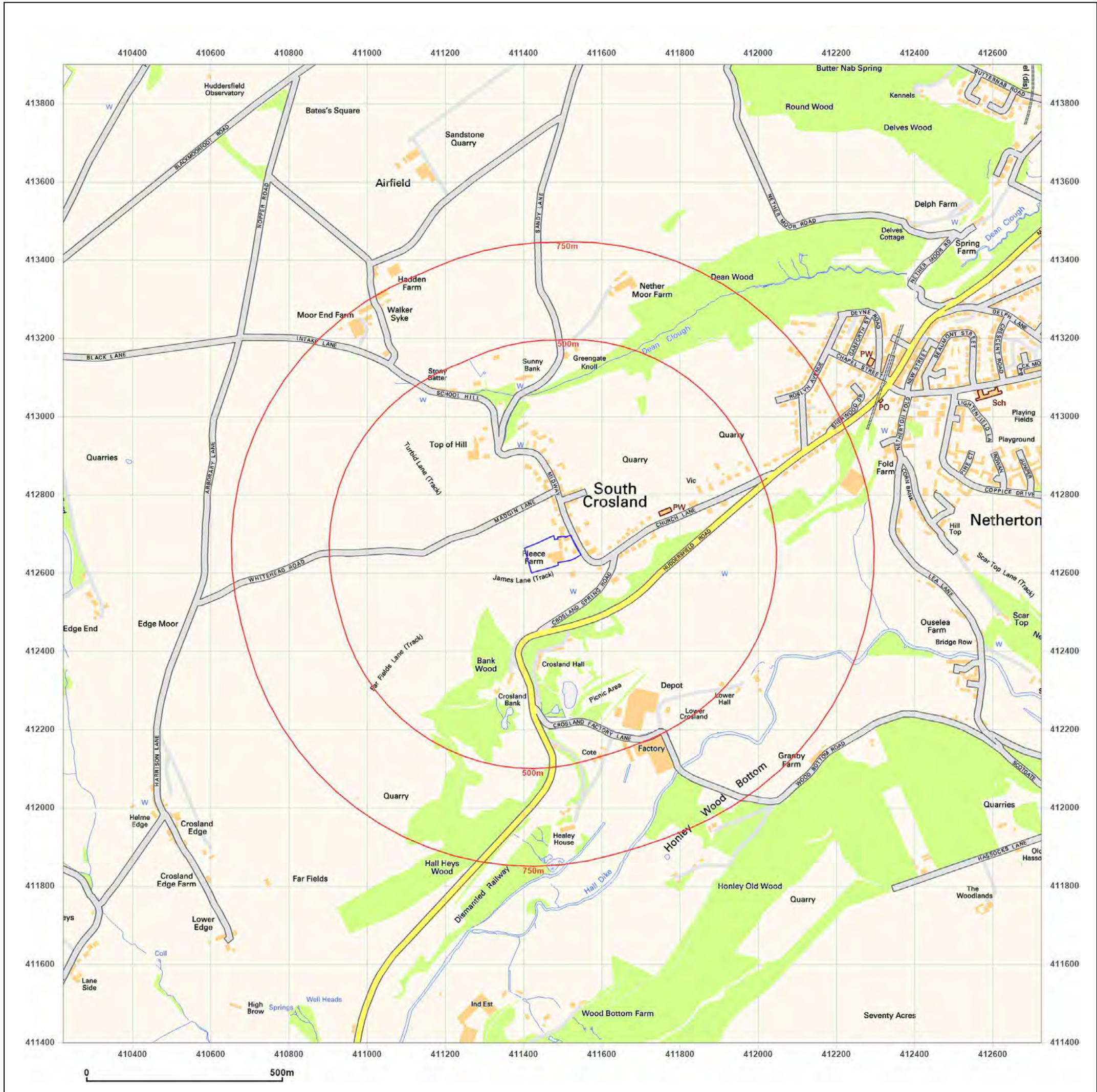


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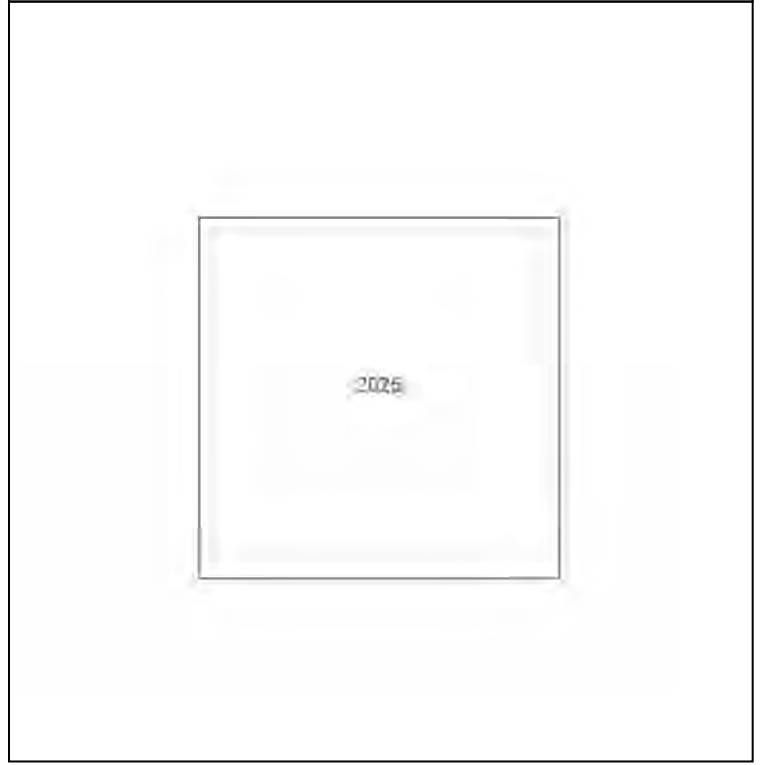
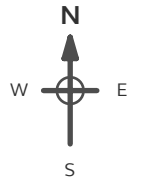
Map legend available at: www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:
 Fleece Farm, MIDWAY, SOUTH CROSLAND, HUDDERSFIELD, KIRKLEES, HD4 7DA

Client Ref: C/5361/25/E/8261 - PO-3515
Report Ref: GS-4CS-OZO-A29-K5E
Grid Ref: 411474, 412649

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

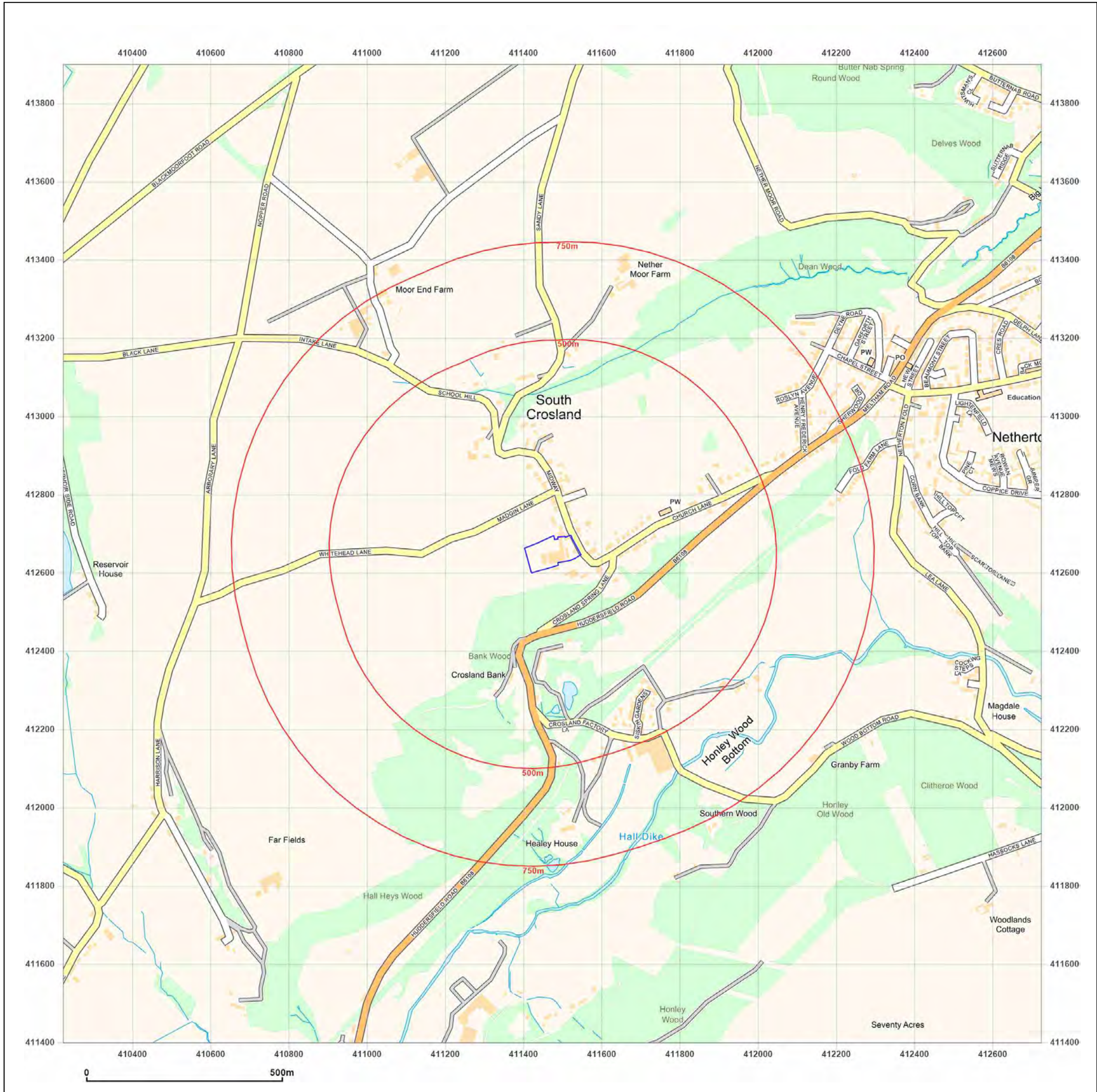


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Appendix 3

Groundsure Reports

Fleece Farm, MIDWAY, SOUTH CROSLAND, HUDDERSFIELD, KIRKLEES, HD4 7DA

Order Details

Date: 21/08/2025
Your ref: C/5361/25/E/8261 - PO-3515
Our Ref: GS-UZU-87H-RS9-LA3

Site Details

Location: 411470 412651
Area: 0.86 ha
Authority: [Kirklees Council](#) ↗



[Summary of findings](#)

[p. 2 >](#)

[Aerial image](#)

[p. 9 >](#)

[OS MasterMap site plan](#)

[p.14 >](#)

[Insight User Guide](#) ↗

Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	0	8	58	-
18 >	1.2 >	Historical tanks >	1	0	0	4	-
19 >	1.3 >	Historical energy features >	0	2	2	0	-
19	1.4	Historical petrol stations	0	0	0	0	-
19	1.5	Historical garages	0	0	0	0	-
20	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
21 >	2.1 >	Historical industrial land uses >	0	0	11	71	-
25 >	2.2 >	Historical tanks >	1	0	0	5	-
25 >	2.3 >	Historical energy features >	0	4	4	0	-
26	2.4	Historical petrol stations	0	0	0	0	-
26	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
27	3.1	Active or recent landfill	0	0	0	0	-
27	3.2	Historical landfill (BGS records)	0	0	0	0	-
28	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
28	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
28	3.5	Historical waste sites	0	0	0	0	-
28	3.6	Licensed waste sites	0	0	0	0	-
28 >	3.7 >	Waste exemptions >	0	8	24	10	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
33 >	4.1 >	Recent industrial land uses >	3	1	1	-	-
34 >	4.2 >	National Geographic Database (NGD) - Current or recent tanks >	2	0	0	-	-
34	4.3	Current or recent petrol stations	0	0	0	0	-
34	4.4	Electricity cables	0	0	0	0	-
35	4.5	Gas pipelines	0	0	0	0	-



35	4.6	Sites determined as Contaminated Land	0	0	0	0	-			
35	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-			
35	4.8	Regulated explosive sites	0	0	0	0	-			
35	4.9	Hazardous substance storage/usage	0	0	0	0	-			
36	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-			
36	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-			
36	4.12	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-			
36	4.13	Radioactive Substance Authorisations	0	0	0	0	-			
36	>	<u>4.14</u>	>	<u>Licensed Discharges to controlled waters</u>	>	0	0	0	6	-
38	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-			
38	4.16	Pollutant release to public sewer	0	0	0	0	-			
38	4.17	List 1 Dangerous Substances	0	0	0	0	-			
38	4.18	List 2 Dangerous Substances	0	0	0	0	-			
38	>	<u>4.19</u>	>	<u>Pollution Incidents (EA/NRW)</u>	>	0	0	0	1	-
39	4.20	Pollution inventory substances	0	0	0	0	-			
39	4.21	Pollution inventory waste transfers	0	0	0	0	-			
39	4.22	Pollution inventory radioactive waste	0	0	0	0	-			
Page	Section	<u>Hydrogeology</u>	On site	0-50m	50-250m	250-500m	500-2000m			
40	>	<u>5.1</u>	>	<u>Superficial aquifer</u>	>	Identified (within 500m)				
41	>	<u>5.2</u>	>	<u>Bedrock aquifer</u>	>	Identified (within 500m)				
42	>	<u>5.3</u>	>	<u>Groundwater vulnerability</u>	>	Identified (within 50m)				
43	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)							
43	5.5	Groundwater vulnerability- local information	None (within 0m)							
44	>	<u>5.6</u>	>	<u>Groundwater abstractions</u>	>	0	0	0	2	18
49	>	<u>5.7</u>	>	<u>Surface water abstractions</u>	>	0	0	0	0	19
54	>	<u>5.8</u>	>	<u>Potable abstractions</u>	>	0	0	0	0	5
55	5.9	Source Protection Zones	0	0	0	0	-			
55	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-			
Page	Section	<u>Hydrology</u>	On site	0-50m	50-250m	250-500m	500-2000m			



56	6.1	Water Network (OS MasterMap)	0	0	0	-	-
56	6.2	Surface water features	0	0	0	-	-
57 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
57 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
58 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
59	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
59	7.2	Historical Flood Events	0	0	0	-	-
59	7.3	Flood Defences	0	0	0	-	-
60	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
60	7.5	Flood Storage Areas	0	0	0	-	-
61	7.6	Flood Zone 2	None (within 50m)				
61	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
62	8.1	Surface water flooding	Negligible (within 50m)				
Page	Section	Groundwater flooding >					
63 >	9.1 >	Groundwater flooding >	Negligible (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
64	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
65	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
65	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
65	10.4	Special Protection Areas (SPA)	0	0	0	0	0
65	10.5	National Nature Reserves (NNR)	0	0	0	0	0
66	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
66 >	10.7 >	Designated Ancient Woodland >	0	0	1	1	10
67	10.8	Biosphere Reserves	0	0	0	0	0
67	10.9	Forest Parks	0	0	0	0	0
67	10.10	Marine Conservation Zones	0	0	0	0	0
67 >	10.11 >	Green Belt >	1	0	0	0	0



68	10.12	Proposed Ramsar sites	0	0	0	0	0
68	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
68	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
68	10.15	Nitrate Sensitive Areas	0	0	0	0	0
69	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
70 >	10.17 >	<u>SSSI Impact Risk Zones</u> >	1	-	-	-	-
71	10.18	SSSI Units	0	0	0	0	0
Page	Section	<u>Visual and cultural designations</u> >	On site	0-50m	50-250m	250-500m	500-2000m
72	11.1	World Heritage Sites	0	0	0	-	-
73	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
73	11.3	National Parks	0	0	0	-	-
73 >	11.4 >	<u>Listed Buildings</u> >	0	2	9	-	-
74 >	11.5 >	<u>Conservation Areas</u> >	1	0	0	-	-
74	11.6	Scheduled Ancient Monuments	0	0	0	-	-
75	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	<u>Agricultural designations</u> >	On site	0-50m	50-250m	250-500m	500-2000m
76 >	12.1 >	<u>Agricultural Land Classification</u> >	Grade 4 (within 250m)				
77	12.2	Open Access Land	0	0	0	-	-
77	12.3	Tree Felling Licences	0	0	0	-	-
77 >	12.4 >	<u>Environmental Stewardship Schemes</u> >	0	1	0	-	-
77	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	<u>Habitat designations</u> >	On site	0-50m	50-250m	250-500m	500-2000m
78 >	13.1 >	<u>Priority Habitat Inventory</u> >	0	0	17	-	-
79	13.2	Habitat Networks	0	0	0	-	-
79 >	13.3 >	<u>Open Mosaic Habitat</u> >	0	1	0	-	-
80	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	<u>Geology 1:10,000 scale</u> >	On site	0-50m	50-250m	250-500m	500-2000m
81 >	14.1 >	<u>10k Availability</u> >	Identified (within 500m)				
82 >	14.2 >	<u>Artificial and made ground (10k)</u> >	0	0	2	13	-

84 >	14.3 >	Superficial geology (10k) >	0	0	0	1	-
85 >	14.4 >	Landslip (10k) >	0	0	1	0	-
86 >	14.5 >	Bedrock geology (10k) >	1	1	4	2	-
87 >	14.6 >	Bedrock faults and other linear features (10k) >	0	1	0	1	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
88 >	15.1 >	50k Availability >	Identified (within 500m)				
89 >	15.2 >	Artificial and made ground (50k) >	0	0	0	1	-
90	15.3	Artificial ground permeability (50k)	0	0	-	-	-
91 >	15.4 >	Superficial geology (50k) >	0	0	0	1	-
92	15.5	Superficial permeability (50k)	None (within 50m)				
92 >	15.6 >	Landslip (50k) >	0	0	1	0	-
92	15.7	Landslip permeability (50k)	None (within 50m)				
93 >	15.8 >	Bedrock geology (50k) >	1	1	4	5	-
94 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
94 >	15.10 >	Bedrock faults and other linear features (50k) >	0	1	0	2	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
96	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence >					
97 >	17.1 >	Shrink swell clays >	Negligible (within 50m)				
98 >	17.2 >	Running sands >	Negligible (within 50m)				
99 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
100 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
101 >	17.5 >	Landslides >	Very low (within 50m)				
102 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
104 >	18.1 >	BritPits >	0	0	0	5	-
106 >	18.2 >	Surface ground workings >	0	0	11	-	-
107 >	18.3 >	Underground workings >	0	0	0	0	6
107	18.4	Underground mining extents	0	0	0	0	-



107	18.5	Historical Mineral Planning Areas	0	0	0	0	-
108 >	18.6 >	Non-coal mining >	1	0	0	0	0
108	18.7	JPB mining areas	None (within 0m)				
108	18.8	The Coal Authority non-coal mining	0	0	0	0	-
108	18.9	Researched mining	0	0	0	0	-
109	18.10	Mining record office plans	0	0	0	0	-
109	18.11	BGS mine plans	0	0	0	0	-
109 >	18.12 >	Coal mining >	Identified (within 0m)				
109	18.13	Brine areas	None (within 0m)				
110	18.14	Gypsum areas	None (within 0m)				
110	18.15	Tin mining	None (within 0m)				
110	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
111	19.1	Natural cavities	0	0	0	0	-
111	19.2	Mining cavities	0	0	0	0	0
111	19.3	Reported recent incidents	0	0	0	0	-
111	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
113 >	20.1 >	Radon >	Between 3% and 5% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
115 >	21.1 >	BGS Estimated Background Soil Chemistry >	2	0	-	-	-
115	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
115	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
116	22.1	Underground railways (London)	0	0	0	-	-
116	22.2	Underground railways (Non-London)	0	0	0	-	-
116	22.3	Railway tunnels	0	0	0	-	-
116	22.4	Historical railway and tunnel features	0	0	0	-	-
116	22.5	Royal Mail tunnels	0	0	0	-	-



117	22.6	Historical railways	0	0	0	-	-
117	22.7	Railways	0	0	0	-	-
117	22.8	Crossrail 2	0	0	0	0	-
117	22.9	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 30/05/2021

Site Area: 0.86ha



Recent site history - 2018 aerial photograph



Capture Date: 01/07/2018

Site Area: 0.86ha



Recent site history - 2012 aerial photograph



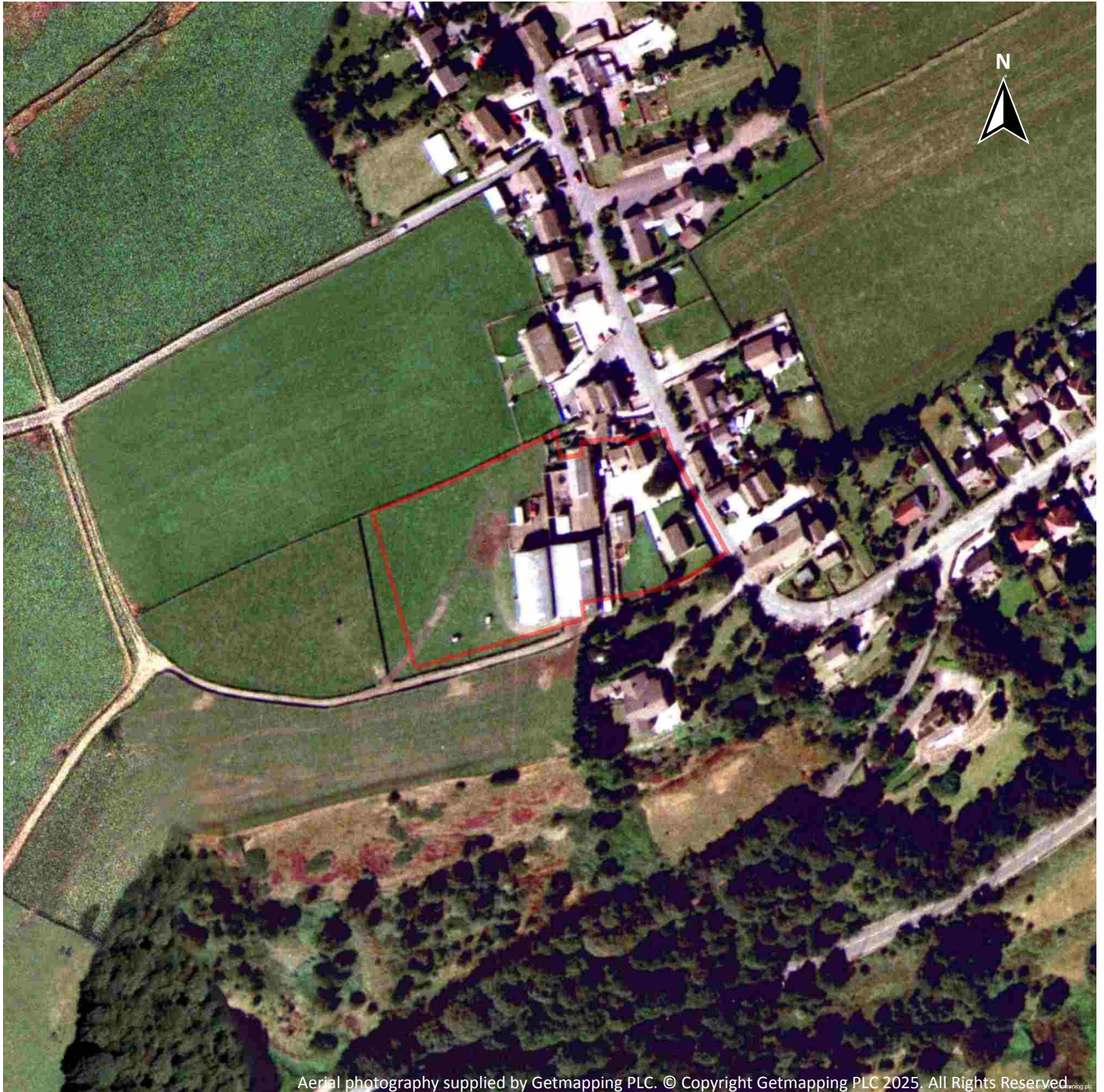
Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2025. All Rights Reserved.

Capture Date: 26/03/2012

Site Area: 0.86ha



Recent site history - 2000 aerial photograph

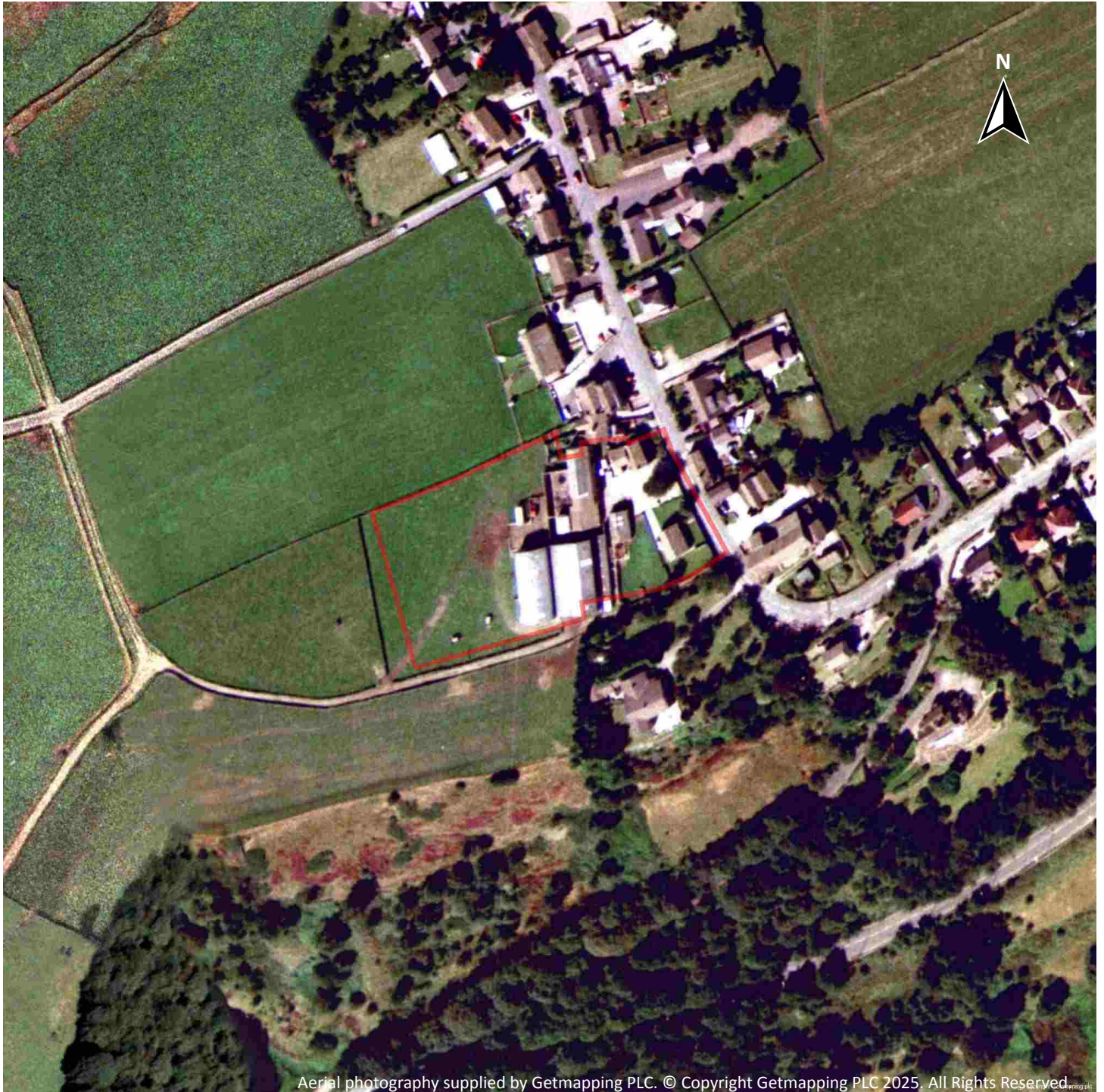


Capture Date: 25/08/2000

Site Area: 0.86ha



Recent site history - 1999 aerial photograph



Capture Date: 10/09/1999

Site Area: 0.86ha



OS MasterMap site plan



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Site Area: 0.86ha



1 Past land use



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

1.1 Historical industrial land uses

Records within 500m **66**

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

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

ID	Location	Land use	Dates present	Group ID
C	214m E	Unspecified Heap	1948	1578851

ID	Location	Land use	Dates present	Group ID
2	215m E	Grave Yard	1963 - 1969	1494659
C	218m E	Unspecified Heap	1969 - 1984	1570288
D	236m NE	Unspecified Quarry	1930 - 1948	1509670
D	244m NE	Unspecified Disused Quarry	1984	1461159
D	244m NE	Unspecified Quarry	1969	1506724
D	244m NE	Unspecified Quarry	1956	1537404
D	244m NE	Disused Quarry	1963	1435912
E	278m SW	Unspecified Quarry	1956	1537150
E	282m SW	Unspecified Old Quarry	1905	1437739
E	282m SW	Unspecified Quarry	1948	1542304
F	303m S	Railway Sidings	1891	1555509
F	303m SE	Railway Sidings	1904	1519625
F	303m SE	Railway Sidings	1930 - 1948	1536781
E	304m SW	Unspecified Pit	1933	1576587
E	305m SW	Ground Workings	1963	1445819
F	305m SE	Railway Sidings	1956	1511560
E	309m SW	Refuse Heap	1948	1539433
E	309m SW	Refuse Heap	1904	1540888
3	318m SE	Railway Sidings	1905	1546191
G	326m NE	Unspecified Quarries	1905	1470816
4	346m SE	Unspecified Depot	1984	1445317
G	353m NE	Unspecified Quarry	1891	1464027
H	357m NE	Unspecified Quarry	1930 - 1948	1573317
H	363m NE	Unspecified Quarry	1969 - 1984	1485097
H	363m NE	Unspecified Quarry	1956	1502916
I	376m S	Railway Building	1904	1475714
G	384m NE	Smithy	1905	1454751
I	385m S	Ground Workings	1963	1445821



ID	Location	Land use	Dates present	Group ID
J	394m NE	Gravel Pit	1905	1474277
J	394m NE	Unspecified Quarry	1948	1485452
J	396m NE	Unspecified Quarry	1930	1503451
J	406m NE	Disused Quarry	1963	1435911
J	406m NE	Unspecified Disused Quarry	1984	1461160
J	406m NE	Unspecified Quarry	1969	1517861
6	431m SE	Unspecified Factory	1948	1479333
K	431m S	Railway Station	1891	1481725
K	432m S	Railway Station	1948 - 1956	1538797
L	433m NE	Unspecified Heap	1930	1535757
K	434m S	Railway Station	1933	1577030
K	434m S	Railway Station	1904	1485307
L	437m NE	Refuse Heap	1905	1434369
L	437m NE	Unspecified Heap	1948	1503998
L	439m NE	Unspecified Heap	1969 - 1984	1506474
L	439m NE	Unspecified Heap	1956	1576672
M	442m S	Ground Workings	1963	1445820
M	444m S	Unspecified Disused Quarry	1933	1561044
7	444m S	Refuse Heap	1904	1434373
M	445m SW	Unspecified Disused Quarry	1948 - 1956	1578282
N	452m S	Cuttings	1904	1513402
N	452m S	Cuttings	1948	1524479
M	466m SW	Unspecified Quarry	1891	1561064
M	467m SW	Unspecified Disused Quarry	1969	1519967
8	470m SW	Cuttings	1969	1433302
O	472m S	Unspecified Mills	1891	1445973
O	472m S	Unspecified Factory	1963	1560668
K	473m S	Tunnel	1963	1479241



ID	Location	Land use	Dates present	Group ID
O	475m S	Unspecified Disused Mills	1904	1432862
O	475m S	Unspecified Factory	1948 - 1956	1529483
N	483m S	Cuttings	1891	1556064
M	485m SW	Refuse Heap	1904	1434372
N	487m S	Cuttings	1956	1520399
N	487m S	Cuttings	1969 - 1984	1544071
N	490m S	Cuttings	1933	1488778
O	496m SE	Unspecified Factory	1969 - 1984	1537530
O	498m SE	Unspecified Factory	1933	1544122

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

5

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

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

ID	Location	Land use	Dates present	Group ID
1	On site	Unspecified Tank	-	233525
5	354m NE	Unspecified Tank	1913	241235
I	405m S	Unspecified Tank	1994 - 1996	246311
I	408m S	Unspecified Tank	-	233526
I	408m S	Unspecified Tank	1994	254517

This data is sourced from Ordnance Survey / Groundsure.



1.3 Historical energy features

Records within 500m

4

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

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

ID	Location	Land use	Dates present	Group ID
A	34m E	Electricity Substation	1994 - 1996	159552
A	34m E	Electricity Substation	-	141672
B	200m N	Electricity Substation	1994 - 1996	156276
B	200m N	Electricity Substation	-	141671

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.



1.6 Historical military land

Records within 500m

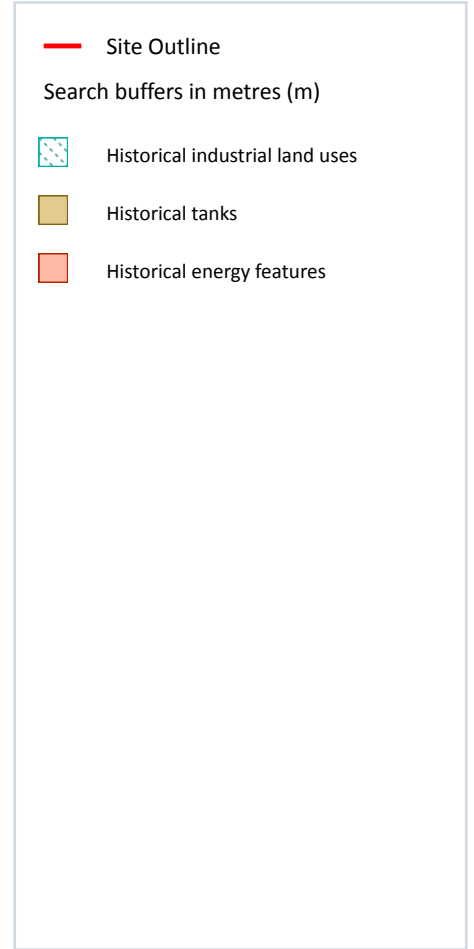
0

Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

This data is sourced from Ordnance Survey / Groundsure / other sources.



2 Past land use - un-grouped



2.1 Historical industrial land uses

Records within 500m

82

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

Features are displayed on the Past land use - un-grouped map on [page 21](#) >

ID	Location	Land Use	Date	Group ID
C	214m E	Unspecified Heap	1948	1578851
D	215m E	Grave Yard	1963	1494659
D	216m E	Grave Yard	1969	1494659

ID	Location	Land Use	Date	Group ID
C	218m E	Unspecified Heap	1984	1570288
C	218m E	Unspecified Heap	1969	1570288
E	236m NE	Unspecified Quarry	1930	1509670
E	237m NE	Unspecified Quarry	1948	1509670
E	244m NE	Unspecified Disused Quarry	1984	1461159
E	244m NE	Unspecified Quarry	1969	1506724
E	244m NE	Unspecified Quarry	1956	1537404
E	244m NE	Disused Quarry	1963	1435912
F	278m SW	Unspecified Quarry	1956	1537150
F	282m SW	Unspecified Quarry	1948	1542304
F	282m SW	Unspecified Old Quarry	1905	1437739
G	303m S	Railway Sidings	1891	1555509
G	303m SE	Railway Sidings	1948	1536781
G	303m SE	Railway Sidings	1904	1519625
F	304m SW	Unspecified Pit	1933	1576587
F	304m SW	Unspecified Pit	1933	1576587
F	305m SW	Ground Workings	1963	1445819
G	305m SE	Railway Sidings	1956	1511560
F	309m SW	Refuse Heap	1948	1539433
F	309m SW	Refuse Heap	1904	1540888
H	311m SE	Railway Sidings	1930	1536781
G	314m SE	Railway Sidings	1933	1536781
H	318m SE	Railway Sidings	1948	1536781
H	318m SE	Railway Sidings	1905	1546191
I	326m NE	Unspecified Quarries	1905	1470816
2	346m SE	Unspecified Depot	1984	1445317
J	357m NE	Unspecified Quarry	1930	1573317
J	358m NE	Unspecified Quarry	1948	1573317



ID	Location	Land Use	Date	Group ID
I	358m NE	Unspecified Quarry	1891	1464027
J	363m NE	Unspecified Quarry	1984	1485097
J	363m NE	Unspecified Quarry	1969	1485097
J	363m NE	Unspecified Quarry	1956	1502916
K	376m S	Railway Building	1904	1475714
I	384m NE	Smithy	1905	1454751
K	385m S	Ground Workings	1963	1445821
L	394m NE	Unspecified Quarry	1948	1485452
L	394m NE	Gravel Pit	1905	1474277
L	396m NE	Unspecified Quarry	1930	1503451
L	406m NE	Disused Quarry	1963	1435911
L	406m NE	Unspecified Disused Quarry	1984	1461160
L	406m NE	Unspecified Quarry	1969	1517861
4	431m SE	Unspecified Factory	1948	1479333
M	431m S	Railway Station	1891	1481725
M	432m S	Railway Station	1956	1538797
N	433m NE	Unspecified Heap	1930	1535757
N	433m NE	Unspecified Heap	1930	1535757
M	434m S	Railway Station	1933	1577030
M	434m S	Railway Station	1948	1538797
M	434m S	Railway Station	1904	1485307
N	437m NE	Unspecified Heap	1948	1503998
N	437m NE	Refuse Heap	1905	1434369
N	439m NE	Unspecified Heap	1984	1506474
N	439m NE	Unspecified Heap	1969	1506474
N	439m NE	Unspecified Heap	1956	1576672
O	442m S	Ground Workings	1963	1445820
O	444m S	Unspecified Disused Quarry	1933	1561044



ID	Location	Land Use	Date	Group ID
5	444m S	Refuse Heap	1904	1434373
O	445m SW	Unspecified Disused Quarry	1948	1578282
P	452m S	Cuttings	1948	1524479
P	452m S	Cuttings	1904	1513402
O	466m SW	Unspecified Quarry	1891	1561064
O	467m SW	Unspecified Disused Quarry	1969	1519967
6	470m SW	Cuttings	1969	1433302
Q	472m S	Unspecified Mills	1891	1445973
Q	472m S	Unspecified Factory	1963	1560668
M	473m S	Tunnel	1963	1479241
Q	475m S	Unspecified Factory	1948	1529483
Q	475m S	Unspecified Disused Mills	1904	1432862
O	480m SW	Unspecified Disused Quarry	1956	1578282
P	483m S	Cuttings	1891	1556064
O	485m SW	Refuse Heap	1904	1434372
P	487m S	Cuttings	1984	1544071
P	487m S	Cuttings	1969	1544071
P	487m S	Cuttings	1956	1520399
P	490m S	Cuttings	1933	1488778
Q	496m SE	Unspecified Factory	1984	1537530
Q	496m SE	Unspecified Factory	1969	1537530
Q	496m SE	Unspecified Factory	1956	1529483
Q	498m SE	Unspecified Factory	1933	1544122

This data is sourced from Ordnance Survey / Groundsure.



2.2 Historical tanks

Records within 500m

6

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

Features are displayed on the Past land use - un-grouped map on [page 21 >](#)

ID	Location	Land Use	Date	Group ID
1	On site	Unspecified Tank	-	233525
3	354m NE	Unspecified Tank	1913	241235
K	405m S	Unspecified Tank	1994	246311
K	405m S	Unspecified Tank	1996	246311
K	408m S	Unspecified Tank	-	233526
K	408m S	Unspecified Tank	1994	254517

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

8

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

Features are displayed on the Past land use - un-grouped map on [page 21 >](#)

ID	Location	Land Use	Date	Group ID
A	34m E	Electricity Substation	1994	159552
A	34m E	Electricity Substation	1996	159552
A	34m E	Electricity Substation	-	141672
A	34m E	Electricity Substation	1994	159552
B	200m N	Electricity Substation	1994	156276
B	200m N	Electricity Substation	1996	156276
B	200m N	Electricity Substation	-	141671
B	200m N	Electricity Substation	1994	156276



This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m

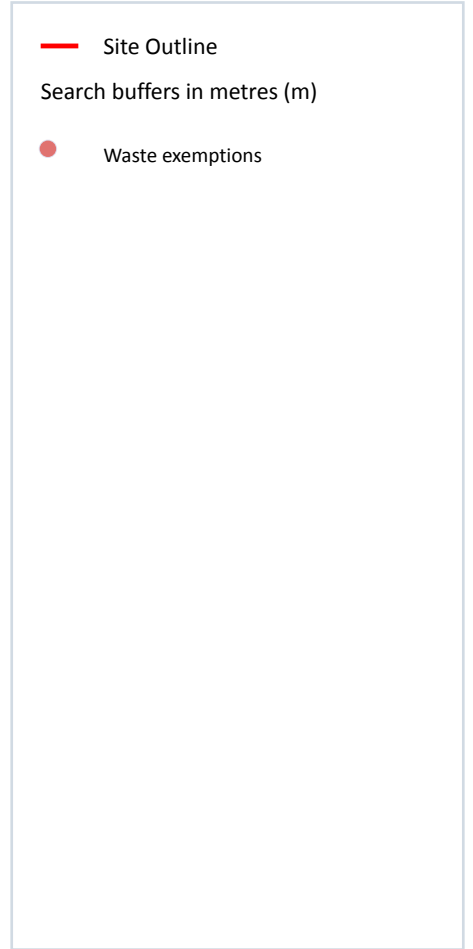
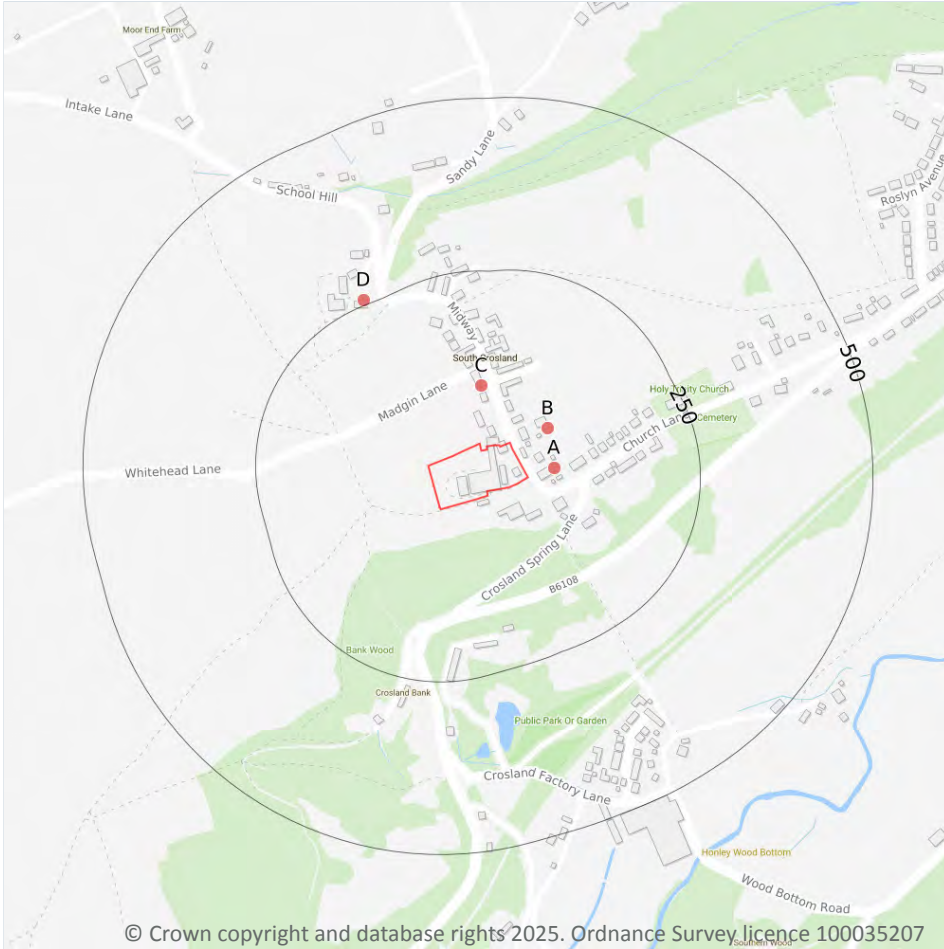
0

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

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



3.1 Active or recent landfill

Records within 500m

0

Active or recently closed landfill sites under Environment Agency/Natural Resources Wales regulation.

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

3.2 Historical landfill (BGS records)

Records within 500m

0

Landfill sites identified on a survey carried out on behalf of the DoE in 1973. These sites may have been closed or operational at this time.

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m

0

Landfill sites identified from Local Authority records and high detail historical mapping.

This data is sourced from the Ordnance Survey/Groundsure and Local Authority records.

3.4 Historical landfill (EA/NRW records)

Records within 500m

0

Known historical (closed) landfill sites (e.g. sites where there is no PPC permit or waste management licence currently in force). This includes sites that existed before the waste licensing regime and sites that have been licensed in the past but where a licence has been revoked, ceased to exist or surrendered and a certificate of completion has been issued.

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

3.5 Historical waste sites

Records within 500m

0

Waste site records derived from Local Authority planning records and high detail historical mapping.

This data is sourced from Ordnance Survey/Groundsure and Local Authority records.

3.6 Licensed waste sites

Records within 500m

0

Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

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

3.7 Waste exemptions

Records within 500m

42

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

Features are displayed on the Waste and landfill map on [page 27 >](#)

ID	Location	Site	Reference	Category	Sub-Category	Description
A	40m E	Fleece Farm, Midway, Fleece Farm, Midway, South Crosland, Huddersfield, Hd4 7da	WEX317642	Disposing of waste exemption	On a farm	Burning waste in the open
A	40m E	Fleece Farm, Midway, Fleece Farm, Midway, South Crosland, Huddersfield, Hd4 7da	WEX317642	Using waste exemption	On a farm	Use of mulch
A	40m E	Fleece Farm, Midway, Fleece Farm, Midway, South Crosland, Huddersfield, Hd4 7da	WEX317642	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
A	40m E	Fleece Farm, Midway, Fleece Farm, Midway, South Crosland, Huddersfield, Hd4 7da	WEX317642	Treating waste exemption	On a farm	Aerobic composting and associated prior treatment
A	40m E	Fleece Farm, Midway, Fleece Farm, Midway, South Crosland, Huddersfield, Hd4 7da	WEX317642	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	40m E	Fleece Farm, Midway, Fleece Farm, Midway, South Crosland, Huddersfield, Hd4 7da	WEX317642	Using waste exemption	On a farm	Spreading of plant matter to confer benefit
A	40m E	Fleece Farm, Midway, Fleece Farm, Midway, South Crosland, Huddersfield, Hd4 7da	WEX317642	Using waste exemption	On a farm	Use of waste for a specified purpose
A	40m E	Fleece Farm, Midway, Fleece Farm, Midway, South Crosland, Huddersfield, Hd4 7da	WEX317642	Using waste exemption	On a farm	Use of waste in construction
B	58m E	-	WEX033153	Using waste exemption	On a farm	Use of mulch
B	58m E	-	WEX033153	Treating waste exemption	On a farm	Aerobic composting and associated prior treatment
B	58m E	-	WEX033153	Using waste exemption	On a farm	Spreading of plant matter to confer benefit
B	58m E	-	WEX033153	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising



ID	Location	Site	Reference	Category	Sub-Category	Description
B	58m E	-	WEX033153	Using waste exemption	On a farm	Use of waste in construction
B	58m E	Fleece Farm Midway Huddersfield Hd4 7da	EPR/FH0373W K/A001	Using waste exemption	Both agricultural and non-agricultural waste	Spreading waste on agricultural land to confer benefit
B	58m E	Fleece Farm Midway Huddersfield Hd4 7da	EPR/FH0373W K/A001	Disposing of waste exemption	Both agricultural and non-agricultural waste	Burning waste in the open
B	58m E	Fleece Farm Midway Huddersfield Hd4 7da	EPR/FH0373W K/A001	Using waste exemption	Both agricultural and non-agricultural waste	Use of mulch
B	58m E	Fleece Farm Midway Huddersfield Hd4 7da	EPR/FH0373W K/A001	Treating waste exemption	Both agricultural and non-agricultural waste	Aerobic composting and associated prior treatment
B	58m E	Fleece Farm Midway Huddersfield Hd4 7da	EPR/FH0373W K/A001	Treating waste exemption	Both agricultural and non-agricultural waste	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
B	58m E	Fleece Farm Midway Huddersfield Hd4 7da	EPR/FH0373W K/A001	Using waste exemption	Both agricultural and non-agricultural waste	Use of waste in construction
B	58m E	Fleece Farm Midway Huddersfield Hd4 7da	EPR/FH0373W K/A001	Using waste exemption	Both agricultural and non-agricultural waste	Spreading of plant matter to confer benefit
B	58m E	Fleece Farm Midway Huddersfield Hd4 7da	EPR/FH0373W K/A001	Using waste exemption	Both agricultural and non-agricultural waste	Use of waste for a specified purpose
B	58m E	-	WEX033153	Using waste exemption	On a farm	Use of waste for a specified purpose



ID	Location	Site	Reference	Category	Sub-Category	Description
B	58m E	-	WEX033153	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
B	58m E	-	WEX033153	Disposing of waste exemption	On a farm	Burning waste in the open
C	84m N	Fleece Farm, Midway, Fleece Farm, Midway, South Crosland, Huddersfield, Hd4 7da	WEX190057	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
C	84m N	Fleece Farm, Midway, Fleece Farm, Midway, South Crosland, Huddersfield, Hd4 7da	WEX190057	Using waste exemption	On a farm	Use of mulch
C	84m N	Fleece Farm, Midway, Fleece Farm, Midway, South Crosland, Huddersfield, Hd4 7da	WEX190057	Using waste exemption	On a farm	Use of waste in construction
C	84m N	Fleece Farm, Midway, Fleece Farm, Midway, South Crosland, Huddersfield, Hd4 7da	WEX190057	Using waste exemption	On a farm	Use of waste for a specified purpose
C	84m N	Fleece Farm, Midway, Fleece Farm, Midway, South Crosland, Huddersfield, Hd4 7da	WEX190057	Using waste exemption	On a farm	Spreading of plant matter to confer benefit
C	84m N	Fleece Farm, Midway, Fleece Farm, Midway, South Crosland, Huddersfield, Hd4 7da	WEX190057	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
C	84m N	Fleece Farm, Midway, Fleece Farm, Midway, South Crosland, Huddersfield, Hd4 7da	WEX190057	Treating waste exemption	On a farm	Aerobic composting and associated prior treatment
C	84m N	Fleece Farm, Midway, Fleece Farm, Midway, South Crosland, Huddersfield, Hd4 7da	WEX190057	Disposing of waste exemption	On a farm	Burning waste in the open
D	258m N	Top Of The Hill Farm South Crosland Hd4 7by	EPR/TE5952Q Q/A001	Treating waste exemption	Agricultural waste only	Cleaning, washing, spraying or coating relevant waste
D	258m N	Top Of The Hill Farm South Crosland Hd4 7by	EPR/TE5952Q Q/A001	Treating waste exemption	Agricultural waste only	Aerobic composting and associated prior treatment

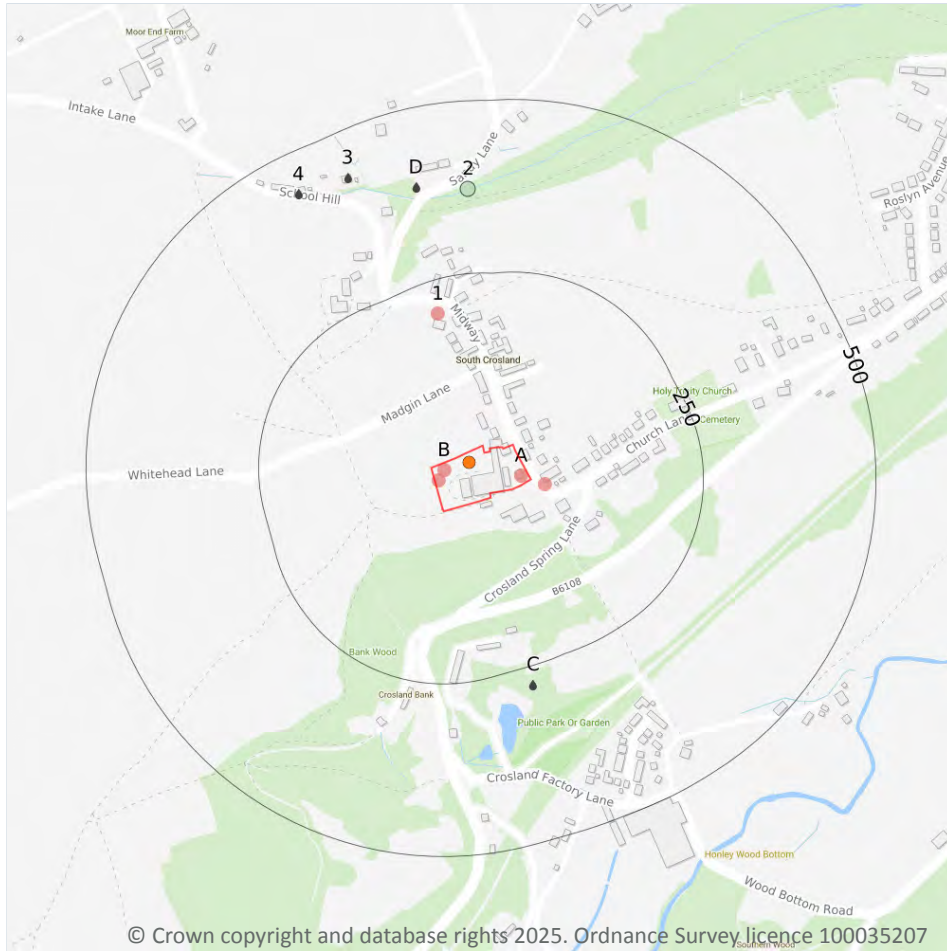


ID	Location	Site	Reference	Category	Sub-Category	Description
D	258m N	Top Of The Hill Farm South Crosland Hd4 7by	EPR/TE5952Q Q/A001	Treating waste exemption	Agricultural waste only	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
D	258m N	Top Of The Hill Farm South Crosland Hd4 7by	EPR/TE5952Q Q/A001	Using waste exemption	Agricultural waste only	Use of baled end-of-life tyres in construction
D	258m N	Top Of The Hill Farm South Crosland Hd4 7by	EPR/TE5952Q Q/A001	Using waste exemption	Agricultural waste only	Burning of waste as a fuel in a small appliance
D	258m N	Top Of The Hill Farm South Crosland Hd4 7by	EPR/TE5952Q Q/A001	Using waste exemption	Both agricultural and non- agricultural waste	Use of waste in construction
D	258m N	Top Of The Hill Farm South Crosland Hd4 7by	EPR/TE5952Q Q/A001	Using waste exemption	Both agricultural and non- agricultural waste	Use of waste for a specified purpose
D	258m N	Top Of The Hill Farm South Crosland Hd4 7by	EPR/TE5952Q Q/A001	Disposing of waste exemption	Agricultural waste only	Burning waste in the open
D	258m N	Top Of The Hill Farm South Crosland Hd4 7by	EPR/TE5952Q Q/A001	Treating waste exemption	Agricultural waste only	Screening and blending of waste
D	258m N	Top Of The Hill Farm South Crosland Hd4 7by	EPR/TE5952Q Q/A001	Using waste exemption	Agricultural waste only	Spreading waste on agricultural land to confer benefit

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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- NGD current or recent tanks
- ◆ Licensed Discharges to controlled waters
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

5

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 33](#) >

ID	Location	Company	Address	Activity	Category
A	On site	J L P & E Roberts	The Bungalow Fleece Farm 15, Midway, South Crosland, Huddersfield, West Yorkshire, HD4 7DA	Dairy Farming	Farming
B	On site	Slurry Tank	West Yorkshire, HD4	Waste Storage, Processing and Disposal	Infrastructure and Facilities



ID	Location	Company	Address	Activity	Category
B	On site	Slurry Beds	West Yorkshire, HD4	Waste Storage, Processing and Disposal	Infrastructure and Facilities
A	21m E	Electricity Sub Station	West Yorkshire, HD4	Electrical Features	Infrastructure and Facilities
1	202m N	Electricity Sub Station	West Yorkshire, HD4	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

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

Records within 250m	2
----------------------------	----------

Current or recent tanks identified from the Ordnance Survey NGD.

Features are displayed on the Current industrial land use map on [page 33 >](#)

ID	Location	Tank description	Activity	Date first identified
B	On site	Open Slurry Storage Tank	Agriculture Or Aquaculture	02/04/2015
B	On site	Open Slurry Storage Tank	Agriculture Or Aquaculture	02/04/2015

This data is sourced from Ordnance Survey.

4.3 Current or recent petrol stations

Records within 500m	0
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Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.4 Electricity cables

Records within 500m	0
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High voltage underground electricity transmission cables.

This data is sourced from National Grid.



4.5 Gas pipelines

Records within 500m	0
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High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.6 Sites determined as Contaminated Land

Records within 500m	0
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Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.7 Control of Major Accident Hazards (COMAH)

Records within 500m	0
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Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

This data is sourced from the Health and Safety Executive.

4.8 Regulated explosive sites

Records within 500m	0
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Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.

4.9 Hazardous substance storage/usage

Records within 500m	0
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Consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015.

This data is sourced from Local Authority records.

4.10 Historical licensed industrial activities (IPC)

Records within 500m

0

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

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

4.11 Licensed industrial activities (Part A(1))

Records within 500m

0

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

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

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

Records within 500m

0

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

This data is sourced from Local Authority records.

4.13 Radioactive Substance Authorisations

Records within 500m

0

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

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

4.14 Licensed Discharges to controlled waters

Records within 500m

6

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

Features are displayed on the Current industrial land use map on [page 33](#) >



ID	Location	Address	Details	
C	277m S	CROSLAND HALL, NETHERTON, HUDDERSFIELD, WEST YORKSHIRE, HD4 7DZ	Effluent Type: MISCELLANEOUS DISCHARGES - SWIMMING POOL WATER Permit Number: 2376 Permit Version: 1 Receiving Water: TRIB OF MAG DIKE	Status: TRANSFERRED FROM R(PP)A 1951-1961 Issue date: 15/05/1968 Effective Date: 15/05/1968 Revocation Date: 18/02/1993
C	277m S	CROSLAND HALL, NETHERTON, HUDDERSFIELD, WEST YORKSHIRE, HD4 7DZ	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: 2376 Permit Version: 1 Receiving Water: TRIB OF MAG DIKE	Status: TRANSFERRED FROM R(PP)A 1951-1961 Issue date: 15/05/1968 Effective Date: 15/05/1968 Revocation Date: 18/02/1993
D	386m N	SANDY LANE STW, SOUTH CROSLAND, HOLMFIRTH, HUDDERSFIELD, WEST YORKSHIRE	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: WRA6603 Permit Version: 1 Receiving Water: DEAN CLOUGH BECK	Status: NEW CONSENT, BY APPLICATION (WRA 91, SECTION 88) Issue date: 04/02/1992 Effective Date: 04/02/1992 Revocation Date: 09/10/1995
D	386m N	SANDY LANE STW, SOUTH CROSLAND, HOLMFIRTH, HUDDERSFIELD, WEST YORKSHIRE	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: WRA6603 Permit Version: 2 Receiving Water: DEAN CLOUGH BECK	Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 10/10/1995 Effective Date: 10/10/1995 Revocation Date: -
3	434m NW	LOWER BATTER FARM, 4, 6 & 8 SCHOOL HILL, SOUTH CROSLAND, HUDDERSFIELD, WEST YORKSHIRE, HD4 7BY	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: 1506 Permit Version: 1 Receiving Water: DEAN CLOUGH	Status: TRANSFERRED FROM R(PP)A 1951-1961 Issue date: 02/01/1963 Effective Date: 02/01/1963 Revocation Date: -
4	440m NW	10 SCHOOL HILL, SOUTH CROSLAND, NEAR HUDDERSFIELD, WEST YORKSHIRE	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: 1295 Permit Version: 1 Receiving Water: DEAN CLOUGH	Status: TRANSFERRED FROM R(PP)A 1951-1961 Issue date: 18/04/1961 Effective Date: 18/04/1961 Revocation Date: -

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



4.15 Pollutant release to surface waters (Red List)

Records within 500m

0

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

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

4.16 Pollutant release to public sewer

Records within 500m

0

Discharges of Special Category Effluents to the public sewer.

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

4.17 List 1 Dangerous Substances

Records within 500m

0

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

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

4.18 List 2 Dangerous Substances

Records within 500m

0

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

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

4.19 Pollution Incidents (EA/NRW)

Records within 500m

1

Records of substantiated pollution incidents. Since 2006 this data has only included category 1 (major) and 2 (significant) pollution incidents.

Features are displayed on the Current industrial land use map on [page 33 >](#)

ID	Location	Details	
2	372m N	Incident Date: 24/06/2002 Incident Identification: 86776 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

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

4.20 Pollution inventory substances

Records within 500m

0

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

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

4.21 Pollution inventory waste transfers

Records within 500m

0

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

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

4.22 Pollution inventory radioactive waste

Records within 500m

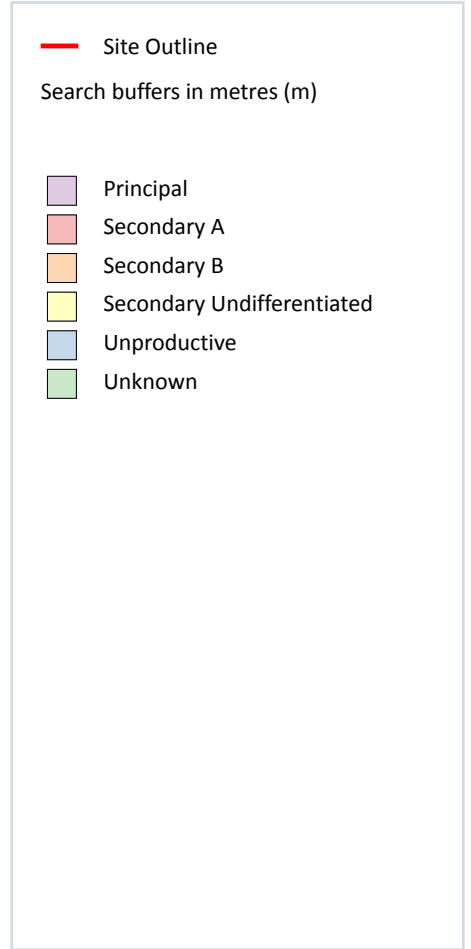
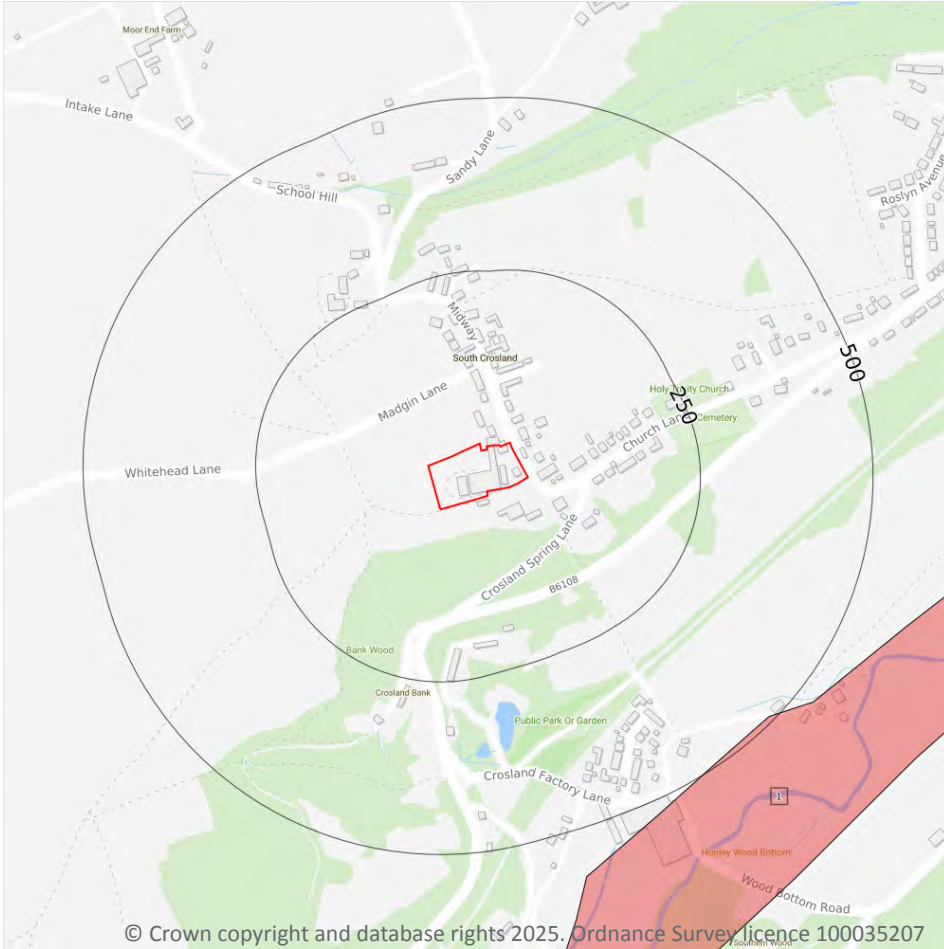
0

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

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



5 Hydrogeology - Superficial aquifer



5.1 Superficial aquifer

Records within 500m

1

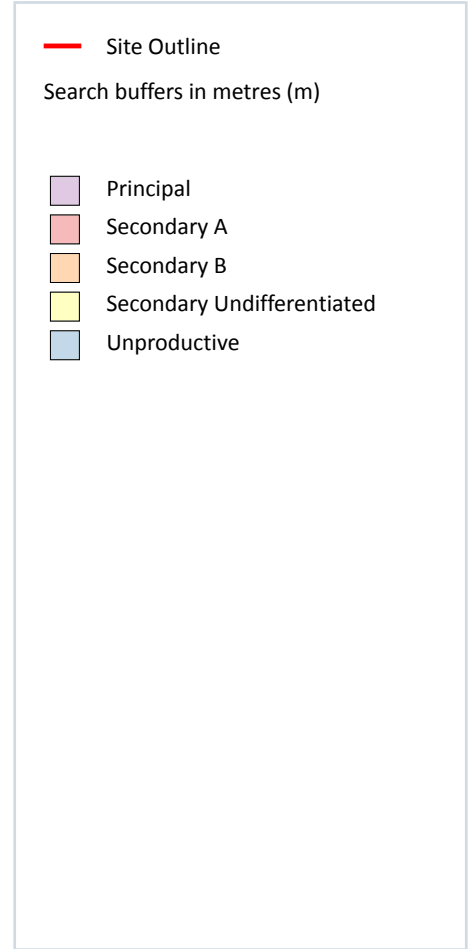
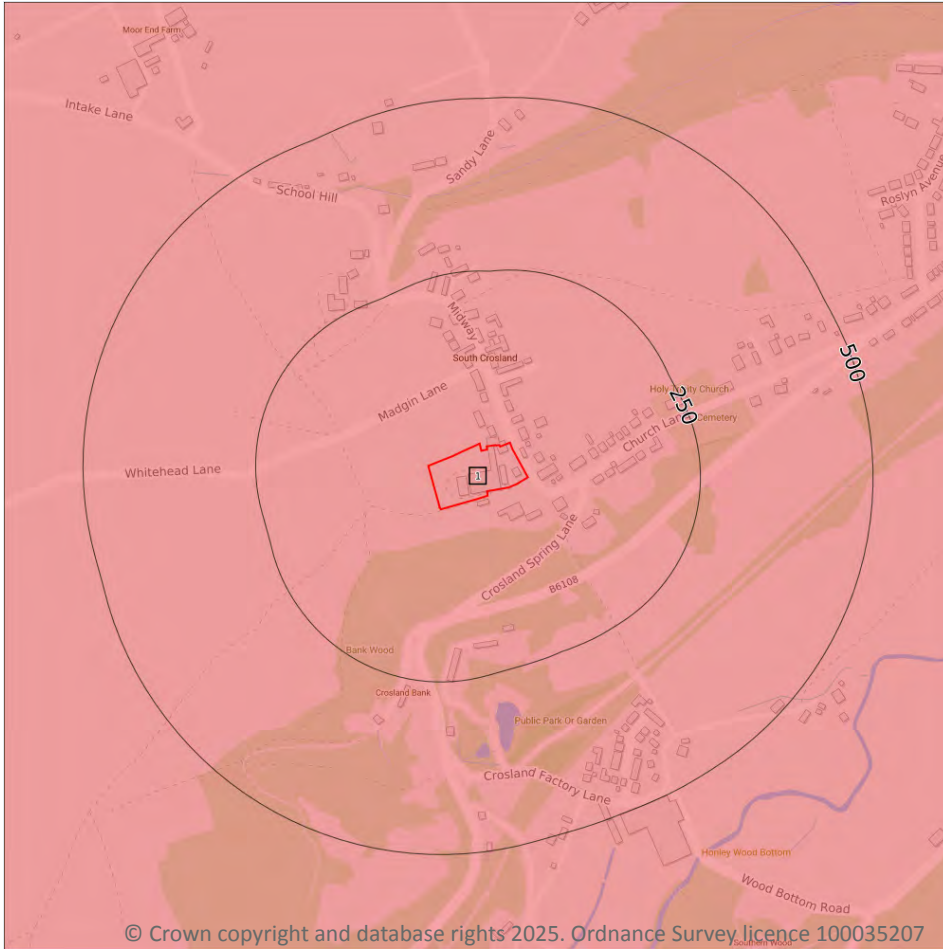
Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 40 >](#)

ID	Location	Designation	Description
1	491m SE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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

Bedrock aquifer



5.2 Bedrock aquifer

Records within 500m

1

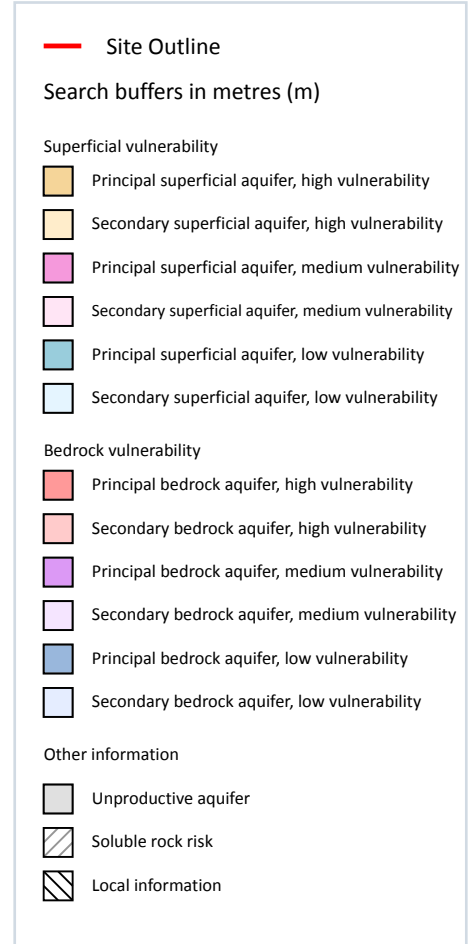
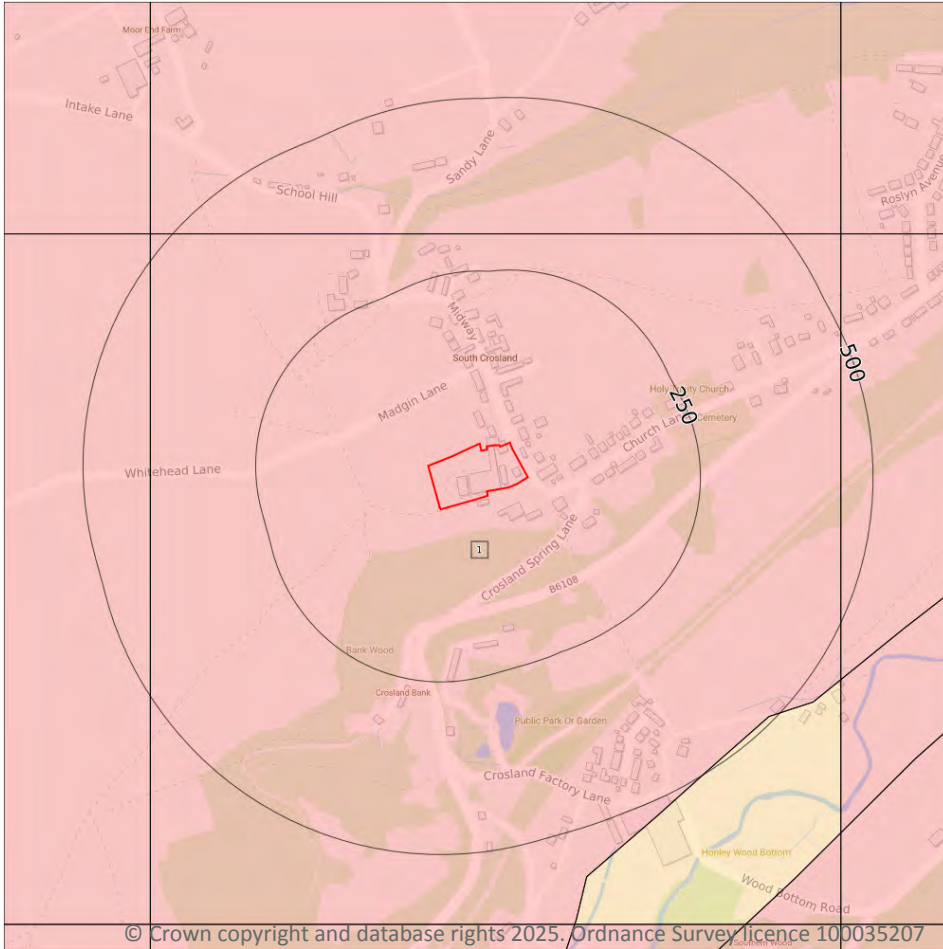
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 41](#) >

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

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

Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

1

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

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

Features are displayed on the Groundwater vulnerability map on [page 42 >](#)

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

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site

0

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

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

5.5 Groundwater vulnerability- local information

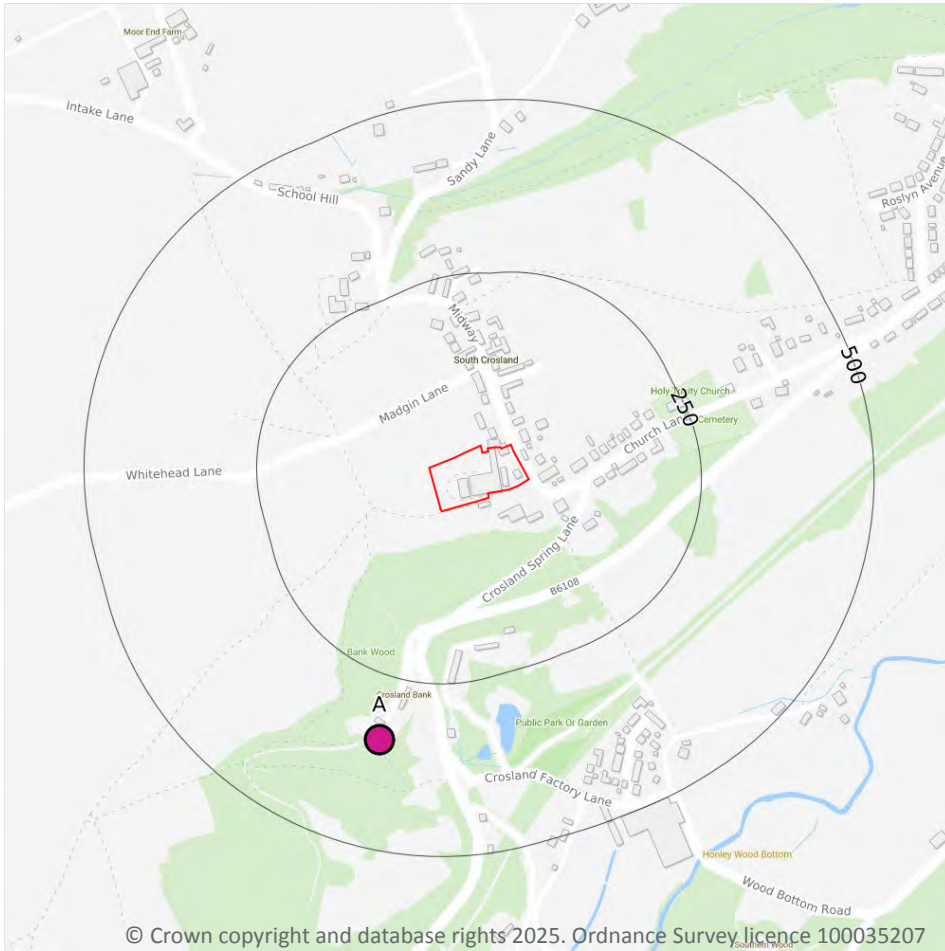
Records on site

0

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

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

Abstractions and Source Protection Zones



5.6 Groundwater abstractions

Records within 2000m

20

Licensed groundwater abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, between two points (line data) or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on [page 44](#) >

ID	Location	Details	
A	343m S	Status: Historical Licence No: 2/27/10/047 Details: General Washing/Process Washing Direct Source: GROUNDWATERS Point: SPRING Data Type: Point Name: S B H EXPRESS SERVICES LIMITED Easting: 411330 Northing: 412270	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 24/11/1993 Version End Date: -
A	343m S	Status: Historical Licence No: 2/27/10/047 Details: General Washing/Process Washing Direct Source: GROUNDWATERS Point: SPRING - MILLSTONE GRIT - NETHERTON Data Type: Point Name: THE PINK LINK LTD Easting: 411330 Northing: 412270	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 101 Version Start Date: 09/08/2001 Version End Date: -
-	795m E	Status: Historical Licence No: 2/27/10/115 Details: General Farming & Domestic Direct Source: GROUNDWATERS Point: BOREHOLE Data Type: Point Name: MATE Easting: 412300 Northing: 412900	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 19/10/1988 Expiry Date: - Issue No: 100 Version Start Date: 19/10/1988 Version End Date: -
-	795m E	Status: Historical Licence No: 2/27/10/094 Details: General Farming & Domestic Direct Source: GROUNDWATERS Point: SPRING Data Type: Point Name: MATE Easting: 412300 Northing: 412900	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 28/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 28/04/1966 Version End Date: -
-	795m E	Status: Historical Licence No: 2/27/10/094 Details: General Farming & Domestic Direct Source: GROUNDWATERS Point: SPRING - NETHERTON Data Type: Point Name: MATE Easting: 412300 Northing: 412900	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 28/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 28/04/1966 Version End Date: -



ID	Location	Details	
-	795m E	Status: Historical Licence No: 2/27/10/115 Details: General Farming & Domestic Direct Source: GROUNDWATERS Point: BOREHOLE - MILLSTONE GRIT - NETHERTON Data Type: Point Name: MATE Easting: 412300 Northing: 412900	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 19/10/1988 Expiry Date: - Issue No: 100 Version Start Date: 19/10/1988 Version End Date: -
-	1367m S	Status: Historical Licence No: 2/27/10/060 Details: General use relating to Secondary Category (Medium Loss) Direct Source: GROUNDWATERS Point: WELL HEADS Data Type: Point Name: NICHOL & PRATT LTD Easting: 411000 Northing: 411300	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 27/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1979 Version End Date: -
-	1454m E	Status: Historical Licence No: 2/27/10/107 Details: General Farming & Domestic Direct Source: GROUNDWATERS Point: BOREHOLE - MILLSTONE GRIT - NETHERTON Data Type: Point Name: HINCHLIFFE Easting: 413000 Northing: 412700	Annual Volume (m ³): 13274 Max Daily Volume (m ³): 36.37 Original Application No: 4842 Original Start Date: 04/11/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2008 Version End Date: -
-	1454m E	Status: Historical Licence No: 2/27/10/107 Details: General Farming & Domestic Direct Source: GROUNDWATERS Point: BOREHOLE Data Type: Point Name: HINCHLIFFE Easting: 413000 Northing: 412700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 04/11/1966 Expiry Date: - Issue No: 100 Version Start Date: 04/11/1966 Version End Date: -
-	1648m N	Status: Active Licence No: NE/027/0011/005 Details: Spray Irrigation - Direct Direct Source: GROUNDWATERS Point: BOREHOLE - MILLSTONE GRIT- CROSLAND HEATH - HUDDERSFIELD Data Type: Point Name: CROSLAND HEATH GOLF CLUB LTD Easting: 411100 Northing: 414300	Annual Volume (m ³): 4500 Max Daily Volume (m ³): 50 Original Application No: NPS WR/004165 Original Start Date: 01/11/2010 Expiry Date: 31/03/2027 Issue No: 1 Version Start Date: 01/11/2010 Version End Date: -



ID	Location	Details	
-	1648m N	Status: Historical Licence No: 2/27/10/122 Details: Spray Irrigation - Direct Direct Source: GROUNDWATERS Point: BOREHOLE-MILLSTONE GRIT-HUDDERSFIELD Data Type: Point Name: CROSLAND HEATH GOLF CLUB LTD Easting: 411100 Northing: 414300	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 27/11/1997 Expiry Date: 31/10/2007 Issue No: 101 Version Start Date: 02/01/2001 Version End Date: -
-	1648m N	Status: Historical Licence No: 2/27/10/122 Details: Spray Irrigation - Direct Direct Source: GROUNDWATERS Point: BOREHOLE - MILLSTONE GRIT- CROSLAND HEATH - HUDDERSFIELD Data Type: Point Name: CROSLAND HEATH GOLF CLUB LTD Easting: 411100 Northing: 414300	Annual Volume (m ³): 6500 Max Daily Volume (m ³): 50 Original Application No: - Original Start Date: 27/11/1997 Expiry Date: 31/10/2010 Issue No: 101 Version Start Date: 02/01/2001 Version End Date: -
-	1665m E	Status: Active Licence No: 2/27/10/107 Details: General Farming & Domestic Direct Source: GROUNDWATERS Point: BOREHOLE - MILLSTONE GRIT - NETHERTON Data Type: Point Name: Hincliffe Partnership LLP Easting: 413210 Northing: 412564	Annual Volume (m ³): 13275 Max Daily Volume (m ³): 37 Original Application No: NPS/WR/040751 Original Start Date: 04/11/1966 Expiry Date: - Issue No: 102 Version Start Date: 05/04/2024 Version End Date: -
-	1727m S	Status: Active Licence No: NE/027/0010/002 Details: Process Water Direct Source: GROUNDWATERS Point: BOREHOLE - MILLSTONE GRIT AND MELTHAM MILLS Data Type: Point Name: CAMIRA FABRICS LTD Easting: 411005 Northing: 410925	Annual Volume (m ³): 35000 Max Daily Volume (m ³): 400 Original Application No: NPS/WR/036833 Original Start Date: 14/02/2014 Expiry Date: 31/03/2027 Issue No: 2 Version Start Date: 15/09/2022 Version End Date: -
-	1743m S	Status: Historical Licence No: 2/27/10/036 Details: General Farming & Domestic Direct Source: GROUNDWATERS Point: WELL NO4 - CARBONIFEROUS MILLSTONE GRIT - MELTHAM Data Type: Point Name: ENGLAND Easting: 411800 Northing: 410900	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 20/01/1966 Version End Date: -



ID	Location	Details	
-	1743m S	Status: Historical Licence No: 2/27/10/036 Details: General Farming & Domestic Direct Source: GROUNDWATERS Point: WELL NO4 - MILLSTONE GRIT - MELTHAM Data Type: Point Name: K & P ENGLAND Easting: 411800 Northing: 410900	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 20/01/1966 Version End Date: -
-	1910m NW	Status: Historical Licence No: 2/27/11/105 Details: General Farming & Domestic Direct Source: GROUNDWATERS Point: WELL Data Type: Point Name: HINCHCLIFFE & HAIGH Easting: 410450 Northing: 414320	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 28/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 28/04/1966 Version End Date: -
-	1910m NW	Status: Historical Licence No: 2/27/11/105 Details: General Farming & Domestic Direct Source: GROUNDWATERS Point: WELL - MILLSTONE GRIT - LINTHWAITE Data Type: Point Name: HINCHCLIFFE & HAIGH Easting: 410450 Northing: 414320	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 28/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 28/04/1966 Version End Date: -
-	1941m N	Status: Historical Licence No: 2/27/10/124 Details: Make-Up or Top Up Water Direct Source: GROUNDWATERS Point: BOREHOLE- JOHNSONS WELLFIELD QUARRY- MILLSTONE GRIT Data Type: Point Name: JOHNSONS WELLFIELD QUARRIES LIMITED Easting: 411700 Northing: 414630	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 02/01/2001 Expiry Date: 31/12/2005 Issue No: 1 Version Start Date: 02/01/2001 Version End Date: -
-	1941m N	Status: Historical Licence No: 2/27/10/124 Details: Make-Up or Top Up Water Direct Source: GROUNDWATERS Point: BOREHOLE- MILLSTONE GRIT - WELLFIELD QUARRY Data Type: Point Name: JOHNSONS WELLFIELD QUARRIES LTD Easting: 411700 Northing: 414630	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 02/01/2001 Expiry Date: 31/12/2005 Issue No: 1 Version Start Date: 02/01/2001 Version End Date: -



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

5.7 Surface water abstractions

Records within 2000m

19

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 44](#) >

ID	Location	Details	
-	1264m SW	Status: Historical Licence No: 2/27/10/059 Details: General use relating to Secondary Category (Medium Loss) Direct Source: SURFACE WATER Point: HALL DYKE Data Type: Point Name: NICHOL & PRATT LTD Easting: 410800 Northing: 411500	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 27/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1979 Version End Date: -
-	1546m W	Status: Historical Licence No: 2/27/11/065 Details: Potable Water Supply - Direct Direct Source: SURFACE WATER Point: SPRING - BLACKMOOR FOOT RESERVOIR Data Type: Point Name: YORKSHIRE WATER SERVICES LTD Easting: 409900 Northing: 412300	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 27/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 19/12/1980 Version End Date: -
-	1546m W	Status: Historical Licence No: 2/27/11/065 Details: Potable Water Supply - Direct Direct Source: SURFACE WATER Point: BLACKMOOR FOOT RESERVOIR Data Type: Point Name: Yorkshire Water Services Ltd Easting: 409900 Northing: 412300	Annual Volume (m ³): 12410000 Max Daily Volume (m ³): 12410000 Original Application No: NPS/WR/012982 Original Start Date: 27/01/1966 Expiry Date: - Issue No: 101 Version Start Date: 07/03/2013 Version End Date: -



ID	Location	Details	
-	1635m S	Status: Active Licence No: 2/27/10/125/R01 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: SURFACE WATER Point: MELTHAM DYKE VIA MILL DAM Data Type: Point Name: NORTHERN DYERS LTD Easting: 410820 Northing: 411080	Annual Volume (m ³): 56064 Max Daily Volume (m ³): 325 Original Application No: NPS/WR/016762 Original Start Date: 01/04/2015 Expiry Date: 31/03/2027 Issue No: 1 Version Start Date: 01/04/2015 Version End Date: -
-	1635m S	Status: Historical Licence No: 2/27/10/123 Details: General use relating to Secondary Category (Medium Loss) Direct Source: SURFACE WATER Point: MELTHAM DYKE VIA MILL DAM Data Type: Point Name: NORTHERN DYERS LIMITED Easting: 410820 Northing: 411080	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 21/09/1999 Expiry Date: 31/12/2004 Issue No: 1 Version Start Date: 21/09/1999 Version End Date: -
-	1635m S	Status: Historical Licence No: 2/27/10/125 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: SURFACE WATER Point: MELTHAM DYKE VIA MILL DAM Data Type: Point Name: NORTHERN DYERS LTD Easting: 410820 Northing: 411080	Annual Volume (m ³): 62293 Max Daily Volume (m ³): 325 Original Application No: - Original Start Date: 13/03/2005 Expiry Date: 31/03/2015 Issue No: 1 Version Start Date: 13/03/2005 Version End Date: -
-	1637m W	Status: Active Licence No: 2/27/11/065 Details: Potable Water Supply - Direct Direct Source: SURFACE WATER Point: BLACKMOORFOOT Data Type: Point Name: Yorkshire Water Services Ltd Easting: 409800 Northing: 413000	Annual Volume (m ³): 12410000 Max Daily Volume (m ³): - Original Application No: NPS/WR/037304 Original Start Date: 27/01/1966 Expiry Date: - Issue No: 102 Version Start Date: 07/03/2023 Version End Date: -

ID	Location	Details	
-	1637m W	Status: Active Licence No: 2/27/11/065 Details: Transfer Between Sources (Post Water Act 2003) Direct Source: SURFACE WATER Point: BLACKMOORFOOT Data Type: Point Name: Yorkshire Water Services Ltd Easting: 409800 Northing: 413000	Annual Volume (m ³): 12410000 Max Daily Volume (m ³): - Original Application No: NPS/WR/037304 Original Start Date: 27/01/1966 Expiry Date: - Issue No: 102 Version Start Date: 07/03/2023 Version End Date: -
-	1665m SW	Status: Historical Licence No: 2/27/10/028 Details: General use relating to Secondary Category (Medium Loss) Direct Source: SURFACE WATER Point: MELTHAM DYKE Data Type: Point Name: QUARMBY & SYKES (HOLDINGS) LTD Easting: 410700 Northing: 411100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 20/01/1966 Version End Date: -
-	1845m NE	Status: Historical Licence No: 2/27/10/089 Details: General use relating to Secondary Category (Medium Loss) Direct Source: SURFACE WATER Point: DEAN CLOUGH Data Type: Line Name: JOHN BROOKE & SONS HOLDINGS LTD Easting: 413000 Northing: 413800	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 28/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 27/07/1982 Version End Date: -
-	1845m NE	Status: Historical Licence No: 2/27/10/089 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: SURFACE WATER Point: DEAN CLOUGH Data Type: Line Name: JOHN BROOKE & SONS HOLDINGS LTD Easting: 413000 Northing: 413800	Annual Volume (m ³): 17638 Max Daily Volume (m ³): 76.1 Original Application No: - Original Start Date: 28/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 27/07/1982 Version End Date: -



ID	Location	Details	
-	1845m NE	Status: Historical Licence No: 2/27/10/089 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: SURFACE WATER Point: DEAN CLOUGH Data Type: Line Name: JOHN BROOKE & SONS HOLDINGS LTD Easting: 413000 Northing: 413800	Annual Volume (m ³): 17638 Max Daily Volume (m ³): 76.1 Original Application No: - Original Start Date: 28/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 27/07/1982 Version End Date: -
-	1845m NE	Status: Historical Licence No: 2/27/10/089 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: SURFACE WATER Point: DEAN CLOUGH - HUDDERSFIELD Data Type: Line Name: JOHN BROOKE & SONS HOLDINGS LTD Easting: 413000 Northing: 413800	Annual Volume (m ³): 17638 Max Daily Volume (m ³): 76.1 Original Application No: - Original Start Date: 28/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 27/07/1982 Version End Date: -
-	1845m NE	Status: Historical Licence No: 2/27/10/089 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: SURFACE WATER Point: DEAN CLOUGH - HUDDERSFIELD Data Type: Line Name: JOHN BROOKE & SONS HOLDINGS LTD Easting: 413000 Northing: 413800	Annual Volume (m ³): 17638 Max Daily Volume (m ³): 76.1 Original Application No: - Original Start Date: 28/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 27/07/1982 Version End Date: -
-	1953m E	Status: Active Licence No: 2/27/10/030 Details: General Use Relating To Secondary Category (High Loss) Direct Source: SURFACE WATER Point: STREAM TO MILL DAM-HONLEY Data Type: Point Name: D P DYERS LTD Easting: 413450 Northing: 412210	Annual Volume (m ³): 50000 Max Daily Volume (m ³): 350 Original Application No: 1141 Original Start Date: 20/01/1966 Expiry Date: - Issue No: 101 Version Start Date: 16/05/2006 Version End Date: -



ID	Location	Details	
-	1953m E	Status: Historical Licence No: 2/27/10/030 Details: General Use Relating To Secondary Category (High Loss) Direct Source: SURFACE WATER Point: UNNAMED STREAM TO MILL DAM-HONLEY Data Type: Point Name: D P DYERS LTD Easting: 413450 Northing: 412210	Annual Volume (m ³): 50000 Max Daily Volume (m ³): 350 Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 101 Version Start Date: 16/05/2006 Version End Date: -
-	1984m E	Status: Active Licence No: 2/27/10/030 Details: General Use Relating To Secondary Category (High Loss) Direct Source: SURFACE WATER Point: MAG BROOK-HONLEY-HUDDERSFIELD Data Type: Point Name: D P DYERS LTD Easting: 413500 Northing: 412300	Annual Volume (m ³): 50000 Max Daily Volume (m ³): 350 Original Application No: 1141 Original Start Date: 20/01/1966 Expiry Date: - Issue No: 101 Version Start Date: 16/05/2006 Version End Date: -
-	1984m E	Status: Historical Licence No: 2/27/10/030 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: SURFACE WATER Point: MAG BROOK Data Type: Point Name: D P DYERS LTD Easting: 413500 Northing: 412300	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 24/11/1975 Version End Date: -
-	1984m E	Status: Historical Licence No: 2/27/10/030 Details: General use relating to Secondary Category (High Loss) Direct Source: SURFACE WATER Point: MAG BROOK Data Type: Point Name: D P DYERS LTD Easting: 413500 Northing: 412300	Annual Volume (m ³): 145500 Max Daily Volume (m ³): 727 Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 24/11/1975 Version End Date: -

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



5.8 Potable abstractions

Records within 2000m

5

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 44 >](#)

ID	Location	Details	
-	1546m W	Status: Historical Licence No: 2/27/11/065 Details: Potable Water Supply - Direct Direct Source: SURFACE WATER Point: SPRING - BLACKMOOR FOOT RESERVOIR Data Type: Point Name: YORKSHIRE WATER SERVICES LTD Easting: 409900 Northing: 412300	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 27/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 19/12/1980 Version End Date: -
-	1546m W	Status: Historical Licence No: 2/27/11/065 Details: Potable Water Supply - Direct Direct Source: SURFACE WATER Point: BLACKMOOR FOOT RESERVOIR Data Type: Point Name: Yorkshire Water Services Ltd Easting: 409900 Northing: 412300	Annual Volume (m ³): 12410000 Max Daily Volume (m ³): 12410000 Original Application No: NPS/WR/012982 Original Start Date: 27/01/1966 Expiry Date: - Issue No: 101 Version Start Date: 07/03/2013 Version End Date: -
-	1637m W	Status: Active Licence No: 2/27/11/065 Details: Potable Water Supply - Direct Direct Source: SURFACE WATER Point: BLACKMOORFOOT Data Type: Point Name: Yorkshire Water Services Ltd Easting: 409800 Northing: 413000	Annual Volume (m ³): 12410000 Max Daily Volume (m ³): - Original Application No: NPS/WR/037304 Original Start Date: 27/01/1966 Expiry Date: - Issue No: 102 Version Start Date: 07/03/2023 Version End Date: -
-	1845m NE	Status: Historical Licence No: 2/27/10/089 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: SURFACE WATER Point: DEAN CLOUGH Data Type: Line Name: JOHN BROOKE & SONS HOLDINGS LTD Easting: 413000 Northing: 413800	Annual Volume (m ³): 17638 Max Daily Volume (m ³): 76.1 Original Application No: - Original Start Date: 28/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 27/07/1982 Version End Date: -



ID	Location	Details	
-	1845m NE	Status: Historical Licence No: 2/27/10/089 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: SURFACE WATER Point: DEAN CLOUGH - HUDDERSFIELD Data Type: Line Name: JOHN BROOKE & SONS HOLDINGS LTD Easting: 413000 Northing: 413800	Annual Volume (m ³): 17638 Max Daily Volume (m ³): 76.1 Original Application No: - Original Start Date: 28/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 27/07/1982 Version End Date: -

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

5.9 Source Protection Zones

Records within 500m	0
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Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination.

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m	0
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Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive resource if deep excavation/drilling is taking place.

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

6 Hydrology



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

6.1 Water Network (OS MasterMap)

Records within 250m

0

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

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

0

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

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site

1

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on [page 56 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River	Mag Brook from Source to River Holme	GB104027063590	Colne and Holme	Aire and Calder

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

6.4 WFD Surface water bodies

Records identified

1

Surface water bodies under the Directive may be rivers, lakes, estuary or coastal. To achieve the purpose of the Directive, environmental objectives have been set and are reported on for each water body. The progress towards delivery of the objectives is then reported on by the relevant competent authorities at the end of each six-year cycle. The river water body directly associated with the catchment listed in the previous section is detailed below, along with any lake, canal, coastal or artificial water body within 250m of the site. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each water body listed.

Features are displayed on the Hydrology map on [page 56 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	581m SE	River	Mag Brook from Source to River Holme	GB104027063590 ↗	Moderate	Fail	Moderate	2019

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



6.5 WFD Groundwater bodies

Records on site	1
------------------------	----------

Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

Features are displayed on the Hydrology map on [page 56 >](#)

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
2	On site	Aire & Calder Carb Limestone / Millstone Grit / Coal Measures.	GB40402G700400 ↗	Poor	Poor	Good	2019

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

7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m

0

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

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

7.2 Historical Flood Events

Records within 250m

0

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

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

7.3 Flood Defences

Records within 250m

0

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

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



7.4 Areas Benefiting from Flood Defences

Records within 250m

0

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

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

7.5 Flood Storage Areas

Records within 250m

0

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

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



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m

0

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

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

7.7 Flood Zone 3

Records within 50m

0

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

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



8 Surface water flooding

8.1 Surface water flooding

Highest risk on site

Negligible

Highest risk within 50m

Negligible

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

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

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

This data is sourced from Ambiental Risk Analytics.



9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site

Negligible

Highest risk within 50m

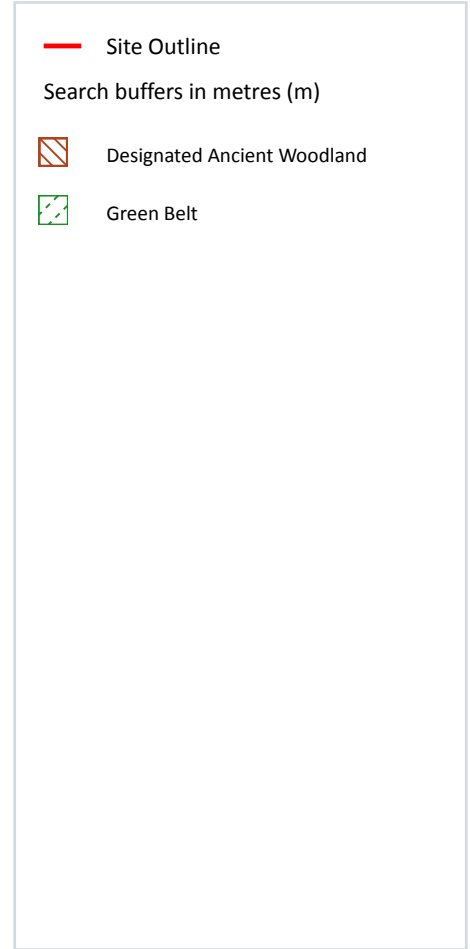
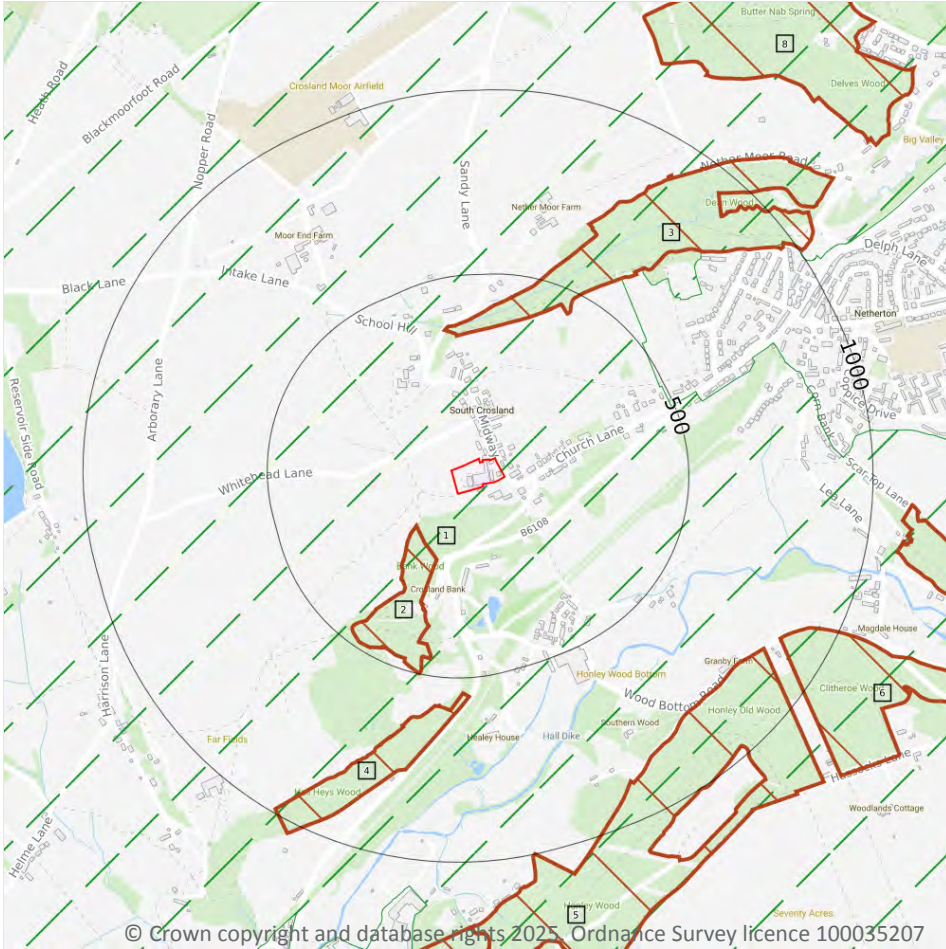
Negligible

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

Features are displayed on the Groundwater flooding map on [page 63](#) >

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and (in Scotland) by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2010.

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m

0

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. They cover all aspects of wetland conservation and wise use, recognizing wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. These sites cover a broad definition of wetland; marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, and even some marine areas.

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m

0

Areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive.

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

10.4 Special Protection Areas (SPA)

Records within 2000m

0

Sites classified by the UK Government under the EC Birds Directive, SPAs are areas of the most important habitat for rare (listed on Annex I to the Directive) and migratory birds within the European Union.

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

10.5 National Nature Reserves (NNR)

Records within 2000m

0

Sites containing examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. They are managed to conserve their habitats, provide special opportunities for scientific study or to provide public recreation compatible with natural heritage interests.

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



10.6 Local Nature Reserves (LNR)

Records within 2000m

0

Sites managed for nature conservation, and to provide opportunities for research and education, or simply enjoying and having contact with nature. They are declared by local authorities under the National Parks and Access to the Countryside Act 1949 after consultation with the relevant statutory nature conservation agency.

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

10.7 Designated Ancient Woodland

Records within 2000m

12

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the woodland have to be old.

Features are displayed on the Environmental designations map on [page 64 >](#)

ID	Location	Name	Woodland Type
2	143m SW	Bank Wood	Ancient & Semi-Natural Woodland
3	339m N	Dean Wood	Ancient & Semi-Natural Woodland
4	541m S	Hall Heys Wood	Ancient & Semi-Natural Woodland
5	809m SE	Honley/honley Old Woods	Ancient & Semi-Natural Woodland
6	868m SE	Clitheroe Wood	Ancient & Semi-Natural Woodland
7	1085m E	Spring Wood	Ancient & Semi-Natural Woodland
8	1164m NE	Butter Nab Spring	Ancient & Semi-Natural Woodland
9	1177m S	Honley/honley Old Woods	Ancient Replanted Woodland
-	1510m E	Spring Wood	Ancient Replanted Woodland
-	1614m NE	Daffy Wood	Ancient Replanted Woodland
-	1858m S	Honley/honley Old Woods	Ancient & Semi-Natural Woodland
-	1869m E	Mag Wood/nan Hob Spring	Ancient Replanted Woodland

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



10.8 Biosphere Reserves

Records within 2000m

0

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

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

10.9 Forest Parks

Records within 2000m

0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m

0

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

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

10.11 Green Belt

Records within 2000m

1

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

Features are displayed on the Environmental designations map on [page 64 >](#)

ID	Location	Name	Local Authority name
1	On site	South and West Yorkshire Green Belt	Kirklees

This data is sourced from the Ministry of Housing, Communities and Local Government.

10.12 Proposed Ramsar sites

Records within 2000m

0

Ramsar sites are areas listed as a Wetland of International Importance under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention) 1971. The sites here supplied have a status of 'Proposed' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

Special Areas of Conservation are areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive. Those sites supplied here are those with a status of 'Possible' having been identified for potential adoption under the framework.

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

Special Protection Areas (SPAs) are areas designated (or 'classified') under the European Union Wild Birds Directive for the protection of nationally and internationally important populations of wild birds. Those sites supplied here are those with a status of 'Potential' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m

0

Areas where nitrate concentrations in drinking water sources exceeded or was at risk of exceeding the limit of 50 mg/l set by the 1980 EC Drinking Water Directive. Voluntary agricultural measures as a means of reducing the levels of nitrate were introduced by DEFRA as MAFF, with payments being made to farmers who complied. The scheme was started as a pilot in 1990 in ten areas, later implemented within 32 areas. The scheme was closed to further new entrants in 1998, although existing agreements continued for their full term. All Nitrate Sensitive Areas fell within the areas designated as Nitrate Vulnerable Zones (NVZs) in 1996 under the EC Nitrate Directive (91/676/EEC).

This data is sourced from Natural England.



10.16 Nitrate Vulnerable Zones

Records within 2000m

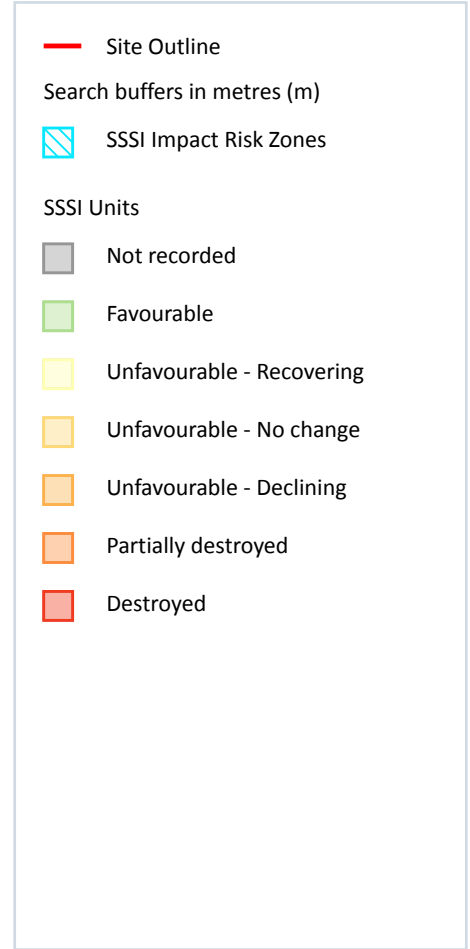
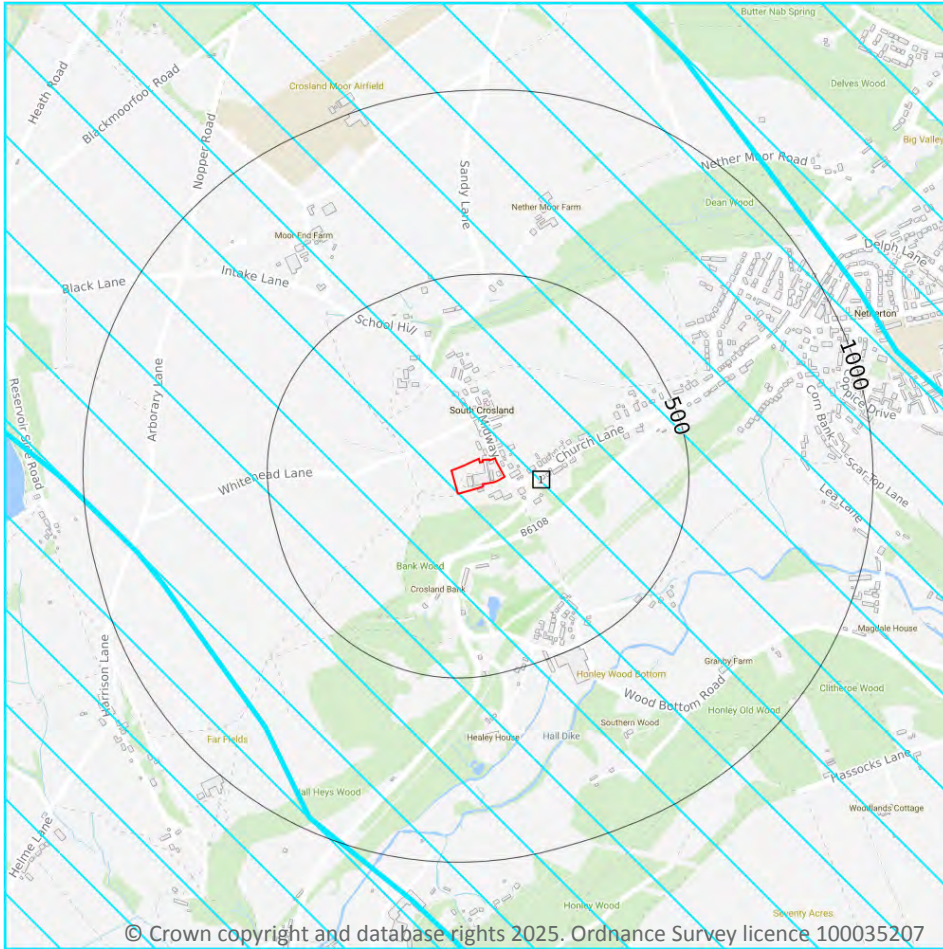
0

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

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



SSSI Impact Zones and Units



10.17 SSSI Impact Risk Zones

Records on site

1

Developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

Features are displayed on the SSSI Impact Zones and Units map on [page 70](#) >

ID	Location	Type of developments requiring consultation
1	On site	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0303000430000&notes=&location=413843,409691%20(IRZ%20polygon%20centre)

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m

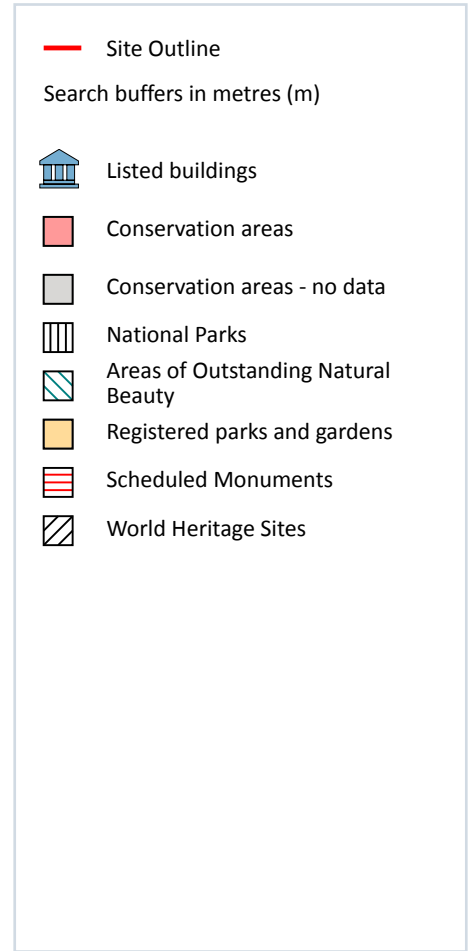
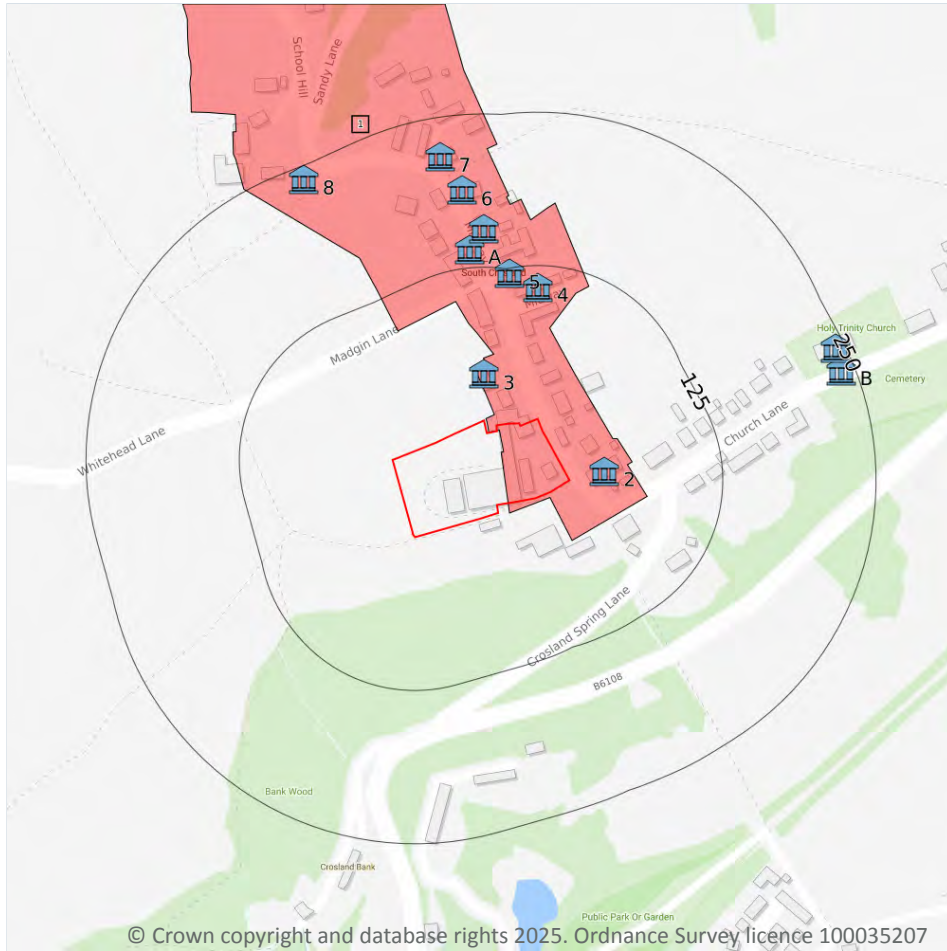
0

Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

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



11 Visual and cultural designations



11.1 World Heritage Sites

Records within 250m

0

Sites designated for their globally important cultural or natural interest requiring appropriate management and protection measures. World Heritage Sites are designated to meet the UK's commitments under the World Heritage Convention.

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

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

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

11.3 National Parks

Records within 250m

0

In England and Wales, the purpose of National Parks is to conserve and enhance landscapes within the countryside whilst promoting public enjoyment of them and having regard for the social and economic well-being of those living within them. In Scotland National Parks have the additional purpose of promoting the sustainable use of the natural resources of the area and the sustainable social and economic development of its communities. The National Parks and Access to the Countryside Act 1949 established the National Park designation in England and Wales, and The National Parks (Scotland) Act 2000 in Scotland.

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

11.4 Listed Buildings

Records within 250m

11

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

Features are displayed on the Visual and cultural designations map on [page 72 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
2	29m E	Sun End Farmhouse Including Barn	II	1216244	29/09/1978
3	38m N	Barn To North Of Number 23	II	1216246	29/09/1978
4	107m N	Green Fold Farmhouse Including Barn	II	1287695	29/09/1978
5	121m N	Number 40 Including Barn	II	1216245	29/09/1978
A	140m N	41 And 43 Midway	II	1216451	29/09/1978
A	157m N	Barn At Pond Farm Facing Road	II	1216308	29/09/1978



ID	Location	Name	Grade	Reference Number	Listed date
6	189m N	46-50, Midway	II	1287686	21/11/1977
7	218m N	52 And 54, Midway	II	1287696	29/09/1978
B	239m E	Wall To Churchyard Of Holy Trinity And Gates At South East And South West Corners	II	1134320	29/09/1978
8	240m N	Pinfold At Crab Tree Well	II	1217732	29/09/1978
B	242m NE	Church Of The Holy Trinity	II	1313827	29/09/1978

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

11.5 Conservation Areas

Records within 250m

1

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

Features are displayed on the Visual and cultural designations map on [page 72 >](#)

ID	Location	Name	District	Date of designation
1	On site	South Crosland	Kirklees	31/03/1981

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

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

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



11.7 Registered Parks and Gardens

Records within 250m

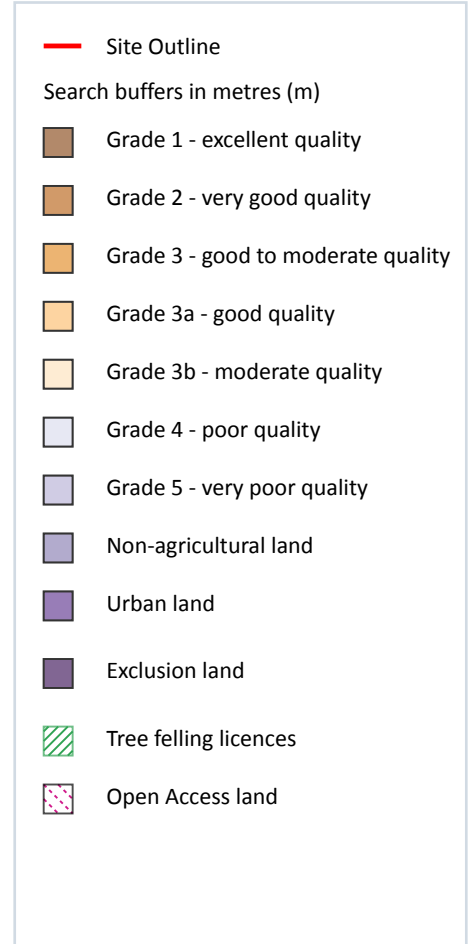
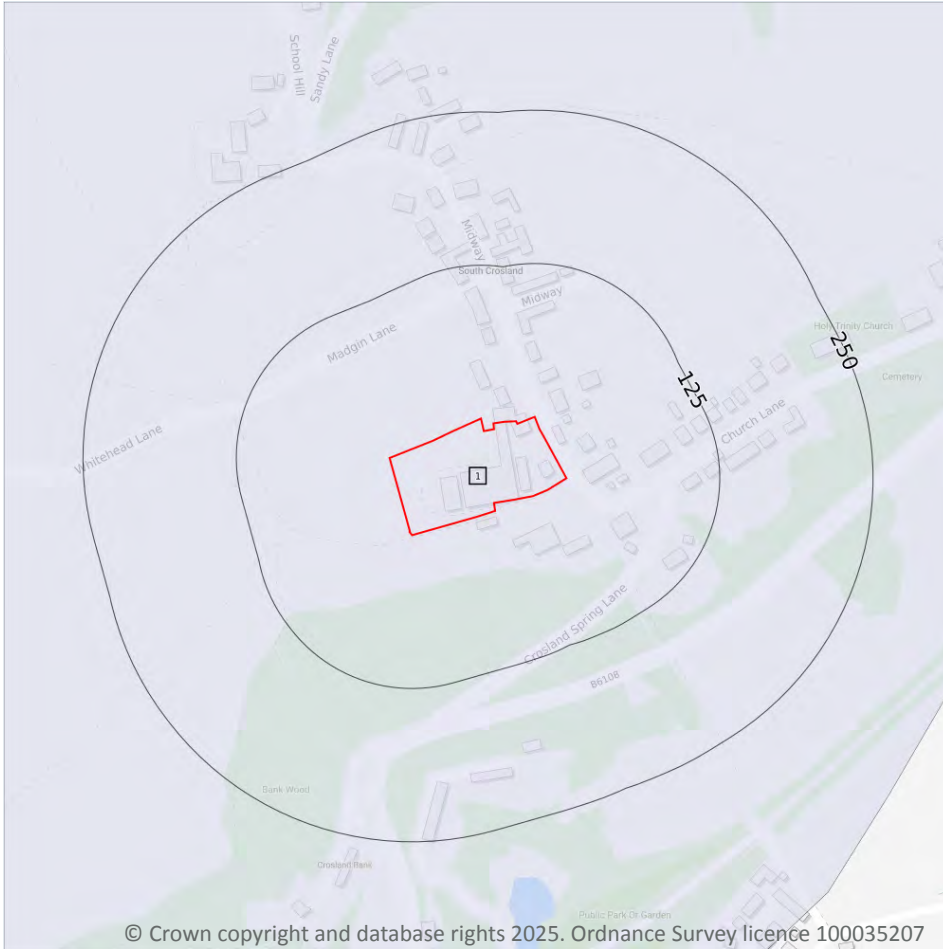
0

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

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



12 Agricultural designations



12.1 Agricultural Land Classification

Records within 250m

1

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

Features are displayed on the Agricultural designations map on [page 76 >](#)

ID	Location	Classification	Description
1	On site	Grade 4	Poor quality agricultural land. Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m

0

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

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

12.3 Tree Felling Licences

Records within 250m

0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

1

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

Location	Reference	Scheme	Start Date	End date
46m NE	AG00421652	Entry Level plus Higher Level Stewardship	01/05/2013	30/04/2023

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m

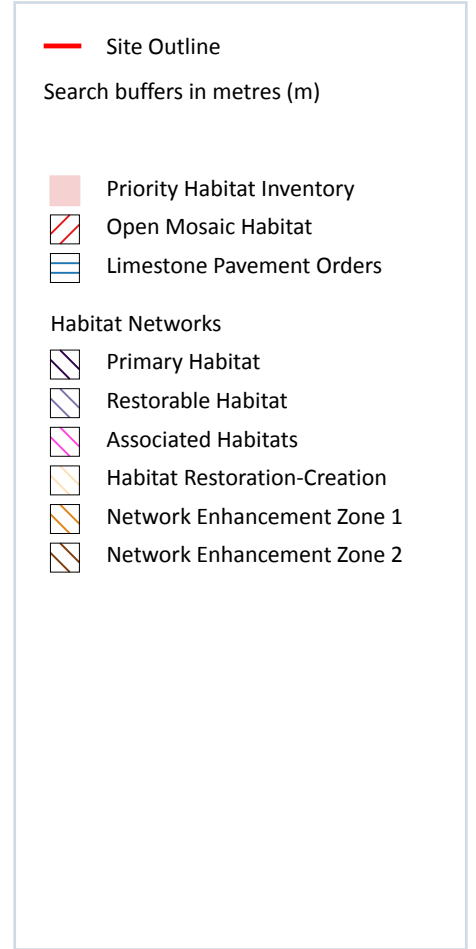
0

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

This data is sourced from Natural England.



13 Habitat designations



13.1 Priority Habitat Inventory

Records within 250m

17

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

Features are displayed on the Habitat designations map on [page 78 >](#)

ID	Location	Main Habitat	Other habitats
2	71m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	104m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	104m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
5	127m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

ID	Location	Main Habitat	Other habitats
6	139m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
7	142m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
8	143m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
9	164m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
10	164m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	166m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	168m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
11	170m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
B	214m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
12	218m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
B	225m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
B	226m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
13	250m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

1

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

Features are displayed on the Habitat designations map on [page 78 >](#)



ID	Location	Site reference	Identification confidence	Primary source	Secondary source	Tertiary source
1	4m S	NLUD Ref: 471801667	Low	National Land Use Database - Previously Developed Land	UK Perspectives Aerial Photography	-

This data is sourced from Natural England.

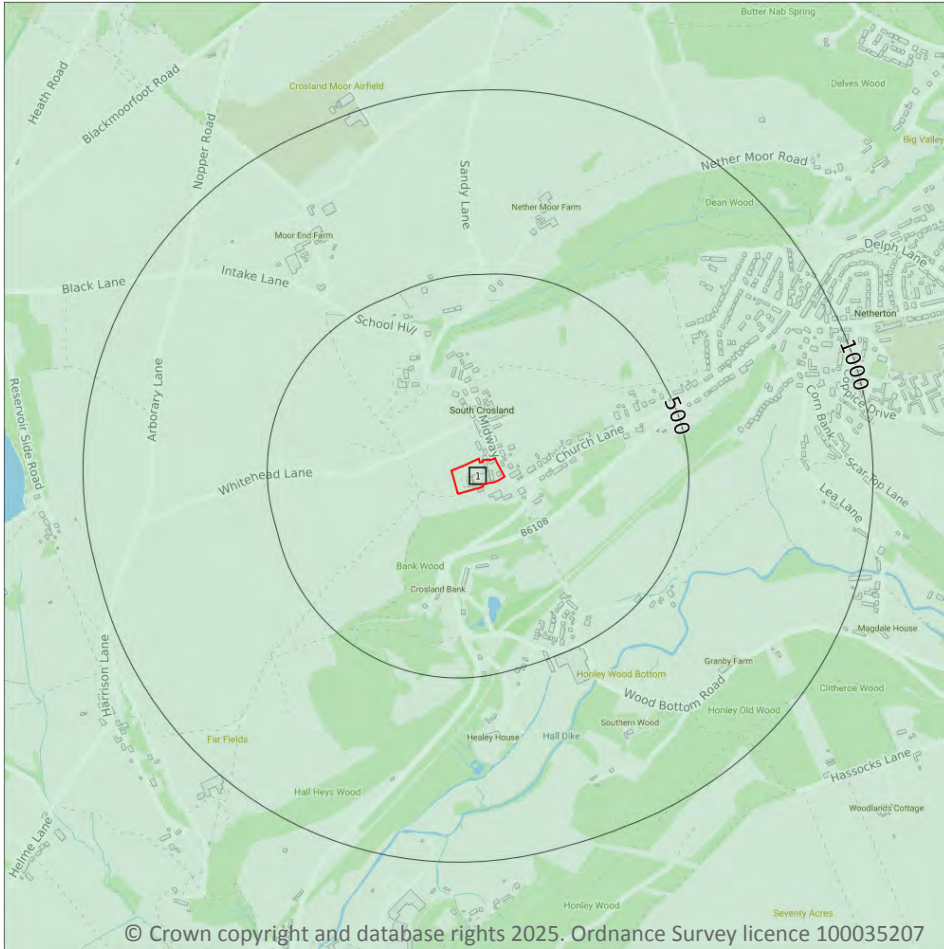
13.4 Limestone Pavement Orders

Records within 250m	0
----------------------------	----------

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

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



— Site Outline
 Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m

1

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

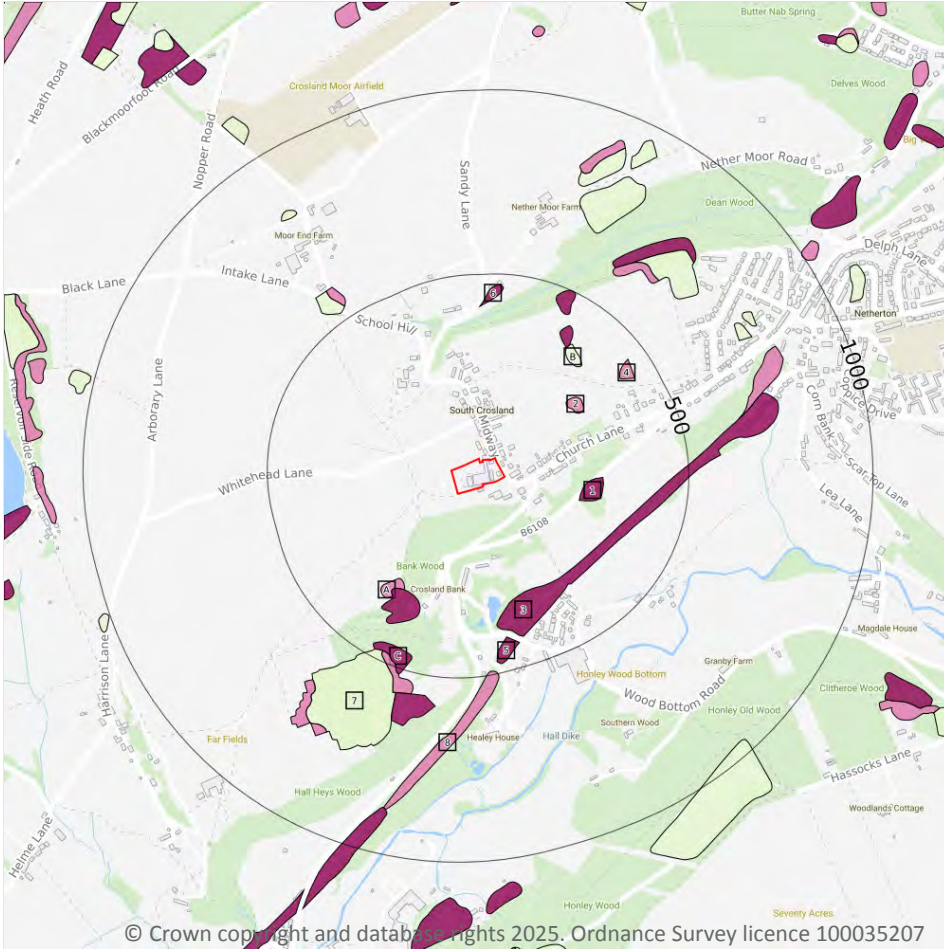
Features are displayed on the Geology 1:10,000 scale - Availability map on [page 81](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	SE11SW

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Artificial and made ground



— Site Outline
 Search buffers in metres (m)

- Reclaimed ground
- Made ground
- Worked ground
- Infilled ground
- Disturbed ground
- Landscaped ground

14.2 Artificial and made ground (10k)

Records within 500m

15

Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on [page 82](#) >

ID	Location	LEX Code	Description	Rock description
1	212m E	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
2	241m NE	WGR-VOID	Worked Ground (Undivided)	Void
A	279m SW	WGR-VOID	Worked Ground (Undivided)	Void
A	298m SW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

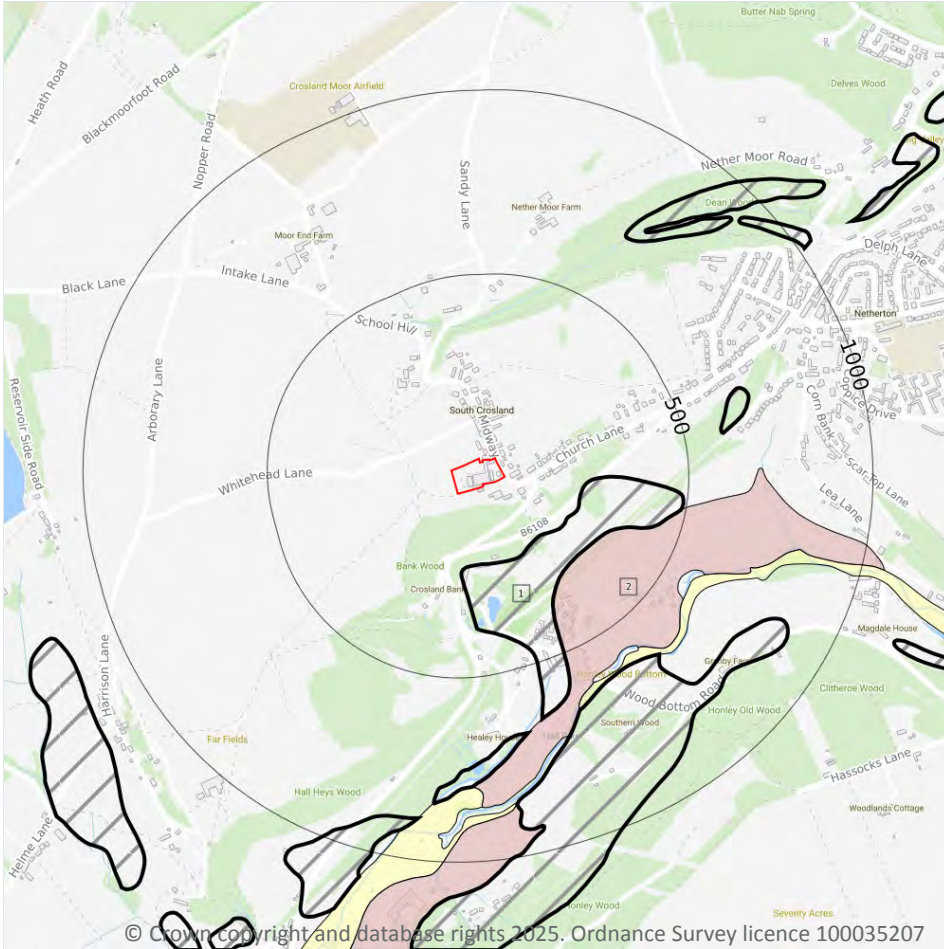



ID	Location	LEX Code	Description	Rock description
3	307m S	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
B	329m NE	WMGR-ARTDP	Infilled Ground	Artificial Deposit
B	357m NE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
4	403m NE	WGR-VOID	Worked Ground (Undivided)	Void
5	410m S	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
6	413m N	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
B	435m NE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
C	447m SW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
7	472m SW	WMGR-ARTDP	Infilled Ground	Artificial Deposit
C	472m SW	WGR-VOID	Worked Ground (Undivided)	Void
8	490m S	WGR-VOID	Worked Ground (Undivided)	Void

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



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

14.3 Superficial geology (10k)

Records within 500m

1

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

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

ID	Location	LEX Code	Description	Rock description
2	292m SE	HEAD- XCZSV	Head - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel

This data is sourced from the British Geological Survey.



14.4 Landslip (10k)

Records within 500m

1

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

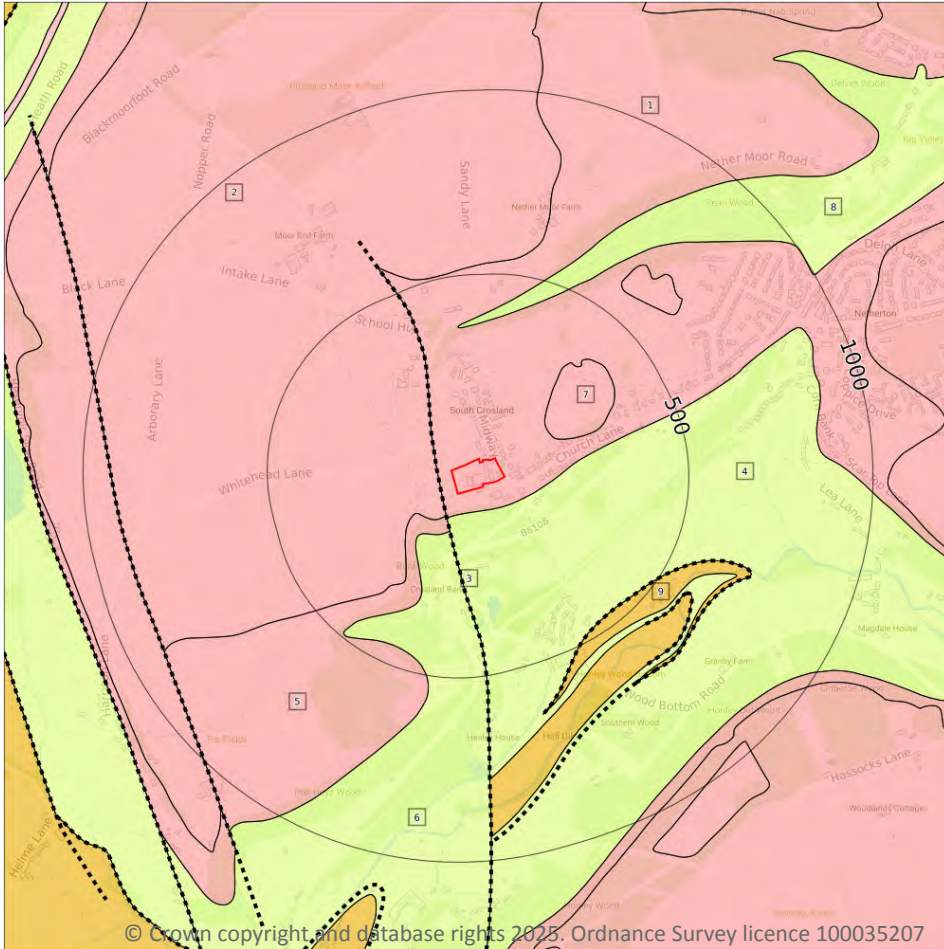
Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 84](#) >

ID	Location	LEX Code	Description	Rock description
1	186m SE	SLIP-UNKNOWN	Landslide Deposits	Unknown/unclassified Entry

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



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

14.5 Bedrock geology (10k)

Records within 500m

8

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

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

ID	Location	LEX Code	Description	Rock age
1	On site	RF-SDST	Rough Rock Flags - Sandstone	Yeadonian Sub-age
2	39m W	RR-SDST	Rough Rock - Sandstone	Yeadonian Sub-age
4	56m S	MG-MDSS	Millstone Grit Group [see Also Migr] - Mudstone, Siltstone And Sandstone	Namurian Age

ID	Location	LEX Code	Description	Rock age
5	69m SW	RF-SDST	Rough Rock Flags - Sandstone	Yeadonian Sub-age
6	104m S	MG-MDSS	Millstone Grit Group [see Also Migr] - Mudstone, Siltstone And Sandstone	Namurian Age
7	161m NE	RR-SDST	Rough Rock - Sandstone	Yeadonian Sub-age
8	359m N	MG-MDSS	Millstone Grit Group [see Also Migr] - Mudstone, Siltstone And Sandstone	Namurian Age
9	466m SE	MGCZ-SDST	Unnamed Sandstone Of Marsdenian Age (in Millstone Grit Group) - Sandstone	Marsdenian Sub-age

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

2

Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

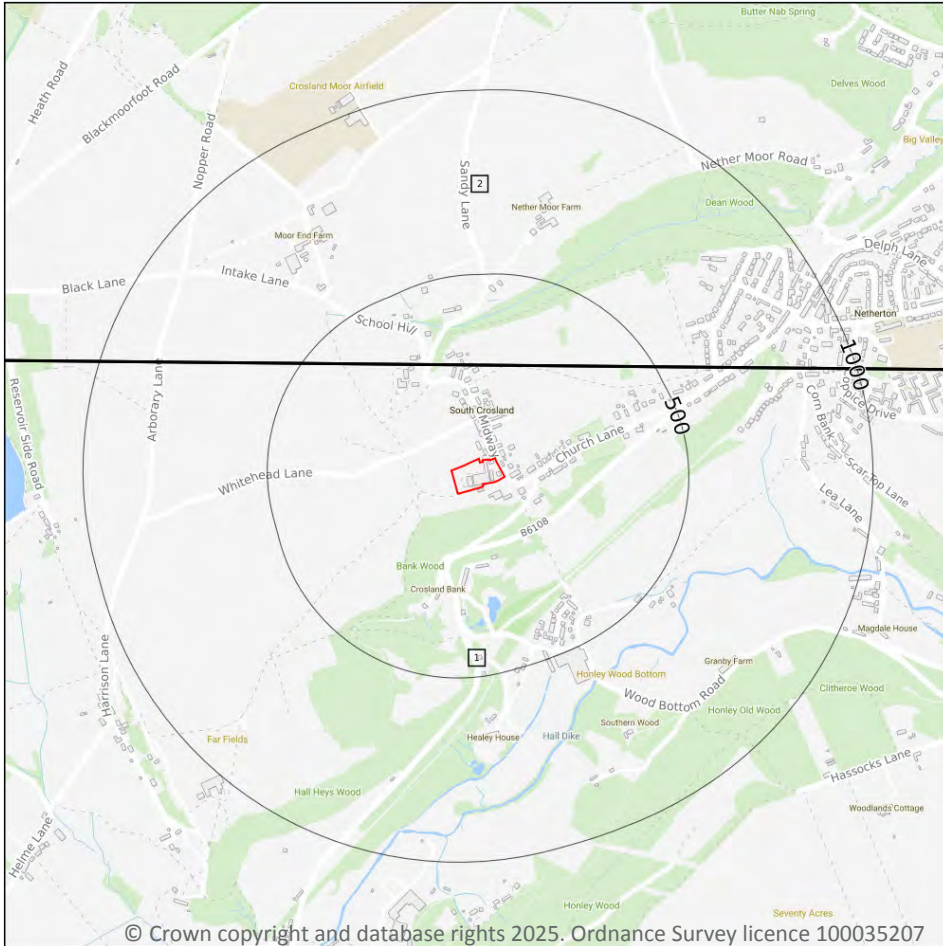
Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 86 >](#)

ID	Location	Category	Description
3	39m W	FAULT	Normal fault, inferred; crossmarks on downthrow side
10	466m SE	ROCK	Coal seam, inferred

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline
 Search buffers in metres (m)

□ Geological map tile

15.1 50k Availability

Records within 500m

2

An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

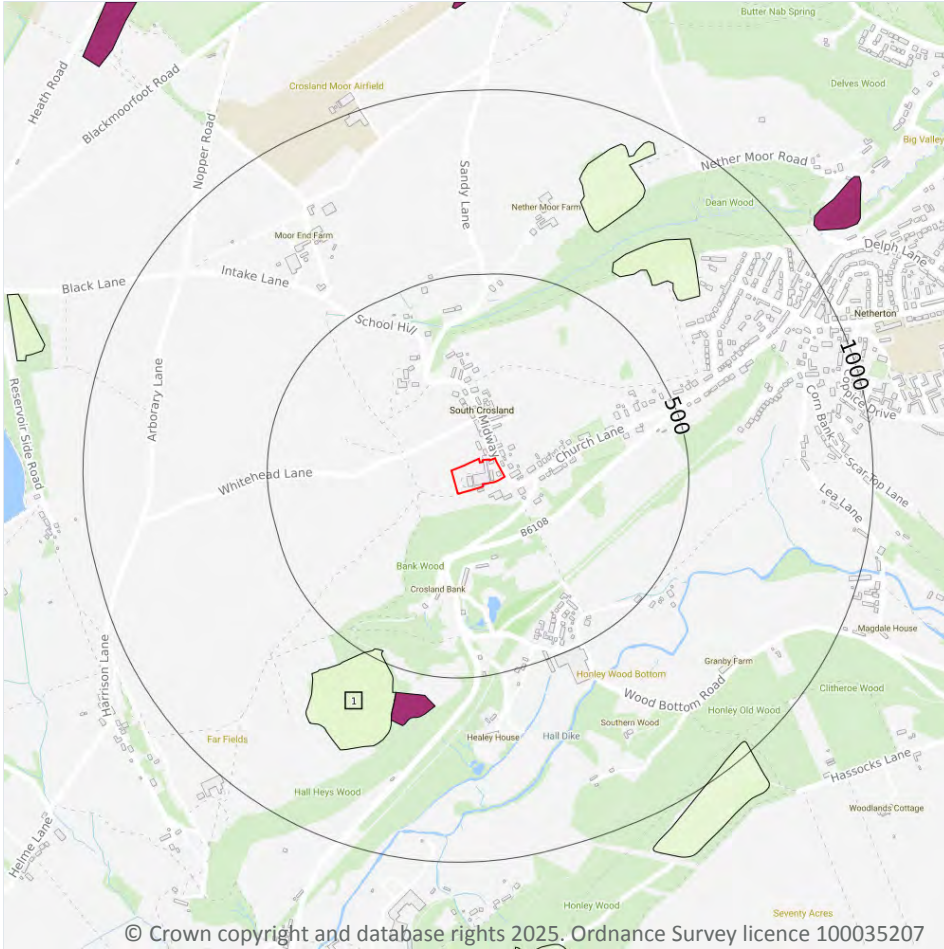
Features are displayed on the Geology 1:50,000 scale - Availability map on [page 88](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	EW086_glossop_v4
2	252m N	Full	Full	Full	Full	EW077_huddersfield_v4

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Artificial and made ground



— Site Outline
 Search buffers in metres (m)

- Made ground
- Worked ground
- Infilled ground
- Disturbed ground
- Landscaped ground

15.2 Artificial and made ground (50k)

Records within 500m

1

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

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

ID	Location	LEX Code	Description	Rock description
1	472m SW	WMGR-ARTDP	INFILLED GROUND	ARTIFICIAL DEPOSIT

This data is sourced from the British Geological Survey.



15.3 Artificial ground permeability (50k)

Records within 50m

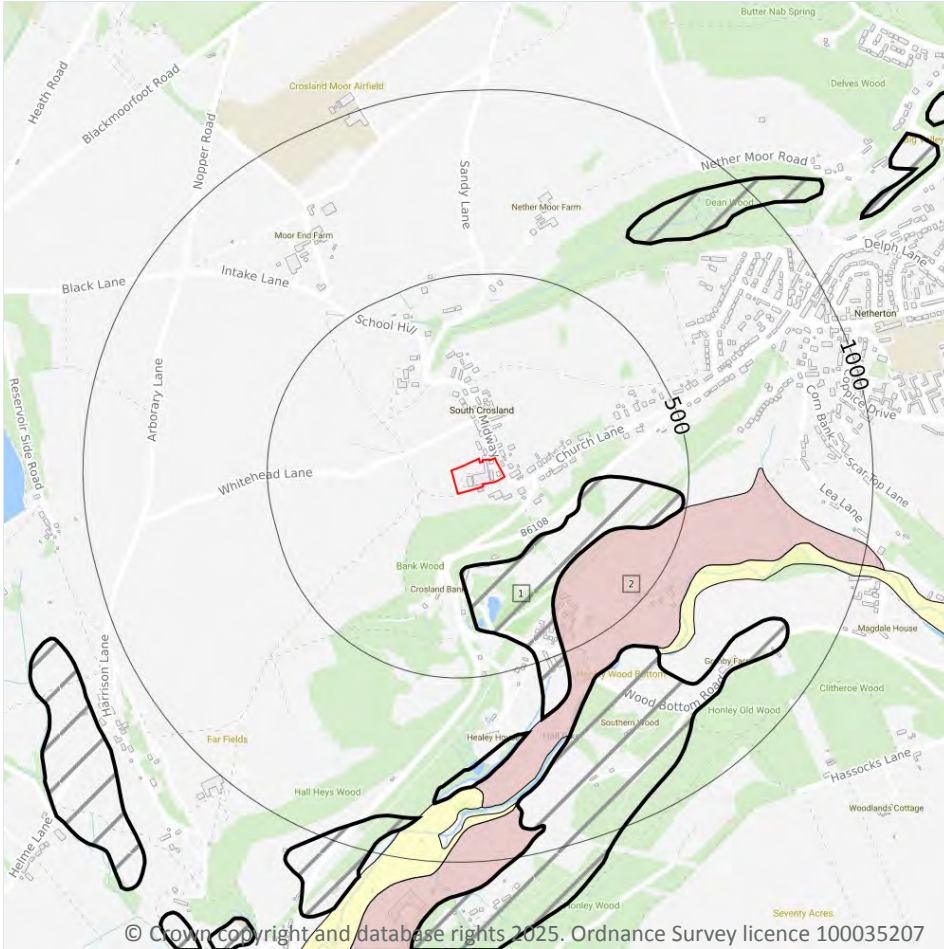
0


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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



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

15.4 Superficial geology (50k)

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on [page 91](#) >

ID	Location	LEX Code	Description	Rock description
2	292m SE	HEAD-DMTN	HEAD	DIAMICTON

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m

0

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on [page 91](#) >

ID	Location	LEX Code	Description	Rock description
1	186m SE	SLIP-UNKNOWN	LANDSLIDE DEPOSITS	UNKNOWN/UNCLASSIFIED ENTRY

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

Records within 50m

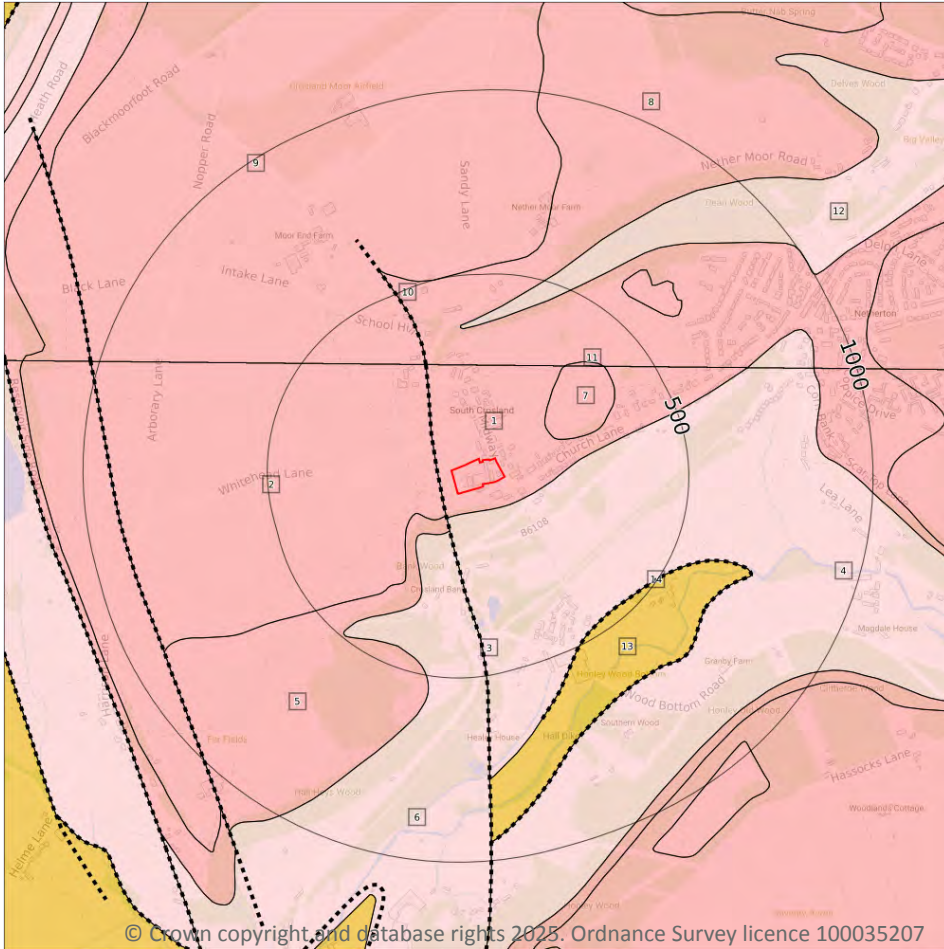
0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



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

15.8 Bedrock geology (50k)

Records within 500m

11

Bedrock geology at 1:50,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 93](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	RF-SDST	ROUGH ROCK FLAGS - SANDSTONE	NAMURIAN
2	38m W	RR-SDST	ROUGH ROCK - SANDSTONE	NAMURIAN
4	56m S	ROSSE-MDSI	ROSSENDALE FORMATION - MUDSTONE AND SILTSTONE	NAMURIAN
5	69m SW	RF-SDST	ROUGH ROCK FLAGS - SANDSTONE	NAMURIAN

ID	Location	LEX Code	Description	Rock age
6	104m S	ROSSE-MDSI	ROSSENDALE FORMATION - MUDSTONE AND SILTSTONE	NAMURIAN
7	161m NE	RR-SDST	ROUGH ROCK - SANDSTONE	NAMURIAN
8	252m N	RF-SDST	ROUGH ROCK FLAGS - SANDSTONE	NAMURIAN
9	292m NW	RR-SDST	ROUGH ROCK - SANDSTONE	NAMURIAN
11	314m NE	RR-SDST	ROUGH ROCK - SANDSTONE	NAMURIAN
12	355m N	ROSSE-MDSI	ROSSENDALE FORMATION - MUDSTONE AND SILTSTONE	NAMURIAN
13	466m SE	HDW-SDST	HUDDERSFIELD WHITE ROCK - SANDSTONE	NAMURIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	2
---------------------------	----------

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	Fracture	High	Moderate
38m W	Fracture	High	Moderate

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	3
----------------------------	----------

Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 93 >](#)

ID	Location	Category	Description
3	38m W	FAULT	Fault, inferred
10	292m NW	FAULT	Fault, inferred
14	466m SE	ROCK	Coal seam, inferred



This data is sourced from the British Geological Survey.



16 Boreholes

16.1 BGS Boreholes

Records within 250m

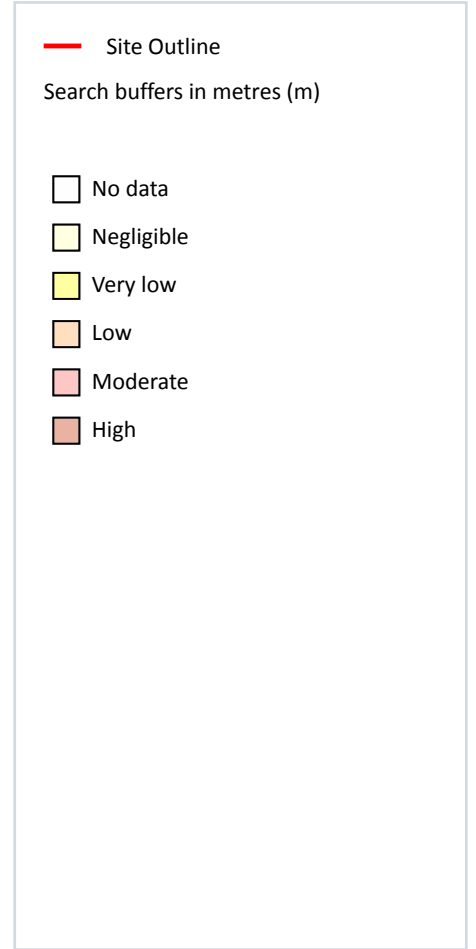
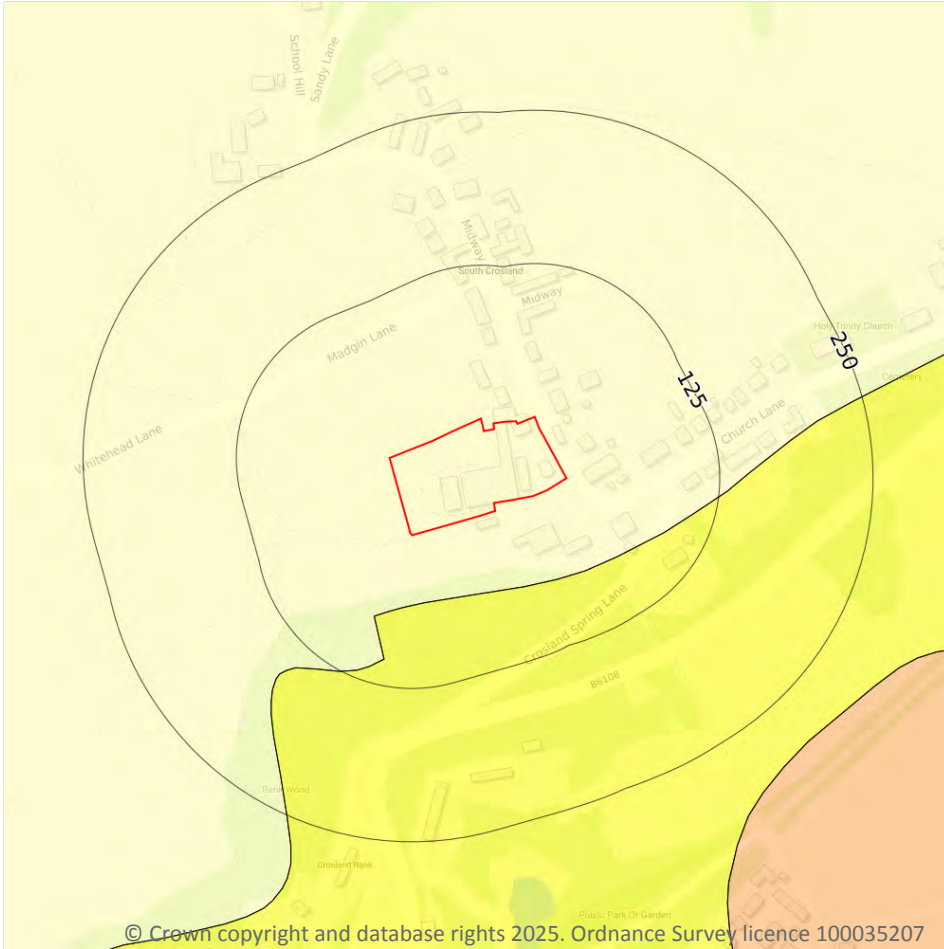
0

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

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



17.1 Shrink swell clays

Records within 50m

1

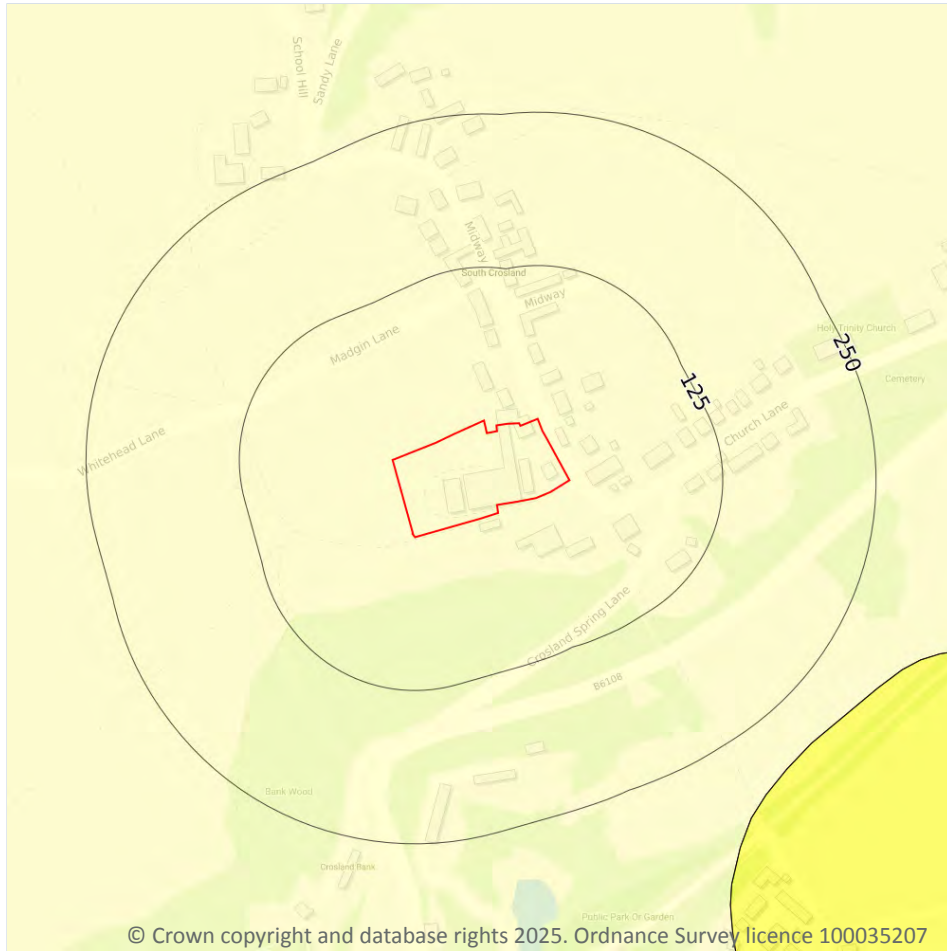
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 97 >](#)

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



— Site Outline
Search buffers in metres (m)

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

17.2 Running sands

Records within 50m

1

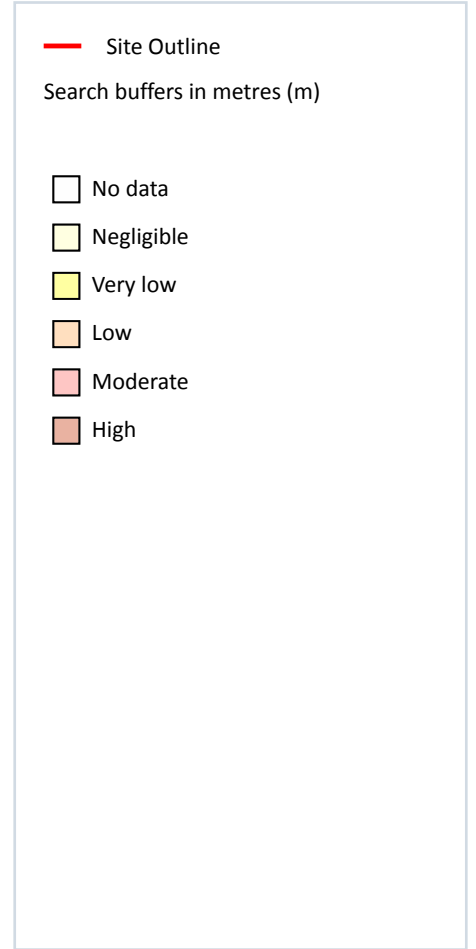
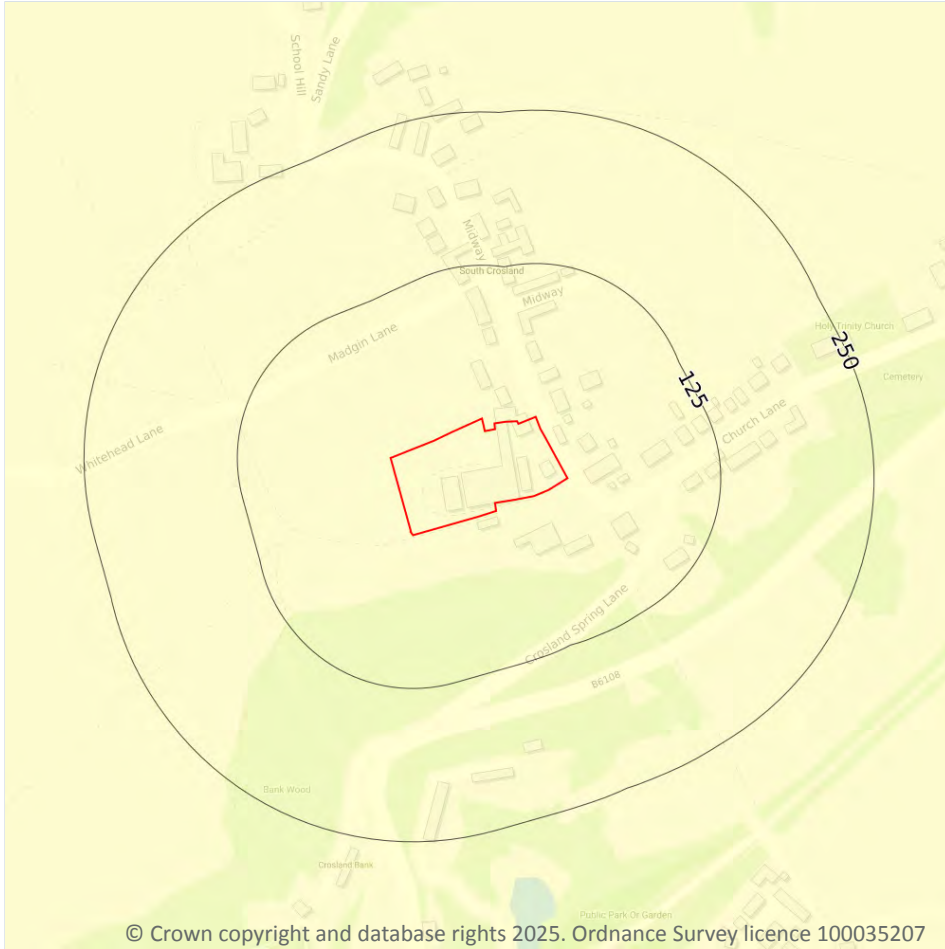
The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on [page 98](#) >

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



17.3 Compressible deposits

Records within 50m

1

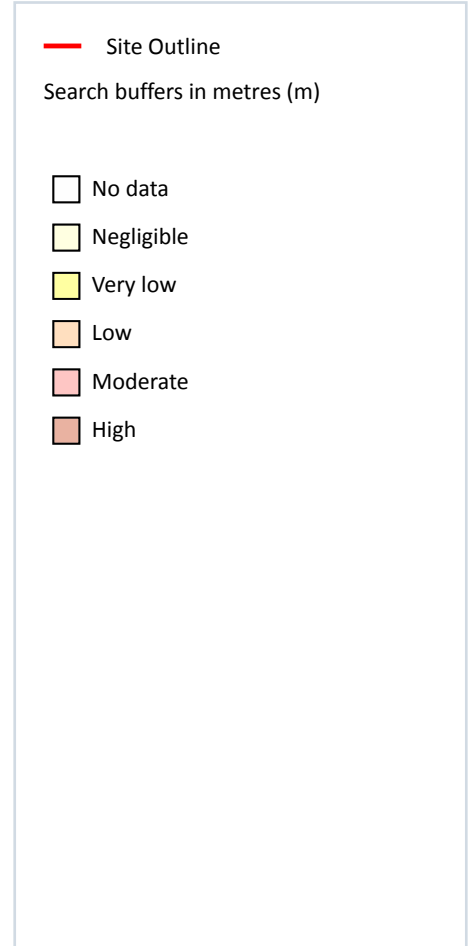
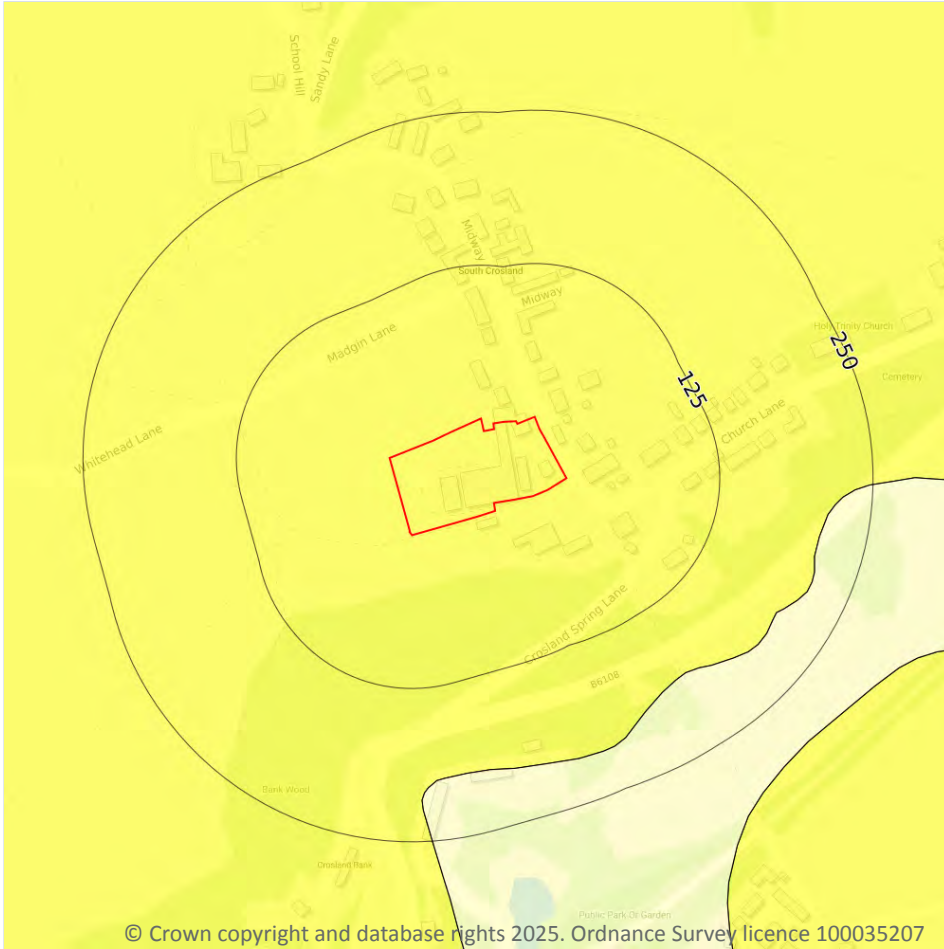
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

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

Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



17.4 Collapsible deposits

Records within 50m

1

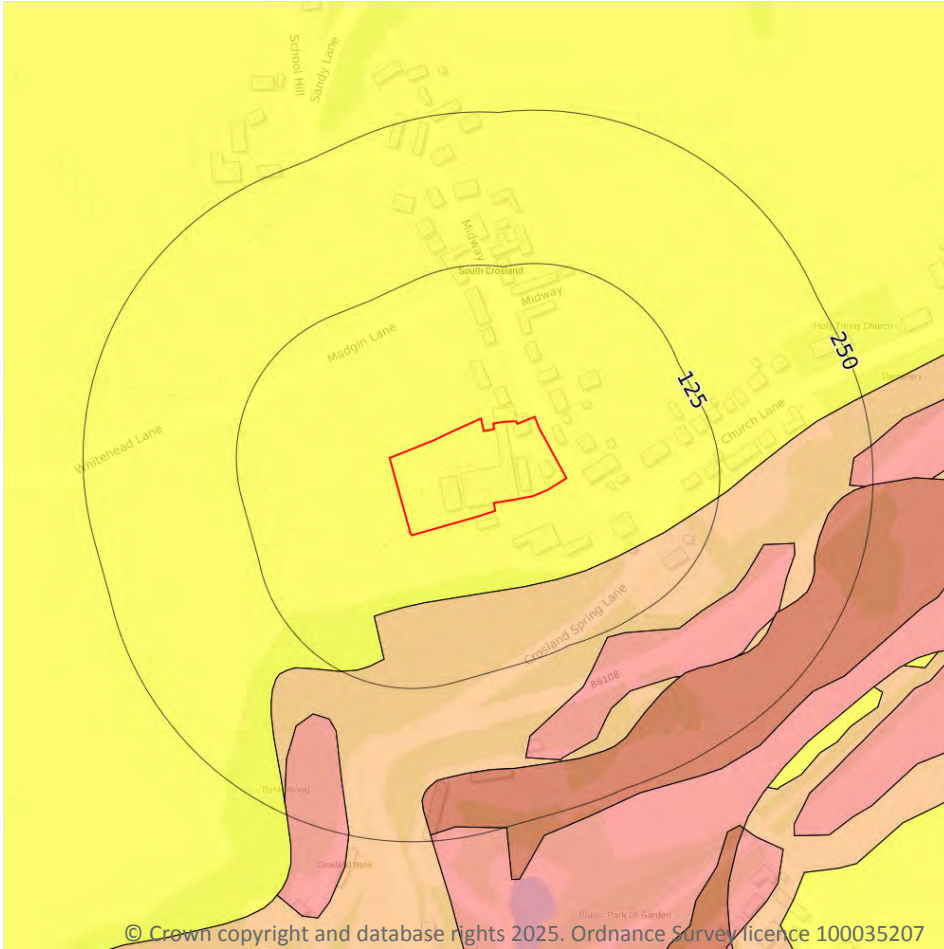
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

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

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



17.5 Landslides

Records within 50m

1

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

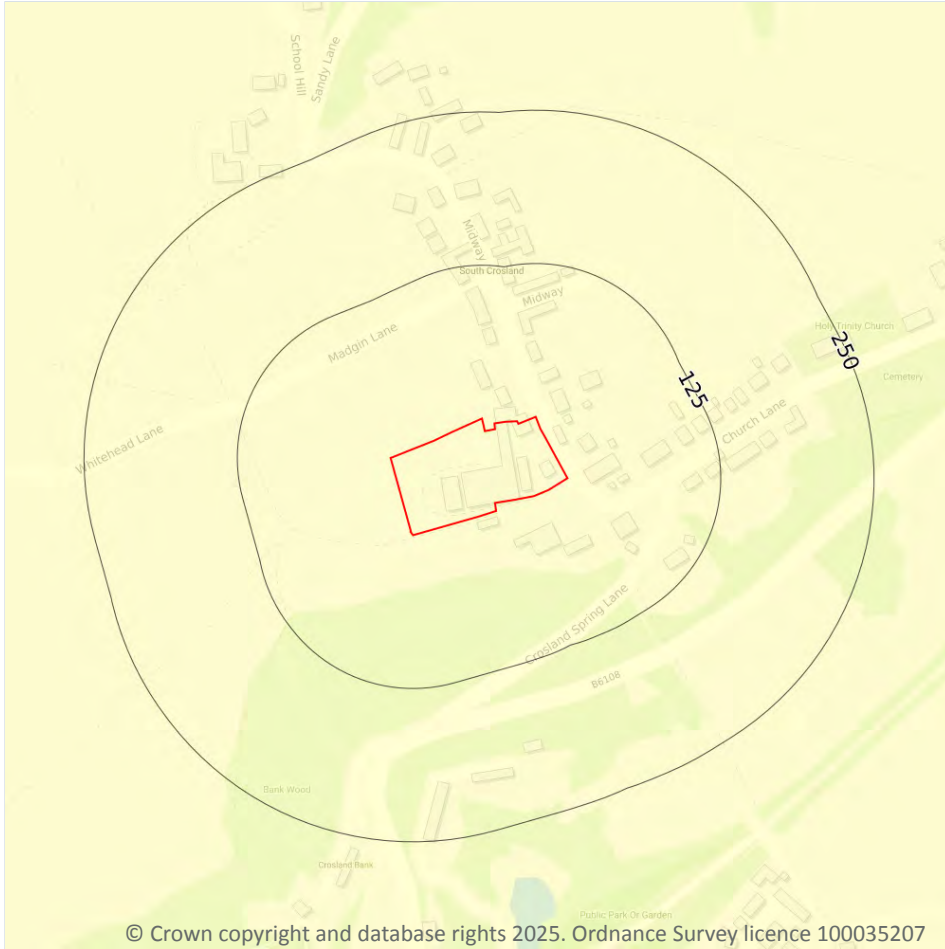
Features are displayed on the Natural ground subsidence - Landslides map on [page 101](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



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17.6 Ground dissolution of soluble rocks

Records within 50m

1

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

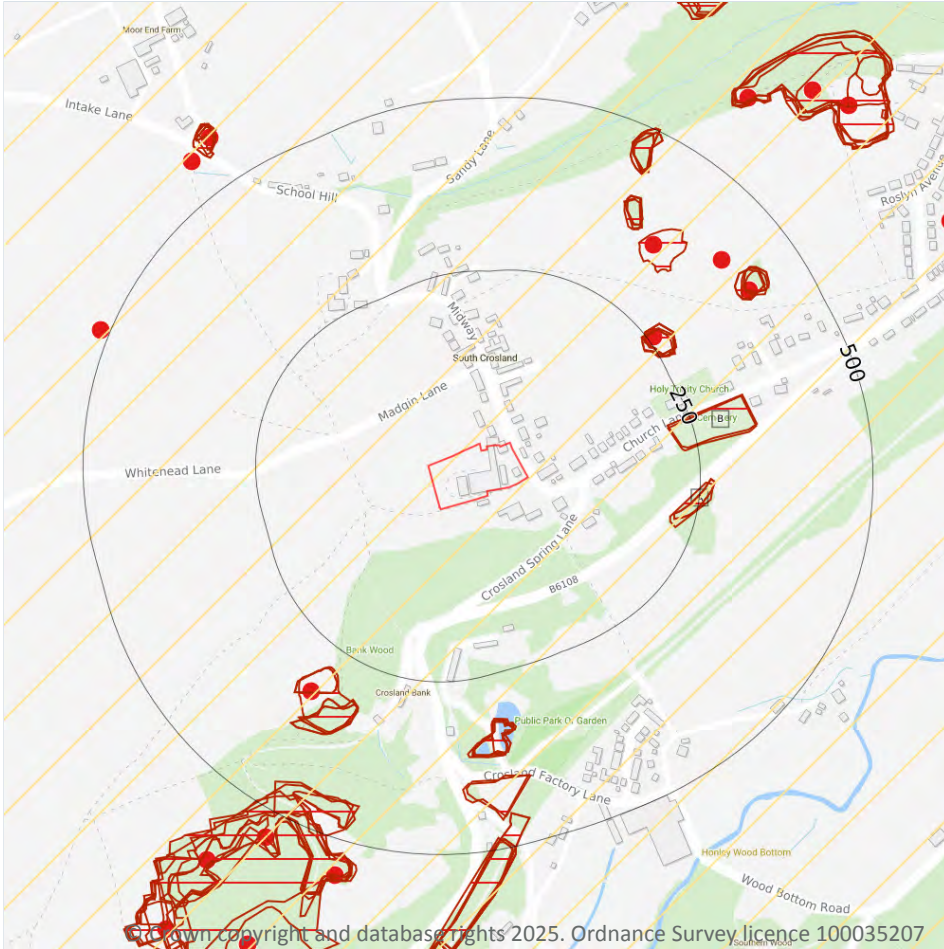
Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 102 >](#)

Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.

This data is sourced from the British Geological Survey.



18 Mining and ground workings



- Site Outline
- Search buffers in metres (m)
- BritPits
- ▨ Surface ground workings
- ▧ Underground workings
- ▭ Underground mining extents
- ▨ Historical mineral planning areas
- ▧ TCA non-coal mining
- Non Coal Mining
- ▨ Sporadic underground mining of restricted extent possible
- ▧ Localised small scale underground mining possible
- ▨ Small scale mining possible
- ▧ Underground mining known or likely within or in close proximity
- ▨ Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m

5

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

Features are displayed on the Mining and ground workings map on [page 104](#) >

ID	Location	Details	Description
C	258m NE	Name: South Crosland Address: Netherton, HUDDERSFIELD, West Yorkshire Commodity: Sandstone Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.
D	323m SW	Name: Bank Wood Quarry Address: South Crosland, Meltham, HUDDERSFIELD, West Yorkshire Commodity: Sandstone Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.
F	354m NE	Name: New Warwick Quarries Address: Netherton, HUDDERSFIELD, West Yorkshire Commodity: Sandstone Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.
2	405m NE	Name: New Warwick Quarries Address: Netherton, HUDDERSFIELD, West Yorkshire Commodity: Sandstone Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.



ID	Location	Details	Description
H	411m NE	Name: New Warwick Quarries Address: Netherpton, HUDDERSFIELD, West Yorkshire Commodity: Sandstone Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	11
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Historical land uses identified from Ordnance Survey mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

Features are displayed on the Mining and ground workings map on [page 104 >](#)

ID	Location	Land Use	Year of mapping	Mapping scale
A	214m E	Unspecified Heap	1948	1:10560
B	215m E	Grave Yard	1963	1:2500
B	216m E	Grave Yard	1969	1:10560
A	218m E	Unspecified Heap	1984	1:10000
A	218m E	Unspecified Heap	1969	1:10560
C	236m NE	Unspecified Quarry	1930	1:10560
C	237m NE	Unspecified Quarry	1948	1:10560
C	244m NE	Unspecified Disused Quarry	1984	1:10000
C	244m NE	Unspecified Quarry	1969	1:10560
C	244m NE	Unspecified Quarry	1956	1:10560
C	244m NE	Disused Quarry	1963	1:2500

This is data is sourced from Ordnance Survey/Groundsure.



18.3 Underground workings

Records within 1000m

6

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

Features are displayed on the Mining and ground workings map on [page 104 >](#)

ID	Location	Land Use	Year of mapping	Mapping scale
-	790m NE	Tunnel	1948	1:10560
-	790m NE	Tunnel	1905	1:10560
-	796m NE	Tunnel	1984	1:10000
-	796m NE	Tunnel	1969	1:10560
-	796m NE	Tunnel	1956	1:10560
-	800m NE	Tunnel	1891	1:10560

This data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m

0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

0

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

This data is sourced from the British Geological Survey.



18.6 Non-coal mining

Records within 1000m

1

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

Features are displayed on the Mining and ground workings map on [page 104](#) >

ID	Location	Name	Commodity	Class	Likelihood
1	On site	Not available	Vein Mineral	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site

0

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m

0

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m

0

This data indicates areas of potential mining identified from alternative or archival sources, including; BGS Geological paper maps, Lidar data, aerial photographs (from World War II onwards), archaeological data services, websites, Tithe maps, and various text/plans from collected books and reports. Some of this data is



approximate and Groundsure have interpreted the resultant risk area and, where possible, specific areas of risk have been captured.

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m

0

This dataset is representative of Mining Record Office and/or plan extents held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m

0

This dataset is representative of BGS mine plans held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.12 Coal mining

Records on site

1

Areas which could be affected by past, current or future coal mining.

Location	Details
On site	The site is located within a coal mining area as defined by the Coal Authority. A Consultants Coal Mining Report is recommended to further assess coal mining issues at the site. This can be ordered directly through Groundsure or your preferred search provider.

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site

0

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

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



18.14 Gypsum areas

Records on site	0
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Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

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

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

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

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

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



19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

This data identifies sinkhole information gathered from media reports and Groundsure's own records. This data goes back to 2014 and includes relative accuracy ratings for each event and links to the original data sources. The data is updated on a regular basis and should not be considered a comprehensive catalogue of all sinkhole events. The absence of data in this database does not mean a sinkhole definitely has not occurred during this time.

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising a narrow shaft with a number of chambers at the base of the shaft. Shakeholes are an alternative name for suffusion sinkholes, most commonly found in the limestone landscapes of North Yorkshire but also extensively noted around the Brecon Beacons National Park.

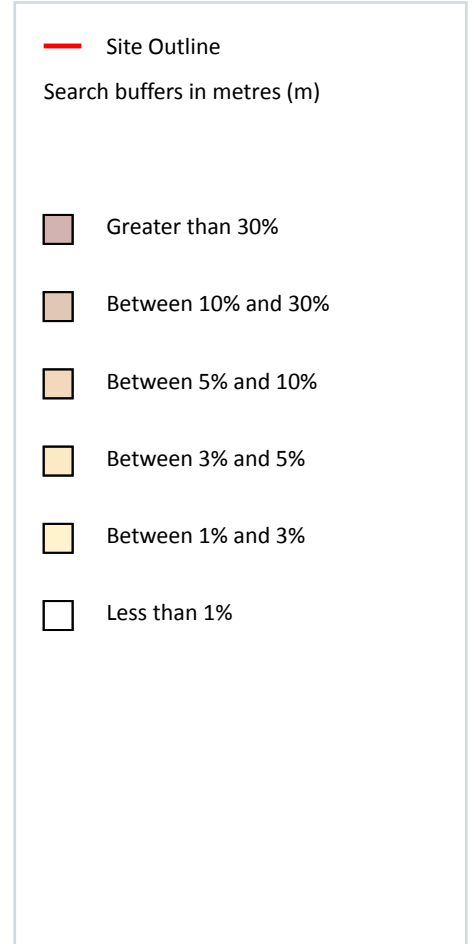
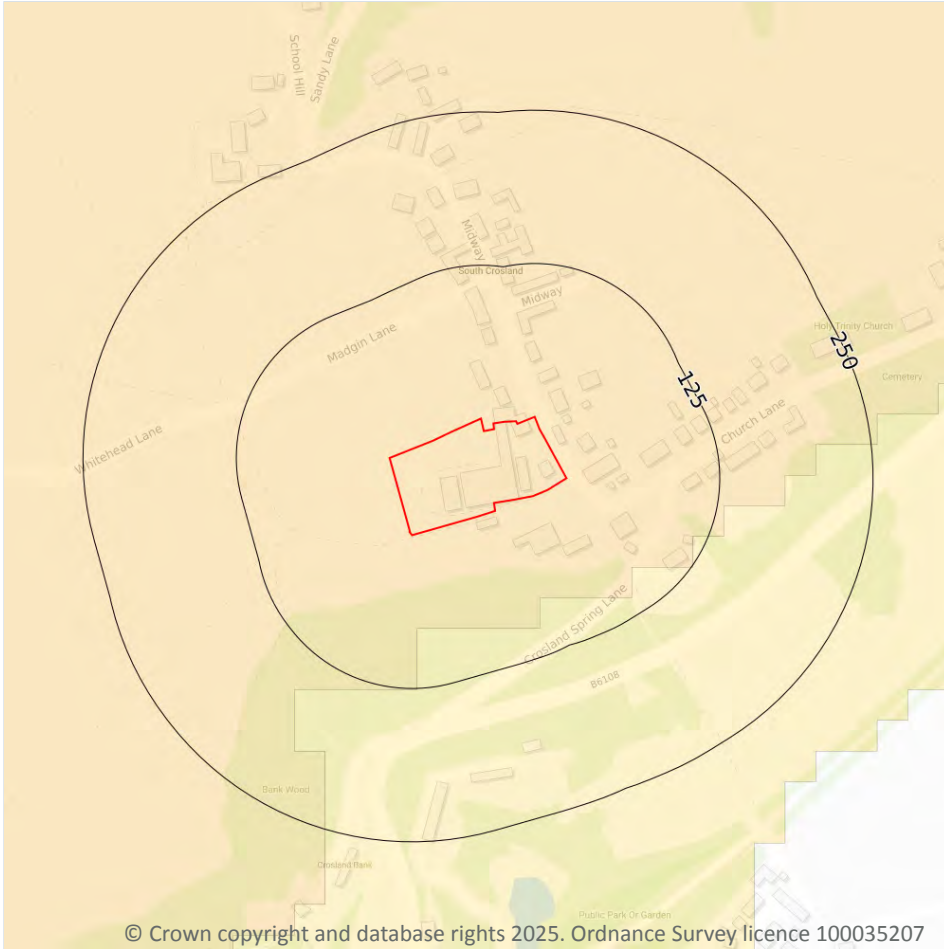
Not all 'holes' noted on Ordnance Survey mapping will necessarily be present within this dataset.



This data is sourced from Groundsure.



20 Radon



20.1 Radon

Records on site

1

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

Features are displayed on the Radon map on [page 113 >](#)

Location	Estimated properties affected	Radon Protection Measures required
On site	Between 3% and 5%	Basic



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



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

2

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 mg/kg
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km²).

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km².

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m 0

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m 0

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m 0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m 0

Railways and tunnels digitised from historical Ordnance Survey mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m 0

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.



This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m

0

Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m

0

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 2

Records within 500m

0

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m

0

HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b (Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.

This data is sourced from HS2 Ltd.



Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information. To find out who they are and their areas of expertise see <https://www.groundsure.com/sources-reference> ↗.

Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: www.groundsure.com/terms-and-conditions-april-2023/ ↗.





Appendix 4

Photographs



Photo 1: Entrance to site from Midway (looking south-west).



Photo 2: Barn internal.



Photo 3: Rear of the site adjoining slurry tank (looking east).



Photo 4: Southern boundary (looking west).



Rogers Geotechnical Services Ltd

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

Job No:

C5361/25/E/8261

Site:

Fleece Farm

Client:

JLP Roberts

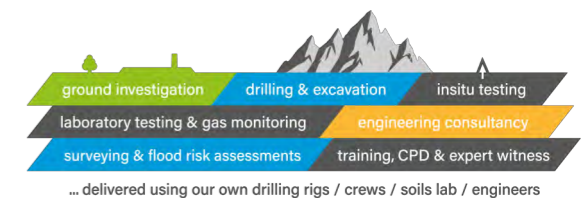




Photo 5: South-eastern boundary (looking west).



Photo 6: Open barn.



Photo 7: External barn (immediately west of site).



Photo 8: Most eastern barn (looking south).



Rogers Geotechnical Services Ltd

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

Job No:

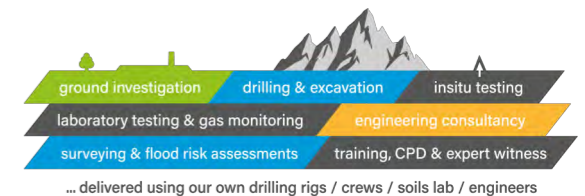
C5361/25/E/8261

Site:

Fleece Farm

Client:

JLP Roberts





Appendix 5

Coal Authority Report



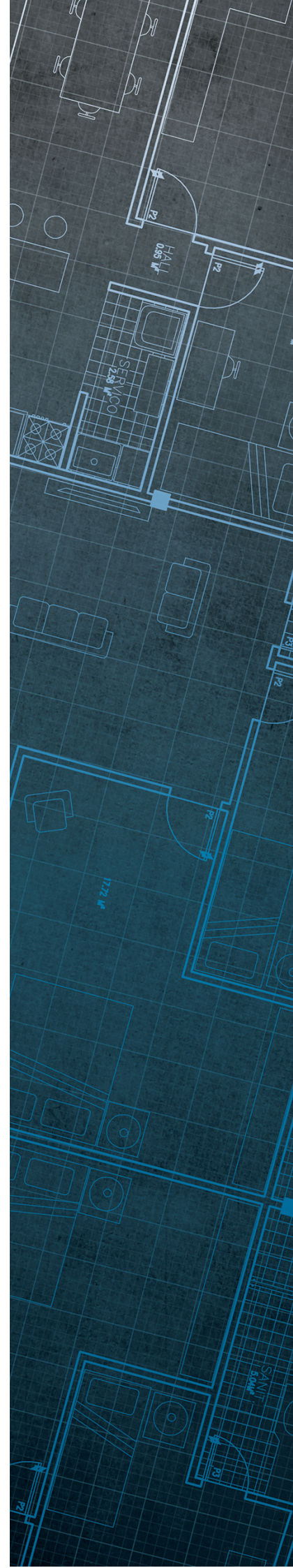
The Coal
Authority

Consultants Coal Mining Report

Fleece Farm
15 Midway
South Crosland
Huddersfield
Kirklees
HD4 7DA

Date of enquiry: 21 August 2025
Date enquiry received: 21 August 2025
Issue date: 21 August 2025

Our reference: 51003520103001
Your reference: C/5361/25/E/8261 - PO-
3516



Consultants

Coal Mining Report

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

Client name

ROGERS GEOTECHNICAL SERVICES LTD

Enquiry address

Fleece Farm
15 Midway
South Crosland
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 /thecoalauthority



Approximate position of property



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Section 1 – Mining activity and geology

Past underground mining

No past mining recorded.

Probable unrecorded shallow workings

None.

Spine roadways at shallow depth

No spine roadway recorded at shallow depth.

Mine entries

None recorded within 100 metres of the enquiry boundary.

Abandoned mine plan catalogue numbers

None available.

Outcrops

No outcrops recorded.

Geological faults, fissures and breaklines

No faults, fissures or breaklines recorded.

Opencast mines

None recorded within 500 metres of the enquiry boundary.

Coal Authority managed tips

None recorded within 500 metres of the enquiry boundary.

Section 2 – Investigative or remedial activity

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

Site investigations

None recorded within 50 metres of the enquiry boundary.

Remediated sites

None recorded within 50 metres of the enquiry boundary.

Coal mining subsidence

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

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

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

Mine gas

None recorded within 500 metres of the enquiry boundary.

Mine water treatment schemes

None recorded within 500 metres of the enquiry boundary.

Section 3 – Licensing and future mining activity

Future underground mining

None recorded.

Coal mining licensing

None recorded within 200 metres of the enquiry boundary.

Court orders

None recorded.

Section 46 notices

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

Withdrawal of support notices

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

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

Payments to owners of former copyhold land

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

Section 4 – Further information

Based on the responses in this report, no further information has been highlighted.

Future development

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

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

Section 5 – Data definitions

The datasets used in this report have limitations and assumptions within their results. For more guidance on the data and the results specific to the enquiry boundary, please **call us on 0345 762 6848** or **email us at groundstability@coal.gov.uk**.

Past underground coal mining

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

Probable unrecorded shallow workings

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

Spine roadways at shallow depth

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

Mine entries

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

Abandoned mine plan catalogue numbers

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

Outcrops

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

Geological faults, fissures and breaklines

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

Opencast mines

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

Coal Authority managed tips

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

Site investigations

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

Remediated sites

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

Coal mining subsidence

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

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

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

Mine gas

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

Mine water treatment schemes

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

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

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

Future underground mining

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

Coal mining licensing

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

Court orders

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

Section 46 notices

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

Withdrawal of support notices


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

Payment to owners of former copyhold land

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

The map highlights any specific surface or subsurface features within or near to the boundary of the site.

Key

Approximate position of the enquiry boundary shown 

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+44 (0)1623 637 000 (International)
www.groundstability.com

