Environmental
Geotechnical
Specialists

PHASE 1 ENVIRONMENTAL DESK STUDY

REPORT

job number	C6485/26/E/10015
date	04.11.2026
site address	Hightown Lane, Holmfirth, West Yorkshire, HD9 3HY
written by	S. Hale
checked by	R. Palmer
issued by	S. Hale

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Report on a Phase One Desk Study

Location:	Hightown Lane Holmfirth, West Yorkshire, HD9 3HY
For:	Quantum Group North West Ltd
Consultant:	-
Report No.	C6485/26/E/10015 Report date: November 2026

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

Steven Hale BSc FGS Geo-environmental Engineer	**Rob Palmer** MSc FGS ACIEH Engineering Director

1. Introduction

The site comprises an area of undeveloped land located off Hightown Lane. The site is approximately 0.08 hectares in size and its National Grid reference is centred around 414239 408517.

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

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

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

- Site Plan - Appendix 1
- Historical maps - Appendix 2
- Groundsure Reports - Appendix 3
- Photographs - Appendix 4

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

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

1.1 Site Walkover and Description

In accordance with issued guidance, a site walkover was conducted on the 9th October 2026 and the following observations were made:

General site description/current site use
The site is currently unoccupied and comprises predominantly undeveloped green space. Stumps, log piles and some cobbled areas suggest previous site use as a garden.

Site boundaries/access
Access can be gained via the main road. The perimeter is unsecured and bounded by residential gardens to the north and south.

Topography
The site slopes steeply upwards to the northwest, away from Hightown Lane.

Surface cover of site
Vegetation and soil covers the majority of the site, with some minor spots of cobbled paths.

Visible evidence of contamination/ contaminative sources
At the time of the walkover no obvious sources of contamination were observed.

Presence of vegetation and wildlife
A small number of trees were present across the site and towards the northwest boundary. The remaining vegetation consisted of grass, shrubs and ferns. No obvious signs of fauna were observed.

Services
The status of underground services is unknown. No overhead cables noted during the visit.

Site neighbours
The site is located within a residential area with dwellings present to the north, east and south of the site. The west appears to be undeveloped fields.

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

2. Site History

2.1 Historical Land Use

In order to determine the history of the site, previous editions of Historical Maps and Ordnance Survey Plans were inspected. The Historical Maps are presented in Appendix 2. Excerpts of overhead imagery are presented in the Groundsure Report in Appendix 3. Table 1 below presents a summary of the history of the site and the immediate surrounding area:

Table 1: Historical Land Use[3]

HISTORICAL MAPPING SUMMARY		
Map Dates and Source	**On site**	**Within 250m**
1854	The site appears to be undeveloped.	Multiple mills appear to be present within 250m, however, due to the quality of the map scan it is not possible to discern approximate distances. River Holme – 110m SE
1888 – 1893	Two small outhouses appear to be present to the northwest corner and the southern border of the site.	Gasometer – 60m SE Wood Quarry – 85m Albert Mill – 90m E Smithy – 130m SE Crown Confectionary Works – 130m SE Gas Works – 130m SE Railway Station – 190m E
1904 – 1906	The site appears unchanged.	The 'Wood Quarry' is now labelled as 'Disused'. Bridge Foundry – 120m NE
1929 – 1955	The site appears unchanged.	The surrounding land use appears largely unchanged, however, detail cannot be discerned due to these map sheets being small scale.
1964 – 1970	The two original outhouses appear to have been demolished. A new small structure is now present towards the centre of the site.	The Smithy, Crown Confectionary Works and Gas Works appear to have been demolished. Bridge Mills – 240m N
1980 – 1988	The site appears unchanged.	The Railway Station is no longer present.
1990 – 1995	The small structure has been demolished.	The Albert Mills are no longer present.
2001 - 2025	The site appears unchanged.	The surrounding land use appears largely unchanged.

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

The available aerial photography is presented within the Groundsure Report. The photographs taken between 2000 and 2021 show that the site has remained undeveloped.

[3] See Appendix 2

3. Review and Summary of Published Data

3.1 Published Geology and Geological Hazards

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

Table 2: Summary of Geological Data for the Site

BGS MAPPING DATA			
Strata Type	**Strata Name**[4]	**Parent Name**	**Description**[5]
Artificial Geology	-	-	None recorded beneath the site.
Superficial Geology	-	-	None recorded beneath the site.
Solid Geology	Guiseley Grit	Marsden Formation	A named sandstone member of the Marsden Formation. Coarse-grained, massively bedded sandstone, somewhat finer and flaggy in its lower part.
	Marsden Formation	Millstone Grit Group	Fine- to very coarse-grained and pebbly feldspathic sandstone, interbedded with grey siltstone and mudstone, and subordinate marine black shales, thin coals and seatearths.
MADE GROUND & INFILLED GROUNDWORKINGS			
Description	**Location**	**Comments**	
Records of Artificial Deposits, Groundworkings and infilled features	85m N	Wood Quarry (1888 1893)	
	205m NE	Pond (1888)	
	245m NE	Mill Pond (1970 – 1980)	
GEOLOGICAL FEATURES			
Type	**Location**	**Features**	**Comments**
Mining Activity	On site	Coal mining	The study site is located within a coal mining affected area.
		Non-coal Mining	Evidence of quarrying in the local area. 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.
Faults	193m S, 221m SE & 249m N	Fault	Normal fault, displacement unknown. These faults are not anticipated to affect the site.
Landslip Deposits	No data	No data	No data.

[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*]

MINERAL FEATURES			
Seam Name	**Seam thickness**	**Outcrop distance from site**	**Anticipated depth below site** (North)
None recorded within 250m of site.			
BGS BOREHOLE DATA			
Reference[6]	**Location**	**Strata Description**	**Depth**
SE10NW15	20m S	TOPSOIL Stiff, light brown, sandy CLAY Very stiff, dark brown, sandy CLAY Firm, dark grey CLAY Very stiff, brown, sandy CLAY	0.30m 2.29m 3.96m 4.72m 6.10m
SE10NW61	30m E	MADE GROUND Dark brown, clayey SAND Silty CLAY Weathered SANDSTONE Clayey SAND & GRAVEL	3.05m 4.27m 4.88m 5.49m 6.10m

NATURAL GROUND SUBSIDENCE & HAZARDS[7]	
Type	**Risk Rating**
Potential for shrinking or swelling clay ground stability	Very low.
Potential for running sand ground stability	Negligible.
Potential for compressible ground stability	Negligible.
Potential for collapsible ground stability hazards	Very low.
Potential for landslide ground stability	Low.
Potential for ground dissolution stability	Negligible.

3.2 Mining, Quarrying and Natural Cavities

3.2.1 Coal Mining

The Groundsure Report states that the site is within an area that may be affected by coal mining. However, the site is not present within a development high risk zone.

3.2.2 Non-Coal Mining

Localised small scale underground mining of iron-ore may have occurred in the past or may be currently worked at significant depth. Potential for difficult ground conditions are unlikely or localised and are at a level where they need not be considered.

[6] https://mapapps2.bgs.ac.uk/geoindex/home.html
[7] See Groundsure report

3.3 Radon Risk

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

Table 4: Summary of Geological Data for the Site

RADON RISK[8]	
Radon Risk:	The Groundsure Report states that the site is present in a radon affected area as between 3% and 5% of properties are at or above the action level. However, the UKRadon maps suggest that the site is actually located within a where between 5% and 10% of properties are at or above the action level. Basic radon[9] protective measures are necessary in the construction of new dwellings or extensions.

3.4 Hydrogeology

Table 5: Summary of Hydrogeological Data

ENVIRONMENT AGENCY AQUIFER DESIGNATION[10]		
Strata	**Designation**	**Description**
Solid Geology On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
GROUNDWATER SENSITIVITY AND VULNERABILITY[11]		
Description	**Location**	**Details**
Groundwater Vulnerability	On Site	Bedrock aquifer: High vulnerability.
Source Protection Zone	Within 250m	None recorded within 250m.
Abstraction Licences	Within 250m	None recorded within 250m.
Soil Leaching Potential	On Site	Leaching class: High.

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

3.5 Hydrology

Table 6: Summary of Hydrological Data		
CONTROLLED WATERS[12]		
Description	**Location**	**Details**
Surface Water Features	110m SE	River Holme.
Records of Licensed Discharge Consents	138m E	Effluent Type: Sewage discharges.
ENVIRONMENT AGENCY FLOOD RISK[13]		
Description	**Location**	**Details**
Zone 2	Within 250m	The site is not situated within a Zone 2 flood plain.
Zone 3	Within 250m	The site is not situated within a Zone 3 flood plain.
Flood Defences	Within 250m	None recorded within 250m.
Groundwater Flooding Area	On site	Negligible potential for groundwater flooding to occur.

3.6 Waste Management

Table 7: Summary of Published Regulated Waste Management Facilities		
ENVIRONMENT AGENCY, LOCAL AUTHORITY, BGS & HISTORIC LANDFILLS		
Waste Type	**Location**	**Comments**
Active Landfill	Within 250m	None recorded within 250m.
Historic Landfill	50m SE	Waste Type: Inert, Commercial.
Historic waste sites	Within 250m	None recorded within 250m
Licenced waste sites	Within 250m	None recorded within 250m
Waste Exemptions	217m S	Treating waste exemptions.

[12] See Groundsure report
[13] See Groundsure report

3.7 Regulated Industries and Industrial Land Uses

Table 8: Summary of Industrial Land Uses and Contaminative Sources

HISTORICAL		
Land Use	**Location**	**Classification**
Historical Construction	On Site	Historical Construction
Wood Quarry	85m N	Mining and quarrying
Albert Mill Bridge Works Crown Confectionary Works Gas Works Smithy Bridge Mills	90m E 120m NE 120m SE 130m SE 130m SE 240m N	Personal Industrial and consumer products
Gasometer Railway Station	60m SE 190m E	Infrastructure
CURRENT		
Land Use	**Location**	**Classification**
Electricity Sub station	109m SE	Infrastructure
TANKS (Buried and Above Ground)		
Land Use	**Location**	**Classification**
Underground Storage Tanks	Within 250m	None recorded
Overground Storage Tanks	50m SE to 114m SE Unspecified Tank	Gasholder 53m SE

POLLUTION INCIDENTS[14]

Description	Receptor	Location	Date
Pollutant not identified	Water: Category 3 (Minor) Land: Category 4 (None) Air: Category 4 (None)	118m E	Sep 2002
Oil and Fuels	Water: Category 3 (Minor) Land: Category 4 (None) Air: Category 4 (None)	120m E	Aug 2001
Inert Materials and Wastes	Water: Category 3 (Minor) Land: Category 4 (None) Air: Category 4 (None)	167m SE	Jun 2001
Sewage Materials	Water: Category 3 (Minor) Land: Category 4 (None) Air: Category 4 (None)	191m S	Sep 2002
Pollutant not identified	Water: Category 3 (Minor) Land: Category 4 (None) Air: Category 4 (None)	214m NE	Oct 2002
Oils and Fuels	Water: Category 4 (None) Land: Category 3 (Minor) Air: Category 4 (None)	228m NE	Sep 2003
Pollutant not identified	Water: Category 3 (Minor) Land: Category 4 (None) Air: Category 4 (None)	233m E	Nov 2001

[14] See Groundsure report

REGULATED INDUSTRIES		
Description	**Location**	**Details**
Records of Part A(2) and Part B Activities and Enforcements	144m NE	Process: Other Metal Processes. Status: Current Permit. Permit Type: Part B.
HAZARDOUS OR CONTROLLED SUBSTANCES		
Description	**Location**	**Details**
Control of Major Accident Hazard (COMAH) Sites	Within 250m	None recorded within 250m.
Regulated Explosive Sites	Within 250m	None recorded within 250m.
Hazardous Substance Storage/Usage	Within 250m	None recorded within 250m.

3.8 Unexploded Ordnance Risk

Table 9: Unexploded Ordnance Risk	
Location	**Risk Rating**
On Site	The Zetica[15] online maps indicate that the site is at low risk from UXO.

3.9 Sensitive Land Use

Table 10: Summary of Sensitive Land Uses		
REGISTERED SENSITIVE LAND USES [16]		
Description	**Location**	**Details**
Designated Ancient Woodland	Within 250m	None recorded within 250m.
Green Belt	On site	South and West Yorkshire Green Belt – Kirklees.
Nitrate Vulnerable Zones	Within 250m	None recorded within 250m.

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

4. Preliminary Conceptual Site Model and Risk Assessment

4.1 Anticipated Ground Conditions

The site is located in an area where deep made ground is not anticipated to be present. In addition, superficial deposits are not anticipated to be encountered. Bedrock is likely to comprise of sandstone of the Guiseley Grit and the Marsden Formation.

4.2 Mining Assessment

The site is located in a coal mining affected area as defined by the Mining Remediation Authority, however, the site is not present within a development high risk zone. There is limited risks from coal workings.

4.3 Contamination Assessment

In order for a conceptual site model and preliminary risk assessment to be completed the historical maps and Groundsure data requires analysis to identify any past or present activities on the site and in the area that may have the potential to cause contamination on the site. Guidance has been issued by the Environment Agency, NHBC and Chartered Institute of Environmental Health. [17][18] Within this document, annex 3 provides examples of important contaminants that are associated with individual uses of land. This data assists in the formulation of any chemical testing regime.

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

Table 12: Potentially Contaminative Sources

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

4.4 Preliminary Qualitative Risk Assessment

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

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

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.[19]

4.4.1 Conceptual Ground Model & Preliminary Qualitative Risk Assessment

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

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

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

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

Moderate - The linkage exists but further 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.

[19] 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.

Table 13: Conceptual Site Model and Preliminary Qualitative Risk Assessment				
CONCEPTUAL SITE MODEL			**PRELIMINARY RISK ASSESSMENT**	
Pathways	**Receptor**	**Linkage**	**Risk Rating**	**Action Required**
Direct contact/dermal absorption/soil ingestion	Operative	Yes – Made ground likely to be present on site. Operatives are likely to come in contact with the soil.	Moderate	Further testing required to reach a firm conclusion.
	End User	Yes – Made ground likely to be present on site. End users are likely to come in contact with the soil.	Moderate	
	Neighbours	Yes – Made ground likely to be present on site. Residential houses present directly adjacent to the site.	Moderate	
Inhalation of Dust/Vapours	Operative	Yes – Made ground likely to be present on site. Dust may be generated during site activity.	Moderate	Further testing required to reach a firm conclusion.
	End User	Yes – Made ground likely to be present on site and end users may produce dust.	Moderate	
	Neighbours	Yes – Made ground likely to be present on site. Residential properties present directly adjacent to the site. Dust may be generated during site activity which may migrate offsite to offsite receptors.	Moderate	
Ingestion of fruit/vegetables and/or waters	Operative	No – no edible plants or contained water sources in the area of the proposed new works.	N/A	Further testing required to reach a firm conclusion.
	End User	Yes – Made ground likely to be present on site. Soft landscaping proposed as part of the new development.	Moderate	
	Neighbours	Yes – Made ground likely to be present on site. Residential dwellings present within directly adjacent to the site.	Moderate	
Migration of hazardous gases via permeable strata	Operative	Yes – Made ground likely to be present on site. Possible sources of ground gas in the surrounding area and made ground may be present form historical construction on site.	Moderate	A programme of monitoring is recommended to be undertaken with an initial six visits over a period of three months. At this point the results should be reviewed and whether monitoring can be curtailed or should continue to fully quantify the risks.
	End User		Moderate	
	Neighbours	Yes – Made ground likely to be present on site. Possible sources of ground gas in the surrounding area and made ground may be present form historical construction on site. There are no immediately adjoining structures.	Moderate	

Migration of mine gas via permeable strata	Operative End User	No – The site is not located within an area that may be affected by unground mining,	N/A	No further action required.
Spillage/loss/run off direct to receiving water	Water Environment	Yes – Nearest surface water feature 110m southeast of site. Direct run off unlikely to receiving water.	Low	Further testing required to reach a firm conclusion.
Migration via permeable unsaturated strata	Water Environment	Yes – Made ground likely on site. Secondary aquifer located beneath the site. Made ground may be granular and promote infiltration.	Moderate	
Run off via drainage/sewers etc	Water Environment	Yes – Existing services and drainage may be present on site.	Low	
Direct contact with contaminated soils	Plants	Yes – Made ground likely on site. Soft landscaping areas may be present as part of the proposed development.	Moderate	Presence of suitable growing medium will need to be assessed. Further testing required to reach a firm conclusion.
Uptake via root system			Moderate	
Direct contact with contaminated soils/ Direct contact with contaminated groundwater	Building Materials	Yes – Made ground likely to be present on site which may contain aggressive ground conditions. Foundation and service installation materials may be affected by the site soil.	Moderate	Further testing required to reach a firm conclusion.
Exposure to Radon	Operative End User	Yes – site currently indicated to be present in a risk radon affected area[20].	Moderate	Between 5% and 10% of properties are affected. The publication BR211 states that basic protection measures are necessary. It is recommended that a site specific radon report is purchased for the site to fully determine the risks.

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.

[20] 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.

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

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

5. Intrusive Investigation

5.1 Site Investigation Philosophy

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

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

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

Non-Targeted Sampling

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

Targeted Sampling

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

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

5.2 Site Specific Investigation and Testing Rationale

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

5.2.1 Geotechncial Assessment

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

5.2.2 Contamination Assessment

It may be appreciated that BS 10175 clause 7.7.2.2.3 suggests that the number of sampling points at the site should be based on a minimum of three testing locations or the size of the site with respect to the appropriate grid spacing, whichever the greater. On the basis of the site area being 0.08ha, the number of sampling points at the site should be considered with respect to the table below.

Table 14: Summary of Sampling Strategy

NUMBER OF SAMPLING POINTS				
	Soil	**Water**	**Standpipes**	**Standpipe Readings**
Exploratory Investigation 50m x 50m grid	3	-	3	A minimum of six visits over three months should be undertaken in the first case. The monitoring results should be reviewed following the initial phase and depending on the results, further visits may be required.
Target Areas	No specific target areas identified.			

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

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

5.2.3 Gas Monitoring

The final gas monitoring regime should be undertaken in accordance with Table 4.2 of CIRIA C665: 2007: *Assessing risks posed by hazardous ground gasses to buildings.* In that document guidance for the frequency of monitoring is provided on tables 5.5a and 5.5b *Typical/idealised frequency and period of monitoring* on page 60. For convenience, these tables have been combined and reproduced below.

Table 15: Typical/idealised Frequency and Period of Monitoring

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

Notes:

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

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

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

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

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

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

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

5.2.4 Sustainable Drainage

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

5.3 Proposed Methods of Investigation

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

Table 16: Proposed Methods of Investigation

Method of Investigation	Purpose/Target	Notes
Hand dug trial pits	Hand dug trial pits excavated to 1.20m to ensure positions are clear of underground services.	To be undertaken prior to drilling of all boreholes. To be undertaken alongside CAT scan and inspection of service plans.
Windowless sample boreholes drilled to 4.00m depth	To prove strength and composition of near surface deposits. To collect samples for geotechnical and chemical testing. To allow for installation of ground gas / groundwater monitoring standpipes.	To be undertaken at target locations in the first instance, then on random stratified sampling pattern across the remainder of the site. Insitu Standard Penetration tests (SPT) to be undertaken at regular intervals.
Dynamic Probes	To prove the strength and competency of near surface soils to significant depth. To attempt to prove depth to bedrock which may extend beneath termination depth of windowless sample boreholes.	To be undertaken at target locations in the first instance, then on random stratified sampling pattern across the remainder of the site.
Ground Gas Monitoring	To undertake ground gas monitoring and quantify risks from presence of hazardous ground gases identified in CSM.	Gas monitoring to be undertaken over an initial six visits over 3 months, whereupon results will be reviewed. Further monitoring may be required depending on findings of initial phase.
Chemical Testing	To identify presence of contamination arising from potential sources identified in CSM.	Samples collected should cover contaminants highlighted in Section 5.2.1. Samples to be collected in appropriate plastic tubs and glass jars.
Geotechnical Testing	To confirm the properties and geotechnical parameter of the soils. To aid in construction and development of foundations for new structures. To confirm concrete classification.	Typical tests may include water content, Atterberg tests, particle size distribution, sedimentation, triaxial testing and oedometer testing.

5.4 Reporting

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

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

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

6. References

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

Appendix 1

Site Plans

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Site Plan Key

- Site Boundary
- Adjacent Buildings
- Topographic Survey [Fosse Surveying - 26.02.26]
- 1 Existing store (41 Hightown Lane)

Rev	Date	Notes
4	Aug '26	Planning Resubmission
	13/05/26	Issue to PGCL
3	Mar '26	Revised Red Line
2	Mar '26	Issue to KC
1	Mar '26	First Issue

Project Status: Planning

Revision: 4

Drawing Number: OP-1300-PL-700-03

Drawing Title: Existing Site Plan

Project: Hightown Lane, Holmfirth.

Client: Mr. Schofield

Job Number	Size	Scale
OP-1300	A3	As indicated
Drawn	**Approved**	**Date**
KC	LS	Jan '26

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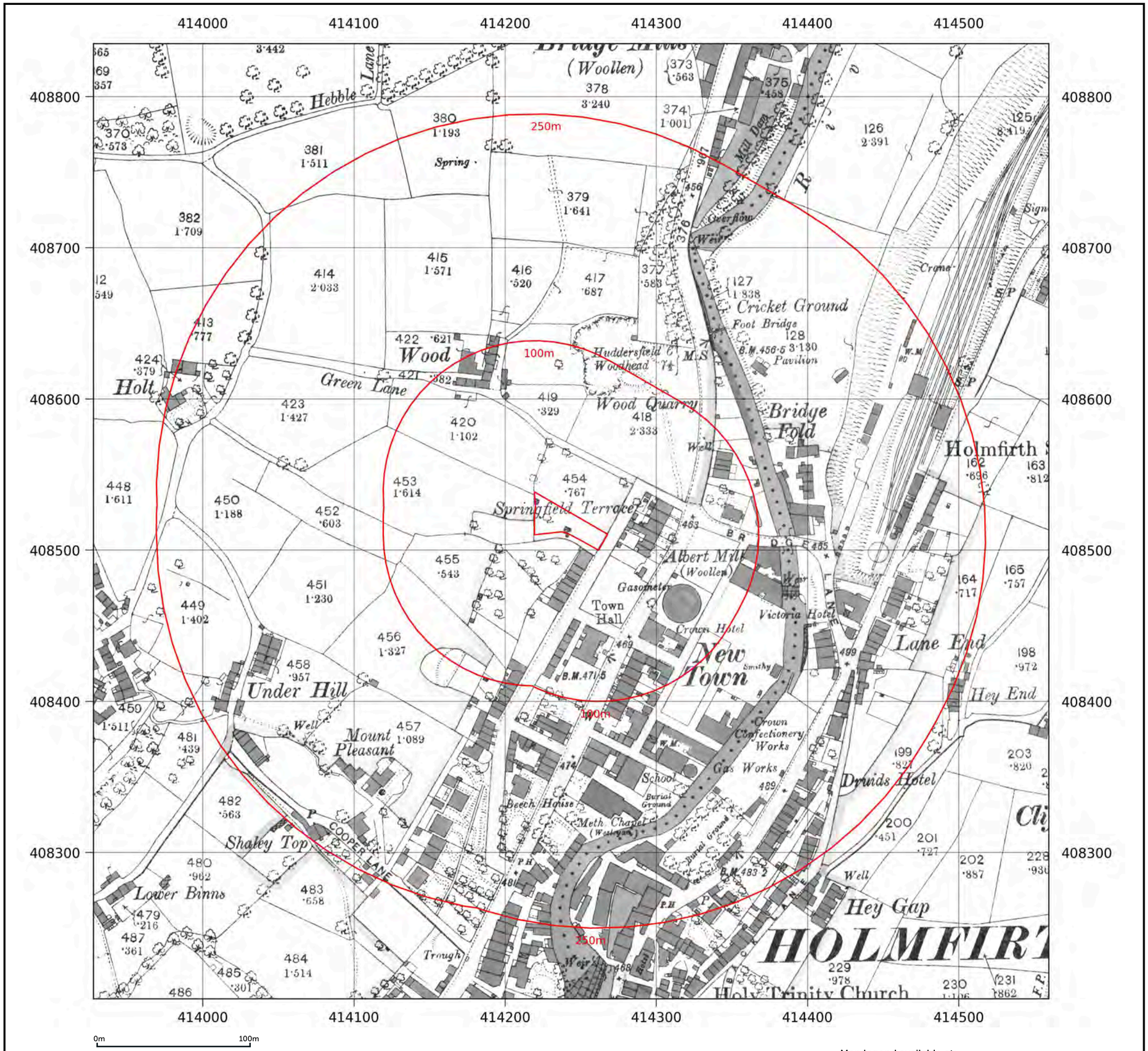
Scale = 1 : 200

Appendix 2

Historical Maps



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Map Insight

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Client ref:	C/6485/26/E/10015 - PO-4064
Report ref:	GS-EIE-7Q6-8XI-EK2
Grid ref:	414239.27, 408517.79
Production date:	30 October 2026

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Printed at:	1:2,500

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Date: 1893
Surveyed: 1893
Revised: 1893

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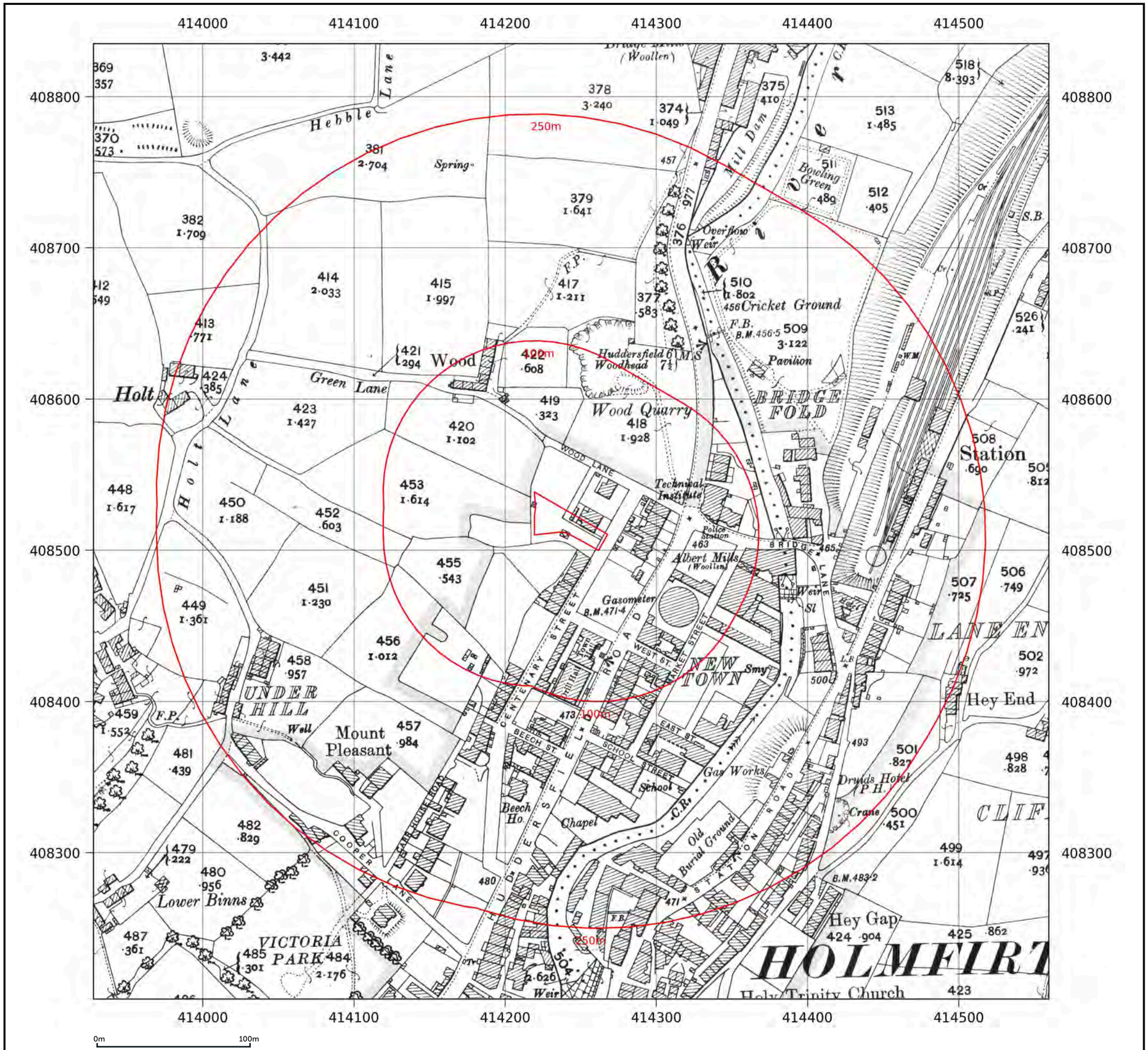

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Date: 1906
Surveyed: 1906
Revised: 1906

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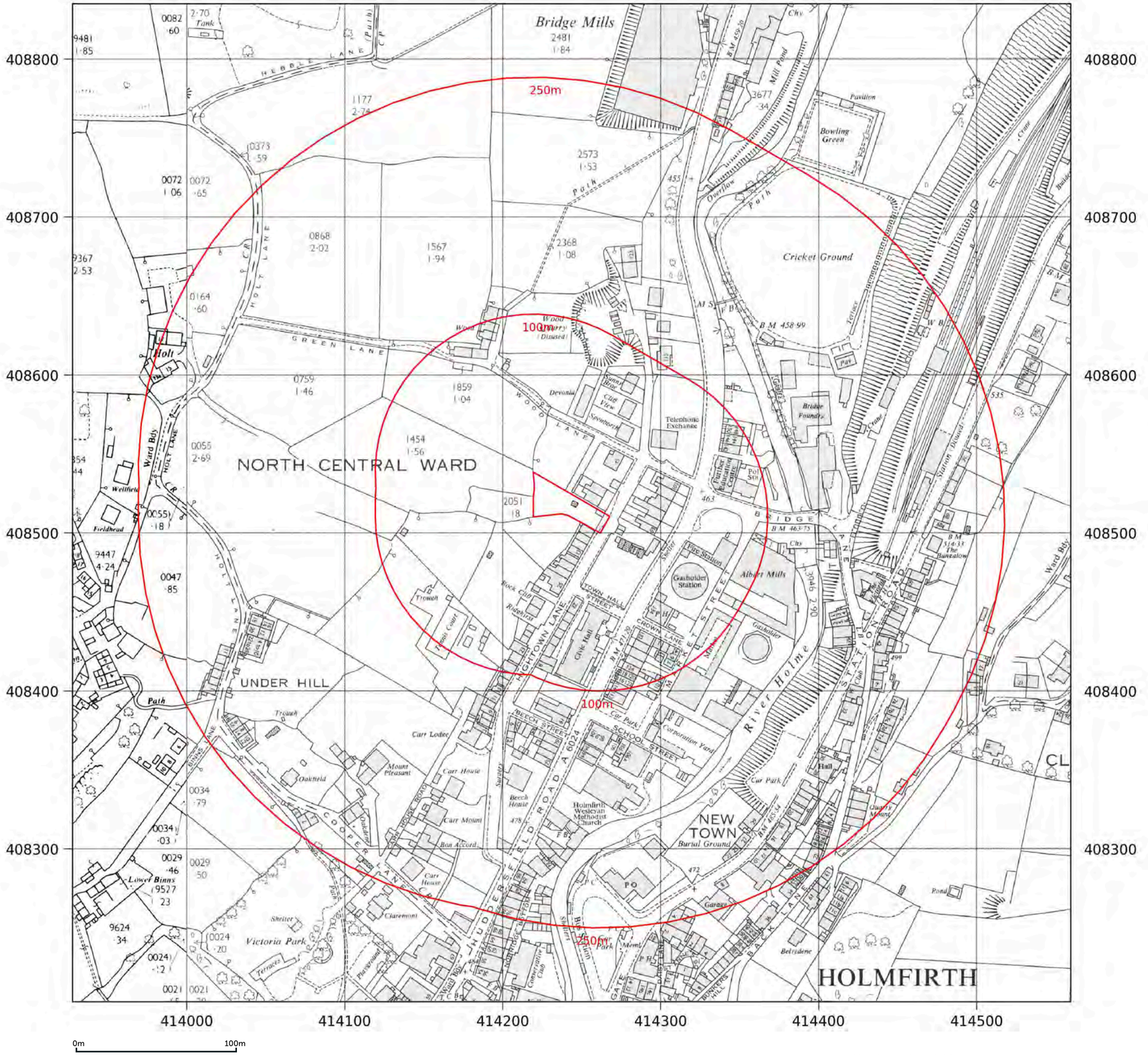

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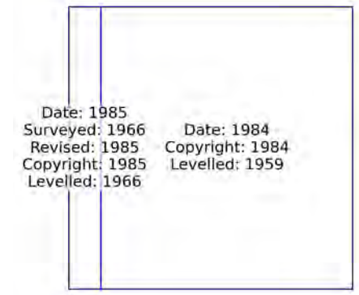

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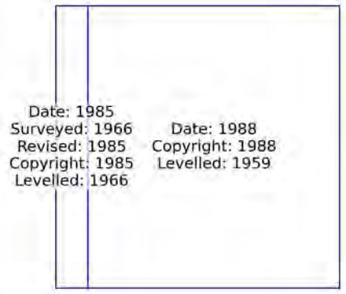

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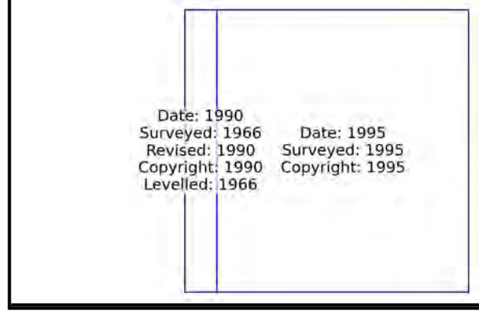

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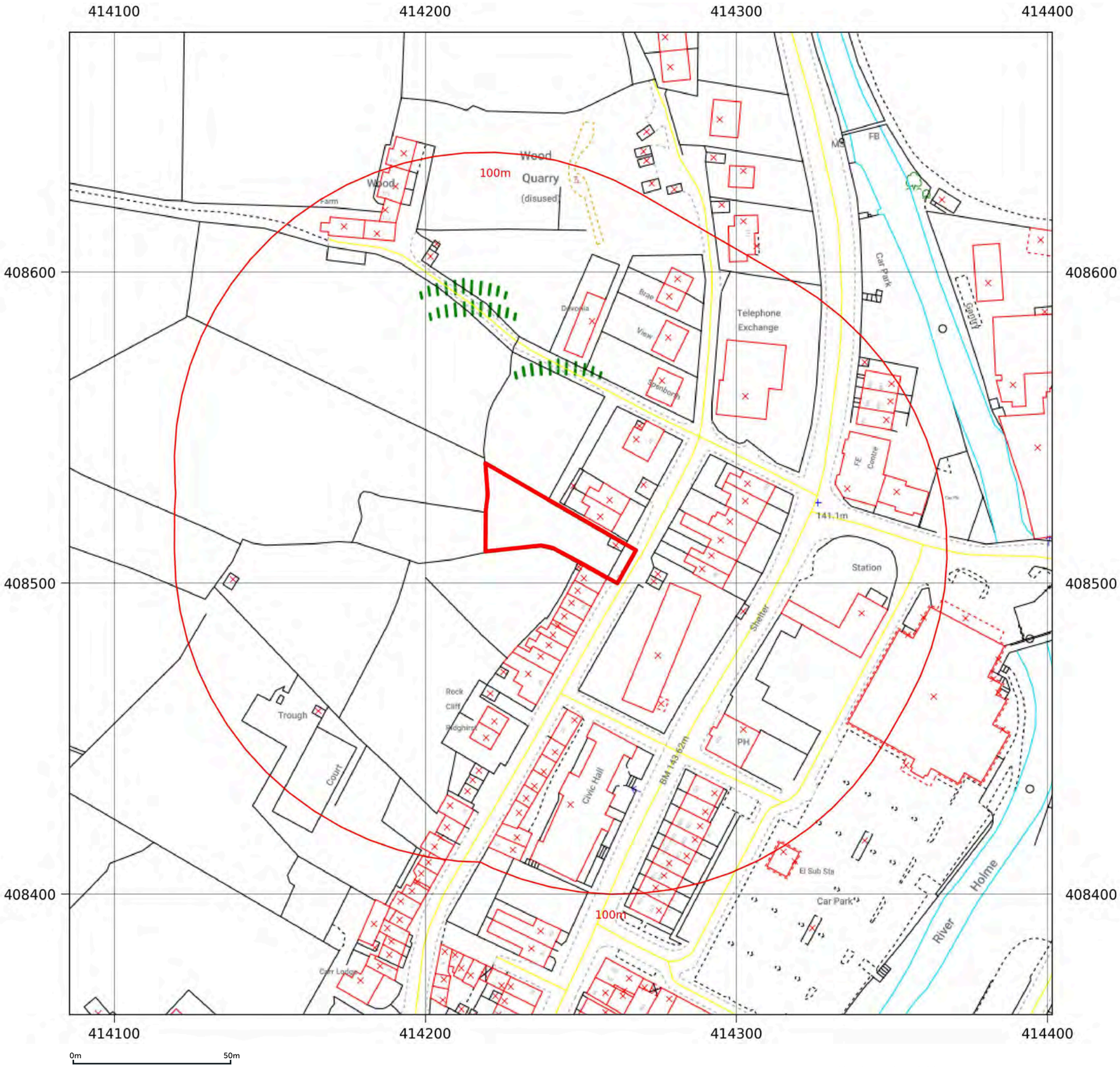

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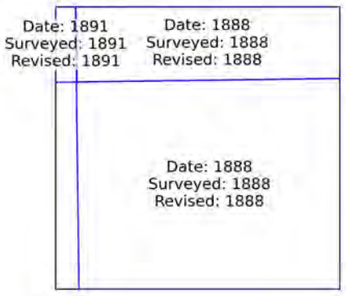

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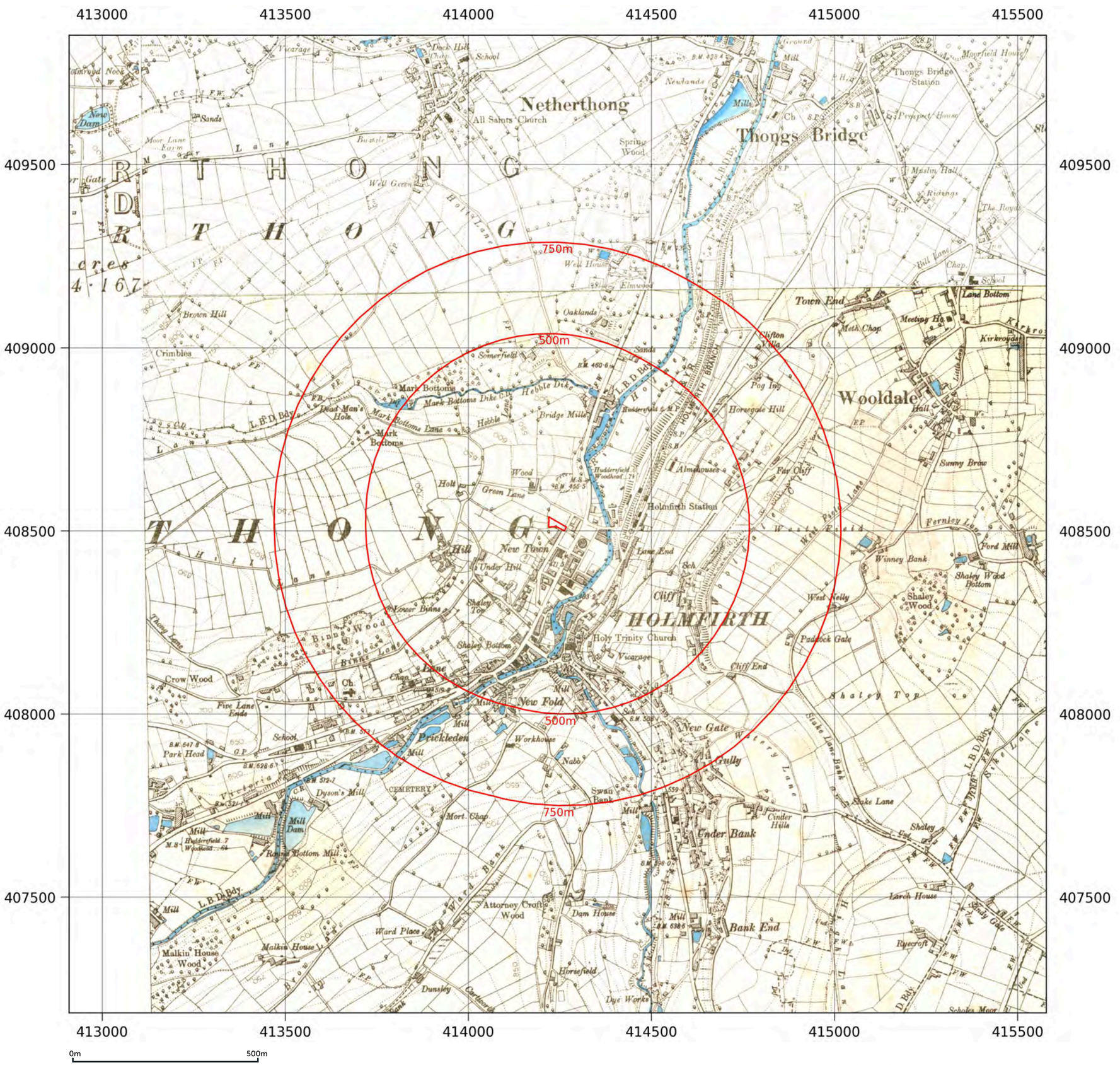
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All Saints' Church
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Hebble Dike
Hebble Lane
Bridge Mills
Mark Bottoms Lane
Green Lane
New Town
New Fold
Prickleden
Workhouse
Dyson's Mill
Mill Dam
Rotten Bottom Mill
Attorney Croft Wood
Dam House
Ward Place
Malkin House
Malkin House Wood
Dunsley
Dye Works
Horsefield
Bank End
Under Bank
Swan Bank
New Gate
Gully
Shaley Top
Cliff End
Paddock Gate
Shaley Wood
Shaley Wood Bottom
West Nelly
Winney Bank
Ford Mill
Fernley Lane
Larch House
Ryecroft
Shaley
Shake Lane
Shake Lane Bank
Cinder Hills
Sunny Brow
Far Cliff
Horsegate Hill
Pog Ing
Town End
Land Bottom
Meeting Ho.
Meth. Chap.
Kirkroyds
Clifton Villa
Mill
Mill Dam
Almshouses
Cemetery
Mort. Chap.
Chap.
School
Vicarage
Lane End
Cliff
Holt
Wood
Crow Wood
Five Lane Ends
Park Head
Broxen Hill
Crimbles
Oaklands
Somerfield
Elmwood
Well House
Well Green
Spring Wood
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Moor Lane Farm
Dock Hill
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Nook
Nook Dam
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Thongs Bridge Station
Prospect House
Moorfield House
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Mushy Hall
Ridings
The Royds
Bill Lane
Binns Wood
Binns Lane
Thong Lane
Lower Binns
Holt Lane
Hollin Lane
Hobble Lane
Mark Bottoms Dike
Dead Man's Hole
Mark Bottoms
Sunny Bank
Ruddersfield
Huddersfield Woodhead
Almshouses
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Prospect House
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Map Insight

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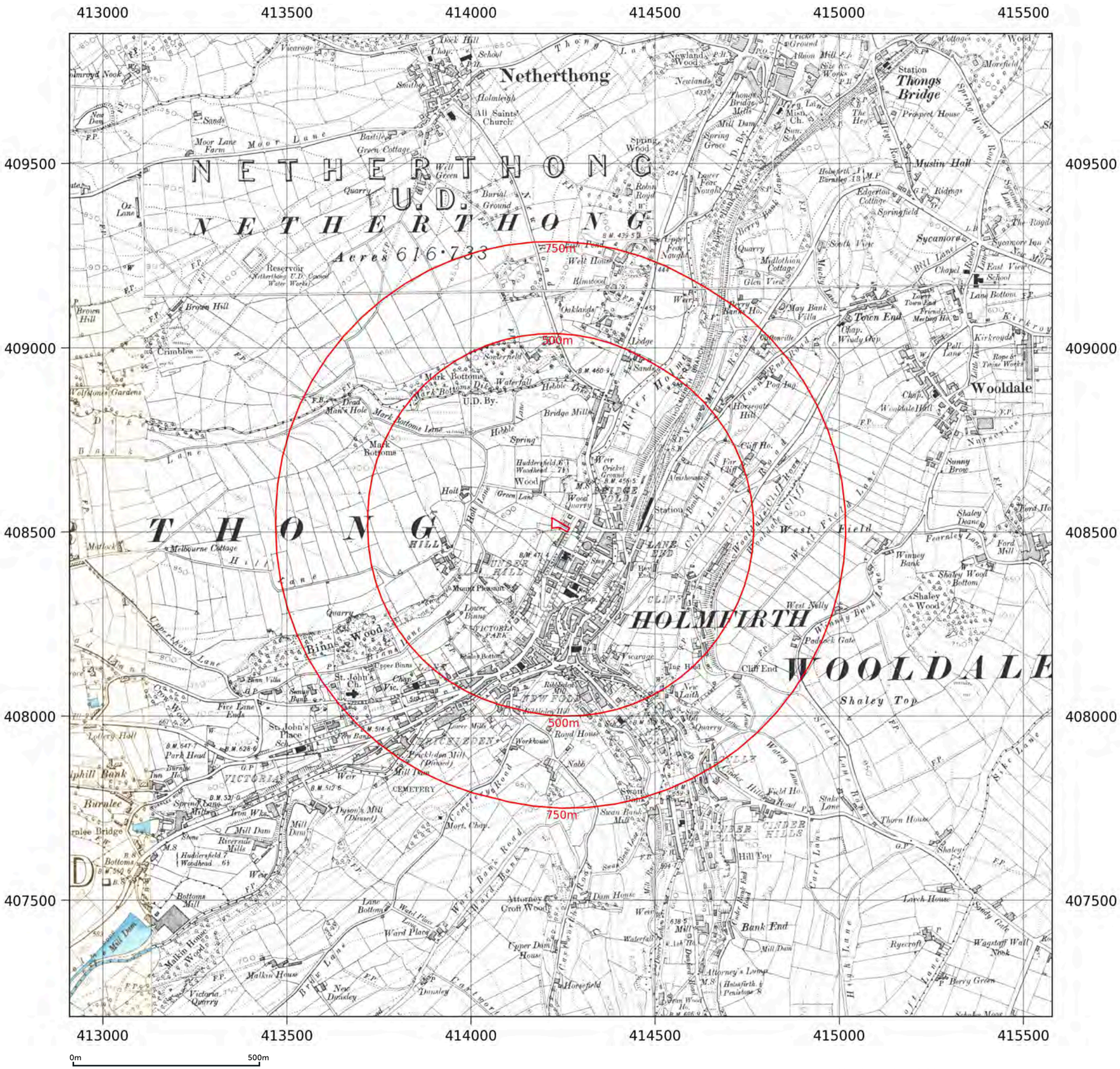

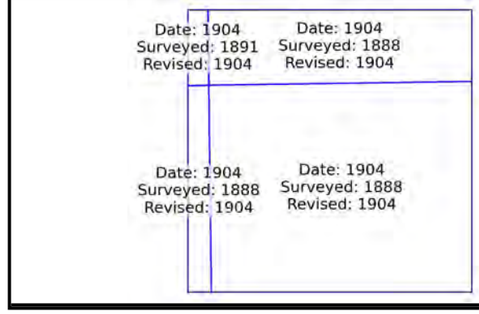

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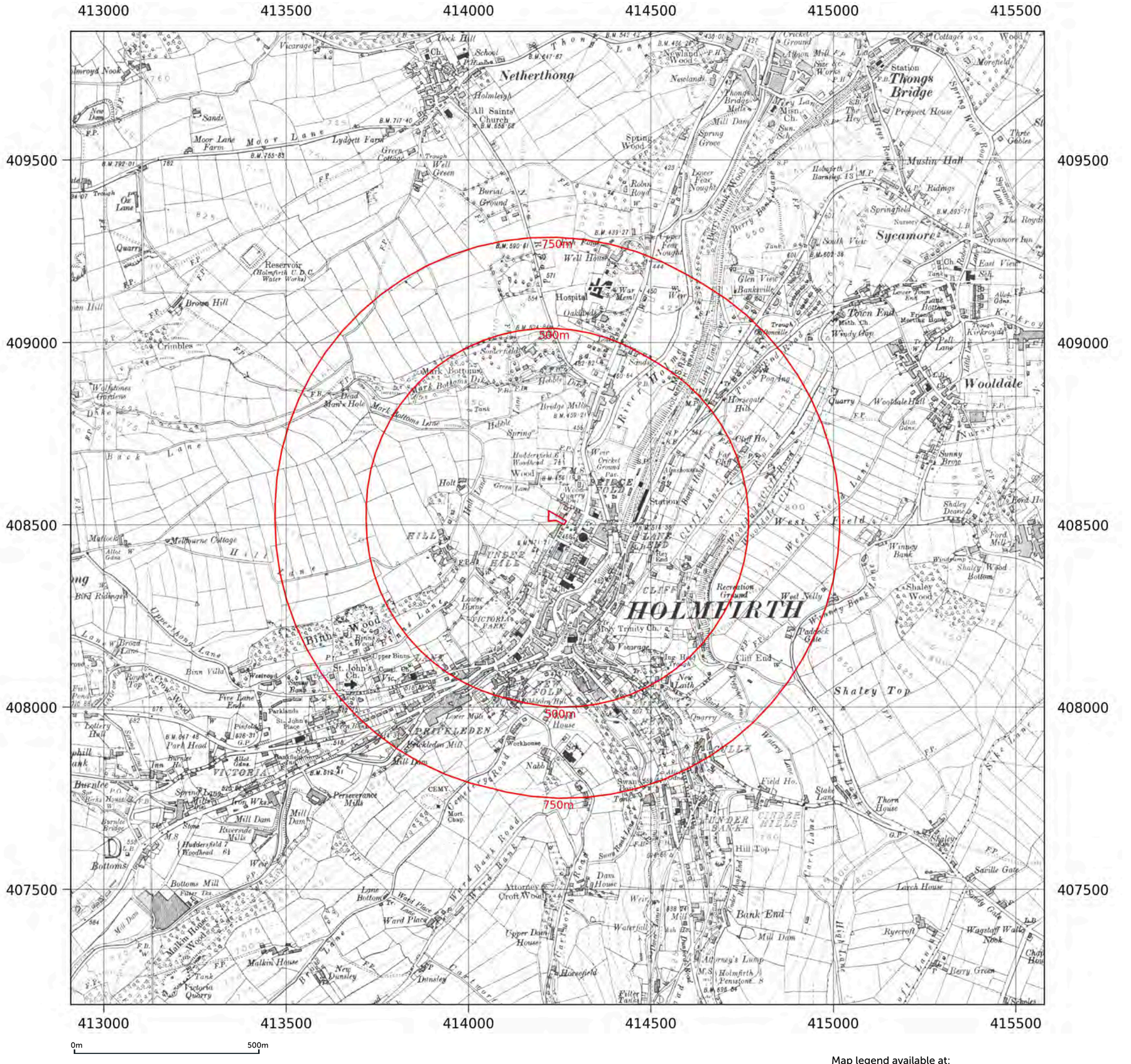
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Wooldale
HOLMFIRTH
Shaley Top
Bank End
Cliff End
Hospital
Crimbles
Brown Hill
Reservoir
Moor Lane
Lydgett Farm
Green Cottage
Well Green
Burial Ground
All Saints' Church
Holmleigh
Dock Hill
Vicarage
Sands
Moor Lane Farm
Spring Wood
Upper Fenr Noughts
Lower Fenr Noughts
Well House
Oakdale
Glen View
Bankfield
Town End
Pall Lane
Mark Bottoms Dike
Mark Bottoms Lane
Bridge Mills
Hobble Spring
Holt
Holt Land
Green Land
Wood Quarry
Bridge Fold
Cinder Hill
Cliff Lane
Bank Wood Lane
Recreation Ground
West Nelly
Cliff Ho.
Horsegate Hill
Woodhead Road
Sunny Brow
Shirley Dene
Ford Mill
Winney Bank
Shaley Wood Bottom
Shaley Wood
Windmill
Prospect House
Spring Wood Road
Three Gables
Sycamore Inn
East View
Kirkroyds
Pool Ing
Quarry
Nurseries
Allot. Gdns.
Cliff Ho.
Field Ho.
Thorn House
Saville Gate
Larch House
Sandy Gate
Wagstaff Walls Nook
Ryecroft
Berry Green
Stake Lane
Hill Top
Dam House
Upper Dam House
Waterfall
Mill Dam
Attorney's Lump
Horsefield
Twinsley
Cobfield
Ward Bank Road
Ward Place
Lane Bottom
Malkin House
Malkin Wood
Victoria Quarry
New Dunsley
Bottoms
Bottoms Mill
Riverside Mills
Perseverance Mills
Iron Wks
Mill Dam
Huddersfield 2 Woodhead 61
Stone
Spring Lane
Burnlee Bridge
Burnlee Inn
Park Head
Lottery Hall
Pinfold
Fire Lane Ends
Parklands
St. John's Ch.
St. John's Place
Binns Wood
Upper Binns
Binn Villa
Westroyd
Upper Hoad Lane
Broad Lane
Bird Rallengers
Melbourne Cottage
Matlock
Allot. Gdns.
Ox Lane
Quarry
Reservoir (Holmfirth U.D.C. Water Works)
Trough
Well Green
Green Cottage
Lydgett Farm
Moor Lane Farm
Sands
Dock Hill
Vicarage
Holmleigh
All Saints' Church

Map Insight

Site details:	HIGHTOWN LANE, HOLMFIRTH, KIRKLEES, HD9 3HY
Client ref:	C/6485/26/E/10015 - PO-4064
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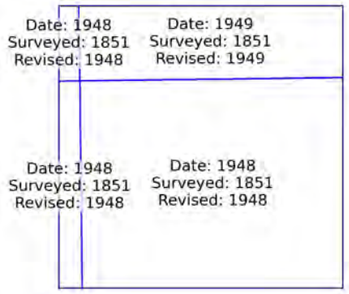

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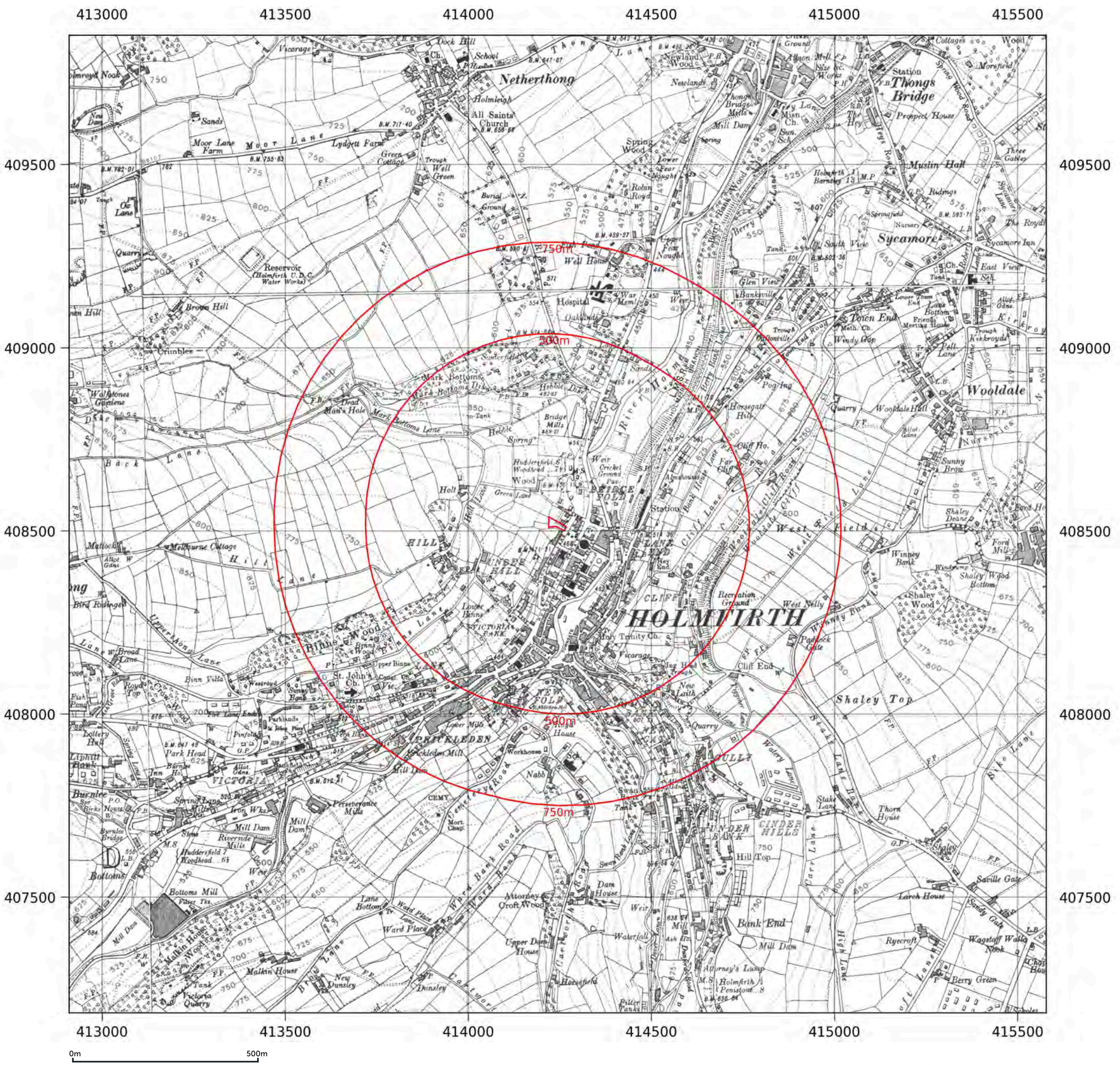
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Netherthong
Thongs Bridge
Sycamore
Wooldale
HOLMFIRTH
Shaley Top
Bank End
Cliff End
Muslin Hall
Toien End
Prospect House
Sycamore Inn
Reservoir (Holmfirth U.D.C. Water Works)
Hospital
War Meml
Well House
Well Green
All Saints Church
Holmleigh
Moor Lane Farm
Lydgett Farm
Green Cottage
Brown Hill
Crimbles
Dark Bottoms
Mark Bottoms Lane
Dead Man's Hole
Bridge Mills
Hebble
Spring
Holt
Back Lane
Wolfstones Greave
Wolfstones Cottage
Upper Binns
Lower Binns
Binn Villa
Binns Wood
Perseverance Mills
Riverside Mills
Mill Dam
Bottoms Mill
Malkin House
New Dunsley
Victoria Quarry
Ward Bank Road
Lane Bottom
Ward Place
Upper Dam House
Dam House
Weir
Waterfall
Attorney's Lump
Holmfirth Tunnel
Hotsfield
Dinsley
Cliff Ho.
Far Cliff
Bank House Lane
Cliff Lane
Cliff Road
Clough Lane
Carr Lane
Carr Head Road
Stake Lane
Thorn House
Larch House
Saville Gate
Sandy Gate
Wagstaff Walls Nook
Ryecroft
Berry Green
Shaley Wood Bottom
Winney Bank
Padstock Gate
Nab
Workhouse
Mill Dam
Mill Pond
Pog Ing
Horsegate Hill
Wooldale Hall
Quarry
Nursery
Sunny Brow
Ridings
Springfield
Glen View
Bankville
Oakhurst
Lower Thorn End
Lane Bottom
Friends Meeting House
Meth. Ch.
Windy Gap
Trough Oakhurst
Trough Kirkroyds
Pelt Lane
Little Lane
Kirkroyds
East View
Sch.
Tank
Allot. Gdns.
Three Gables
Sycamore Lane
The Royds
Morefield
Wood Road
Spring Wood Road
Station
Mill Dam
Mary Lane
Main Ch.
Sun. Sch.
Thongs Bridge Mills
Neiland Wood
Newland Wood
Albion Mill
Site of Works
Cricket Ground
Cottages
Wood
Vicarage
Dock Hill
School
Ch.
Ph.
Thong Lane
Dam
Sands
Quarry
Reservoir
Trough
Well Green
Burial Ground
Green Cottage
Lydgett Farm
Moor Lane
Oc Lane
Brown Hill
Crimbles
Dark Bottoms
Mark Bottoms Lane
Dead Man's Hole
Wolfstones Greave
Back Lane
Bridge Mills
Hebble
Spring
Holt
Green Lane
Wood
Weir
Cricket Ground
Far Cliff
Cliff Ho.

Map Insight

Site details:	HIGHTOWN LANE, HOLMFIRTH, KIRKLEES, HD9 3HY
Client ref:	C/6485/26/E/10015 - PO-4064
Report ref:	GS-EIE-7Q6-8XI-EK2
Grid ref:	414239.27, 408517.79
Production date:	30 October 2026

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

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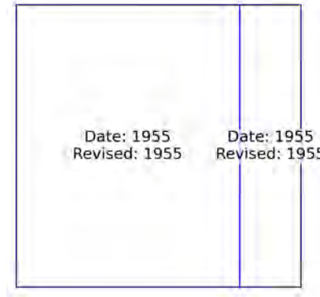

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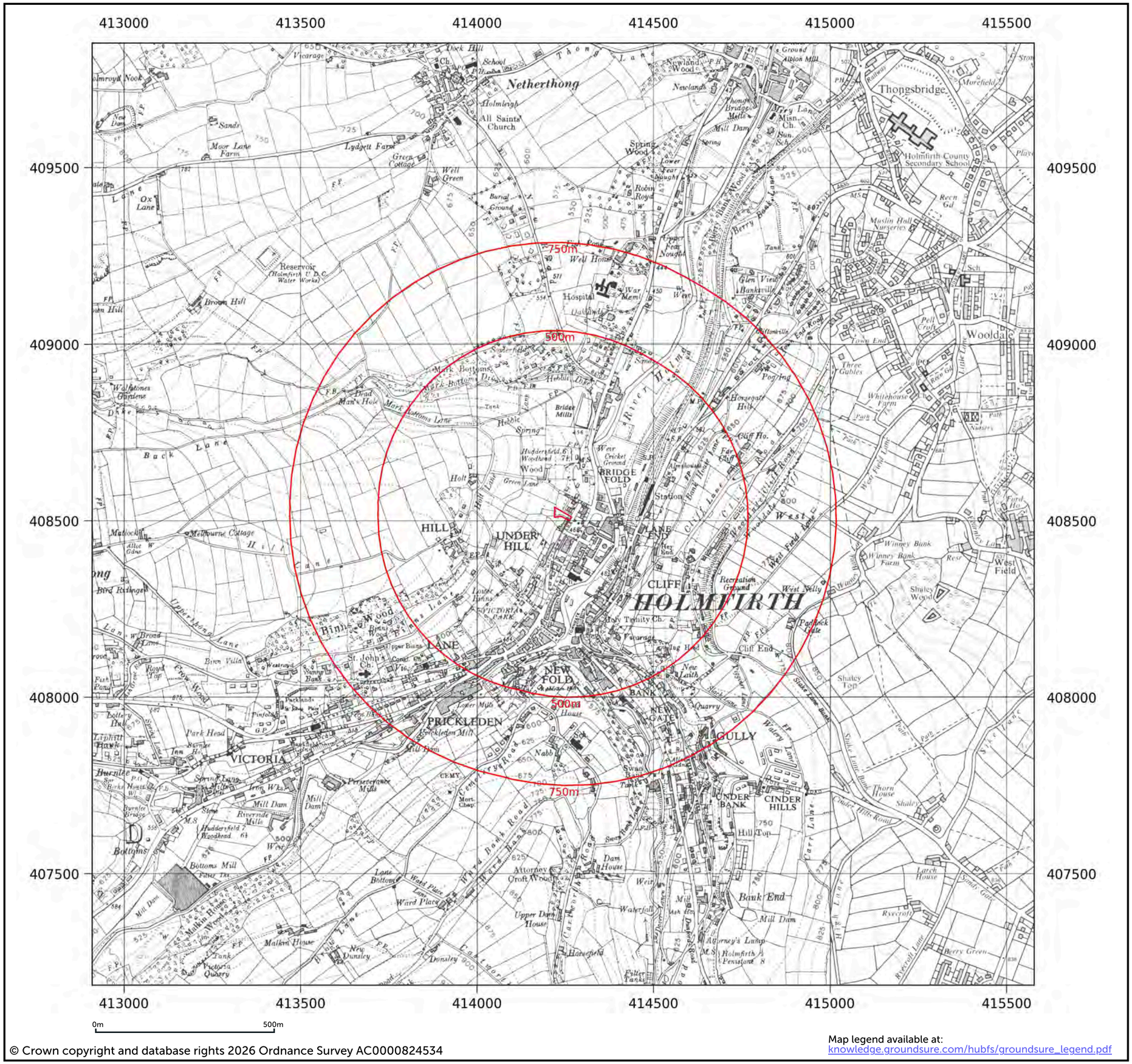

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Map Insight

Site details:	HIGHTOWN LANE, HOLMFIRTH, KIRKLEES, HD9 3HY
Client ref:	C/6485/26/E/10015 - PO-4064
Report ref:	GS-EIE-7Q6-8XI-EK2
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Production date:	30 October 2026

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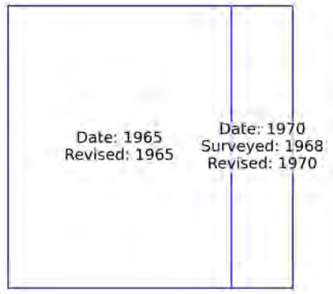

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Map Insight

Site details:	HIGHTOWN LANE, HOLMFIRTH, KIRKLEES, HD9 3HY
Client ref:	C/6485/26/E/10015 - PO-4064
Report ref:	GS-EIE-7Q6-8XI-EK2
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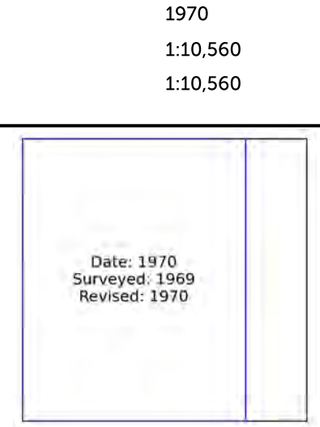

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413000 413500 414000 414500 415000 415500

409500 409000 408500 408000 407500

750m 500m 500m 750m

0m 500m

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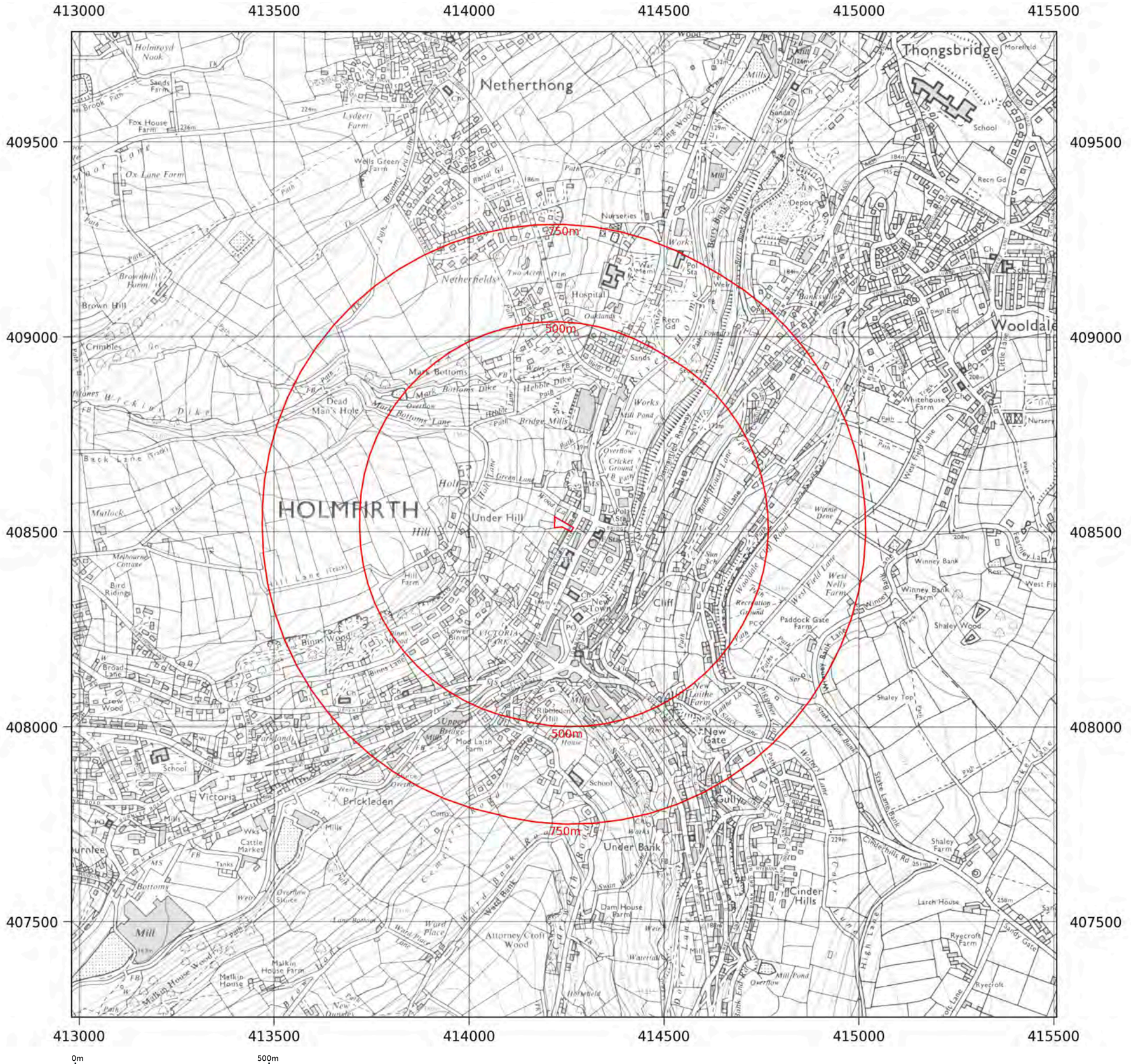

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Map Insight

Site details:	HIGHTOWN LANE, HOLMFIRTH, KIRKLEES, HD9 3HY
Client ref:	C/6485/26/E/10015 - PO-4064
Report ref:	GS-EIE-7Q6-8XI-EK2
Grid ref:	414239.27, 408517.79
Production date:	30 October 2026

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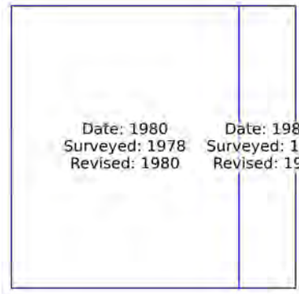

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Map Insight

Site details:	HIGHTOWN LANE, HOLMFIRTH, KIRKLEES, HD9 3HY
Client ref:	C/6485/26/E/10015 - PO-4064
Report ref:	GS-EIE-7Q6-8XI-EK2
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Production date:	30 October 2026

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

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Map Insight

Site details:	HIGHTOWN LANE, HOLMFIRTH, KIRKLEES, HD9 3HY
Client ref:	C/6485/26/E/10015 - PO-4064
Report ref:	GS-EIE-7Q6-8XI-EK2
Grid ref:	414239.27, 408517.79
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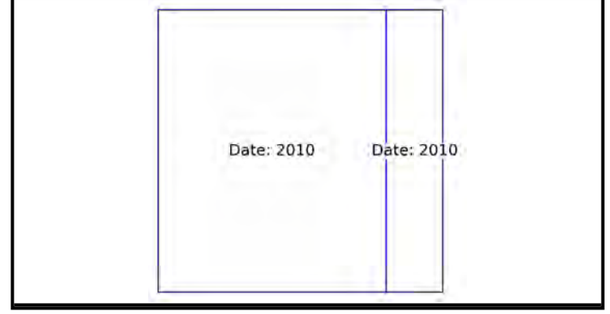

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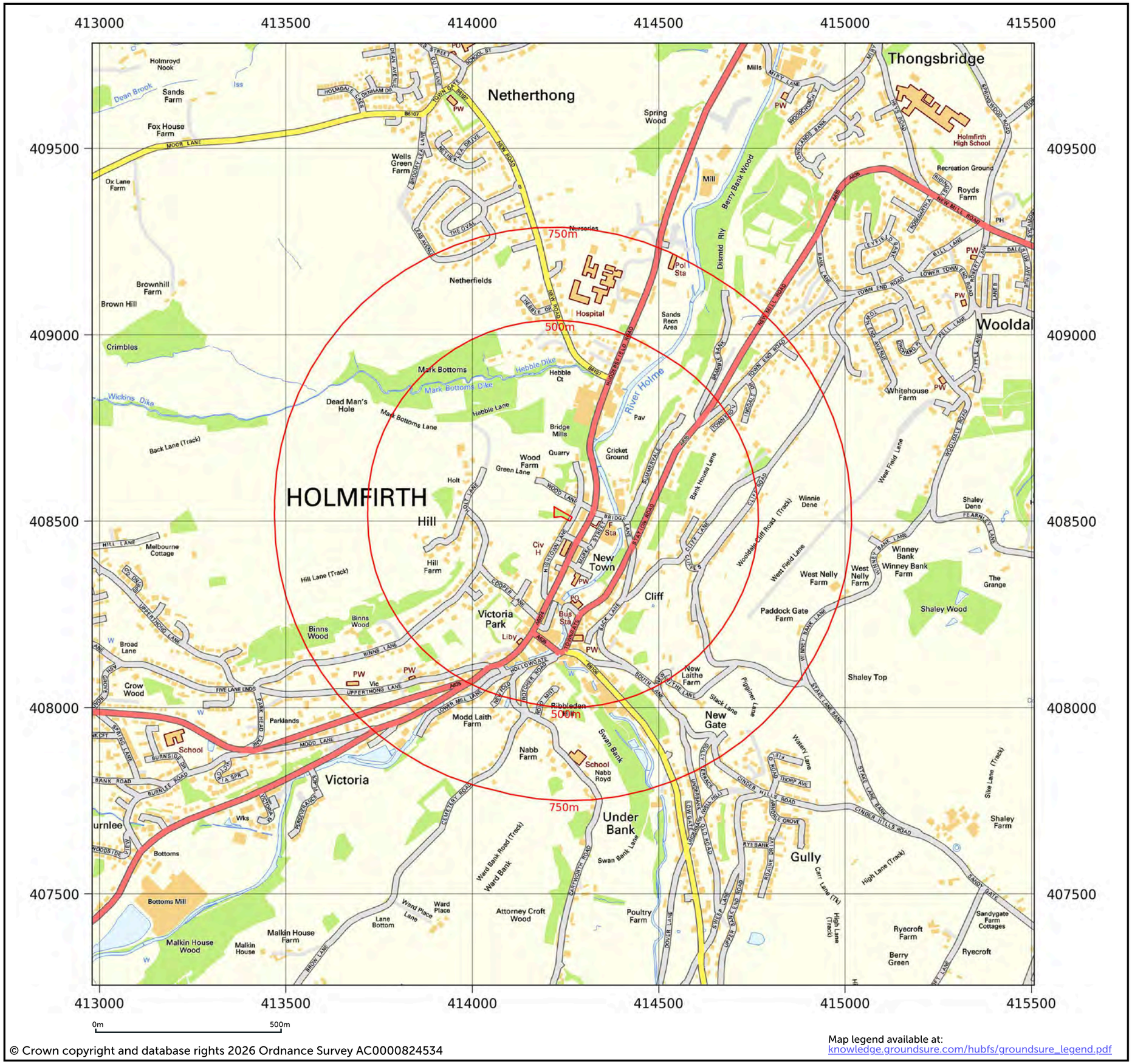

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Map legend available at:
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Map Insight

Site details:	HIGHTOWN LANE, HOLMFIRTH, KIRKLEES, HD9 3HY
Client ref:	C/6485/26/E/10015 - PO-4064
Report ref:	GS-EIE-7Q6-8XI-EK2
Grid ref:	414239.27, 408517.79
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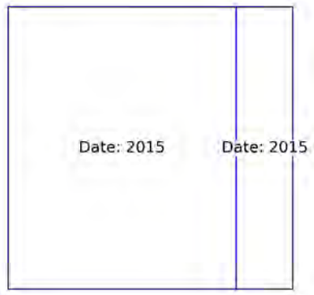

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Map Insight

Site details:	HIGHTOWN LANE, HOLMFIRTH, KIRKLEES, HD9 3HY
Client ref:	C/6485/26/E/10015 - PO-4064
Report ref:	GS-EIE-7Q6-8XI-EK2
Grid ref:	414239.27, 408517.79
Production date:	30 October 2026

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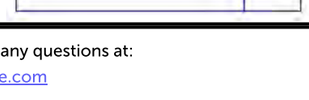

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Appendix 3

Groundsure Reports

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo Insight

HIGHTOWN LANE, HOLMFIRTH, KIRKLEES, HD9 3HY

Order Details

Date: 30/10/2026

Your ref: C/6485/26/E/10015 - PO-4064

Our Ref: GS-JBE-TKX-DV3-2E1

Site Details

Location: 414239 408517

Area: 0.08 ha

Authority: Kirklees Council ↗

Site plan



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Quick Links

Summary of findings p. 2 >

OS MasterMap site plan p.13 >

Aerial image p. 9 >

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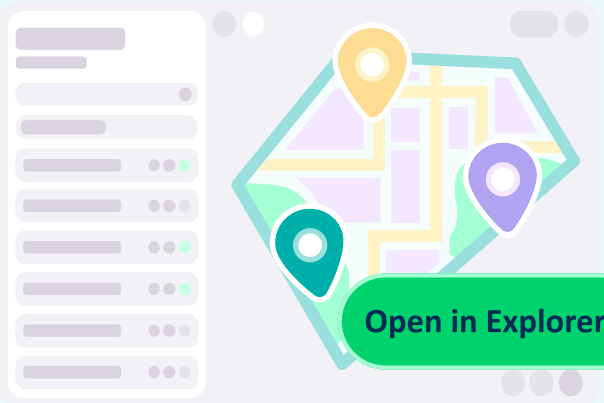
Access the data now in our interactive workspace.

- Map and interpret 130+ datasets across 170 years
- Generate insights and visuals quickly
- Revisit and collaborate with your team

Access to Groundsure Explorer requires an Insights account.
12 months access begins at purchase.



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Certified B Corporation

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
14 >	1.1 >	Historical industrial land uses >	0	5	39	15	-
17 >	1.2 >	Historical tanks >	0	1	3	5	-
17 >	1.3 >	Historical energy features >	0	1	2	0	-
18	1.4	Historical petrol stations	0	0	0	0	-
18 >	1.5 >	Historical garages >	0	0	3	4	-
19	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
20 >	2.1 >	Historical industrial land uses >	0	6	54	22	-
24 >	2.2 >	Historical tanks >	0	2	7	19	-
25 >	2.3 >	Historical energy features >	0	2	4	0	-
25	2.4	Historical petrol stations	0	0	0	0	-
26 >	2.5 >	Historical garages >	0	0	5	6	-
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	1	0	-
28	3.5	Historical waste sites	0	0	0	0	-
28	3.6	Licensed waste sites	0	0	0	0	-
29 >	3.7 >	Waste exemptions >	0	0	2	7	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
30 >	4.1 >	Recent industrial land uses >	0	1	11	-	-
31	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
31 >	4.3 >	Current or recent petrol stations >	0	0	0	1	-
32	4.4	Sites determined as Contaminated Land	0	0	0	0	-
32	4.5	Control of Major Accident Hazards (COMAH)	0	0	0	0	-

32	4.6	Regulated explosive sites	0	0	0	0	-
32	4.7	Hazardous substance storage/usage	0	0	0	0	-
33	4.8	Historical licensed industrial activities (IPC)	0	0	0	0	-
33	4.9	Licensed industrial activities (Part A(1))	0	0	0	0	-
33 >	4.10 >	Licensed pollutant release (Part A(2)/B) >	0	0	1	0	-
33	4.11	Radioactive Substance Authorisations	0	0	0	0	-
34 >	4.12 >	Licensed Discharges to controlled waters >	0	0	2	5	-
35	4.13	Pollutant release to surface waters (Red List)	0	0	0	0	-
35	4.14	Pollutant release to public sewer	0	0	0	0	-
35	4.15	List 1 Dangerous Substances	0	0	0	0	-
35	4.16	List 2 Dangerous Substances	0	0	0	0	-
36 >	4.17 >	Pollution Incidents (EA/NRW) >	0	0	7	5	-
37	4.18	Pollution inventory substances	0	0	0	0	-
37	4.19	Pollution inventory waste transfers	0	0	0	0	-
38	4.20	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	Hydrogeology >	On site	0-50m	50-250m	250-500m	500-2000m
39 >	5.1 >	Superficial aquifer >	Identified (within 500m)				
40 >	5.2 >	Bedrock aquifer >	Identified (within 500m)				
41 >	5.3 >	Groundwater vulnerability >	Identified (within 50m)				
42	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
42	5.5	Groundwater vulnerability- local information	None (within 0m)				
43 >	5.6 >	Groundwater abstractions >	0	0	0	0	19
48 >	5.7 >	Surface water abstractions >	0	0	0	0	9
50	5.8	Potable abstractions	0	0	0	0	0
50	5.9	Source Protection Zones	0	0	0	0	-
51	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m
52 >	6.1 >	Water Network (OS NGD) >	0	0	3	-	-
53 >	6.2 >	Surface water features >	0	0	3	-	-

53 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
54 >	6.4 >	WFD Surface water bodies >	0	0	1	-	-
54 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
55	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
55	7.2	Historical Flood Events	0	0	0	-	-
55	7.3	Flood Defences	0	0	0	-	-
56	7.4	Flood Storage Areas	0	0	0	-	-
57	7.5	Flood Zone 2	None (within 50m)				
57	7.6	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
58 >	8.1 >	Surface water flooding >	1 in 30 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding >					
60 >	9.1 >	Groundwater flooding >	Negligible (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
61	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
62	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
62	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
62	10.4	Special Protection Areas (SPA)	0	0	0	0	0
62	10.5	National Nature Reserves (NNR)	0	0	0	0	0
63	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
63 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	26
64	10.8	Biosphere Reserves	0	0	0	0	0
64	10.9	Forest Parks	0	0	0	0	0
65	10.10	Marine Conservation Zones	0	0	0	0	0
65 >	10.11 >	Green Belt >	1	0	0	0	0
65	10.12	Proposed Ramsar sites	0	0	0	0	0
65	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
66	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0

66	10.15	Nitrate Sensitive Areas	0	0	0	0	0
66	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
67 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
68	10.18	SSSI Units	0	0	0	0	0
Page	Section	**Visual and cultural designations >**	On site	0-50m	50-250m	250-500m	500-2000m
69	11.1	World Heritage Sites	0	0	0	-	-
70	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
70	11.3	National Parks	0	0	0	-	-
70 >	11.4 >	Listed Buildings >	0	0	13	-	-
71 >	11.5 >	Conservation Areas >	1	0	0	-	-
71	11.6	Scheduled Ancient Monuments	0	0	0	-	-
72	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	**Agricultural designations >**	On site	0-50m	50-250m	250-500m	500-2000m
73 >	12.1 >	Agricultural Land Classification >	Grade 4 (within 250m)				
74	12.2	Open Access Land	0	0	0	-	-
74	12.3	Tree Felling Licences	0	0	0	-	-
74	12.4	Environmental Stewardship Schemes	0	0	0	-	-
75	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	**Habitat designations >**	On site	0-50m	50-250m	250-500m	500-2000m
76 >	13.1 >	Priority Habitat Inventory >	0	0	4	-	-
77	13.2	Habitat Networks	0	0	0	-	-
77	13.3	Open Mosaic Habitat	0	0	0	-	-
77	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	**Geology 1:10,000 scale >**	On site	0-50m	50-250m	250-500m	500-2000m
78 >	14.1 >	10k Availability >	Identified (within 500m)				
79 >	14.2 >	Artificial and made ground (10k) >	0	0	3	3	-
81 >	14.3 >	Superficial geology (10k) >	0	0	2	0	-
82 >	14.4 >	Landslip (10k) >	0	0	0	2	-
83 >	14.5 >	Bedrock geology (10k) >	2	0	7	11	-

84 >	14.6 >	Bedrock faults and other linear features (10k) >	0	0	3	2	-
Page	Section	**Geology 1:50,000 scale** >	On site	0-50m	50-250m	250-500m	500-2000m
86 >	15.1 >	50k Availability >	Identified (within 500m)				
87	15.2	Artificial and made ground (50k)	0	0	0	0	-
87	15.3	Artificial ground permeability (50k)	0	0	-	-	-
88 >	15.4 >	Superficial geology (50k) >	0	0	2	0	-
89	15.5	Superficial permeability (50k)	None (within 50m)				
89 >	15.6 >	Landslip (50k) >	0	0	0	2	-
89	15.7	Landslip permeability (50k)	None (within 50m)				
90 >	15.8 >	Bedrock geology (50k) >	2	0	7	10	-
91 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
92 >	15.10 >	Bedrock faults and other linear features (50k) >	0	0	3	2	-
Page	Section	**Boreholes** >	On site	0-50m	50-250m	250-500m	500-2000m
93 >	16.1 >	BGS Boreholes >	0	7	1	-	-
Page	Section	**Natural ground subsidence** >					
95 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
96 >	17.2 >	Running sands >	Negligible (within 50m)				
97 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
98 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
99 >	17.5 >	Landslides >	Low (within 50m)				
101 >	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
103 >	18.1 >	BritPits >	0	0	1	1	-
104 >	18.2 >	Surface ground workings >	0	0	11	-	-
105	18.3	Underground workings	0	0	0	0	0
105	18.4	Underground mining extents	0	0	0	0	-
105	18.5	Historical Mineral Planning Areas	0	0	0	0	-
105 >	18.6 >	Non-coal mining >	1	0	0	0	2
106	18.7	JPB mining areas	None (within 0m)				

106	18.8	The Coal Authority non-coal mining	0	0	0	0	-
106	18.9	Researched mining	0	0	0	0	-
107	18.10	Mining record office plans	0	0	0	0	-
107	18.11	BGS mine plans	0	0	0	0	-
107 >	**18.12 >**	**Coal mining >**	Identified (within 0m)				
107	18.13	Brine areas	None (within 0m)				
108	18.14	Gypsum areas	None (within 0m)				
108	18.15	Tin mining	None (within 0m)				
108	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
109	19.1	Natural cavities	0	0	0	0	-
109	19.2	Mining cavities	0	0	0	0	0
109	19.3	Reported recent incidents	0	0	0	0	-
109	19.4	Historical incidents	0	0	0	0	-
Page	Section	**Radon >**					
111 >	**20.1 >**	**Radon >**	Between 3% and 5% (within 0m)				
Page	Section	**Soil chemistry >**	On site	0-50m	50-250m	250-500m	500-2000m
113 >	**21.1 >**	**BGS Estimated Background Soil Chemistry >**	3	1	-	-	-
113	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
114	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
115	22.1	Underground railways (London)	0	0	0	-	-
115	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	7	-	-
116	22.5	Royal Mail tunnels	0	0	0	-	-
117 >	**22.6 >**	**Historical railways >**	0	0	1	-	-
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: 0.08ha

Recent site history - 2018 aerial photograph



Capture Date: 29/06/2018

Site Area: 0.08ha

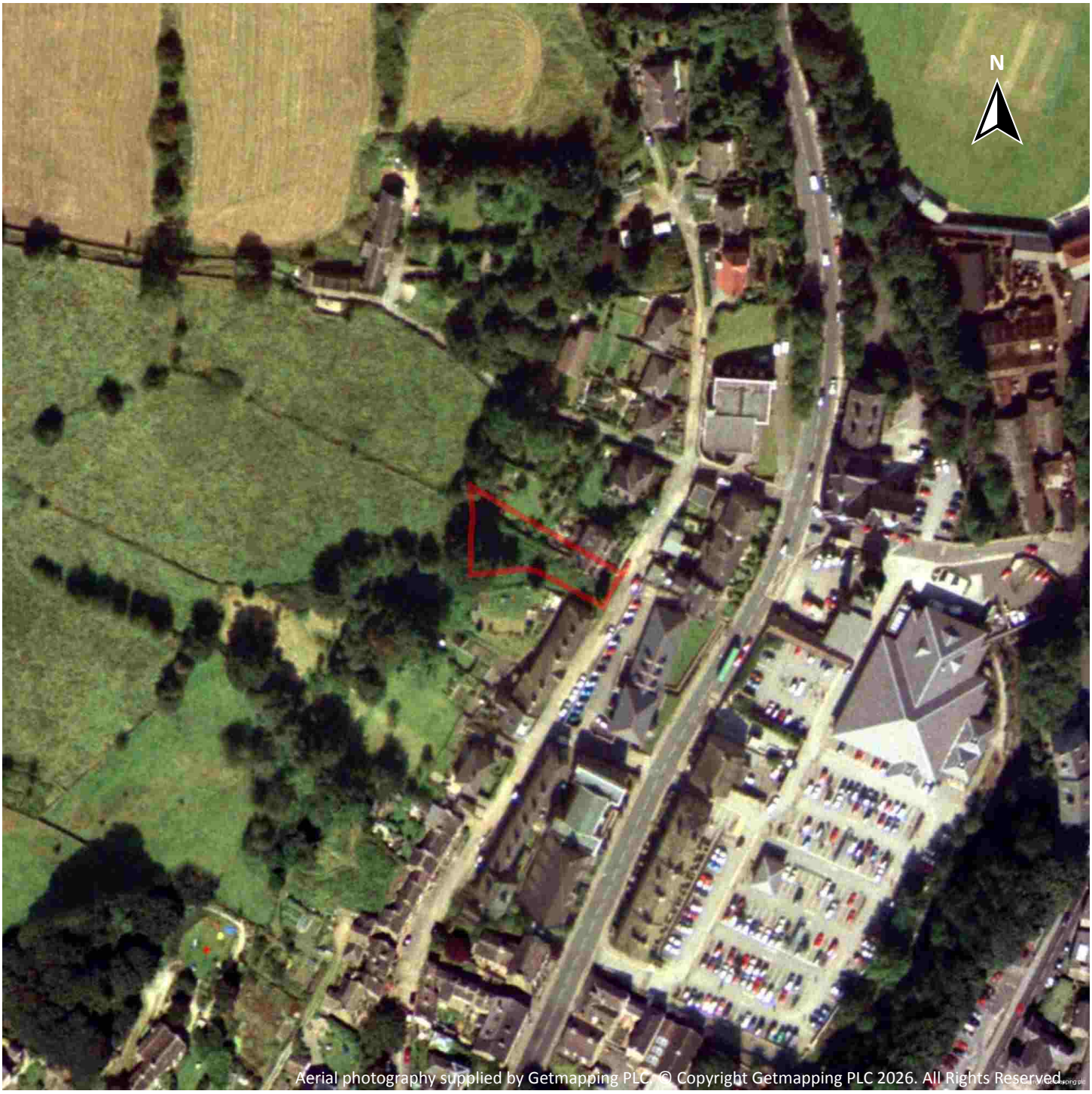
Recent site history - 2012 aerial photograph



Capture Date: 26/03/2012

Site Area: 0.08ha

Recent site history - 2000 aerial photograph



Capture Date: 05/08/2000

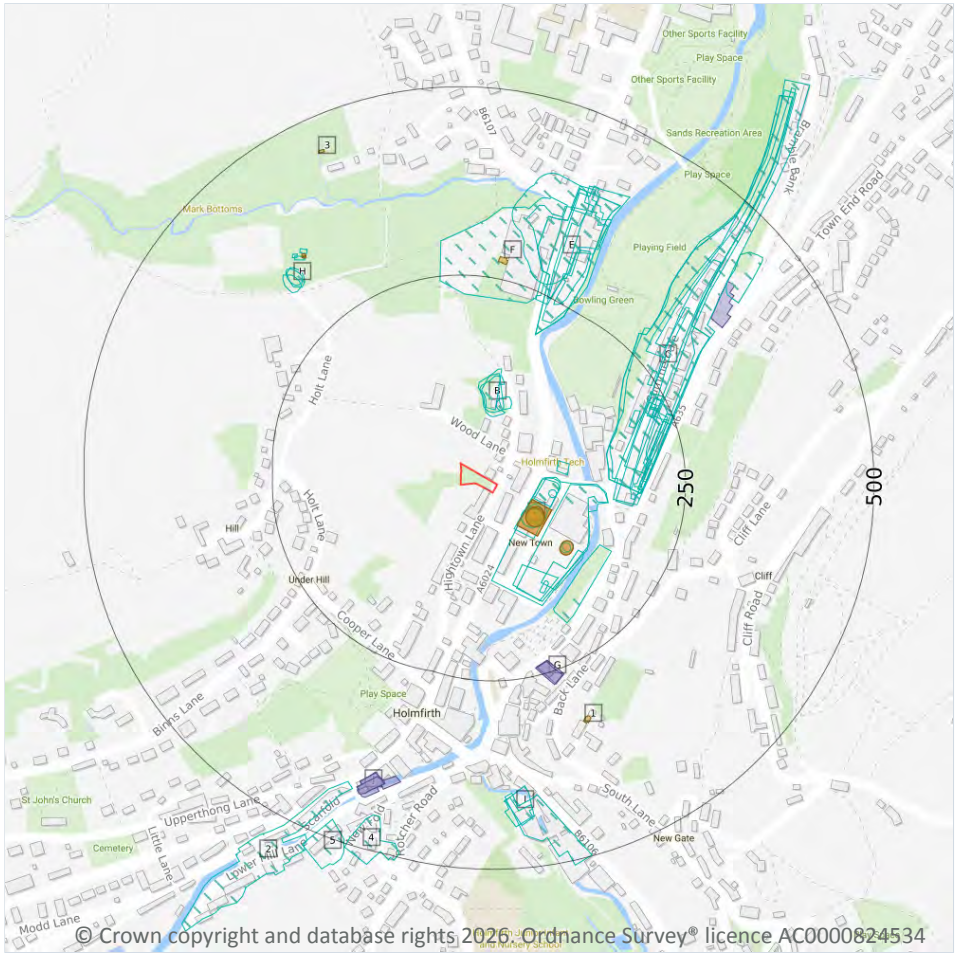
Site Area: 0.08ha

OS MasterMap site plan



Site Area: 0.08ha

1 Past land use



Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

Historical garages

1.1 Historical industrial land uses

Records within 500m	59

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 14 >**

ID	Location	Land use	Dates present	Group ID
A	48m SE	Unspecified Tank	1888 - 1904	1483259

ID	Location	Land use	Dates present	Group ID
A	48m SE	Unspecified Tank	1948	1514376
A	49m SE	Unspecified Commercial/Industrial	1955	1557081
A	50m SE	Unspecified Commercial/Industrial	1965	1576538
A	50m SE	Unspecified Tank	1933	1545779
A	50m SE	Unspecified Tank	1955	1553849
A	53m E	Fire Station	1970 - 1980	1567004
A	53m SE	Unspecified Tank	1965 - 1980	1525764
A	69m E	Unspecified Mill	1854	1448576
B	74m NE	Unspecified Quarry	1904	1464733
B	78m NE	Unspecified Disused Quarry	1933	1461700
A	81m E	Police Station	1970 - 1980	1546888
B	82m NE	Unspecified Pit	1970 - 1980	1524085
A	85m SE	Unspecified Commercial/Industrial	1955	1531658
B	87m NE	Unspecified Heap	1970 - 1980	1527601
A	103m S	Gas Works	1854	1475002
A	115m SE	Unspecified Tank	1955	1514513
A	115m SE	Unspecified Tank	1965 - 1980	1507586
A	122m SE	Smithy	1904	1454914
A	137m SE	Gasometers	1854	1445696
C	149m E	Railway Sidings	1948	1491514
C	149m E	Railway Sidings	1904	1581233
C	153m E	Railway Sidings	1965	1537488
A	153m SE	Unspecified Ground Workings	1970 - 1980	1520143
D	156m E	Railway Sidings	1888	1578015
C	159m E	Railway Sidings	1933	1580487
D	171m E	Railway Station	1854 - 1888	1507947
C	176m E	Railway Sidings	1955	1524565
D	182m E	Railway Station	1933	1495769

ID	Location	Land use	Dates present	Group ID
D	187m E	Railway Station	1904	1570855
D	187m E	Railway Station	1948 - 1955	1574338
D	191m NE	Railway Building	1965	1476143
D	192m E	Railway Station	1965	1537254
E	198m NE	Unspecified Mills	1948	1490320
E	198m NE	Unspecified Mills	1888 - 1904	1548976
E	219m NE	Unspecified Works	1970 - 1980	1507438
D	219m NE	Railway Building	1904	1504297
D	219m NE	Railway Building	1948	1570206
F	223m N	Unspecified Mills	1970 - 1980	1569049
D	226m NE	Railway Building	1955	1577738
D	240m NE	Railway Building	1965	1476144
E	240m NE	Unspecified Mills	1933	1555309
E	245m NE	Mill Pond	1970 - 1980	1510336
E	248m NE	Unidentified Mills	1955	1449139
E	263m NE	Unspecified Mills	1965	1570600
H	315m NW	Unspecified Pit	1965	1548072
H	315m NW	Unspecified Pit	1904 - 1948	1523878
H	319m NW	Unspecified Pit	1955	1500258
H	340m NW	Unspecified Tank	1948	1507327
H	346m NW	Unspecified Tank	1955 - 1965	1492818
H	349m NW	Unspecified Tank	1933	1522880
E	368m NE	Woollen Mill	1854	1435800
I	391m S	Woollen Mill	1854	1435799
C	396m NE	Unspecified Heap	1970 - 1980	1492348
I	400m S	Unspecified Mills	1970 - 1980	1569498
I	405m S	Unspecified Mill	1888 - 1904	1531182
2	421m S	Unspecified Mills	1955	1536095

ID	Location	Land use	Dates present	Group ID
4	453m S	Woollen Mill	1854	1435753
5	475m S	Unspecified Mill	1888	1448408

This data is sourced from Ordnance Survey® / Groundsure.

1.2 Historical tanks

Records within 500m	9

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 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 14 >**

ID	Location	Land use	Dates present	Group ID
A	50m SE	Gasholder Station	1967 - 1984	260776
A	53m SE	Gasholder	1967 - 1984	254488
A	53m SE	Unspecified Tank	1988 - 1996	245525
A	114m SE	Gasholder	1967 - 1984	247869
F	271m N	Tanks	1984 - 1996	258154
1	322m SE	Unspecified Tank	1967 - 1996	252421
H	342m NW	Unspecified Tank	1995 - 1996	245251
H	344m NW	Unspecified Tank	1967 - 1988	260365
3	452m NW	Unspecified Tank	1967 - 1996	253634

This data is sourced from Ordnance Survey® / Groundsure.

1.3 Historical energy features

Records within 500m	3

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 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 14 >**

ID	Location	Land use	Dates present	Group ID
A	50m SE	Gasholder Station	1967 - 1984	154719
A	53m SE	Gasholder	1967 - 1984	151837
A	114m SE	Gasholder	1967 - 1984	151589

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 un-grouped 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	**7**

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 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 14 >**

ID	Location	Land use	Dates present	Group ID
G	234m S	Garage	1967	48631
G	234m S	Garage	1995 - 1996	51740
G	235m S	Garage	1984 - 1988	50828
C	360m NE	Garage	1995 - 1996	49984
J	396m S	Garage	1995	51859
J	398m S	Garage	1967	50942
J	403m S	Garage	1984 - 1988	47144

This data is sourced from Ordnance Survey® / Groundsure.

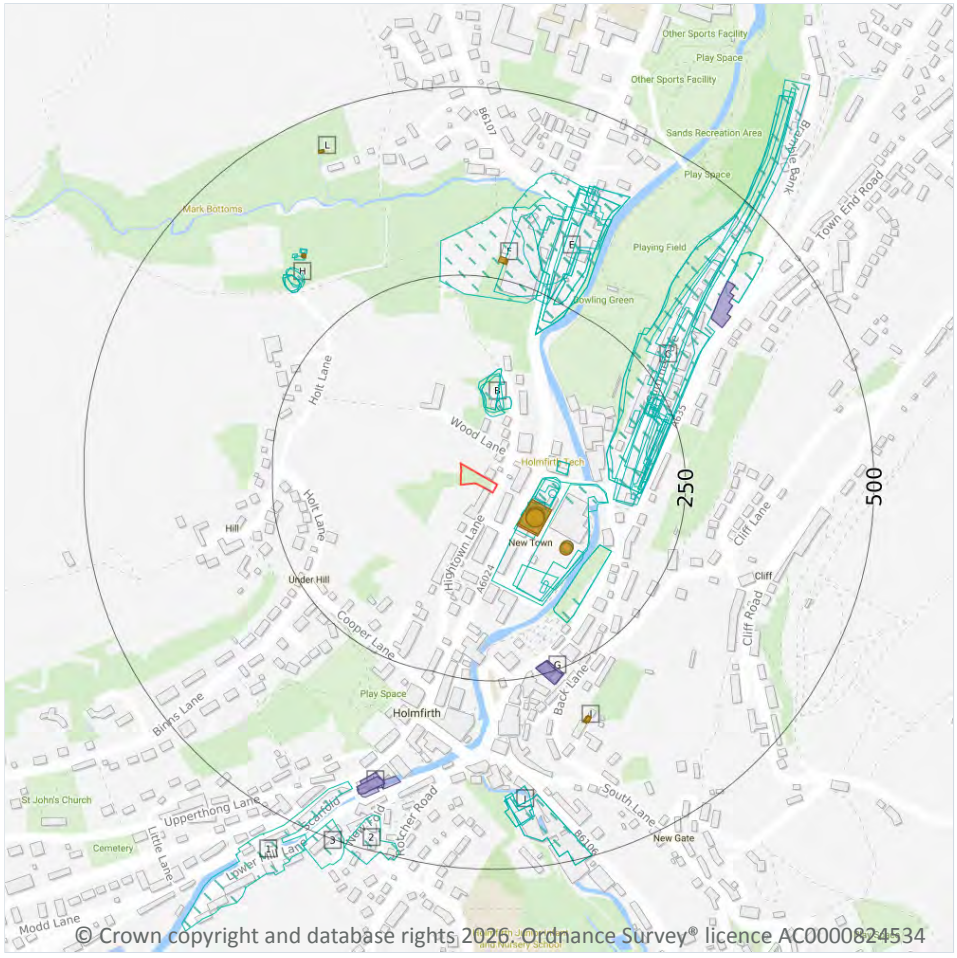
1.6 Historical military land

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 20 >**

ID	Location	Land Use	Date	Group ID
A	48m SE	Unspecified Tank	1948	1514376
A	48m SE	Unspecified Tank	1904	1483259
A	48m SE	Unspecified Tank	1888	1483259

ID	Location	Land Use	Date	Group ID
A	49m SE	Unspecified Commercial/Industrial	1955	1557081
A	50m SE	Unspecified Commercial/Industrial	1965	1576538
A	50m SE	Unspecified Tank	1933	1545779
A	50m SE	Unspecified Tank	1955	1553849
A	53m E	Fire Station	1970	1567004
A	53m SE	Unspecified Tank	1980	1525764
A	53m SE	Unspecified Tank	1965	1525764
A	53m SE	Unspecified Tank	1970	1525764
A	53m E	Fire Station	1980	1567004
A	69m E	Unspecified Mill	1854	1448576
B	74m NE	Unspecified Quarry	1904	1464733
B	78m NE	Unspecified Disused Quarry	1933	1461700
A	81m E	Police Station	1980	1546888
A	81m E	Police Station	1970	1546888
B	82m NE	Unspecified Pit	1980	1524085
B	82m NE	Unspecified Pit	1970	1524085
A	85m SE	Unspecified Commercial/Industrial	1955	1531658
B	87m NE	Unspecified Heap	1980	1527601
B	87m NE	Unspecified Heap	1970	1527601
A	103m S	Gas Works	1854	1475002
A	115m SE	Unspecified Tank	1955	1514513
A	115m SE	Unspecified Tank	1980	1507586
A	115m SE	Unspecified Tank	1965	1507586
A	115m SE	Unspecified Tank	1970	1507586
A	122m SE	Smithy	1904	1454914
A	137m SE	Gasometers	1854	1445696
C	149m E	Railway Sidings	1948	1491514
C	149m E	Railway Sidings	1904	1581233

ID	Location	Land Use	Date	Group ID
C	153m E	Railway Sidings	1965	1537488
A	153m SE	Unspecified Ground Workings	1980	1520143
A	153m SE	Unspecified Ground Workings	1970	1520143
D	156m E	Railway Sidings	1888	1578015
C	159m E	Railway Sidings	1933	1580487
D	171m E	Railway Station	1854	1507947
C	176m E	Railway Sidings	1955	1524565
D	182m E	Railway Station	1933	1495769
D	187m E	Railway Station	1948	1574338
D	187m E	Railway Station	1904	1570855
D	190m E	Railway Station	1955	1574338
D	191m NE	Railway Building	1965	1476143
D	192m E	Railway Station	1965	1537254
E	198m NE	Unspecified Mills	1948	1490320
E	198m NE	Unspecified Mills	1904	1548976
E	198m NE	Unspecified Mills	1888	1548976
D	216m NE	Railway Station	1888	1507947
E	219m NE	Unspecified Works	1980	1507438
E	219m NE	Unspecified Works	1970	1507438
D	219m NE	Railway Building	1948	1570206
D	219m NE	Railway Building	1904	1504297
F	223m N	Unspecified Mills	1980	1569049
D	226m NE	Railway Building	1955	1577738
F	231m N	Unspecified Mills	1970	1569049
D	240m NE	Railway Building	1965	1476144
E	240m NE	Unspecified Mills	1933	1555309
E	245m NE	Mill Pond	1980	1510336
E	245m NE	Mill Pond	1970	1510336

ID	Location	Land Use	Date	Group ID
E	248m NE	Unidentified Mills	1955	1449139
E	263m NE	Unspecified Mills	1965	1570600
H	315m NW	Unspecified Pit	1965	1548072
H	315m NW	Unspecified Pit	1948	1523878
H	315m NW	Unspecified Pit	1904	1523878
H	317m NW	Unspecified Pit	1933	1523878
H	317m NW	Unspecified Pit	1933	1523878
H	319m NW	Unspecified Pit	1955	1500258
H	340m NW	Unspecified Tank	1948	1507327
H	346m NW	Unspecified Tank	1965	1492818
H	347m NW	Unspecified Tank	1955	1492818
H	349m NW	Unspecified Tank	1933	1522880
E	368m NE	Woollen Mill	1854	1435800
J	391m S	Woollen Mill	1854	1435799
C	396m NE	Unspecified Heap	1980	1492348
C	396m NE	Unspecified Heap	1970	1492348
J	400m S	Unspecified Mills	1980	1569498
J	400m S	Unspecified Mills	1970	1569498
J	405m S	Unspecified Mill	1904	1531182
J	405m S	Unspecified Mill	1888	1531182
1	421m S	Unspecified Mills	1955	1536095
2	453m S	Woollen Mill	1854	1435753
3	475m S	Unspecified Mill	1888	1448408

This data is sourced from Ordnance Survey® / Groundsure.

2.2 Historical tanks

Records within 500m	28

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 20 >**

ID	Location	Land Use	Date	Group ID
A	50m SE	Gasholder Station	1984	260776
A	50m SE	Gasholder Station	1967	260776
A	53m SE	Gasholder	1967	254488
A	53m SE	Gasholder	1984	254488
A	53m SE	Unspecified Tank	1988	245525
A	54m SE	Unspecified Tank	1995	245525
A	54m SE	Unspecified Tank	1996	245525
A	114m SE	Gasholder	1967	247869
A	114m SE	Gasholder	1984	247869
F	271m N	Tanks	1995	258154
F	271m N	Tanks	1996	258154
F	272m N	Tanks	1984	258154
F	272m N	Tanks	1988	258154
I	322m SE	Unspecified Tank	1984	252421
I	322m SE	Unspecified Tank	1988	252421
I	322m SE	Unspecified Tank	1996	252421
I	322m SE	Unspecified Tank	1995	252421
I	322m SE	Unspecified Tank	1967	252421
H	342m NW	Unspecified Tank	1995	245251
H	342m NW	Unspecified Tank	1996	245251
H	344m NW	Unspecified Tank	1984	260365
H	344m NW	Unspecified Tank	1988	260365
H	344m NW	Unspecified Tank	1967	260365

ID	Location	Land Use	Date	Group ID
L	452m NW	Unspecified Tank	1995	253634
L	452m NW	Unspecified Tank	1996	253634
L	452m NW	Unspecified Tank	1967	253634
L	452m NW	Unspecified Tank	1984	253634
L	452m NW	Unspecified Tank	1988	253634

This data is sourced from Ordnance Survey® / Groundsure.

2.3 Historical energy features

Records within 500m	**6**

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 20 >**

ID	Location	Land Use	Date	Group ID
A	50m SE	Gasholder Station	1984	154719
A	50m SE	Gasholder Station	1967	154719
A	53m SE	Gasholder	1967	151837
A	53m SE	Gasholder	1984	151837
A	114m SE	Gasholder	1967	151589
A	114m SE	Gasholder	1984	151589

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	11

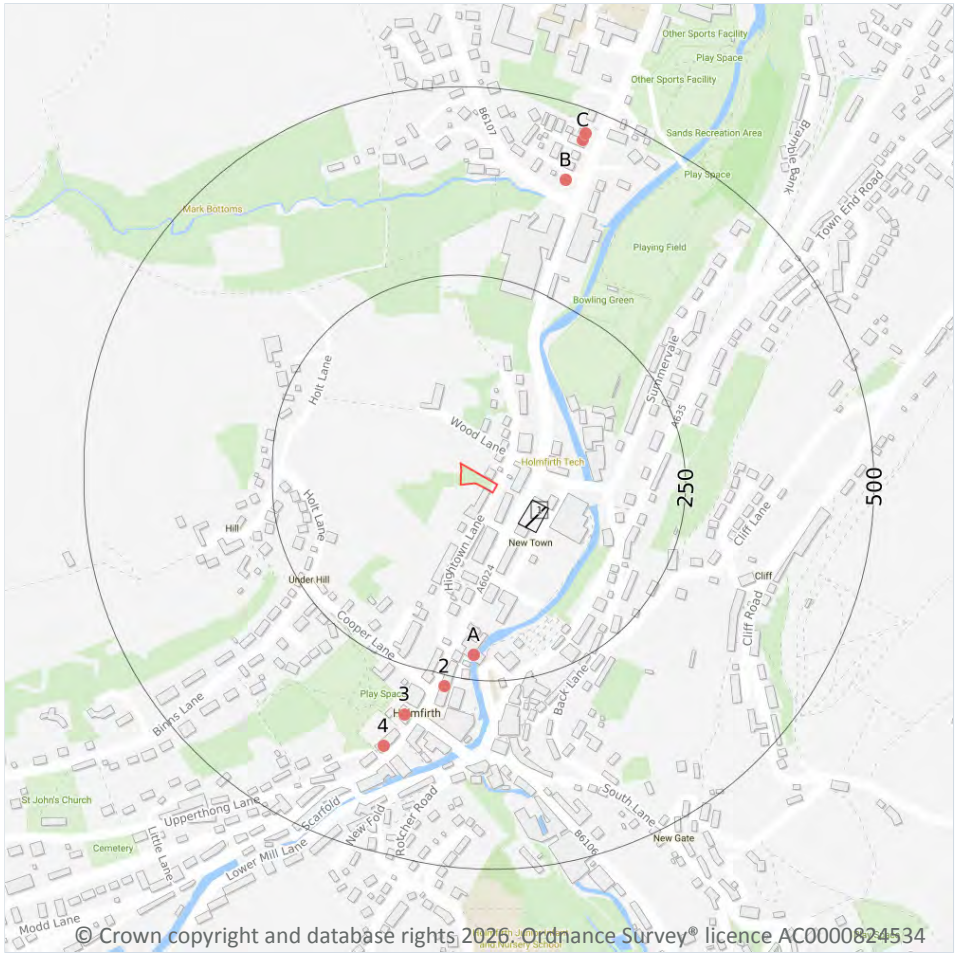
Garages digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 20 >**

ID	Location	Land Use	Date	Group ID
G	234m S	Garage	1967	48631
G	234m S	Garage	1996	51740
G	234m S	Garage	1995	51740
G	235m S	Garage	1984	50828
G	235m S	Garage	1988	50828
C	360m NE	Garage	1996	49984
C	360m NE	Garage	1995	49984
K	396m S	Garage	1995	51859
K	398m S	Garage	1967	50942
K	403m S	Garage	1984	47144
K	403m S	Garage	1988	47144

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	1

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

Features are displayed on the Waste and landfill map on **page 27 >**

ID	Location	Details		
1	50m SE	Site Address: Holmfirth Holder Station, Huddersfield Road, Holmfirth Licence Holder Address: New York Road, Leeds	Waste Licence: Yes Site Reference: 4700/0057 Waste Type: Inert, Commercial Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 22/06/1977 Licence Surrender: 30/04/1994	Operator: - Licence Holder: North East Gas First Recorded 30/06/1977 Last Recorded: 31/12/1980

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 high detail historical mapping and additional records held by Groundsure.

This data is sourced from Ordnance Survey®/Groundsure.

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	9

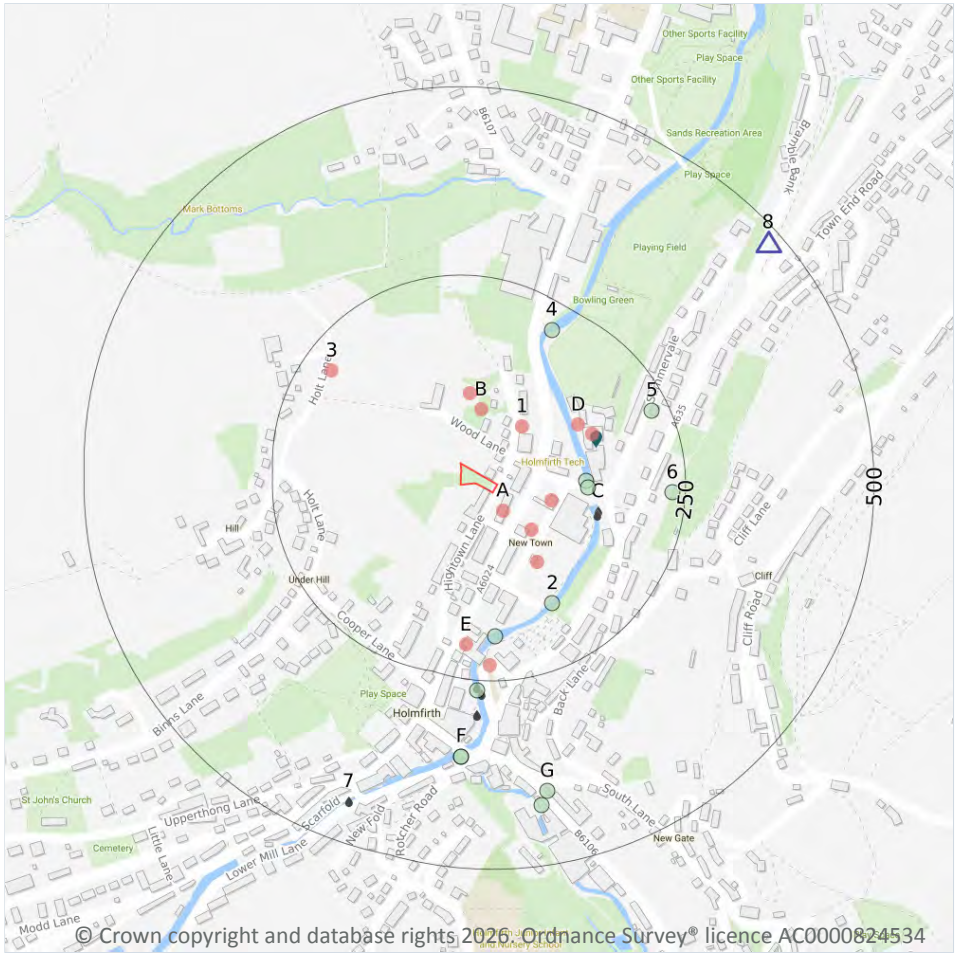
Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on **page 27 >**

ID	Location	Site	Reference	Category	Sub-Category	Description
A	217m S	Riverside Shopping Centre, Unit 5, Huddersfield Road, Holmfirth, Hd9 3az	WEX111824	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
A	217m S	Riverside Shopping Centre, Unit 5, Huddersfield Road, Holmfirth, Hd9 3az	WEX255239	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
2	266m S	Unit E Riverside Shopping Centre 90 Huddersfield Road Holmfirth Hd9 3az	EPR/CF0436EF/A001	Treating waste exemption	Non-agricultural waste only	Sorting and de-naturing of controlled drugs for disposal
3	314m S	59, Huddersfield Road, Holmfirth, Hd9 3jh	WEX070986	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
4	362m S	59, Huddersfield Road, Holmfirth, Hd9 3jh	WEX070553	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
B	400m N	Oaklands Health Centre, Huddersfield Road, Holmfirth, Hd9 3tp	WEX237642	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
B	400m N	Oaklands Health Centre, Huddersfield Road, Holmfirth, Hd9 3tp	WEX364079	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
C	458m N	Oaklands Health Centre, Huddersfield Road, Holmfirth, Hd9 3tp	WEX485934	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
C	467m N	157, Huddersfield Road, Holmfirth, Hd9 3tp	WEX130776	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal

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

4 Current industrial land use



4.1 Recent industrial land uses

Records within 250m	12

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 30 >**

ID	Location	Company	Address	Activity	Category
A	27m SE	Senco Logistics Ltd	Victoria Court, 91, Huddersfield Road, Holmfirth, West Yorkshire, HD9 3JA	Distribution and Haulage	Transport, Storage and Delivery
A	71m SE	Gas Governor	West Yorkshire, HD9	Gas Features	Infrastructure and Facilities
A	75m E	Holmfirth Fire Station	Holmfirth Fire Station, Huddersfield Road, Holmfirth, West Yorkshire, HD9 3AS	Fire Brigade Stations	Central and Local Government

ID	Location	Company	Address	Activity	Category
B	76m N	Wood Quarry (Disused)	West Yorkshire, HD9	Unspecified Quarries Or Mines	Extractive Industries
1	83m NE	Telephone Exchange	West Yorkshire, HD9	Telecommunications Features	Infrastructure and Facilities
B	94m N	Wood Quarry (Disused)	West Yorkshire, HD9	Unspecified Quarries Or Mines	Extractive Industries
A	109m SE	Electricity Sub Station	West Yorkshire, HD9	Electrical Features	Infrastructure and Facilities
D	134m NE	Gantry	West Yorkshire, HD9	Travelling Cranes and Gantries	Industrial Features
D	143m NE	J & J W Longbottom Ltd	Bridge Foundries, Bridge Lane, Holmfirth, West Yorkshire, HD9 7AW	Metals Manufacturers, Fabricators and Stockholders	Industrial Products
E	205m S	Tech & Time	Unit 1a, 90 Huddersfield Road, Holmfirth, West Yorkshire, HD9 3AZ	Electrical Equipment Repair and Servicing	Repair and Servicing
3	211m NW	Mast	West Yorkshire, HD9	Telecommunications Features	Infrastructure and Facilities
E	229m S	Bus Station	West Yorkshire, HD9	Bus and Coach Stations, Depots and Companies	Public Transport, Stations and Infrastructure

This data is sourced from Ordnance Survey®.

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

Records within 250m	**0**

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

This data is sourced from Ordnance Survey®.

4.3 Current or recent petrol stations

Records within 500m	**1**

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on **page 30 >**

ID	Location	Company	Address	LPG	Status
8	482m NE	OBSOLETE	Huddersfield Road, Holmfirth, Huddersfield, West Yorkshire, HD9 3JL	Not Applicable	Obsolete

This data is sourced from Experian.

4.4 Sites determined as Contaminated Land

Records within 500m	0

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

This data is sourced from Local Authority records.

4.5 Control of Major Accident Hazards (COMAH)

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.6 Regulated explosive sites

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.7 Hazardous substance storage/usage

Records within 500m	0

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

This data is sourced from Local Authority records.

4.8 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.

4.9 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.

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

Records within 500m	1

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

Features are displayed on the Current industrial land use map on **page 30 >**

ID	Location	Address	Details	
D	144m NE	J & J W Longbottom Ltd, Bridge Foundry, Holmfirth, HD9 7AW	Process: Other Metal Processes Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authority records.

4.11 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.

4.12 Licensed Discharges to controlled waters

Records within 500m	7

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 30 >**

ID	Location	Address	Details	
C	138m E	HOLMFIRTH BRIDGE LANE CSO, BRIDGE LANE, HOLMFIRTH, HUDDERSFIELD, WEST YORKSHIRE, HD9 7AN	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: WRA9270 Permit Version: 2 Receiving Water: RIVER HOLME	Status: VARIED UNDER EPR 2010 Issue date: 26/02/2018 Effective Date: 31/03/2018 Revocation Date: -
C	138m E	HOLMFIRTH BRIDGE LANE CSO, BRIDGE LANE, HOLMFIRTH, HUDDERSFIELD, WEST YORKSHIRE, HD9 7AN	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: WRA9270 Permit Version: 1 Receiving Water: RIVER HOLME	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 04/09/2007 Effective Date: 04/09/2007 Revocation Date: 30/03/2018
E	261m S	TOWNGATE HOLMFIRTH 2 CSO, TOWNGATE OPP PUBLIC HOUSE, HOLMFIRTH, HUDDERSFIELD, WEST YORKSHIRE, HD9 1HA	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: WRA8447 Permit Version: 1 Receiving Water: RIVER HOLME	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 18/03/2005 Effective Date: 18/03/2005 Revocation Date: 30/03/2018
E	268m S	TOWNGATE HOLMFIRTH 2 CSO, TOWNGATE OPP PUBLIC HOUSE, HOLMFIRTH, HUDDERSFIELD, WEST YORKSHIRE, HD9 1HA	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: WRA8447 Permit Version: 2 Receiving Water: RIVER HOLME	Status: VARIED UNDER EPR 2010 Issue date: 26/02/2018 Effective Date: 31/03/2018 Revocation Date: -
E	297m S	COOPER LANE CSO, COOPER LANE (ADJ NO 19), HOLMFIRTH, HUDDERSFIELD, WEST YORKSHIRE, HD9 3BP	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: WRA8468 Permit Version: 1 Receiving Water: RIVER HOLME	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 28/02/2005 Effective Date: 31/03/2005 Revocation Date: 27/08/2020
E	297m S	COOPER LANE CSO, COOPER LANE (ADJ NO 19), HOLMFIRTH, HUDDERSFIELD, WEST YORKSHIRE, HD9 3BP	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: WRA8468 Permit Version: 2 Receiving Water: RIVER HOLME	Status: VARIED UNDER EPR 2010 Issue date: 28/08/2020 Effective Date: 28/08/2020 Revocation Date: -

ID	Location	Address	Details	
7	446m S	SCAR FOLD CSO, SCAR FOLD (R/O NO.34), HOLMFIRTH, HUDDERSFIELD, WEST YORKSHIRE	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: WRA9271 Permit Version: 1 Receiving Water: RIVER HOLME	Status: SURRENDERED UNDER EPR 2010 Issue date: 04/09/2007 Effective Date: 04/09/2007 Revocation Date: 15/10/2019

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

4.13 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.

4.14 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.

4.15 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.

4.16 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.

4.17 Pollution Incidents (EA/NRW)

Records within 500m	12

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 30 >**

ID	Location	Details	
C	118m E	Incident Date: 19/09/2002 Incident Identification: 109106 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
C	120m E	Incident Date: 18/08/2001 Incident Identification: 25108 Pollutant: Oils and Fuel Pollutant Description: Diesel	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
2	167m SE	Incident Date: 18/06/2001 Incident Identification: 9936 Pollutant: Inert Materials and Wastes Pollutant Description: Soils and Clay	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
E	191m S	Incident Date: 16/09/2002 Incident Identification: 107963 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
4	214m NE	Incident Date: 08/10/2002 Incident Identification: 113497 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
5	228m NE	Incident Date: 17/09/2003 Incident Identification: 190499 Pollutant: Oils and Fuel Pollutant Description: Unidentified Oil	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
6	233m E	Incident Date: 28/11/2001 Incident Identification: 45342 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
E	264m S	Incident Date: 04/09/2023 Incident Identification: 2184116 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 1 (Major) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

ID	Location	Details	
F	352m S	Incident Date: 26/06/2001 Incident Identification: 11573 Pollutant: Contaminated Water Pollutant Description: Suspended Solids	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
F	352m S	Incident Date: 26/06/2001 Incident Identification: 11573 Pollutant: Contaminated Water Pollutant Description: Suspended Solids	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
G	403m S	Incident Date: 11/05/2002 Incident Identification: 78082 Pollutant: Sewage Materials Pollutant Description: Other Sewage Material	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
G	420m S	Incident Date: 30/06/2018 Incident Identification: 1627545 Pollutant: Contaminated Water Pollutant Description: Firefighting Run-Off	Water Impact: Category 1 (Major) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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

4.18 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.

4.19 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.

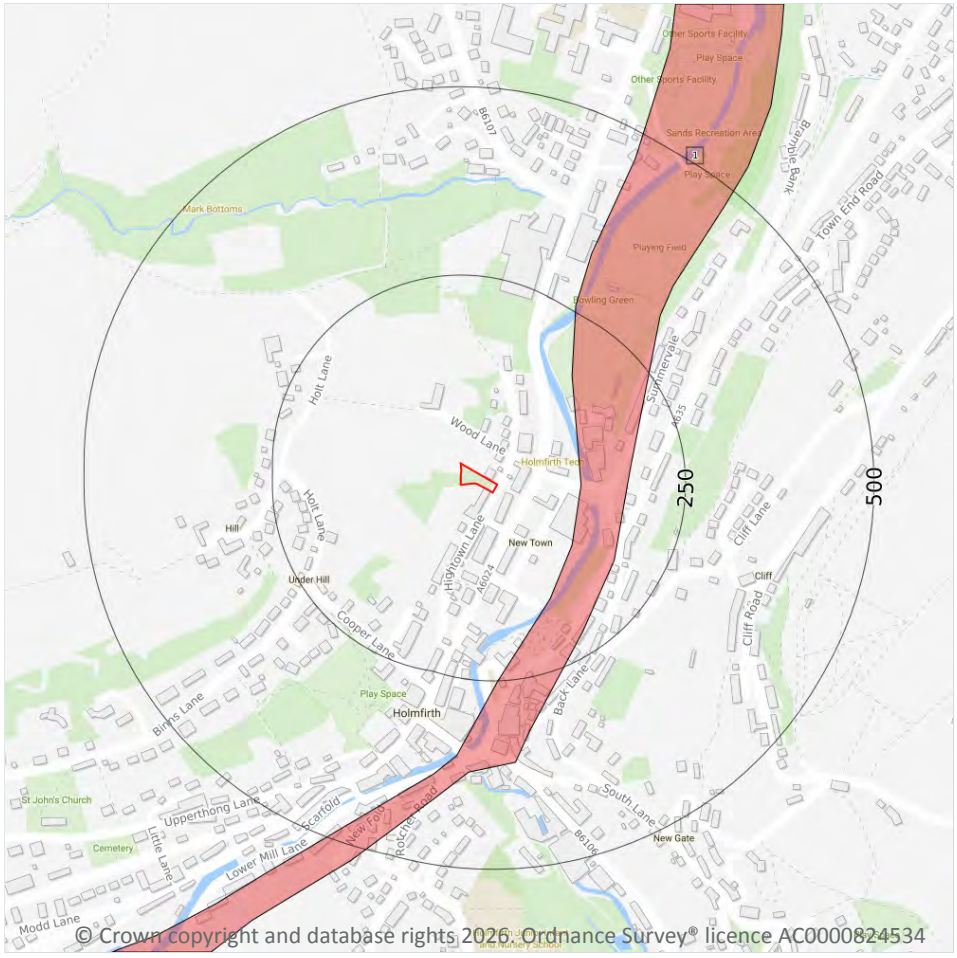
4.20 Pollution inventory radioactive waste

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



Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Unknown

5.1 Superficial aquifer

Records within 500m	1

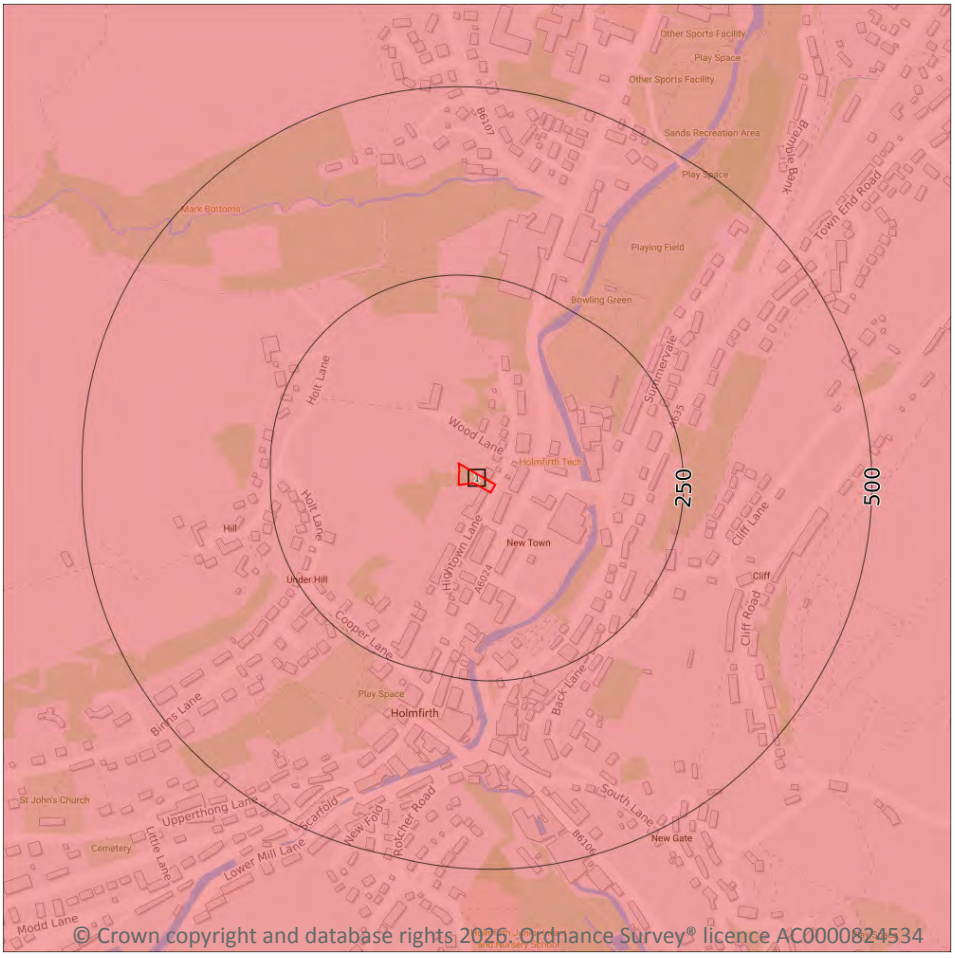
Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 39 >**

ID	Location	Designation	Description
1	110m E	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



Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive

5.2 Bedrock aquifer

Records within 500m	1

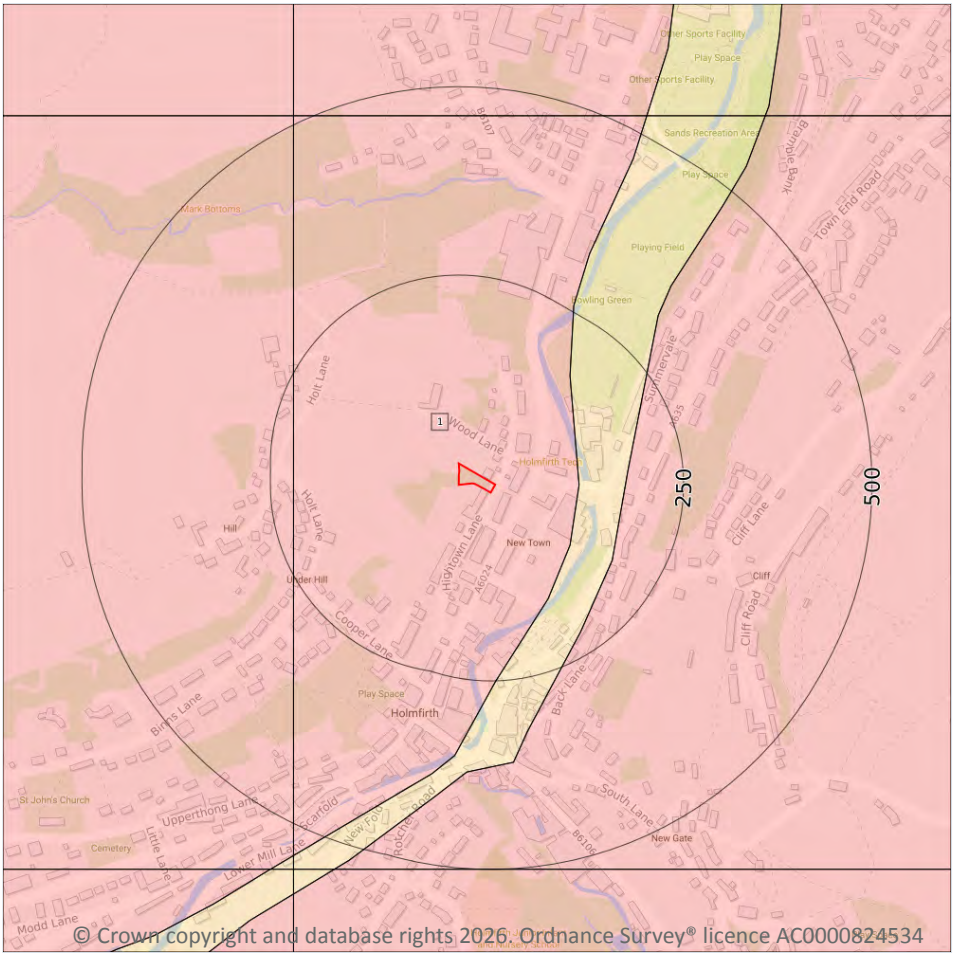
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 40 >**

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



Site Outline

Search buffers in metres (m)

Superficial vulnerability

- Principal superficial aquifer, high vulnerability
- Secondary superficial aquifer, high vulnerability
- Principal superficial aquifer, medium vulnerability
- Secondary superficial aquifer, medium vulnerability
- Principal superficial aquifer, low vulnerability
- Secondary superficial aquifer, low vulnerability

Bedrock vulnerability

- Principal bedrock aquifer, high vulnerability
- Secondary bedrock aquifer, high vulnerability
- Principal bedrock aquifer, medium vulnerability
- Secondary bedrock aquifer, medium vulnerability
- Principal bedrock aquifer, low vulnerability
- Secondary bedrock aquifer, low vulnerability

Other information

- Unproductive aquifer
- Soluble rock risk
- Local information

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 41 >**

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: 3-10m 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.

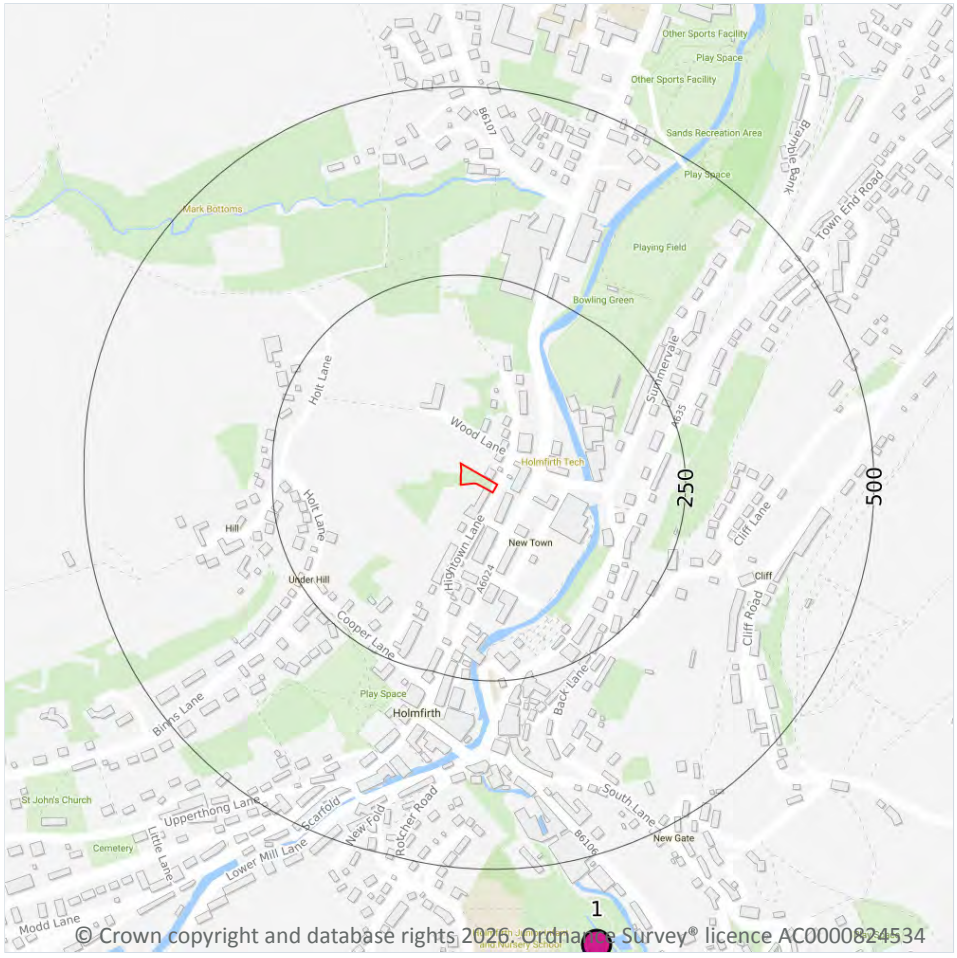
5.5 Groundwater vulnerability- local information

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



Site Outline

Search buffers in metres (m)

- Source Protection Zone 1 — Inner catchment
- Source Protection Zone 2 — Outer catchment
- Source Protection Zone 3 — Total catchment
- Source Protection Zone 4 — Zone of Special Interest
- Source Protection Zone 1c — Inner catchment - confined aquifer
- Source Protection Zone 2c — Outer catchment - confined aquifer
- Source Protection Zone 3c — Total catchment - confined aquifer
- Drinking water abstraction licences
- Drinking water abstraction licences — Polygon features
- Drinking water abstraction licences — Linear features
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (linear)

5.6 Groundwater abstractions

Records within 2000m	19

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 43 >**

ID	Location	Details	
1	616m S	Status: Active Licence No: 2/27/10/083 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: GROUNDWATERS Point: BOREHOLE - MILLSTONE GRIT - RIBBLEDEN DYEWORKS Data Type: Point Name: HOLMFIRTH DYERS LTD Easting: 414400 Northing: 407900	Annual Volume (m^3): 90920 Max Daily Volume (m^3): 363.68 Original Application No: 317(2) Original Start Date: 28/04/1966 Expiry Date: - Issue No: 101 Version Start Date: 13/03/2000 Version End Date: -
-	1034m S	Status: Historical Licence No: 2/27/10/037 Details: General Farming & Domestic Direct Source: GROUNDWATERS Point: WELL X3 Data Type: Point Name: MAZUREK Easting: 414000 Northing: 407500	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: 13/12/1966 Version End Date: -
-	1034m S	Status: Historical Licence No: 2/27/10/037 Details: General Farming & Domestic Direct Source: GROUNDWATERS Point: WELL X3 - MILLSTONE GRIT - HOLMFIRTH Data Type: Point Name: MAZUREK Easting: 414000 Northing: 407500	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: 13/12/1966 Version End Date: -
-	1104m E	Status: Historical Licence No: 2/27/10/102 Details: General Farming & Domestic Direct Source: GROUNDWATERS Point: WELL Data Type: Point Name: BROADHEAD Easting: 415330 Northing: 408810	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 26/05/1966 Expiry Date: - Issue No: 100 Version Start Date: 26/05/1966 Version End Date: -
-	1104m E	Status: Historical Licence No: 2/27/10/102 Details: General Farming & Domestic Direct Source: GROUNDWATERS Point: WELL - MILLSTONE GRIT - HOLMFIRTH Data Type: Point Name: BROADHEAD Easting: 415330 Northing: 408810	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 26/05/1966 Expiry Date: - Issue No: 100 Version Start Date: 26/05/1966 Version End Date: -

ID	Location	Details	
-	1506m S	Status: Historical Licence No: 2/27/10/080 Details: General Farming & Domestic Direct Source: GROUNDWATERS Point: WELLS X3 Data Type: Point Name: BATTYE Easting: 414400 Northing: 407000	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: -
-	1506m S	Status: Historical Licence No: 2/27/10/080 Details: General Farming & Domestic Direct Source: GROUNDWATERS Point: WELLS X3 - MILLSTONE GRIT - CARTWORTH MOOR Data Type: Point Name: BATTYE Easting: 414400 Northing: 407000	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: -
-	1523m W	Status: Historical Licence No: 2/27/10/045 Details: General Farming & Domestic Direct Source: GROUNDWATERS Point: #NULL! Data Type: Poly3 Name: HALL Easting: 412700 Northing: 408400	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: 22/08/1971 Version End Date: -
-	1523m W	Status: Historical Licence No: 2/27/10/045 Details: General Farming & Domestic Direct Source: GROUNDWATERS Point: WELL NUMBER 1 - MILLSTONE GRIT - HOLMFIRTH Data Type: Point Name: HALL Easting: 412700 Northing: 408400	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: 22/08/1971 Version End Date: -
-	1732m W	Status: Historical Licence No: 2/27/10/045 Details: General Farming & Domestic Direct Source: GROUNDWATERS Point: WELL NUMBER 3 - MILLSTONE GRIT - HOLMFIRTH Data Type: Point Name: HALL Easting: 412500 Northing: 408300	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: 22/08/1971 Version End Date: -

ID	Location	Details	
-	1846m W	Status: Historical Licence No: 2/27/10/045 Details: General Farming & Domestic Direct Source: GROUNDWATERS Point: WELL NUMBER 2 - MILLSTONE GRIT - HOLMFIRTH Data Type: Point Name: HALL Easting: 412400 Northing: 408200	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: 22/08/1971 Version End Date: -
-	1883m S	Status: Historical Licence No: 2/27/10/113 Details: Raw Water Supply Direct Source: GROUNDWATERS Point: WELL Data Type: Point Name: WELLHOUSE PUMP BOARD Easting: 413700 Northing: 406700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 24/07/1980 Expiry Date: - Issue No: 100 Version Start Date: 24/07/1980 Version End Date: -
-	1883m S	Status: Historical Licence No: 2/27/10/113 Details: Raw Water Supply Direct Source: GROUNDWATERS Point: WELL - MILLSTONE GRIT - CARWORTH MOOR HOLMFIRTH Data Type: Point Name: WELLHOUSES RESIDENT ASSOCIATION Easting: 413700 Northing: 406700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 24/07/1980 Expiry Date: - Issue No: 101 Version Start Date: 09/09/2002 Version End Date: -
-	1910m S	Status: Historical Licence No: 2/27/10/075 Details: General Farming & Domestic Direct Source: GROUNDWATERS Point: -- GRAVITY Data Type: Point Name: GARLICK Easting: 414900 Northing: 406700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 26/05/1966 Expiry Date: - Issue No: 100 Version Start Date: 26/05/1966 Version End Date: -
-	1910m S	Status: Historical Licence No: 2/27/10/075 Details: General Farming & Domestic Direct Source: GROUNDWATERS Point: SPRING Data Type: Point Name: GARLICK Easting: 414900 Northing: 406700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 26/05/1966 Expiry Date: - Issue No: 100 Version Start Date: 26/05/1966 Version End Date: -

ID	Location	Details	
-	1954m E	Status: Historical Licence No: 2/27/10/004 Details: General use relating to Secondary Category (Medium Loss) Direct Source: GROUNDWATERS Point: BOREHOLE Data Type: Point Name: MOORHOUSE & BROOK LTD Easting: 416200 Northing: 408800	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 01/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 01/12/1965 Version End Date: -
-	1954m E	Status: Historical Licence No: 2/27/10/004 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: GROUNDWATERS Point: BOREHOLE - MILLSTONE GRIT - NEW MILL Data Type: Point Name: MOORHOUSE & BROOK LTD Easting: 416200 Northing: 408800	Annual Volume (m^3): 34095 Max Daily Volume (m^3): 136.38 Original Application No: - Original Start Date: 01/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 01/12/1965 Version End Date: -
-	1999m E	Status: Historical Licence No: 2/27/10/051 Details: General use relating to Secondary Category (Medium Loss) Direct Source: GROUNDWATERS Point: SPRING Data Type: Point Name: COPLEY MARSHALL & CO LTD Easting: 416200 Northing: 408000	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: -
-	1999m E	Status: Historical Licence No: 2/27/10/051 Details: General use relating to Secondary Category (Medium Loss) Direct Source: GROUNDWATERS Point: SPRING - NEW MILL Data Type: Point Name: COPLEY MARSHALL & CO LTD Easting: 416200 Northing: 408000	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: -

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

5.7 Surface water abstractions

Records within 2000m	9

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 43 >**

ID	Location	Details	
-	835m S	Status: Active Licence No: 2/27/10/082 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: SURFACE WATER Point: RIVER RIBBLE - TRIBUTARY OF RIVER HOLME-RIBBLEDEN Data Type: Point Name: HOLMFIRTH DYERS LTD Easting: 414500 Northing: 407700	Annual Volume (m^3): 115000 Max Daily Volume (m^3): 480 Original Application No: NPS/WR/036061 Original Start Date: 28/04/1966 Expiry Date: - Issue No: 104 Version Start Date: 10/02/2023 Version End Date: -
-	835m S	Status: Historical Licence No: 2/27/10/082 Details: Process water Direct Source: SURFACE WATER Point: RIVER RIBBLE - TRIBUTARY OF RIVER HOLME-RIBBLEDEN Data Type: Point Name: HOLMFIRTH DYERS LTD Easting: 414500 Northing: 407700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 28/04/1966 Expiry Date: - Issue No: 102 Version Start Date: 17/04/2002 Version End Date: -
-	835m S	Status: Historical Licence No: 2/27/10/082 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: SURFACE WATER Point: RIVER RIBBLE - TRIBUTARY OF RIVER HOLME-RIBBLEDEN Data Type: Point Name: HOLMFIRTH DYERS LTD Easting: 414500 Northing: 407700	Annual Volume (m^3): 85000 Max Daily Volume (m^3): 355 Original Application No: NPS/WR/017420 Original Start Date: 28/04/1966 Expiry Date: - Issue No: 103 Version Start Date: 07/01/2015 Version End Date: -

ID	Location	Details	
-	1506m S	Status: Active Licence No: 2/27/10/082 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: SURFACE WATER Point: RIVER RIBBLE - HOLMFIRTH Data Type: Point Name: HOLMFIRTH DYERS LTD Easting: 414400 Northing: 407000	Annual Volume (m^3): 115000 Max Daily Volume (m^3): 480 Original Application No: NPS/WR/036061 Original Start Date: 28/04/1966 Expiry Date: - Issue No: 104 Version Start Date: 10/02/2023 Version End Date: -
-	1708m S	Status: Historical Licence No: 2/27/10/053 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: SURFACE WATER Point: SPRING - HOLMFIRTH Data Type: Point Name: WESTWOOD YARNS LTD Easting: 414100 Northing: 406800	Annual Volume (m^3): 9092 Max Daily Volume (m^3): 45.46 Original Application No: 1260(2) Original Start Date: 20/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2008 Version End Date: -
-	1708m S	Status: Historical Licence No: 2/27/10/053 Details: General use relating to Secondary Category (Medium Loss) Direct Source: SURFACE WATER Point: SPRING Data Type: Point Name: WESTWOOD YARNS LTD Easting: 414100 Northing: 406800	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: 03/05/1991 Version End Date: -
-	1793m W	Status: Historical Licence No: 2/27/10/062 Details: General use relating to Secondary Category (Medium Loss) Direct Source: SURFACE WATER Point: SPRING - BLK.SYKE Data Type: Point Name: ABEL WOODHEAD & SONS (CHEMICALS) LTD Easting: 412500 Northing: 408000	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: 27/01/1966 Version End Date: -

ID	Location	Details	
-	1793m W	Status: Historical Licence No: 2/27/10/062 Details: General use relating to Secondary Category (Medium Loss) Direct Source: SURFACE WATER Point: SPRING - BLK.SYKE Data Type: Point Name: ABEL WOODHEAD & SONS (CHEMICALS) LTD Easting: 412500 Northing: 408000	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: 27/01/1966 Version End Date: -
-	1793m W	Status: Historical Licence No: 2/27/10/062 Details: General use relating to Secondary Category (Medium Loss) Direct Source: SURFACE WATER Point: SPRING - BLK SYKE Data Type: Point Name: ABEL WOODHEAD & SONS (CHEMICALS) LTD Easting: 412500 Northing: 408000	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: 27/01/1966 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m	0

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

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

5.9 Source Protection Zones

Records within 500m	0

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.

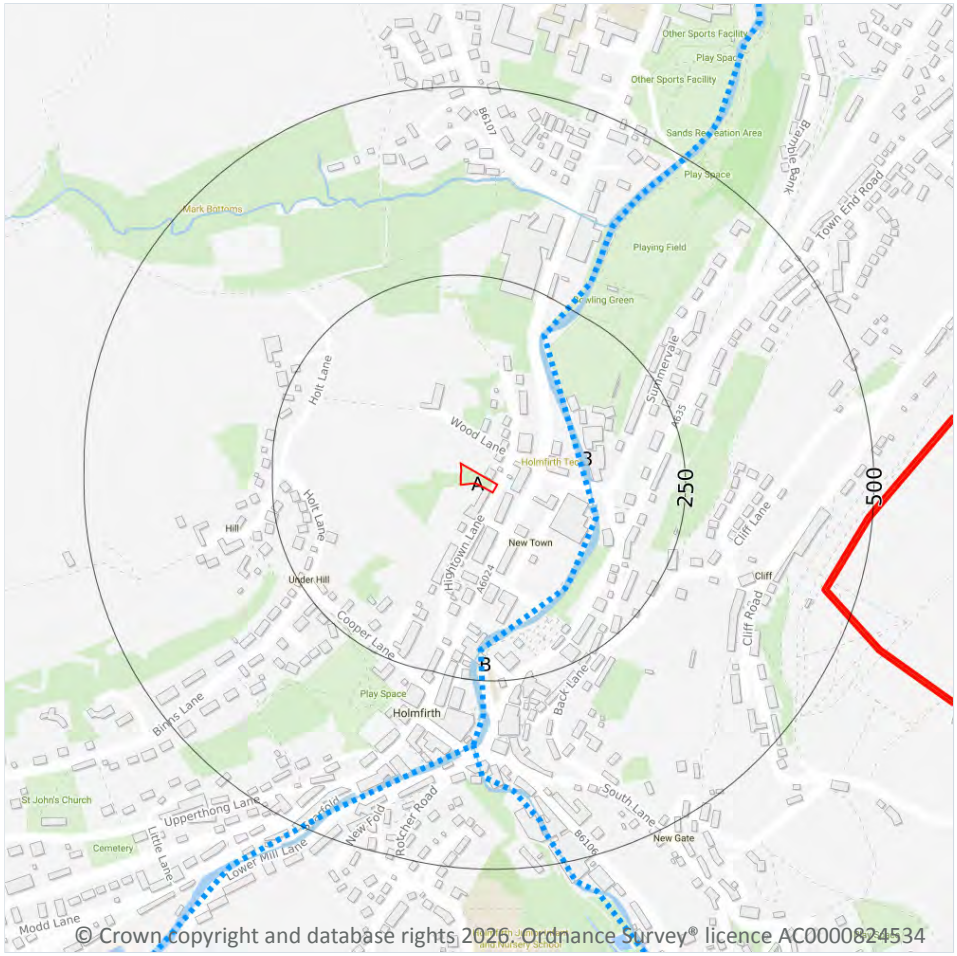
5.10 Source Protection Zones (confined aquifer)

Records within 500m	0

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 NGD)

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 NGD)

Records within 250m	3

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

Features are displayed on the Hydrology map on **page 52 >**

ID	Location	Type of water feature	Ground level	Permanence	Name
3	118m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Holme

ID	Location	Type of water feature	Ground level	Permanence	Name
B	212m S	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	River Holme
B	225m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Holme

This data is sourced from the Ordnance Survey®.

6.2 Surface water features

Records within 250m	3

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

Features are displayed on the Hydrology map on **page 52 >**

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 52 >**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	**On site**	**River**	**Holme from Source to New Mill Dike**	**GB104027057600**	**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 52 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
2	114m E	River	Holme from Source to New Mill Dike	GB104027057600 ↗	No longer applicable	Does not require assessment	Moderate	2022

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 52 >**

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
A	**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 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

7.5 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.

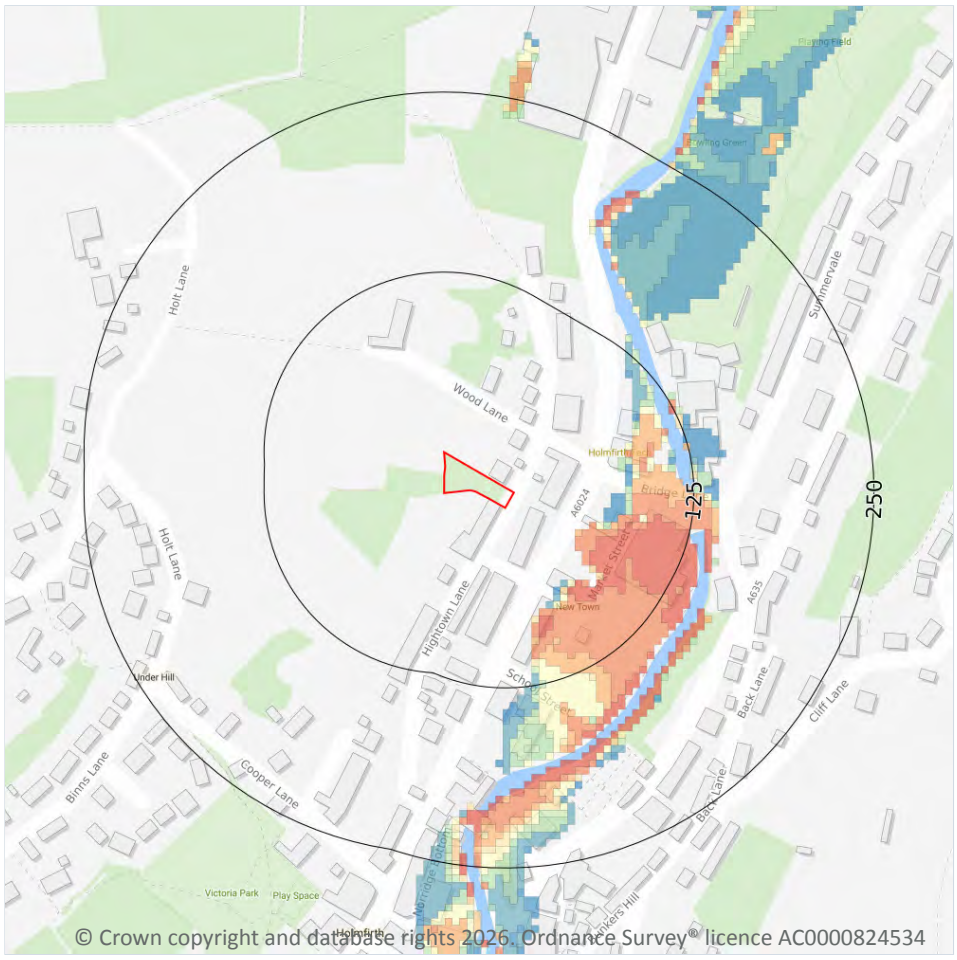
7.6 Flood Zone 3

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

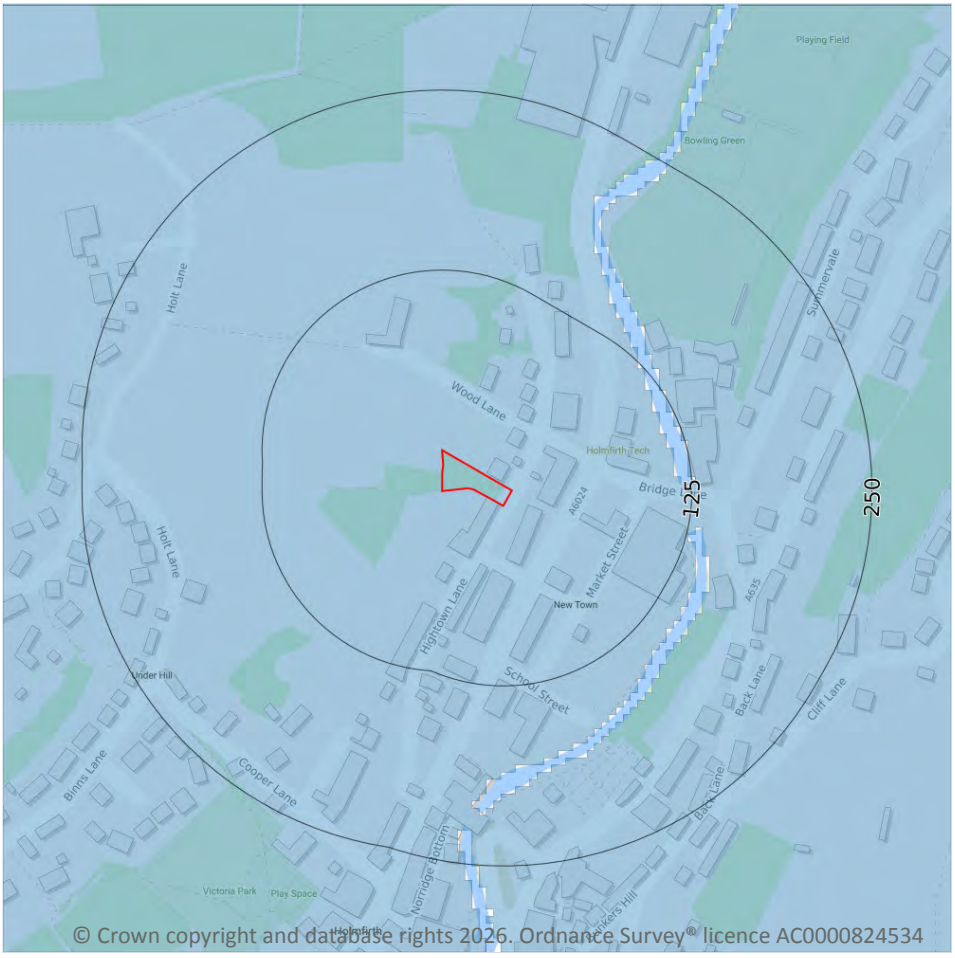

125
250
Holt Lane
Wood Lane
Holmfirth
Bridge
A6024
West Street
New Town
Hightown Lane
A635
Back Lane
Cliff Lane
Holt Lane
Under Hill
School Street
Binns Lane
Cooper Lane
Victoria Park
Play Space
Sycamore Field
Sycamore Close
Sycamore Dale
Sycamore Vale
Sycamore Rise
Sycamore Avenue
Sycamore Grove
Sycamore Drive
Sycamore Crescent
Sycamore Road
Sycamore Street
Sycamore Lane
Sycamore Terrace
Sycamore Court
Sycamore Gardens
Sycamore Mews
Sycamore Square
Sycamore Place
Sycamore Walk
Sycamore Way
Sycamore Hill
Sycamore Park
Sycamore Green

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



Site Outline

Search buffers in metres (m)

- High
- Moderate - High
- Moderate
- Low
- Negligible

9.1 Groundwater flooding

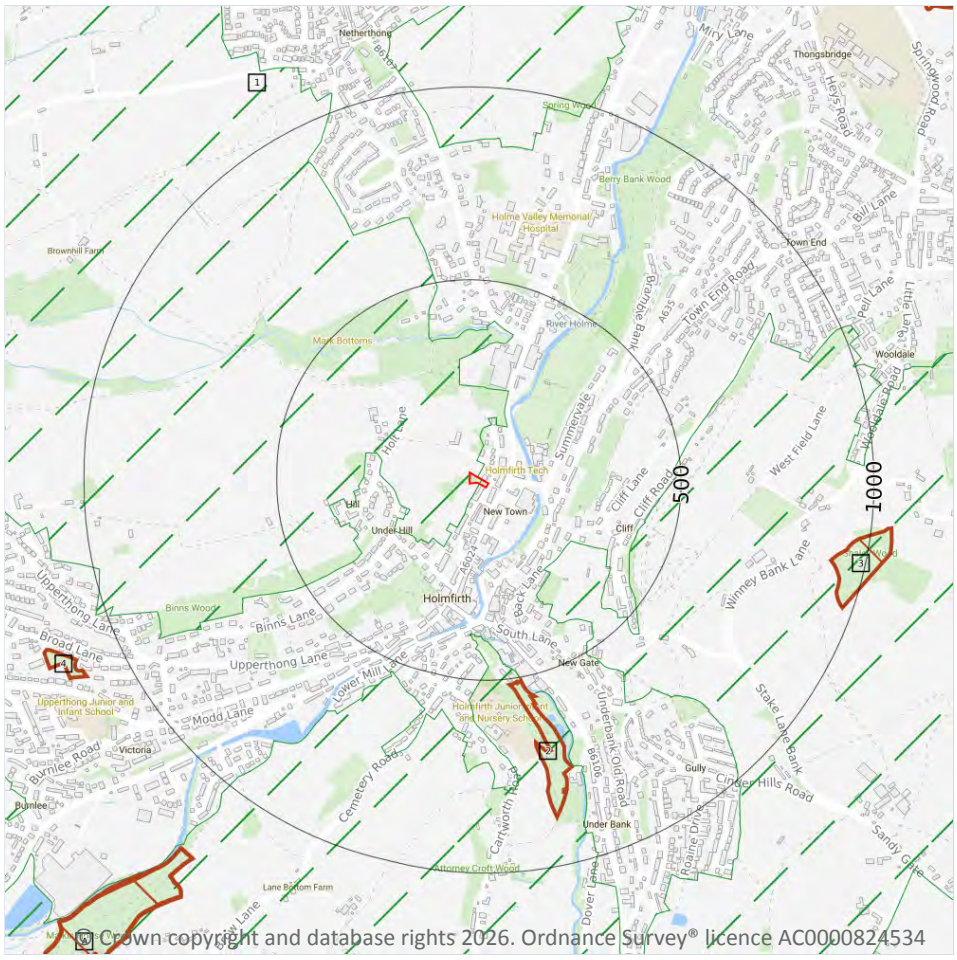
Highest risk on site	**Negligible**
Highest risk within 50m	**Negligible**

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 60 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



Site Outline

Search buffers in metres (m)

Designated Ancient Woodland

Green Belt

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	26

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 61 >**

ID	Location	Name	Woodland Type
2	508m S	Swan Bank	Ancient Replanted Woodland
3	910m E	Shaley Wood	Ancient Replanted Woodland
4	1112m SW	Crow Wood	Ancient Replanted Woodland
A	1206m SW	Malkin House Wood	Ancient Replanted Woodland
A	1206m SW	Malkin House Wood	Ancient Replanted Woodland
-	1513m NE	Longlands Wood	Ancient & Semi-Natural Woodland
-	1524m S	Spring Wood	Ancient Replanted Woodland
-	1564m SW	Brook Wood	Ancient & Semi-Natural Woodland
-	1614m NW	Holmroyd Wood	Ancient & Semi-Natural Woodland
-	1615m NW	Holmroyd Wood	Ancient & Semi-Natural Woodland
-	1629m N	Hagg Wood	Ancient Replanted Woodland
-	1630m NW	Holmroyd Wood	Ancient Wood Pasture
-	1638m SW	Brook Wood	Ancient & Semi-Natural Woodland
D	1669m NE	Spring Wood 1854	Ancient Wood Pasture
-	1674m NE	Hagg Wood	Ancient Replanted Woodland
-	1747m S	Arrunden Wood	Ancient Replanted Woodland

ID	Location	Name	Woodland Type
-	1749m SW	Bray Wood	Ancient Replanted Woodland
-	1816m NE	Spring Wood	Ancient & Semi-Natural Woodland
-	1823m E	Wildspur Wood	Ancient & Semi-Natural Woodland
-	1835m NE	Hagg Wood	Ancient Replanted Woodland
-	1839m N	Hagg Wood	Ancient Replanted Woodland
-	1863m NE	Hagg Wood	Ancient Replanted Woodland
-	1921m E	Wildspur Wood	Ancient & Semi-Natural Woodland
-	1946m E	Spring Wood	Ancient Replanted Woodland
-	1974m E	Spring Wood	Ancient Replanted Woodland
-	1998m NE	Sinking Wood	Ancient Replanted Woodland

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

10.8 Biosphere Reserves

Records within 2000m	0

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

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

10.9 Forest Parks

Records within 2000m	0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0

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

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

10.11 Green Belt

Records within 2000m	1

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

Features are displayed on the Environmental designations map on **page 61 >**

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.

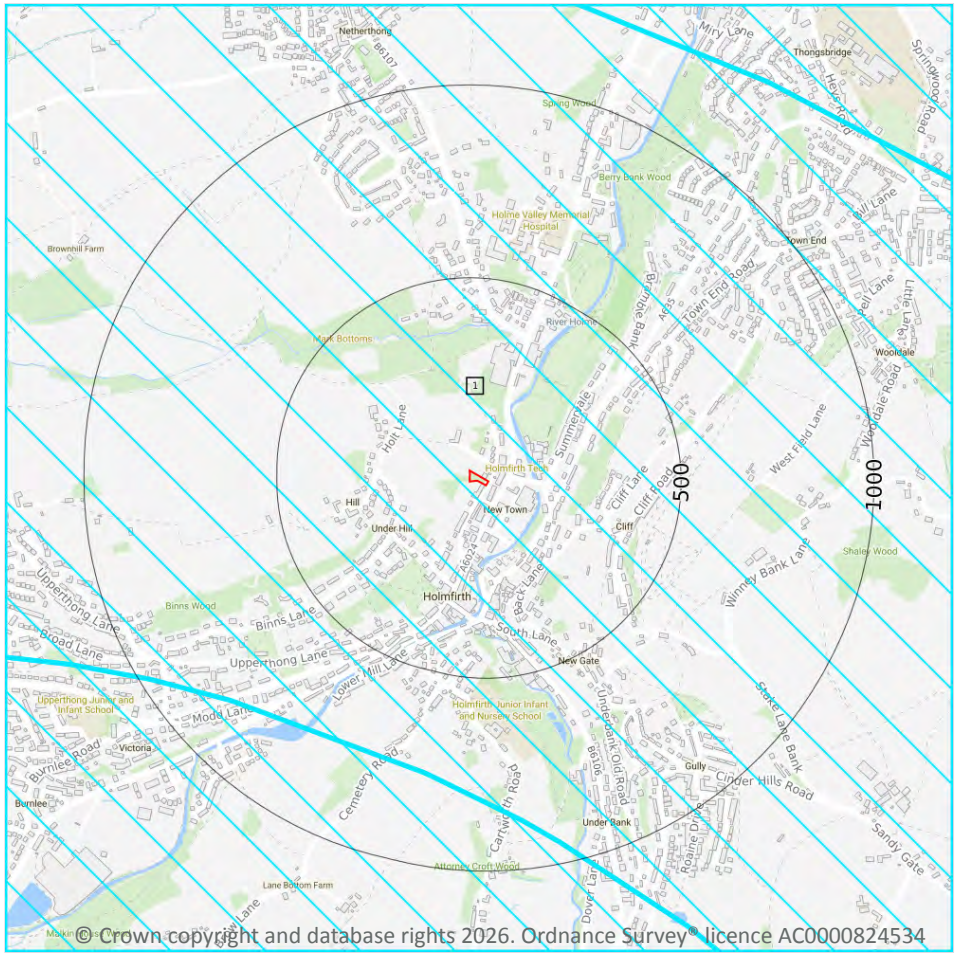
10.16 Nitrate Vulnerable Zones

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



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Site Outline

Search buffers in metres (m)

SSSI Impact Risk Zones

SSSI Units

- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

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 67 >**

ID	Location	Type of developments requiring consultation
1	**On site**	**https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0303000430000&notes=&location=412683,410765%20(IRZ%20polygon%20centre)**

This data is sourced from Natural England.

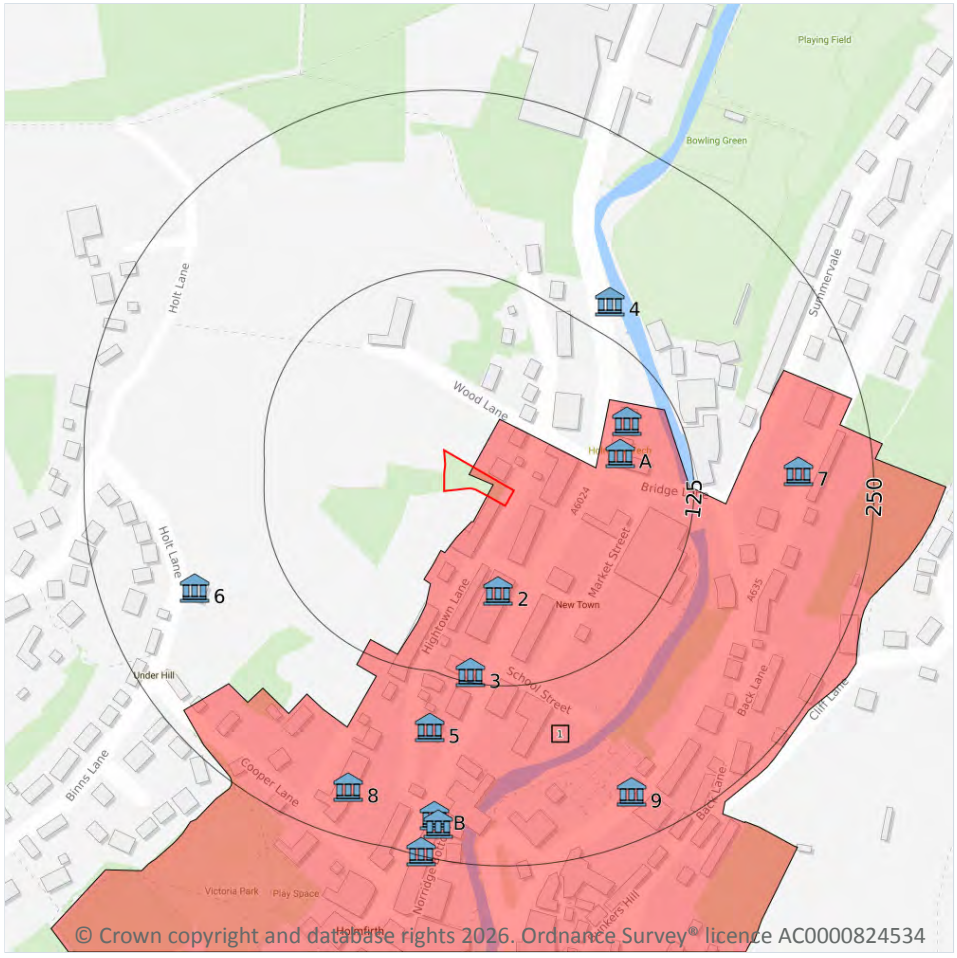
10.18 SSSI Units

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



Site Outline

Search buffers in metres (m)

Listed buildings

Conservation areas

Conservation areas - no data

National Parks

Areas of Outstanding Natural Beauty

Registered parks and gardens

Scheduled Monuments

World Heritage Sites

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	13

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 69 >**

ID	Location	Name	Grade	Reference Number	Listed date
2	60m S	Civic Hall, Boundary Wall And Gate Piers	II	1227986	04/08/1983
A	78m E	Holmfirth Technical Institute	II	1482500	26/04/2023
A	92m NE	142-150, Huddersfield Road	II	1270289	08/06/1992
3	118m S	81,83, Huddersfield Road	II	1227967	04/08/1983
4	147m NE	6 Miles Post Oposite No 119	II	1227993	04/08/1983
5	163m S	Beech House	II	1134852	04/08/1983

ID	Location	Name	Grade	Reference Number	Listed date
6	186m W	12,14,16,18,20, Holt Lane	II	1313595	04/08/1983
7	198m E	Railway Station Building	II	1228523	04/08/1983
8	216m S	Bon Accord, Carrleigh And Carrfield Terrace	II	1215567	04/08/1983
9	217m SE	25,27, Station Road	II	1134822	04/08/1983
B	220m S	86, Huddersfield Road (See Details For Further Address Information)	II	1134851	04/08/1983
B	226m S	84, Norridge Bottom (See Details For Further Address Information)	II	1313598	04/08/1983
B	247m S	74,76, Norridge Bottom (See Details For Further Address Information)	II	1134850	04/08/1983

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 69 >**

ID	Location	Name	District	Date of designation
1	**On site**	**Holmfirth**	**Kirklees**	**05/06/1972**

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.

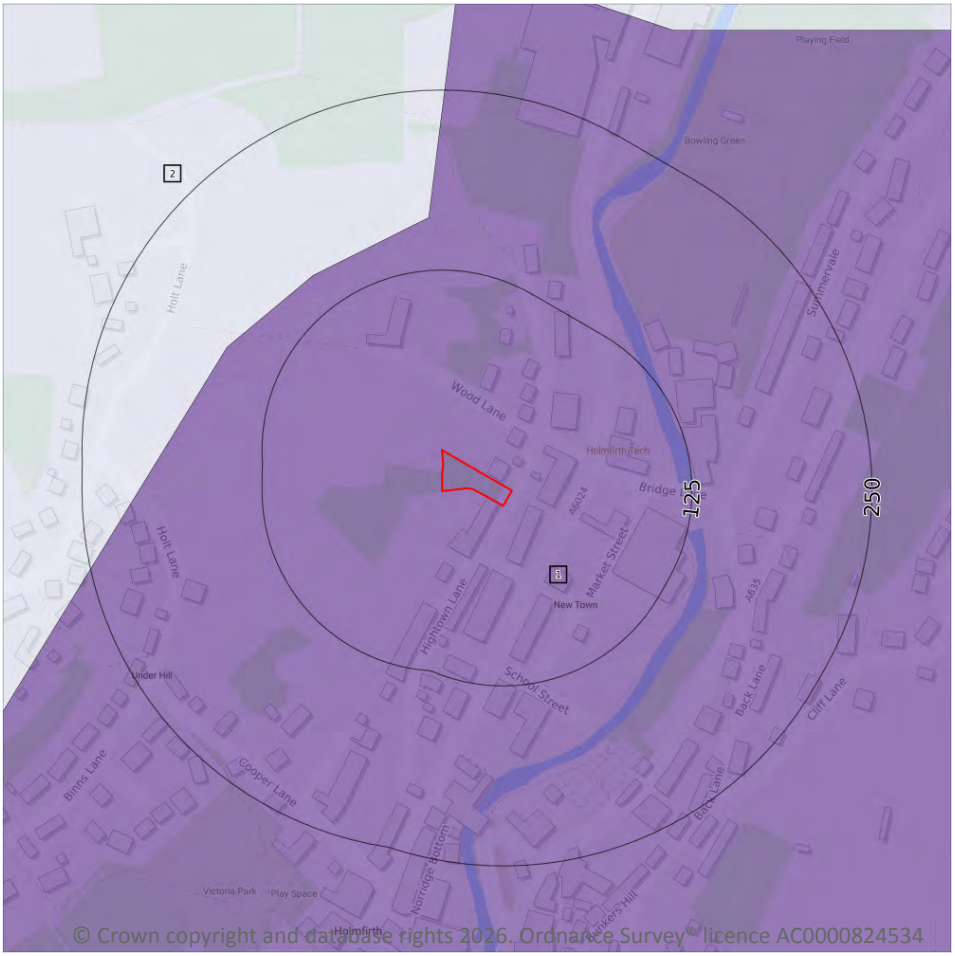
11.7 Registered Parks and Gardens

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



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12.1 Agricultural Land Classification

Records within 250m	2

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 73 >**

ID	Location	Classification	Description
1	**On site**	**Urban**	**Non-agricultural/no quality assigned**

ID	Location	Classification	Description
2	149m NW	Grade 4	Poor quality agricultural land. Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0

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

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

12.3 Tree Felling Licences

Records within 250m	0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

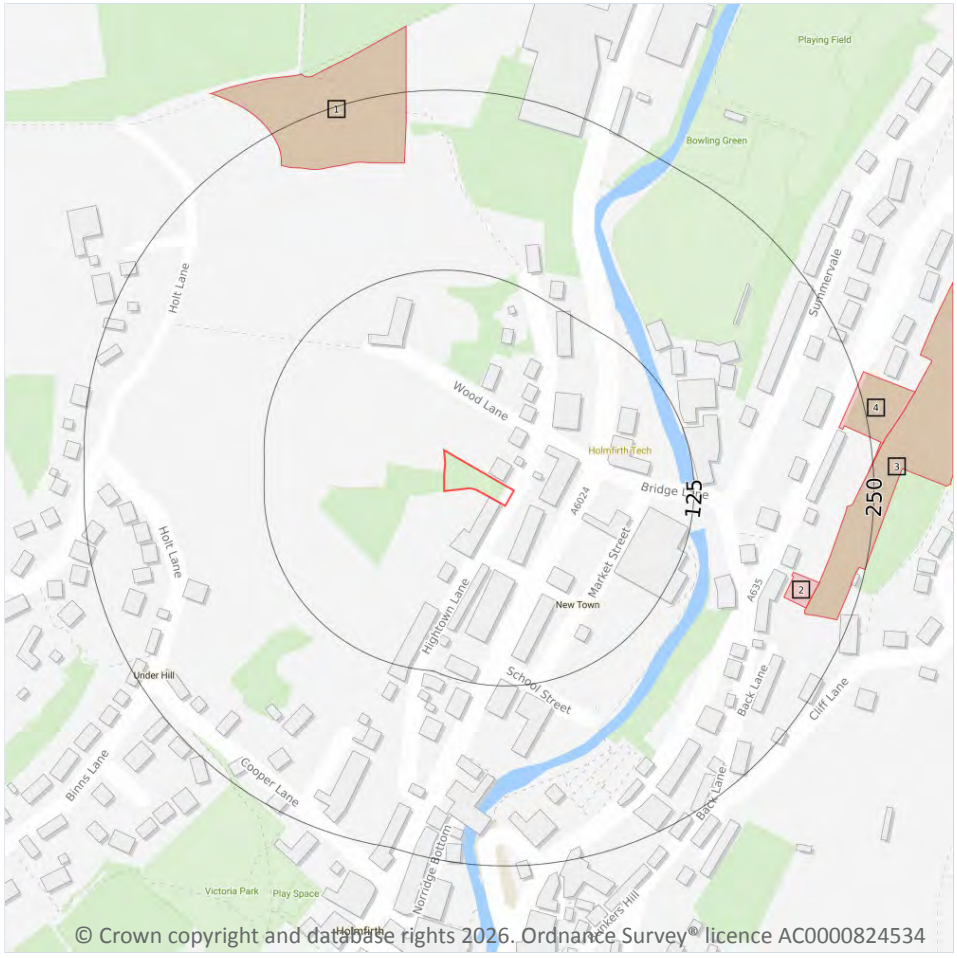
12.5 Countryside Stewardship Schemes

Records within 250m	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



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13.1 Priority Habitat Inventory

Records within 250m	4

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 76 >**

ID	Location	Main Habitat	Other habitats
1	201m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	202m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	218m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	230m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	0

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

This data is sourced from Natural England.

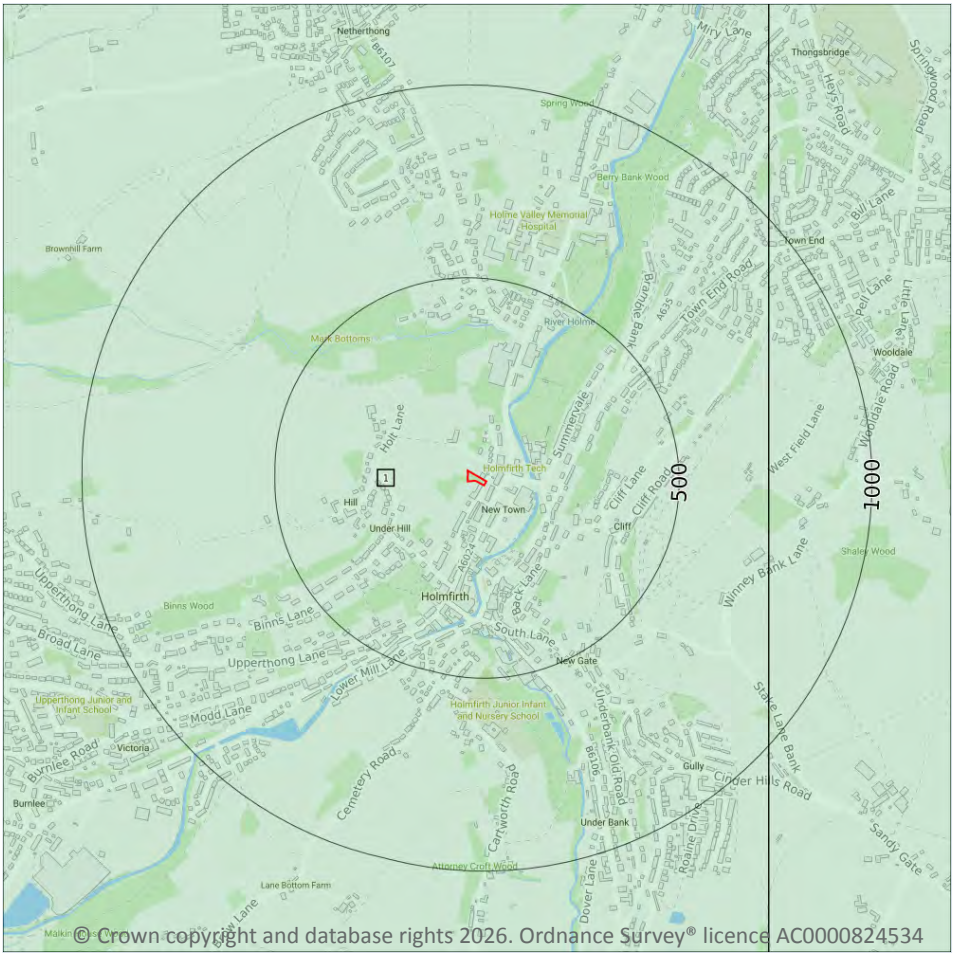
13.4 Limestone Pavement Orders

Records within 250m	0

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

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



Site Outline

Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m	1

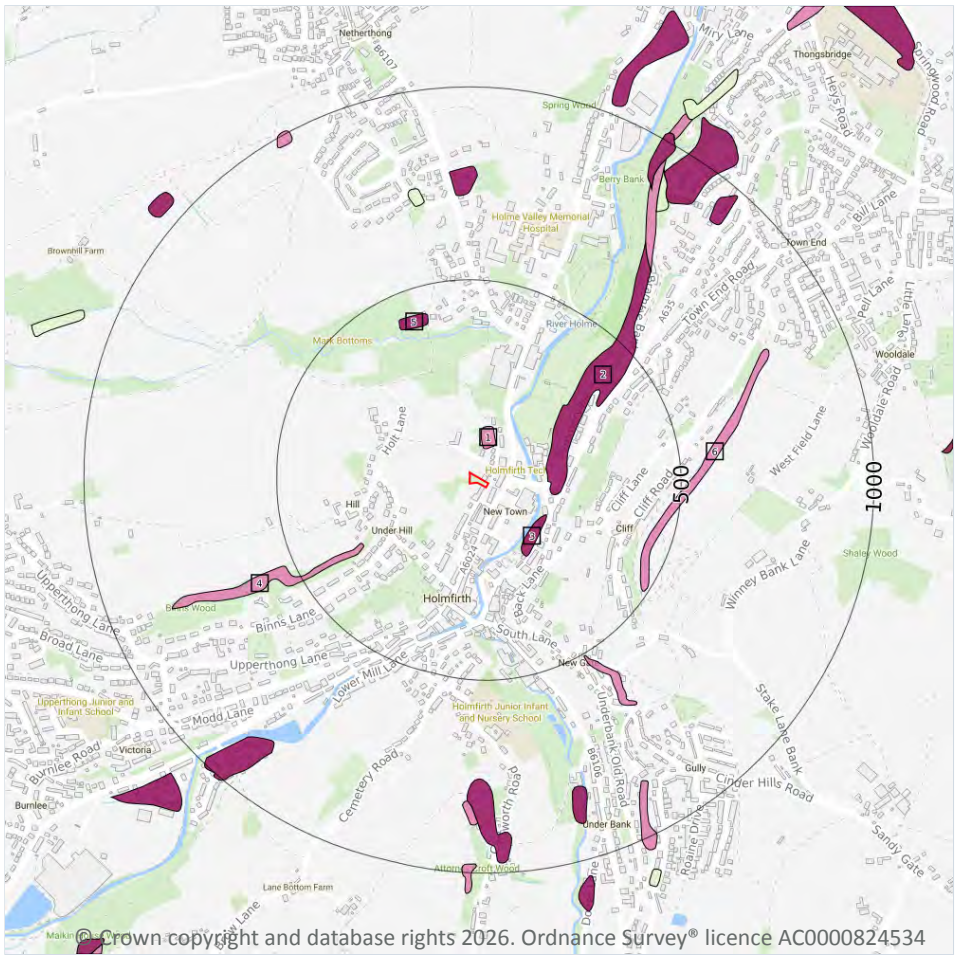
An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 78 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**Full**	**SE10NW**

This data is sourced from the British Geological Survey.

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



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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	6

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.

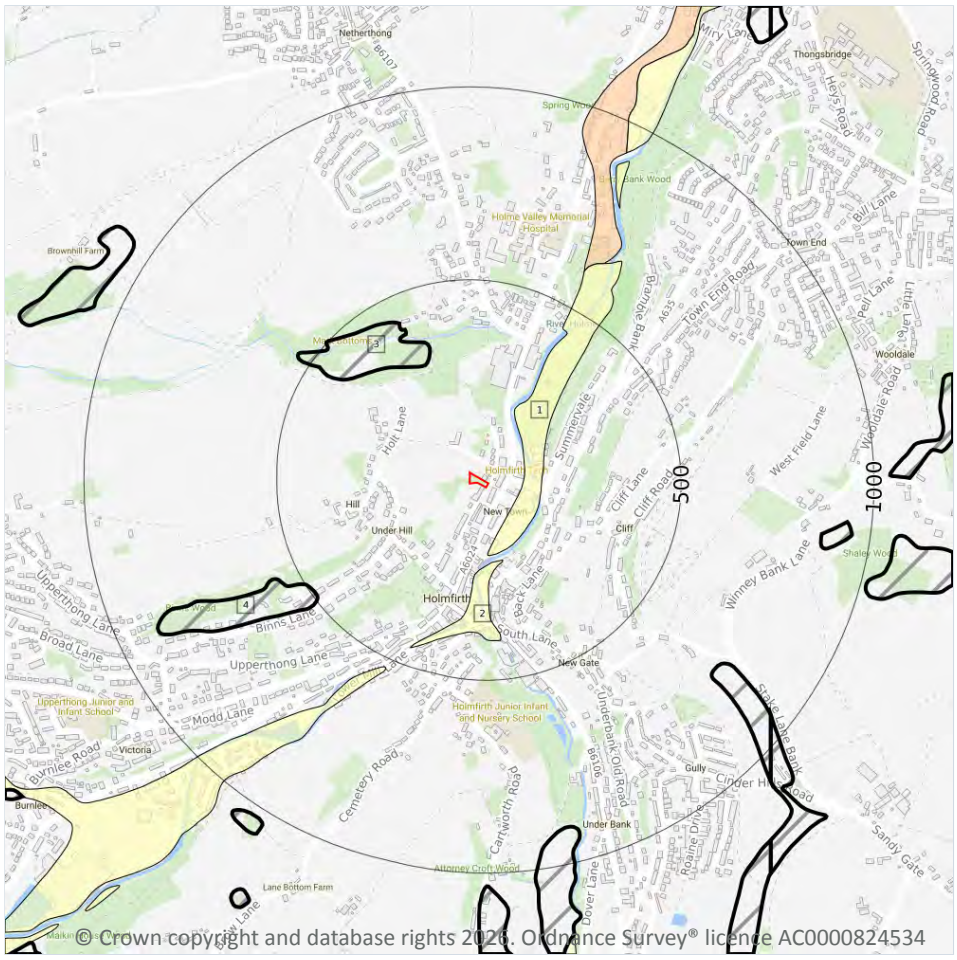
Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 79 >**

ID	Location	LEX Code	Description	Rock description
1	73m NE	WGR-VOID	Worked Ground (Undivided)	Void
2	154m E	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit
3	156m SE	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit
4	318m SW	WGR-VOID	Worked Ground (Undivided)	Void

ID	Location	LEX Code	Description	Rock description
5	399m N	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit
6	435m E	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	2

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on **page 81 >**

ID	Location	LEX Code	Description	Rock description
1	83m SE	ALV-XCZ	Alluvium-Clay And Silt	Clay and silt
2	193m S	ALV-XCZ	Alluvium-Clay And Silt	Clay and silt

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m	2

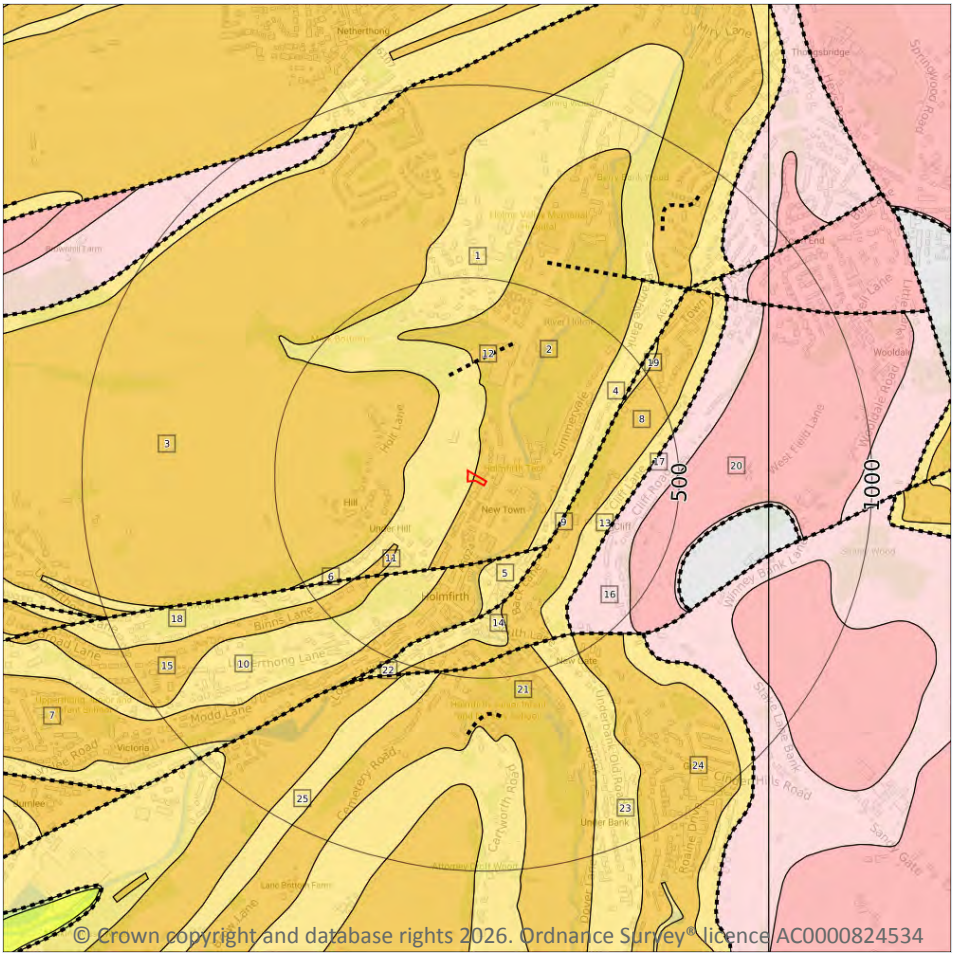
Mass movement deposits on BGS geological maps at 1:10,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

Features are displayed on the Geology 1:10,000 scale - Superficial map on **page 81 >**

ID	Location	LEX Code	Description	Rock description
3	301m N	SLIP-UKNOWN	Landslide deposits	Unknown/unclassified entry
4	490m SW	SLIP-UKNOWN	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	20

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 83 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**MARSD-MDSI**	**Marsden Formation-Mudstone And Siltstone**	**Namurian**
2	**On site**	**GSYG-SDST**	**Guiseley Grit-Sandstone**	**Namurian**
3	140m NW	HDW-SDST	Huddersfield White Rock-Sandstone	Namurian

ID	Location	LEX Code	Description	Rock age
4	177m SE	MARSD-MDSI	Marsden Formation-Mudstone And Siltstone	Namurian
5	193m S	MARSD-MDSI	Marsden Formation-Mudstone And Siltstone	Namurian
7	193m S	MGG-SDST	Midgley Grit-Sandstone	Namurian
8	221m SE	HDW-SDST	Huddersfield White Rock-Sandstone	Namurian
10	229m S	MARSD-MDSI	Marsden Formation-Mudstone And Siltstone	Namurian
11	246m SW	HDW-SDST	Huddersfield White Rock-Sandstone	Namurian
13	280m SE	MARSD-MDSI	Marsden Formation-Mudstone And Siltstone	Namurian
14	306m S	MARSD-MDSI	Marsden Formation-Mudstone And Siltstone	Namurian
15	316m SW	GSYG-SDST	Guiseley Grit-Sandstone	Namurian
16	338m SE	ROSSE-MDSI	Rossendale Formation-Mudstone And Siltstone	Namurian
18	385m SW	MARSD-MDSI	Marsden Formation-Mudstone And Siltstone	Namurian
19	387m NE	MARSD-MDSI	Marsden Formation-Mudstone And Siltstone	Namurian
20	410m E	RR-SDST	Rough Rock-Sandstone	Namurian
21	431m S	MGG-SDST	Midgley Grit-Sandstone	Namurian
23	432m S	MARSD-MDSI	Marsden Formation-Mudstone And Siltstone	Namurian
24	448m SE	HDW-SDST	Huddersfield White Rock-Sandstone	Namurian
25	494m S	MARSD-MDSI	Marsden Formation-Mudstone And Siltstone	Namurian

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m	**5**

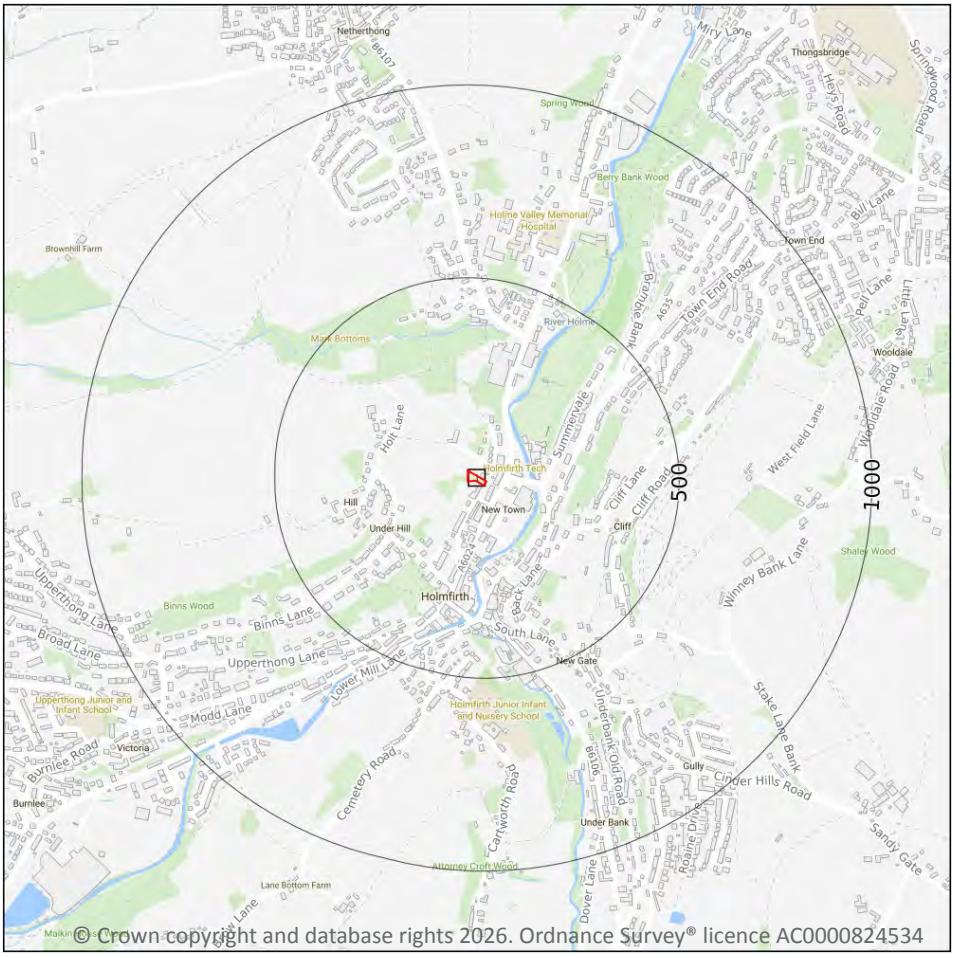
Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 83 >**

ID	Location	Category	Description
6	193m S	FAULT	Fault, inferred, displacement unknown
9	221m SE	FAULT	Fault, inferred, displacement unknown
12	249m N	FAULT	Fault, observed, displacement unknown
17	338m SE	FOSSIL_HORIZON	Marine band
22	431m S	FAULT	Fault, inferred, displacement unknown

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability



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Site Outline

Search buffers in metres (m)

Geological map tile

15.1 50k Availability

Records within 500m	1

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

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 86 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**Full**	**EW086_glossop_v4**

This data is sourced from the British Geological Survey.

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

15.2 Artificial and made ground (50k)

Records within 500m	0

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.

This data is sourced from the British Geological Survey.

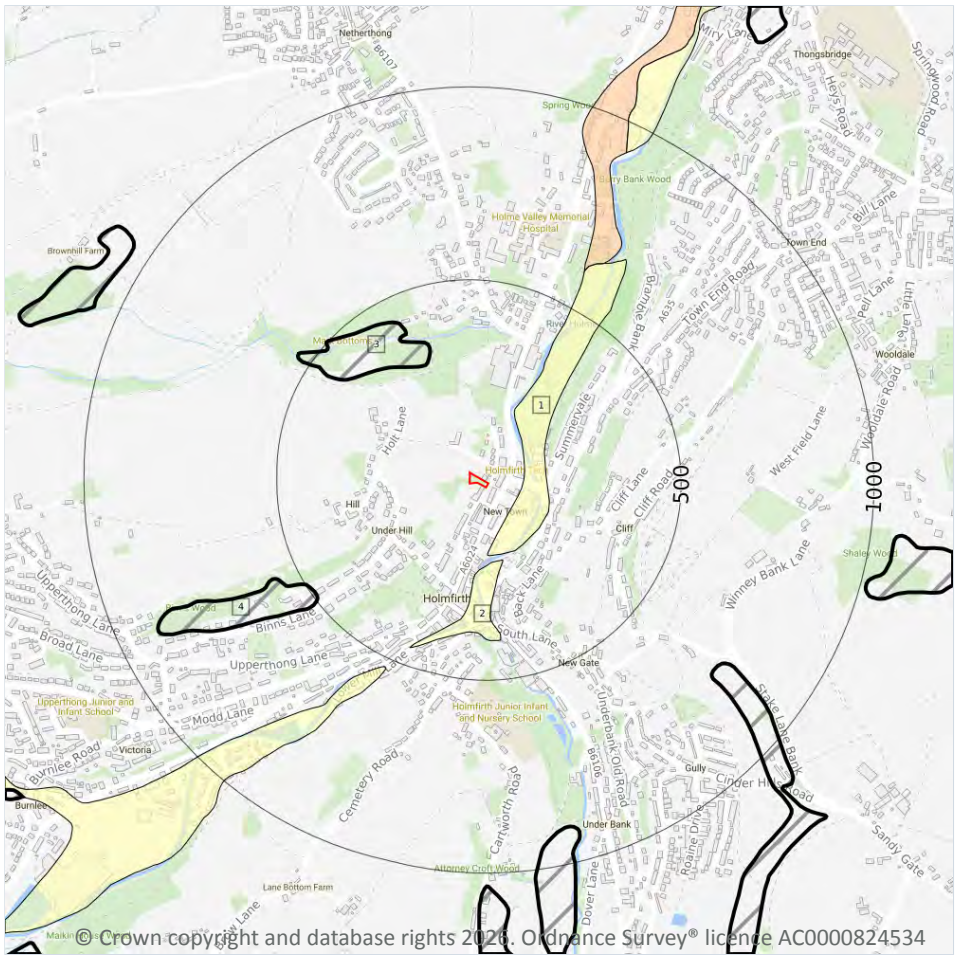
15.3 Artificial ground permeability (50k)

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	2

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 88 >**

ID	Location	LEX Code	Description	Rock description
1	83m SE	ALV-XCZ	Alluvium	Clay and silt
2	193m S	ALV-XCZ	Alluvium	Clay and silt

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	2

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 88 >**

ID	Location	LEX Code	Description	Rock description
3	301m N	SLIP-UKNOWN	Landslide deposits	Unknown/unclassified entry
4	490m SW	SLIP-UKNOWN	Landslide deposits	Unknown/unclassified entry

This data is sourced from the British Geological Survey.

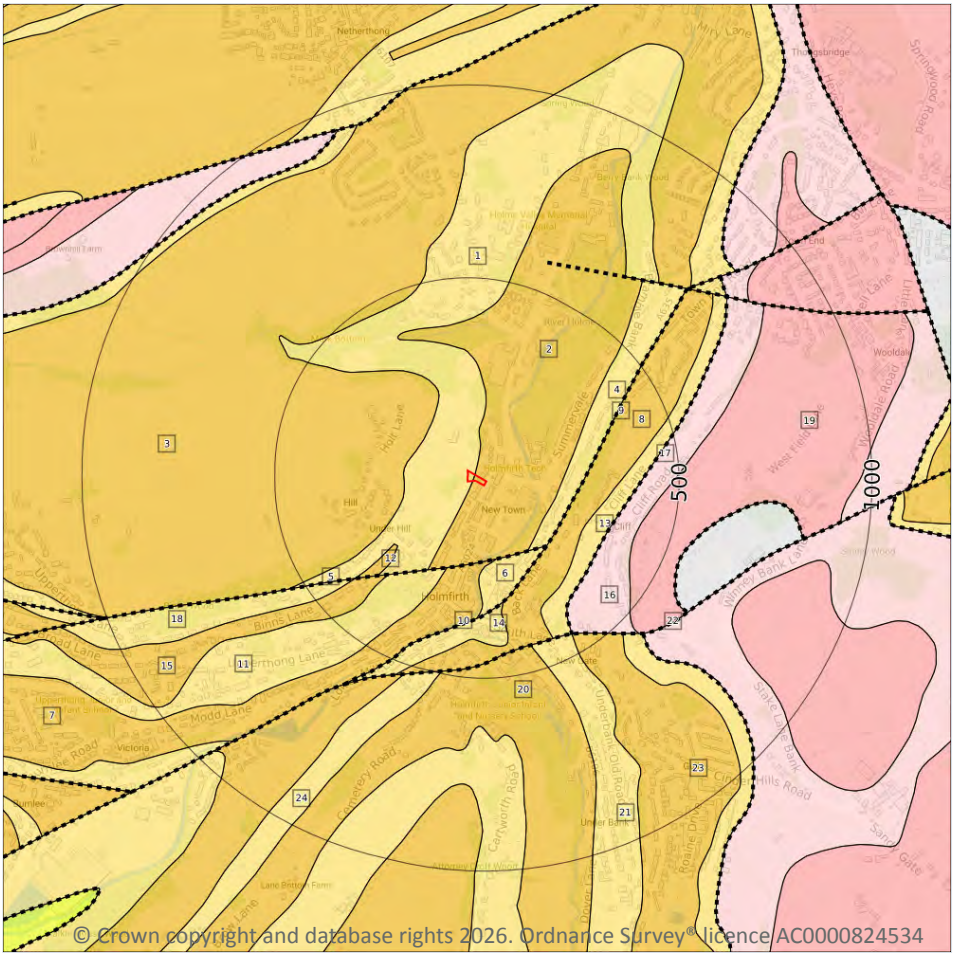
15.7 Landslip permeability (50k)

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	19

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 90 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**MARSD-MDSI**	**Marsden Formation-Mudstone and siltstone**	**Namurian**
2	**On site**	**GSYG-SDST**	**Guiseley Grit-Sandstone**	**Namurian**
3	140m NW	HDW-SDST	Huddersfield White Rock-Sandstone	Namurian

ID	Location	LEX Code	Description	Rock age
4	177m SE	MARSD-MDSI	Marsden Formation-Mudstone and siltstone	Namurian
6	193m S	MARSD-MDSI	Marsden Formation-Mudstone and siltstone	Namurian
7	194m S	MGG-SDST	Midgley Grit-Sandstone	Namurian
8	221m SE	HDW-SDST	Huddersfield White Rock-Sandstone	Namurian
11	229m S	MARSD-MDSI	Marsden Formation-Mudstone and siltstone	Namurian
12	247m SW	HDW-SDST	Huddersfield White Rock-Sandstone	Namurian
13	279m SE	MARSD-MDSI	Marsden Formation-Mudstone and siltstone	Namurian
14	306m S	MARSD-MDSI	Marsden Formation-Mudstone and siltstone	Namurian
15	316m SW	GSYG-SDST	Guiseley Grit-Sandstone	Namurian
16	338m SE	ROSSE-MDSI	Rossendale Formation-Mudstone and siltstone	Namurian
18	385m SW	MARSD-MDSI	Marsden Formation-Mudstone and siltstone	Namurian
19	410m E	RR-SDST	Rough Rock-Sandstone	Namurian
20	431m S	MGG-SDST	Midgley Grit-Sandstone	Namurian
21	431m S	MARSD-MDSI	Marsden Formation-Mudstone and siltstone	Namurian
23	448m SE	HDW-SDST	Huddersfield White Rock-Sandstone	Namurian
24	494m S	MARSD-MDSI	Marsden Formation-Mudstone and siltstone	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**	**Low**	**Low**

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Fracture**	**High**	**Moderate**

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	**5**

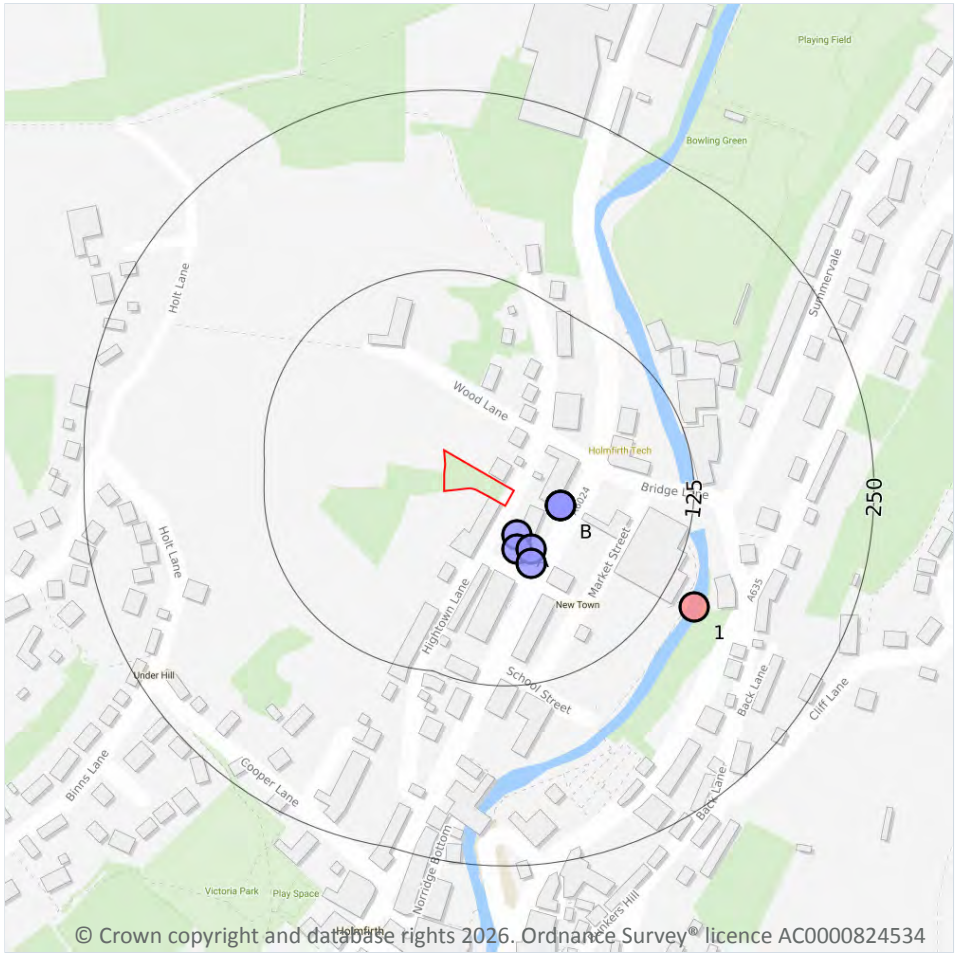
Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 90 >**

ID	Location	Category	Description
5	193m S	FAULT	Fault, inferred, crossmark on downthrow side, throw in metres
9	221m SE	FAULT	Fault, inferred, crossmark on downthrow side, throw in metres
10	226m SE	FAULT	Fault, inferred, crossmark on downthrow side, throw in metres
17	338m SE	FOSSIL_HORIZON	Marine band
22	431m S	FAULT	Fault, inferred, crossmark on downthrow side, throw in metres

This data is sourced from the British Geological Survey.

16 Boreholes



Site Outline

Search buffers in metres (m)

Confidential

0 - 10m

10 - 30m

30m+

Unknown

16.1 BGS Boreholes

Records within 250m	8

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.

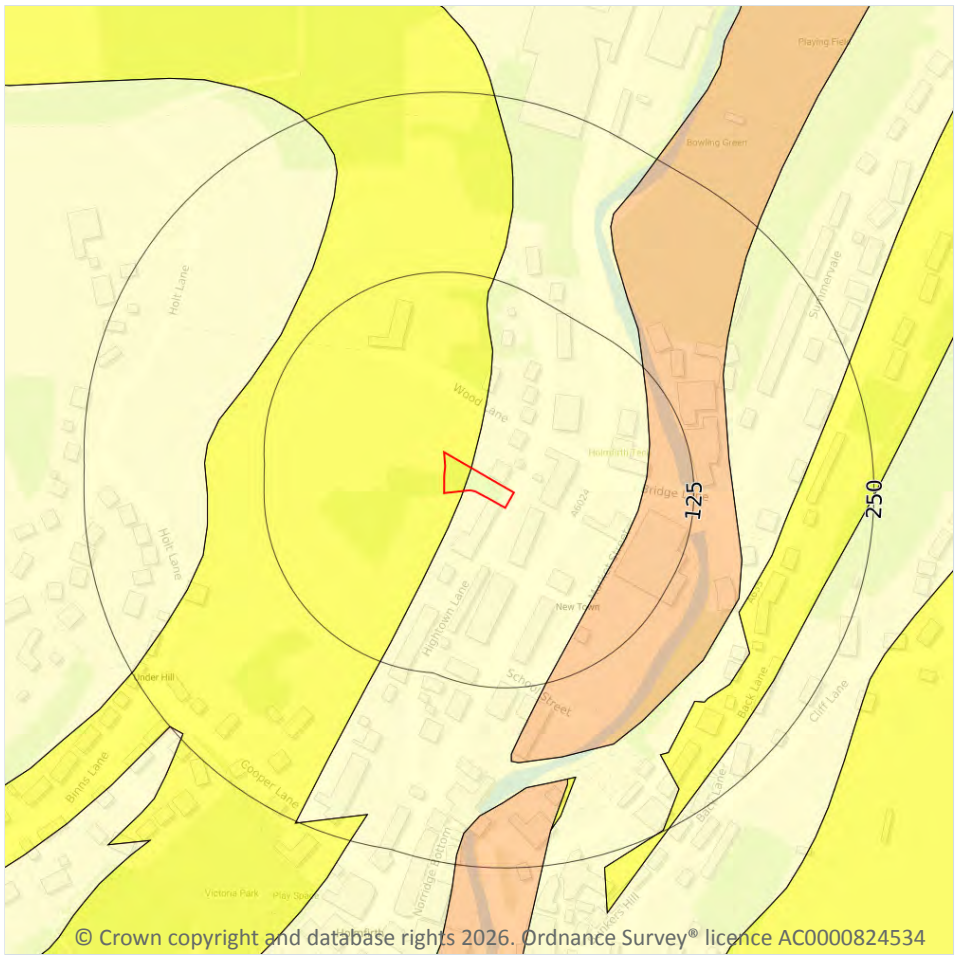
Features are displayed on the Boreholes map on **page 93 >**

ID	Location	Grid reference	Name	Length	Confidential	Web link
A	22m SE	414270 408480	HOLMFIRTH 4	6.1	N	40649 ↗
A	31m S	414270 408470	HOLMFIRTH 1	8.53	N	40646 ↗

ID	Location	Grid reference	Name	Length	Confidential	Web link
B	34m E	414300 408500	HOLMFIRTH FIRE STATION A	6.83	N	15628929 ↗
B	34m E	414300 408500	HOLMFIRTH FIRE STATION B	6.09	N	15628932 ↗
B	34m E	414300 408500	HOLMFIRTH FIRE STATION C	6.09	N	15628934 ↗
A	35m SE	414280 408470	HOLMFIRTH 3	6.1	N	40648 ↗
A	44m SE	414280 408460	HOLMFIRTH 2	6.71	N	40647 ↗
1	149m SE	414393 408430	ALBENT MILL HOLMFIRTH	44.2	N	40644 ↗

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



Site Outline

Search buffers in metres (m)

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

17.1 Shrink swell clays

Records within 50m	2

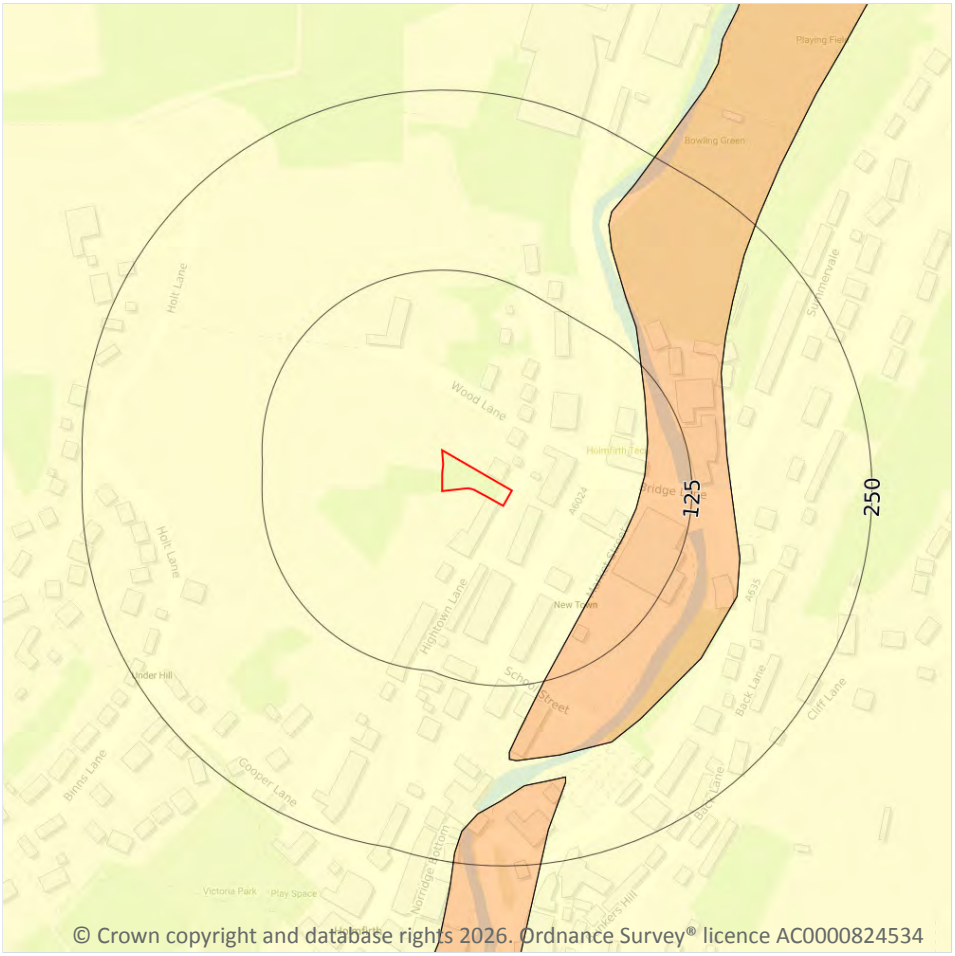
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 95 >**

Location	Hazard rating	Details
On site	**Negligible**	**Ground conditions predominantly non-plastic.**
On site	**Very low**	**Ground conditions predominantly low plasticity.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



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Site Outline

Search buffers in metres (m)

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

17.2 Running sands

Records within 50m	1

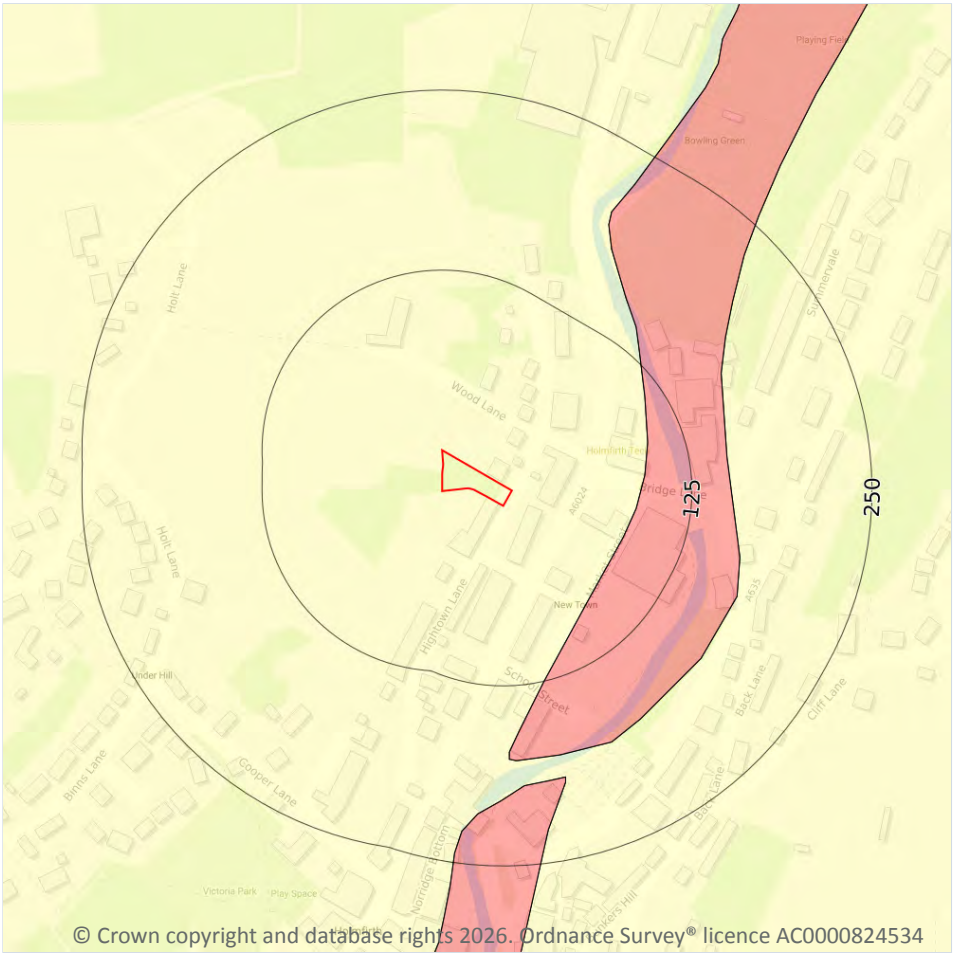
The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on **page 96 >**

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



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Site Outline

Search buffers in metres (m)

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

17.3 Compressible deposits

Records within 50m	1

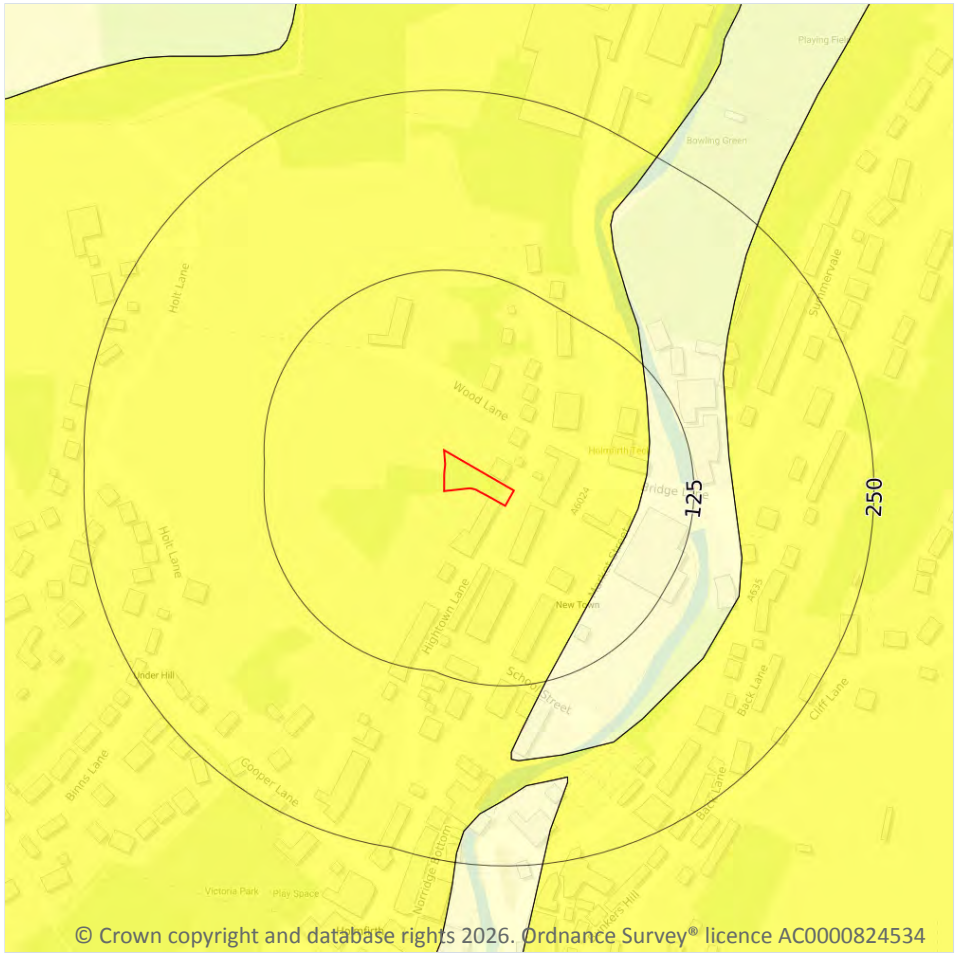
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 97 >**

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



Site Outline

Search buffers in metres (m)

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

17.4 Collapsible deposits

Records within 50m	1

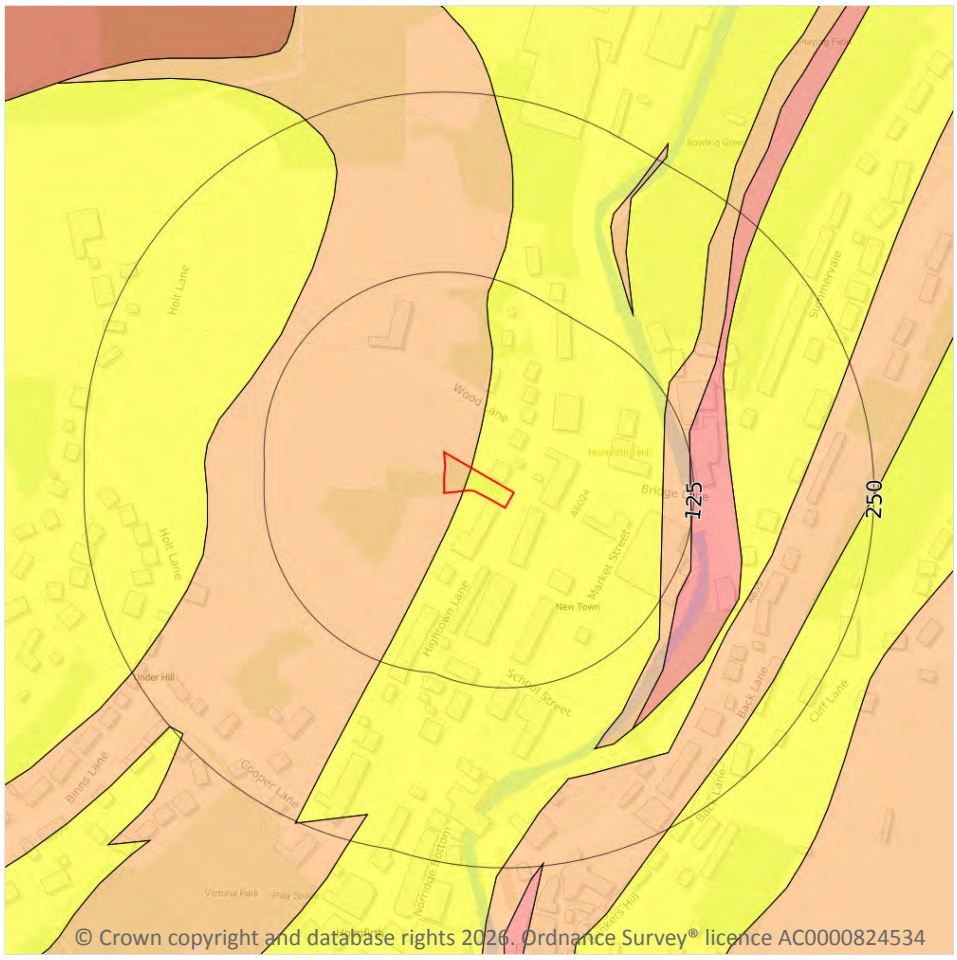
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 98 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



Site Outline

Search buffers in metres (m)

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

17.5 Landslides

Records within 50m	2

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.

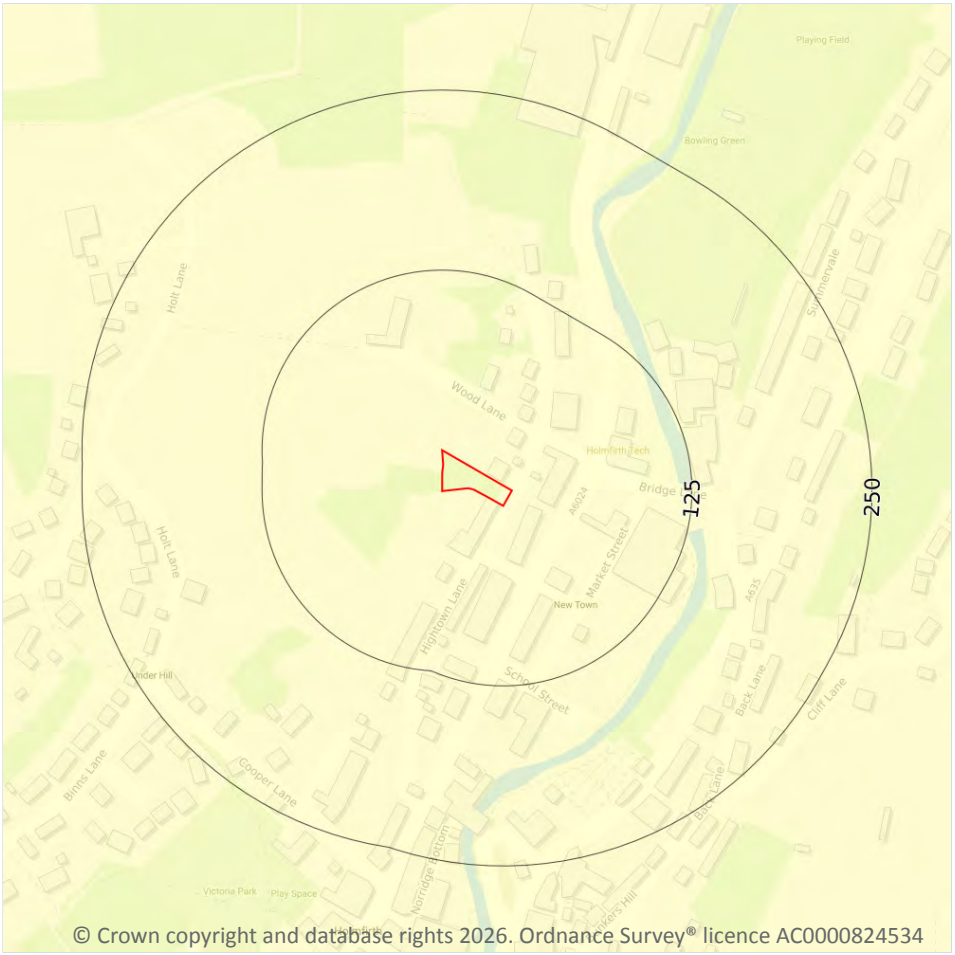
Features are displayed on the Natural ground subsidence - Landslides map on **page 99 >**

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.**

Location	Hazard rating	Details
On site	**Low**	**Slope instability problems may be present or anticipated. Site investigation should consider specifically the slope stability of the site.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



Site Outline

Search buffers in metres (m)

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

17.6 Ground dissolution of soluble rocks

Records within 50m	1

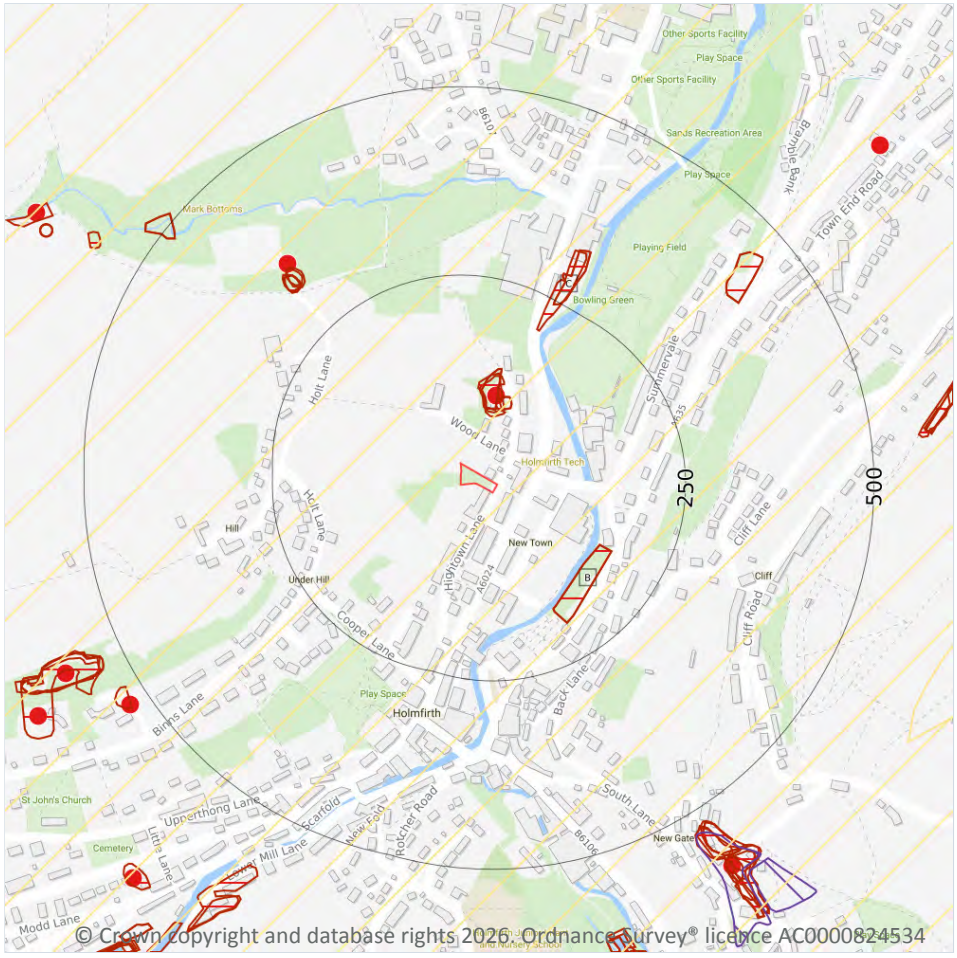
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 101 >**

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

This data is sourced from the British Geological Survey.

18 Mining and ground workings



Site Outline

Search buffers in metres (m)

- BritPits
- Surface ground workings
- Underground workings
- Underground mining extents
- Historical mineral planning areas
- TCA non-coal mining

Non Coal Mining

- Sporadic underground mining of restricted extent possible
- Localised small scale underground mining possible
- Small scale mining possible
- Underground mining known or likely within or in close proximity
- Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m	2

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

Features are displayed on the Mining and ground workings map on **page 103 >**

ID	Location	Details	Description
A	102m NE	Name: Wood Quarry Address: Underhill, HOLMFIRTH, 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	351m NW	Name: Mark Bottoms Address: Mark Bottoms, HOLMFIRTH, 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**

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 103 >**

ID	Location	Land Use	Year of mapping	Mapping scale
A	74m NE	Unspecified Quarry	1904	1:10560
A	78m NE	Unspecified Disused Quarry	1933	1:10560
A	82m NE	Unspecified Pit	1970	1:10560
A	82m NE	Unspecified Pit	1980	1:10000
A	87m NE	Unspecified Heap	1970	1:10560
A	87m NE	Unspecified Heap	1980	1:10000
B	153m SE	Unspecified Ground Workings	1970	1:10560
B	153m SE	Unspecified Ground Workings	1980	1:10000

ID	Location	Land Use	Year of mapping	Mapping scale
C	205m NE	Pond	1888	1:10560
C	245m NE	Mill Pond	1980	1:10000
C	245m NE	Mill Pond	1970	1:10560

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

18.3 Underground workings

Records within 1000m	**0**

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

This is 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	**3**

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 103 >**

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.**
-	732m E	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.
-	969m NW	Not available	Vein Mineral	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. 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

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

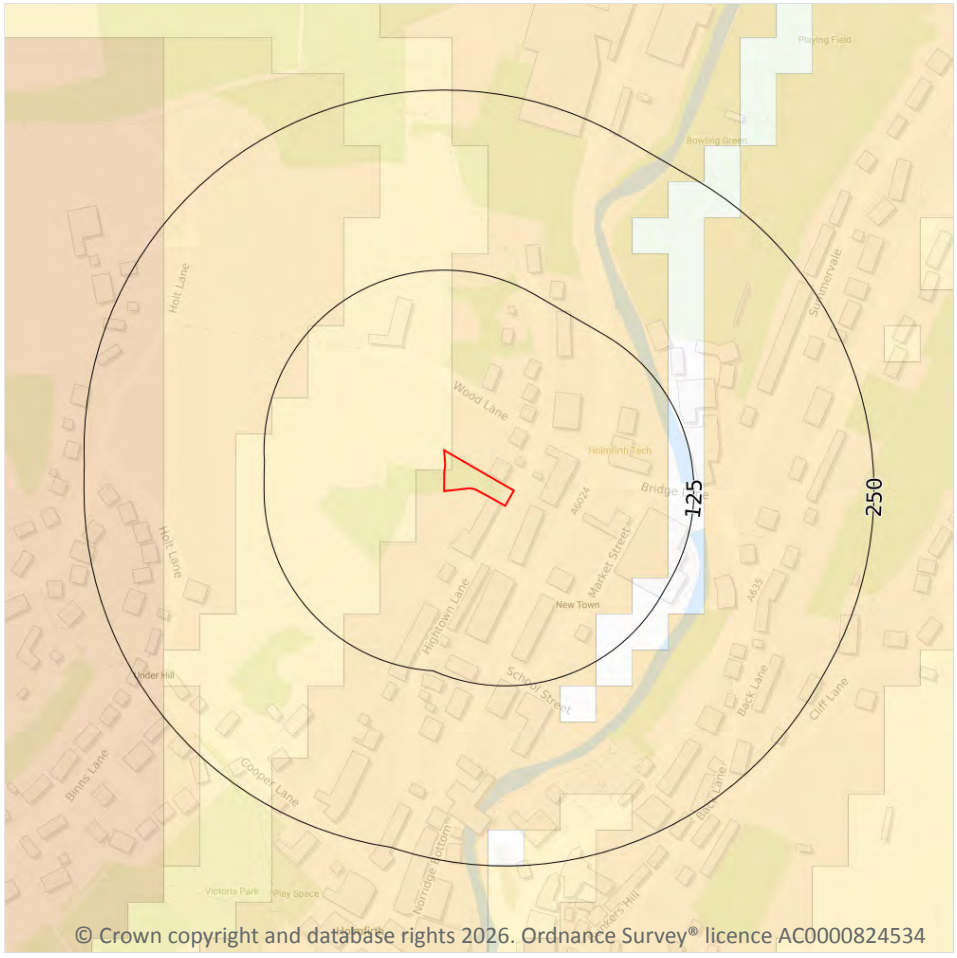
Records within 500m	0

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



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Site Outline

Search buffers in metres (m)

- Greater than 30%
- Between 10% and 30%
- Between 5% and 10%
- Between 3% and 5%
- Between 1% and 3%
- Less than 1%

20.1 Radon

Records on site	2

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 111 >**

Location	Estimated properties affected	Radon Protection Measures required
On site	**Between 1% and 3%**	**None**

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	4

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 mg/kg**
On site	**15 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 mg/kg**
11m S	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m	0

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

This data is sourced from the British Geological Survey.

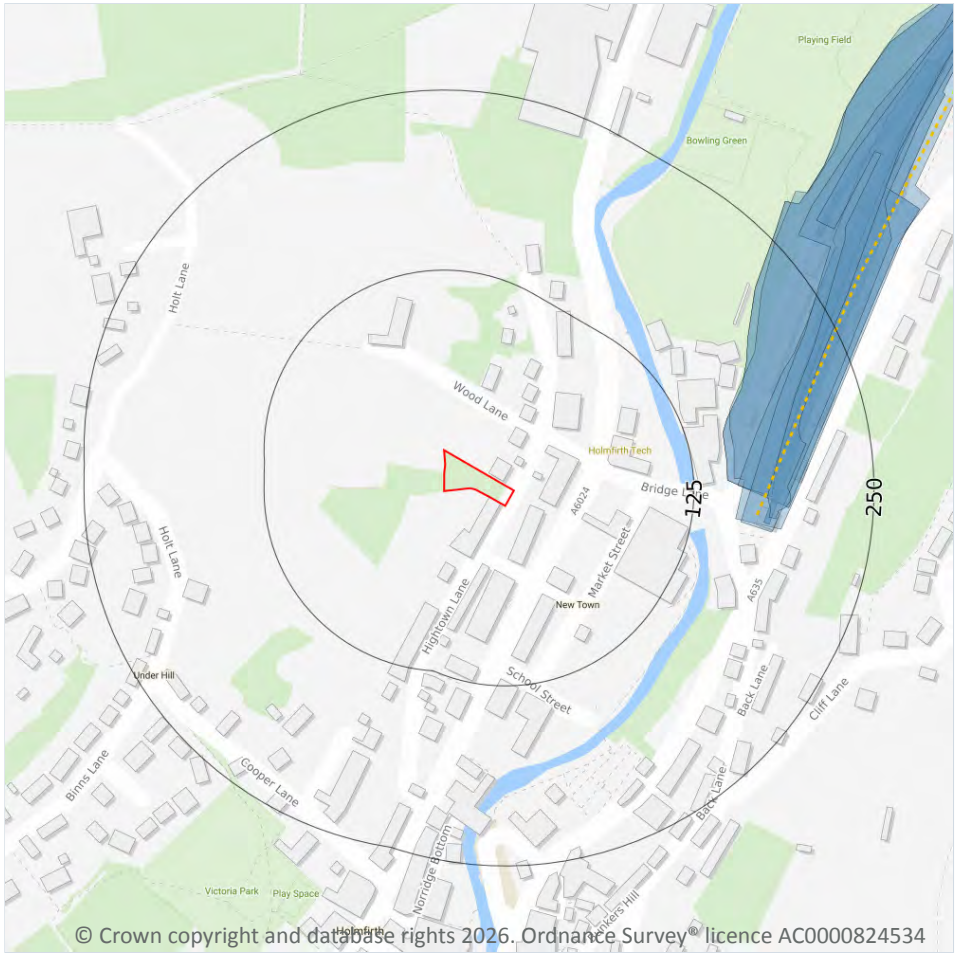
21.3 BGS Measured Urban Soil Chemistry

Records within 50m	0

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

This data is sourced from the British Geological Survey.

22 Railway infrastructure and projects



Site Outline

Search buffers in metres (m)

- Crossrail 2 Stations
- Crossrail 2 Route
- Crossrail 2 Worksites
- Crossrail 2 Safeguarding
- Crossrail 2 Headhouses
- Railway stations
- Active railways
- Active tunnels
- Abandoned railways
- Historic railways
- Historic tunnels
- Underground stations
- Underground Lines
- Royal Mail tunnels
- HS2 optimised route
- HS2 Stations
- HS2 Depots
- HS2 Surface Safeguarding
- HS2 Subsurface Safeguarding

22.1 Underground railways (London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey® mapping.

This data is sourced from the Ordnance Survey®.

22.4 Historical railway and tunnel features

Records within 250m	7

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

Features are displayed on the Railway infrastructure and projects map on **page 115 >**

Location	Land Use	Year of mapping	Mapping scale
149m E	Railway Sidings	1904	10560
149m E	Railway Sidings	1948	10560
153m E	Railway Sidings	1965	10560
156m E	Railway Sidings	1888	10560
159m E	Railway Sidings	1933	10560
175m E	Railway Sidings	1967	2500
176m E	Railway Sidings	1955	10560

This data is sourced from Ordnance Survey®/Groundsure.

22.5 Royal Mail tunnels

Records within 250m	0

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

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m	1

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

Features are displayed on the Railway infrastructure and projects map on **page 115 >**

Location	Description
170m E	Abandoned

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. Please note that the Crossrail 2 project has been temporarily suspended. It is possible funding will be received in the future, but there is no guarantee of this.

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-conditions-april-2026/ ↗.

Appendix 4

Photographs



Photo 1



Photo 2



Photo 3



Photo 4