

PHASE 1 ENVIRONMENTAL ASSESSMENT

FOR A PROPOSED MIXED RESIDENTIAL AND EDUCATION LAND ALLOCATION FOR LAND OFF LOWER EDGE ROAD AND SHAW LANE, ELLAND IN SUPPORT OF DRAFT CALDERDALE LOCAL PLAN ALLOCATION LP0978

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1.0 INTRODUCTION

- 1.01 Following instructions from Walker Morris on behalf of P & J Boyle & Son on 04 February 2016, CoDA Structures have undertaken an appraisal of a proposed site off Lower Edge Road and Shaw Lane, Elland for a proposed mixed residential use and education land allocation.
- 1.02 The report has been prepared in support of draft Calderdale Local Plan allocation LP0978.
- 1.03 The site is currently fields.
- 1.04 Sections 2.0 – 7.0 of this report undertake a desk based assessment to determine the environmental quality of the land at the site and to identify the potential for any environmental risks as follows:-
- to establish the likely extent of any potential contamination at the site as a result of its current and previous use;
 - to establish the sensitivity of the site in relation to the site's geology, hydrogeology and hydrology;
 - to assess the significance of any potential contamination at the site with respect to possible harm to the surrounding environment and site end users;
 - to provide recommendations for further works as appropriate.
- 1.05 The interpretation provided in this report is based upon information gathered from public data sources.
- 1.06 The local authority is Calderdale Metropolitan Borough Council (CMBC).

2.0 LOCATION, TOPOGRAPHY & CURRENT CONDITION

- 2.01 The site is located to the north of Lower Edge Road and lies approximately 1.0km to the northeast of Elland Town Centre. A site location plan (Fig. 1) is attached in Appendix B.
- 2.02 The Ordnance Survey co-ordinates for the centre of the site are 412070mE, 421530mN.
- 2.03 The site is approximately 8.4 hectares in area.
- 2.04 The boundaries of the site are defined as follows:-
- Northern boundary : Timber fence and tree line to embankment to

the railway line beyond.

- Southern boundaries : Stone wall and hedgerow to back of footway of Lower Edge Road in the eastern sector. Steel palisade fence and hedgerow to adjacent school in the western sector.
- Western boundaries : Steel palisade fence and hedgerow to adjacent school in the southern sector. Timber fences to residential properties beyond and tree line to adjacent sports pitches in the northern sector.
- Eastern boundary : Hedgerow to the adjacent Shaw Lane.

2.05 The site can be accessed from Shaw Lane.

2.06 A site walk-over was undertaken on 24 February 2016 and the following noted:-

- The site is generally grassland with some areas of scrub, particularly adjacent the boundaries.
- There are no obvious visual signs of contamination on the site.

2.07 The site is currently grassland.

2.08 The general fall of the site is to the northeast.

2.09 A site topographical survey (Fig 2) is attached in Appendix C.

2.10 Site photographs are attached in Appendix D.

3.0 HISTORIC SITE USAGE

3.01 Extracts from Ordnance Survey Sheets dating back to 1854 have been examined and the following constitutes a brief history of the entire site and the surrounding land:-

Map date & Scale	On-site Features	Features within 250m of site	Features within 1000m of site
1854 1:10,000	<ul style="list-style-type: none"> - a farm is indicated adjacent the eastern boundary; - a shaft is indicated in the northern sector. 	<ul style="list-style-type: none"> - the surrounding area is predominantly undeveloped; - railway line adjacent the northern boundary; - River Calder to the northeast; - shafts to the north, east and south. 	<ul style="list-style-type: none"> - the surrounding area is predominantly undeveloped; - colliery to the north; - quarries to the east, southeast and south; - works to the south; - village of Elland Upper Edge to the south; - shafts to the south and southwest; - Elland to the southwest; - mills to the southwest; - Calder/Hebble Navigation to the north.
1893 1:2,500	<ul style="list-style-type: none"> - a shaft is indicated in the central sector; - a tramway runs through the northern sector; - a clay pit encroaches into the central sector adjacent the western boundary. 	<ul style="list-style-type: none"> - buildings to the northeast; - fire clay works to the southwest; - clay pit adjacent the western boundary. 	<ul style="list-style-type: none"> - not applicable (N/A)
1894 1:10,000	<ul style="list-style-type: none"> - no significant change noted. 	<ul style="list-style-type: none"> - fire clay works to the northeast. 	<ul style="list-style-type: none"> - village of Elland Lower Edge to the east; - mills to the west; - gas works to the west.
1907 1:2,500	<ul style="list-style-type: none"> - tramway and clay pit no longer indicated; - a shaft is present in the western sector. 	<ul style="list-style-type: none"> - no significant change noted. 	<ul style="list-style-type: none"> - N/A
1908 1:10,000	<ul style="list-style-type: none"> - no significant change noted. 	<ul style="list-style-type: none"> - no significant change noted. 	<ul style="list-style-type: none"> - fire clay works to the north; - old quarry to the north; - shafts to the east; - works to the southwest; - foundry to the southwest; - power station to the northwest; - sewage works to the northwest.
1930/31 sheets 1:10,000	<ul style="list-style-type: none"> - no significant change noted. 	<ul style="list-style-type: none"> - no significant change noted. 	<ul style="list-style-type: none"> - sanitary pipe works to the north; - works to the southwest; - residential development to the southwest and west; - dye works to the west.
1933 1:2,500	<ul style="list-style-type: none"> - no significant change noted. 	<ul style="list-style-type: none"> - no significant change noted. 	<ul style="list-style-type: none"> - N/A
1938 1:10,000	<ul style="list-style-type: none"> - no significant change noted. 	<ul style="list-style-type: none"> - residential development to the south. 	<ul style="list-style-type: none"> - further residential development to the west.
1956 1:10,000	<ul style="list-style-type: none"> - no significant change noted. 	<ul style="list-style-type: none"> - no significant change noted. 	<ul style="list-style-type: none"> - no significant change noted.

1959 1:2,500	- no significant change noted.	- works to the northeast & southwest.	- N/A
1960 1:2,500	- no significant change noted.	- no significant change noted.	- N/A
1965/72 sheets 1:2,500	- no significant change noted.	- expansion of works to the northeast; - residential development to the west and southwest; - additional works to the southwest.	- N/A
1969 1:10,000	- no significant change noted.	- no significant change noted.	- works to the north and northwest; - gravel and sand pits to the north and northeast; - residential development to the east and southwest.
1974/76/77/89 sheets 1:2,500 maps incomplete	- no significant change noted.	- residential and school development adjacent the western boundary; - further residential development to the southwest.	- N/A
1978 1:10,000	- no significant change noted.	- ash pond to the north.	- a gravel pit to the northeast no longer indicated; - further residential development to the east.
1982 1:10,000	- no significant change noted.	- ash pond to the northwest.	- gravel pits to the northeast no longer indicated; - works to the south.
1990 1:10,000	- no significant change noted.	- no significant change noted.	- no significant change noted.
1992 1:2,500	- the farm buildings are no longer indicated.	- no significant change noted.	- N/A
1996 1:2,500	- no significant change noted.	- no significant change noted.	- N/A
2006 1:10,000	- no significant change noted.	- commercial re-development to the north.	- further residential development to the southwest; - commercial development to the north and northwest.
2015 1:10,000	- no significant change noted.	- further commercial development to the north; - works to the northwest no longer indicated.	- further commercial development to the north.

3.02 Historic Ordnance Survey plans are attached in Appendix E.

4.0 GEOLOGY AND HYDROGEOLOGY

4.01 Geology:

BGS Geological Sheet 77 Huddersfield indicates the following:-

- The site is underlain by the Lower Coal Measures Formation of the Westphalian Age.
- The Middle Band Coal Seam outcrops in the northern sector of the site.
- No faults or abnormal features appear to be present on or in the vicinity of the site.
- Glacial fluvial deposits (sand and gravel with thin bands of clay) are likely to be present at the surface in the northern sector.
- There is an area of recorded made ground adjacent the northern boundary of the site.
- There is a large area of recorded made ground 100m to the north of the site.
- There is an area of infilled ground adjacent the eastern boundary of the site.

A record mine shaft log (Ref: SE12SW35/C) viewed on the BGS website, undertaken adjacent Shaw Lane approximately 50m to the east of the site, indicates the following sequence of strata:-

Shaft (SE12SW35/C)	
Strata	Thickness (m)
Black shale	10.06
Coal	0.15
Fire clay	1.37
Hard bed band coal	0.30
Fire clay	0.91
Mudstone?	2.74
Black shale	3.66
'Mussel Bed' bind	1.83
Black shale	21.03
Grey shale	0.91
Black shale	0.30
Hard bed coal	0.71
Ganister rock	0.20
Fire clay	3.04
Middle band coal	0.30
Black shale	7.92
Seat stone	0.76
Mudstone?	0.61
Shale and ironstone balls	9.45
Soft bed coal	0.46

Seat earth	0.91
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4.02 Mining and Minerals:

A mining report has been prepared by D Bellis Consulting Surveyors and is summarised as follows:-

- The following coal seams have been worked below the site:-

Seam	Depth (m)	Section (m)	Date	Remarks
Halifax Hard	16m	0.68	Pre 1914	Subjacent
Halifax soft	46m	0.48	Pre 1914	Subjacent

- Old deep workings are present below the site but all ground settlement from these workings are likely to have completed long ago.
- There are possible ancient coal and fire clay workings below the site within the likely zone of influence on the surface for which no accurate plans or records exist.
- There are 6 no recorded mine entries on or within 20m of the site.
- The site is not situated within the boundary of a former opencast coal mining site.
- There is coal in reserve below the site but no future workings are currently planned.
- There is no evidence of any coal mining related subsidence claims in relation to the site during the past 10 years.

The mining report is attached in Appendix F.

There are 34 no. recorded BGS mineral sites within 1000m of the site. Of these 10 no. are within 500m of the site and details are summarised as follows:-

Location: Elland 22m to the southwest
Type: Underground
Status: Ceased
Commodity: Fire clay.

Location: Lower Edge Road, Elland 97m to the northeast
Type: Opencast
Status: Ceased
Commodity: Common clay and shale.

Location: Greetland, Halifax 109m to the southeast
Type: Opencast

Status: Ceased
Commodity: Sandstone.

Location: Elland 234m to the southwest
Type: Underground
Status: Ceased
Commodity: Common clay and shale.

Location: Lower Edge Road, Elland 269m to the east
Type: Opencast
Status: Ceased
Commodity: Common clay and shale.

Location: Elland Road, Brighouse 289m to the northeast
Type: Opencast
Status: Ceased
Commodity: Sand and gravel.

Location: Elland 299m to the northeast
Type: Underground
Status: Ceased
Commodity: Common clay and shale.

Location: Lower Edge Road, Elland 365m to the southeast
Type: Opencast
Status: Ceased
Commodity: Common clay and shale.

Location: Elland Upper Edge 415m to the east
Type: Opencast
Status: Ceased
Commodity: Sandstone.

Location: Elland Upper Edge 463m to the southeast
Type: Opencast
Status: Ceased
Commodity: Sandstone.

4.03 **Hydrogeology:**

There is a watercourse in the north western sector of the site which is associated with a groundwater issue adjacent the southern boundary. The Environment Agency River Network Map also indicates a culverted watercourse runs into the open watercourse on the site from the south.

The Environmental Agency River Network Map also indicates there is a culverted watercourse in the north eastern sector of the site. This watercourse (part open, part

culverted) lies adjacent the eastern boundary in the southern sector of the site. The source of this watercourse again appears to be associated with groundwater issues in the vicinity of the site.

From the inspection of OS maps and the Environment Agency River Network Map, there are further watercourses in the vicinity of the site as follows:-

- Culverted watercourse adjacent the northern boundary.
- Unnamed watercourse approximately 30m to the northeast.
- River Calder approximately 100m to the northeast.
- Unnamed watercourse approximately 375m to northeast
- Culverted watercourse approximately 750m to the northeast
- Unnamed watercourse approximately 800m to the west

There are groundwater issues approximately 700m to the southwest and 950m to the south of the site.

The Calder and Hebble Navigation is approximately 650m to the north of the site.

The site is not believed to be prone to flooding and the site is located in Flood Zone 1 on the Environment Agency (EA) Flood Map.

The site is underlain by a bedrock aquifer designated as a Secondary Aquifer – A which is strata which contains 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.

The site is underlain by a superficial aquifer which is designated as a Secondary Aquifer – A which is strata which contains 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.

The overlying soils are classified as having a high leaching potential unless proved otherwise. Drift deposits are unlikely to be present at the surface.

There are 25 no. discharge consents within 100m of the site. Of these 4 no. are within 500m of the site and details are summarised as follows:-

- treated effluent 112m to the northeast.
- stormwater overflow (2 no.) 330m to the south
- trade discharges 422m to the north

There have been 50 no. pollution incidents within 1000m of the site. Of these 3 no. have been within 500m of the site and details are summarised as follows:-

1 no. Category 2 Significant Incident involving:-

- construction materials 91m to the northeast

2 no. Category 3 Minor Incidents involving:-

- animal carcasses 117m to the northeast
- tip leachate 402m to the north

The pollution incidents do not appear to be associated with any activities on the site.

There have been 3 no. substantiated pollution incidents within 1000m of the site. Of these 1 no. was within 500m of the site and details are summarised as follows:-

Location:	425m to the southwest
Water Impact:	Category 3 Minor Incident
Air Impact:	Category 3 Minor Incident
Land Impact:	Category 2 Significant Incident

There are 9 no. water abstraction licenses held within 1000m of the site and details are summarised as follows:-

- surface abstraction for general use (2 no.) 165m to the northeast
- surface abstraction for unclassified use 165m to the northeast
- surface abstraction for cooling 407m to the north
- surface abstraction for general use (3 no.) 593m to the southeast
- groundwater abstraction for domestic use 889m to the north
- groundwater abstraction for domestic use 989m to the north
- groundwater abstraction for general use 989m to the north

The site does not lie within a Source Protection Zone.

There have been no prosecutions relating to controlled waters within 1000m of the site.

5.0 POLLUTION CONTROLS & WASTE

5.01 Pollution Controls:

There is 1 no. Integrated Pollution Control Permit held within 1000m of the site.

There are 4 no. Integrated Pollution Prevention and Control Permits held within 1000m of the site.

There are 15 no. Local Authority Pollution Prevention and Control Permits held within 1000m of the site.

There are 3 no. Local Authority Integrated Pollution Prevention and control Permits

held within 1000m of the site.

There are no registered radio active substance licences held within 1000m of the site.

There are 2 no. COMAH (Control of Major Accident Hazards Sites) within 1000m of the site and details are summarised as follows:-

Location: Dewsbury Road, Elland 573m to the southeast
Type: Lower tier
Status: Record ceased to be supplied under COMAH regulations

Location: Dewsbury Road, Elland 573m to the southeast
Type: Lower tier
Status: Active

There has been 1 no. prosecution relating to authorised processes within 1000m of the site.

5.02 **Waste:**

There are 16 no. registered landfill sites within 1000m of the site. Of these 8 no. are within 500m of the site and details are summarised as follows:-

Location: Lowfields, Elland 111m to the north
Category: Landfill for waste produced on site.
Status: License lapsed/cancelled/defunct/not applicable/surrendered.
Authorised Furnace bottom ash, pulverised fuel ash.
Waste:

Location: Lowfields, Elland 155m to the northwest
Category: Landfill, no known restrictions on source of waste
Status: License lapsed/cancelled/defunct/not applicable/surrendered.
Authorised Partly decomposed refuse and sewage, pulverised fuel ash,
Waste: uncontaminated brick, stone and excavation waste.

Location: Lower Edge Road, Elland 207m to the east
Category: Landfill, no known restrictions on source of waste
Status: License lapsed/cancelled/defunct/not applicable/surrendered.
Authorised Solid fired brick waste, solid uncontaminated construction and
Waste: demolition waste, solid uncontaminated earth and excavation waste.

Location: Cromwell Bottoms, Elland 389m to the north
Category: Landfill, no known restrictions on source of waste
Status: Site at or awaiting restoration
Authorised Bricks, stone, concrete, uncontaminated earth and excavation waste,
Waste: uncontaminated, non bio-degradable construction and demolition
waste.

Location: Cromwell Bottoms, Elland 389m to the north
Category: Landfill, no known restrictions on source of waste
Status: Record superseded
Authorised Waste: Animal and food wastes, ash, bulky household waste, foundry sand, garden waste, household refuse, skip waste, treated sanitary waste, slag, clinker, various special wastes, uncontaminated earth and excavation waste and uncontaminated construction and demolition waste.

Location: Cromwell Bottoms, Elland 389m to the north
Category: Landfill, no known restrictions on source of waste
Status: Record superseded
Authorised Waste: Poisonous, noxious and polluting wastes subject to specific EA approval.

Location: Cromwell Bottoms, Elland 389m to the north
Category: Landfill, no known restrictions on source of waste
Status: Record superseded
Authorised Waste: Subsoil

Location: Lowfields, Elland 485m to the north
Category: Landfill for waste produced on site
Status: License lapsed/cancelled/defunct/not applicable/surrendered
Authorised Waste: Construction and demolition wastes, food waste, paper and cardboard waste, plant and machinery waste, pulverised fuel ash, silt and dredgings.

There are 4 no. British Geological Survey recorded landfill sites within 1000m of the site. Of these 1 no. is within 500m of the site and details are summarised as follows:-

Location: Lowfields, Elland 474m to the northwest

There are 14 no. Local Authority recorded landfill sites within 1000m of the site. Of these 4 no. are within 500m of the site and details are summarised as follows:-

Location: Lowfields, Elland 63m to the north
Status: Unknown
Types of Waste: Sewage sludge, partially decomposed refuse, pulverised fuel ash, uncontaminated excavation waste.

Location: Lowfields, Elland 79m to the north
Status: Unknown
Types of Waste: Sewage sludge, partially decomposed refuse, pulverised fuel ash, uncontaminated excavation waste.

Location: Lowfields, Elland 415m to the north
Status: Unknown
Types of Waste: Plant and machinery, building, food, paper, river dredgings, pulverised fuel ash.

Location: Whitwell Green Lane, Elland 430m to the southwest
Status: Unknown
Types of Waste: Waste from the Elland by-pass scheme.

There are 19 no. historic landfill sites within 1000m of the site. Of these 6 no. are within 500m of the site and details are summarised as follows:-

Location: Lower Edge Road, Elland on site
Last Input Date: 31.12.94
Types of Waste: Included inert, industrial and commercial waste.

CMDC have been contacted regarding additional information pertaining to the possible land filling of the site. A response is awaited

Location: Lowfields, Elland 38m to the north
Last Input Date: 31.12.91
Types of Waste: Included industrial waste.

Location: Lowfields, Elland 91m to the northwest
Last Input Date: 24.03.94
Types of Waste: Included inert and industrial waste and liquid sludge.

Location: Lowfields, Elland 412m to the north
Last Input Date: 31.12.91
Types of Waste: Included inert, industrial and commercial waste and liquid sludge.

Location: Whitwell Green Lane, Elland 418m to the northwest
Last Input Date: 31.12.77
Types of Waste: Included inert waste.

Location: Lowfields, Elland 476m to the northwest
Last Input Date: 31.05.94
Types of Waste: Included inert, industrial, commercial and household waste and liquid sludge.

There are no integrated pollution control registered waste sites within 1000m of the site.

There are no registered waste treatment/disposal sites within 1000m of the site.

There are 3 no. licensed waste management facilities within 1000m of the site.

There is 1 no. registered waste transfer site within 1000m of the site.

6.0 IDENTIFIED POSSIBLE SOURCES OF CONTAMINATION

6.01 Soil Contamination:

Whilst, from the inspection of historic OS maps and the site walk over the site does not appear to have been filled or artificially lifted in level the site is recorded as a historic landfill site (last input 31.12.94). The tipped material included inert, industrial and commercial waste. Therefore, any fill or waste that has been imported onto the site may have elevated levels of contamination, depending upon the source and precise nature of the materials.

Part of the site between approximately 1893 and 1907 also appears to have been a clay pit served by a mineral railway through the northern sector. At other times the site appears to have been only used as farmland.

Potentially contaminative activities in the near vicinity (within 250m) of the site have included the following:-

- railway lines
- coal mining
- clay pit
- fire clay works
- ash ponds
- works

Potentially contaminative activities in the surrounding area (within 250 - 1000m) of the site have included the following:-

- railway lines
- quarries
- power station
- colliery
- dye works
- gas works
- sewage works
- fire clay works
- gravel & sand pits
- works
- foundry
- mills

Whilst it appears that the site may have been landfilled it is also possible that the site has been at risk from the uncontrolled tipping of waste products, residues or chemicals from past industrial activities in the vicinity of the site.

There are Contemporary Trade Directory entries in the vicinity (within 250m) of the site are as follows:-

Brick Manufacturers	(Inactive)	52m to the southeast
Glass Engravers & Decorators	(Active)	59m to the southwest
Boilers – Servicing, Replacements & Repairs	(Active)	124m to the west
Commercial Vehicle Bodybuilders & Repairers	(Active)	126m to the south
Distribution Services	(Active)	210m to the northwest
Wire Products – Manufacturers	(Inactive)	211m to the northwest
Tyre Dealers	(Active)	227m to the north
Tyre Dealers	(Active)	227m to the north
Printers	(Inactive)	228m to the west
Printers	(Inactive)	228m to the west
Fascias and Soffits	(Inactive)	246m to the northwest

There are no fuel station entries in the vicinity of the site (within 500m).

It is recommended that a ground investigation is undertaken on the site with soil sampling for contamination testing, especially if made ground or suspected landfill material is encountered.

6.02 **Pollution of Controlled Waters:**

The possibility of leachate contamination if any uncontrolled filling is present on the site may need to be investigated to assess the potential for pollution to controlled waters (underlying aquifer and watercourses).

6.03 **Gas Contamination:**

The development may be at risk from landfill gas from tipped or fill materials that may be present on the site.

The development may be at risk from the migration of landfill gas on to the site from known landfill sites within 250m of the site.

The development may be at risk from mine gas if shallow coal seams are present below the site.

Database information indicates that the site is in an area where basic Radon protection measures are not required in the construction of new dwellings or extensions.

Gas monitoring should be undertaken on the site.

7.0 **RISK ASSESSMENT**

70.1 The following contaminated land risk assessment methodology is based on CIRIA C552 (2001) Contaminated Land Risk Assessment – ‘A Guide to Good Practice’, in order to quantify potential risk via risk estimation and risk evaluation, which can be adopted at the Phase 1 stage. This will then determine an overall risk category which can be used to identify likely actions. This methodology uses qualitative descriptors and is therefore a qualitative approach.

The methodology requires the classification of:

- the magnitude of the consequence (severity of risk occurring), and
- the magnitude of the probability (likelihood) of a risk occurring.

7.02 The potential consequences of contamination risks occurring at this site are classified in accordance with table 7.1, which is adapted from the CIRIA guidance.

Table 7.1 - Classification of Consequences:

Classification:	Definition of Consequence:
Severe	Short term (acute risks to human health). Short term risk of pollution of sensitive water resource or ecosystem. Catastrophic damage crops/buildings/property/infrastructure, including off-site soils.
Medium	Medium/long term (chronic) risks to human health. Medium/long term risk of pollution of sensitive water resource or ecosystem. Significant damage to crops/buildings/property/infrastructure (on or off-site). Contamination of off-site soils.
Mild	Easily preventable, permanent health effects on humans. Pollution of non-sensitive water resources. Localised damage to crops/buildings/property/infrastructure (on or off site).
Minor	Easily preventable non-permanent health effects on humans, or no effects. Minor, low level and localised contamination of on-site soils. Easily repairable damage to crops, buildings/property/infrastructure.

7.03 The probability of contamination risks occurring at this site will be classified in accordance with Table 7.2, which is also adapted from the CIRIA guidance. Note that for each category it is assumed that a pollution linkage exists. Where a pollution linkage does not exist the likelihood is zero, as is the risk.

Table 7.2 – Classification of Probability:

Classification:	Definition of Probability:
High Likelihood	Circumstances are such that an event appears very likely in the short term, or almost inevitable in the longterm; or there is already evidence that such an event has occurred.
Likely	Circumstances are such that an event is not inevitable, but is possible in the short term, and is likely over the longterm.
Low Likelihood	Circumstances are such that it is by no means certain that an event will occur even over along period, and it is less likely in the short term.
Unlikely	Circumstances are such that it is improbable that an event would occur even in the longterm.

7.04 For each possible pollution linkage (source-pathway-receptor) identified the potential risk can be evaluated. Based upon this CIRIA C552 presents definitions of the risk categories, together with the investigatory and remedial actions that are likely to be necessary in each case, as indicated in Table 7.3. These risk categories apply to each pollutant linkage, not simply to each hazard or receptor.

Table 7.3 – Definition of Risk Categories and Likely Actions required:

Risk Category:	Definition of Likely Actions Required:
Very high	Severe harm to a defined receptor is very likely, or has already occurred. The risk is likely to result in a substantial liability. Urgent investigation (if not already undertaken) is likely to be required. Urgent remediation is likely to be required.
High	Harm to a defined receptor is likely. The risk, if realised, may result in a substantial liability.

	Urgent investigation (if not already undertaken) is likely to be required. Remediation is likely to be required in the long term, possibly sooner.
Moderate	Harm to a defined receptor is possible, but severe harm is unlikely. Investigation is likely to be required to clarify the level of potential liability and risk. Some remediation may be required in the long term.
Low	Harm to a defined receptor is possible, but is likely to be mild at worst. Liabilities could theoretically arise, but are unlikely. Further investigation is not required at this stage. Remediation is unlikely to be required.
Very low	Harm to a defined receptor is unlikely and would be minor at worst. No liabilities are likely to arise. Further investigation is not required at this stage. Remediation is unlikely to be required.

7.05 This relationship can also be represented as a matrix, as indicated in Table 7.4.

Table 7.4 – Probability / Consequence Matrix:

Probability	Consequence			
	Severe	Medium	Mild	Minor
High Likelihood	Very High Risk	High Risk	Moderate Risk	Low Risk
Likely	High Risk	Moderate Risk	Moderate Risk	Low Risk
Low Likelihood	Moderate Risk	Moderate Risk	Low Risk	Very Low Risk
Unlikely	Low Risk	Low Risk	Very Low Risk	Very Low Risk

7.06 The following potential contamination pathways have been identified on the site:-

Horizontal and vertical migration pathways of leachate through the potentially permeable soils and geological formations.

Human Uptake Pathways (derived from CLEA model and LQA for residential use with plant uptake):

- Ingestion of soil
- Ingestion of indoor dust
- Dermal contact with soil
- Contact with indoor dust
- Inhalation of vapours outside
- Inhalation of vapours inside
- Vertical and lateral migration of volatile vapours and ground gas
- Indirect ingestion
- Airborne hazardous fibres
- Plant root uptake.

7.07 The following environmental receptors have been identified on site:-

- Groundwater (Secondary Aquifer – A)
- Watercourses
- Buildings / structures
- Flora / Fauna

- Underground services
- Third party land.

7.08 The following human receptors have been identified on the site:-

- Construction and maintenance workers
- End users.

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**PHASE 1 ENVIRONMENTAL ASSESSMENT FOR A
PROPOSED MIXED RESIDENTIAL AND EDUCATION LAND ALLOCATION
FOR LAND OFF LOWER EDGE ROAD AND SHAW LANE, ELLAND**

7.09 Summary – Earthworks and Construction Phase:

A Risk Assessment of the site is summarised in the table below:-

Source	Receptor	Pathway	Consequence	Probability	Risk Category	Comments
S1: Contamination in made ground if present on the site. S2: Uncontrolled tipping of waste products and residues from former industries in the vicinity of the site. S3: Landfill materials.	R1: Groundwater (aquifer). R2: Watercourses	P1: Horizontal and Vertical migration of leachate through potentially permeable soils and service trenches.	Medium	Likely	High	Site remediation works and measures can reduce risk.
S1: Contamination in made ground if present on the site. S2: Uncontrolled tipping of waste products and residues from former industries in the vicinity of the site. S3: Landfill materials.	R3: Buildings and structures.	P1: Horizontal and Vertical migration of leachate through potentially permeable soils and service trenches.	Medium	Likely	High	Made ground, if present on the site, may contain elevated sulphate levels which could result in corrosion of buried concrete structures. However, sulphate resisting cement can be used in concrete.
S1: Contamination in made ground if present on the site. S2: Uncontrolled tipping of waste products and residues from former industries in the vicinity of the site. S3: Landfill materials.	R4: Construction Workers.	P2: Human uptake pathways (see 7.06).	Severe	Likely	High	The risk to construction workers who do not use the appropriate PPE is likely to be significant. Site remediation works and measures can reduce risk.
S4: Gas generation in tipped materials on the site. S5: Gas generation in known landfill sites within 250m of the site.	R4: Construction Workers.	P3: Vertical migration of volatile vapours and ground gas.	Severe	Likely	High	The risk to construction workers who do not use the appropriate PPE is likely to be significant.
S6: Mine gases from shallow coal seams below the site.	R4: Construction Workers.	P3: Vertical migration of volatile vapours and ground gas.	Severe	Unlikely	Low	

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S1: Contamination in made ground if present on the site. S2: Uncontrolled tipping of waste products and residues from former industries in the vicinity of the site.	R5: Neighbouring Sites.	P1: Horizontal and Vertical migration of leachate through potentially permeable soils and service trenches.	Medium	Likely	High	Construction activities can lead to the discharge and mobilisation of contaminants within the site soils. Site remediation works and measures can reduce risk.
S3: Landfill materials.	R5: Neighbouring Sites.	P1: Horizontal and Vertical migration of leachate through potentially permeable soils and service trenches.	Medium	Likely	High	Construction activities can lead to the discharge and mobilisation of contaminants within the site soils. Site remediation works and measures can reduce risk. Landfill areas are present off site.

7.10 Site Risk Assessment Summary Post Development:

Source	Receptor	Pathway	Consequence	Probability	Risk Category	Comments
S1: Contamination in made ground if present on the site. S2: Uncontrolled tipping of waste products and residues from former industries in the vicinity of the site. S3: Landfill materials.	R6: Maintenance Workers.	P2: Human uptake pathways.	Severe	Likely	High	The risk to maintenance workers who do not use the appropriate PPE is likely to be significant. Remediation works, if required, such as contamination hot spot removal will reduce risk.
S4: Gas generation in tipped materials on the site. S5: Gas generation in known landfill sites within 250m of the site.	R6: Maintenance Workers.	P3: Vertical migration of volatile vapours and ground gas.	Severe	Likely	High	The risk to construction workers who do not use the appropriate PPE is likely to be significant.
S6: Mine gases from shallow coal seams below the site.	R6: Maintenance Workers.	P3: Vertical migration of volatile vapours and ground gas.	Severe	Low Likelihood	Moderate	The risk to construction workers who do not use the appropriate PPE is likely to be significant.

Client: P & J BOYLE & SON

Project No: 7587

Date: 26 February 2016

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PHASE 1 ENVIRONMENTAL ASSESSMENT FOR A PROPOSED MIXED RESIDENTIAL AND EDUCATION LAND ALLOCATION FOR LAND OFF LOWER EDGE ROAD AND SHAW LANE, ELLAND

S1: Contamination in made ground if present on the site. S2: Uncontrolled tipping of waste products and residues from former industries in the vicinity of the site. S3: Landfill materials.	R7: Site end users.	P2: Human uptake pathways. P3: Vertical migration of volatile vapours and ground gas.	Severe	Likely	High	Hardcover areas will act as a barrier between contamination and end users. Remediation works, if required, such as contamination hot spot removal and provision of an inert capping layer to garden areas will reduce risk.
S4: Gas generation in tipped materials on the site. S5: Gas generation in known landfill sites within 250m of the site.	R7: Site end users.	P3: Vertical migration of volatile vapours and ground gas.	Severe	Likely	High	Gas protection measures can be incorporated within building.
S6: Mine gases from shallow coal seams below the site.	R7: Site end users.	P3: Vertical migration of ground gas.	Severe	Low Likelihood	Moderate	Gas protection measures can be incorporated within building.
S7: Radon generation in underlying geology.	R7: Site end users.	P3: Vertical migration of ground gas.	Severe	Unlikely	Low	
S1: Contamination in made ground if present on the site. S2: Uncontrolled tipping of waste products and residues from former industries in the vicinity of the site. S3: Landfill materials.	R8: Flora and Fauna.	P4: Plant root uptake.	Severe	Likely	High	Remediation works, if required, such as contamination hot spot removal and provision of an inert capping layer to garden areas will reduce risk.
S1: Contamination in made ground if present on the site. S2: Uncontrolled tipping of waste products and residues from former industries in the vicinity of the site. S3: Landfill materials.	R9: Services	P1: Horizontal and Vertical migration of leachate through potentially permeable soils and service trenches.	Severe	Likely	High	Site remediation works, such as hotspot removal will reduce risk. Service trenches to be back filled with inert materials. 'Protector Line' water pipes can be used if necessary.

7.11 A site conceptual section is shown on Fig. 2 attached in Appendix C.

8.0 DISCUSSION

8.01 Contamination:

It is likely that made ground will be present on the site which may contain elevated levels of contamination, depending upon the source and nature of any fill materials used. Landfill material may also be present on the site which may also contain elevated levels of contamination depending on the sources and nature of the materials present.

It is also likely that contamination is present on the site due to past activities on and in the immediate vicinity of the site.

It is recommended that a ground investigation is undertaken on the site with soil sampling for contamination testing and risk assessment if made ground or suspected landfill material is encountered.

Due to the risk for contamination to be present on some areas of the site, the following 'standard' suite should be adopted if landfill material is encountered:-

arsenic	boron (ws)	copper	sulphate (ws)
cadmium	nickel	lead	pH
chromium	zinc	mercury	PAH speciated
cyanide	sulphide	phenols	thiocyanate

If hydrocarbon contamination is present on the site from visual and/or olfactory evidence, testing for speciated TPH, VOC's and SVOC's should be considered on selected samples.

Asbestos testing should also be undertaken on selected samples.

It is possible that remediation works may be required on the site.

8.02 Mining:

The site may be affected by shallow coal and fire clay workings. There are also 4 recorded mine shafts on the site.

Shallow coal seams/mine and fire clay workings should be investigated by rotary drilling. The shafts on the site should be investigated/located by trial pits and/or rotary drilling.

Mine entries on the site should be grouted and capped as required.

8.03 Flooding:

The site is not believed to be prone to flooding and the majority of the site is located

in Flood Zone 1 on the Environment Agency Flood Map.

8.04 **Gas:**

The development may be at risk from landfill gas from tipped materials that may be present on the site.

The development may be at risk from the migration of landfill gas on to the site from known landfill sites within 250m of the site.

The development may be at risk from mine gas if shallow coal seams are present below the site.

Database information indicates that the site is in an area where basic Radon protection measures are not required in the construction of new dwellings or extensions.

Gas monitoring should be undertaken on the site.

9.0 **INVESTIGATION WORKS REQUIRED**

9.01 **Ground Investigation:**

- A trial pit and window sampling borehole ground investigation should be undertaken on the site with soil sampling for contamination testing especially if made ground or suspected landfill material is encountered.
- Gas/groundwater monitoring wells should be installed on the site with a minimum of six readings being taken.
- If 'deep' made ground or landfill material is encountered cable percussion boreholes may also be required.
- Rotary boreholes should be undertaken on the site to investigate the possible presence of shallow coal/seams workings below the site.

10.0 SUMMARY

Site Name & Location	Lower Edge Road, Elland																																														
Proposal	Housing																																														
Local Authority	Calderdale Metropolitan Borough Council																																														
Site History	<p>A farm building has been present on the site from pre 1854 to approximately 1992. A clay pit and associated tramway were present on the site between approximately 1893 to 1907. The site appears to have been land filled between 31.12.92 and 31.12.94. The site appears to have been fields from approximately 1992 to the present day.</p> <p>Potentially contaminative activities in the near vicinity (within 250m) of the site have included railway lines, coal mining, a clay pit, a fire clay works, ash ponds and a works. Potentially contaminative activities in the surrounding area (within 250 - 1000m) of the site have included railway lines, quarries, a power station, a colliery, a dye works, a gas works, a sewage works, a fire clay works, gravel & sand pits, a works, a foundry and mills.</p>																																														
Geology	<p>BGS Geological Sheet 77 Huddersfield indicates the following:-</p> <ul style="list-style-type: none"> - The site is underlain by the Lower Coal Measures Formation of the Westphalian Age. - The Middle Band Coal Seam outcrops in the northern sector of the site. - No faults or abnormal features appear to be present on or in the vicinity of the site. - Glacial fluvial deposits (sand and gravel with thin bands of clay) are likely to be present at the surface in the northern sector. - There is an area of recorded made ground adjacent the northern boundary of the site. - There is a large area of recorded made ground 100m to the north of the site. - There is an area of infilled ground adjacent the eastern boundary of the site. <p>A record mine shaft log (Ref: SE12SW35/C) viewed on the BGS website, undertaken adjacent Shaw Lane approximately 50m to the east of the site, indicates the following sequence of strata:-</p> <table border="1"> <thead> <tr> <th colspan="2">Shaft (SE12SW35/C)</th> </tr> <tr> <th>Strata</th> <th>Thickness (m)</th> </tr> </thead> <tbody> <tr><td>Black shale</td><td>10.06</td></tr> <tr><td>Coal</td><td>0.15</td></tr> <tr><td>Fire clay</td><td>1.37</td></tr> <tr><td>Hard bed band coal</td><td>0.30</td></tr> <tr><td>Fire clay</td><td>0.91</td></tr> <tr><td>Mudstone?</td><td>2.74</td></tr> <tr><td>Black shale</td><td>3.66</td></tr> <tr><td>'Mussel Bed' bind</td><td>1.83</td></tr> <tr><td>Black shale</td><td>21.03</td></tr> <tr><td>Grey shale</td><td>0.91</td></tr> <tr><td>Black shale</td><td>0.30</td></tr> <tr><td>Hard bed coal</td><td>0.71</td></tr> <tr><td>Ganister rock</td><td>0.20</td></tr> <tr><td>Fire clay</td><td>3.04</td></tr> <tr><td>Middle band coal</td><td>0.30</td></tr> <tr><td>Black shale</td><td>7.92</td></tr> <tr><td>Seat stone</td><td>0.76</td></tr> <tr><td>Mudstone?</td><td>0.61</td></tr> <tr><td>Shale and ironstone balls</td><td>9.45</td></tr> <tr><td>Soft bed coal</td><td>0.46</td></tr> <tr><td>Seat earth</td><td>0.91</td></tr> </tbody> </table>	Shaft (SE12SW35/C)		Strata	Thickness (m)	Black shale	10.06	Coal	0.15	Fire clay	1.37	Hard bed band coal	0.30	Fire clay	0.91	Mudstone?	2.74	Black shale	3.66	'Mussel Bed' bind	1.83	Black shale	21.03	Grey shale	0.91	Black shale	0.30	Hard bed coal	0.71	Ganister rock	0.20	Fire clay	3.04	Middle band coal	0.30	Black shale	7.92	Seat stone	0.76	Mudstone?	0.61	Shale and ironstone balls	9.45	Soft bed coal	0.46	Seat earth	0.91
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Hydrogeology	The site is in a high sensitivity hydrogeological area as there are watercourses on and in the vicinity of the site. However, the site is not in a Source Protection Zone and there are no groundwater abstractions within 889m of the site.																																														
Flooding	The site is not believed to be prone to flooding and the site is located in Flood Zone 1 on the Environment Agency Flood Map.																																														
Coal Mining	The site may be affected by shallow coal and fire clay workings. There are also 4 recorded mine shafts on the site. Shallow coal seams/mine and fire clay workings should be investigated by rotary drilling.																																														

	drilling. The shafts on the site should be investigated/located by trial pits and/or rotary drilling. Mine entries on the site should be grouted and capped as required.
Gas Contamination	The development may be at risk from landfill gas from tipped materials that may be present on the site. The development may be at risk from the migration of landfill gas on to the site from known landfill sites within 250m of the site. The development may be at risk from mine gas if shallow coal seams are present below the site. Gas monitoring should be undertaken on the site.
Radon	No protection measures are required on the development.
Ground Conditions	Subject to ground investigation; but it is envisaged that made ground and possibly landfill material will be present on the site.
Contamination Assessment	Contamination may be present on the site.
Remediation Works	Likely to be required.
Further Investigation Work	Ground Investigation: A trial pit and window sampling borehole ground investigation should be undertaken on the site with soil sampling for contamination testing especially if made ground or suspected landfill material is encountered. Gas/groundwater monitoring wells should be installed on the site with a minimum of six readings being taken. If 'deep' made ground or landfill material is encountered cable percussion boreholes may also be required on the site. Rotary boreholes should be undertaken on the site to investigate the possible presence of shallow coal/seams workings below the site.

11.0 CAVEATS

- 11.01 The comments given in this report and recommendations made are based on the information that could be obtained from reasonably accessible sources. Discussions have not yet been held with statutory bodies and the local authority.
- 11.02 This report has been prepared for the sole use of P & J Boyle & Son and their development funders, unless agreed otherwise in writing by CoDA Structures.

Signed:



.....
J Lawrence B Eng C Eng M I Struct E

APPENDIX 'A'

LIST OF DOCUMENTS REFERRED TO:

- 1:50,000 BGS Geological Sheet 77 Huddersfield
- Ordnance Survey Sheets:

1854	1:10,000	1938	1:10,000	1978	1:10,000
1893	1:2,500	1956	1:10,000	1982	1:10,000
1894	1:10,000	1959	1:2,500	1990	1:10,000
1907	1:2,500	1960	1:2,500	1992	1:2,500
1908	1:10,000	1965/72	1:2,500	1996	1:2,500
1930/31	1:10,000	1969	1:10,000	2006	1:10,000
1933	1:2,500	1974/76/77/89	1:2,500	2015	1:10,000

- Envirocheck Report.
- Mining Report prepared by D Bellis Consulting Surveyors
- CIRIA C552 (2001) Contaminated Land Risk Assessment

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**PHASE 1 ENVIRONMENTAL ASSESSMENT FOR A
PROPOSED MIXED RESIDENTIAL AND EDUCATION
LAND ALLOCATION FOR LAND OFF LOWER
EDGE ROAD AND SHAW LANE, ELLAND**

APPENDIX B

SITE LOCATION PLAN - FIG. 1

CoDa+ Structures

Consulting Civil & Structural Engineers

No 2 Harewood Yard

Harewood

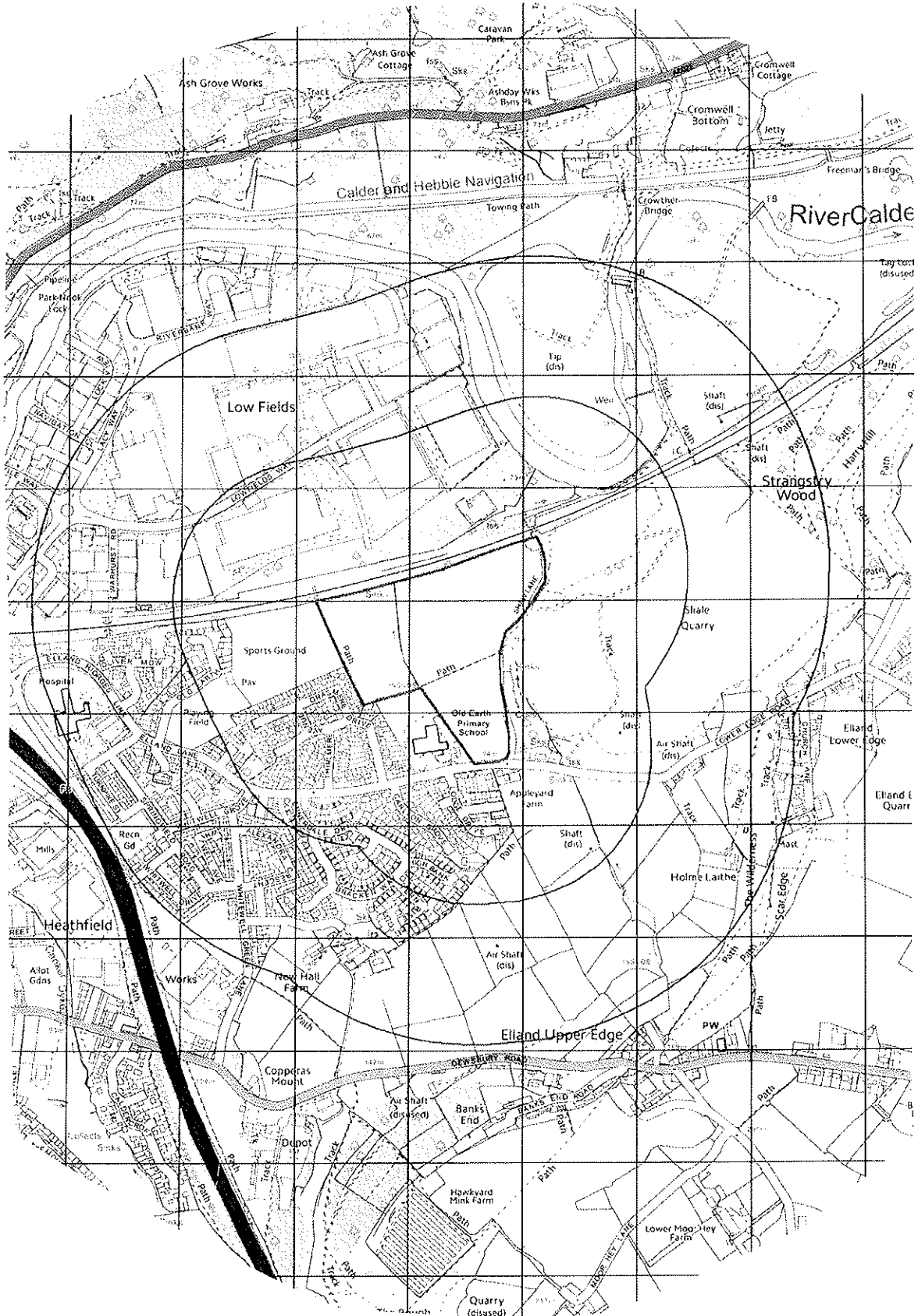
Leeds LS17 9LF

Tel: 0113 288 6766

Fax: 0113 288 6765

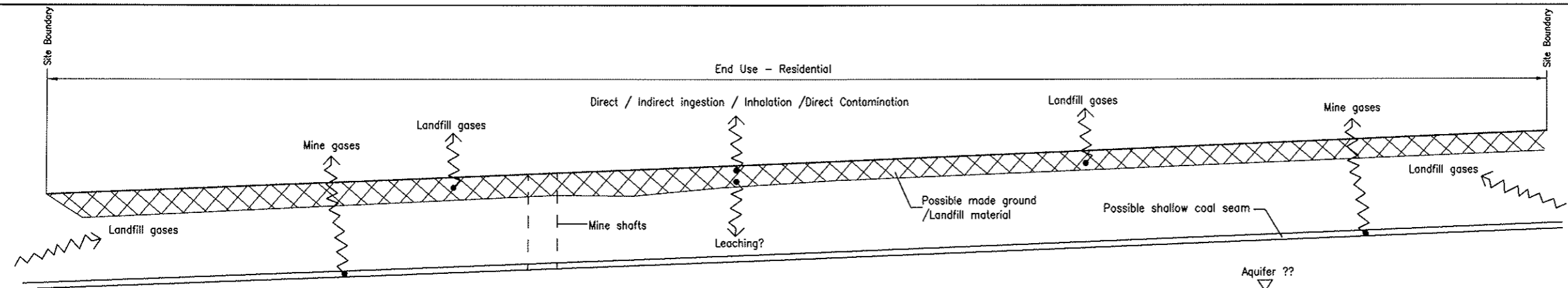


Project	Lower Edge Road Elland			Rev.
Title	Site Location Plan			
Drawn	JL	Date	02.16	Drg. No.
Scale	1:10000	Checked	JL	7587/Fig1
				-



APPENDIX C

**SITE PLAN
AND
SITE CONCEPTUAL SECTION – FIG. 2**



Site Conceptual Section A-A
scale 1:600



Notes

Rev.	Content	Date

Client	P & J Boyle & Son Ltd		
Project	Lower Edge Road, Elland		
Title	Site Topographical Survey		
Drawn	RD	Date	26.02.16
Scale	1:1000_600@A1	Checked	JL
Drg. No.	7587/fig2		Rev.
			-

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**PHASE 1 ENVIRONMENTAL ASSESSMENT FOR A
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EDGE ROAD AND SHAW LANE, ELLAND**

APPENDIX D

SITE PHOTOGRAPHS

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Guiseley
Leeds LS20 8FD

LOWER EDGE ROAD, ELLAND

SITE PHOTOGRAPHS



1. Site Aerial Photograph.



2. View of the south eastern sector.



3. View of the north western sector.



4. View of the northern sector.



5. View of the north eastern sector.

APPENDIX E

HISTORIC ORDNANCE SURVEY PLANS

Historical Mapping Legends

Ordnance Survey County Series 1:10,560

Gravel Pit, Sand Pit, Other Pits, Quarry, Shingle, Orchard, Osiers, Reeds, Marsh, Mixed Wood, Deciduous, Brushwood, Fir, Furze, Rough Pasture.

Arrow denotes flow of water, Site of Antiquities, Pump, Guide Post, Signal Post, 285 Surface Level, Trigonometrical Station, Bench Mark, Well, Spring, Boundary Post.

Sketched Contour, Instrumental Contour, Main Roads (Fenced/Un-Fenced), Minor Roads (Fenced/Un-Fenced), Sunken Road, Raised Road, Road over Railway, Railway over River, Railway over Road, Level Crossing, Road over River or Canal, Road over Stream, Road over Stream.

County Boundary (Geographical), County & Civil Parish Boundary, Administrative County & Civil Parish Boundary, County Borough Boundary (England), County Burgh Boundary (Scotland), Rural District Boundary, Civil Parish Boundary.

Ordnance Survey Plan 1:10,000

Chalk Pit, Clay Pit or Quarry, Gravel Pit, Sand Pit, Disused Pit or Quarry, Refuse or Slag Heap, Lake, Loch or Pond, Dunes, Boulders, Coniferous Trees, Non-Coniferous Trees, Orchard, Scrub, Coppice, Bracken, Heath, Rough Grassland, Marsh, Reeds, Saltings, Building, Glasshouse, Sloping Masonry, Pylon, Electricity Transmission Line, Pole, Cutting, Embankment, Standard Gauge Multiple Track, Standard Gauge Single Track, Siding, Tramway or Mineral Line, Narrow Gauge, Geographical County, Administrative County, County Borough or County of City, Municipal Borough, Urban or Rural District, Burgh or District Council, Borough, Burgh or County Constituency, Civil Parish.

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

1:10,000 Raster Mapping

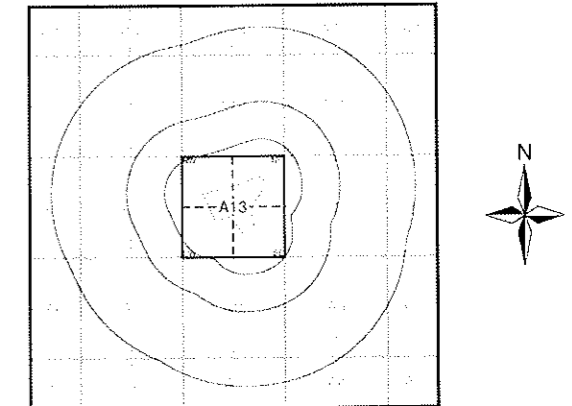
Gravel Pit, Refuse tip or slag heap, Rock, Rock (scattered), Boulders, Boulders (scattered), Shingle, Mud, Sand, Sand Pit, Slopes, Top of cliff, General detail, Underground detail, Overhead detail, Narrow gauge railway, Multi-track railway, Single track railway, County boundary (England only), District, Unitary, Metropolitan, London Borough boundary, Civil, parish or community boundary, Constituency boundary, Area of wooded vegetation, Non-coniferous trees, Non-coniferous trees (scattered), Coniferous trees (scattered), Orchard, Rough Grassland, Scrub, Water feature, Mean high water (springs), Mean low water (springs), Telephone line (where shown), Bench mark (where shown), Point feature (e.g. Guide Post or Mile Stone), Site of (antiquity), General Building, Important Building.



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Yorkshire	1:10,560	1854	3
Yorkshire	1:10,560	1894	4
Yorkshire	1:10,560	1908	5
Yorkshire	1:10,560	1930 - 1931	6
Yorkshire	1:10,560	1938	7
Yorkshire	1:10,560	1938 - 1948	8
Yorkshire	1:10,560	1948	9
Yorkshire	1:10,560	1949	10
Ordnance Survey Plan	1:10,000	1956	11
Ordnance Survey Plan	1:10,000	1969	12
Halifax	1:10,000	1975	13
Ordnance Survey Plan	1:10,000	1978	14
Ordnance Survey Plan	1:10,000	1982	15
Huddersfield	1:10,000	1984	16
Ordnance Survey Plan	1:10,000	1990	17
10K Raster Mapping	1:10,000	2006	18
VectorMap Local	1:10,000	2015	19

Historical Map - Slice A



Order Details

Order Number: 79453468_1_1
 Customer Ref: 7587
 National Grid Reference: 412070, 421530
 Slice: A
 Site Area (Ha): 8.42
 Search Buffer (m): 1000

Site Details

Lower Edge Road, ELLAND, West Yorkshire, HX5 9PL



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

Historical Mapping Legends

Ordnance Survey County Series and Ordnance Survey Plan 1:2,500

Quarry **Gravel Pit** **Sand Pit**
Clay Pit **Shingle** **Refuse Heap**
Sloping Masonry **Flat Rock**
Marsh **Reeds** **Osiers**
Rough Pasture **Furze** **Wood**
Mixed Wood **Brushwood** **Orchard**
Fir **Ford** **Stepping Stones**
Ferry **Waterfall** **Lock**
Trig. Station **Altitude at Trig. Station**
B.M. 325.9 **Bench Mark** **Surface Level**
Arrow denotes flow of water **Antiquities (site of)**

Cutting **Embankment**
Railway crossing Road **Level Crossing** **Road crossing Railway**
Railway crossing River or Canal **Road over single stream** **Road over River or Canal**

County Boundary (Geographical)
County & Civil Parish Boundary
Administrative County & Civil Parish Boundary
County Borough Boundary (England)
Co. Boro. Bdy.
County Burgh Boundary (Scotland)
Co. Burgh Bdy.

B.P.S. **Boundary Post or Stone** **P.C.B.** **Police Call Box**
B.R. **Bridle Road** **P.** **Pump**
E.P. **Electricity Pylon** **S.P.** **Signal Post**
F.B. **Foot Bridge** **SL** **Sluice**
F.P. **Foot Path** **Sp.** **Spring**
G.P. **Guide Post or Board** **T.C.B.** **Telephone Call Box**
M.S. **Mile Stone** **Tr.** **Trough**
M.P.M.R. **Mooring Post or Ring** **W.** **Well**

Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250

Inactive Quarry, Chalk Pit or Clay Pit **Active Quarry, Chalk Pit or Clay Pit**
Rock **Boulders**
Cliff **Slopes** **Top**
Roofed Building **Glazed Roof Building**
Sloping Masonry **Archway**
Non-Coniferous Tree (surveyed) **Coniferous Tree (surveyed)**
Non-Coniferous Trees (not surveyed) **Coniferous Trees (not surveyed)**
Orchard Tree **Scrub** **Bracken**
Coppice, Osier **Reeds** **Marsh, Saltings**
Rough Grassland **Heath** **Culvert**
Direction of water flow **B.M.** **Bench Mark** **Antiquity (site of)**
Cave Entrance **Triangulation Station** **Electricity Pylon**

Electricity Transmission Line

County Boundary (Geographical)
County & Civil Parish Boundary
Civil Parish Boundary
Admin. County or County Bor. Boundary
L.B. Bdy. **London Borough Boundary**
Symbol marking point where boundary mereing changes

BH **Beer House** **P** **Pillar, Pole or Post**
BP, BS **Boundary Post or Stone** **PO** **Post Office**
Cn, C **Capstan, Crane** **PC** **Public Convenience**
Chy **Chimney** **PH** **Public House**
D Fn **Drinking Fountain** **Pp** **Pump**
EIP **Electricity Pillar or Post** **SB, S Br** **Signal Box or Bridge**
FAP **Fire Alarm Pillar** **SP, SL** **Signal Post or Light**
FB **Foot Bridge** **Spr** **Spring**
GP **Guide Post** **Tk** **Tank or Track**
H **Hydrant or Hydraulic** **TCB** **Telephone Call Box**
LC **Level Crossing** **TCP** **Telephone Call Post**
MH **Manhole** **Tr** **Trough**
MP **Mile Post or Mooring Post** **WrPt, WrT** **Water Point, Water Tap**
MS **Mile Stone** **W** **Well**
NTL **Normal Tidal Limit** **Wd Pp** **Wind Pump**

Large-Scale National Grid Data 1:2,500 and 1:1,250

Cliff **Rock** **Rock (scattered)**
Boulders **Boulders (scattered)**
Positioned Boulder **Scree**
Non-Coniferous Tree (surveyed) **Coniferous Tree (surveyed)**
Non-Coniferous Trees (not surveyed) **Coniferous Trees (not surveyed)**
Orchard Tree **Scrub** **Bracken**
Coppice, Osier **Reeds** **Marsh, Saltings**
Rough Grassland **Heath** **Culvert**
Direction of water flow **Triangulation Station** **Antiquity (site of)**
Electricity Transmission Line **Electricity Pylon**
B.M. 231.60m **Bench Mark** **Buildings with Building Seed**
Roofed Building **Glazed Roof Building**

Civil parish/community boundary
District boundary
County boundary
Boundary post/stone
Boundary mereing symbol (note: these always appear in opposed pairs or groups of three)

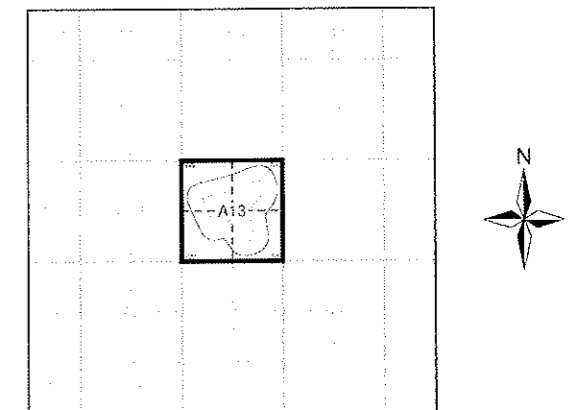
Bks **Barracks** **P** **Pillar, Pole or Post**
Bty **Battery** **PO** **Post Office**
Cemy **Cemetery** **PC** **Public Convenience**
Chy **Chimney** **Pp** **Pump**
Cis **Cistern** **Ppg Sta** **Pumping Station**
Dismtd Rly **Dismantled Railway** **PW** **Place of Worship**
EI Gen Sta **Electricity Generating Station** **Sewage Ppg Sta** **Sewage Pumping Station**
EIP **Electricity Pole, Pillar** **SB, S Br** **Signal Box or Bridge**
EI Sub Sta **Electricity Sub Station** **SP, SL** **Signal Post or Light**
FB **Filter Bed** **Spr** **Spring**
Fn / D Fn **Fountain / Drinking Ftn.** **Tk** **Tank or Track**
Gas Gov **Gas Valve Compound** **Tr** **Trough**
GVC **Gas Governor** **Wd Pp** **Wind Pump**
GP **Guide Post** **WrPt, WrT** **Water Point, Water Tap**
MH **Manhole** **Wks** **Works (building or area)**
MP, MS **Mile Post or Mile Stone** **W** **Well**



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Yorkshire	1:2,500	1893	2
Yorkshire	1:2,500	1907	3
Yorkshire	1:2,500	1933	4
Ordnance Survey Plan	1:1,250	1959	5
Ordnance Survey Plan	1:2,500	1960	6
Ordnance Survey Plan	1:1,250	1965 - 1972	7
Supply of Unpublished Survey Information	1:1,250	1974 - 1976	8
Supply of Unpublished Survey Information	1:1,250	1976	9
Additional SIMs	1:1,250	1977 - 1989	10
Additional SIMs	1:1,250	1984	11
Ordnance Survey Plan	1:1,250	1987	12
Large-Scale National Grid Data	1:1,250	1992	13
Large-Scale National Grid Data	1:1,250	1994	14
Large-Scale National Grid Data	1:1,250	1996	15
Large-Scale National Grid Data	1:1,250	1996	16
Large-Scale National Grid Data	1:1,250	1996	17

Historical Map - Segment A13



Order Details

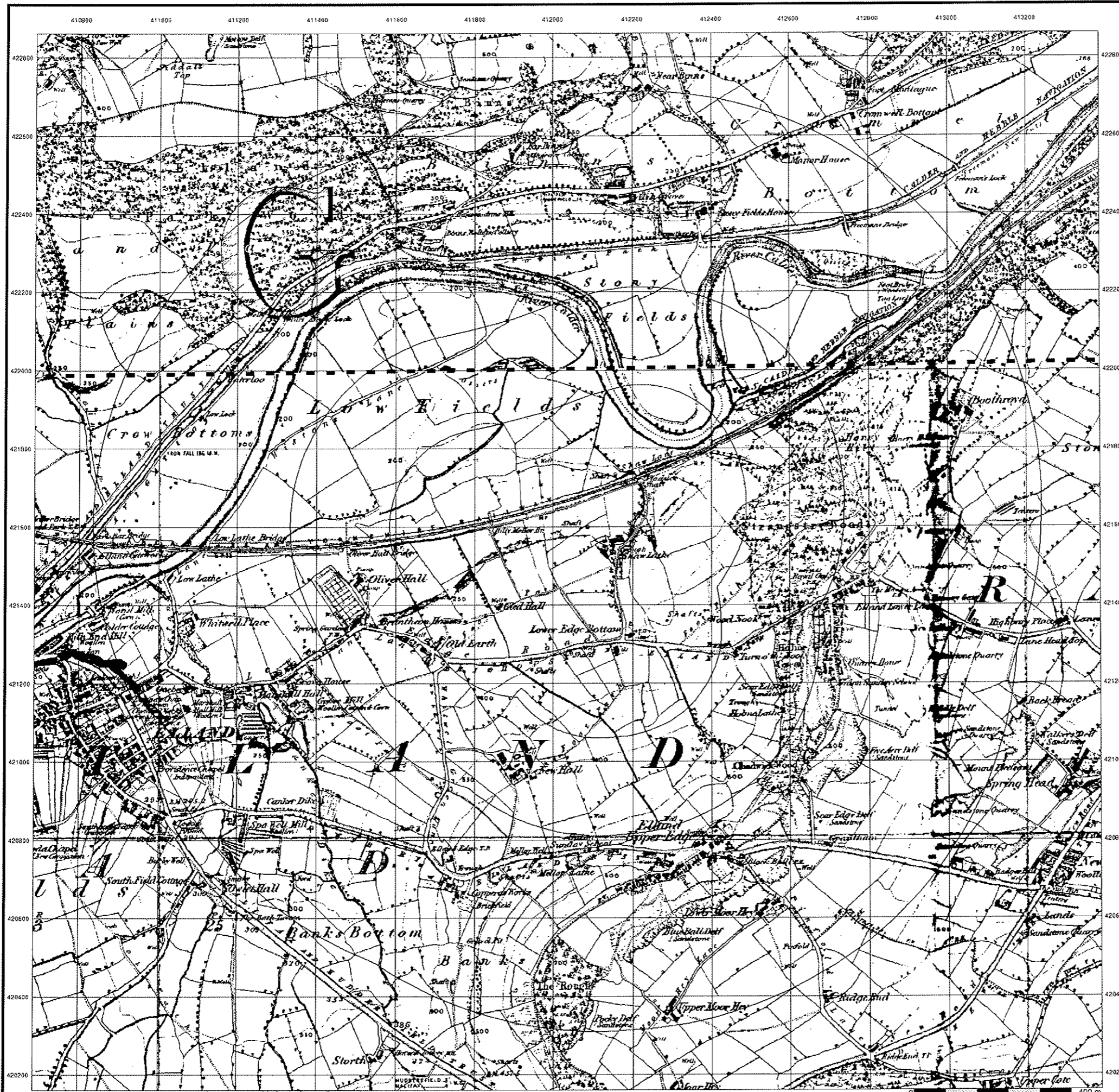
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 Search Buffer (m): 100

Site Details

Lower Edge Road, ELLAND, West Yorkshire, HX5 9PL



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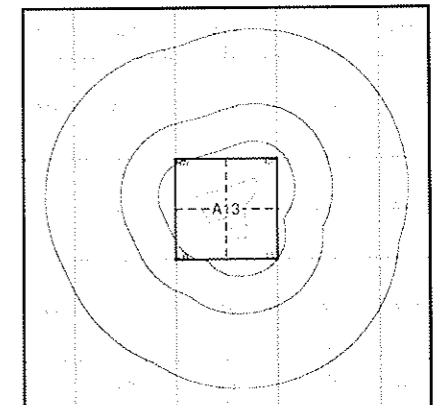
Yorkshire
Published 1854
Source map scale - 1:10,560

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

Map Name(s) and Date(s)

23100
1854
1:10,560
24600
1854
1:10,560

Historical Map - Slice A



Order Details

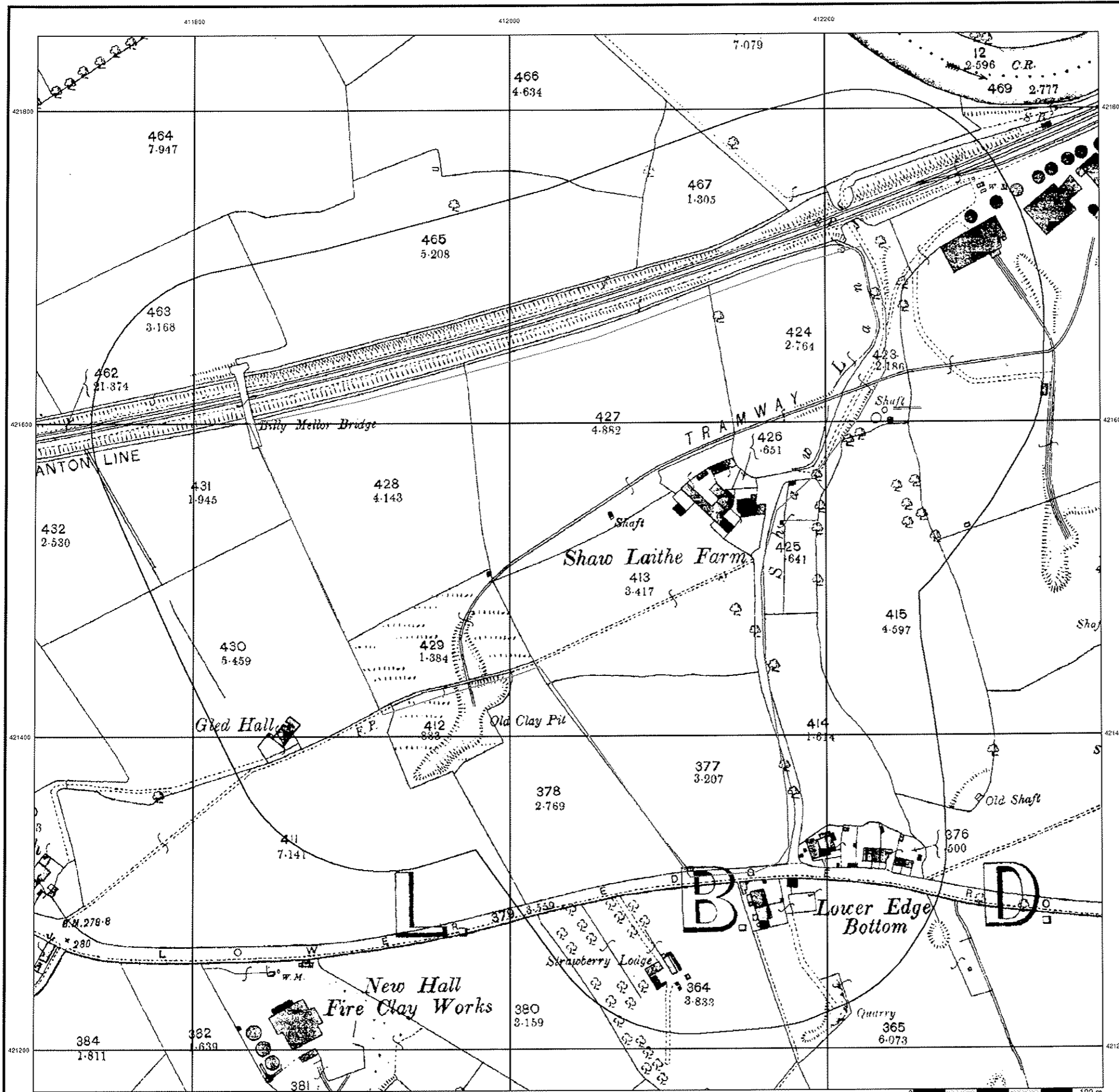
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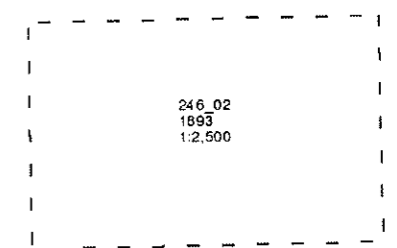
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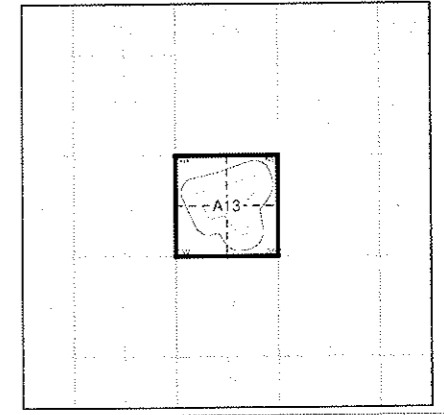
Yorkshire
Published 1893
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

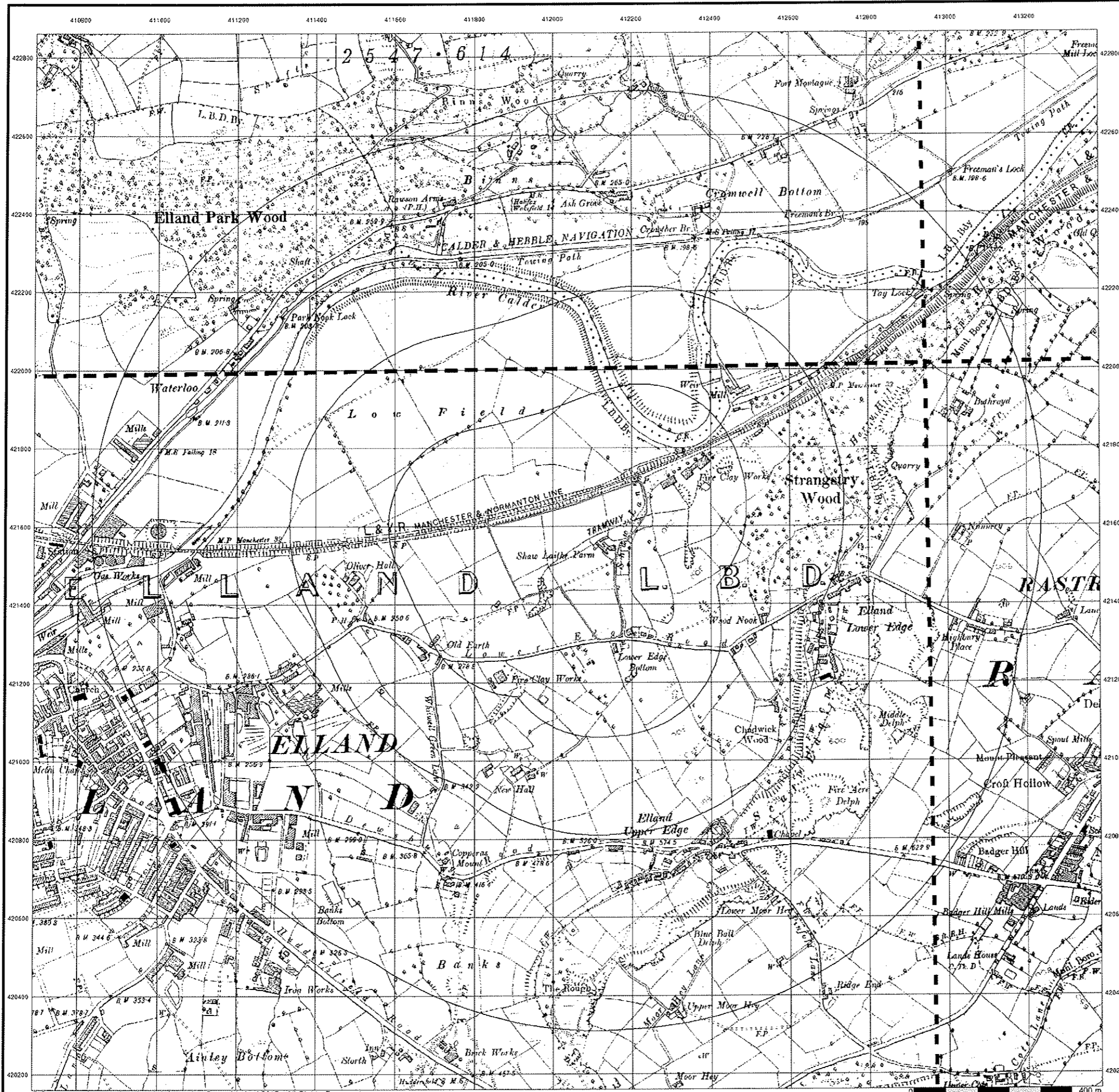
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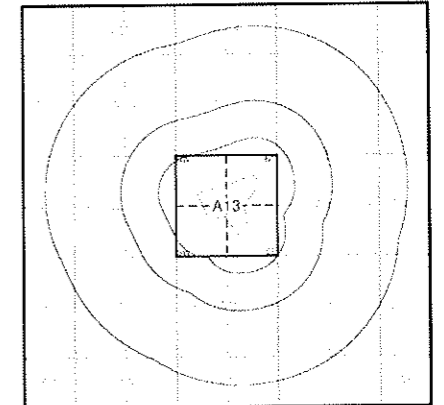
Yorkshire
Published 1894
Source map scale - 1:10,560

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

Map Name(s) and Date(s)

231SW 1894 1:10,560	231SE 1894 1:10,560
246NW 1894 1:10,560	246NE 1894 1:10,560

Historical Map - Slice A



Order Details

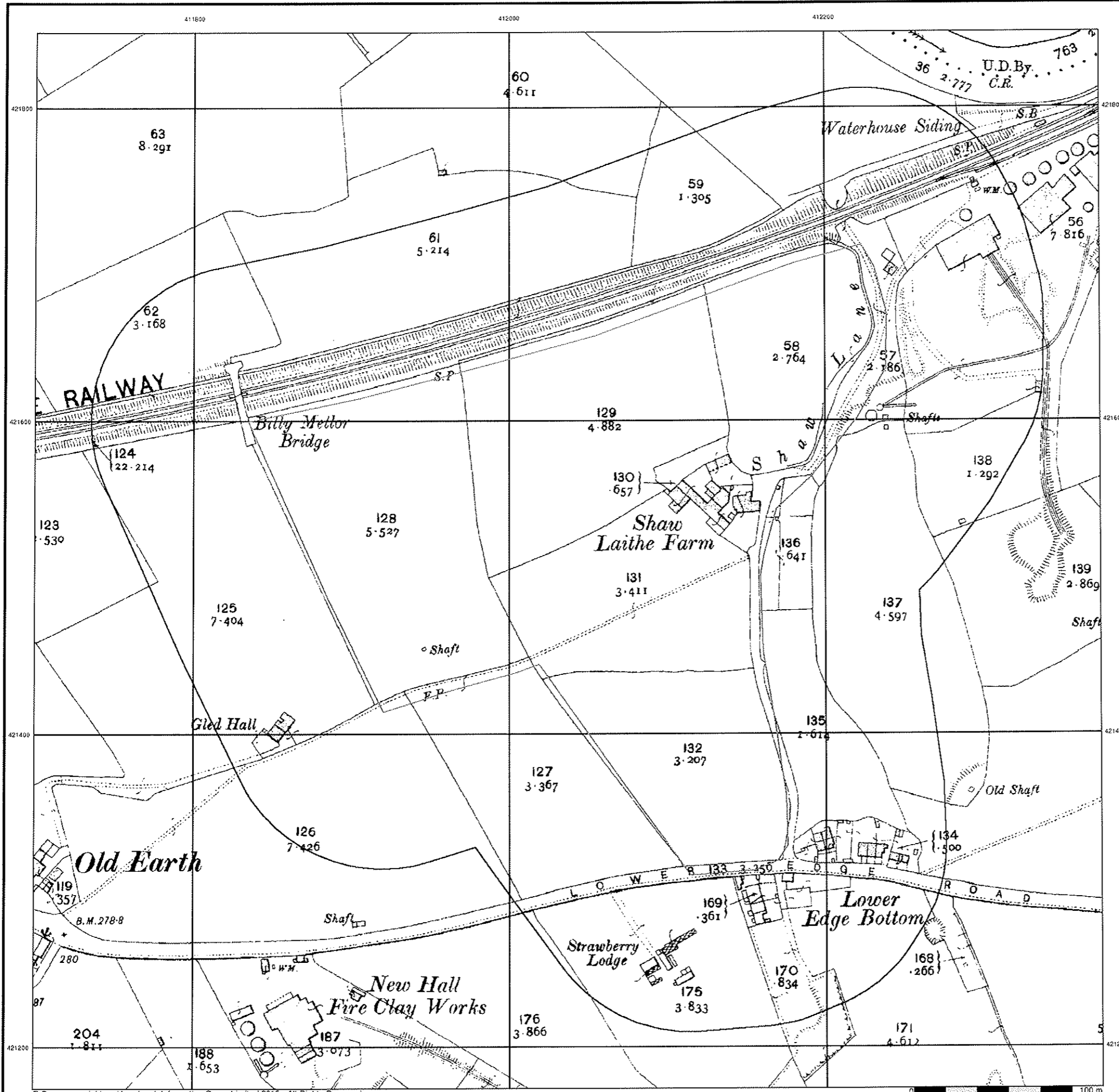
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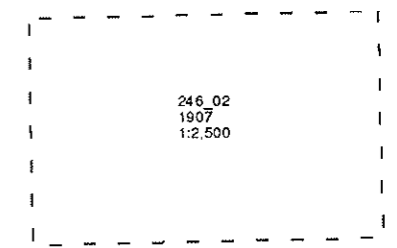
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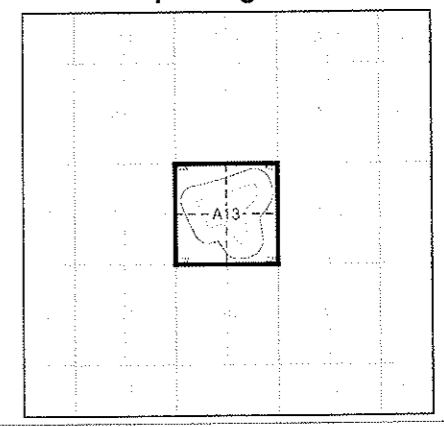
Yorkshire
Published 1907
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

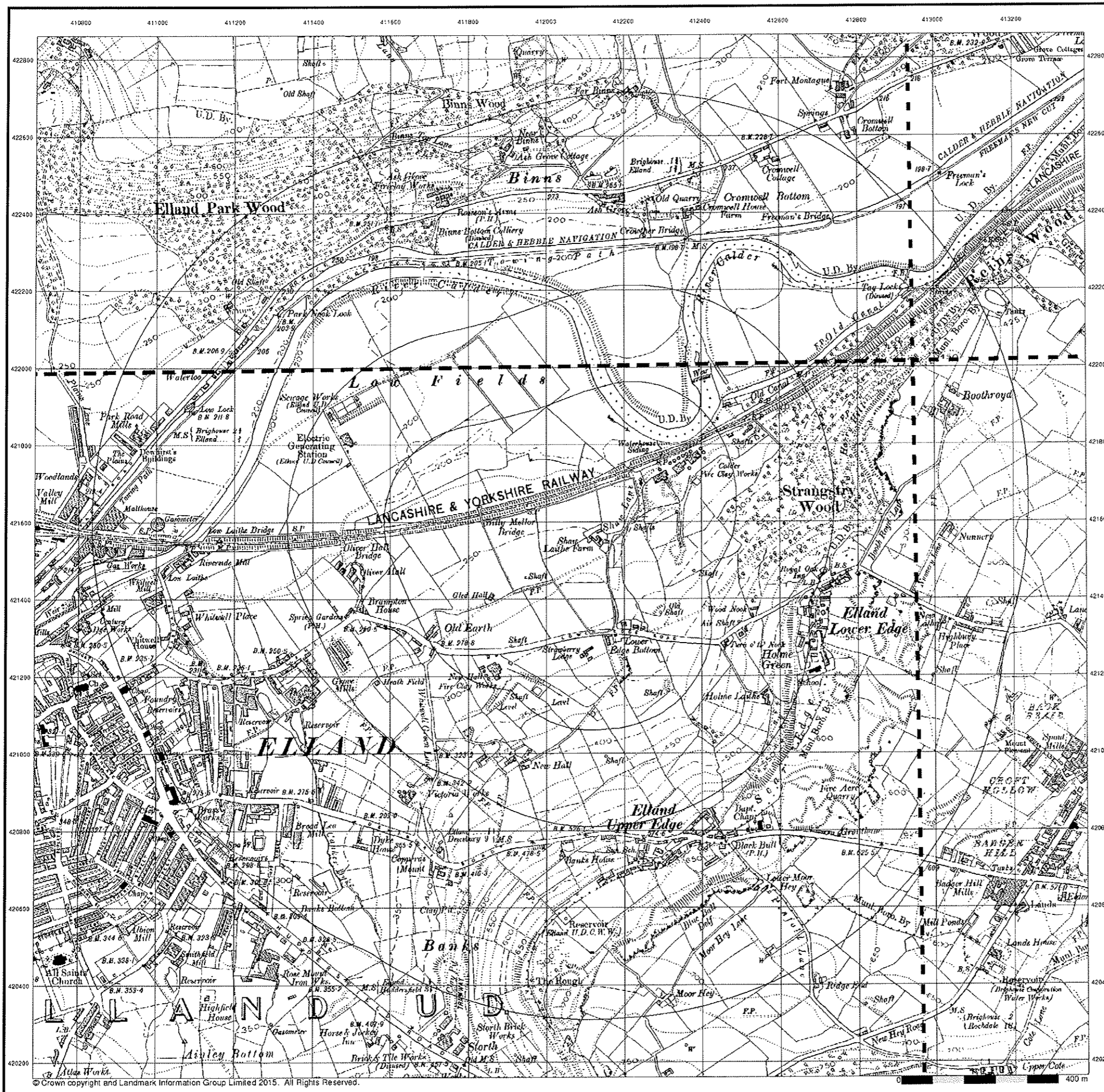
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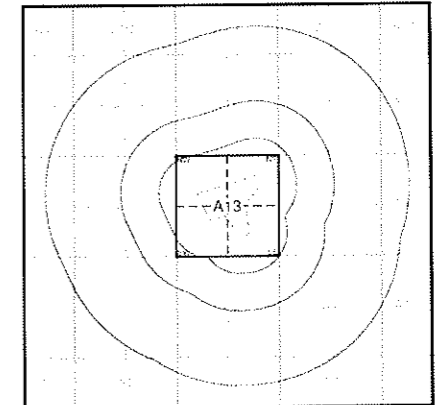
Yorkshire
Published 1908
Source map scale - 1:10,560

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

Map Name(s) and Date(s)

231SW 1908 1:10,560	231SE 1908 1:10,560
246NW 1908 1:10,560	246NE 1908 1:10,560

Historical Map - Slice A



Order Details

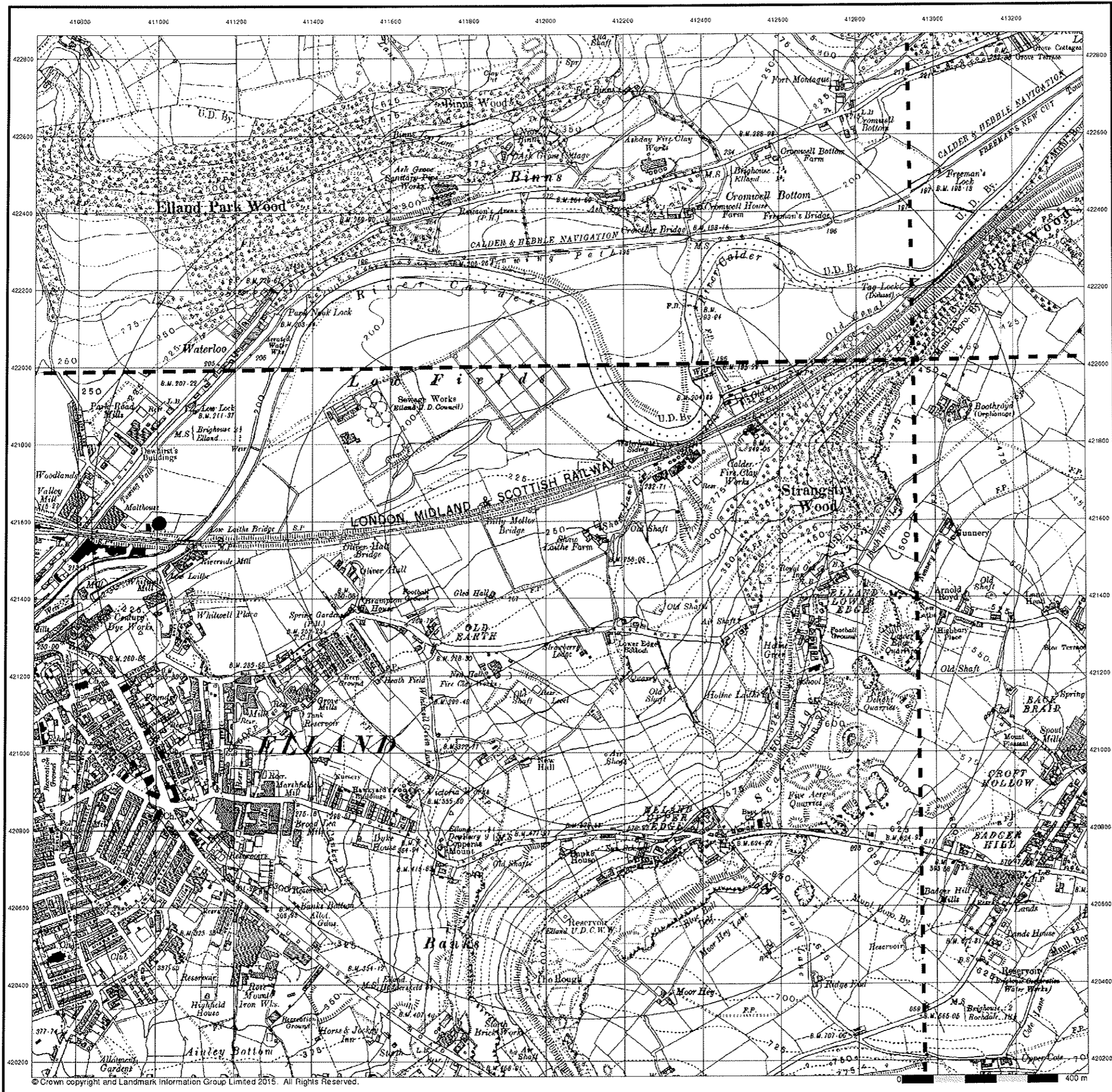
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 Search Buffer (m): 1000

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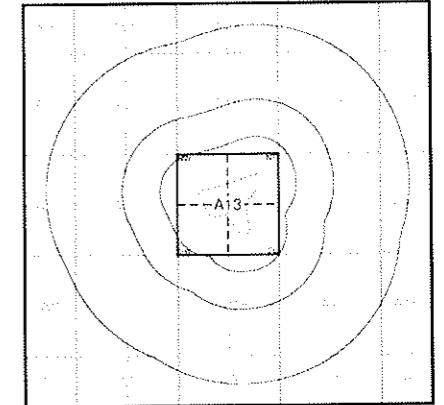
Yorkshire
Published 1930 - 1931
Source map scale - 1:10,560

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

Map Name(s) and Date(s)

231SW 1930 1:10,560	231SE 1931 1:10,560
246NW 1930 1:10,560	246NE 1930 1:10,560

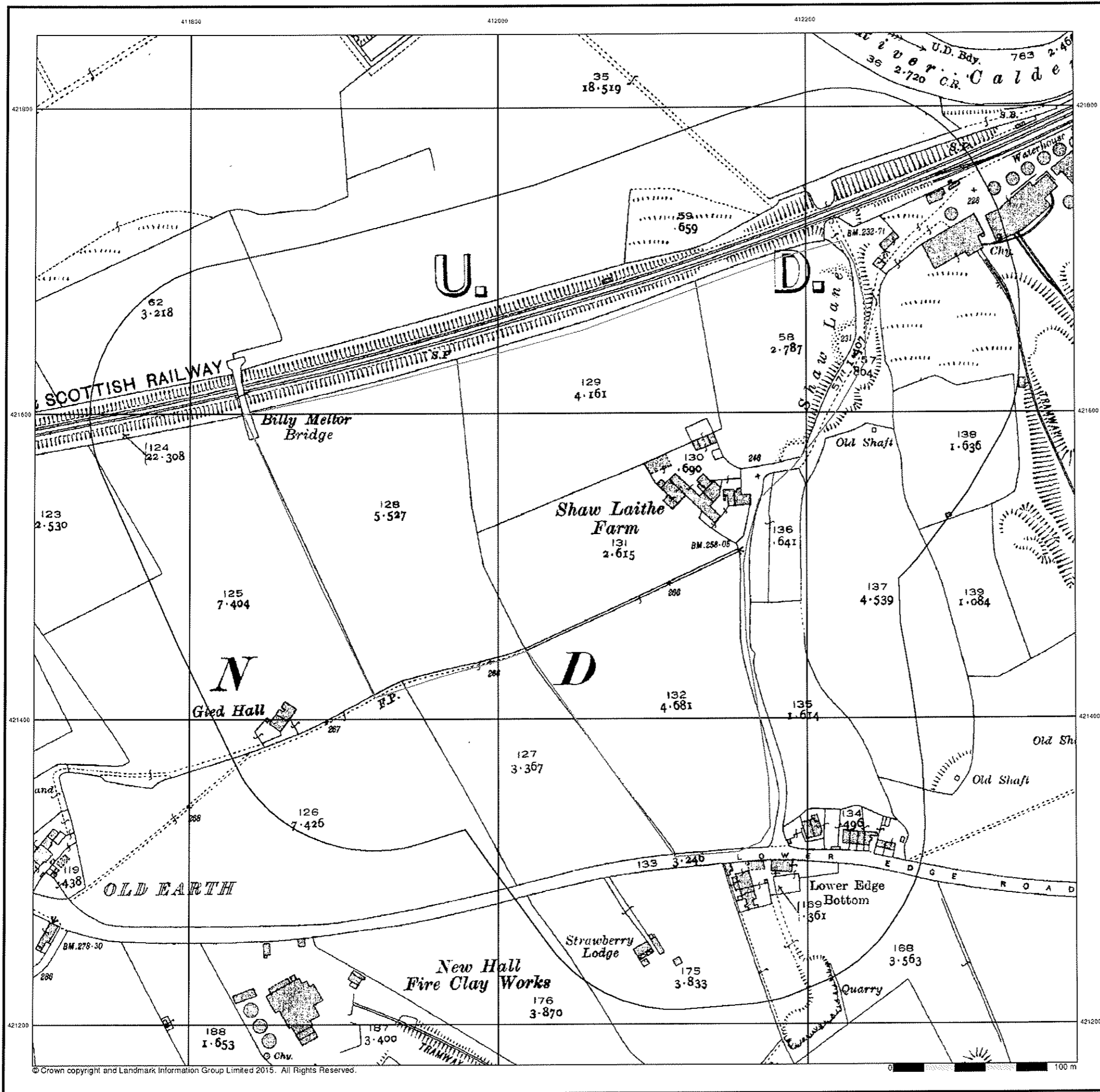
Historical Map - Slice A



Order Details
 Order Number: 79453468_1_1
 Customer Ref: 7587
 National Grid Reference: 412070, 421530
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 Site Area (Ha): 8.42
 Search Buffer (m): 1000

Site Details
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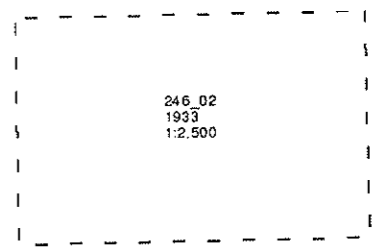




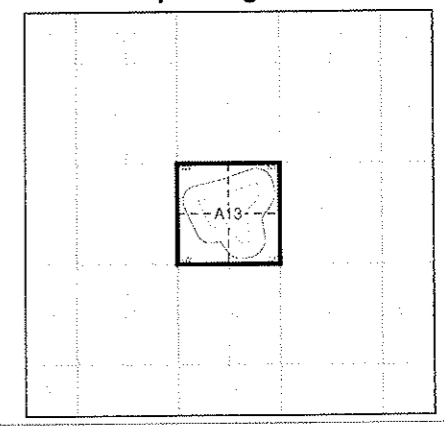
Yorkshire
Published 1933
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

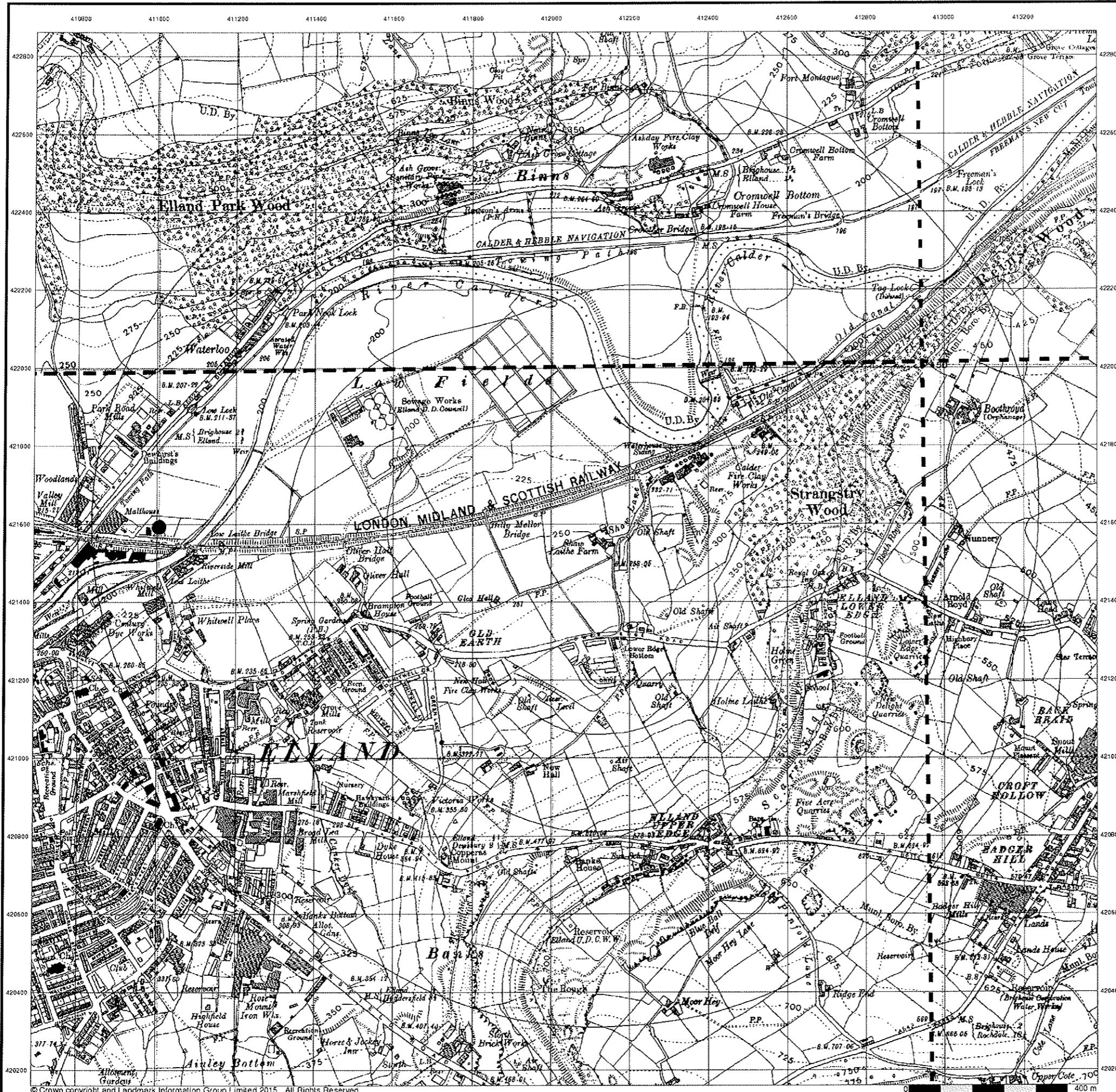
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 Site Area (Ha): 8.42
 Search Buffer (m): 100

Site Details

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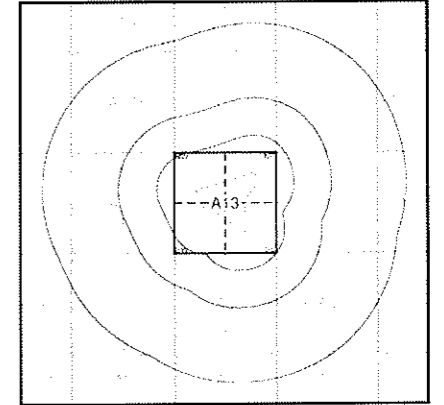
Yorkshire
Published 1938
Source map scale - 1:10,560

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Map Name(s) and Date(s)

231SW 1938 1:10,560	231SE 1938 1:10,560
246NW 1938 1:10,560	246NE 1938 1:10,560

Historical Map - Slice A



Order Details

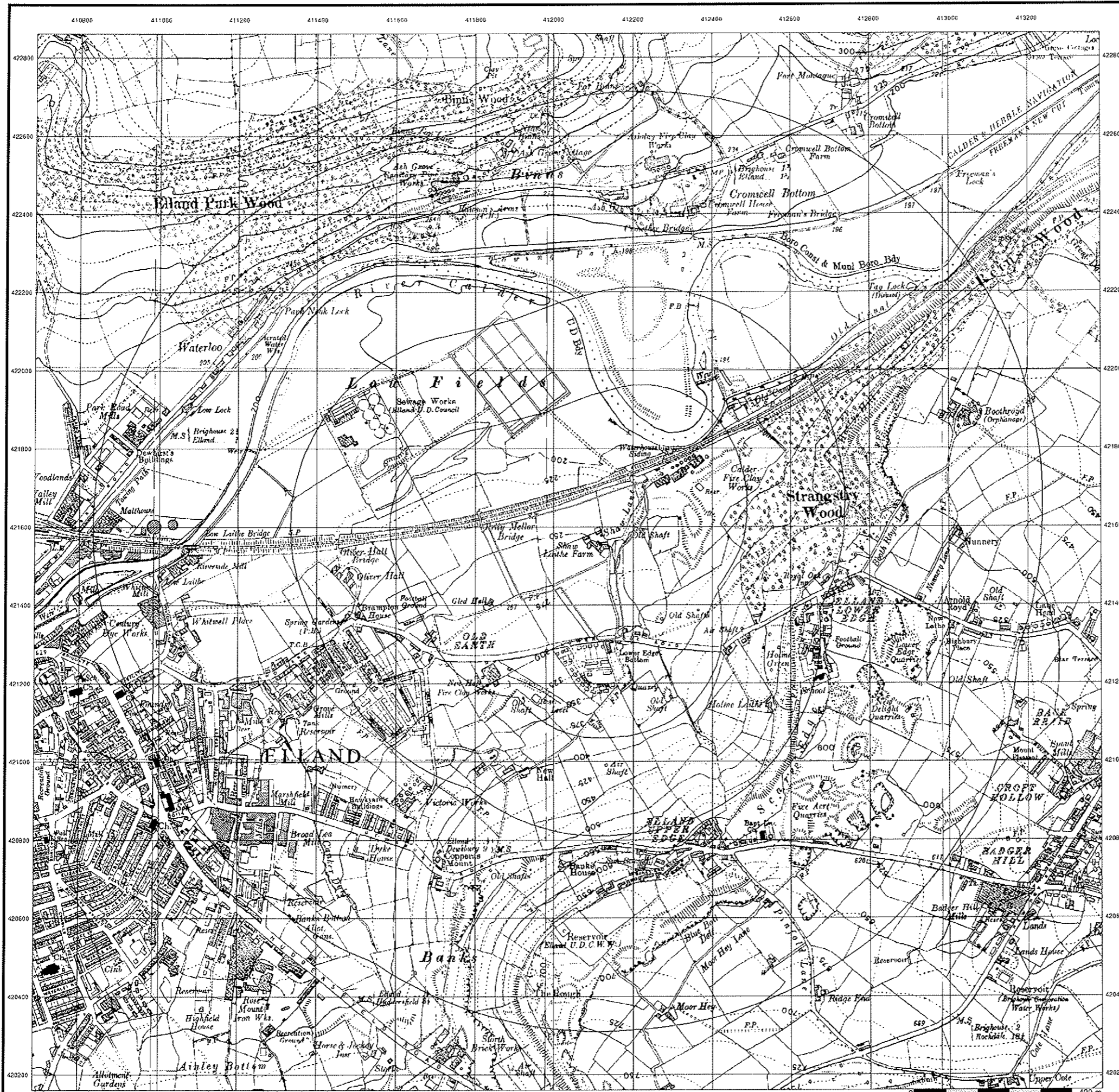
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 Search Buffer (m): 1000

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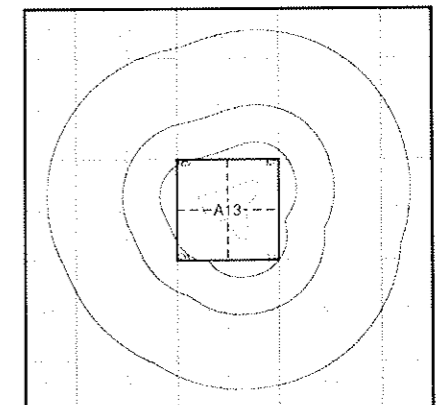
**Ordnance Survey Plan
Published 1956
Source map scale - 1:10,000**

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

Map Name(s) and Date(s)

SE12SW
1956
1:10,560

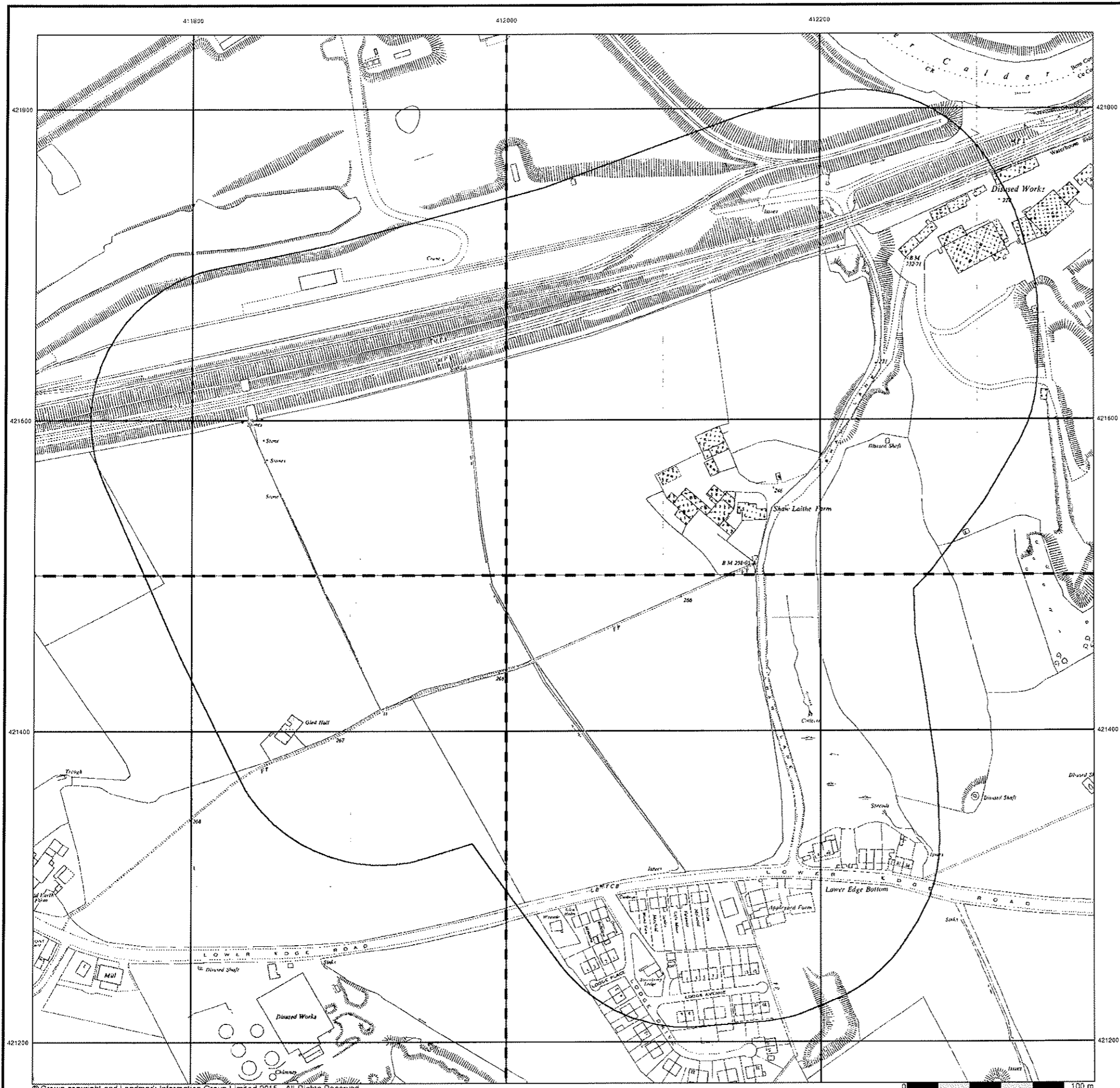
Historical Map - Slice A



Order Details
 Order Number: 79453468_1_1
 Customer Ref: 7587
 National Grid Reference: 412070, 421530
 Slice: A
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Site Details
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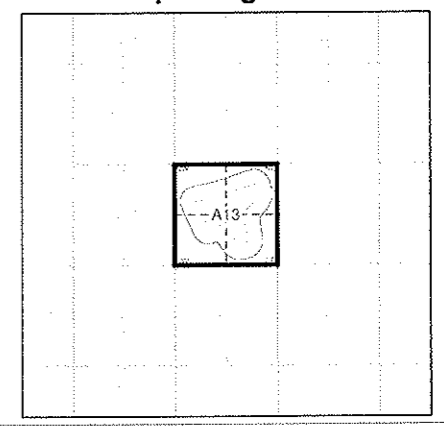
Ordnance Survey Plan
Published 1959
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

SE 1121NE 1959 1:1,250	SE 1221NW 1959 1:1,250
SE 1121SE 1959 1:1,250	SE 1221SW 1959 1:1,250

Historical Map - Segment A13



Order Details

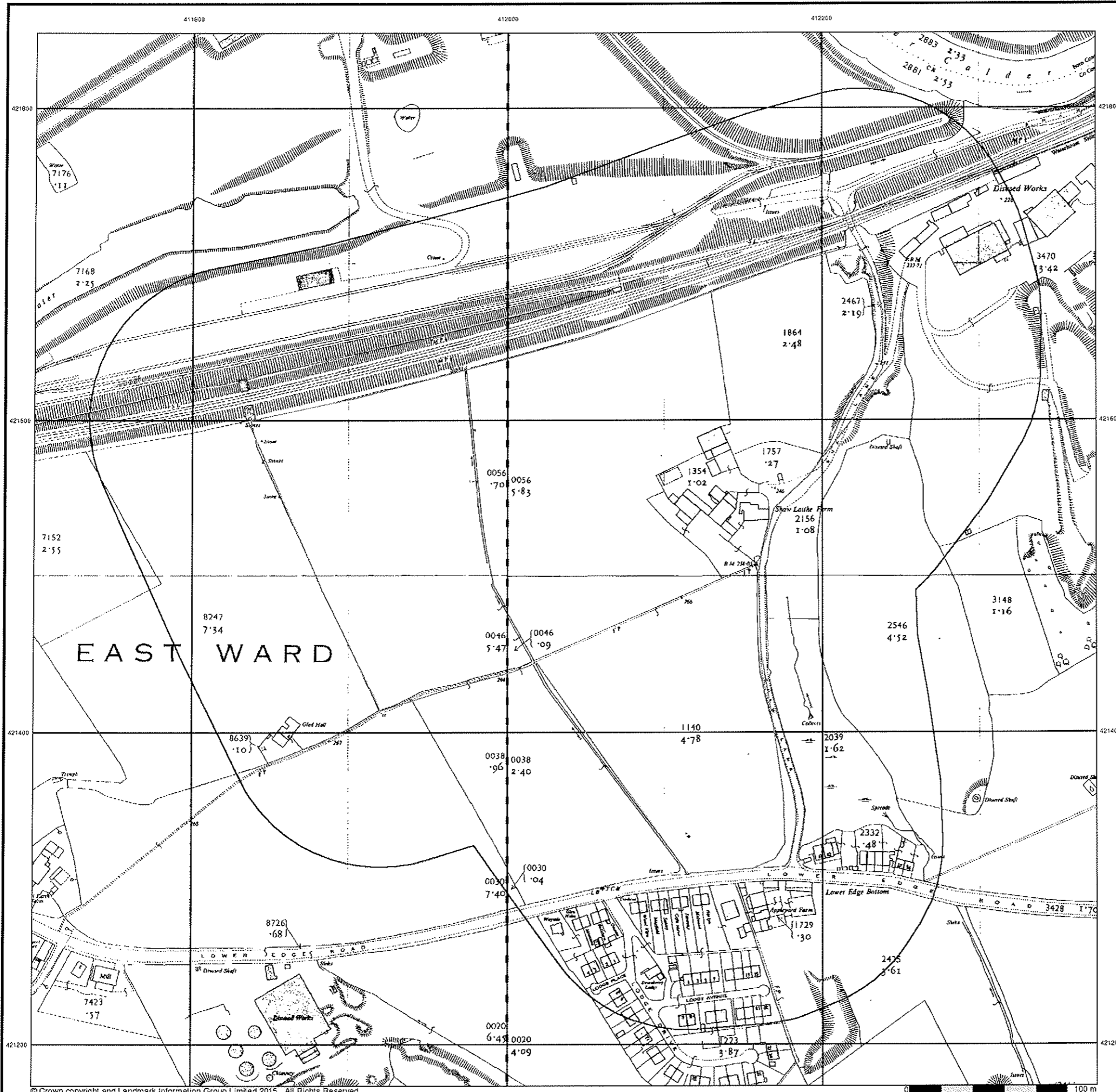
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 Search Buffer (m): 100

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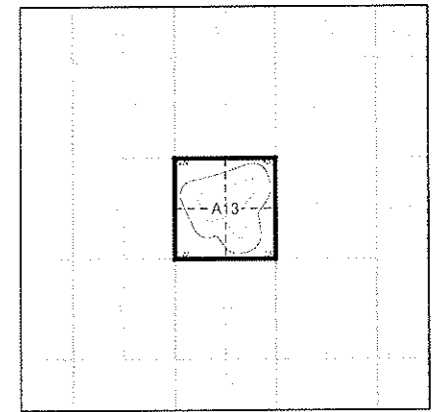
Ordnance Survey Plan
Published 1960
Source map scale - 1:2,500

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Map Name(s) and Date(s)

SE 1121 1960 1:2,500	SE 1221 1960 1:2,500
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Historical Map - Segment A13



Order Details

Order Number: 79453468_1_1
 Customer Ref: 7587
 National Grid Reference: 412070, 421530
 Slice: A
 Site Area (Ha): 8.42
 Search Buffer (m): 100

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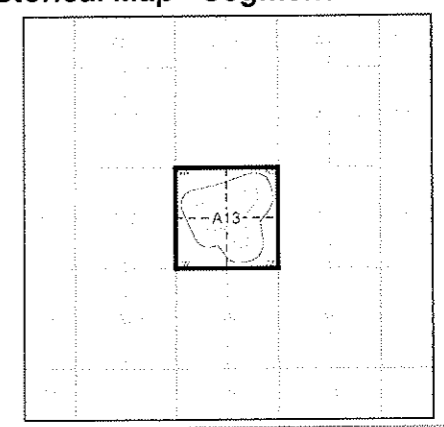
**Ordnance Survey Plan
Published 1965 - 1972
Source map scale - 1:1,250**

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Map Name(s) and Date(s)

SE 1121NE 1965 1:1,250	SE 1221NW 1972 1:1,250
SE 1121SE 1971 1:1,250	SE 1221SW 1971 1:1,250

Historical Map - Segment A13



Order Details

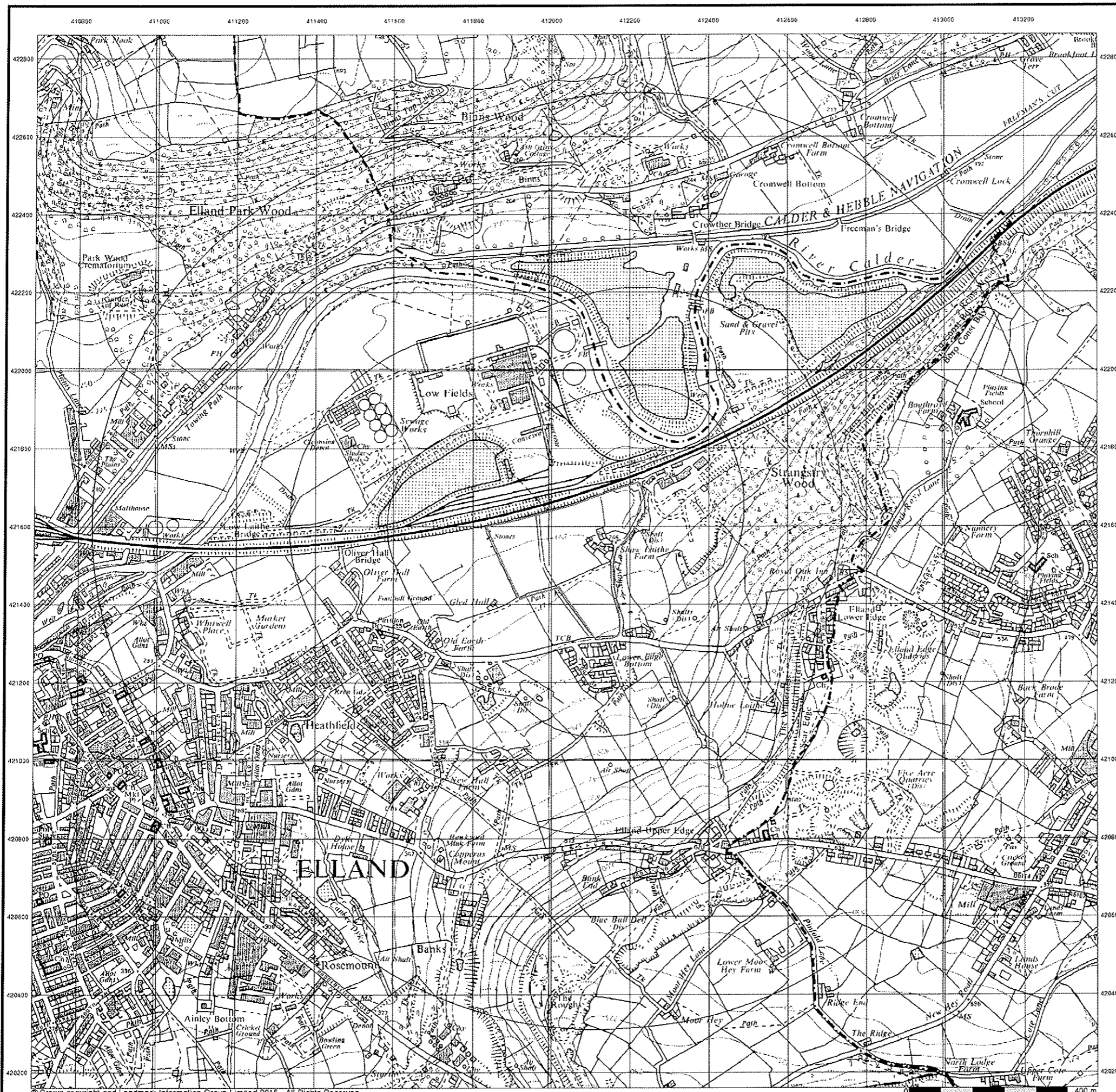
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Site Details

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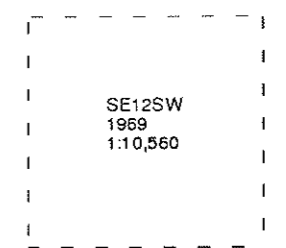
Tel: 0844 844 9952
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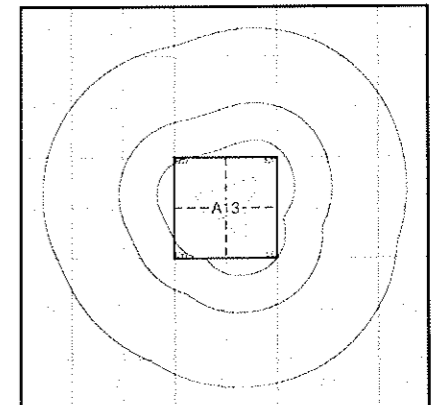
**Ordnance Survey Plan
Published 1969
Source map scale - 1:10,000**

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

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 79453468_1_1
 Customer Ref: 7587
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Supply of Unpublished Survey Information

Published 1974 - 1976

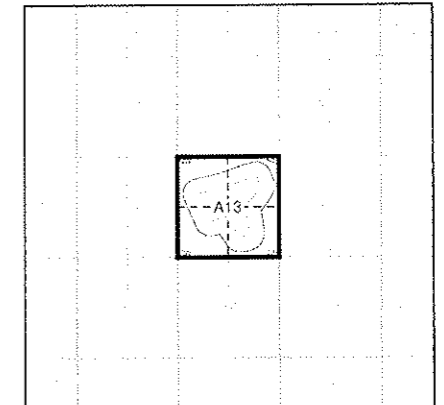
Source map scale - 1:1,250

SUSI maps (Supply of Unpublished Survey Information) were produced between 1972 and 1977, mainly for internal use at Ordnance Survey. These were more of a 'work-in-progress' plan as they showed updates of individual areas on a map. These maps were unpublished, and they do not represent a single moment in time. They were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SE 1221NW	1976	1:1,250
SE 1121SE	1974	1:1,250
SE 1221SW	1974	1:1,250

Historical Map - Segment A13



Order Details

Order Number: 79453468_1_1
 Customer Ref: 7587
 National Grid Reference: 412070, 421530
 Slice: A
 Site Area (Ha): 8.42
 Search Buffer (m): 100

Site Details

Lower Edge Road, ELLAND, West Yorkshire, HX5 9PL



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Supply of Unpublished Survey Information

Published 1976

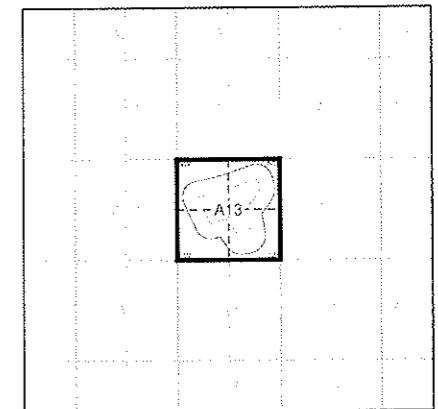
Source map scale - 1:1,250

SUSI maps (Supply of Unpublished Survey Information) were produced between 1972 and 1977, mainly for internal use at Ordnance Survey. These were more of a 'work-in-progress' plan as they showed updates of individual areas on a map. These maps were unpublished, and they do not represent a single moment in time. They were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SE 1221SW
1976
1:1,250

Historical Map - Segment A13



Order Details

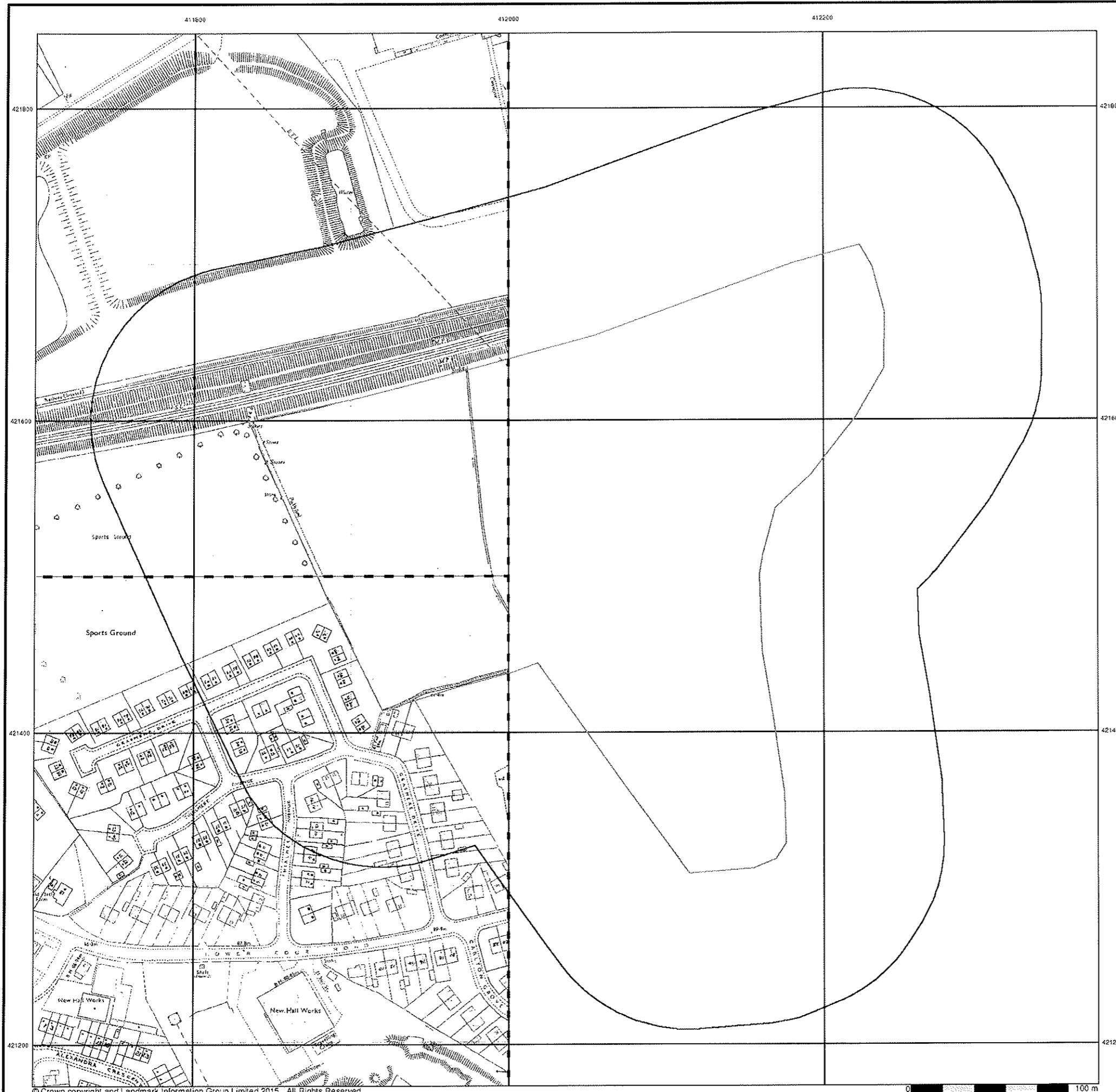
Order Number: 79453468_1_1
 Customer Ref: 7587
 National Grid Reference: 412070, 421530
 Slice: A
 Site Area (Ha): 8.42
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0 100 m



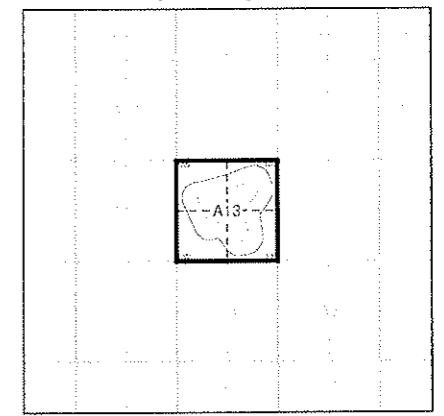
**Additional SIMs
Published 1977 - 1989
Source map scale - 1:1,250**

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SE 1121NE
1989
1:1,250
SE 1121SE
1977
1:1,250

Historical Map - Segment A13



Order Details

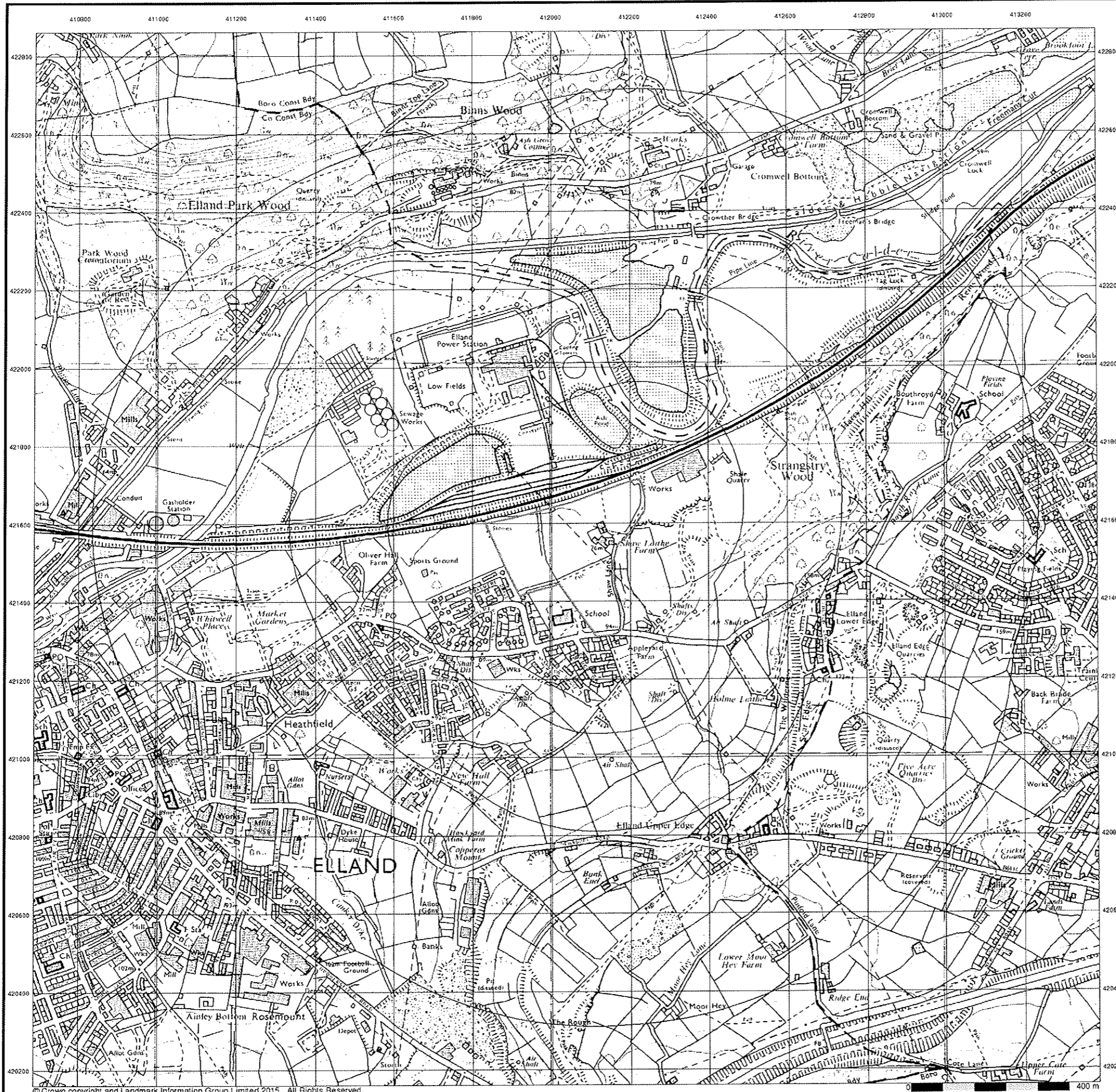
Order Number: 79453468_1_1
 Customer Ref: 7587
 National Grid Reference: 412070, 421530
 Slice: A
 Site Area (Ha): 8.42
 Search Buffer (m): 100

Site Details

Lower Edge Road, ELLAND, West Yorkshire, HX5 9PL



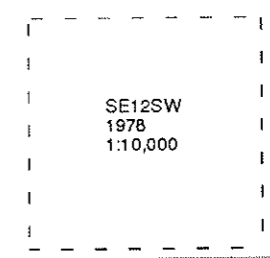
Tel: 0844 844 9852
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk



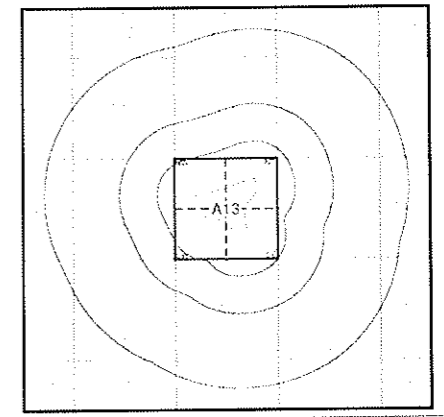
**Ordnance Survey Plan
Published 1978
Source map scale - 1:10,000**

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

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

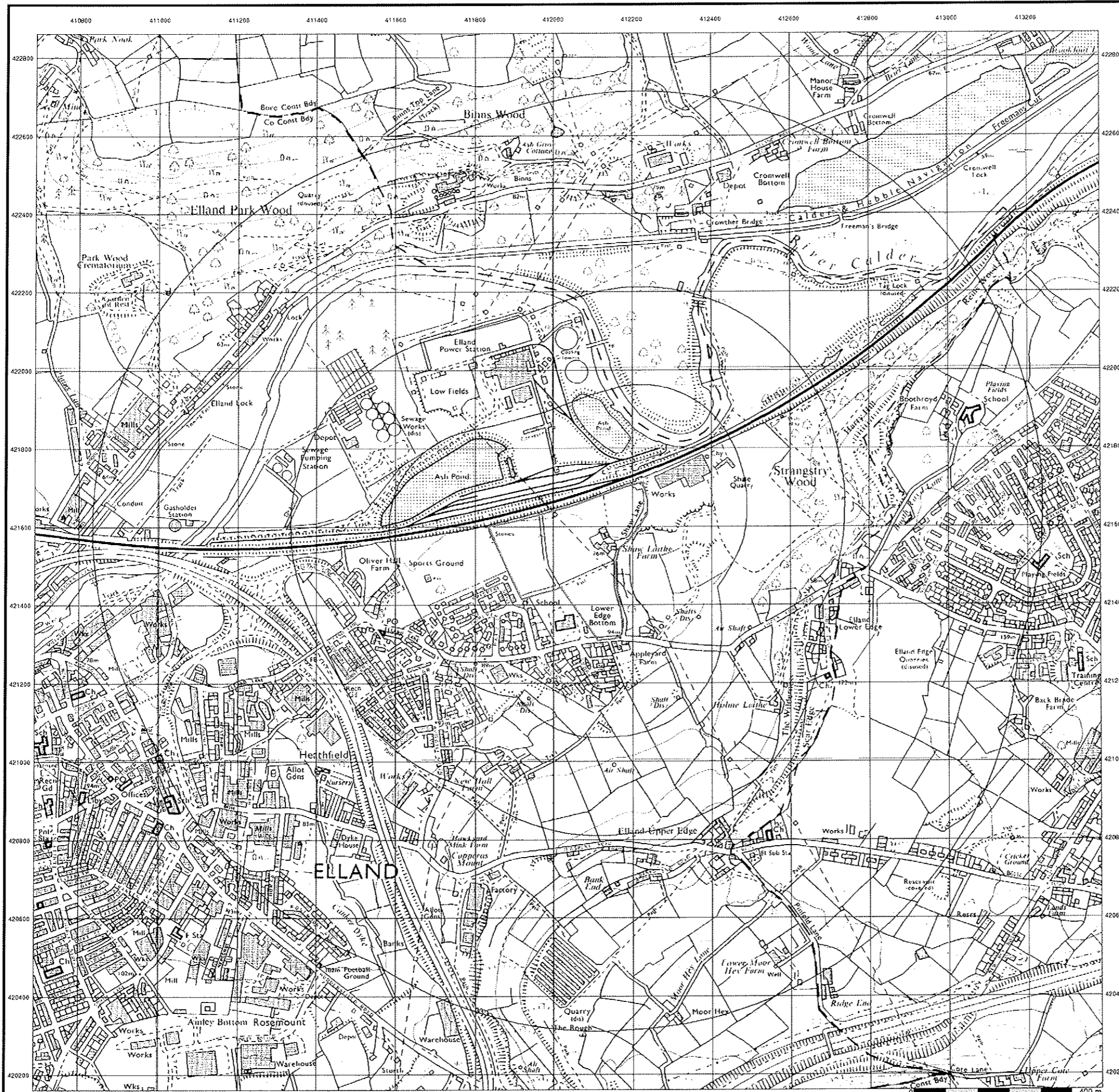
Order Number: 79453468_1_1
 Customer Ref: 7587
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 Site Area (Ha): 8.42
 Search Buffer (m): 1000

Site Details

Lower Edge Road, ELLAND, West Yorkshire, HX5 9PL



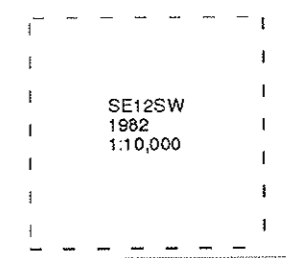
Tel: 0844 844 9952
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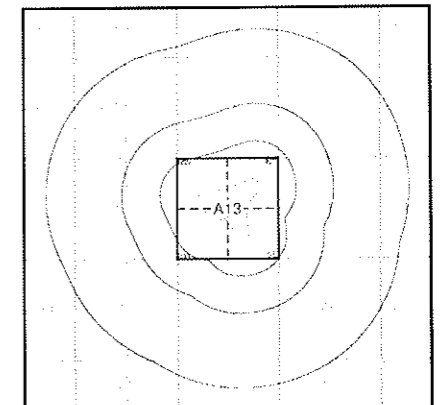
**Ordnance Survey Plan
Published 1982
Source map scale - 1:10,000**

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

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details
 Order Number: 79453468_1_1
 Customer Ref: 7587
 National Grid Reference: 412070, 421530
 Slice: A
 Site Area (Ha): 8.42
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 Lower Edge Road, ELLAND, West Yorkshire, HX5 9PL

Landmark Information Group
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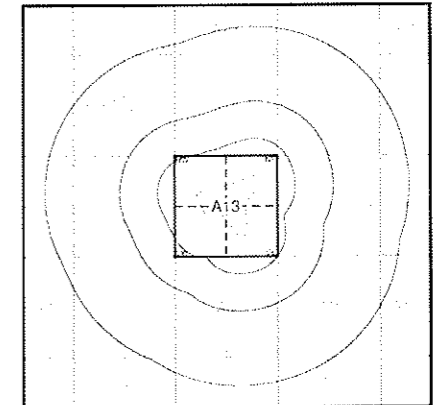
**Ordnance Survey Plan
Published 1990
Source map scale - 1:10,000**

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

Map Name(s) and Date(s)

SE12SW
1990
1:10,000

Historical Map - Slice A



Order Details

Order Number: 79453468_1_1
Customer Ref: 7587
National Grid Reference: 412070, 421530
Slice: A
Site Area (Ha): 8.42
Search Buffer (m): 1000

Site Details

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**Large-Scale National Grid Data
Published 1992**

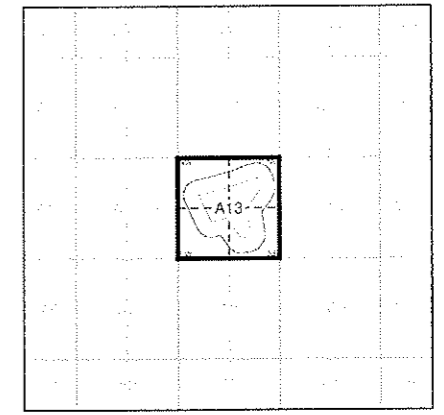
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SE 1121NE 1992 1:1,250	SE 1221NW 1992 1:1,250
SE 1121SE 1992 1:1,250	SE 1221SW 1992 1:1,250

Historical Map - Segment A13



Order Details

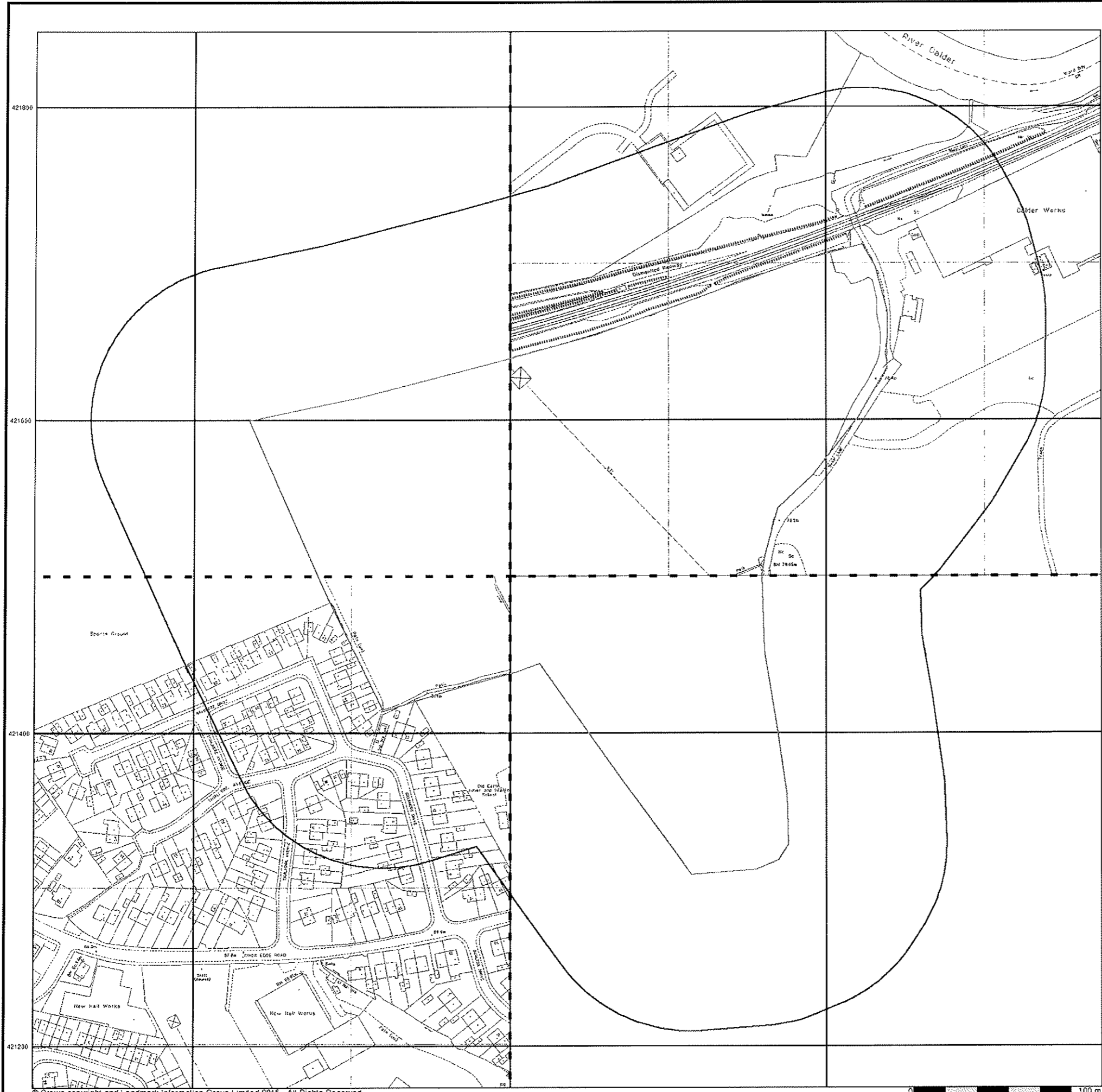
Order Number: 79453468_1_1
 Customer Ref: 7587
 National Grid Reference: 412070, 421530
 Slice: A
 Site Area (Ha): 8.42
 Search Buffer (m): 100

Site Details

Lower Edge Road, ELLAND, West Yorkshire, HX5 9PL



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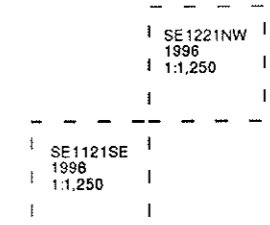


**Large-Scale National Grid Data
Published 1996**

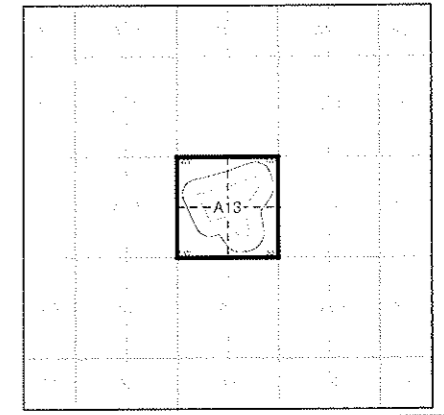
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

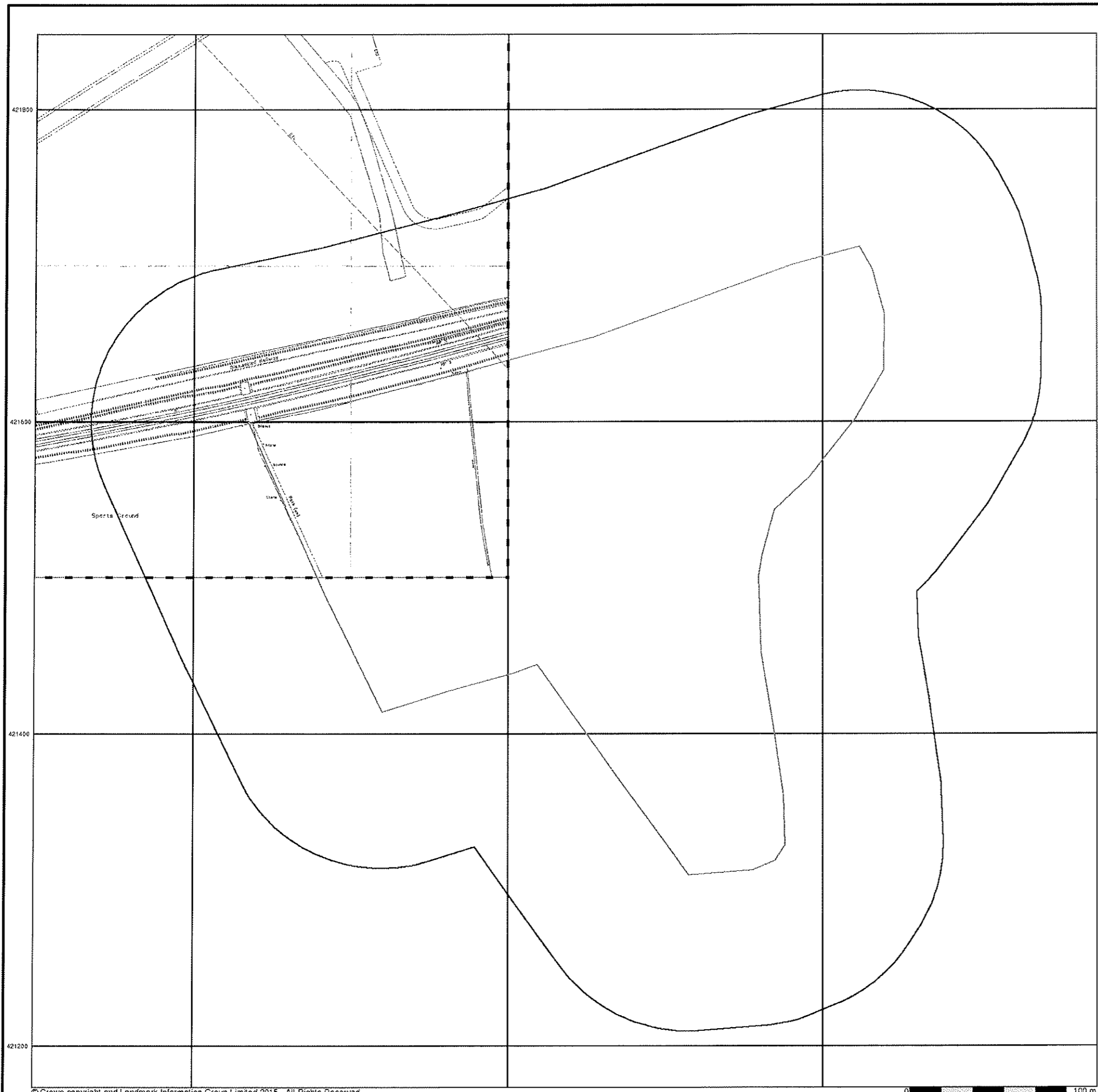
Order Number: 79453468_1_1
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 National Grid Reference: 412070, 421530
 Slice: A
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0 100 m



**Large-Scale National Grid Data
Published 1996**

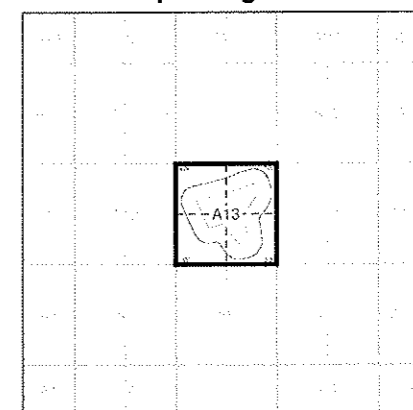
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SE1121NE
1996
1:1,250

Historical Map - Segment A13



Order Details

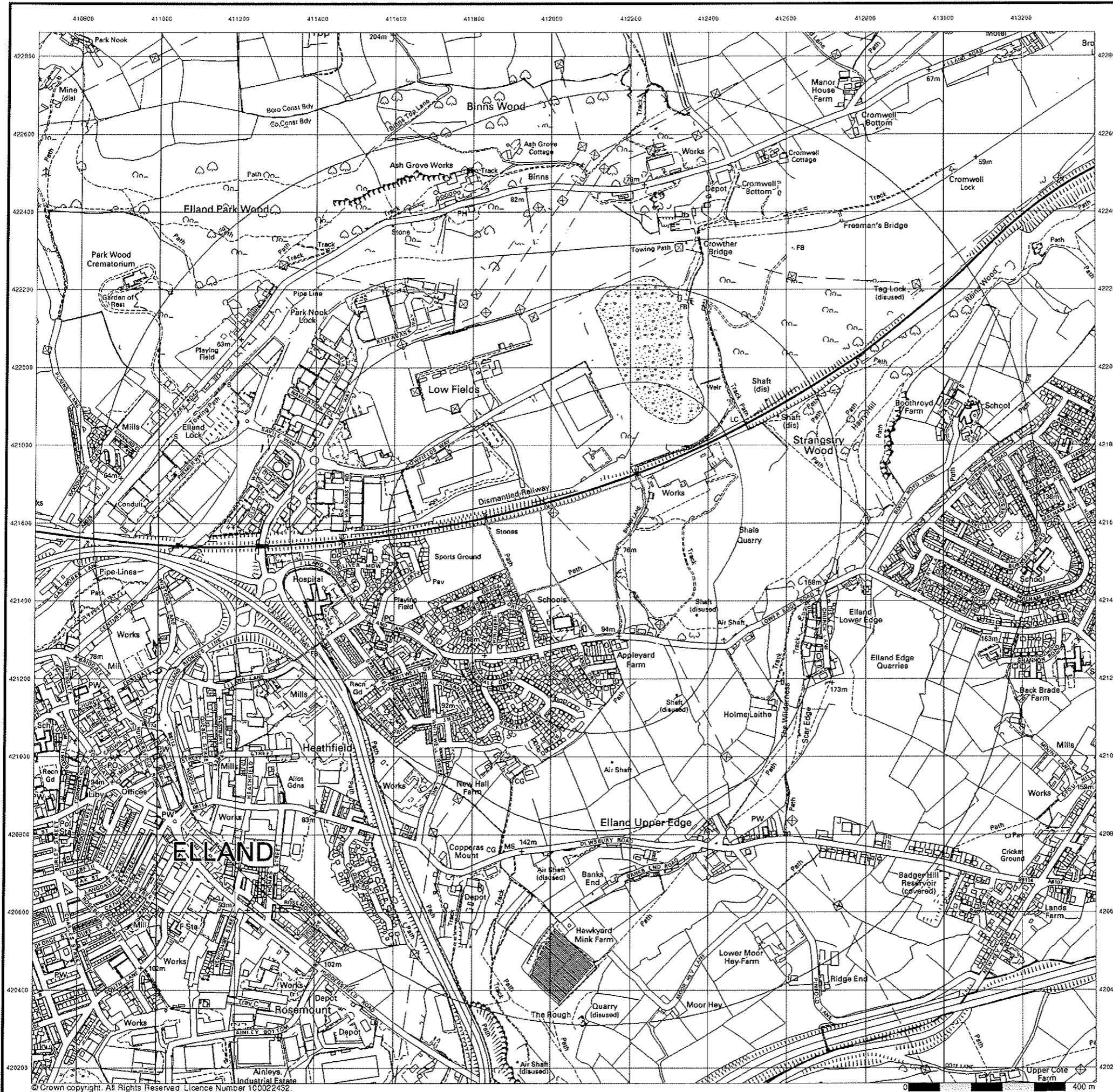
Order Number: 79453468_1_1
 Customer Ref: 7587
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 Slice: A
 Site Area (Ha): 8.42
 Search Buffer (m): 100

Site Details

Lower Edge Road, ELLAND, West Yorkshire, HX5 9PL



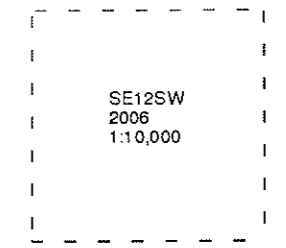
Tel: 0844 844 9952
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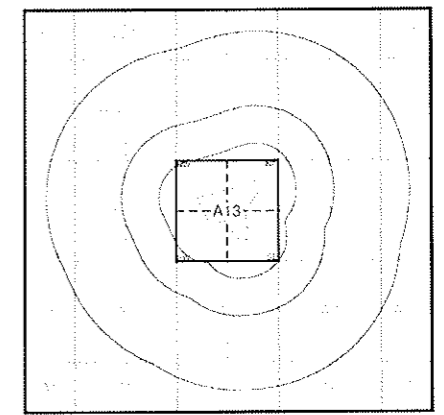
10k Raster Mapping
Published 2006
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)



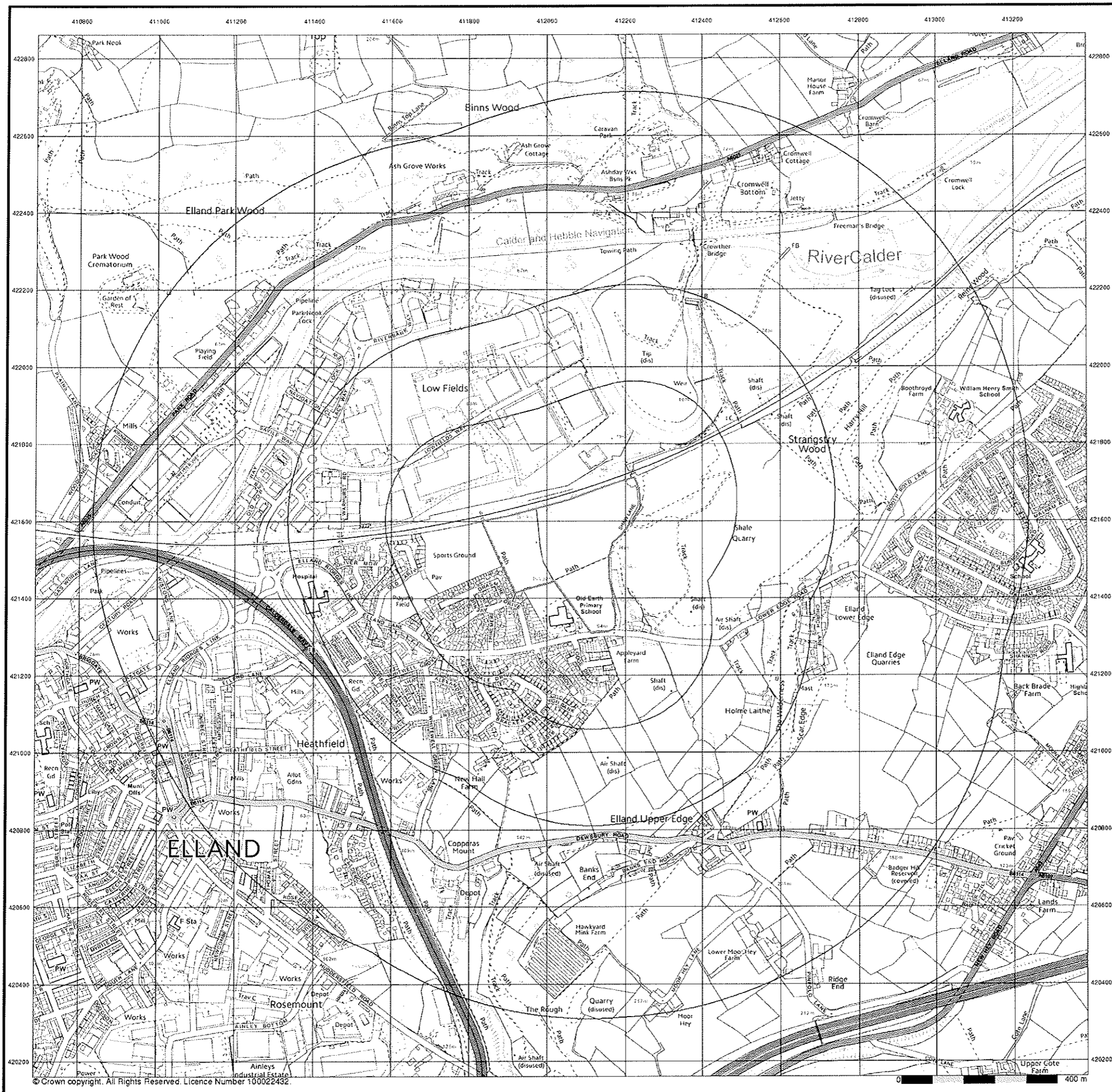
Historical Map - Slice A



Order Details
 Order Number: 79453468_1_1
 Customer Ref: 7587
 National Grid Reference: 412070, 421530
 Slice: A
 Site Area (Ha): 8.42
 Search Buffer (m): 1000

Site Details
 Lower Edge Road, ELLAND, West Yorkshire, HX5 9PL

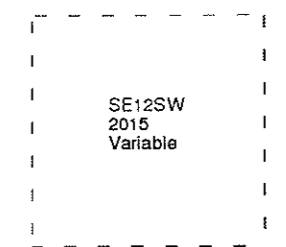




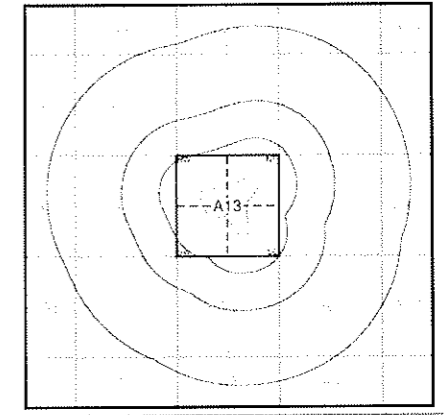
VectorMap Local
Published 2015
Source map scale - 1:10,000

VectorMap Local (Raster) is Ordnance Survey's highest detailed 'backdrop' mapping product. These maps are produced from OS's VectorMap Local, a simple vector dataset at a nominal scale of 1:10,000, covering the whole of Great Britain, that has been designed for creating graphical mapping. OS VectorMap Local is derived from large-scale information surveyed at 1:1250 scale (covering major towns and cities), 1:2500 scale (smaller towns, villages and developed rural areas), and 1:10 000 scale (mountain, moorland and river estuary areas).

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 79453468_1_1
 Customer Ref: 7587
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E: contact@coalsearch.plus.com
W: www.coalsearch.plus.com



By

David Bellis
CONSULTING SURVEYORS

Coal Mining Search Report

Incorporating Cheshire Brine Enquiries



David Bellis Consulting Surveyors Ltd. – Registered in England no. 5034580
Registered Address : 10 Bolton Street, Ramsbottom, Bury, BL0 9HX

Serial Number 335379

Client detail :

CoDa Structures
Civil & Structural Engineers
14 Springfield Court
Guisley
Leeds
LS20 8FD

CoalSearchPlus+ by David Bellis Consulting
Surveyors Ltd
8 Mornington Terrace
Harrogate
North Yorkshire
HG1 5DH
(DX 720352 Harrogate)

Tel 01423 529911
Fax 01423 529922

Search produced by M J Peace

Property details:

Lower Edge Road
Elland
HX5 9PL

Your ref : 7587

Purchaser :

Vendor :

In accordance with your instructions received 08 Feb 2016 we have inspected plans and records of coal mine workings and have made enquiries with respect to Cheshire brine extraction in relation to the above property and can report as follows :

1. **SEAM DETAILS FOR PAST UNDERGROUND COAL MINING** : In relation to the property the undermentioned seam(s) have been worked within the likely zone of physical influence on the surface.

Seam	Depth (m)	Sect (cm)	Date	Remarks
Halifax Hard	16	68	pre 1914	Subjacent
Halifax Soft	46	48	pre 1914	Subjacent

2. **SEAM DETAILS FOR CURRENT AND FUTURE UNDERGROUND COAL MINING** : The undermentioned seam(s) are currently being worked, or licenses to work are being determined, or have been granted to work, within the likely zone of physical influence on the surface in relation to the property.

Seam	Depth (m)	Sect (cm)	Date	Remarks
				Coal in reserve - no workings currently planned.

3. **UNDERLYING GEOLOGY** :

The property is situated in an area of Lower Coal Measures, shales and mudstones.

4. **OPENCAST COAL MINING** :

Serial Number 335379

Past Opencast Workings : The property is not situated within the boundary of a former opencast coal mining site.

Present Opencast Workings : The property is not situated within 200m of the boundary of a currently operating opencast coal mining site.

Future Opencast Workings : The property is not situated within 800m of the boundary of an opencast site for which a license to extract coal by opencast methods has been granted or a license to do so is currently being determined.

5. SHAFTS, ADITS (MINE ENTRIES) AND ADDITIONAL INFORMATION :

Inspection of coal mining records indicates that 6 mine entries are located within 20 metres of the property or the boundary of the property. A plan is attached indicating the approximate position of the mine entries discovered.

There are no tips or lagoons in the vicinity of the property.

There are possible ancient shallow coal mining workings within the likely zone of influence on the surface in the vicinity of the property, for which no accurate plans or records exist.

There are probable fireclay workings associated with the coal workings.

If additional information is required regarding a mine entry disclosed in a residential coal mining report, a CoalSearchPlus+ Mine Entry Assessment Report can be provided for an additional fee of £60 plus vat. This will include an assessment of the risk of subsidence damage occurring due to the presence of the mine entry/entries.

Please contact David Bellis Consulting Surveyors on 01423 529911 to order a Mine Entry Assessment Report and arrange payment.

Further information regarding mine entries revealed in commercial/development coal mining reports can also be provided and reports will be tailored to client requirements. Please contact David Bellis Consulting Surveyors, on 01423 529911, to discuss the data that can be provided and agree the fee.

6. NOTICES IN RELATION TO FUTURE COAL MINING ACTIVITY :

We have no knowledge of any intention to work coal by underground methods within influencing distance on the surface in the vicinity of the property for which notices have been issued under the Coal Mining Subsidence Act 1991.

7. PAST COAL MINING RELATED SUBSIDENCE :

Our investigations have shown no evidence of coal mining related subsidence claims in relation to the property in the past 10 years.

8. CONCLUSION (COAL MINING) : In the light of the above facts we conclude that in relation to coal mining :

Old workings are present but all settlement is likely to have completed long ago.

Serial Number 335379

Very old shallow workings are present and further settlement is possible however the possibility is remote.

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

COAL MINING RISK LEVEL : We recommend that the transaction is treated as :

Where this report is to be used for development purposes particular attention is drawn to the paragraphs below concerning the ownership of in situ coal, coal workings and the risks from mine gases.

Please note that the overall coal mining risk level above is based upon an assessment of the detailed information contained in the body of the report. The risk assessment must be used in conjunction with the detailed report.

If development of the property is being considered then all necessary enquiries and investigations should be completed prior to the commencement of works to ensure that proposals follow good engineering practice for development in mining areas. The Coal Authority has ownership of in situ coal, coal mines (both current and disused) and coal mine shafts and adits. Activities that intersect, enter or disturb any of the Coal Authority's interests require the written permission of the Authority.

Any development proposals should consider risks to the development, or adjacent property, of generating or displacing underground gases where coal seams or former mining works are disturbed. The need for effective measures to prevent gasses entering public properties should be assessed and properly addressed. These actions are necessary due to the public safety implications of development in these circumstances.

CHESHIRE BRINE EXTRACTION INFORMATION :

The property lies outside the Cheshire Brine Compensation District as prescribed by the Cheshire Brine Pumping (Compensation for Subsidence) Act 1952.

With respect to coal mining there is nothing to prevent a claim being made under the provisions of the Coal Mining Subsidence Act 1991 and subsequent legislation, but it must not be inferred that the Coal Authority or their licensees will necessarily accept that any damage has been caused as a result of mining subsidence.

If you require any further information or amplification please contact CoalSearchPlus+ on 01423 529911 or via our website www.coalsearch.plus.com.

This report is prepared in accordance with the CoalSearchPlus+ terms and conditions as published on the CoalSearchPlus+ website (www.coalsearch.plus.com) on the date of issue of this report.

This is a Coal Mining Search Report and is not to be interpreted as being part of an Environmental Assessment of the property.

We cannot be held responsible for the accuracy of the information provided to us by third party organisations.

The information and/or material supplied is composed from data based in many cases on measurements and records of various standards of reliability and age. We cannot be held responsible for the accuracy of such information.

This search report is based upon the privately owned CoalSearchPlus+ mining record database and plans and records publicly available at the time of inspection from the Coal Authority, including British Geological Survey and Ordnance Survey data.

Serial Number 335379

Organisations reserve the right to vary their proposals and intentions as to their future mining operations without prior notice save as provided in the Coal Mining (subsidence) Act 1991 and the Coal Industry Act 1994.

Coal Authority Address : The Coal Authority, 200 Lichfield Lane Berry Hill, Mansfield, Nottinghamshire, HG18 4RG
British Geological Survey Address : British Geological Survey, Kingsley Dunham Centre, Keyworth, Nottingham NG12 5GG

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Contains public sector information licensed under the Open Government Licence v3.0

The information contained in this report relates to the property address given by the individual or organisation ordering the report. Where a plan indicating the property location and boundary is supplied with the instruction the report is based on that information. Where no plan is supplied the report is based on the property location as defined in publicly available mapping data. At all times it remains the responsibility of the instructing organisation or individual to define the boundary of the property.

Additional notes applicable to Residential Coal Mining Reports only:

David Bellis Consulting Surveyors Ltd is not aware of any personal or business relationship between the person conducting or preparing the search and any person involved in the sale of the property.

This report is a desk study of existing published geological and coal mining records and the CoalSearchPlus+ coal mining database. In order to compile this report enquiries have been made relating to the following :

Past Coal Mining – the existence of any previously worked seams of coal within influencing distance on the surface in relation to the property including an indication of the location, depth and age of the workings,

Present Coal Mining - the existence of any currently worked seams of coal within influencing distance on the surface in relation to the property including an indication of the location, depth and age of the workings. The existence of coal that could be worked at some time in the future will be enquired into and detail of any relevant licenses disclosed where available.

Underlying Geology - the underlying geology of the property will be reviewed and briefly described in relation to coal mining.

Opencast Coal Mining - the existence of past present and future opencast coal mining, specifically :

- if the property is situated within the boundary of a former opencast site. In the case of old opencast workings it must be understood that records are often unclear regarding the site boundary and/or worked areas. Published records will be reviewed to give our opinion of the existence of relevant former opencast coal workings.
- if the property is situated within 200m of the boundary of a currently operating opencast site.
- if the property is situated within 800m of the boundary of an opencast for which either a license to extract coal by opencast methods has been granted or a license to do so is currently being determined.

Shafts, Adits (Mine Entries) and Additional Information – the existence of any mine entries within 20m of the property or the boundary of the property and its associated land and buildings (the definition of the boundary of the property is the responsibility of the individual or organisation ordering this report). Where a mine entry is found to exist the approximate location of the mine entry will be indicated on a plan to be provided by the instructing organisation or individual. The existence of unworked coal will be enquired into and our opinion regarding the likelihood of it being worked at some time in the past will be given where relevant. Any other relevant coal mining related features discovered will be noted.

Notices in relation to future coal mining activity – the existence of notices indicating an intention to work coal by underground methods in the future.

Past coal mining related subsidence – if any publicly available records indicate coal mining related subsidence affecting the property in the past 10 years.

Coal Mining Risk Level – the opinion of David Bellis Consulting Surveyors of the risk posed to the property from coal mining given all the information contained in the report. The risk to the property is given in relation to the majority of the housing stock in the immediate area.

Cheshire Brine – the location of the property in relation to the Cheshire Brine Compensation District and any relevant information to the property regarding brine extraction.

Additional information, including answers to many frequently asked questions, can be found on the CoalSearchPlus+ website, www.coalsearch.plus.com

Complaints Procedure

David Bellis Consulting Surveyors Ltd is registered with the Property Codes Compliance Board as a subscriber to the Search Code. A key commitment under the Code is that firms will handle any complaints both speedily and fairly.

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs):

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Coal Mining Search Report
Incorporating Cheshire Brine Enquiries

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Tel: 01722 333306, E-mail: admin@tpos.co.uk

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

Complaints should be sent to:

Mr M. Peace, Director, David Bellis Consulting Surveyors Ltd, 8 Mornington Terrace, Harrogate, North Yorkshire, HG1 5DH
Tel : 01423 529911 Fax : 01423 529922 Email : contact@coalsearch.plus.com

Date : 26 Feb 2016

Signed :



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**Important Consumer Protection Information**

This search has been produced by David Belis Consulting Surveyors Ltd, 8 Mornington Terrace, Harrogate, HG1 5DH (T: 01423 529911, F: 01423 529922, E: contact@coalsearch.plus.com) which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code.

The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles**Firms which subscribe to the Search Code will:**

- Display the Code logo prominently on their search reports.
- Act with integrity and carry out work with due skill, care and diligence.
- At all times maintain adequate and appropriate insurance to protect consumers.
- Conduct business in an honest, fair and professional manner.
- Handle complaints speedily and fairly.
- Ensure that all search services comply with the law, registration rules and standards.
- Monitor their compliance with the Code.

Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if he finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

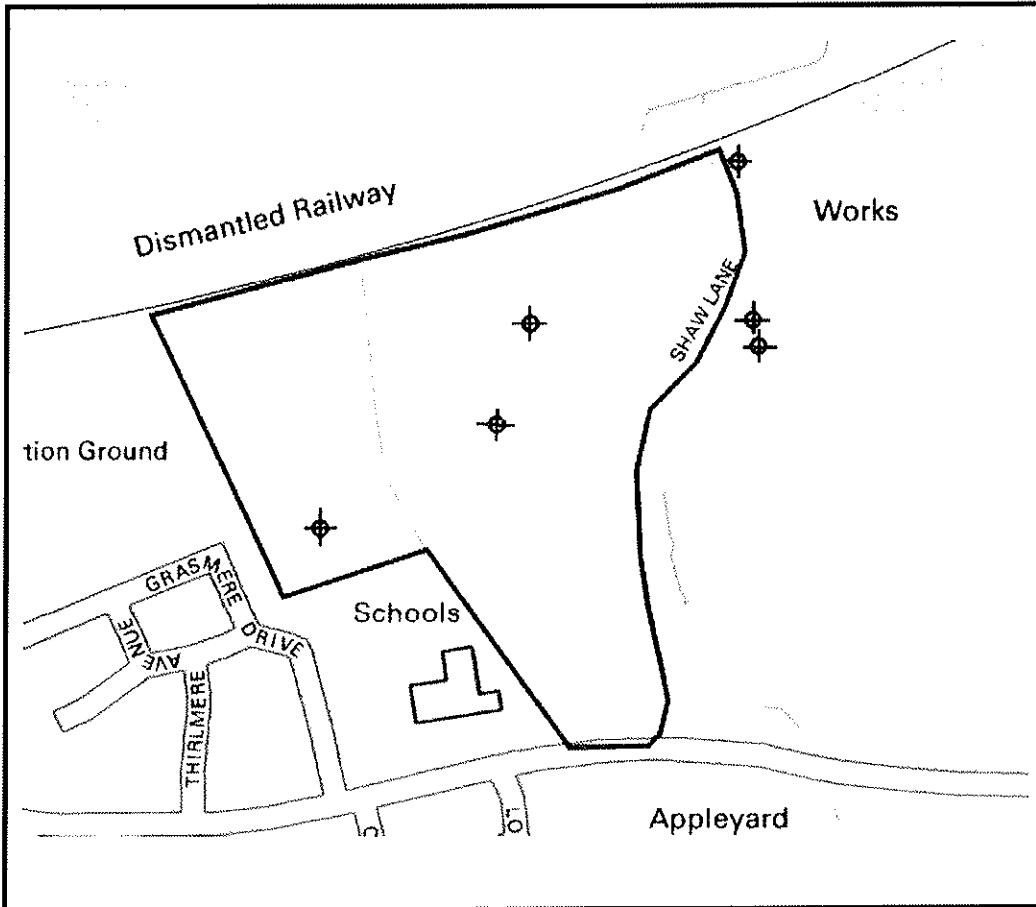
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David Bellis Consulting Surveyors Ltd and CoalSearchPlus+ Terms and Conditions (Available in large print by request)

1. Definitions.
 - a) The Service Provider is David Bellis Consulting Surveyors Ltd, trading as CoalSearchPlus+.
 - b) The Applicant is the Individual, Organisation, or appointed officer of said Organisation placing a Request with the Service Provider.
 - c) The Third Party Provider is any Organisation from which the Service Provider obtains data and/or information on behalf of the Applicant in the normal course of fulfilling the Applicants Request.
 - d) The request is a formal Request by the Applicant with CoalSearchPlus+ to retrieve specific data and/or information.
2. CoalSearchPlus+ accept Requests only on the basis that the Applicant is acting as a principal and is directly liable for payment of our invoice or account.
3. It is the policy of CoalSearchPlus+ to observe confidentiality with regard to the identity and affairs of our customers to the extent permitted by law, but, in common with other service providers, we may be required exceptionally to disclose information to governmental and other public authorities.
4. The placing of a Request by the Applicant with CoalSearchPlus+ confirms acceptance of these terms and conditions.
5. Any Order Form produced by CoalSearchPlus+, either printed or published on the CoalSearchPlus+ website, is an invitation to treat. The Applicant makes an offer to buy from CoalSearchPlus+ by the submission of a Request, subject to clause 10. Acceptable modes of transmission for a Request are facsimile (fax), telephone, electronic mail(e-mail), online transmission via the CoalSearchPlus+ website only, Document Exchange (DX), Royal Mail or courier appointed by the Applicant.
6. Orders will be accepted on order forms other than CoalSearchPlus+ forms however these will be accepted under the standard CoalSearchPlus+ terms and conditions only, subject to Clause 10.
7. CoalSearchPlus+ reserves the right to refuse any Request.
8. CoalSearchPlus+ reserves the right to cancel any Request at any time.
9. Proof of transmission of a Request by the Applicant does not constitute proof of receipt by CoalSearchPlus+.
10. It is the responsibility of the Applicant to ensure the accuracy, legibility, clarity and completeness of all data and/or information provided to CoalSearchPlus+ as part of the Request, including but not limited to, names, numbers, addresses, location plans, and boundary plans. This applies whether the Request is submitted on CoalSearchPlus+ order forms either printed or published on the CoalSearchPlus+ website or on the Applicants own order form.
11. CoalSearchPlus+ may request additional relevant data and/or information from the Applicant in the course of fulfilling a Request, including, but not limited to, names, numbers, addresses, location plans, and boundary plans.
12. CoalSearchPlus+ may request clarification of data and/or information supplied by the Applicant.
13. If, subsequent to Clause 11. and/or Clause 12., requested data and/or information is not provided and/or clarified, CoalSearchPlus+ cannot be held responsible for any resultant loss or delay.
14. If, subsequent to Clause 11. and/or Clause 12., requested data and/or information is not provided and/or clarified within a reasonable period of time, CoalSearchPlus+ reserves the right to cancel the Request in whole or in part. The Applicant remains liable for all fees, Taxes and Disbursements accrued prior to the cancellation.
15. CoalSearchPlus+ reserves the right to subcontract data and/or information retrieval to selected Organisations and/or Individuals. CoalSearchPlus+ is not required to reveal the identity of its Subcontractors.
16. CoalSearchPlus+ will, in the process of fulfilling the request, retrieve data and/or information from publicly and/or commercially available sources and the CoalSearchPlus+ mining database. The sources of data used will primarily be data held by The Coal Authority under an agreement with the Health and Safety Executive, data owned by the British Geological Survey and the CoalSearchPlus+ database.
17. A CoalSearchPlus+ mining report is a report of the interpretation of the data sources in 16. made by CoalSearchPlus+ staff.
18. CoalSearchPlus+ coal mining search reports are based upon the plans and records available from data sources detailed in 16. at the time the report was produced. It should be understood that third party organisations reserve the right to vary their proposals and intentions as to their future mining operations without prior notice save as provided in the Coal Mining Subsidence Act 1994. CoalSearchPlus+ cannot be held responsible for changes to the future proposals and intentions of Third Parties.
19. The information and/or material supplied in a CoalSearchPlus+ coal mining report is composed from data based, in many cases, on measurements and records of various standards of reliability and age. In some instances (usually relating to older records) it is necessary for CoalSearchPlus+ to make assumptions regarding the 'best plot' position of mining features. For these reasons users of CoalSearchPlus+ reports should take the position of mining features detailed in reports to be indicative only.
20. The data and/or information that a coal mining search report is based on is constantly being updated. A CoalSearchPlus+ coal mining search report is based on the most up to date information available at the time that the report is produced however it cannot be guaranteed that the information and/or data will not become obsolete at some time in the future. Responsibility for the supply of accurate and up to date information to CoalSearchPlus+ lies with the data supplying organisations listed in 16.
21. A CoalSearchPlus+ coal mining search report relates only to coal mining and minerals worked in relation to coal mining. Other reports may be required in relation to other minerals.
22. A CoalSearchPlus+ coal mining search report is not a substitute for site investigation or a mining survey. Depending on the content of a coal mining search report, or whether development is intended, the Applicant must decide whether a site investigation or mining survey is required.
23. CoalSearchPlus+ coal mining reports comply with the Search Code.




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24. All CoalSearchPlus+ reports are covered by professional indemnity insurance. The content of CoalSearchPlus+ coal mining search reports does not prevent any future claim being made by the Applicant against the Coal Authority in respect of coal mining related subsidence.
25. Any liability in the instance of negligence by CoalSearchPlus+ or its employees in the interpretation of coal mining data and/or the production and provision of coal mining reports will be limited to the extent of the CoalSearchPlus+ Professional Indemnity Insurance or the value of the loss caused by the negligence, whichever is the lower.
26. All CoalSearchPlus+ coal mining search reports give the information detailed in the services section of the CoalSearchPlus+ website and summarised in the report. Further explanation of this information is available in the Glossary and/or the Frequently Asked Questions areas of the CoalSearchPlus+ website. Alternatively contact CoalSearchPlus+ who will be happy to explain the content of a report.
27. The Request is fulfilled when all reports, data and/or information requested by the Applicant have been retrieved and/or compiled by CoalSearchPlus+ and delivered by electronic mail (e-mail) or fax or post or document exchange (DX) or a combination of these methods as required by the Applicant. Alternative delivery arrangements are at the discretion of CoalSearchPlus+.
28. If Requests for multiple reports, data and/or information relating to multiple addresses were made on a single order form these will be fulfilled individually by the delivery of the reports, data and/or information relating to each individual address being treated as an individual Request.
29. CoalSearchPlus+ is not responsible for any loss or misdelivery of retrieved data and/or information caused by failure of Document Exchange (DX), Royal Mail or internet service provider. Most retrieved data and/or information is archived by CoalSearchPlus+ and a copy may be requested by the Applicant. If the data and/or information could not be archived CoalSearchPlus+ reserves the right to treat the request as a new Request.
30. Delivery, by whatever agreed means, will be accompanied by an invoice. Delivery by electronic mail may be followed up with a paper invoice by post or DX. Where Applicants have agreed account facilities with CoalSearchPlus+ invoicing may be on a monthly basis. In all cases the Applicant agrees to provide CoalSearchPlus+ with remuneration for the full amount shown on the invoice, including all Fees, Taxes and Disbursements.
31. The Applicant will be liable for payment of the full invoice amount within 14 days from the date of receipt of the invoice. CoalSearchPlus+ reserve the right to charge for costs and expenses incurred in recovering late payments and to charge interest at the rate of 8% above the Bank of England base rate per annum for the full period that the payments are overdue.
32. Where full payment of the invoice is not made by the Applicant within 14 days from receipt of the invoice CoalSearchPlus+ reserve the right to withdraw account facilities from the Applicant and cancel any individual agreements concerning fees or other Terms and Conditions that may have been made between the Applicant and CoalSearchPlus+.
33. Where possible the Applicant will receive Advance Notice of the cost of the Request, including all Fees, Taxes and Disbursements, prior to receipt of the invoice. This advance notice will take the form of the price for the service requested as published on the CoalSearchPlus+ website, or the price as individually agreed between CoalSearchPlus+ and the Applicant.
34. Additional Fees, Taxes and Disbursements may arise during the course of data and/or information retrieval, over and above Advance Notice costs as in clause 33. The Applicant is liable for any such additional costs. Where possible, the Applicant is notified of additional costs prior to fulfilment of the Request.
35. If the Applicant shall pay in advance of receipt of the invoice, then the Applicant remains liable for any underpayment.
36. Any overpayment on the part of the Applicant will be refunded. Arrangements for refunds are agreed on a case-by-case basis, through discussion between CoalSearchPlus+ and the Applicant.
37. The Applicant may cancel the Request in whole or in part at any time prior to Clause 27.
38. If the Applicant cancels the Request in whole or in part prior to Clause 27, the Applicant remains liable for all Fees, Taxes and Disbursements already accrued prior to the Cancellation.
39. CoalSearchPlus+ accept no liability for any loss incurred by the Applicant or the Applicants client where the Applicant is acting as an agent for a client, due to late fulfilment and delivery of the Request.
40. CoalSearchPlus+ accept no liability for any loss to the Applicant, or the Applicant's client where the Applicant is acting as an agent for a client, due to any negative outcome of a report provided in the process of the correct and accurate fulfilment of the Request.
41. Any disputes relating to the provision of coal mining search reports should be addressed to the Practice Principal, CoalSearchPlus+ in the first instance. Disputes will be settled according to the CoalSearchPlus+ complaints procedure detailed in each report.
42. Independent Dispute Resolution - If you make a complaint and we are unable to resolve it to your satisfaction you may refer the complaint to The Property Ombudsman scheme (website: www.tpos.co.uk email: admin@tpos.co.uk Tel: 01722 333306). We will cooperate fully with the Ombudsman during an investigation and comply with his final decision.
43. Third Party and subcontractor Terms and Conditions shall apply in addition to these clauses. Should any conflict arise between CoalSearchPlus+ Terms and Conditions and Third Party or Subcontractor Terms and Conditions, then CoalSearchPlus+ Terms and Conditions prevail unless and until CoalSearchPlus+ expressly states otherwise in writing and/or courts of England and Wales establish otherwise.
44. No variation to these Terms and Conditions is effective unless and until CoalSearchPlus+ expressly agrees in writing.
45. CoalSearchPlus+ reserves the right to alter these terms and conditions as appropriate, without notice, at any time. Such amended Terms and Conditions will become effective upon publication on the CoalSearchPlus+ website.
46. These Terms and conditions are subject to English Law and the exclusive jurisdiction of the courts of England and Wales.



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- Outline of property boundary 
- Disused mine shaft 
- Disused adit 

This plan shows the approximate position of the disused shaft or adit referred to in the attached Mining Search Report. Symbols used on this plan are not drawn to scale.

Property owners have the benefit of the protection of the Coal Mining Subsidence Act 1991* in the event of the occurrence of damage from disused coal mine workings including disused coal mine entries.

Prior permission from the owner of a mine entry (usually the Coal Authority) must be sought before any physical investigation entering or disturbing it is undertaken.

If you have any questions or queries regarding the content of this coal mining report please contact David Bellis Consulting Surveyors Ltd.

The Coal Authority, regardless of responsibility and in conjunction with other public bodies, provide an emergency call out facility in coalfield areas to assess the public safety implications of mining features (including disused shafts and adits). The emergency telephone numbers at all times is (01623) 646333.

* Note The Coal Mining Subsidence Act 1991 does not apply where coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester.

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