



**PHASE 1 ENVIRONMENTAL SITE
ASSESSMENT REPORT**

**LAND AT BUBWITH
1 HIGHFIELD ROAD
SELBY
YO8 6LY**



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EnviroSolution Ltd Document Verification

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Executive Summary

The preliminary environmental site assessment indicates that the site can be classified as moderate risk in terms of contamination and the risks to the identified receptors (e.g. human health, controlled waters, buildings) following redevelopment is considered to be moderate.

This classification is due to the present of demolition rubble and broken the asbestos roofing on the ground surface which may have introduced contaminants into the shallow soils beneath the site. Potential contaminants include heavy metals and asbestos.

It is recommended a Phase 2 intrusive ground investigation is undertaken prior to site redevelopment to obtain additional information on the ground conditions and the contamination status. The investigation should be carried out by qualified and competent persons. The scope of works for the investigation will need to be submitted and approved by the local authority prior to the commencement of the Phase 2 intrusive works.

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1 Introduction

1.1 Background

EnviroSolution Ltd was commissioned to undertake a Phase 1 Environmental Site Assessment for land located at Bubwith in Yorkshire. This report was commissioned to support a planning application for a residential development at the site.

1.2 Objectives

The objective of the preliminary environmental site assessment was:

1. To provide a summary of the environmental setting and historical land use of the site and immediate surrounding area.
2. To obtain information on the ground conditions present beneath the site.
3. To develop a conceptual site model and complete a generic quantitative risk assessment to identify any environmental risks and liabilities associated with ground conditions at the site.

1.3 Scope of Work

To achieve the objectives, the following scope of work was completed:

1. A desk-based study of the site comprising a review of available environmental information for the site such as geological and hydrogeological data and historical land use information.
2. A site walkover survey.
3. Assessment of potential hazards and constraints during construction and longer term.

This work has been devised to generally comply with the relevant principles and requirements of the following legislation and guidance:

- Part IIA of the Environmental Protection Act, 1990 and Section 57 of the Environmental Act 1995;
- Contaminated Land (England) (Amendment) Regulations 2012 and Contaminated Land Statutory Guidance (DEFRA, April 2012);
- National Planning Policy Framework (Ministry of Housing, Communities and Local Government, February 2019);
- BS10175: 2011 +A2:2017 “Investigation of Potentially Contaminated Sites- Code of Practice”; and
- Environment Agency (2020) Land Contamination Risk Management Report LCRM “How to assess and manage the risks from land contamination”.

1.4 Information Sources

Historical Ordnance Survey maps have been obtained from historical records, ranging from 1854 to 2021. These maps provide high quality information on historical site use.

The British Geological Survey Geoindex database has been used to provide information on geo-environmental aspects of the site and the immediate surrounding area such as geological, hydrogeological and hydrological data.

The Environment Agency website (www.gov.uk/government/organisations/environment-agency) and Magic website (www.magic.gov.uk) was also used to obtain environmental information.

Industry Profiles produced by the Department of the Environment were utilised to obtain information on processes, materials and wastes associated potential contaminative land uses near the site.

Readily available information sources have been used to produce this desk-based study. Additional information may be requested by the Local Planning Authority (e.g. local authority environmental information request).

2 The Site

2.1 Site Location

The site is located at 1 Highfield Road, Bubwith, Selby, YO8 6LY. The British National Grid Reference for the approximate site centre is GR: 471765 436420.

The site location is shown on **Figure 1** in **Appendix A**.

2.2 Site Description

The site description is aided by the completion of a site walkover survey conducted by EnviroSolution on the 6th of April 2022. The site photographs are included in **Appendix B**.

The site is rectangular in shape and has an approximate area of 3,000 square meters. The site is currently occupied by several disused barns. Anecdotal evidence suggests the barns were used for pigs.

All of the barns are in a poor state of repair and have been partially demolished. Several piles of brick rubble and piles of asbestos roof sheeting were noted across the site. Additionally, broken fragments of asbestos roof sheeting were found amongst the barns.

Concrete footings are visible in places. The area in between the barns is covered with grass.

The site is generally flat and level with little change in elevation.

The site is accessed via a small track leading north from Highfield Road.

The site boundaries consist of hedgerows, small trees and fences.

The surrounding land use is predominantly residential and agricultural.

There are no petrol filling stations located within a 250m radius of the site.

The existing site layout is shown on **Figure 2** which is included in **Appendix A**.

2.3 Development Proposals

It is understood that the development plans will include the construction of several residential dwellings. Plans will include areas for vehicle parking and areas of soft landscaping to be used as private gardens.

A copy of the proposed development plan is shown on **Figure 3** in **Appendix A**.

2.4 Site History

The development site and surrounding area has been reviewed with reference to historical Ordnance Survey (OS) maps. The history of the site and immediate surrounding area is summarised in Table 1. Copies of the historical OS maps are included in **Appendix C**. A search buffer of 250m has been used.

Table 1 - Historic Mapping Review

Date	Scale	On Site	Off Site
1854	1:10,560	The site is undeveloped agricultural land.	The site lies on the eastern extent of the village of Bubwith. Land to the north, east and south of the site is undeveloped.
1891	1:2,500	No significant change.	Smithy 110m southwest of the site.
1909	1:2,500	No significant change.	Allotment gardens 250m east of the site.
1954	1:10,560	No significant change.	Residential development 20m east of the site.
1974	1:2,500	Site is developed with piggery.	Haulage works 160m east of the site. Joinery works 200m west of the site.
1980	1:2,500	No significant change.	No significant change.
1995	1:2,500	No significant change.	No significant change.
2022	1:10,000	No significant change.	No significant change.

3 Environmental Setting

3.1 Geology

Geological maps of the area indicate the site is underlain by Skipwith Sand Member which is of Quaternary age. The Skipwith Sand Member generally consists of pale brown slightly clayey sand.

The underlying bedrock consists of the Mercia Mudstone Group which is of Triassic age. The Mercia Mudstone Group generally consists of red mudstones and subordinate siltstones with thick halite-bearing units.

The nearest geological fault is located 30m south of the site.

A copy of the geological maps is included in **Appendix D**.

3.2 Radon

The site lies within the lowest band of radon potential where it is estimated that less than 1% of the properties are above the action level (low probability). Radon protective measures are not deemed necessary for the development.

3.3 Coal Mining Activity

The site falls within a coal mining area described as having minable coal deposits but does not lie within a 'Development High Risk Area' for coal mining, as defined by the Coal Authority. As such, it is considered that there are no coal mining related hazards which could affect the site.

A copy of the coal mining summary map is included in **Appendix E**.

3.4 Hydrogeology

The superficial Skipwith Sand Member deposits are designated as a Secondary Undifferentiated Aquifer, defined as; cases where it has not been possible to assign either category A or B to a soil type.

The underlying Mercia Mudstone Group is designated as a Secondary B Aquifer, defined as; predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering.

The site is not located within a Source Protection Zone.

There are no records of groundwater abstraction licences located within a 1km radius of the site.

A copy of the hydrogeological maps is included in **Appendix F**.

3.5 Hydrology

The River Derwent is located 600m southwest of the site. There are no further significant surface water features (lakes, rivers, reservoirs) located within a 1km radius of the site.

There are no minor surface water features located within a 250m radius of the site.

3.6 Flood Risk

The site lies within a Flood Zone 1, land assessed as having less than a 1 in 1,000 annual probability of river flooding (low probability).

The completion of a detailed Flood Risk Assessment is not required for this site.

3.7 Waste Management Facilities

There are no records of historic or currently landfill sites located within a 1km radius of the site.

There are no records of currently authorised landfill sites or sites operating under an environmental permit for waste operations located within a 1km radius of the site.

3.8 Environmental Permits, Incidents and Registers

There are several records of sites located within a 1km radius of the site operating under an environmental permit for discharges to water and groundwater. The nearest is held by Yorkshire Water Services Ltd 180m west of the site.

There are no records of any pollution events having occurred within a 1km radius of the site.

3.9 Designated Environmentally Sensitive Sites

There several records of designated environmentally sensitive sites located within a 1km radius of the site.

Table 2 - Environmental Designations Summary

Designation	Distance	Details
National Nature Reserve	900m	The Lower Derwent Valley National Nature Reserve is located 900m west of the site.
Ramsar Sites	900m	The Lower Derwent Valley Ramsar Site is located 900m west of the site.

Designation	Distance	Details
Special Areas of Conservation	600m	The River Derwent Special Areas of Conservation is located 600m west of the site.
Special Protection Areas	600m	The Lower Derwent Valley Special Protection Area is located 600m west of the site.

A copy of the environmental designation map is included in **Appendix G**.

4 Preliminary Conceptual Site Model

4.1 Introduction

In order to assess the environmental risks present, a preliminary conceptual model has been developed for the site. This model has been developed using best practice guidelines in conjunction with the current assessment framework taking into account the development proposals. This preliminary conceptual model is based on the gathered desk-based information (e.g. historical OS data and data sourced from the EA, Geoindex and Magic databases).

The conceptual site model is a representation of the hypothesised relationships between sources, pathways and receptors which allows the identification of potential pollutant linkages and whether these linkages have the potential to comprise significant harm and/or pollution of controlled waters in relation to the site. This model comprises three elements:

Source – the key pollutant hazards associated with the site

Receptor – the key targets at risk from the sources

Pathway – the means by which the contaminant can cause harm to the receptor

If all three elements are present, then a potential pollutant linkage exists, and this may require further assessment.

4.2 Potential Contamination Sources

The site was an undeveloped parcel of land until the 1970s when barns were constructed on site for use as a piggery. The barns are no longer in use and are in a poor state of repair and partially demolished. During the site walkover survey, piles of demolition rubble and broken fragments of asbestos sheeting were noted in the areas of the barns. Therefore, there is the potential for shallow soil contamination to be present beneath the site associated with this. Potential contaminants could include heavy metals and asbestos fibres.

A former smithy, haulage depot and joinery works are located in excess of 110m from the site boundary. However, these land uses can be discounted as a potential source of contamination to the site due to distance from the site (i.e. >110m away) and the presence of low permeability clayey soils which would restrict contaminant movement.

4.3 Receptors

The potential receptors considered to be at risk from soil and groundwater contamination associated with the site are summarised in Table 3 below:

Table 3 - Receptor Description

Receptor	Details
Human (On Site)	<ul style="list-style-type: none"> - Construction workers - Future site users - Site visitors
Human (Off Site)	<ul style="list-style-type: none"> - Adjacent site users
Controlled Waters	<ul style="list-style-type: none"> - Secondary Undifferentiated Aquifer - Secondary B Aquifer - River Derwent
Building/ construction materials	<ul style="list-style-type: none"> - Foundations and buried services

4.4 Pathways

The potential exposure pathways linking contamination with the receptors identified above are summarised in Table 4 below:

Table 4 - Exposure Pathways Summary

Receptor	Details of Exposure Pathway
Human (on-site)	<ul style="list-style-type: none"> - Direct ingestion of contaminated soil/groundwater - Dermal contact with soil/groundwater - Inhalation of gases and vapours
Human (off-site)	<ul style="list-style-type: none"> - Inhalation of fibres and particulates - Inhalation of migrating gases and vapours
Controlled waters	<ul style="list-style-type: none"> - Vertical and lateral migration of dissolved phase contaminants via preferential pathways to groundwater aquifer. - Lateral migration and surface water run-off to pond.
Building/construction	<ul style="list-style-type: none"> - Buried materials/services - Contact with contaminated soil and/or groundwater

4.5 Potential Pollution Linkages

4.5.1 Human Health

The development comprises the construction of a new residential development including associated areas of soft landscaping to be used as private gardens. This is considered to be a sensitive end use.

The presence of buildings and hardstanding would eliminate the risk of exposure, via the dermal contact and ingestion pathways to future site users to any ground contamination that may remain following development.

There could be a potential risk of exposure to any ground contamination that remains following redevelopment in the proposed areas of soft landscaping (i.e. gardens), to future site users, via all possible exposure pathways.

Any ground gases (i.e. methane and carbon dioxide) and vapours that are present within the soils beneath the site could potentially ingress into the buildings through preferential pathways (e.g. service entry points). Therefore, there would be a risk of exposure via inhalation to future site users.

There is the potential for construction workers and adjacent land users to be exposed to soil and groundwater contamination during site redevelopment. However, the use of appropriate PPE and the adoption of suitable Health and Safety methods will help to reduce the risks posed to human health during this work.

4.5.2 Controlled Waters

The site is directly underlain by the Skipwith Sand Member deposits which comprise clayey sands. It is considered that the superficial deposits will act as a low permeability barrier, preventing the migration of any contaminants to or from the site. The underlying bedrock aquifer is designated as a Secondary B Aquifer.

The site is not located within a Source Protection Zone and there are no abstraction licences held nearby.

The River Derwent is located 600m from the site boundary. It is considered that the river lies at a sufficient distance from the site to be unaffected from any potential contamination.

Overall, the risk to controlled waters is deemed to be low.

4.5.3 Building/ Construction Materials/Buried Services

The presence of any soil and groundwater contaminants beneath the site could potentially impact on construction materials for the new development, such as below ground structures and services. Concrete foundations are particularly sensitive to aggressive ground conditions, i.e. sulphate attack.

If ground gases and vapour are present in the soil beneath the site, then there would be the potential risk of ingress into the new properties which could present a risk of explosion.

4.6 Preliminary Hazard Assessment

A preliminary hazard assessment is presented in Table 5. The preliminary hazard assessment is a qualitative assessment of the risks posed by each potential pollutant linkage described above and is used to identify the requirement for additional work (e.g. intrusive ground investigation).

Table 5 – Preliminary Hazard Assessment

Source 1	Pathway	Receptor	Likelihood	Effect	Risk	Assessment
Contaminated soil	Ingestion (via soil dust), inhalation (via soil dust and vapours), ingestion through dirty hands, dermal contact with soil/water.	Future site users Adjacent site users Construction workers	2	3	Moderate	Contamination source identified.
Contaminated soil groundwater	Direct contact	Buildings/ services	2	3	Moderate	Contamination source identified. Proposed building foundations in direct contact with potentially contaminated soils.
Contaminated groundwater	Downward or lateral migration	Principal Aquifer Fishpond Abstractions	1	3	Low	Low permeability superficial deposits will limit the migration of contaminants to off-site controlled water receptors.
Ground gas / vapours	Inhalation, ingress into buildings	Buildings / services Future site users Adjacent site users Construction workers	1	4	Low	No ground gas source identified. Site located within a low probability area for radon.

Using Risk Matrix (Table 6) Degree of Risk (R) = Likelihood (L) x Effect (E)

Table 6 - Risk Matrix, Degree of Risk (R) = Likelihood (L) x Effect (E)

Likelihood	Description	Probability	Effect (E)	Description
5	Almost certain	>70%		
4	Probable	50-70%	4	Severe
3	Likely	30-50%	3	Medium
2	Unlikely	10-30%	2	Mild
1	Negligible	<10%	1	Minor
Risk (R)	Risk Level	Action		
1-5	Low	None required		
6-10	Moderate	Further assessment via Phase 2 intrusive ground investigation.		
>10	High	Further assessment via Phase 2 intrusive ground investigation.		

5 Conclusions and Recommendations

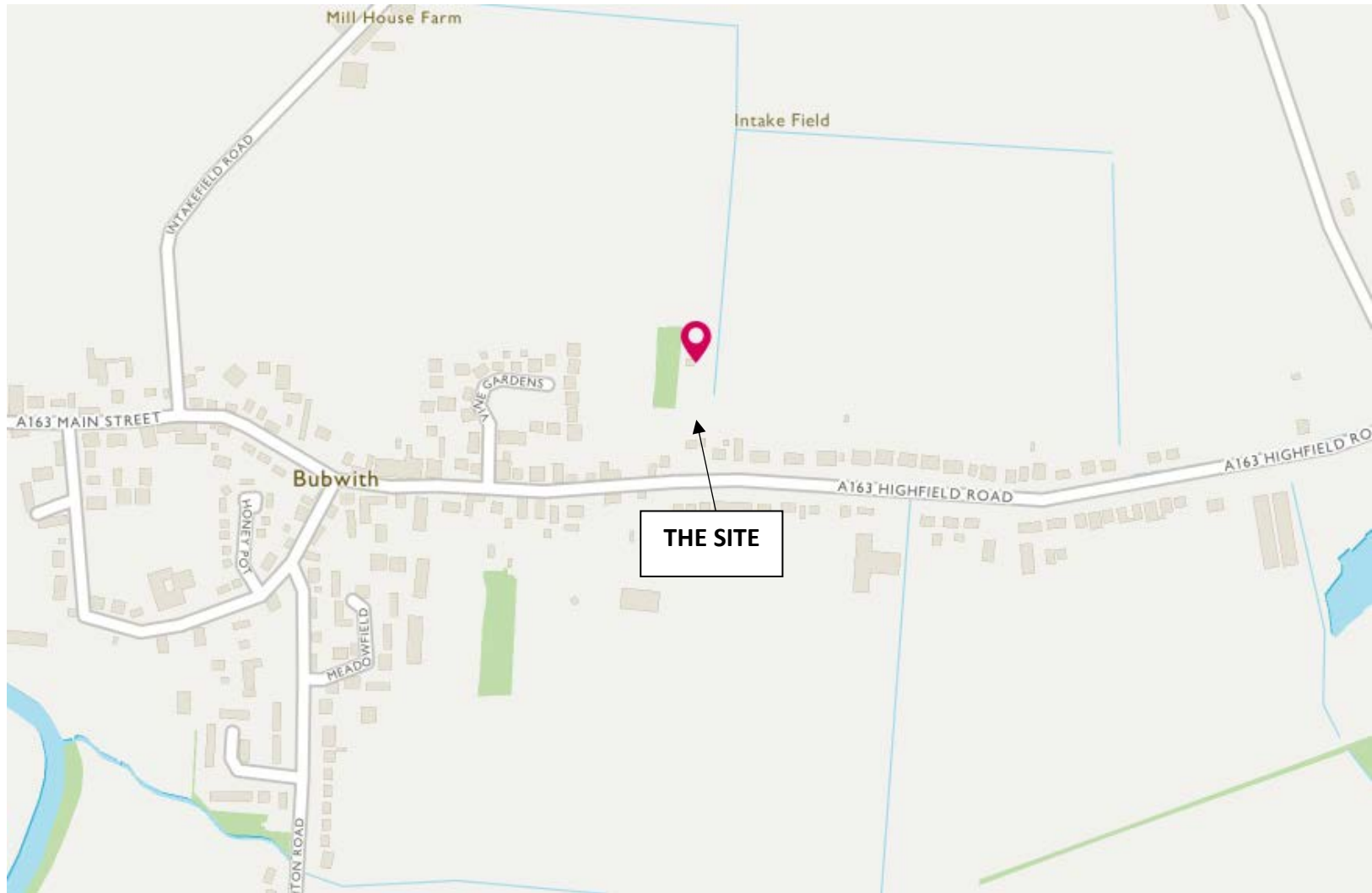
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This classification is due to the present of demolition rubble and broken the asbestos roofing on the ground surface which may have introduced contaminants into the shallow soils beneath the site. Potential contaminants include heavy metals and asbestos.

It is recommended a Phase 2 intrusive ground investigation is undertaken prior to site redevelopment to obtain additional information on the ground conditions and the contamination status. The investigation should be carried out by qualified and competent persons. The scope of works for the investigation will need to be submitted and approved by the local authority prior to the commencement of the Phase 2 intrusive works.

APPENDICES

Appendix A – Site Location and Site Plan



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Site Location Map

Figure 1



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Existing Site Plan

Figure 2



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Proposed Development Plan

Figure 3

Appendix B – Site Photographs



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Access road looking north



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Domestic garden to the south of the site



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Southern boundary looking north



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View of site looking northeast



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Open field to the east



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View of site looking south showing dilapidated barns



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Broken breeze block barns



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Pig pens looking west



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Suspected broken asbestos roof sheeting



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Brick rubble



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Asbestos sheeting on the ground



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Concrete slabs and asbestos sheeting

Appendix C - Historical Maps

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)
County Burgh Boundary (Scotland)
Co. Boro. Bdy.
Co. Burgh Bdy.
BP BS 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 **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
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
EI P 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 **Wr Pt, Wr T** 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 **Slopes** **Top**
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
EI P 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 **Wr Pt, Wr T** Water Point, Water Tap
MH Manhole **Wks** Works (building or area)
MP, MS Mile Post or Mile Stone **W** Well

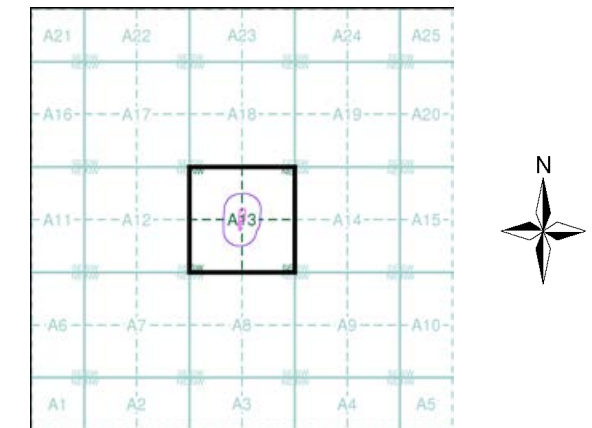
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LANDMARK INFORMATION GROUP®

Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Yorkshire	1:2,500	1891	2
Yorkshire	1:2,500	1909	3
Ordnance Survey Plan	1:2,500	1974	4
Additional SIMs	1:2,500	1980 - 1993	5
Additional SIMs	1:2,500	1990	6
Large-Scale National Grid Data	1:2,500	1995	7

Historical Map - Segment A13



Order Details

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 Site Area (Ha): 0.32
 Search Buffer (m): 100

Site Details

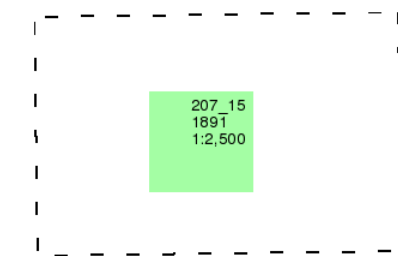
1, Highfield Road, Bubwith, SELBY, YO8 6LY

Landmark
 INFORMATION GROUP

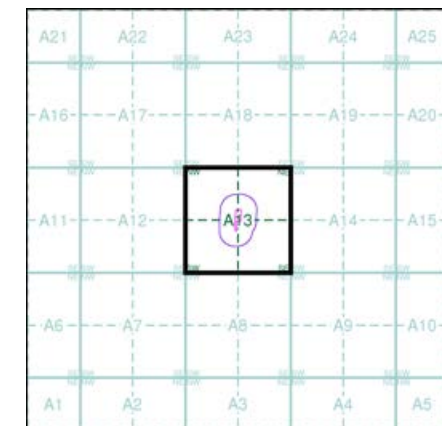
Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk

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

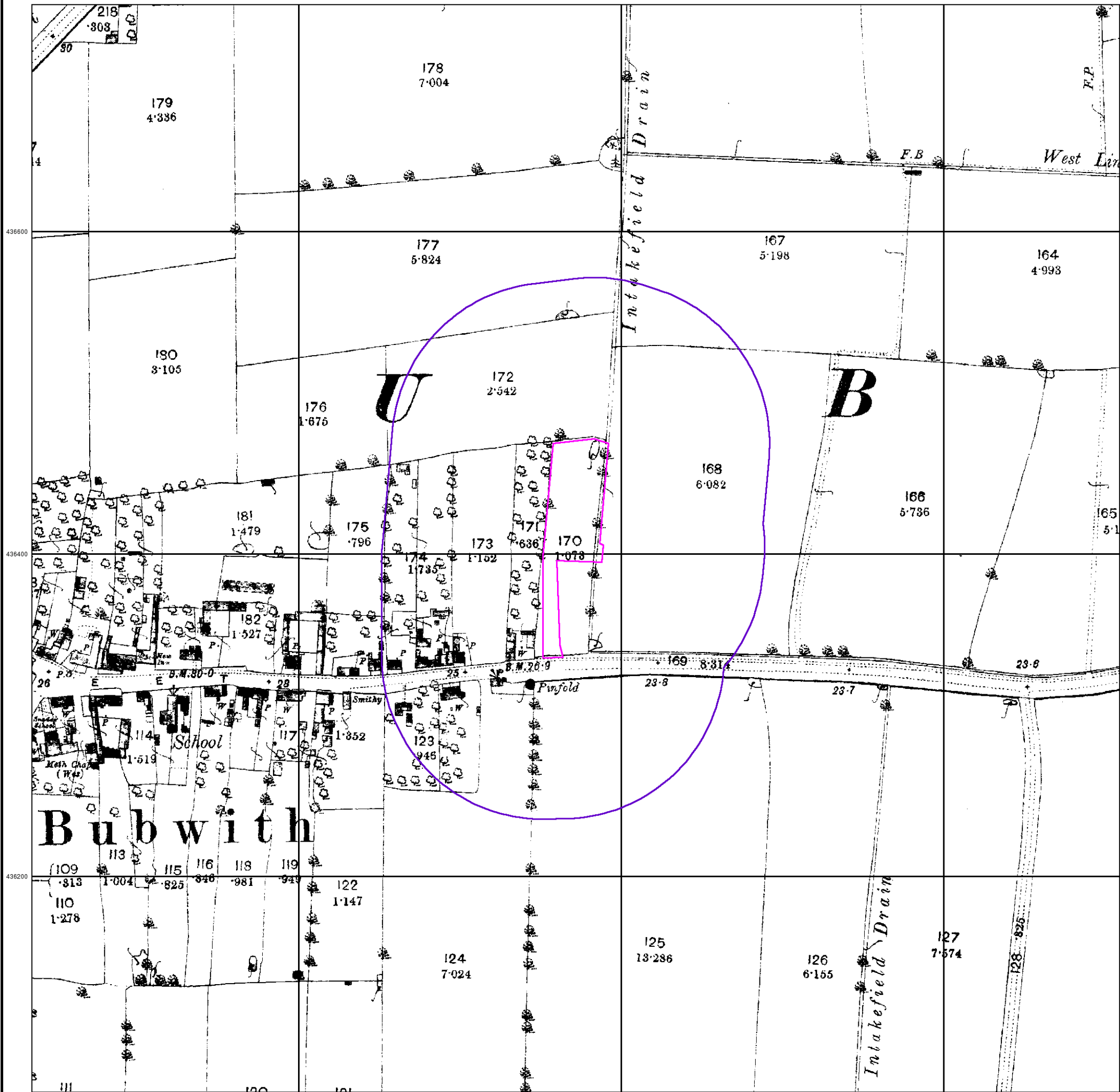


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Site Area (Ha): 0.32
Search Buffer (m): 100

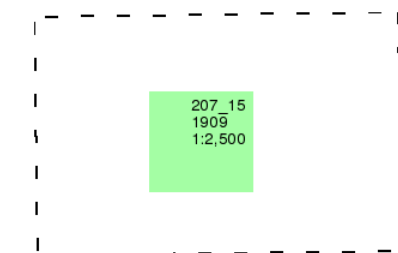
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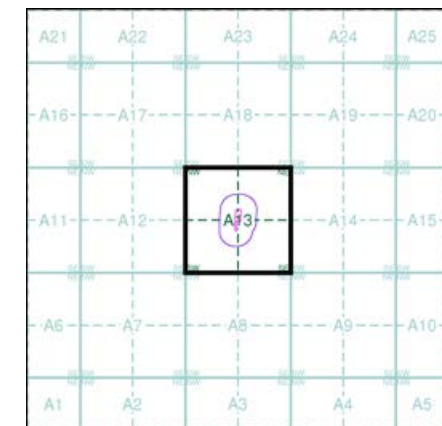


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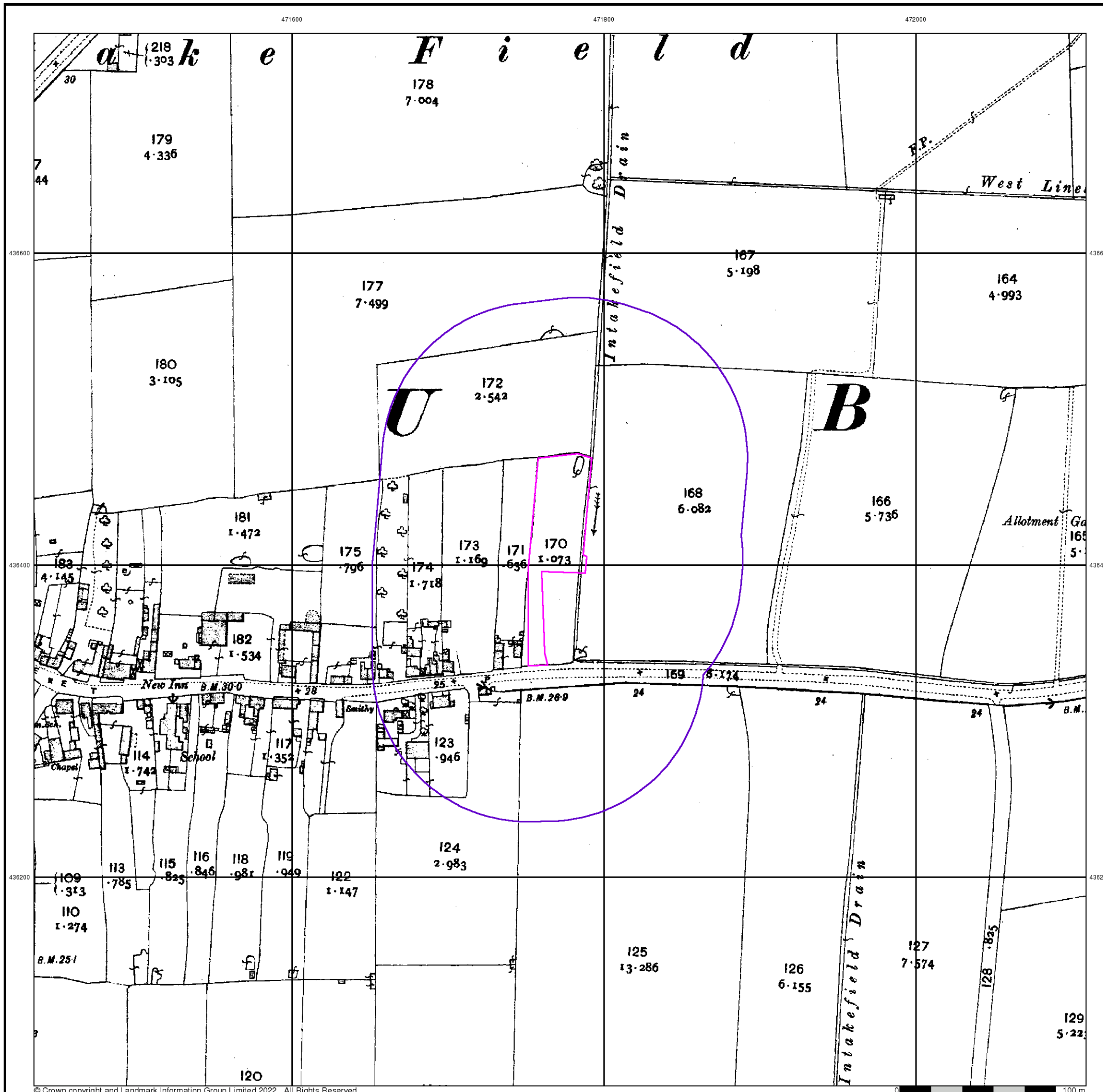


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 Customer Ref: ES070422
 National Grid Reference: 471770, 436410
 Slice: A
 Site Area (Ha): 0.32
 Search Buffer (m): 100

Site Details

1, Highfield Road, Bubwith, SELBY, YO8 6LY



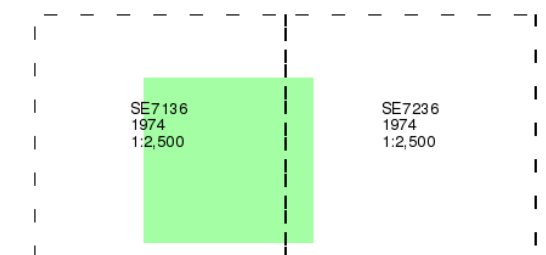
Ordnance Survey Plan

Published 1974

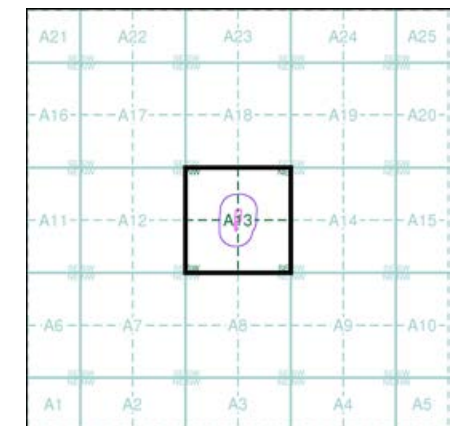
Source map scale - 1:2,500

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

Order Number: 293729140_1_1
 Customer Ref: ES070422
 National Grid Reference: 471770, 436410
 Slice: A
 Site Area (Ha): 0.32
 Search Buffer (m): 100

Site Details

1, Highfield Road, Bubwith, SELBY, YO8 6LY



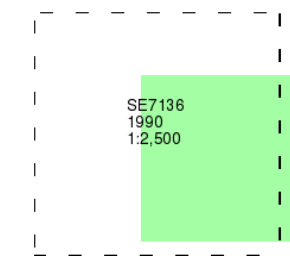
Additional SIMs

Published 1990

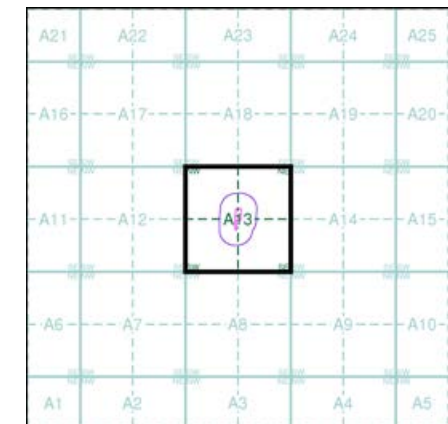
Source map scale - 1:2,500

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)



Historical Map - Segment A13



Order Details

Order Number: 293729140_1_1
 Customer Ref: ES070422
 National Grid Reference: 471770, 436410
 Slice: A
 Site Area (Ha): 0.32
 Search Buffer (m): 100

Site Details

1, Highfield Road, Bubwith, SELBY, YO8 6LY



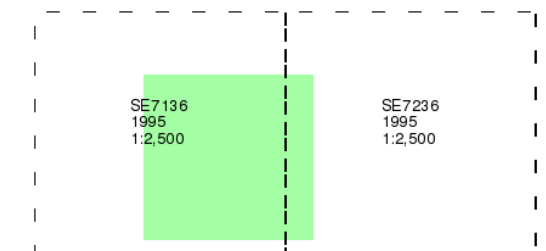
Large-Scale National Grid Data

Published 1995

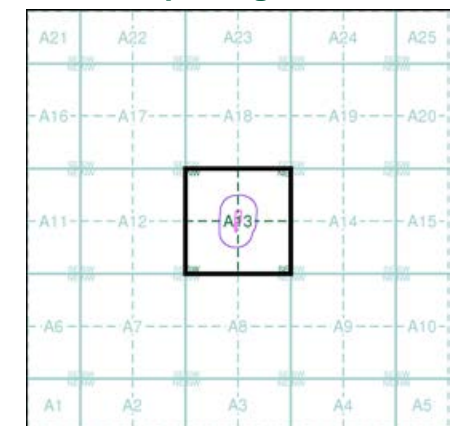
Source map scale - 1:2,500

'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: 293729140_1_1
 Customer Ref: ES070422
 National Grid Reference: 471770, 436410
 Slice: A
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Site Details

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Historical Mapping Legends

Ordnance Survey County Series 1:10,560

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

Ordnance Survey Plan 1:10,000

	Chalk Pit, Clay Pit or Quarry		Gravel Pit
	Sand Pit		Disused Pit or Quarry
	Refuse or Slag Heap		Lake, Loch or Pond
	Dunes		Boulders
	Coniferous Trees		Non-Coniferous Trees
	Orchard		Scrub
	Coppice		Heath
	Rough Grassland		Marsh
	Reeds		Saltings
	Building		Glasshouse
	Sloping Masonry		Pylon
	Electricity Transmission Line		Pole
	Cutting		Embankment
	Standard Gauge Multiple Track		Standard Gauge Single Track
	Siding, Tramway or Mineral Line		Narrow Gauge
	Geographical County		
	Administrative County, County Borough or County of City		
	Municipal Borough, Urban or Rural District, Burgh or District Council		
	Borough, Burgh or County Constituency Shown only when not coincident with other boundaries		
	Civil Parish Shown alternately when coincidence of boundaries occurs		
	BP, BS Boundary Post or Stone		Pol Sta Police Station
	Ch Church		PO Post Office
	CH Club House		PC Public Convenience
	F E Sta Fire Engine Station		PH Public House
	FB Foot Bridge		SB Signal Box
	Fn Fountain		Spr Spring
	GP Guide Post		TCB Telephone Call Box
	MP Mile Post		TCP Telephone Call Post
	MS Mile Stone		W Well

1:10,000 Raster Mapping

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

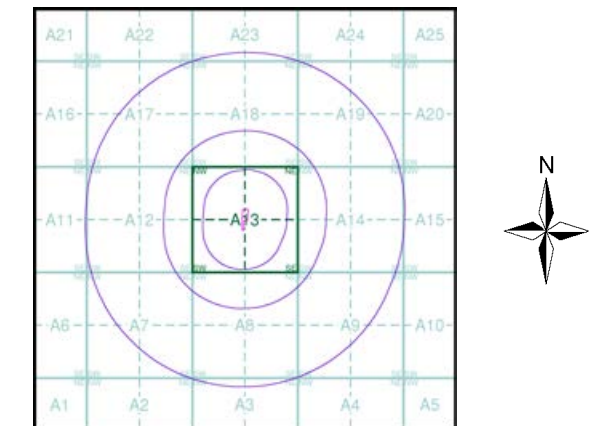
Envirocheck

LANDMARK INFORMATION GROUP

Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Yorkshire	1:10,560	1854	2
Yorkshire	1:10,560	1891 - 1892	3
Yorkshire	1:10,560	1910	4
Yorkshire	1:10,560	1910	5
Yorkshire	1:10,560	1952 - 1953	6
Ordnance Survey Plan	1:10,000	1958	7
Ordnance Survey Plan	1:10,000	1977	8
10K Raster Mapping	1:10,000	1999	9
Street View	Variable		10

Historical Map - Slice A



Order Details

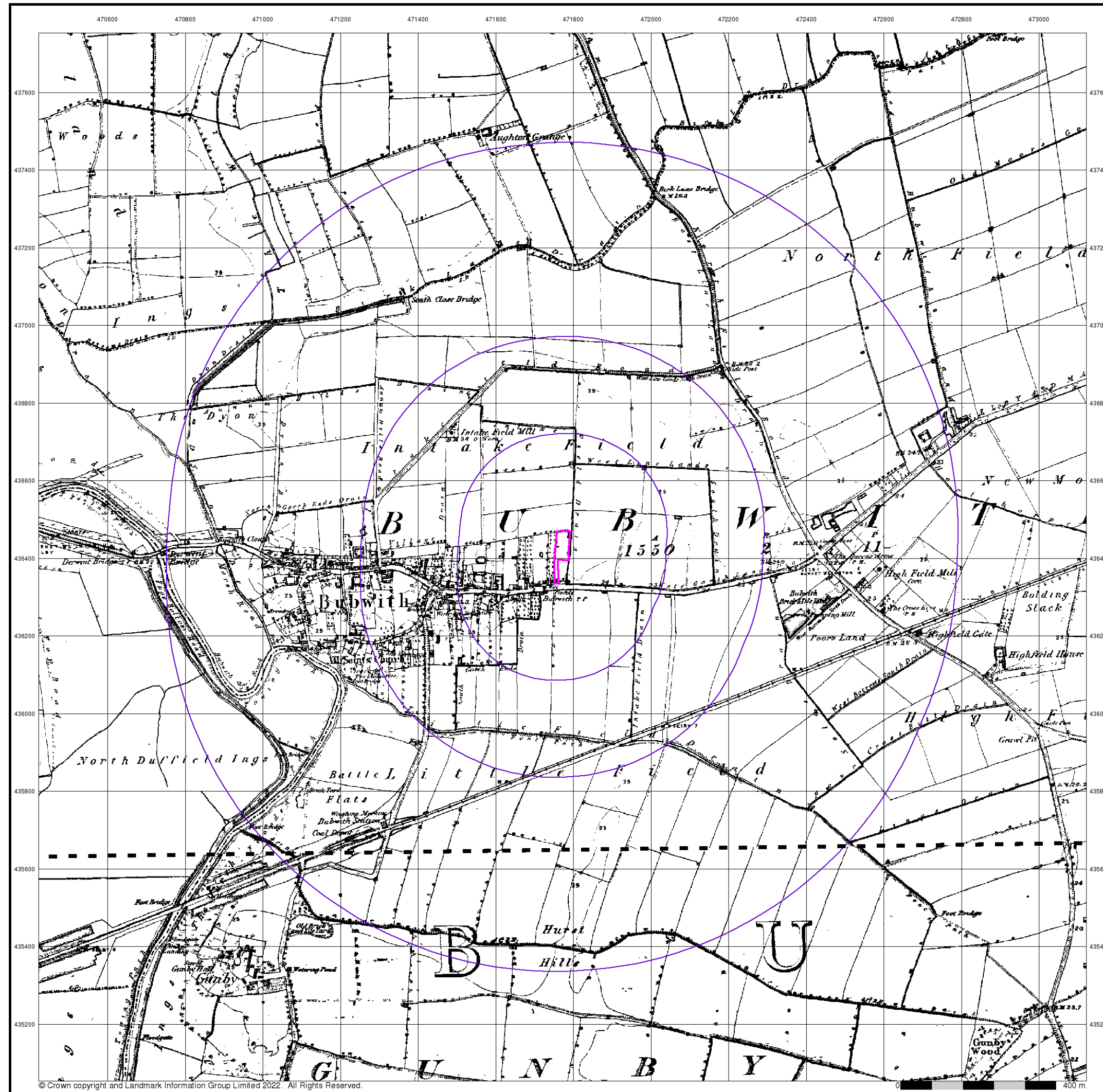
Order Number: 293729140_1_1
 Customer Ref: ES070422
 National Grid Reference: 471770, 436410
 Slice: A
 Site Area (Ha): 0.32
 Search Buffer (m): 1000

Site Details

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



Yorkshire

Published 1854

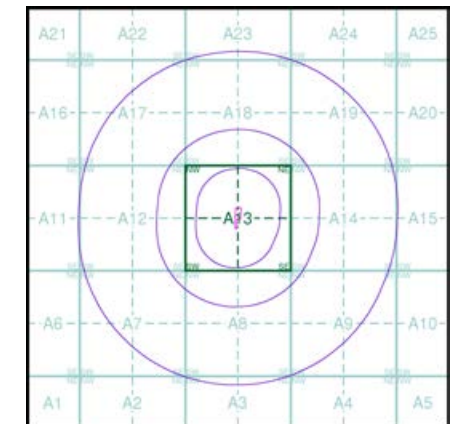
Source map scale - 1:10,560

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)

20700	1854	1:10,560
22200	1854	1:10,560

Historical Map - Slice A

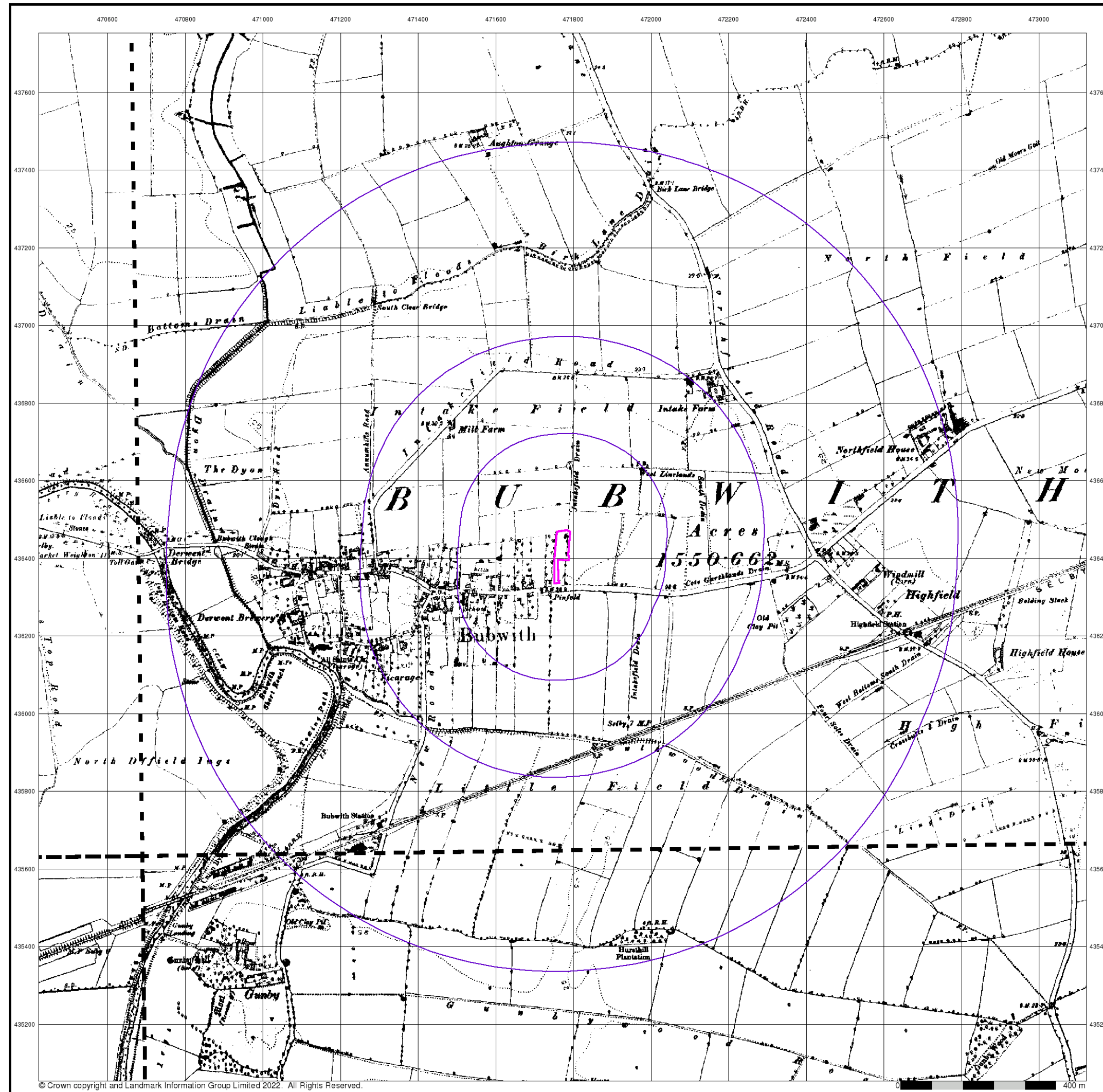


Order Details

Order Number: 293729140_1_1
 Customer Ref: ES070422
 National Grid Reference: 471770, 436410
 Slice: A
 Site Area (Ha): 0.32
 Search Buffer (m): 1000

Site Details

1, Highfield Road, Bubwith, SELBY, YO8 6LY



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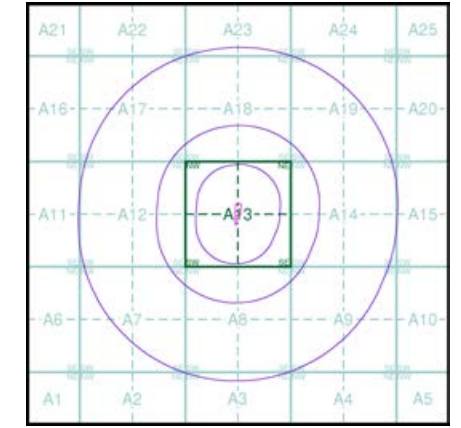
Yorkshire
Published 1891 - 1892
Source map scale - 1:10,560

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)

207SW 1892 1:10,560	207SE 1892 1:10,560
222NW 1892 1:10,560	222NE 1891 1:10,560

Historical Map - Slice A

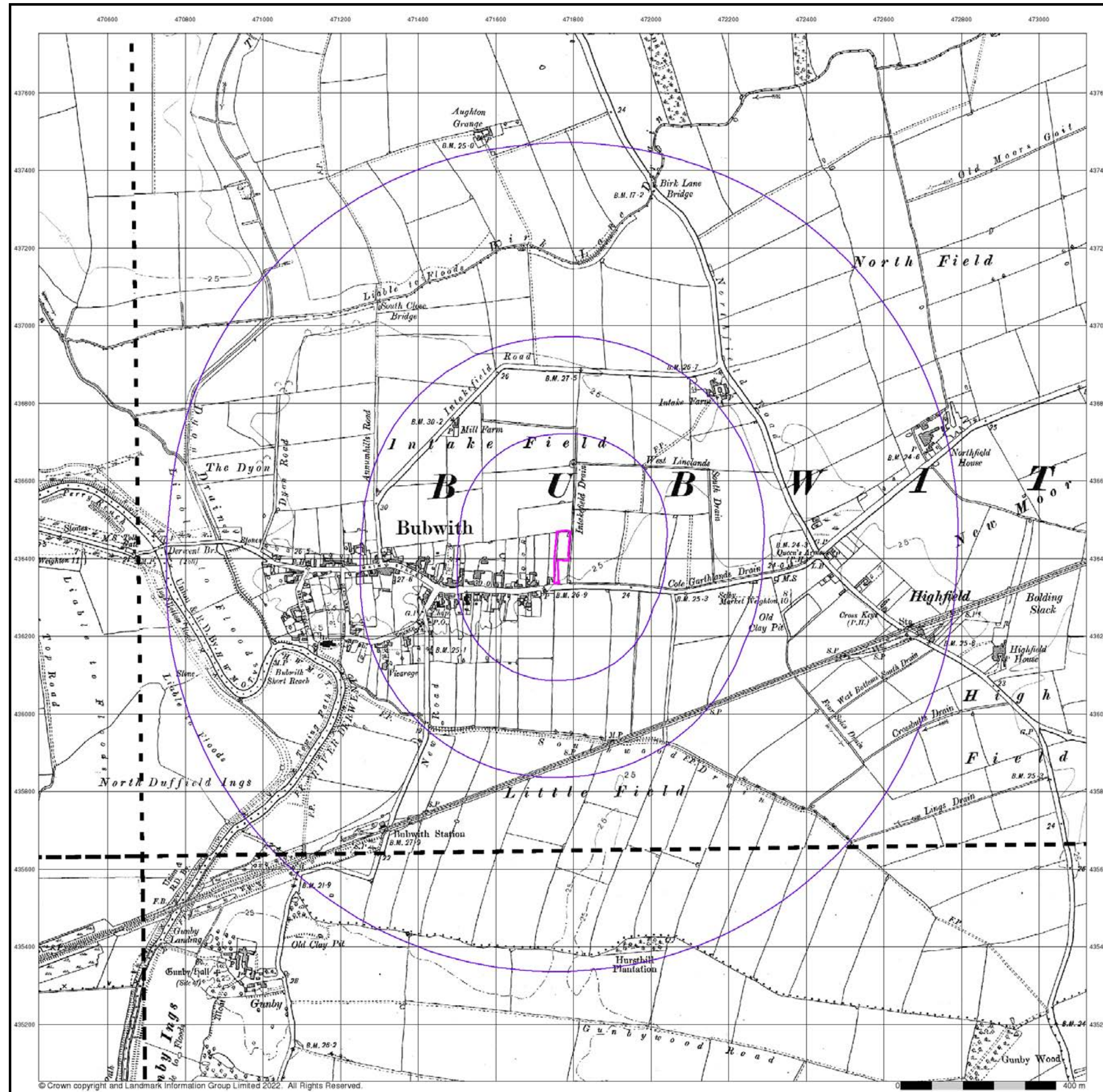


Order Details

Order Number: 293729140_1_1
 Customer Ref: ES070422
 National Grid Reference: 471770, 436410
 Slice: A
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 Search Buffer (m): 1000

Site Details

1, Highfield Road, Bubwith, SELBY, YO8 6LY



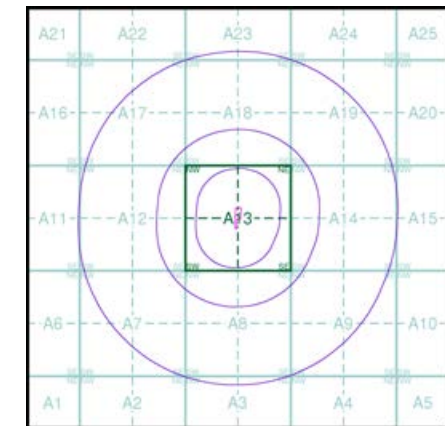
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The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. 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)

207SW 1910 1:10,560	207SE 1910 1:10,560
222NW 1910 1:10,560	222NE 1910 1:10,560

Historical Map - Slice A

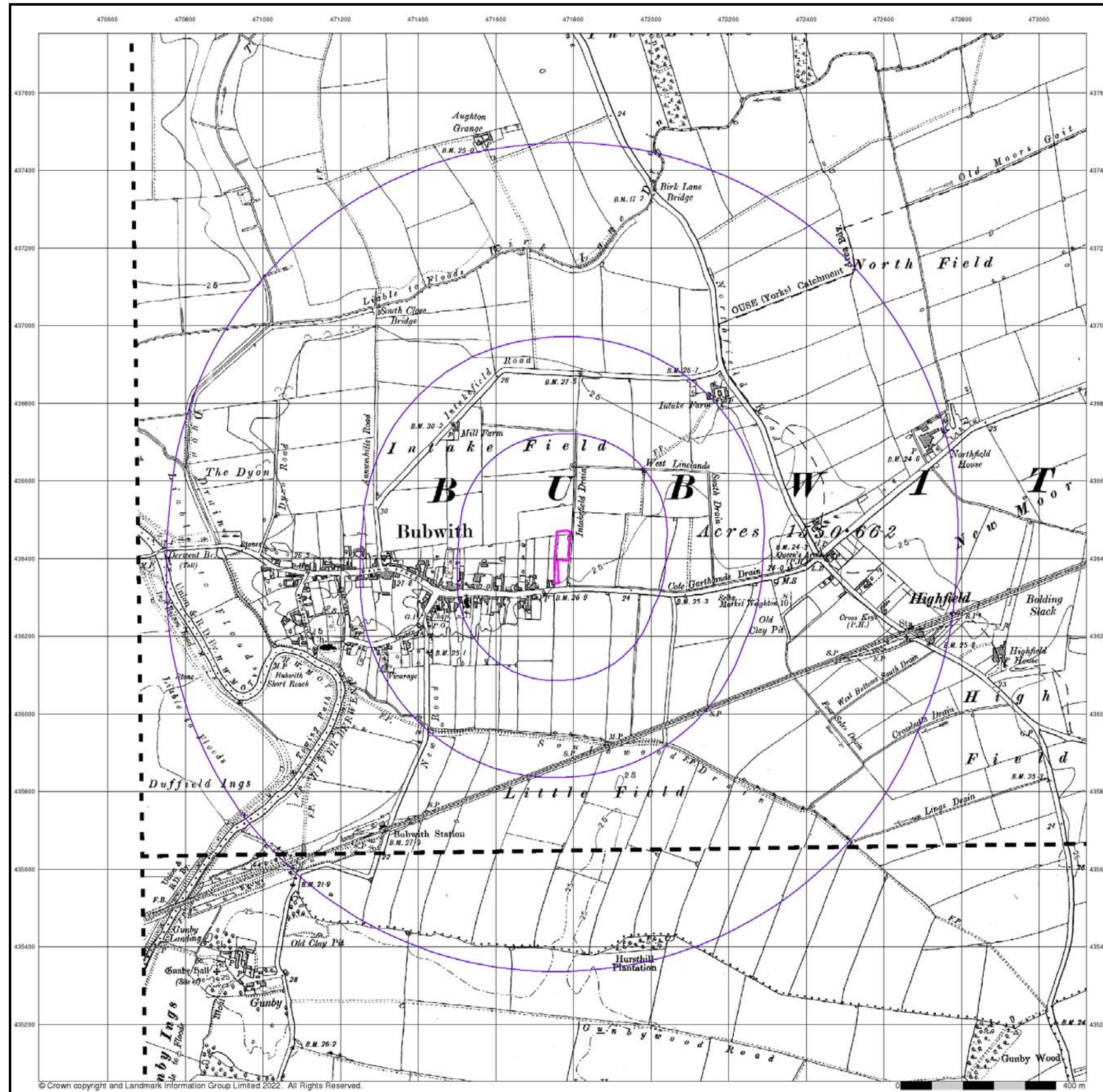


Order Details

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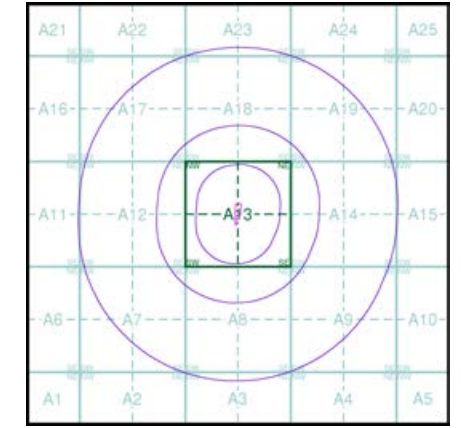
Yorkshire
Published 1910
Source map scale - 1:10,560

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)

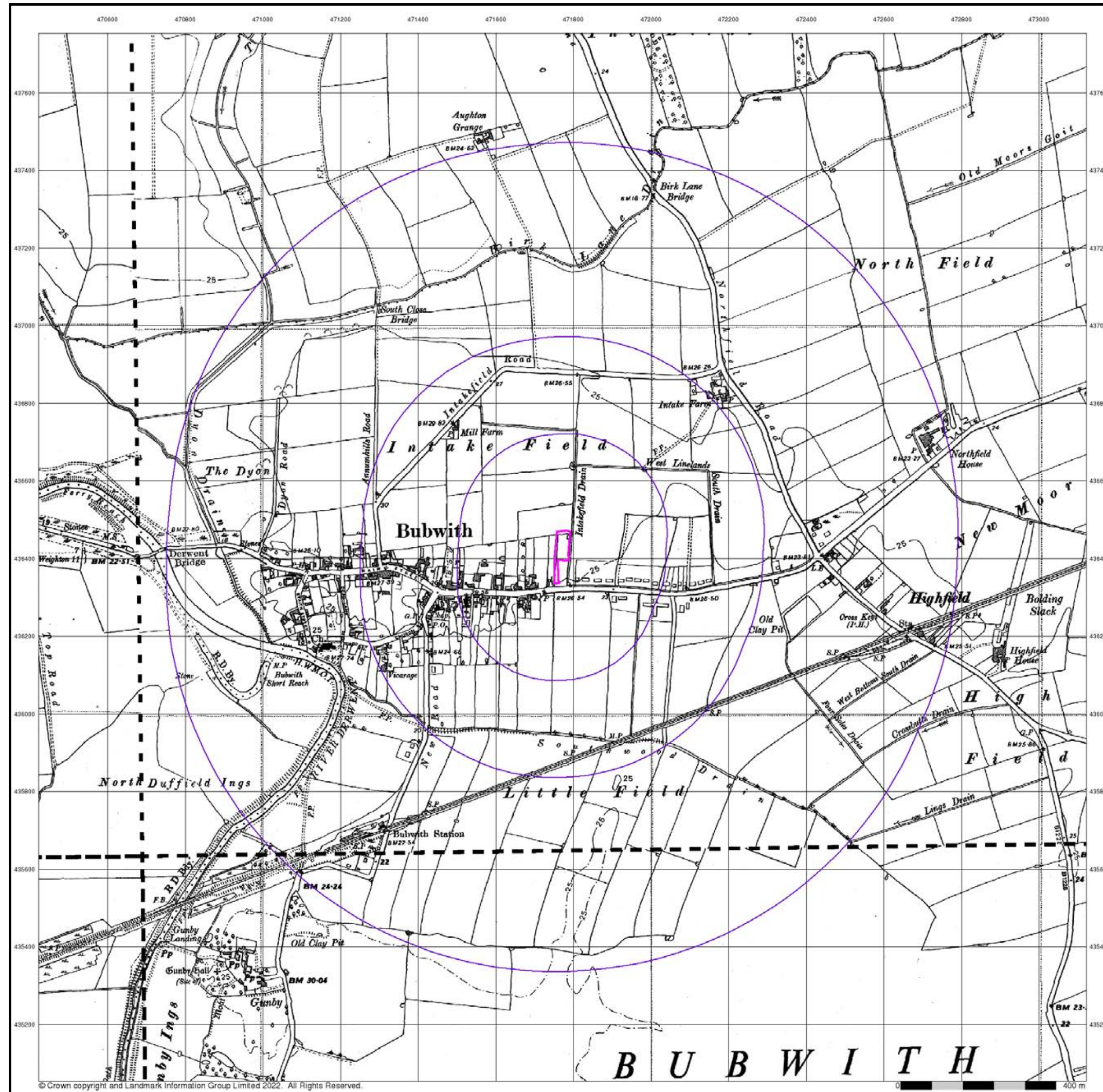
207SE	1910	1:10,560
222NE	1910	1:10,560

Historical Map - Slice A



Order Details
 Order Number: 293729140_1_1
 Customer Ref: ES070422
 National Grid Reference: 471770, 436410
 Slice: A
 Site Area (Ha): 0.32
 Search Buffer (m): 1000

Site Details
 1, Highfield Road, Bubwith, SELBY, YO8 6LY



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Yorkshire

Published 1952 - 1953

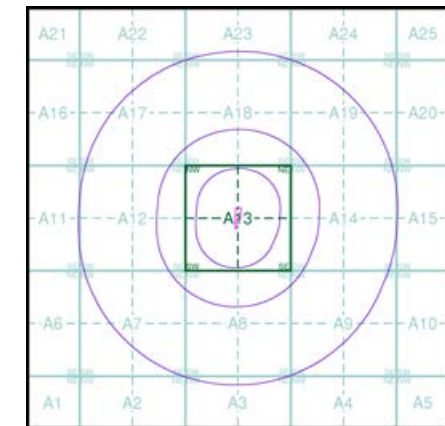
Source map scale - 1:10,560

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)

207SW 1953 1:10,560	207SE 1952 1:10,560
222NW 1952 1:10,560	222NE 1953 1:10,560

Historical Map - Slice A

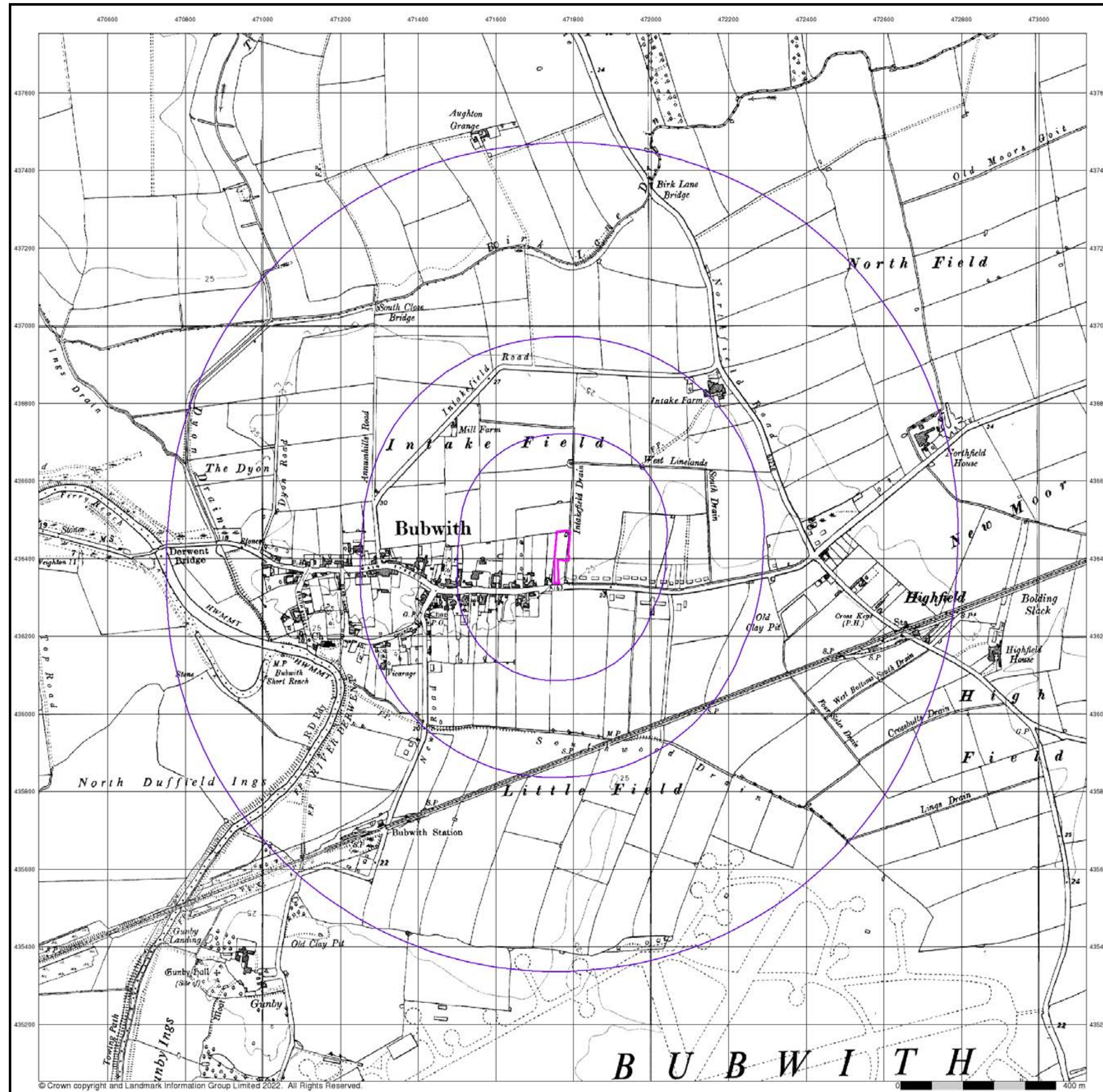


Order Details

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Site Details

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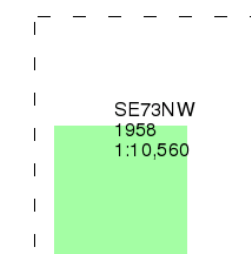
Ordnance Survey Plan

Published 1958

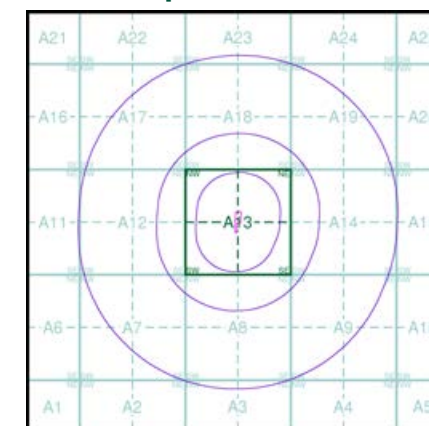
Source map scale - 1:10,000

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

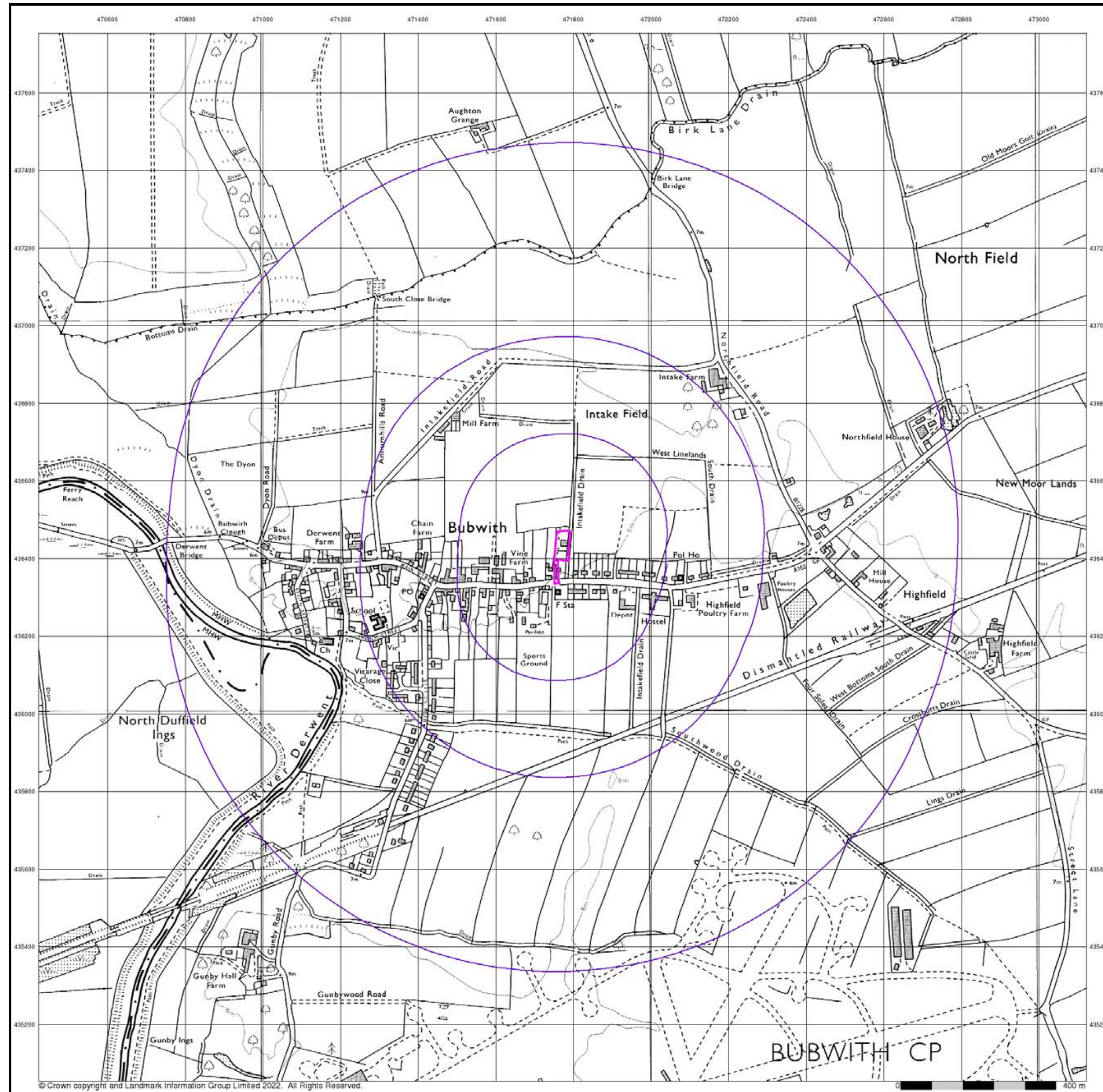


Order Details

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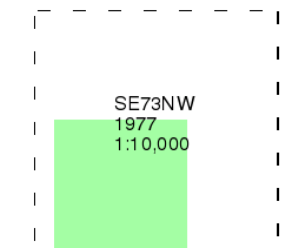
Ordnance Survey Plan

Published 1977

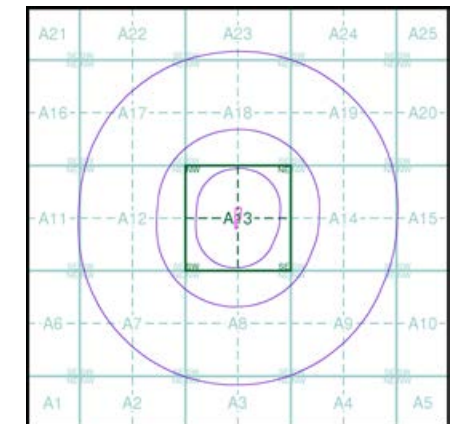
Source map scale - 1:10,000

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

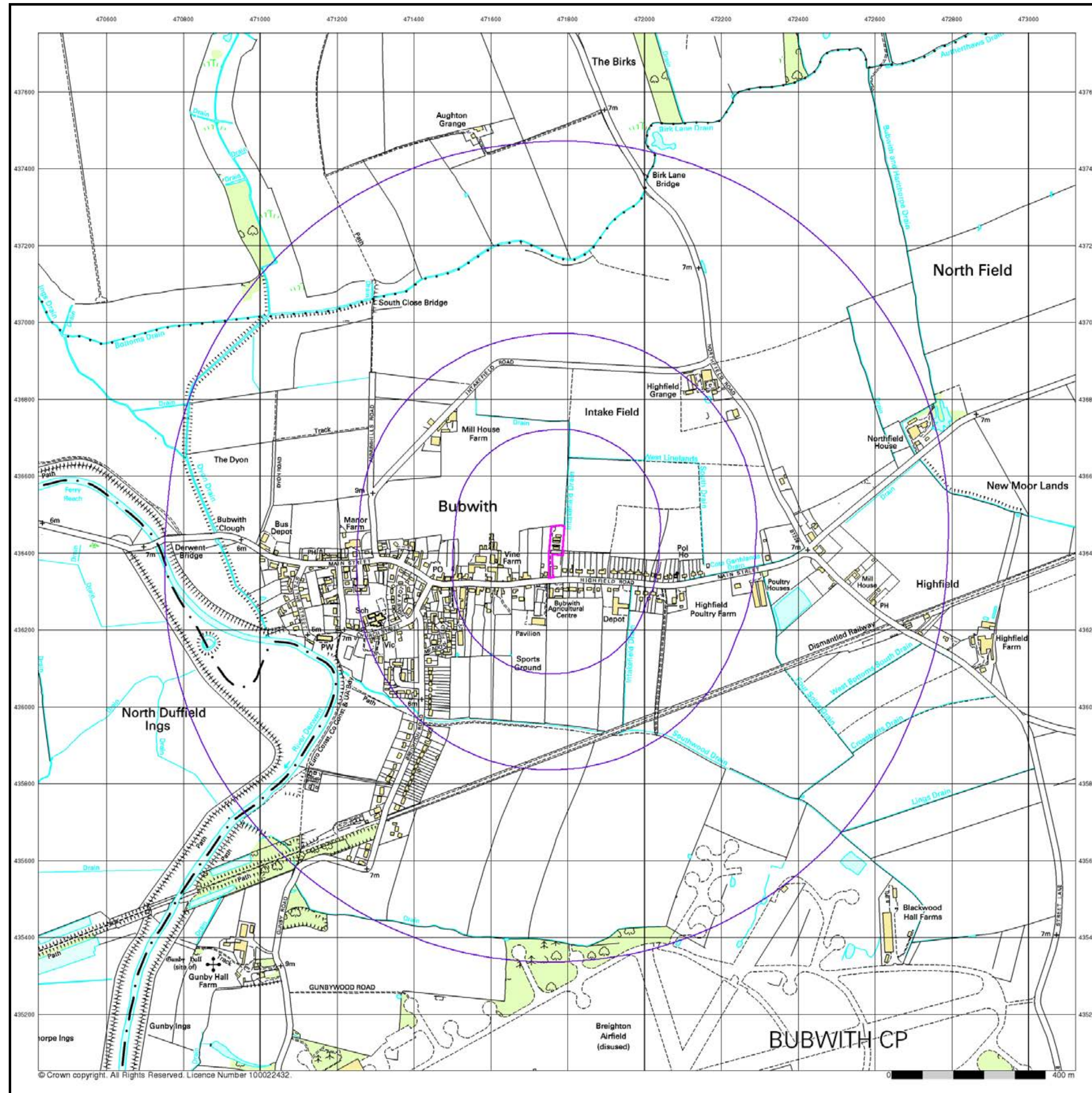


Order Details

Order Number: 293729140_1_1
 Customer Ref: ES070422
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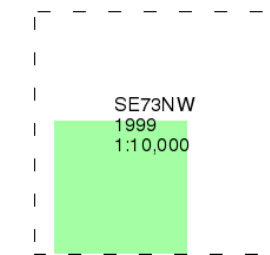
10k Raster Mapping

Published 1999

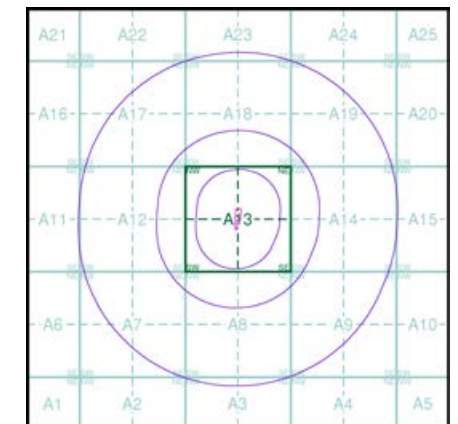
Source map scale - 1:10,000

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

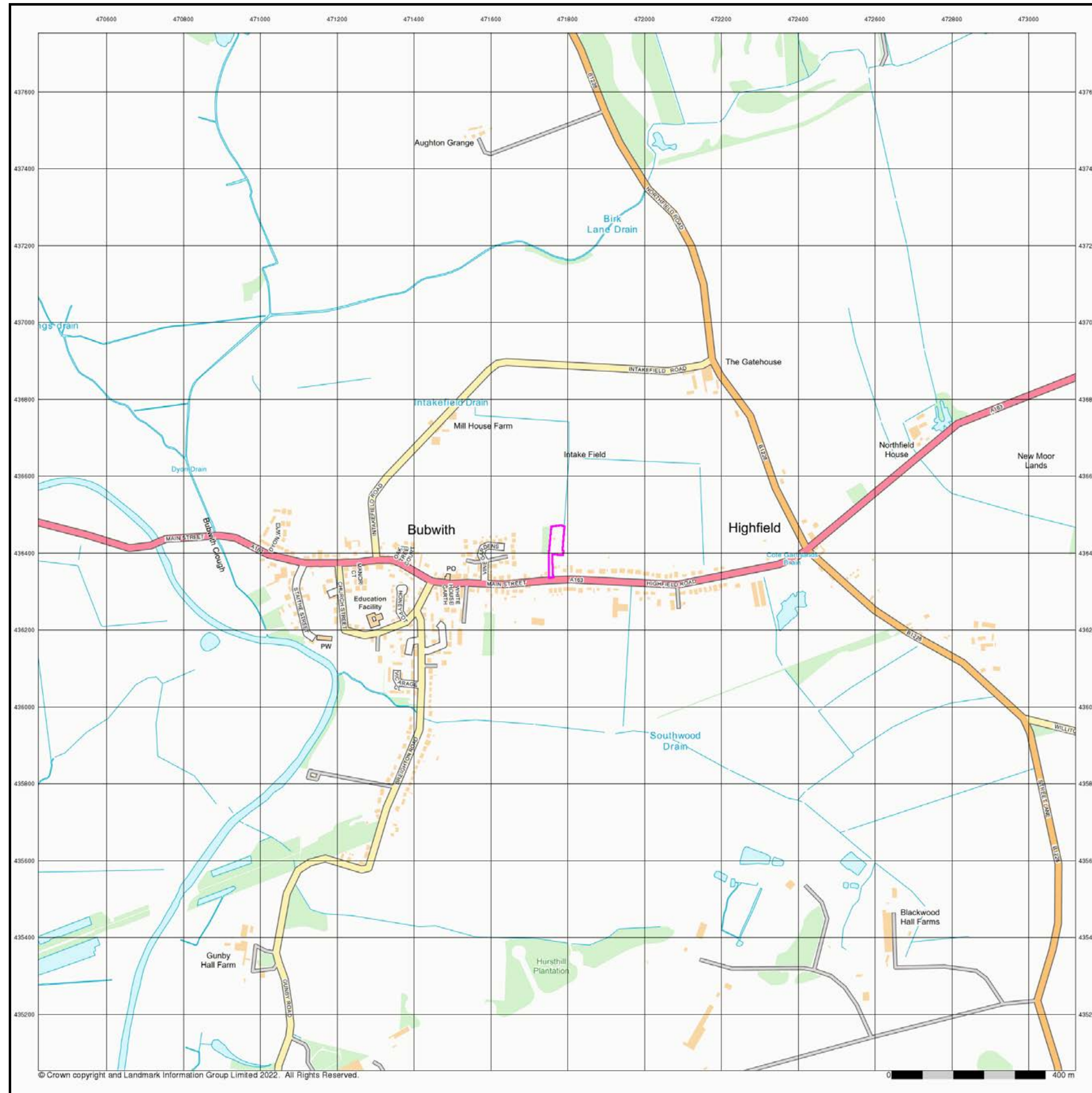
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 Slice: A
 Site Area (Ha): 0.32
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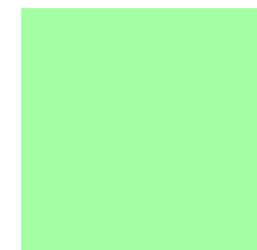
Street View

Published 2022

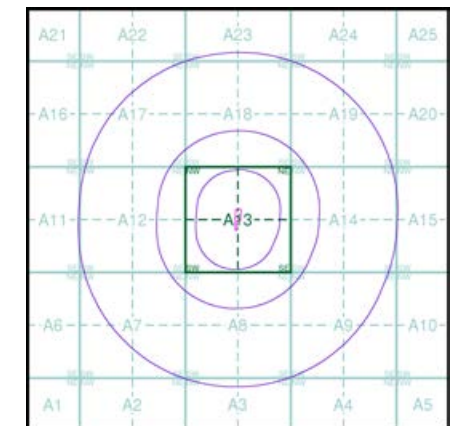
Source map scale - 1:10,000

Street View is a street-level map for the whole of Great Britain produced by the Ordnance Survey. These maps are provided at a nominal scale of 1:10,000

Map Name(s) and Date(s)



Street View Map - Slice A



Order Details

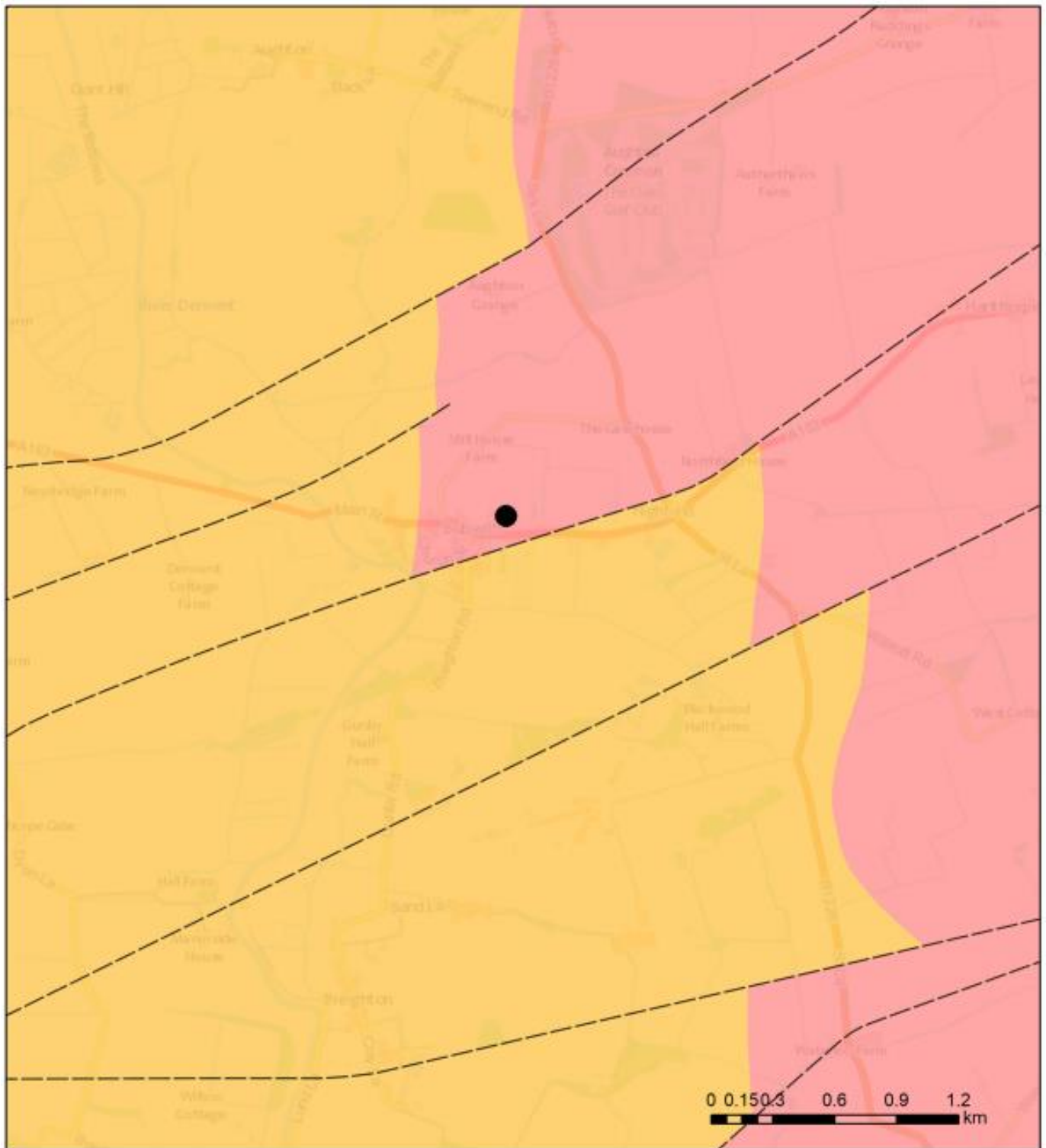
Order Number: 293729140_1_1
 Customer Ref: ES070422
 National Grid Reference: 471770, 436410
 Slice: A
 Site Area (Ha): 0.32
 Search Buffer (m): 1000

Site Details

1, Highfield Road, Bubwith, SELBY, YO8 6LY

Appendix D – Geological Maps


Bedrock Geology



Bedrock geology 1:50,000 scale

-  **MERCIA MUDSTONE GROUP - MUDSTONE**
-  **SHERWOOD SANDSTONE GROUP - SANDSTONE**

Linear features 1:50,000 scale

-  **Fault_Inf_Crossmark_on_downthrow_side**

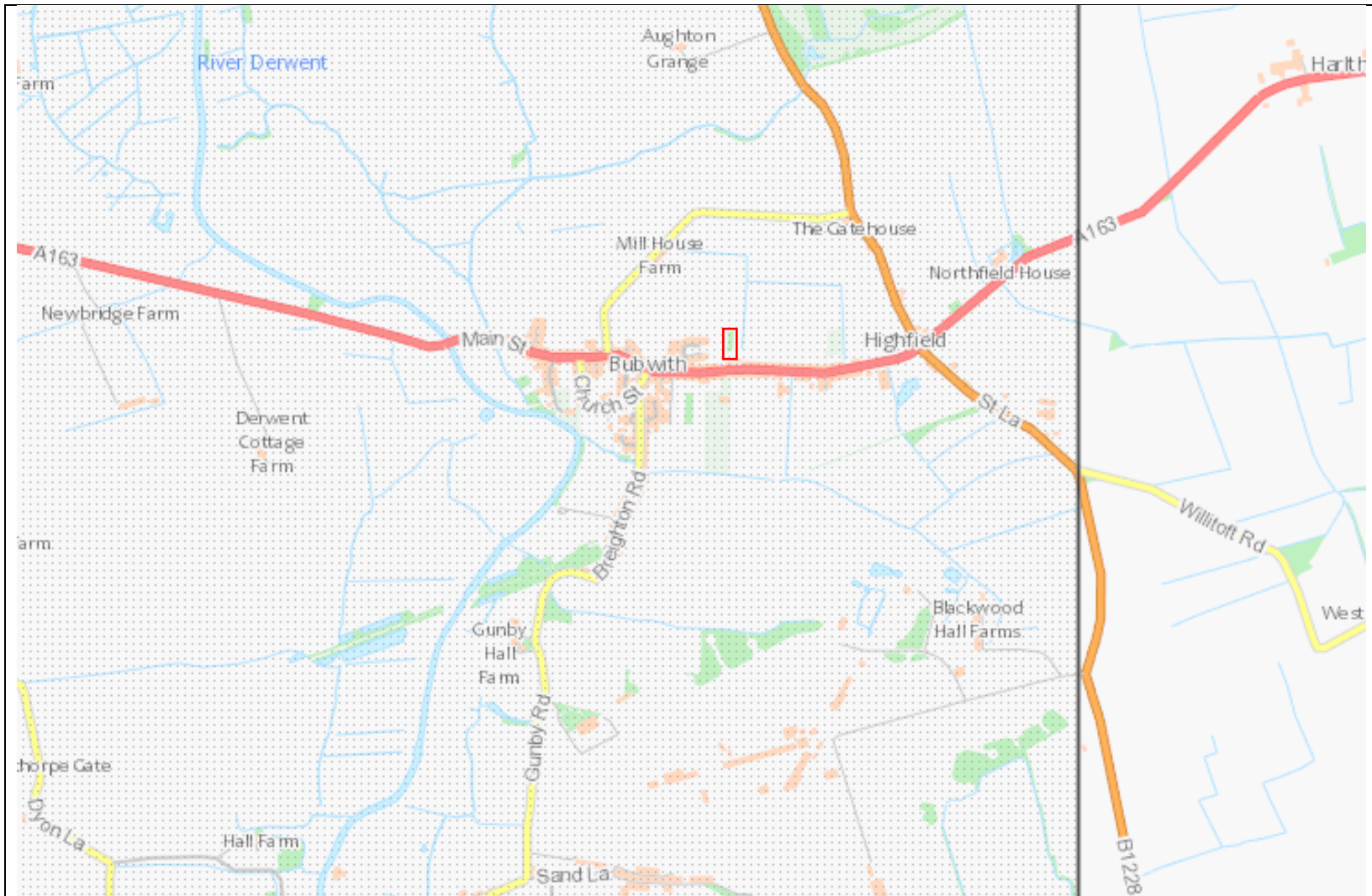
Superficial Geology



Superficial deposits 1:50,000 scale

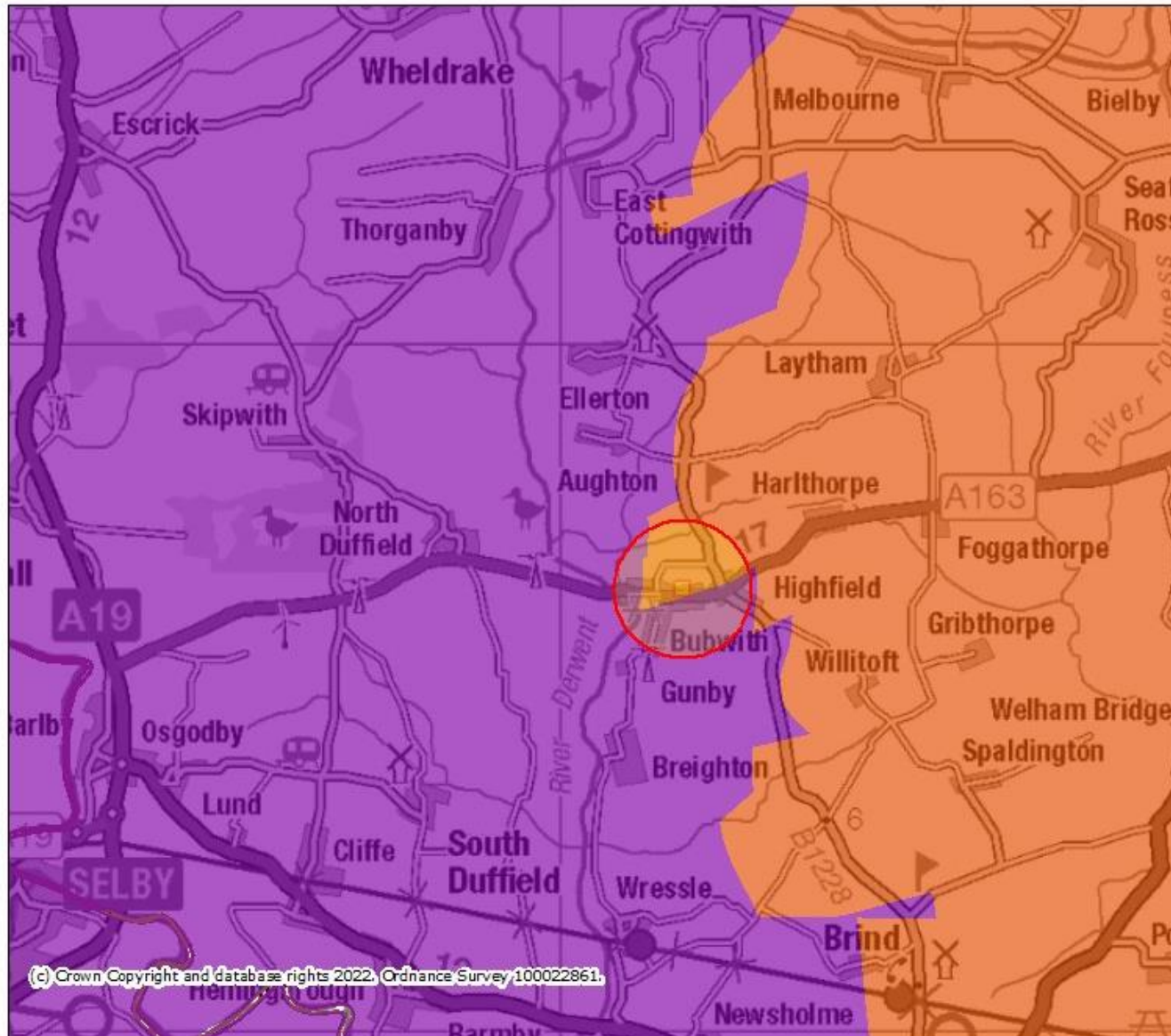
- [LAWNS HOUSE FARM SAND MEMBER - SAND, SILTY](#)
- [BIELBY SAND MEMBER - SAND, CLAYEY](#)
- [ALLUVIUM - CLAY, PEAT AND SILT](#)
- [BRIGHTON SAND FORMATION - SAND](#)
- [THORGANBY CLAY MEMBER - CLAY, SILTY](#)

Appendix E – Coal Mining Summary



Coal Mining Reporting Area
□

Bedrock Aquifer



Legend

Aquifer Designation Map (Bedrock) (England)

- Principal
- Secondary A
- Secondary B
- Secondary (undifferentiated)
- Unproductive

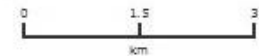
Projection = OSGB36

xmin = 453800

ymin = 428200

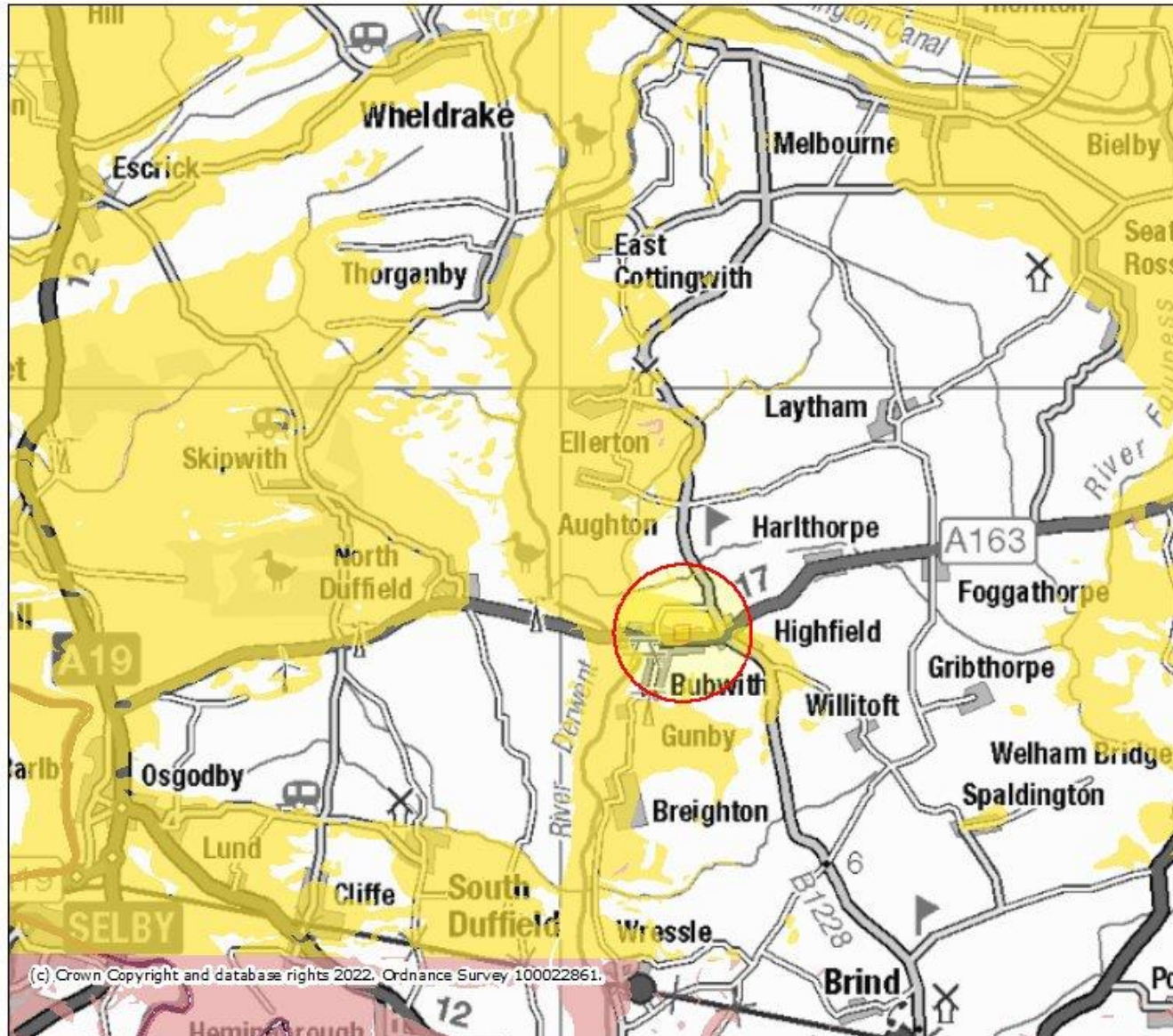
xmax = 487300

ymax = 446600



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Legend

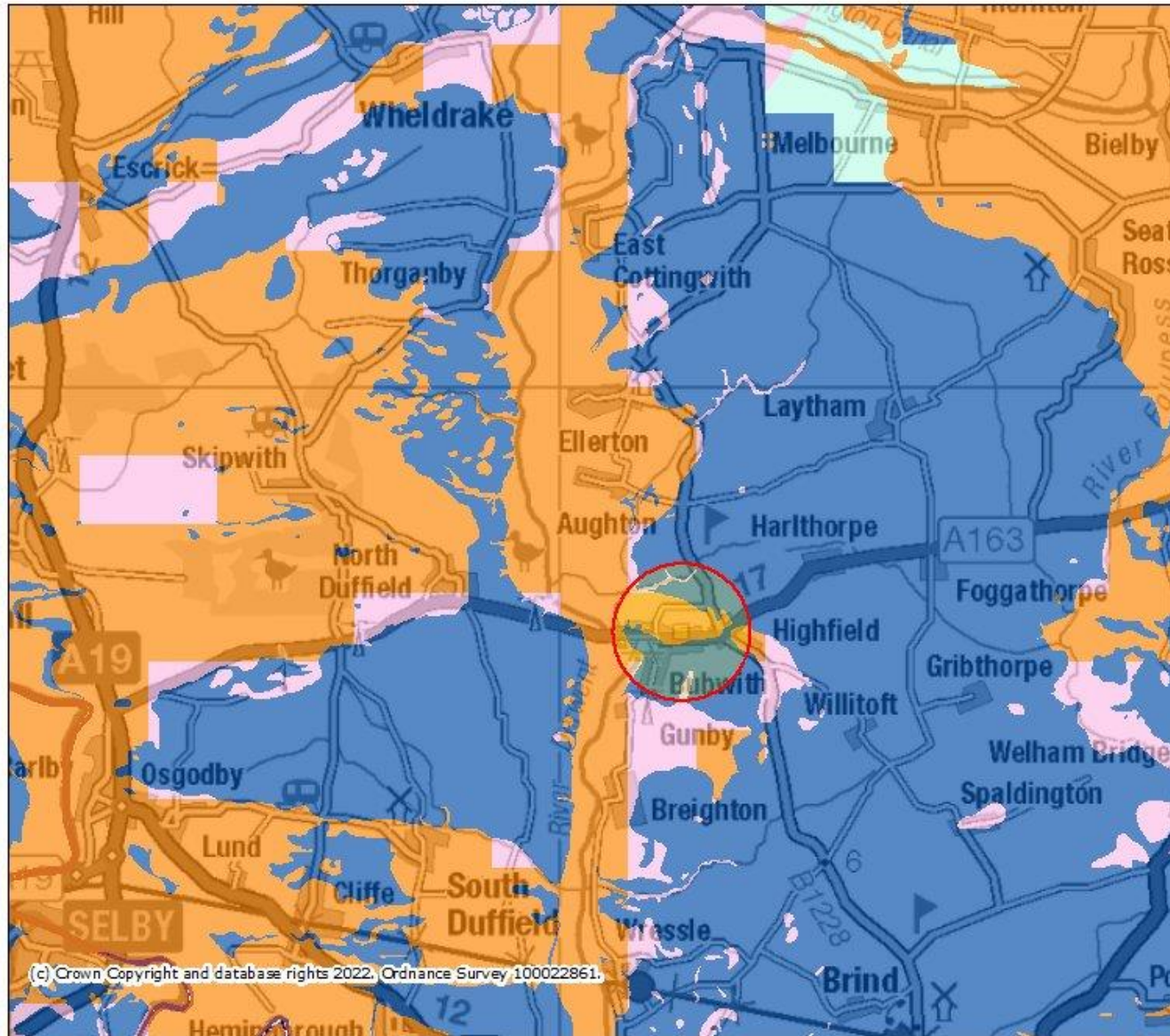
Aquifer Designation Map (Superficial Drift) (England)

- Principal
- Secondary A
- Secondary B
- Secondary (undifferentiated)
- Unknown (lakes+landslip)
- Unproductive

Projection = OSGB36
 xmin = 453800
 ymin = 429500
 xmax = 487300
 ymax = 446600

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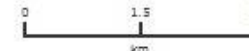


Legend

Groundwater Vulnerability Map (England)

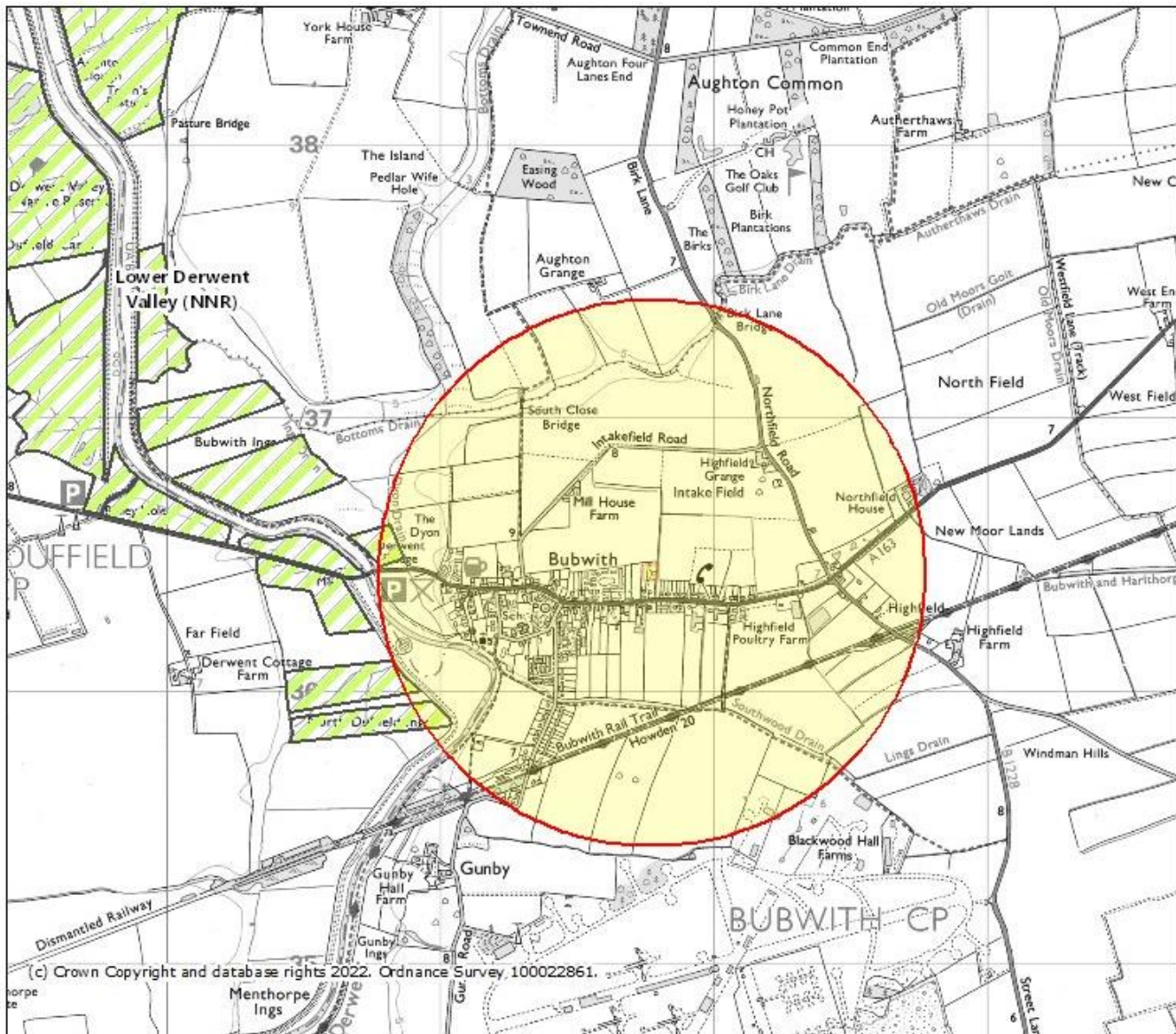
-  Local Information
-  Soluble Rock Risk
-  High
-  Medium - High
-  Medium
-  Medium - Low
-  Low
-  Unproductive

Projection = OSGB36
 xmin = 453800
 ymin = 429500
 xmax = 487300
 ymax = 446600




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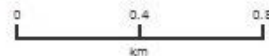
National Nature Reserve



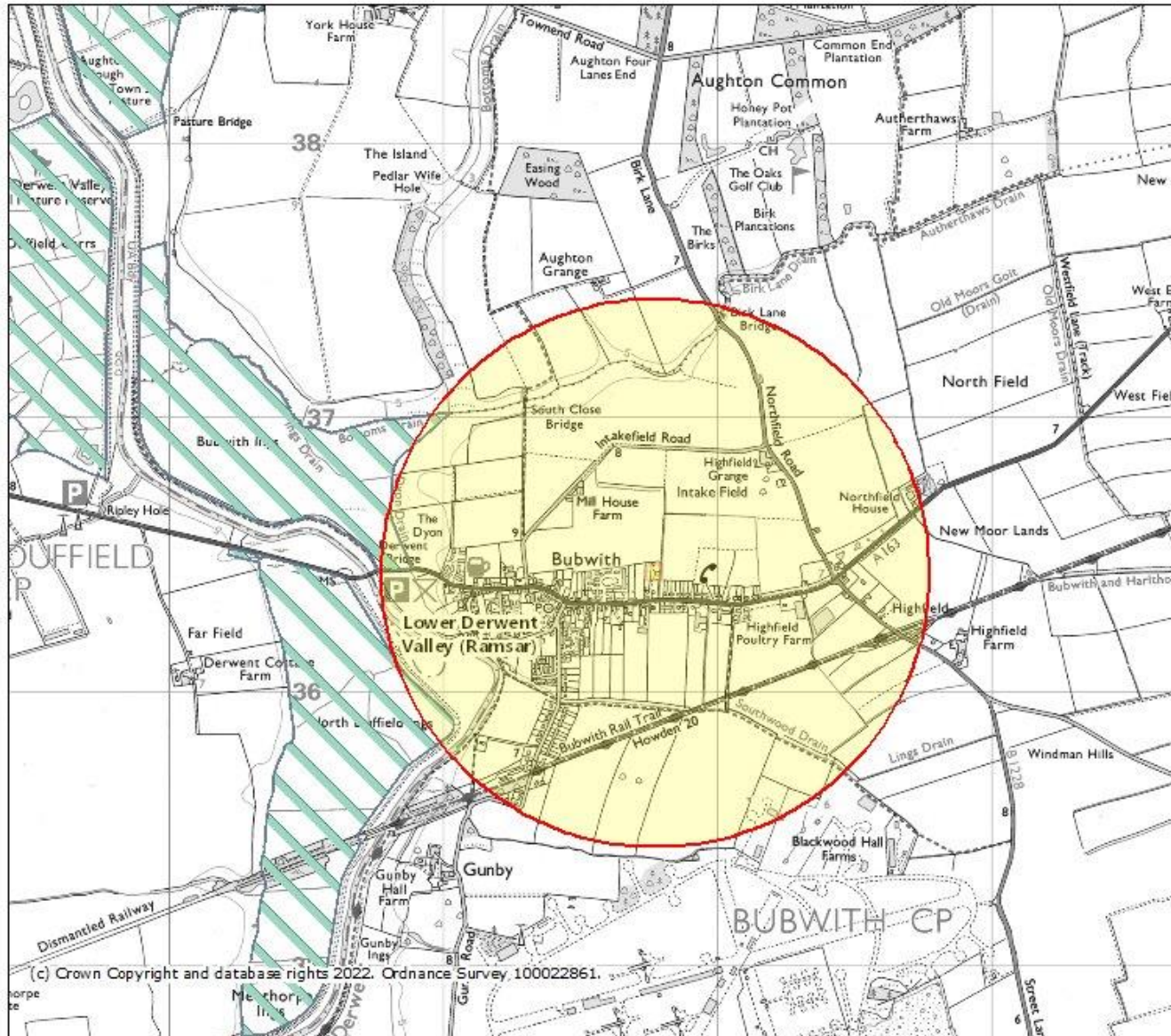
Legend

-  National Nature Reserves (England)


Projection = OSGB36
 xmin = 467400
 ymin = 434500
 xmax = 475700
 ymax = 438800



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Legend

 Ramsar Sites (England)

Projection = OSGB36

xmin = 467400

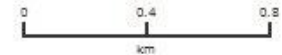
ymin = 434500

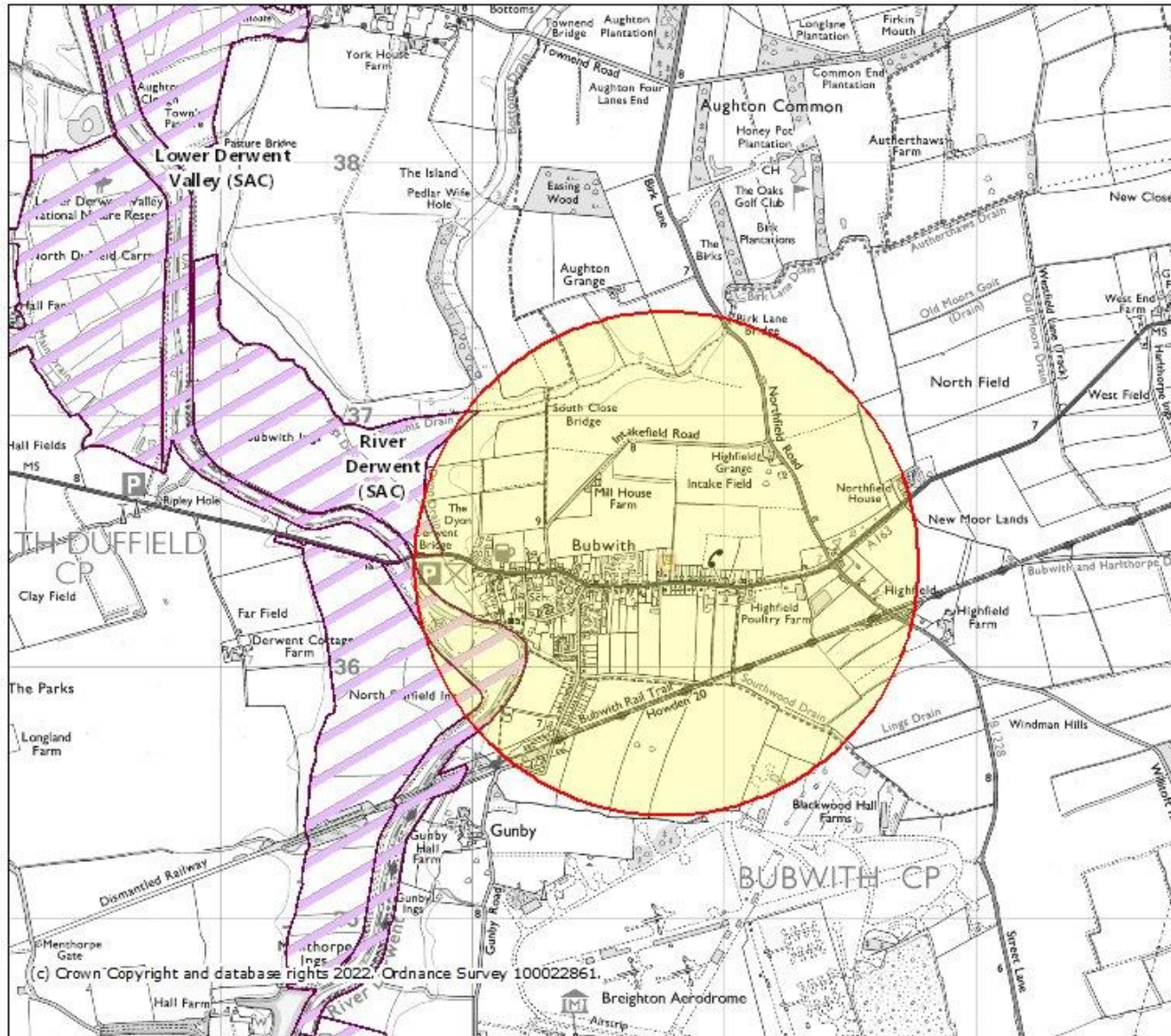
xmax = 475700

ymax = 438800

Map produced by MAGIC on 7 April, 2022.

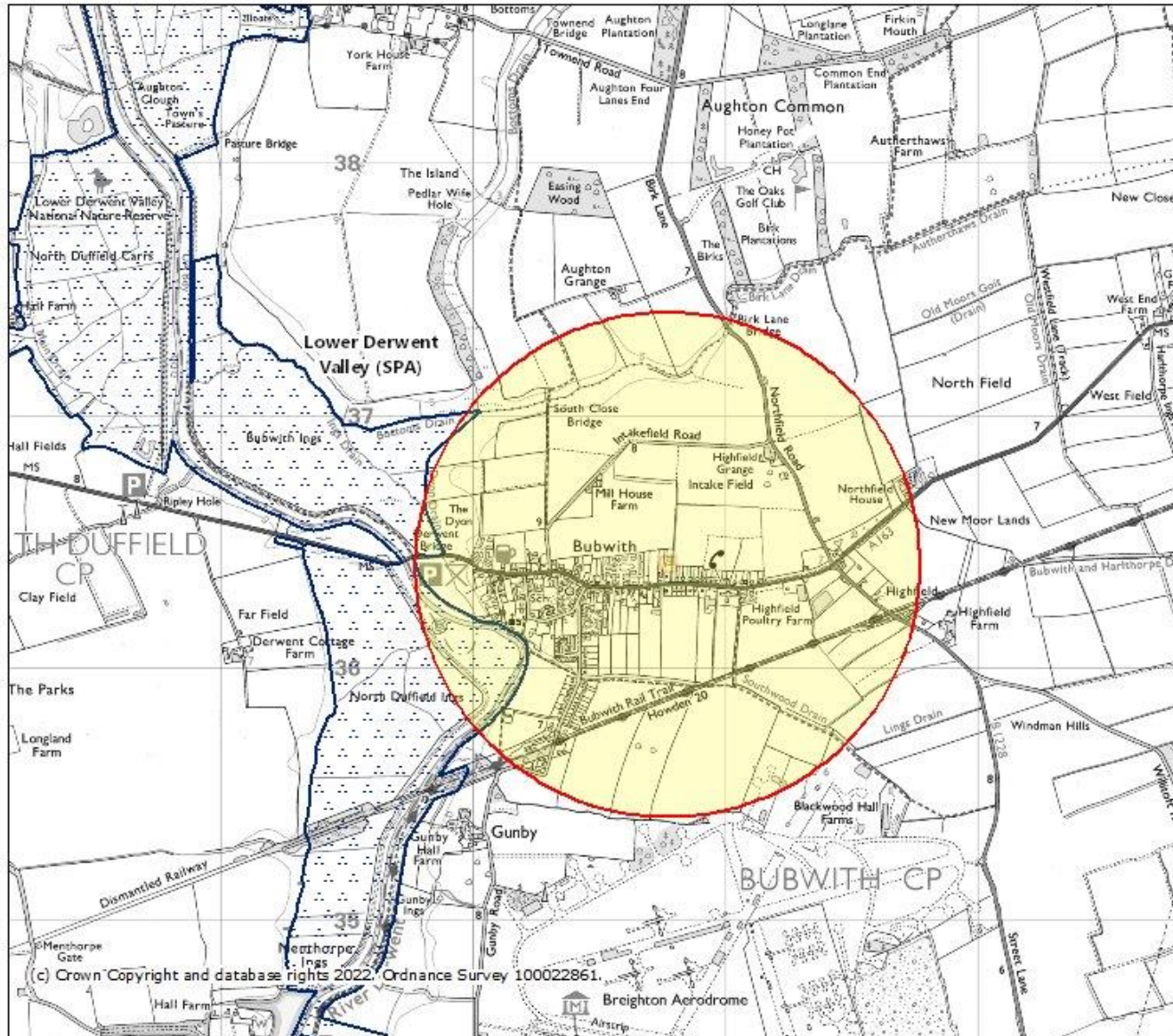
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Legend

- Special Areas of Conservation (England)



Legend

-  Special Protection Areas (England)

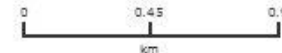
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ymin = 434200

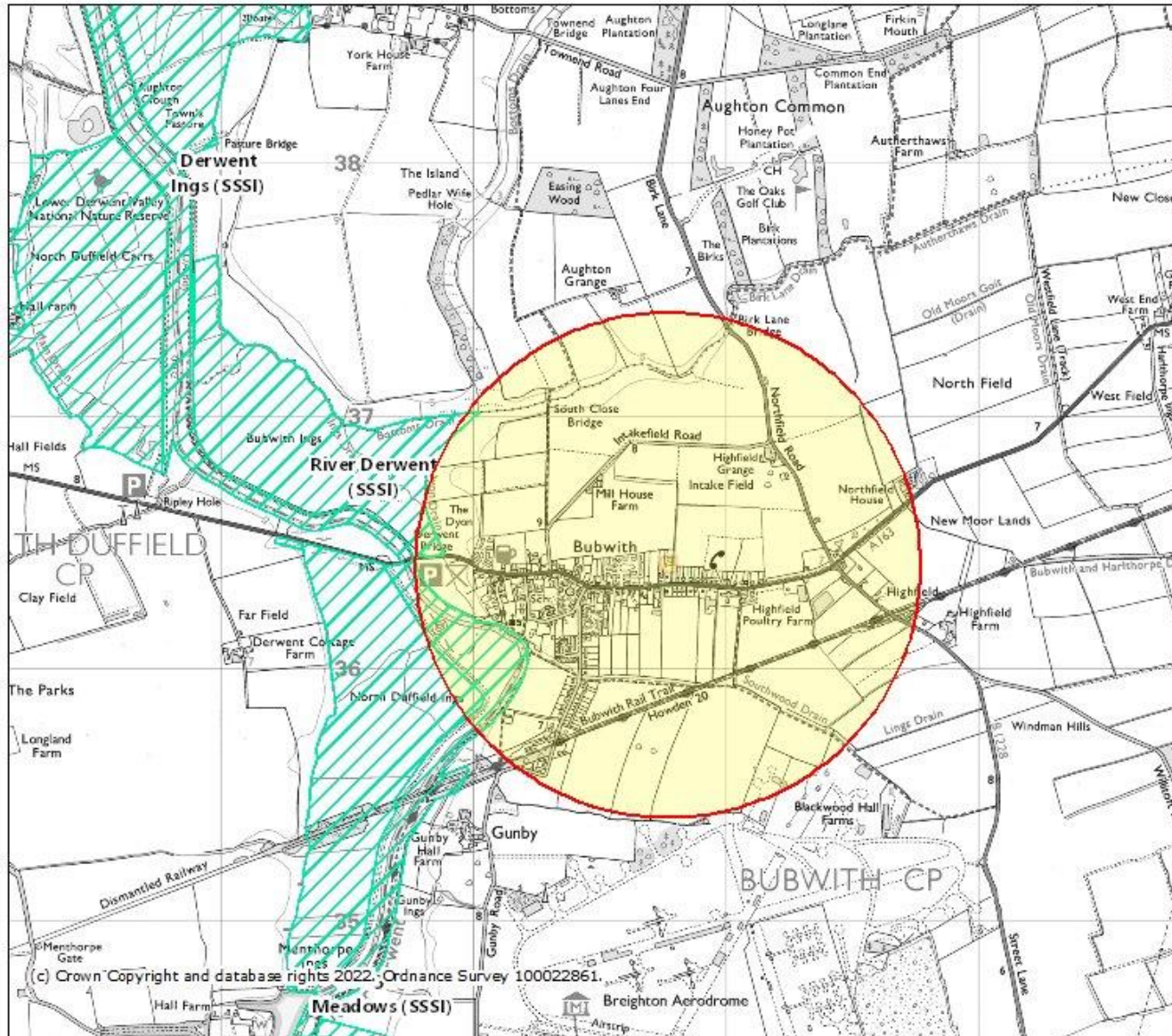
xmax = 476000

ymax = 438900




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Legend

-  Sites of Special Scientific Interest (England)

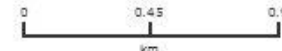
Projection = OSGB36

xmin = 467000

ymin = 434200

xmax = 476000

ymax = 438900



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