



Phase 1: Desk Study

Highfield Road, Bubwith

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PHASE 1 DESK STUDY


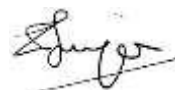

HIGHFIELD ROAD, BUBWITH

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Revision	Date	Prepared By	Signed
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1 EXECUTIVE SUMMARY

Site Address	Highfield Road, Bubwith, Selby, YO8 6LY
Site Description	The site is roughly rectangular in shape and has a mostly flat and even topography. The north-western corner of the site is currently used as a yard with multiple vehicles noted including lorries, tractors and vans. The yard is primarily surfaced by gravel and hardstanding. A large T-shaped pitched roof shed/outbuilding is located in the centre of the yard. The remainder of the site comprises agricultural fields with a drain running north to south between them.
Site History <i>On Site</i>	The earliest maps (1854) show that the site was comprised of fields and used for agricultural purposes. This lasted until buildings, later identified as a Haulage Depot, were constructed in the north western corner of the site by 1953. Little has change on-site site beside some additional developments to the buildings in the north.
<i>Offsite</i>	From the earliest mapping the area around the site was predominantly agricultural in nature and stayed this way until Bubwith Airfield was constructed, most likely during WW2. Little else has changes in the surrounding area, with some development within the village of Bubwith being the only notable exceptions.
Proposed End Use	The proposed development is outlined to be residential comprising dwellings with associated parking, access roads and soft landscaping.
Environmental Setting <i>Landfill & Waste</i>	There are no Landfills or and 2no facilities handling or managing waste within 500m of the site.
<i>Regulated Industries</i>	There are 4no contemporary trade directory entries within 500m of the site. There is 1no fuel station entry within 500m of the site.
<i>Geology</i>	The solid geology beneath the site is likely to mostly comprise of the Sherwood Sandstone Group Formation of sandstone. The drift deposits on site are likely to comprise of silty, sandy and gravelly Glacial Till.
<i>Hydrogeology</i>	Using the Environment Agency's Policy and Practice for the Protection of Groundwater the solid geology beneath the site is classified as a Principal Aquifer. The overlying drift is classified as a Unproductive Strata. The site does not lie within a source protection zone. There are 7no Ground Water Abstractions located within 1km of the site.
<i>Hydrology</i>	The nearest surface water feature is Intake Field Drain located on-site.
<i>Flooding</i>	The Envirocheck Report states the site is not at risk of Flooding from Rivers and the Seas without defences, and there are no flood defences, flood water storage areas or areas benefiting from flood defences and flood storage present within 250m of the site.
<i>Radon Gas</i>	The site is not in a Radon Affected Area, as less than 1% of properties are above the Action Level. No radon protection measures are necessary for new buildings or extensions on the site.
Preliminary Mining Assessment	The site is not located within a Development High Risk Area. No further investigation into coal workings is considered necessary.
Preliminary Geotechnical Assessment	Given the expected ground conditions noted in the sections above, the use of shallow foundations for the new development is anticipated at present. Where deep made ground or soft/loose natural deposits are encountered, foundations will need to be taken through the made ground/disturbed ground into underlying natural strata of adequate bearing capacity.
Preliminary Contamination Assessment	The desk study has shown that the site may have been exposed to some contamination, with construction/demolition waste and possibly oils or fuel from vehicle spills the most likely source local to the structures. Asbestos may also be present on the site from previous/existing building materials used on-site.
Potential Sources of Ground Gas	Made ground is expected on site, therefore ground gas assessment is recommended due to the nature of the development. .
Phase Two Recommendations	<ul style="list-style-type: none"> • A series of small percussive boreholes with insitu testing and samples. • Gas monitoring comprising six visits over three months. • A series of machine dug trial pits for sampling. • Geotechnical testing. • Chemical testing.

2 INTRODUCTION AND SCOPE OF INVESTIGATION

Solmek were instructed by PB Architects to undertake a desk study on a parcel of land at Highfield Road, Bubwith, Selby, YO8 6LY. The proposed development is outlined to be residential comprising dwellings with associated parking, access roads and soft landscaping.

The following steps may be required in the investigation and remediation of potentially contaminated land:

- Phase 1: Desk Study
- Phase 2: Intrusive Investigation
- Phase 3: Remediation Statement
- Phase 4: Validation Reports

Phases 1 and 2 are generally required in the redevelopment of most sites. Phases 3 and 4 are subject to the findings of the initial stages. This report represents Phase 1 of the site investigation.

The purpose of this Phase 1 Desk Study is to evaluate likely ground conditions and significant environmental issues at the site, and to plan the scope of subsequent phases of investigation.

This report may be regarded as a Preliminary Risk Assessment in accordance with respect to the Environment Agency's guidance document Environment Agency *Land Contamination Risk Management*, which replaced the now-withdrawn *Contaminated Land Report 11 – Model Procedures for the Management of Land Contamination (2004)*.

This Phase 1 Desk Study has been undertaken with due regard to current contaminated land guidance issued by the Royal Institution of Chartered Surveyors (RICS) together with BS 10175:2011+A1:2013, "*Investigation of Potentially Contaminated Land - Code of Practice*" and relevant sections of BS 5930:2015+A1:2020, "*Code of Practice for Ground Investigations*".

The objectives of the investigation are as follows:

- Determine the land use history of the site from an inspection of available Historical Maps
- Determine the environmental setting of the site from available sources
- Determine whether past mining may have had an influence on the site.
- Determine whether the site has previously been used for purposes that may have given rise to significant ground contamination
- Provide recommendations for further investigation.

3 SITE WALKOVER AND DESCRIPTION

3.1 General

The centre of the site is located at OS Grid Ref 471940, 436130 and covers an area of approximately 4.95Ha. The area is located at Highfield Road, Bubwith, Selby, YO8 6LY.

The preliminary site inspection was undertaken on the 9th March 2023 and site photographs are presented in Appendix A.

3.2 Site Description

The desk study area is located on a parcel of land south of Highfield Road, Bubwith, Selby, YO8 6LY.

The site is roughly rectangular in shape and has a mostly flat and even topography. The north-western corner of the site is currently used as a yard with multiple vehicles noted including lorries, tractors and vans (Figure 8). Access to this area of the site is directly off Highfield Road by the northern site boundary. The yard is primarily surfaced by gravel and hardstanding. A large T-shaped pitched roof shed/outbuilding is located in the centre of the yard (Figure 5).

The remainder of the site comprised agricultural fields (Figure 6) with a drain running north to south between them (Figure 9). Access to this area of the site is via a track off Highfield Road to the north-eastern corner

of the site (Figure 7).

Mature deciduous trees were noted at the boundaries of the fields in the southern area of the site (Figure 9).

3.3 Off Site Features

The River Nidd is present to the west of the site. The land use immediately to the northeast is industrial in nature. An ambulance station is present to the southwest with housing present to the south and southeast.

A footpath is located directly adjacent to the southern site boundary (Figure 10).

4 SITE HISTORY

4.1 Map Descriptions

In order to determine the history of the site, previous editions of Historical Maps and Ordnance Survey Plans were inspected. The Historical Maps are presented in Appendix B.

Table 1 presents a summary of the history of the area which includes plots from 1854 to 2023. The summary focuses on the historical land uses and changes relevant to the site and the proposed end use. Measurements are taken from the nearest boundary of the site and all distances quoted are approximate.

TABLE 1: SUMMARY OF SITE HISTORY

OS Map Edition	On-site Features	Off-site Features
1854 1:10,560	The site is comprised of two large agricultural fields and is bisected vertically down the centre by a water way named 'Intake Field Drain'. The site appears to be used for agricultural purposes.	Roads run along the northern and eastern boundaries of the site. A Railway runs along the southern boundary of the site orientated approximately E-W. Southwood Drain runs along the southern boundary of the site. The village of 'Bubwith' is located from 175m to the west of the site spanning approximately 800m in width. A 'Brick and Tile Works' including a Pumping Mill and Clay Pits is located 300m to the east of the site. A Coal Depot and Train Station are located 750m to the south west of the site. The River Derwent is located 750m to the west of the site.
1891 1:2,500 & 1891 – 1892 1:10,560	No significant change.	No significant change.
1909 1:2,500 & 1910 1:10,560	No significant change.	No significant change.
1952 – 1953 1:10,560 & 1958 1:10,000	The northern section of the western section of the site has been partitioned and two buildings have been constructed in the area.	A large cross shaped hostel has been constructed directly to the north east of the site. Residential housing has been built on the opposite side of the road that runs along the northern boundary of the site. Bubwith Airfield has been constructed from 350m to the south of the site.
1965 – 1974 1:2,500 & 1974 – 1977 1:10,000	The buildings in the north western corner of the site have been identified as a 'Haulage Depot'.	A Farm has been constructed directly to the east of the site labelled as 'Highfield Poultry Farm'. A Police House has been identified 100m to the north east of the site. A Fire Station has been identified 100m to the west of the site. A Pump House has been identified 150m to the north east of the site. Between 1974 and 1977, the Railway running along the

		southern boundary of the site has been dismantled.
1995 1:2,500 & 1999 1:10,000	Additional buildings have been constructed in the northwestern corner of the site.	The Hostel directly to the north east of the site has been demolished and replaced by multiple houses, including a 'Surgery'.
2023 1:10,000	No significant change.	No significant change.

4.2 Potential Contamination Sources Identified via Historical Plans

Possible contamination from historical land uses which may have impacted the site have been identified:

Made ground from materials used to infill depressions and form a level area for access or building. This may include brick, concrete, timber, ash, slag, coal and metals.

Construction/demolition waste from construction and demolition immediately around the site over the documented history. This may include brick, concrete, timber, asbestos and metals.

Roads/Parking Areas may have utilised coal tar, which can result in high levels of PAHs and Phenols and may require disposal as hazardous waste. In addition, historically road construction used ash as a sub-base material, which could be a further source of PAHs.

Agricultural from pesticides and fertilizers used on the ground to grow and protect crops. Along with possible fuel leakages from farm vehicles.

Fire Station/Depots may have had on-site fuel tanks which may be above or below ground and as such are a potential source of leaking hydrocarbons. Fire Stations may also have contamination arising from the use of fire-fighting foams, which may include chemicals such as PFAS.

Railway Contamination based on proximity to current and historic railway features isolated to the southern portion of the site. This may include ash, clinker, heavy metals and asbestos.

Haulage Depot contaminants may include metals or organic pollutants from petroleum, diesel, oils and lubricants or metal contamination from car/vehicle repairs.

5 ENVIRONMENTAL SETTING

5.1 Information Sources

The environmental setting of the site was determined through reference to the following:

- Envirocheck Report (including historical map extracts)
- British Geological Survey (BGS): 1:50 000 geological map series sheet 71 Selby Solid and Drift Edition (2008)
- David Bellis Coal Consultants Report
- BRE Publication BR211 Radon: Guidance on Protective Measures for New Dwellings

5.2 Landfill and Waste

There are no Landfills or any other facilities handling or managing waste located within 250m of the site.

5.3 Significant Nearby Regulated Industries

The Envirocheck Report indicates that there are 3no Contemporary Trade Directory Entries located within 250m of the site. The nearest is located on-site named 'K & L Peach (Transport) Ltd' classified as 'Road Haulage Services' whose status is 'Inactive'. In addition, there is a second trade located on-site as well, named 'Bubwith Garden Machinery' classified as 'Lawnmowers & Garden Machinery - Sales & Service'

whose status is 'Active'.

The Envirocheck Report indicates that there are no Recorded Fuel Sites located within 250m of the site.

The Envirocheck Report indicates that there are no records of any Pollution controls located within 250m of the site.

The Envirocheck Report indicates that there are no sites dealing with Hazardous, Explosive or Radioactive Substances located within 500m of the site.

The Envirocheck Report indicates that there are no Substantiated Pollution Incidents located within 500m of the site.

The Envirocheck Report indicates that there are no Sites Determined as Contaminated Land under Part 2A EPA 1990 entries located within 500m of the site.

5.4 Geology

The drift deposits on site are likely to consist of the Thorganby Clay Member comprised primarily of interbedded sands, silts, and clays (Figure 3).

The site is shown to be underlain by solid geology of The Sherwood Sandstone Group (SSG) most likely comprising of red, yellow and brown partially pebbly sandstones (Figure 4).

The nearest fault is located approximately 100m to the north of the site orientated approximately SW-NE dipping to the north west.

BGS Borehole SE73NW10 located approximately 750m to the south east of the site shows 19.50m of drift deposits comprising of clays, silts and gravels underlain by a sandstone bedrock proven to a depth of 43.00m.

A moderate risk of compressible ground on site has been identified in the Envirocheck Report.

5.5 Mining & Quarrying

The site is within a Coal Mining Affected Area as defined by the Coal Authority, as a result a coal mining search report was required to assess the risks posed by historic and possible future coal mining to any current or future developments on the site.

The coal mining search report conducted by David Bellis Consulting Surveyors dated 9th February 2023 is presented in Appendix D.

The mining report highlights that the site is situated in an area where no recorded seams have been worked within the likely zone of physical influence on the surface.

The report highlights that the site is not situated within the boundary of a former opencast coal mining site. Neither is the site located within 200m of a currently operating opencast coal mine or 800m of a future opencast coal mine.

The report follows on to state that they have no knowledge of any shafts or adits within 20m of the site or the boundary of the site. Also there are no tips or lagoons in the vicinity of the site.

The report concludes by stating that in their opinion it is unlikely that coal will be worked in the foreseeable future.

The Envirocheck Report indicates that there are 3no BGS recorded Mineral Sites located within 1km of the site. The nearest is located 331m east of the site with the commodity listed as Common Clay and Shale.

The site is not within 1km of a Non-Coal mining area of Great Britain, a Man-Made Mining Cavity, a Natural Cavity or a Brine Compensation area.

5.6 Hydrogeology

Using the Environment Agency's Policy and Practice for the Protection of Groundwater the solid geology beneath the site is classified as a Principal Aquifer. The overlying drift is classified as Unproductive Strata.

The groundwater vulnerability is categorised as Principal Bedrock Aquifer – Low Vulnerability.

The site does not lie within a Source Protection Zone.

The Envirocheck Report indicates that there are 7no Groundwater Abstractions located within 1km of the site. The nearest is located 599m to the south of the site operated by 'Midco Waste Management Ltd' under the authority of 'Environment Agency, North East Region' classified as 'Refuse and Recycling: General Washing/Process Washing'.

5.7 Hydrology

The nearest surface water feature is the Intake Field Drain located running N-S through the centre of the site.

The Envirocheck Report states there are 11no Licensed Discharge Consents entries within 500m of the site. The nearest is located 157m to the north east of the site operated by 'Yorkshire Water Services Ltd' classified as 'Pumping Station On Sewerage Network (Water Company), Sewage Discharges - Pumping Station - Water Company, Freshwater Stream/River, Derwent Tributaries' whose status is 'Transferred from Water Act 1989'.

The Envirocheck Report states there are no Records of Water Industry Act Referrals (potentially harmful discharges to the public sewer) located within 500m of the site.

The Envirocheck Report indicates that there are no Surface Water Abstractions located within 1km of the site.

5.8 Flooding

The Envirocheck Report states the site is not at risk of Flooding or Extreme Flooding from Rivers and the Seas without defences.

The Envirocheck Report indicates that there are no flood defences, flood water storage areas or areas benefiting from flood defences and flood storage present within 250m of the site.

The Envirocheck Report states that there is Limited Potential for Groundwater Flooding to occur.

5.9 Sensitive Land Use

A Site of Special Scientific Interest is located 667m west of the site.

A Record of a National Nature Reserve is located 941m west of the site.

A Special Area of Conservation is located 667m west of the site.

A Site of Special Protection Area is located 667m west of the site.

A Ramsar site is located 841m west of the site.

5.10 Radon Gas

The site is not in a Radon Affected Area, as less than 1% of properties are estimated to be at or above the Action Level.

In accordance with the procedure described in BRE Publication BR211 Radon: Guidance on Protective Measures for New Dwellings, no radon protection measures are necessary for new buildings or extensions on the site.

6 CONCEPTUAL SITE MODEL

6.1 General

Based on the information presented in the preceding Sections, and in accordance with the LCRM guidance noted in Section 1, a Preliminary Conceptual Site Model has been produced.

The main features of the model are discussed in the following sections together with preliminary recommendations where appropriate.

6.2 Likely Ground Conditions

It is expected that, based on available information, the site is expected to be underlain by topsoil overlying glacial clays of significant thickness overlying a sandstone bedrock.

In the north western corner of the site, it is expected that, based on available information, ground conditions are likely to be made ground comprising areas of both topsoil and hardstanding. The surface deposits are likely to be underlain by further made ground, likely to consist of construction/demolition waste. Along the southern boundary of the site, it is likely that some made ground consisting of mainly historic railway contamination may be present. The drift deposits on site are likely to comprise glacial clays overlying a sandstone bedrock.

6.3 Potential Buried Obstructions

Based on the site history, buried obstructions are possible and cannot be discounted comprising primarily of relict foundations, railway sleepers, cobbles, bricks, and stone blocks. Due to the site's history as a haulage depot, the existence of buried tanks in the north western corner cannot be dismissed.

6.4 Fuel Tank Removal

Where necessary, existing tanks will need to be removed to ensure that there is no potential for any residual contamination to impact the site. Works will include cleaning and removal of the tank and all associated pipework. The tank decommissioning works should be documented, and the information compiled into a verification report including certificates, photographs, test results and disposal records.

The decommissioning of the tanks should be undertaken by a specialist competent contractor taking account of Groundworks Protection Code: Petrol Station and Other Fuel Dispensing Facilities Involving Underground Storage Tanks and the now withdrawn Environment Agency guidance PPG27. It may include emptying residual fuel or water, degassing and additional ventilation measures.

During demolition/refurbishment any remaining associated equipment (including flue pipes, chimneys and water tanks) should be removed from site. During this process a watching brief should be maintained to identify any evidence of contamination. Where identified this should be documented and included in the verification reporting.

6.5 Coal Mining Risk Assessment

The site is within a Coal Mining Reporting Area as defined by the Coal Authority.

The ten times seam thickness rule states that where competent rock exceeds ten times the extracted seam thickness, then no major crown holing should occur at the surface (Structural Foundations Manual; M. F. Atkinson, *Spon Press* 2003). If the competent rock cover is less than ten times the extracted seam thickness, then recommendations suggest the workings must be grouted using a mixture of pulverised fuel ash (PFA) and cement placed into the area under pressure.

Multiple situations may mean a ratio in excess of 10x seam thickness is required to prevent crown hole collapse, including but not exclusive to; steeply dipping strata, presence of groundwater, a high extraction ratio noted, and multiple seam extractions underlying the site (CIRIA C758D, Table 5.1). Additionally, weak basement rock underlying the workings has potential to cause a separate collapse mechanism via pillars sinking.

Conversely, there are scenarios where the acceptable cover criterion may be decreased from 10x seam thickness, these include where a rigid non-degradable roof strata is present to stop the upward void migration and where low residual voidage is proven either via infilling or extensive collapse (CIRIA C758D, Table 5.1).

For certain developments, a ratio of less than 10x may be addressed via bridging techniques i.e. utilising raft foundations, however this would be dependent on approval from the regulatory authorities.

From the Coal Mining Report, no coal seams have been worked within the likely influence of the surface.

Given the absence of shallow coal seams within influencing distance to the surface, and the sites location outside of a Development High Risk Area, no further investigation into historical coal mining is considered necessary.

6.6 Preliminary Geotechnical Assessment

Given the expected ground conditions noted in the sections above, the use of shallow foundations for the new development is anticipated at present. Where deep made ground or soft/loose natural deposits are encountered, foundations will need to be taken through the made ground/disturbed ground into underlying natural strata of adequate bearing capacity.

Trees are present around the site perimeter and therefore foundations may need deepening in accordance with NHBC Standards Chapter 4.2.

For the proposed new roads – which is currently agricultural fields – the foundations will consist of suitably compacted and graded fill to be used to form a sub-base, base and binding course beneath the road surface course. The road design and choice of materials should be undertaken in line with the guidance “Specification for Highway Works”.

The above suggestions should be regarded as tentative until Phase 2 intrusive works are undertaken and information is available regarding design loads and development layout.

6.7 Preliminary Contamination Assessment

The desk study has shown that the site may have been exposed to some contamination, with construction/demolition waste and possibly oils or fuel from vehicle spills the most likely source local to the structures. Asbestos may also be present on the site from previous building cladding and roofing.

In view of the historic, current and future site use, chemical contamination testing is considered necessary. The following chemical testing suite should be considered for selected soil samples:

TABLE 2: POTENTIAL PRIORITY CONTAMINANTS

Inorganic Contaminants	Organic Contaminants
Antimony, Arsenic, Boron, Cadmium, Chromium, Lead, Mercury, Nickel, Zinc, Selenium, Free Cyanide, Soluble Sulphate, pH, Asbestos	Phenol, Organic Matter, speciated PAH, TPH CWG, VOCs and SVOCs

In view of the type of aquifer that the site rests upon and the proximity of the local watercourse, consideration should also be given to groundwater and/or leachate testing for the same suite of determinants as listed above.

It should be noted that the above potential contaminants are considered to be commonly associated with the specified past land uses of the site, and adjacent land use. Risk assessment should be undertaken for contamination identified during intrusive investigation.

Potential pathways which link the potential contaminants to end users of the site and controlled waters (receptors) include the following:

- Ingestion of soil (outdoors) / dust (indoors)
- Skin contact with soil (outdoors) / dust (indoors)
- Inhalation of dust (outdoors and indoors)

- Contamination via buried water pipes
- Surface water run-off, including via existing drainage infrastructure
- Downward infiltration of leachable contaminants to groundwater

6.8 Potential Sources of Ground Gas

Ground gases such as carbon dioxide and methane can be classed as a form of contamination. Potential sources of ground gases include:

- Made Ground
- Quarries, Infilled Clay Pits & Infilled Ponds
- Underlying Natural Strata (alluvium, peat and chalk)
- Petrol re-fuelling sites (which also includes Volatile Organic Compounds)
- Landfill (on and off-site)
- Coal measures

Based on historical map evidence and consideration of the sites environmental setting the table below shows a preliminary comparison of *consequence* against *probability* where ground gas is considered a potential threat to human health.

TABLE 3: POTENTIAL GROUND GAS POLLUTION LINKAGES

Potential Sources	Potential Pathway	Receptor
Made ground (CO ₂ , CO and CH ₄). Haulage Depot (Hydrocarbons, SVOCs and VOCs).	Ingress and Accumulation into buildings from vertical and horizontal migration	Future users of site are likely to include adults and children. Construction workers (in particular utility workers).
Preliminary Comparison of Consequence verses Probability		
	Classification	Justification
Probability <i>(Based on Table 8.1, CIRIA C665, 2007)</i>	MODERATE LIKELIHOOD	Ground gas from made ground. No landfills located within 1km radius of the site. Past site use as a Haulage Depot with possible historic fuel spills. No coal mining in area.
Consequence <i>(Based on Table 8.2, CIRIA C665, 2007)</i>	MEDIUM	Residential development.
	Risk	Details
Consequence vs. Probability <i>(Based on Table 8.3, CIRIA C665, 2007)</i>	LOW/MODERATE RISK	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the long term. <i>(Based on Table 8.4, CIRIA C665, 2007)</i>

Given the conditions noted above a ground gas assessment is considered necessary for the site to observe standing groundwater levels and to allow measurements to be made of hazardous gases and/or contamination levels in groundwater. Monitoring should be undertaken following site works on a minimum of six occasions over three months.

6.9 Risk Assessment for Contaminated Land

As part of this Phase 1 Desk Study, a preliminary conceptual model and risk assessment is produced. This assessment should be revised following the Phase 2 Site Investigation outlining a qualitative risk assessment. Should there be unacceptable risks to the various receptors/end-users following the Phase 2 works, then a remediation strategy may be required to outline measures to satisfy Part 2A of the

Environmental Protection Act (1990). The above measures are in line with Environment Agency *Land Contamination Risk Management*, which replaced the now-withdrawn Contaminated Land Report 11 – *Model Procedures for the Management of Land Contamination* (2004).

The results of the chemical contamination testing as part of the Phase 2 investigation should be compared to a current Land Quality Management (LQM) – Suitable 4 Use Levels (S4UL) December 2014.

6.10 Conceptual Site Model

The conceptual model collates the salient aspects of the site to form a model which should enable comparison after fieldwork and testing. This model identifies the potential pollution linkages that may influence the proposed development and geotechnical considerations.

The risk ratings are based on the current potential liabilities and likely potential future liabilities. The risks posed by the geotechnical and contamination aspects of the site will be revised following site works, and any mitigating action required added.

The Preliminary Conceptual Model has been undertaken in accordance with CIRIA C552. The Preliminary Conceptual Model assesses the consequence and the likelihood of a risk being realised to provide a risk classification, which is then used to produce the Preliminary Conceptual Model. Full details of the tables used to assess consequence, likelihood and risk classification are presented in Appendix F.

TABLE 4: PRELIMINARY CONCEPTUAL MODEL

Source	Pathway	Receptor	Risk Rating	Comments
Asphyxiating or explosive ground gases <ul style="list-style-type: none"> Made ground. No Landfills or infilled within 250m. Not in Radon Affected Area 	Ground gas migration <ul style="list-style-type: none"> Migration through permeable soils Inhalation 	Future site users <ul style="list-style-type: none"> Adult and Infant residents 	Moderate /Low	Gas monitoring recommended. Six visits over three months proposed.
		Users during development <ul style="list-style-type: none"> Construction workers 	Low	
Areas of contamination <ul style="list-style-type: none"> Potential contaminants in made ground. Potential demolition/construction waste Low possibility of above/below ground tanks. Historic use of site as a Haulage Depot Historic Railway along the southern boundary of the site. . 	<ul style="list-style-type: none"> Inhalation Dust ingestion Dermal contact 	Future site users <ul style="list-style-type: none"> Adult and Infant residents 	Moderate	Gardens and soft landscaping proposed. Contamination testing required to determine risks posed.
		Users during development <ul style="list-style-type: none"> Construction workers 	Moderate /Low	Contamination testing required to determine risks posed during construction. Consideration to be given to Health and Safety Executive Guidance. <i>Protection of Workers and the General Public During the Development of Contaminated Land.</i>
	<ul style="list-style-type: none"> Inhalation Dust ingestion 	Users of surrounding sites <ul style="list-style-type: none"> Adult and Infant residents 	Moderate /Low	Potential low risk during construction from dust generation. Contamination testing required to quantify the risks.
		<ul style="list-style-type: none"> Leaching of mobilised contaminants 	Drift geology <ul style="list-style-type: none"> Unproductive Strata 	Very Low
	Solid geology <ul style="list-style-type: none"> Principal Aquifer 		Low	Low sensitivity Aquifer located beneath low permeability drift deposits.
	<ul style="list-style-type: none"> Drainage Lateral migration Accumulation of contaminated sediment 	Surface water features <ul style="list-style-type: none"> Intake Field Drain on-site 	High	High potential for contamination from site to reach surface water, either via surface run-off or groundwater movement.
	<ul style="list-style-type: none"> Uptake via roots and leaf surfaces 	Vegetation <ul style="list-style-type: none"> Gardens and Soft Landscaping proposed 	Moderate /Low	Potential for Vegetation impact as vegetation present and soft landscaping and gardens are proposed for the new development.
Areas of contamination above service fabric or BRE Special Digest 1 thresholds	<ul style="list-style-type: none"> Direct contact 	Construction Materials <ul style="list-style-type: none"> Concrete 	Moderate /Low	pH and sulphates to be assessed during Site Investigation
	<ul style="list-style-type: none"> Direct contact 	Construction Materials <ul style="list-style-type: none"> Service Fabric 	Moderate /Low	Consideration to be given to Pipe Material Table (Appendix F) during Site Investigation

7 PROPOSED PHASE TWO INTRUSIVE WORKS

A Phase 2 Site Investigation should be undertaken to verify the assumptions made in the Preliminary Conceptual Site Model and to provide data for foundation design.

An outline ground investigation strategy is summarised below, based on the preliminary conceptual site model and information obtained during the desk study.

7.1 Site Investigation Rationale

The Conceptual Model highlights that there is potential for contamination on the site. Therefore, an intrusive investigation should be undertaken with the sampling strategies outlined within BS10175:2011 +A1:2013 and CLR4:1994. These strategies can be considered as:

- Non targeted (BS10175) – If no obvious hotspots or potential sources of contamination have been outlined in the desk study, it would be recommended to utilise a stratified random pattern of sampling locations.
- Targeted (CLR4) – If a possible hotspot is suspected on the site, it is recommended to adopt a targeted approach to sample the immediate vicinity of the hotspot. Highly focussed sampling consisting of several samples within the area of the hotspot may be necessary to delineate the extent of the hotspot.

These strategies can be employed either separately or in conjunction and any site investigation should be individually tailored to each site.

The density of sampling required is defined within BS10175 which notes that the density required is dependent on a number of factors including confidence and robustness required, and contaminants, pathways and receptors present.

7.2 Site Specific Sampling Rationale

The analysis of the historical maps and the Conceptual Model has highlighted that specific point sources of contamination may be present, or may historically have been present, on the site. It is recommended that a targeted approach is utilised in order to prove and delineate the extent of these hotspots. The hotspots outlined for targeted analysis are detailed below.

TABLE 5: HOTSPOT INVESTIGATION LOCATIONS

Proposed Exploratory Method	Possible Hotspot
Boreholes (ca 5.00mbgl) and Trial Pits (ca.3.00mbgl)	<p>Possible buried tanks in the north western corner of the site. Location for targeted chemical testing and ground gas monitoring.</p> <p>Historic Railway ran along the southern boundary of the site. Location for targeted chemical testing and ground gas monitoring.</p>

In addition to the proposed targeted approach, it is recommended that the remainder of the site away from the hotspots is investigated using a non-targeted approach.

The chemical testing proposed for the site is outlined in Section 6.6.

7.3 Proposed Methods of Investigation

The methods of investigation outlined within Table 6 are considered necessary to address the risks outlined within the Conceptual Model. The locations of these investigation positions will be set out in line with the proposed sampling methodology outlined in Section 7.2.

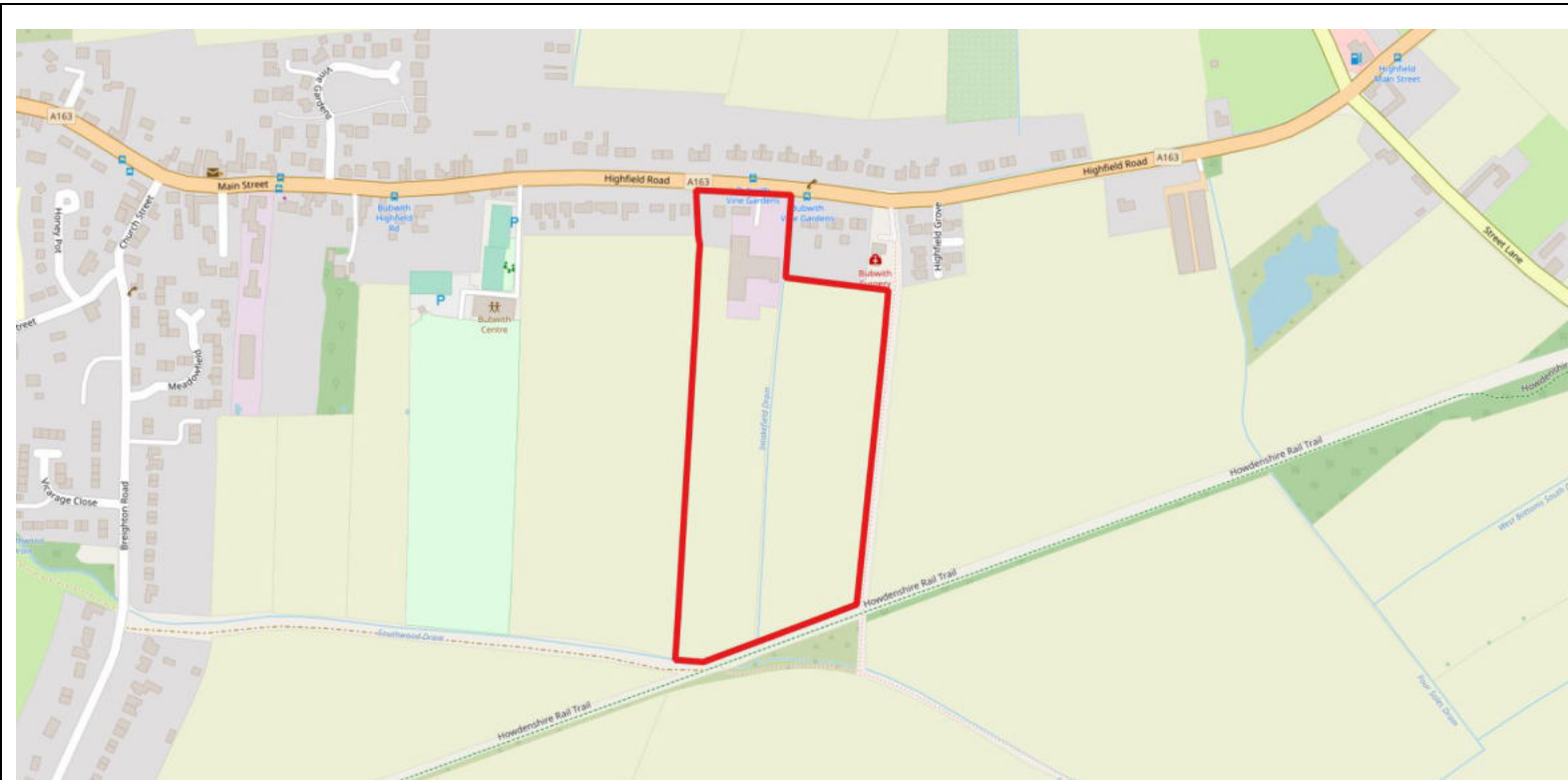
TABLE 6: SITE INVESTIGATION RECOMMENDATIONS

Proposed method of investigation	Purpose	Comments
A series of small percussive boreholes to ca. 6.00mbgl	<ul style="list-style-type: none"> • To determine shallow ground conditions. • To collect soil samples for geotechnical and chemical testing. • To observe soils profile, localised variations in materials and presence of groundwater. 	<ul style="list-style-type: none"> • Ensure positions are CAT scanned and service plans inspected prior to any excavation. • Hand vanes to be taken in cohesive deposits. • SPT samples in granular strata and rock head. • Disturbed and jar samples to be undertaken for chemical testing.
Trial pitting to ca. 3.00mbgl	<ul style="list-style-type: none"> • To assess the shallow ground conditions and obtain samples for chemical testing. • To undertake insitu hand shear vanes. • To undertake soakaway tests and insitu CBR testing. 	<ul style="list-style-type: none"> • Ensure positions are CAT scanned and service plans inspected prior to investigation.
Gas/groundwater monitoring wells	To observe standing groundwater levels and to allow measurements to be made of hazardous gases and/or contamination levels in groundwater.	Monitoring to be undertaken following site works on a minimum of six occasions.
Chemical testing	To allow the potential risks identified within the conceptual model to be addressed.	Chemical soils and leachates testing to cover potential priority contaminants from Table 2.
Geotechnical testing	To confirm material properties and to provide concrete classification of materials.	Tests may include sulphate analysis, pH, moisture content, Atterberg limit determination, particle size distribution tests and triaxial testing. Further tests may be required depending on the materials encountered.



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Appendix A

Maps & Photos



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Title	Site Location Map
Project	Highfield Road, Bubwith
Client	PB Architects
Date	February 2023
Fig No.	Figure 1
Scale	Scale on map
Key	 Site Boundary
	 N




Solmek Ltd.
 12 Yarm Road
 Stockton-on-Tees
 TS18 3NA

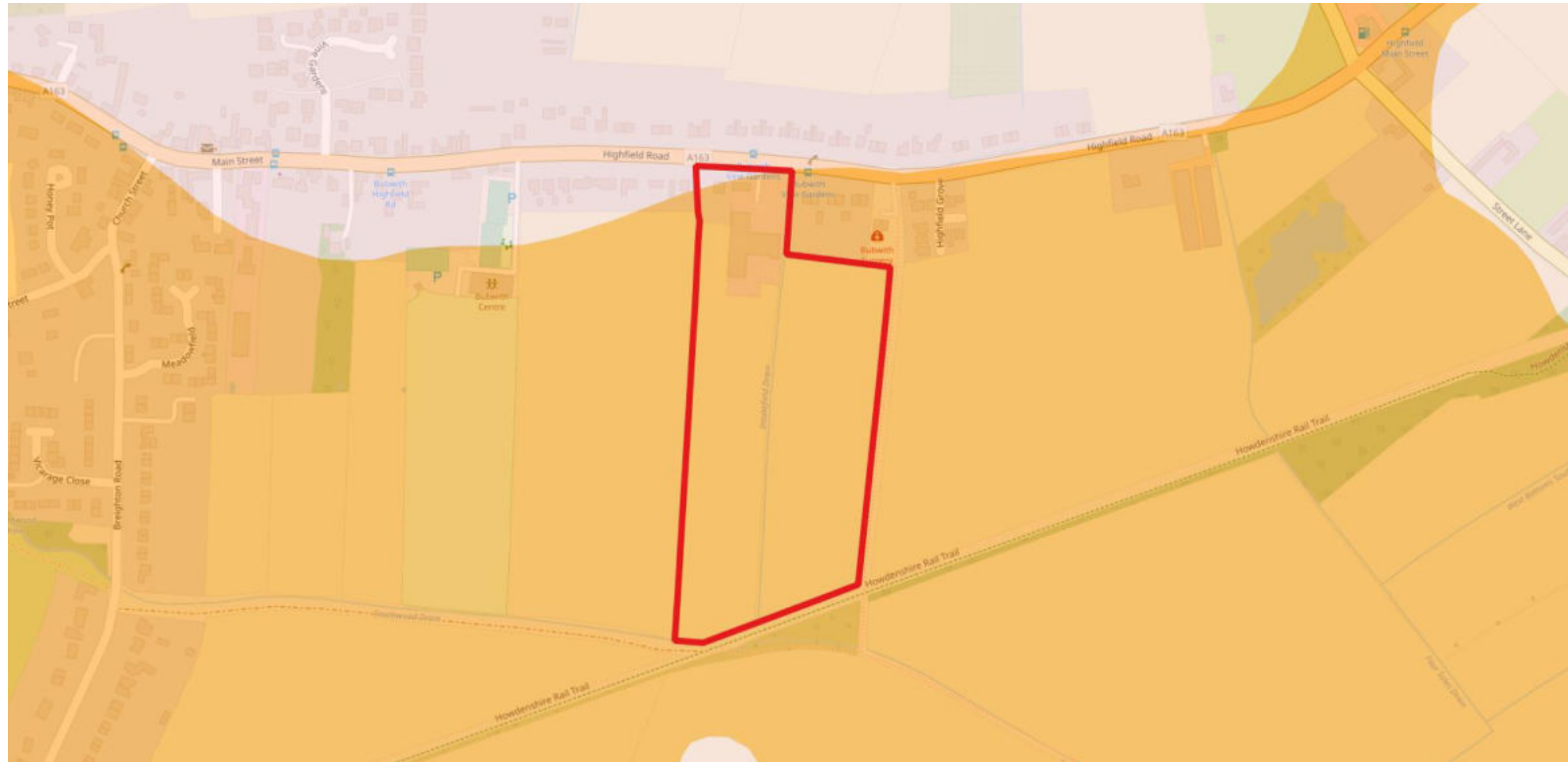
Tel: +44 (0) 1642 607083
 Fax: +44 (0) 1642 612355
 e-mail: south@solmek.com
www.solmek.com

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Title	Site Location Plan
Project	Highfield Road, Bubwith
Client	PB Architects
Date	February 2023
Fig No.	Figure 2
Scale	Scale on map
Key	 Site Boundary
	 N
	Solmek Ltd. 12 Yarm Road Stockton-on-Tees TS18 3NA Tel: +44 (0) 1642 607083 Fax: +44 (0) 1642 612355 e-mail: south@solmek.com www.solmek.com
	 SOLMEK



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Title

Drift Geology Map

Project

Highfield Road, Bubwith

Client

PB Architects

Date

February 2023

Fig No.

Figure 3

Scale

Scale on map

Key

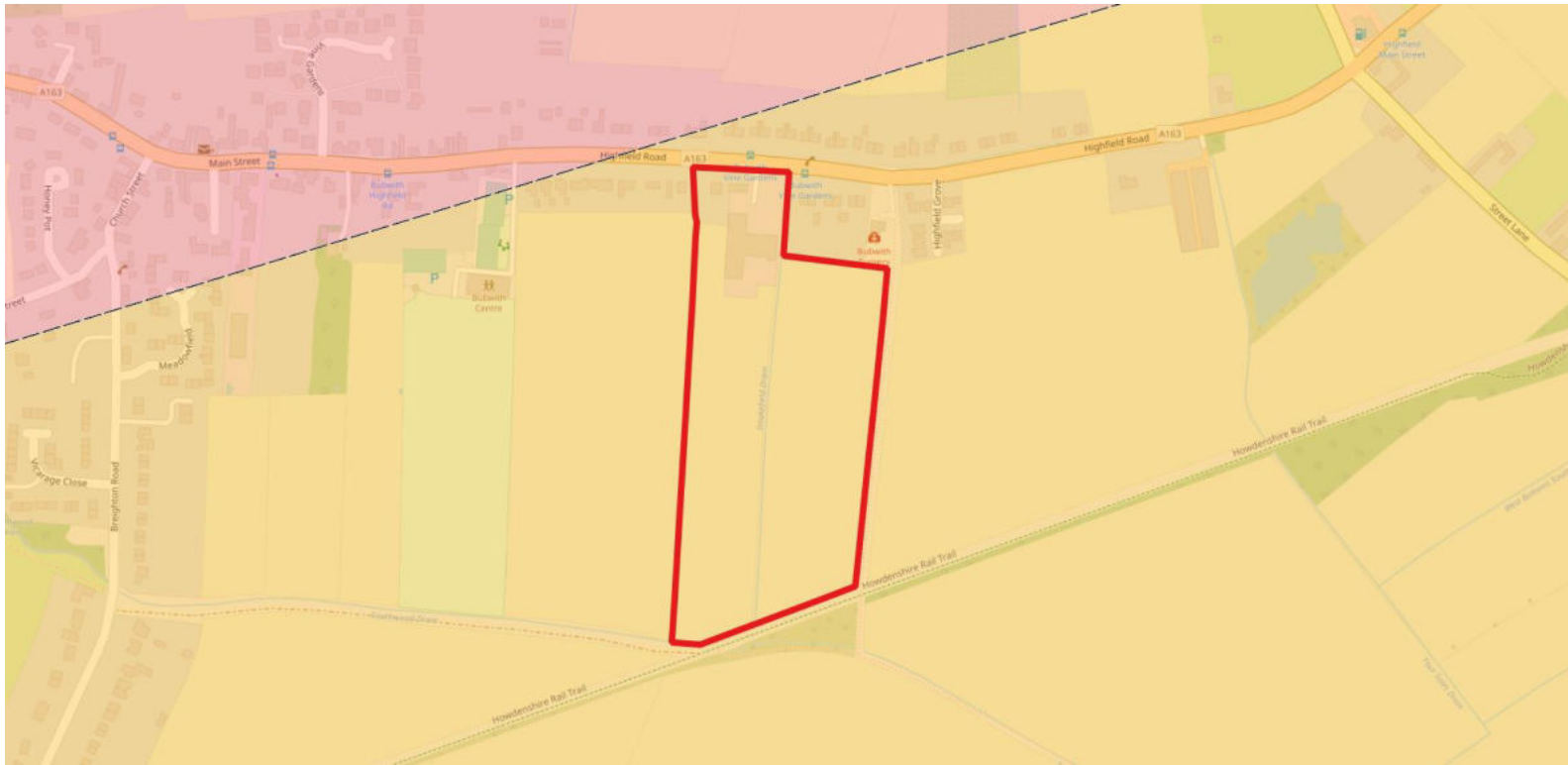
- Site Boundary
- Thorganby Clay Member –
Clay, Silty
- Skipwith Sand Member -
Sand, Clayey








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Title	Bedrock Geology Map
Project	Highfield Road, Bubwith
Client	PB Architects
Date	February 2023
Fig No.	Figure 4
Scale	Scale on map
Key	<ul style="list-style-type: none">  Site Boundary  Inferred Fault  Mercia Mudstone Group – Mudstone  Sherwood Sandstone Formation – Sandstone
	 N

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 e-mail: south@solmek.com
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Figure 5 – Buildings and yard in north-western area of site. View N.



Figure 6 – Eastern field. View N.

Title	Date
Site Photos	March 2023
Project	Figure No.
Highfield Road, Bubwith	Figures 5 & 6
Client	
PB Architects	

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Figure 7 – Track along eastern site boundary. View N.



Figure 8 – Yard on north-western site area. View S.

Title	Date
Site Photos	March 2023
Project	Figure No.
Highfield Road, Bubwith	Figures 7 & 8
Client	
PB Architects	

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Figure 9 – Intakefield Drain in centre of site. View N.



Figure 10 – Footpath adjacent to southern site boundary. View W.

Title	Date
Site Photos	March 2023
Project	Figure No.
Highfield Road, Bubwith	Figures 9 & 10
Client	
PB Architects	

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Appendix B Historic Mapping

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

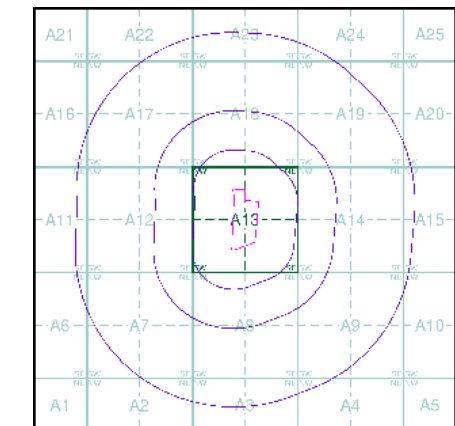
	Gravel Pit		Refuse tip or slag heap
	Rock		Rock (scattered)
	Boulders		Boulders (scattered)
	Shingle		Mud
	Sand		Sand Pit
	Slopes		Top of cliff
	General detail		Underground detail
	Overhead detail		Narrow gauge railway
	Multi-track railway		Single track railway
	County boundary (England only)		Civil,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



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	1974 - 1977	8
10K Raster Mapping	1:10,000	1999	9
Street View	Variable		10

Historical Map - Slice A



Order Details

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 National Grid Reference: 471940, 436130
 Slice: A
 Site Area (Ha): 4.95
 Search Buffer (m): 1000

Site Details

Highfield Road, Bubwith, Selby, YO8 6LY



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



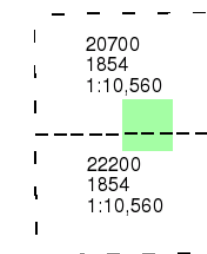
Yorkshire

Published 1854

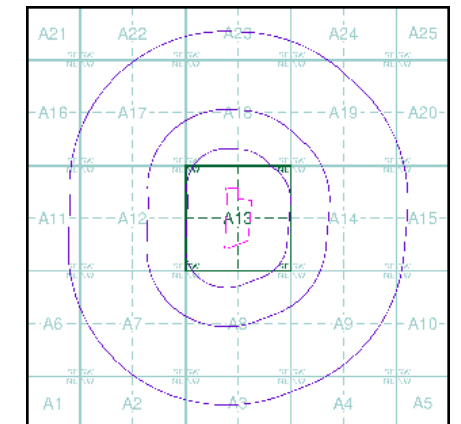
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The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps.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



Historical Map - Slice A



Order Details

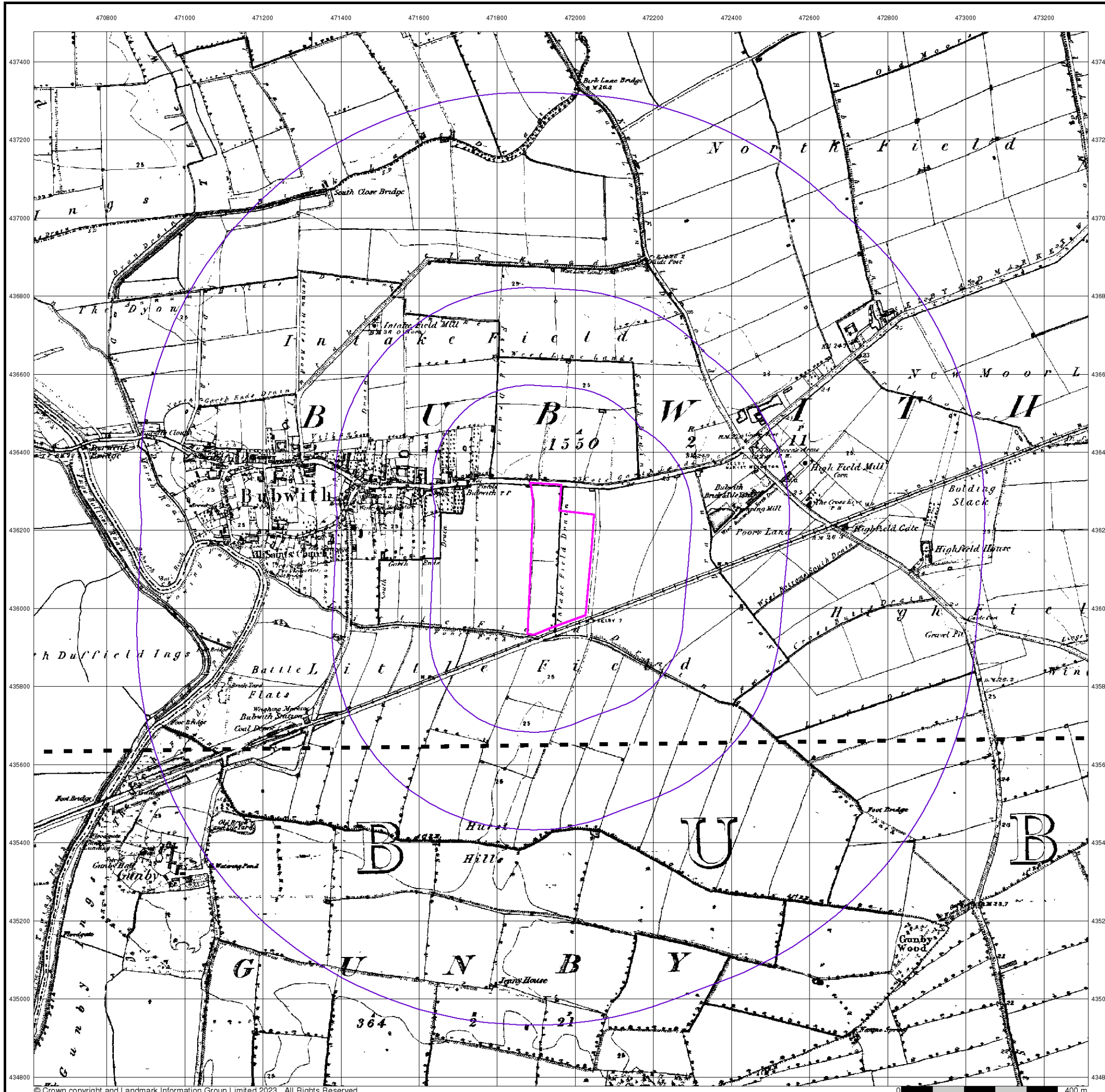
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Search Buffer (m): 1000

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Yorkshire

Published 1891 - 1892

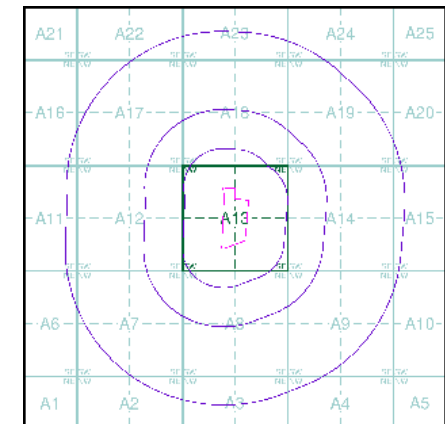
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Map Name(s) and Date(s)

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222NW 1892 1:10,560	222NE 1891 1:10,560

Historical Map - Slice A



Order Details

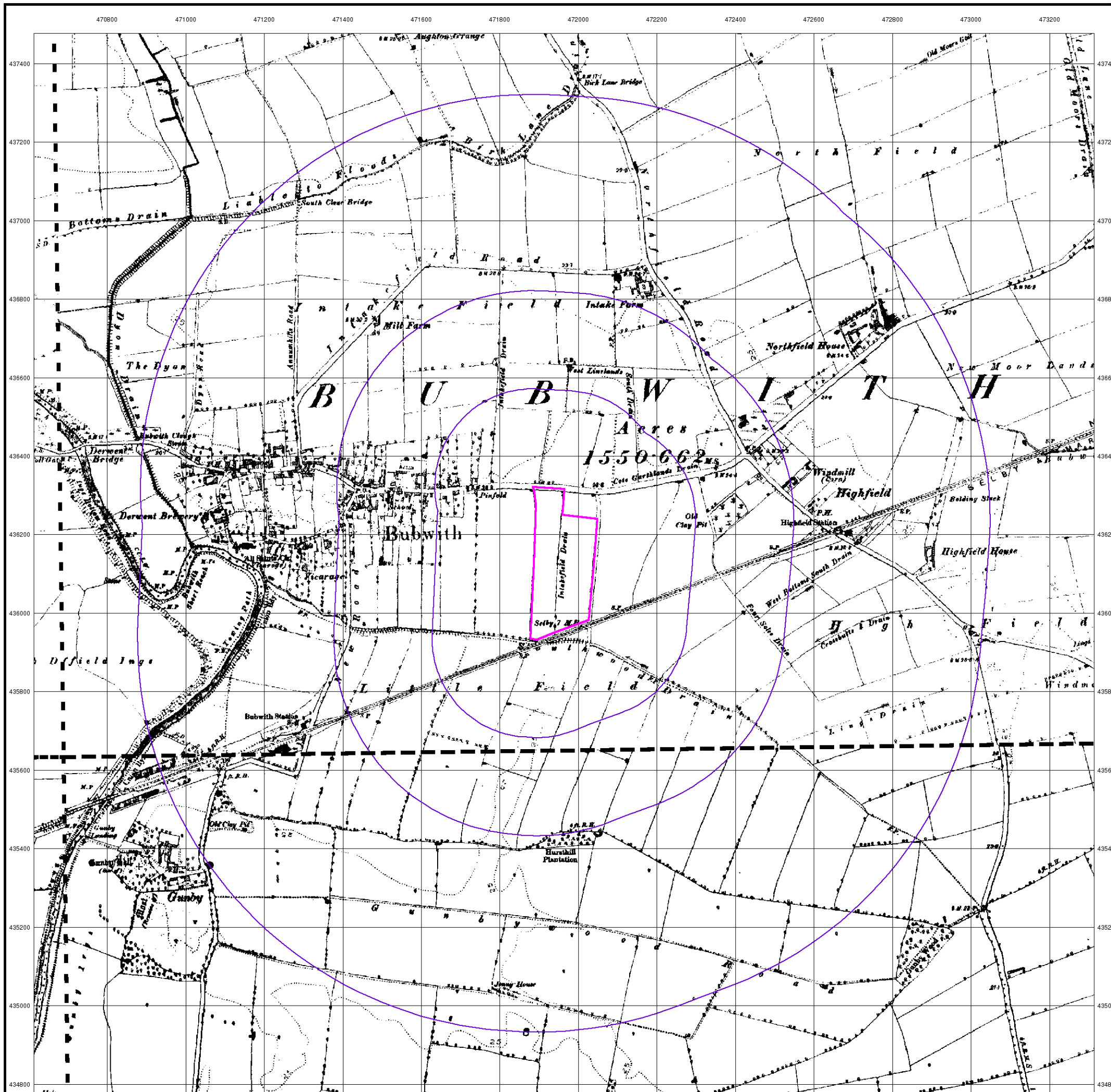
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 Search Buffer (m): 1000

Site Details

Highfield Road, Bubwith, Selby, YO8 6LY



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 Web: www.envirocheck.co.uk



Yorkshire

Published 1910

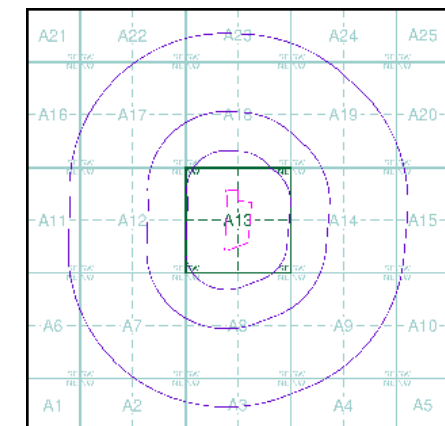
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Map Name(s) and Date(s)

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222NW 1910 1:10,560	222NE 1910 1:10,560

Historical Map - Slice A

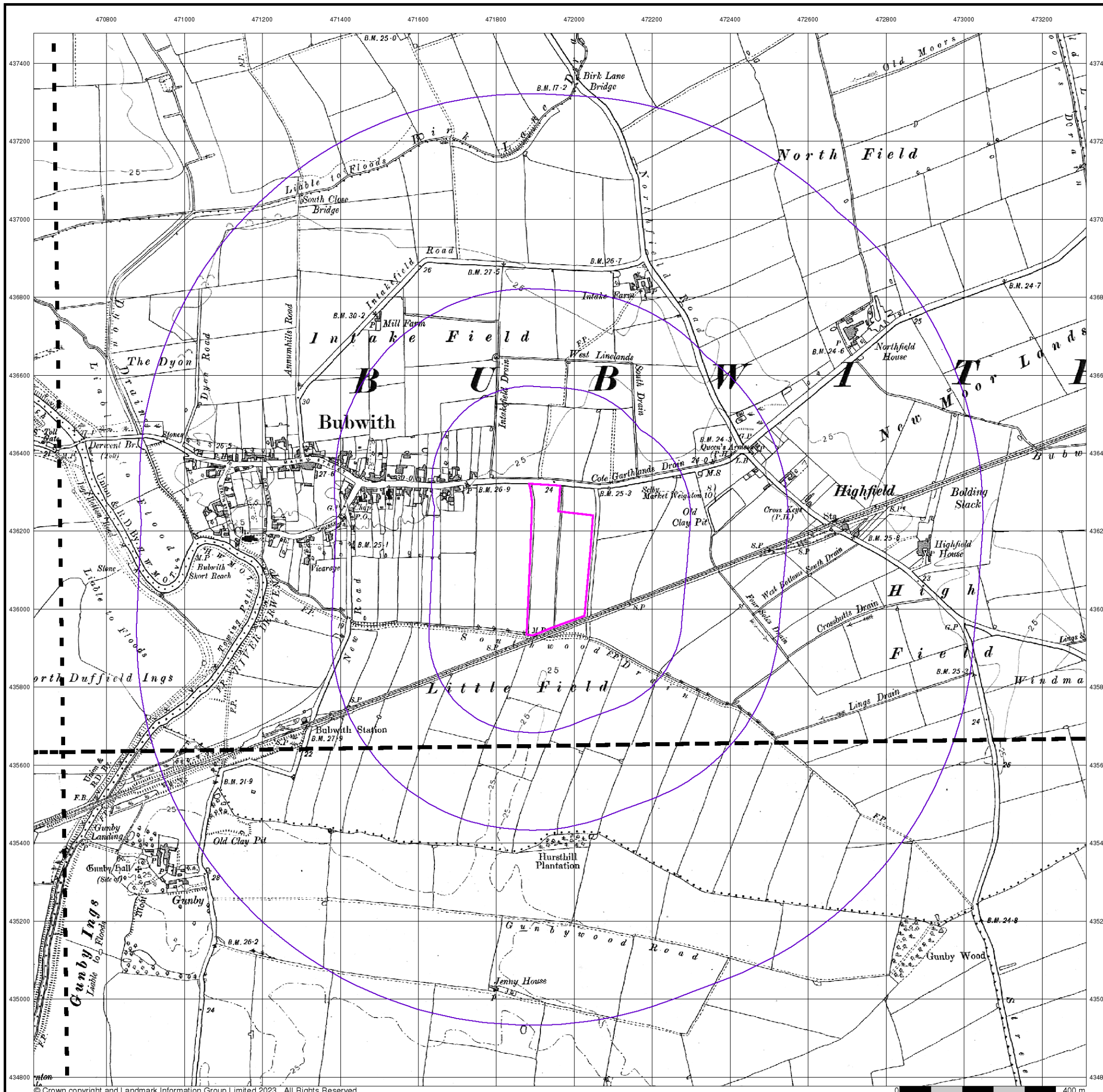


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Site Details

Highfield Road, Bubwith, Selby, YO8 6LY



Yorkshire

Published 1910

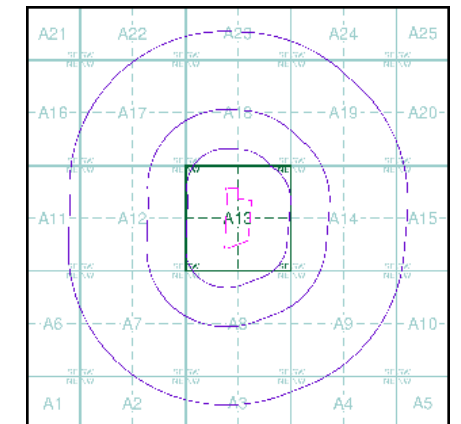
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Map Name(s) and Date(s)

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

Historical Map - Slice A

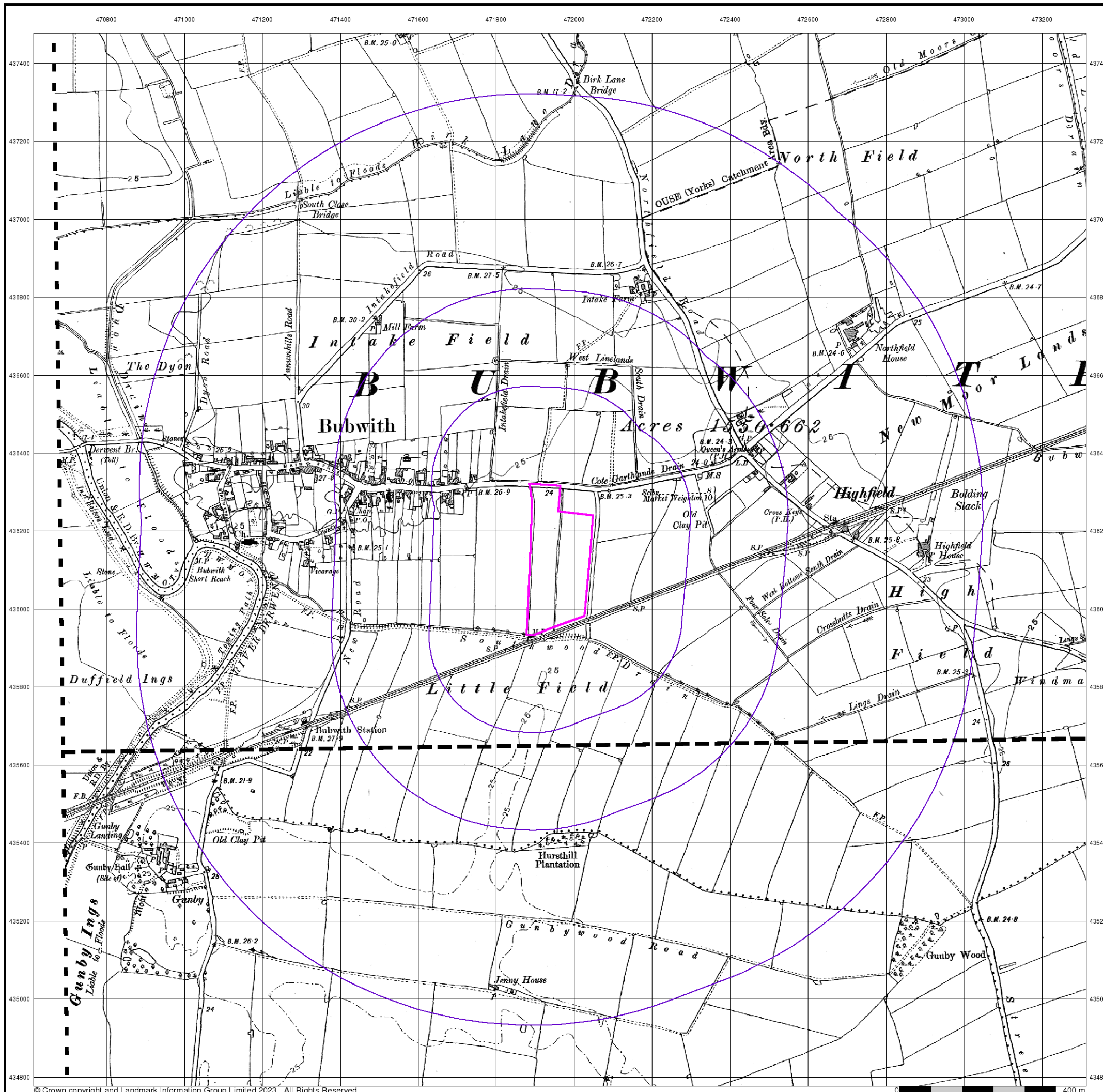


Order Details

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 National Grid Reference: 471940, 436130
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Site Details

Highfield Road, Bubwith, Selby, YO8 6LY



Yorkshire

Published 1952 - 1953

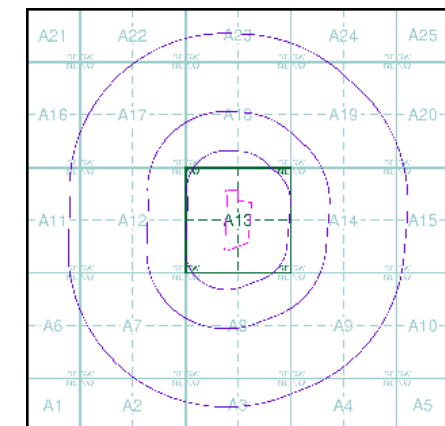
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Map Name(s) and Date(s)

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222NW 1952 1:10,560	222NE 1953 1:10,560

Historical Map - Slice A

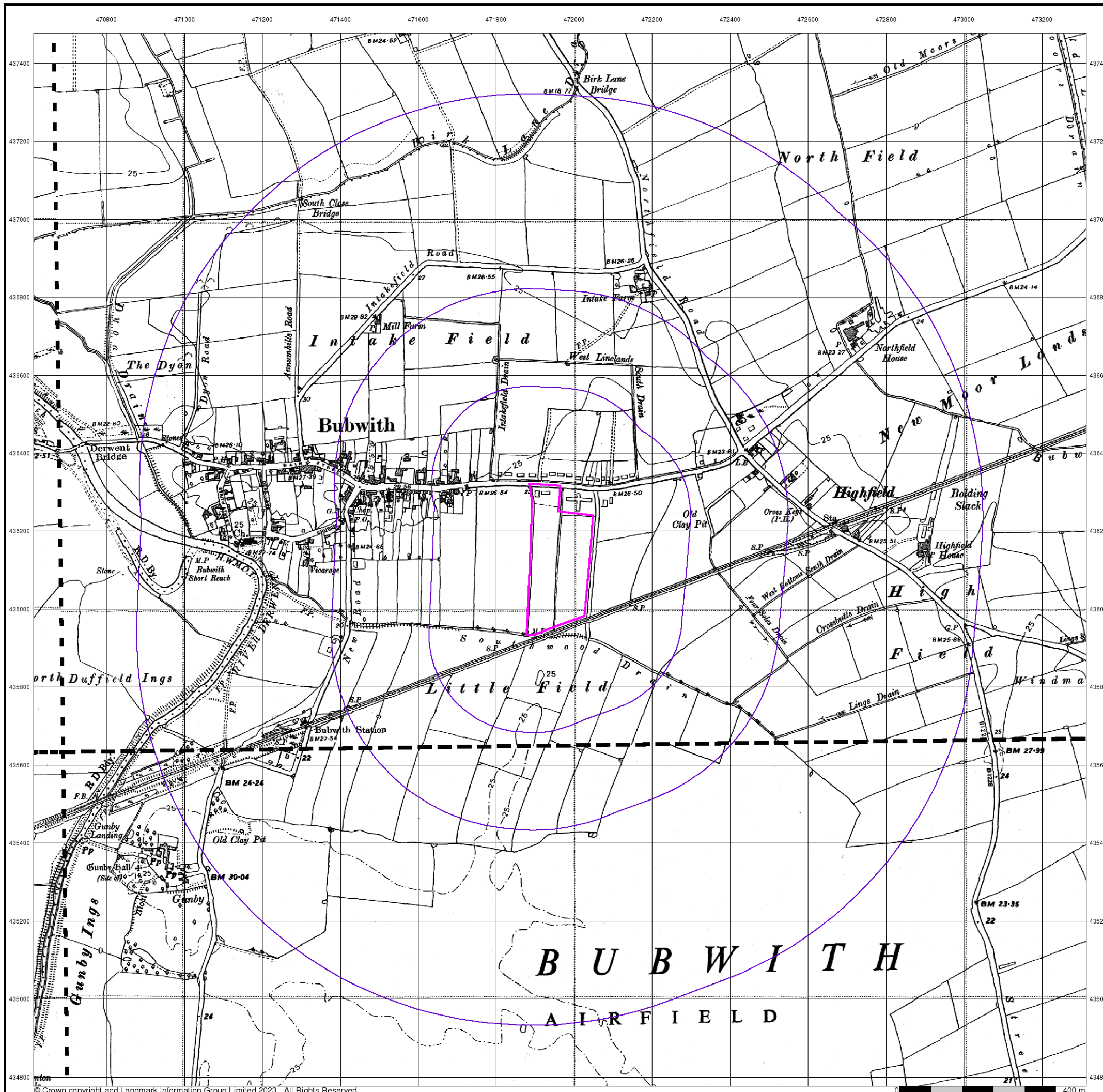


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Site Details

Highfield Road, Bubwith, Selby, YO8 6LY



Ordnance Survey Plan

Published 1958

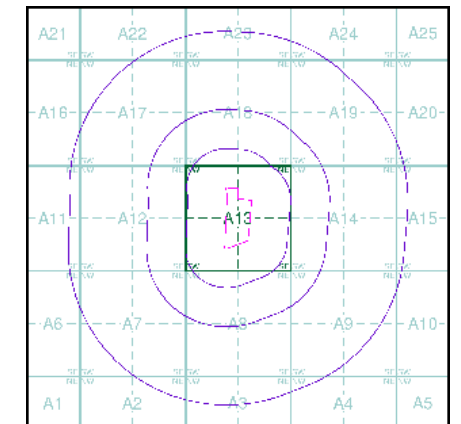
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Map Name(s) and Date(s)

SE73NW	1958
1:10,560	
SE73SW	1958
1:10,560	

Historical Map - Slice A

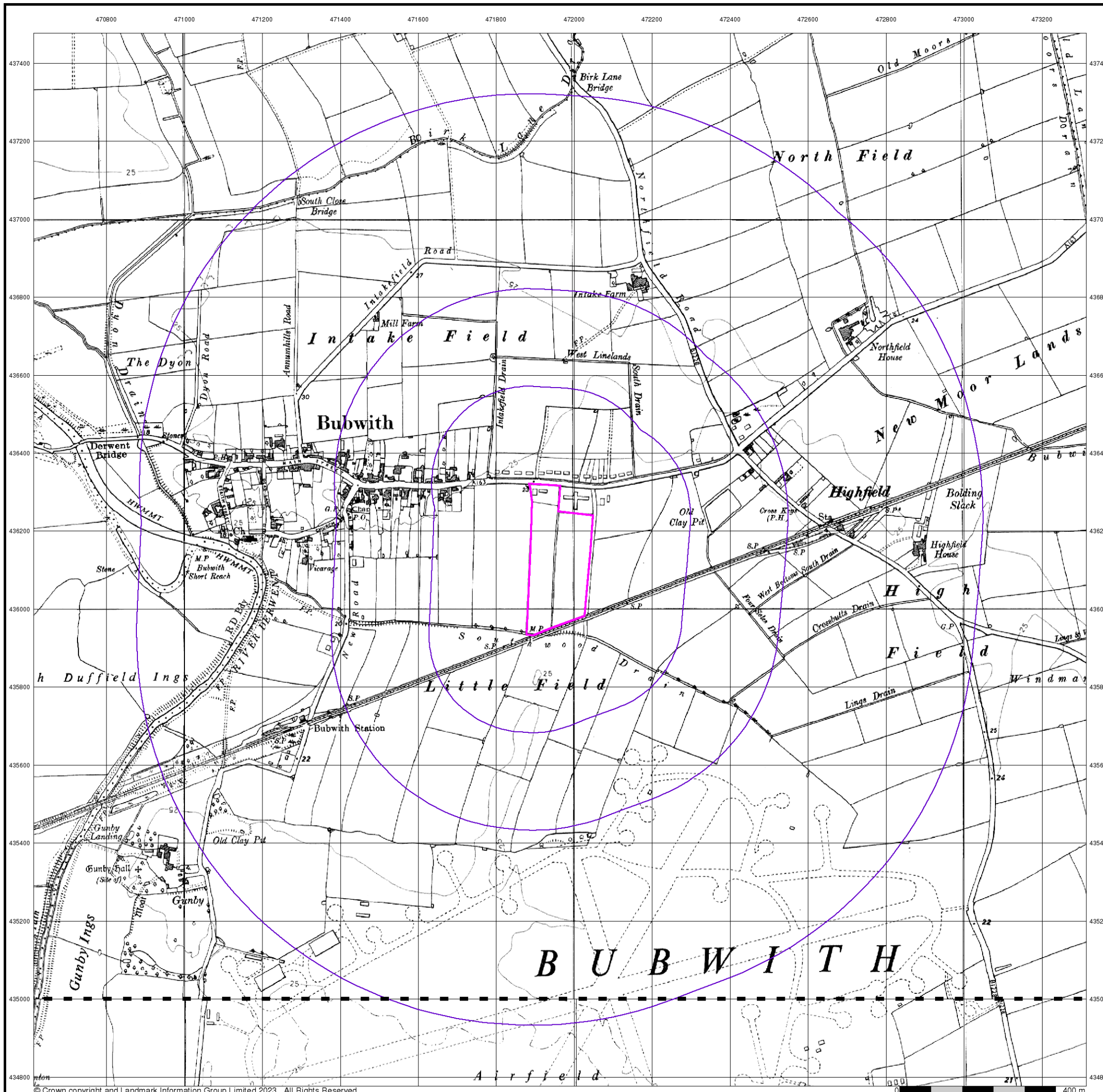


Order Details

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 National Grid Reference: 471940, 436130
 Slice: A
 Site Area (Ha): 4.95
 Search Buffer (m): 1000

Site Details

Highfield Road, Bubwith, Selby, YO8 6LY



Ordnance Survey Plan

Published 1974 - 1977

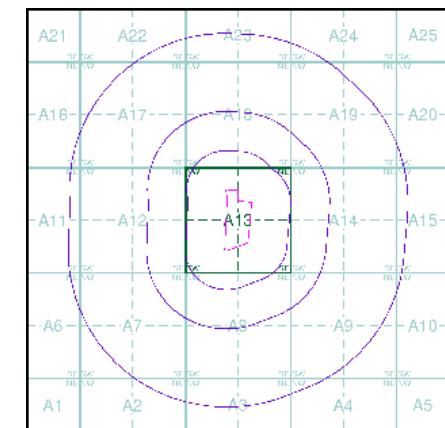
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Map Name(s) and Date(s)

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1:10,000	
SE73SW	1974
1:10,000	

Historical Map - Slice A

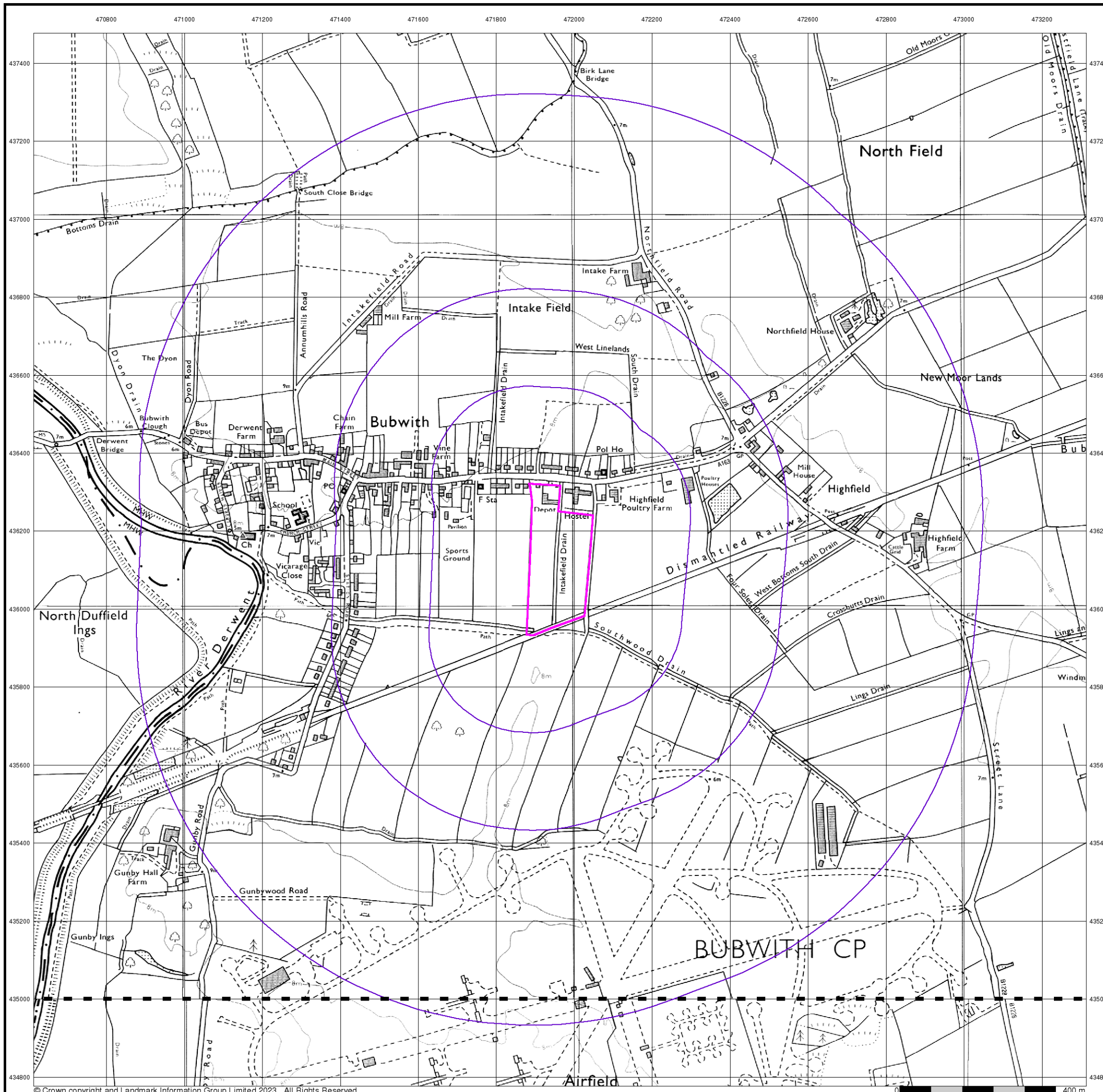


Order Details

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 Customer Ref: S230142
 National Grid Reference: 471940, 436130
 Slice: A
 Site Area (Ha): 4.95
 Search Buffer (m): 1000

Site Details

Highfield Road, Bubwith, Selby, YO8 6LY



10k Raster Mapping

Published 1999

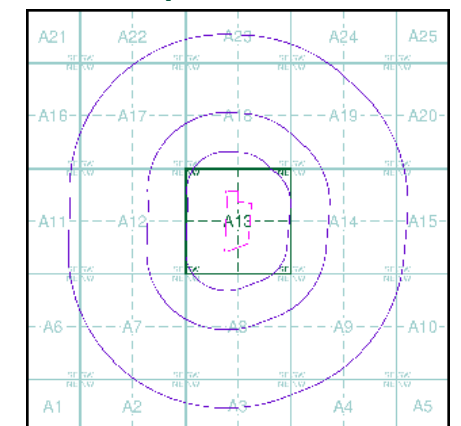
Source map scale - 1:10,000

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)

SE73NW	1999
1:10,000	
SE73SW	1999
1:10,000	

Historical Map - Slice A

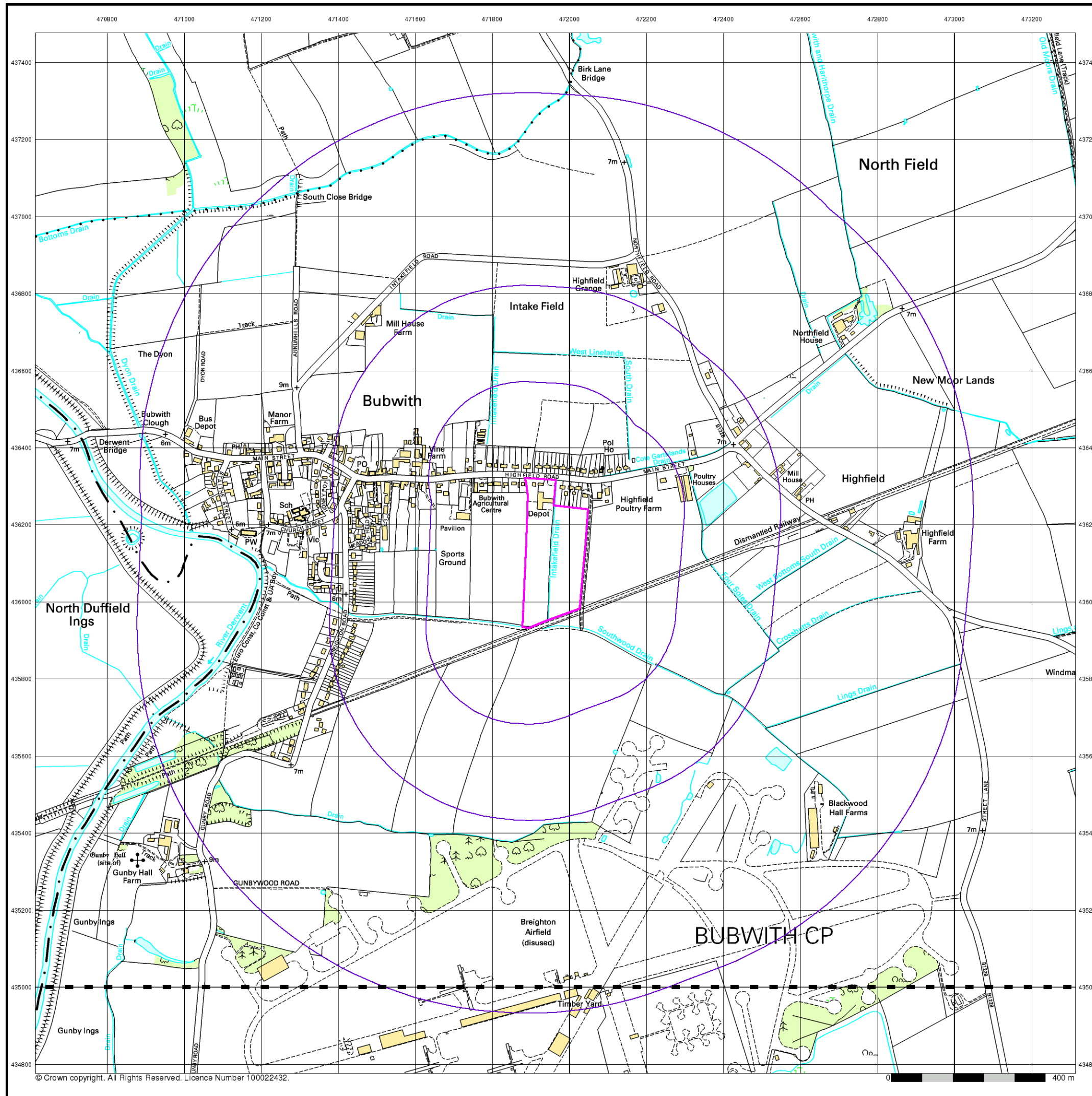


Order Details

Order Number: 306659438_1_1
 Customer Ref: S230142
 National Grid Reference: 471940, 436130
 Slice: A
 Site Area (Ha): 4.95
 Search Buffer (m): 1000

Site Details

Highfield Road, Bubwith, Selby, YO8 6LY



Street View

Published 2023

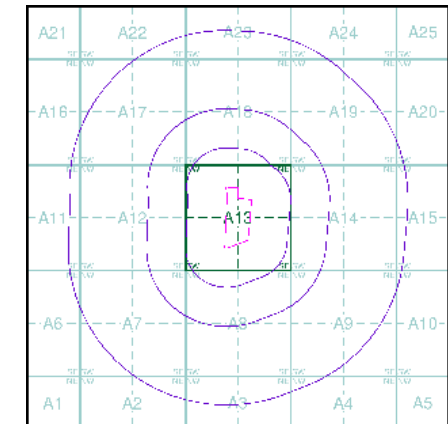
Source map scale - 1:10,000

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

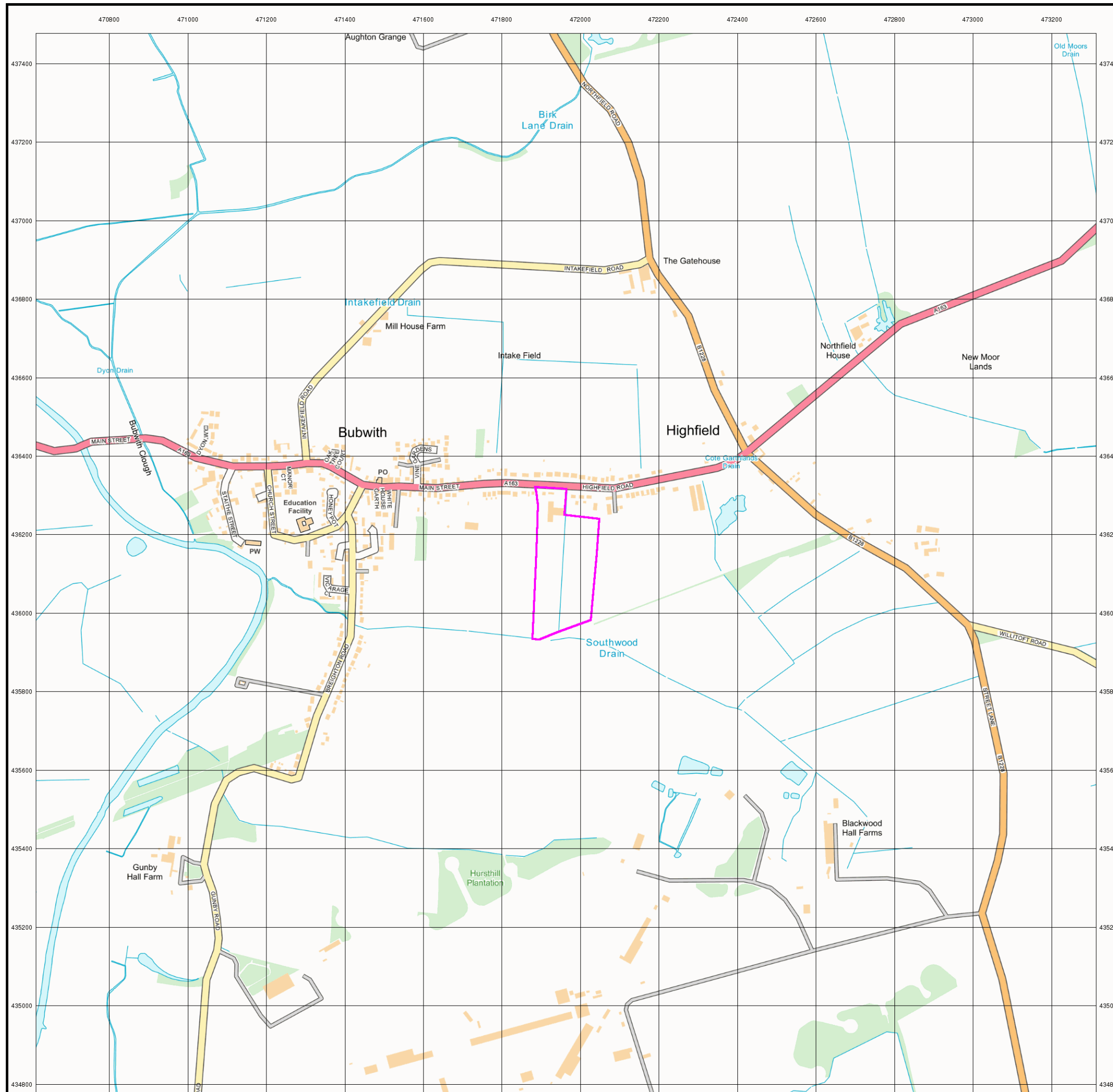


Order Details

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 Slice: A
 Site Area (Ha): 4.95
 Search Buffer (m): 1000

Site Details

Highfield Road, Bubwith, Selby, YO8 6LY



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

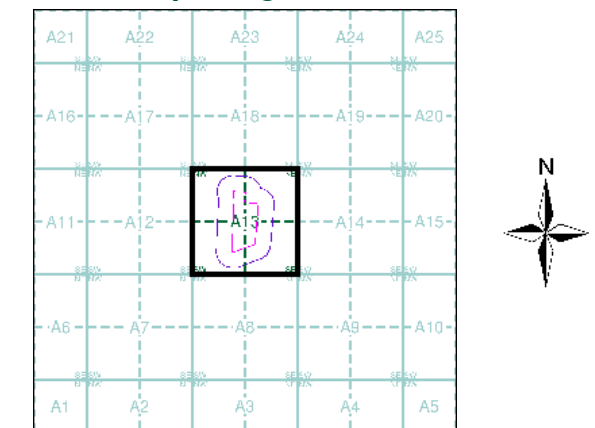
Cliff **Slopes** **Top**
Rock **Rock (scattered)**
Boulders **Boulders (scattered)**
Positioned Boulder **Scree**
Non-Coniferous Tree (surveyed) **Coniferous Tree (surveyed)**
Non-Coniferous Trees (not surveyed) **Coniferous Trees (not surveyed)**
Orchard Tree **Scrub** **Bracken**
Coppice, Osier **Reeds** **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



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	1965 - 1974	4
Additional SIMs	1:2,500	1965 - 1993	5
Additional SIMs	1:2,500	1976 - 1990	6
Large-Scale National Grid Data	1:2,500	1995	7

Historical Map - Segment A13



Order Details

Order Number: 306659438_1_1
 Customer Ref: S230142
 National Grid Reference: 471940, 436130
 Slice: A
 Site Area (Ha): 4.95
 Search Buffer (m): 100

Site Details

Highfield Road, Bubwith, Selby, YO8 6LY



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

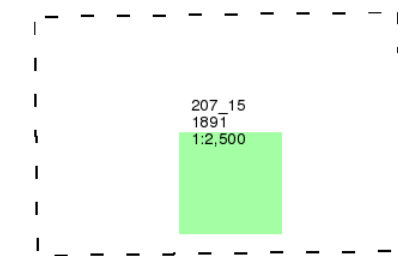
Yorkshire

Published 1891

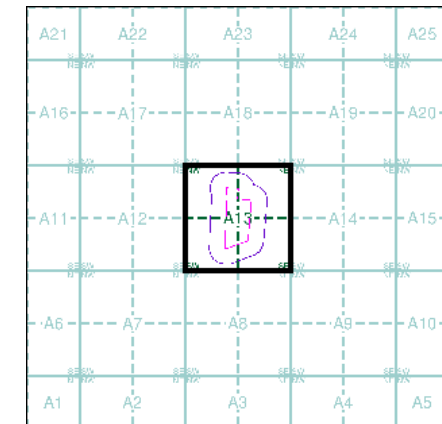
Source map scale - 1:2,500

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

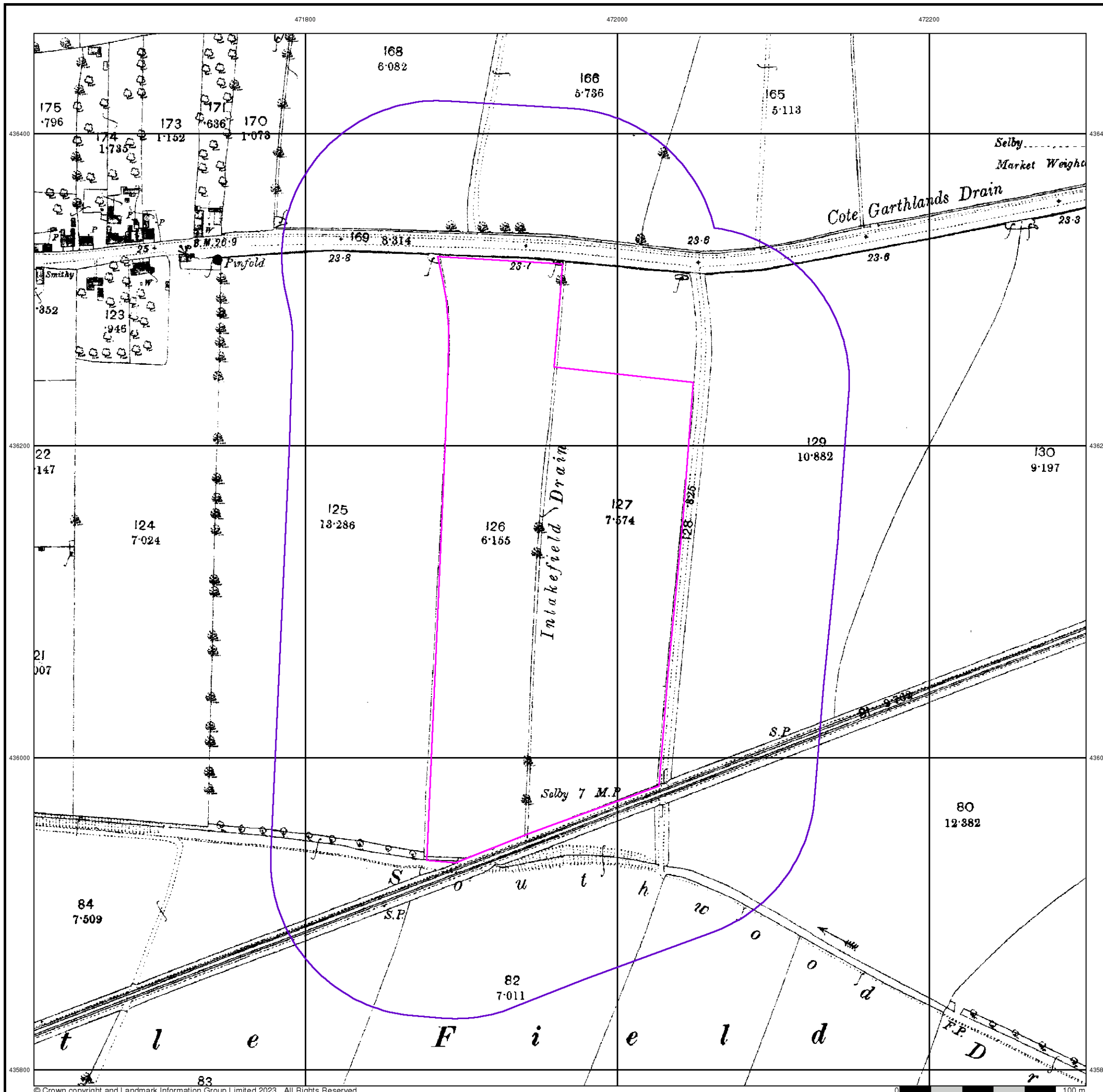


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Site Details

Highfield Road, Bubwith, Selby, YO8 6LY



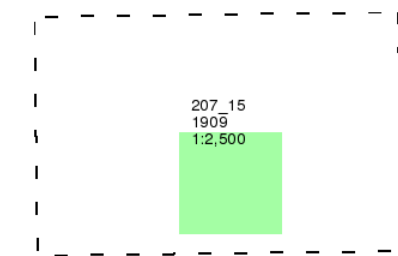
Yorkshire

Published 1909

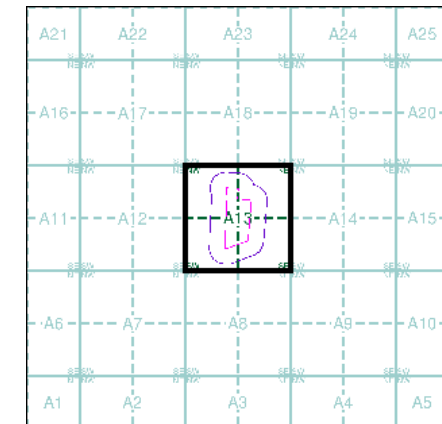
Source map scale - 1:2,500

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

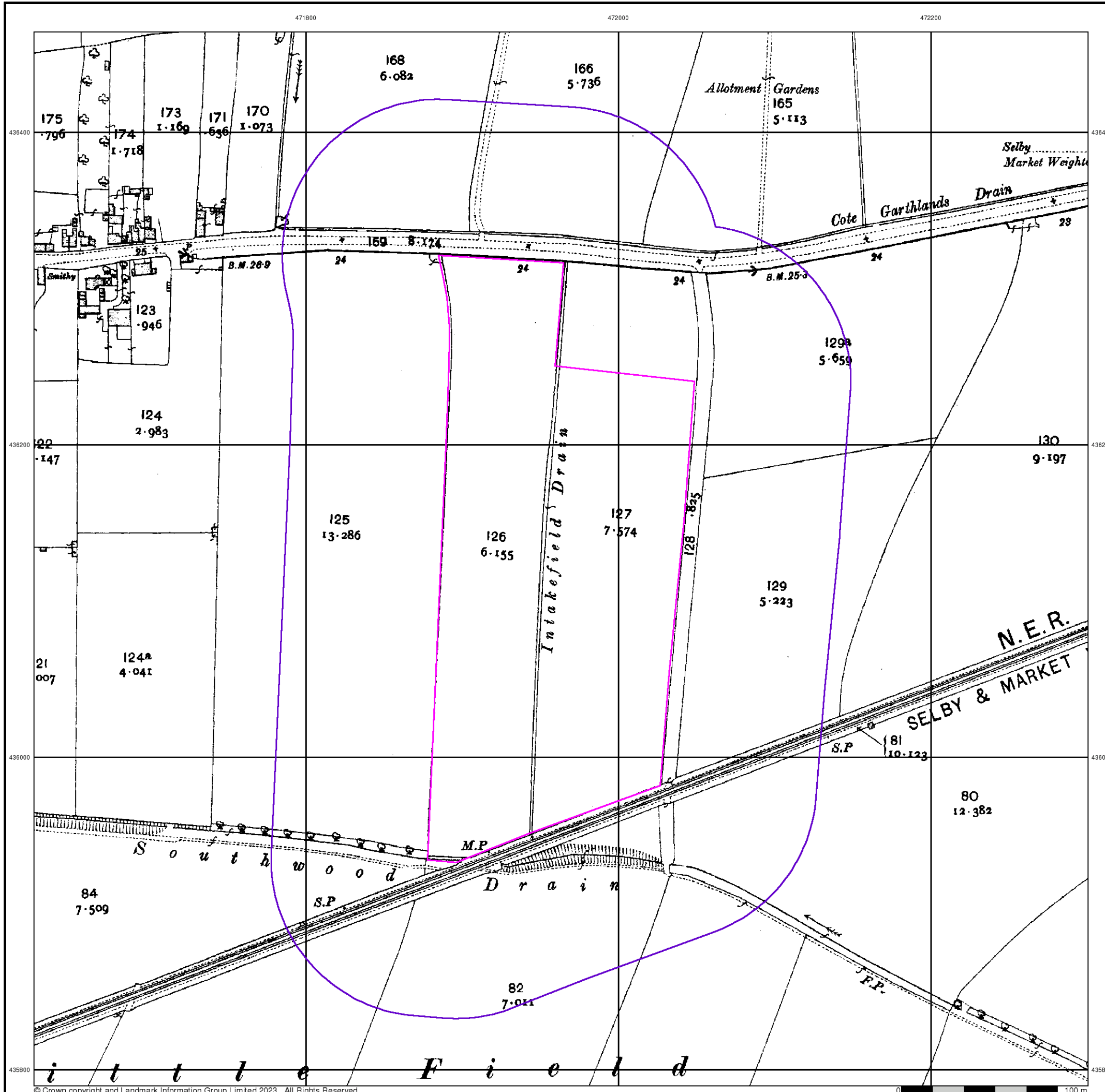


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Order Number: 306659438_1_1
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 Search Buffer (m): 100

Site Details

Highfield Road, Bubwith, Selby, YO8 6LY



Ordnance Survey Plan

Published 1965 - 1974

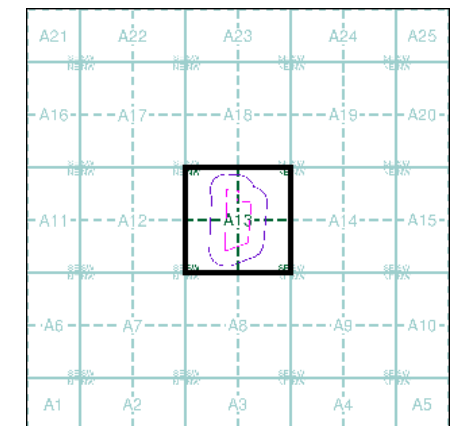
Source map scale - 1:2,500

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)

SE7136 1974 12,500	SE7236 1974 12,500
SE7135 1965 12,500	SE7235 1965 12,500

Historical Map - Segment A13

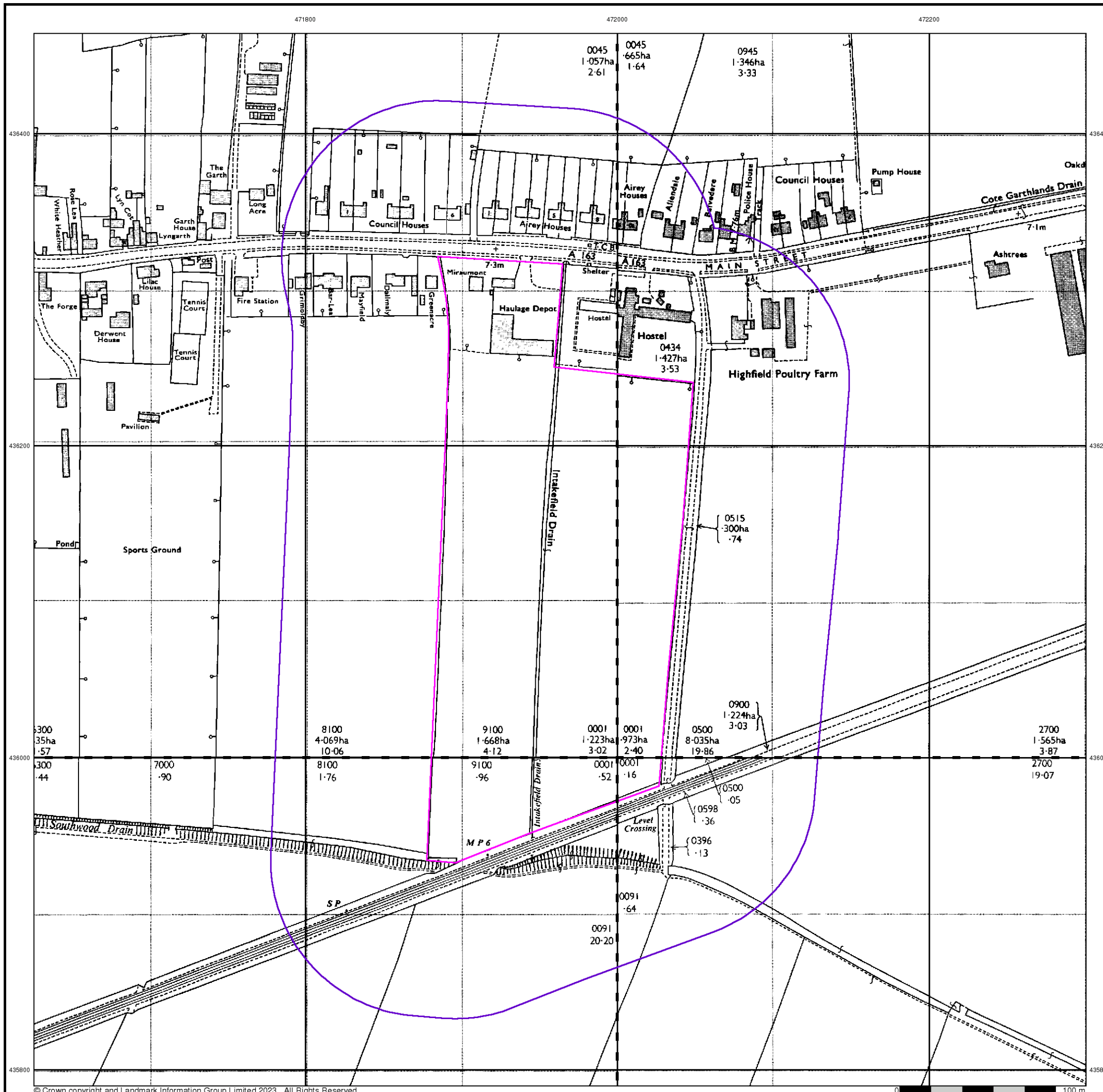


Order Details

Order Number: 306659438_1_1
 Customer Ref: S230142
 National Grid Reference: 471940, 436130
 Slice: A
 Site Area (Ha): 4.95
 Search Buffer (m): 100

Site Details

Highfield Road, Bubwith, Selby, YO8 6LY



Additional SIMs

Published 1965 - 1993

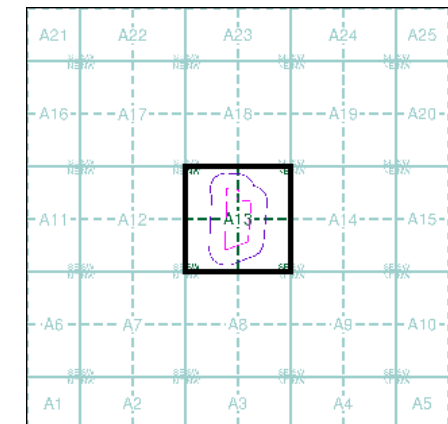
Source map scale - 1:2,500

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)

SE7136 1980 1:2,500	SE7236 1993 1:2,500
SE7135 1965 1:2,500	

Historical Map - Segment A13

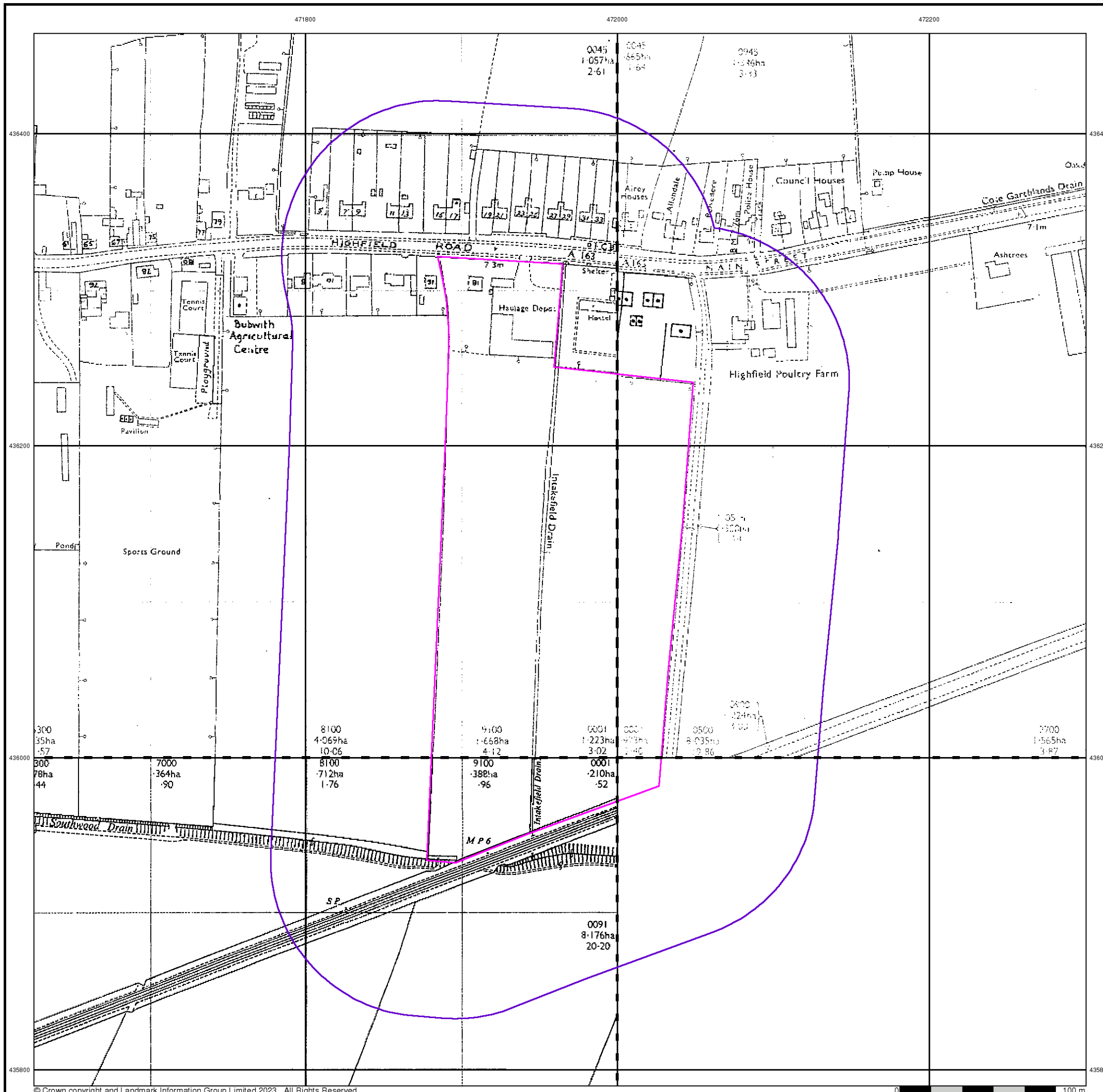


Order Details

Order Number: 306659438_1_1
 Customer Ref: S230142
 National Grid Reference: 471940, 436130
 Slice: A
 Site Area (Ha): 4.95
 Search Buffer (m): 100

Site Details

Highfield Road, Bubwith, Selby, YO8 6LY



Additional SIMs

Published 1976 - 1990

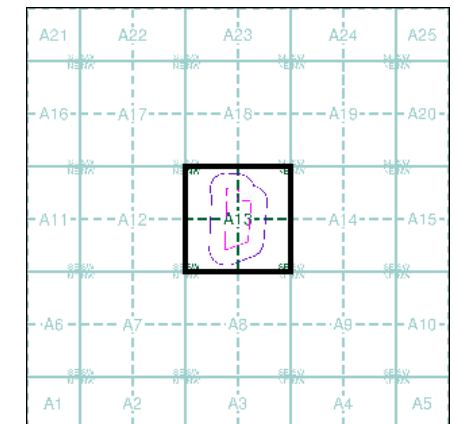
Source map scale - 1:2,500

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)

SE7136	1990	1:2,500
SE7135	1976	1:2,500

Historical Map - Segment A13

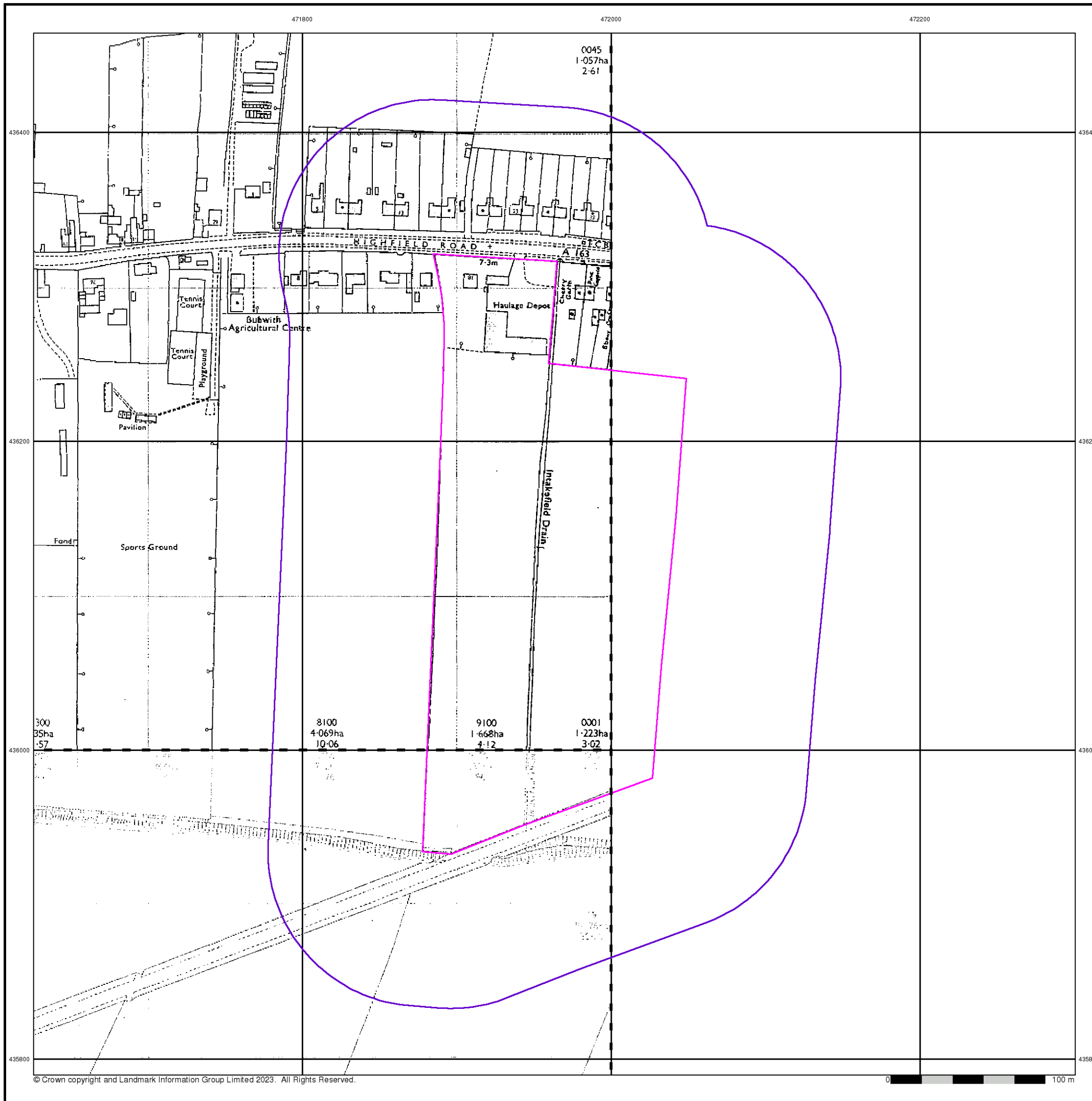


Order Details

Order Number: 306659438_1_1
 Customer Ref: S230142
 National Grid Reference: 471940, 436130
 Slice: A
 Site Area (Ha): 4.95
 Search Buffer (m): 100

Site Details

Highfield Road, Bubwith, Selby, YO8 6LY



Large-Scale National Grid Data

Published 1995

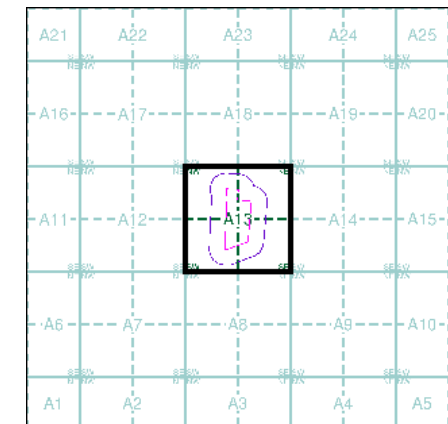
Source map scale - 1:2,500

'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)

SE7136 1995 1:2,500	SE7236 1995 1:2,500
SE7135 1995 1:2,500	SE7235 1995 1:2,500

Historical Map - Segment A13

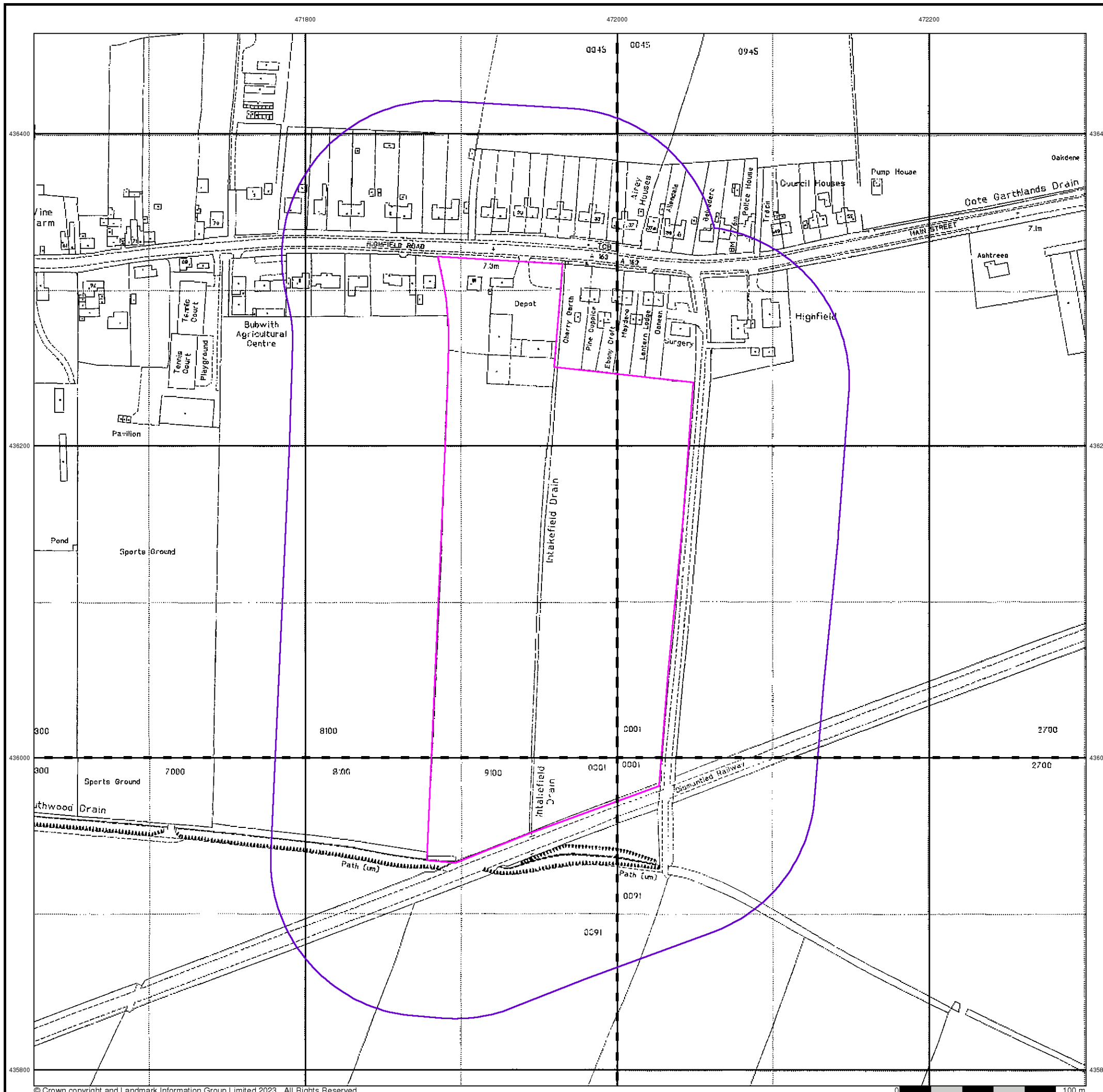


Order Details

Order Number: 306659438_1_1
 Customer Ref: S230142
 National Grid Reference: 471940, 436130
 Slice: A
 Site Area (Ha): 4.95
 Search Buffer (m): 100

Site Details

Highfield Road, Bubwith, Selby, YO8 6LY



Appendix C

Envirocheck Report

Envirocheck[®] Report:

Datasheet

Order Details:

Order Number:

306659438_1_1

Customer Reference:

S230142

National Grid Reference:

471940, 436130

Slice:

A

Site Area (Ha):

4.95

Search Buffer (m):

1000

Site Details:

Highfield Road

Bubwith

Selby

YO8 6LY

Client Details:

Mr R Woods

Solmek Ltd

12 Yarm Road

Stockton on Tees

Cleveland

TS18 3NA

Report Section	Page Number
Summary	-
Agency & Hydrological	1
Waste	27
Hazardous Substances	30
Geological	31
Industrial Land Use	33
Sensitive Land Use	35
Data Currency	37
Data Suppliers	41
Useful Contacts	42

Introduction

The Environment Act 1995 has made site sensitivity a key issue, as the legislation pays as much attention to the pathways by which contamination could spread, and to the vulnerable targets of contamination, as it does the potential sources of contamination. For this reason, Landmark's Site Sensitivity maps and Datasheet(s) place great emphasis on statutory data provided by the Environment Agency/Natural Resources Wales and the Scottish Environment Protection Agency; it also incorporates data from Natural England (and the Scottish and Welsh equivalents) and Local Authorities; and highlights hydrogeological features required by environmental and geotechnical consultants. It does not include any information concerning past uses of land. The datasheet is produced by querying the Landmark database to a distance defined by the client from a site boundary provided by the client. In this datasheet the National Grid References (NGRs) are rounded to the nearest 10m in accordance with Landmark's agreements with a number of Data Suppliers.

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Report Version v53.0

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Agency & Hydrological					
BGS Groundwater Flooding Susceptibility	pg 1	Yes	Yes	Yes	n/a
Contaminated Land Register Entries and Notices					
Discharge Consents	pg 2		3	8	20
Prosecutions Relating to Controlled Waters			n/a	n/a	n/a
Enforcement and Prohibition Notices					
Integrated Pollution Controls					
Integrated Pollution Prevention And Control					
Local Authority Integrated Pollution Prevention And Control					
Local Authority Pollution Prevention and Controls	pg 9				2
Local Authority Pollution Prevention and Control Enforcements					
Nearest Surface Water Feature	pg 9	Yes			
Pollution Incidents to Controlled Waters	pg 10			1	2
Prosecutions Relating to Authorised Processes					
Registered Radioactive Substances					
River Quality	pg 10				3
River Quality Biology Sampling Points	pg 11				1
River Quality Chemistry Sampling Points					
Substantiated Pollution Incident Register	pg 11				2
Water Abstractions	pg 11				7 (*7)
Water Industry Act Referrals					
Groundwater Vulnerability Map	pg 15	Yes	n/a	n/a	n/a
Groundwater Vulnerability - Soluble Rock Risk			n/a	n/a	n/a
Bedrock Aquifer Designations	pg 16	Yes	n/a	n/a	n/a
Superficial Aquifer Designations	pg 16	Yes	n/a	n/a	n/a
Source Protection Zones	pg 16				1
Extreme Flooding from Rivers or Sea without Defences				n/a	n/a
Flooding from Rivers or Sea without Defences				n/a	n/a
Areas Benefiting from Flood Defences				n/a	n/a
Flood Water Storage Areas				n/a	n/a
Flood Defences				n/a	n/a
OS Water Network Lines	pg 16	2	8	24	52

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Waste					
BGS Recorded Landfill Sites					
Historical Landfill Sites					
Integrated Pollution Control Registered Waste Sites					
Licensed Waste Management Facilities (Landfill Boundaries)					
Licensed Waste Management Facilities (Locations)	pg 27				5
Local Authority Landfill Coverage		1	n/a	n/a	n/a
Local Authority Recorded Landfill Sites					
Registered Landfill Sites					
Registered Waste Transfer Sites	pg 28			2	
Registered Waste Treatment or Disposal Sites	pg 29				1
Hazardous Substances					
Control of Major Accident Hazards Sites (COMAH)					
Explosive Sites					
Notification of Installations Handling Hazardous Substances (NIHHS)					
Planning Hazardous Substance Consents	pg 30				1
Planning Hazardous Substance Enforcements					
Geological					
BGS 1:625,000 Solid Geology	pg 31	Yes	n/a	n/a	n/a
BGS Recorded Mineral Sites	pg 31			1	2
CBSCB Compensation District			n/a	n/a	n/a
Coal Mining Affected Areas	pg 31	Yes	n/a	n/a	n/a
Mining Instability			n/a	n/a	n/a
Man-Made Mining Cavities					
Natural Cavities					
Non Coal Mining Areas of Great Britain				n/a	n/a
Potential for Collapsible Ground Stability Hazards	pg 31	Yes		n/a	n/a
Potential for Compressible Ground Stability Hazards	pg 31	Yes		n/a	n/a
Potential for Ground Dissolution Stability Hazards				n/a	n/a
Potential for Landslide Ground Stability Hazards	pg 31	Yes		n/a	n/a
Potential for Running Sand Ground Stability Hazards	pg 31	Yes		n/a	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 31	Yes	Yes	n/a	n/a
Radon Potential - Radon Affected Areas			n/a	n/a	n/a
Radon Potential - Radon Protection Measures			n/a	n/a	n/a

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Industrial Land Use					
Contemporary Trade Directory Entries	pg 33	2	1	1	8
Fuel Station Entries	pg 34			1	
Gas Pipelines					
Underground Electrical Cables					
Sensitive Land Use					
Ancient Woodland					
Areas of Adopted Green Belt					
Areas of Unadopted Green Belt					
Areas of Outstanding Natural Beauty					
Environmentally Sensitive Areas					
Forest Parks					
Local Nature Reserves					
Marine Nature Reserves					
National Nature Reserves	pg 35				1
National Parks					
Nitrate Sensitive Areas					
Nitrate Vulnerable Zones					
Ramsar Sites	pg 35				1
Sites of Special Scientific Interest	pg 35				2
Special Areas of Conservation	pg 35				2
Special Protection Areas	pg 36				1
World Heritage Sites					

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NW (N)	0	1	471945 436300
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13NW (N)	29	1	471945 436350
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NE (NE)	60	1	472050 436300
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SW (S)	83	1	471945 435850
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NW (NW)	88	1	471800 436250
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SW (S)	133	1	471945 435800
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NE (NE)	159	1	472100 436400
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A8NW (S)	183	1	471945 435750
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NE (NE)	230	1	472250 436350
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A8NW (S)	236	1	471850 435700
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A8NW (S)	333	1	471900 435600
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A8NW (S)	336	1	471850 435600
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A14NW (NE)	367	1	472350 436450
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A17SE (NW)	436	1	471550 436600
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A14NW (E)	456	1	472500 436300
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A19SW (NE)	478	1	472450 436500
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A14NW (NE)	479	1	472500 436400
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A8SW (S)	485	1	471850 435450

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
1	<p>Discharge Consents</p> <p>Operator: Yorkshire Water Services Ltd Property Type: PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY) Location: Main Road Sps, Bubwith, North Yorkshire Authority: Environment Agency, North East Region Catchment Area: Derwent Tributaries Reference: Wadc283 Permit Version: 2 Effective Date: 14th April 2009 Issued Date: 14th April 2009 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Pumping Station - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: West Linelands South Drain Status: Transferred from Water Act 1989 Positional Accuracy: Located by supplier to within 10m</p>	A13NE (NE)	157	2	472150 436360
1	<p>Discharge Consents</p> <p>Operator: Yorkshire Water Services Ltd Property Type: PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY) Location: Main Road Sps, Bubwith, North Yorkshire Authority: Environment Agency, North East Region Catchment Area: Derwent Tributaries Reference: Wadc283 Permit Version: 1 Effective Date: 11th September 1989 Issued Date: 11th September 1989 Revocation Date: 13th April 2009 Discharge Type: Sewage Discharges - Pumping Station - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: West Linelands South Drain Status: Transferred from Water Act 1989 Positional Accuracy: Located by supplier to within 100m</p>	A13NE (NE)	157	2	472150 436360
2	<p>Discharge Consents</p> <p>Operator: E J Reedman Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: The Bungalow, Selby Road, Bubwith, North Yorkshire Authority: Environment Agency, North East Region Catchment Area: Derwent; Rye And Tributaries Reference: 509 Permit Version: 1 Effective Date: 27th March 1956 Issued Date: 27th March 1956 Revocation Date: 1st October 1996 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Trib River Derwent Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 100m</p>	A13NW (NW)	186	2	471700 436300
3	<p>Discharge Consents</p> <p>Operator: Boothferry Borough Council Property Type: DOMESTIC PROPERTY (MULTIPLE) (INCL FARM HOUSES) Location: Bubwith Housing Site, Bubwith, East Yorkshire Authority: Environment Agency, North East Region Catchment Area: Derwent Tributaries Reference: 108 Permit Version: 1 Effective Date: 28th January 1953 Issued Date: 28th January 1953 Revocation Date: 17th March 1993 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Dyon Drain To Derwent Status: Authorisation revoked Positional Accuracy: Located by supplier to within 100m</p>	A17SE (NW)	425	2	471500 436500

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
4	<p>Discharge Consents</p> <p>Operator: E B Kealey Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: 46 Brighton Road, Bubwith, Selby, East Yorkshire Authority: Environment Agency, North East Region Catchment Area: Derwent; Rye And Tributaries Reference: Wa6214 Permit Version: 2 Effective Date: 26th July 2012 Issued Date: 26th July 2012 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Land/Soakaway Environment: Receiving Water: Discharge To Land Status: Transferred from Water Act 1989 Positional Accuracy: Located by supplier to within 10m</p>	A12NE (W)	480	2	471410 436200
4	<p>Discharge Consents</p> <p>Operator: E B Kealey Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: 46 Brighton Road, Bubwith, Selby, East Yorkshire Authority: Environment Agency, North East Region Catchment Area: Derwent; Rye And Tributaries Reference: Wa6124 Permit Version: 1 Effective Date: 30th September 1996 Issued Date: 30th September 1996 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Derwent ? Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m</p>	A12NE (W)	480	2	471410 436200
4	<p>Discharge Consents</p> <p>Operator: E B Kealey Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: 46 Brighton Road, Bubwith, Selby, East Yorkshire Authority: Environment Agency, North East Region Catchment Area: Derwent; Rye And Tributaries Reference: Wa6214 Permit Version: 1 Effective Date: 18th September 1990 Issued Date: 18th September 1990 Revocation Date: 25th July 2012 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Land/Soakaway Environment: Receiving Water: Discharge To Land Status: Transferred from Water Act 1989 Positional Accuracy: Located by supplier to within 10m</p>	A12NE (W)	480	2	471410 436200
4	<p>Discharge Consents</p> <p>Operator: Mr.R.Cullingworth, C/O Mr P Cullingworth Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: 95 Brighton Road Private Stw, Bubwith, Selby, East Yorkshire, Yo8 7dq Authority: Environment Agency, North East Region Catchment Area: Derwent Tributaries Reference: Qr.27/28/0016 Permit Version: 1 Effective Date: 16th July 1997 Issued Date: 16th July 1997 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Unnamed Trib Of Derwent Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 100m</p>	A12NE (W)	490	2	471400 436200

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
4	<p>Discharge Consents</p> <p>Operator: Mr Paul Cullingworth Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: 95 Brighton Road Private Stw, Bubwith, Selby, East Yorkshire, Yo8 7dq Authority: Environment Agency, North East Region Catchment Area: Derwent Tributaries Reference: Qr.27/28/0016 Permit Version: 1 Effective Date: 16th July 1997 Issued Date: 16th July 1997 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Unnamed Trib Of Derwent Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 100m</p>	A12NE (W)	490	2	471400 436200
4	<p>Discharge Consents</p> <p>Operator: Mr.R.Cullingworth, C/O Mr P Cullingworth Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: 95 Brighton Road Private Stw, Bubwith, Selby, East Yorkshire, Yo8 7dq Authority: Environment Agency, North East Region Catchment Area: Derwent Tributaries Reference: C4437 Permit Version: 1 Effective Date: 1st November 1986 Issued Date: 1st November 1986 Revocation Date: 1st October 1996 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Trib.Of River Derwent Status: Lapsed (under Environment Act 1995, Schedule 23) Positional Accuracy: Located by supplier to within 100m</p>	A12NE (W)	490	2	471400 436200
5	<p>Discharge Consents</p> <p>Operator: Bubwith Playing Field Committee Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: New Sports Pavillion, Bubwith, Selby, North Yorkshire Authority: Environment Agency, North East Region Catchment Area: Derwent; Rye And Tributaries Reference: 149 Permit Version: 1 Effective Date: 24th June 1953 Issued Date: 24th June 1953 Revocation Date: 1st October 1996 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Drain Environment: Receiving Water: Southwood Drain Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 100m</p>	A18SW (N)	480	2	471900 436800
6	<p>Discharge Consents</p> <p>Operator: Yorkshire Water Services Ltd Property Type: PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY) Location: Brighton Road Sps Brighton Road, Bubwith, Selby, North Yorkshire, Yo8 6ll Authority: Environment Agency, North East Region Catchment Area: Humber And Ouse (Tidal) Reference: 27/28/0090 Permit Version: 1 Effective Date: 31st March 2002 Issued Date: 8th March 2002 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Pumping Station - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Southwood Drain Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m</p>	A12SE (W)	501	2	471380 436000

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
7	<p>Discharge Consents</p> <p>Operator: Highfield Grange Management Ltd Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Location: Highfield Grange Intake Lane, Bubwith, York, York, Yo8 6dp Authority: Environment Agency, North East Region Catchment Area: Derwent Tributaries Reference: Eprnp3727xq Permit Version: 1 Effective Date: 3rd October 2011 Issued Date: 3rd October 2011 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Unnamed Trib Of Dyon Drain Status: New issued under EPR 2010 Positional Accuracy: Located by supplier to within 10m</p>	A18SE (N)	510	2	472126 436800
8	<p>Discharge Consents</p> <p>Operator: Credential Environmental Limited Property Type: WASTE COLLECTION/TREATMENT/DISPOSAL/MATERIALS RECOVERY Location: Credential Automotive Limited Brighton Airfield, Howden Road, Bubwith, East Yorkshire, Yo8 6dh Authority: Environment Agency, North East Region Catchment Area: Derwent Tributaries Reference: 27/28/0236 Permit Version: 1 Effective Date: 21st December 2006 Issued Date: 21st December 2006 Revocation Date: 20th July 2017 Discharge Type: Trade Discharges - Site Drainage Discharge: Freshwater Stream/River Environment: Receiving Water: Unnamed Trib Of Riverderwent Status: Surrendered under EPR 2010 Positional Accuracy: Located by supplier to within 10m</p>	A8SE (S)	536	2	472050 435420
9	<p>Discharge Consents</p> <p>Operator: Artts International Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Artts, High Field Grange Northfield Road, Bubwith, York, East Yorkshire Authority: Environment Agency, North East Region Catchment Area: Derwent Tributaries Reference: D122 Permit Version: 1 Effective Date: 28th April 1995 Issued Date: 24th April 1995 Revocation Date: 2nd February 2009 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Unnamed Trib Birk Lane Drain Status: Revoked (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 100m</p>	A18SE (N)	538	2	472200 436800
9	<p>Discharge Consents</p> <p>Operator: Sichel Management Ltd, Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Artts, High Field Grange Northfield Road, Bubwith, York, East Yorkshire Authority: Environment Agency, North East Region Catchment Area: Derwent Tributaries Reference: Wa5883 Permit Version: 1 Effective Date: 8th January 1980 Issued Date: 8th January 1980 Revocation Date: 28th April 1995 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Culverted Trib. Of R. Derwent Status: Authorisation revoked Positional Accuracy: Located by supplier to within 100m</p>	A18SE (N)	538	2	472200 436800

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
10	<p>Discharge Consents</p> <p>Operator: Yorkshire Water Services Ltd Property Type: DOMESTIC PROPERTY (MULTIPLE) (INCL FARM HOUSES) Location: Ten Airey Houses, Highfield, Bubwith, East Yorkshire Authority: Environment Agency, North East Region Catchment Area: Derwent; Rye And Tributaries Reference: 1178 Permit Version: 1 Effective Date: 27th July 1960 Issued Date: 27th July 1960 Revocation Date: 25th May 1993 Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Intake Dr/Southwood Dr/Derwent Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 100m</p>	A14NW (E)	555	2	472600 436300
11	<p>Discharge Consents</p> <p>Operator: L Ward Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Proposed Bungalow, Selby Road, Bubwith, East Yorkshire Authority: Environment Agency, North East Region Catchment Area: Derwent; Rye And Tributaries Reference: 579 Permit Version: 1 Effective Date: 25th July 1956 Issued Date: 25th July 1956 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Trib River Derwent Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 100m</p>	A12NE (NW)	591	2	471300 436400
12	<p>Discharge Consents</p> <p>Operator: Mr R W Hooper Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Station House, Highfield, Bubwith, East Yorkshire Authority: Environment Agency, North East Region Catchment Area: Derwent Tributaries Reference: C3995 Permit Version: 2 Effective Date: 26th July 2012 Issued Date: 26th July 2012 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Land/Soakaway Environment: Receiving Water: Discharge To Land Status: Transferred from COPA 1974 Positional Accuracy: Located by supplier to within 100m</p>	A14NE (E)	654	2	472700 436300
12	<p>Discharge Consents</p> <p>Operator: Mr R W Hooper Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Station House, Highfield, Bubwith, East Yorkshire Authority: Environment Agency, North East Region Catchment Area: Derwent Tributaries Reference: C3995 Permit Version: 1 Effective Date: 10th September 1985 Issued Date: 10th September 1985 Revocation Date: 25th July 2012 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Land/Soakaway Environment: Receiving Water: Discharge To Land Status: Transferred from COPA 1974 Positional Accuracy: Located by supplier to within 100m</p>	A14NE (E)	654	2	472700 436300

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
13	<p>Discharge Consents</p> <p>Operator: Yorkshire Water Services Ltd Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Bubwith Wpc Works Final Effluent. Authority: Environment Agency, North East Region Catchment Area: Derwent; Rye And Tributaries Reference: 1247 Permit Version: 4 Effective Date: 1st April 2009 Issued Date: 14th October 2008 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: River Derwent Status: Post National Rivers Authority Legislation where issue date > 31/08/1989 Positional Accuracy: Located by supplier to within 100m</p>	A12SW (W)	679	2	471200 435900
13	<p>Discharge Consents</p> <p>Operator: Yorkshire Water Services Ltd Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Bubwith Wpc Works Final Effluent. Authority: Environment Agency, North East Region Catchment Area: Derwent; Rye And Tributaries Reference: 1247 Permit Version: 2 Effective Date: 1st January 1982 Issued Date: 1st January 1982 Revocation Date: 30th March 2001 Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: River Derwent Status: Post National Rivers Authority Legislation where issue date > 31/08/1989 Positional Accuracy: Located by supplier to within 100m</p>	A12SW (W)	679	2	471200 435900
13	<p>Discharge Consents</p> <p>Operator: Yorkshire Water Services Ltd Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Bubwith Wpc Works Final Effluent. Authority: Environment Agency, North East Region Catchment Area: Derwent; Rye And Tributaries Reference: 1247 Permit Version: 3 Effective Date: 31st March 2001 Issued Date: 1st January 1982 Revocation Date: 31st March 2009 Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: River Derwent Status: Post National Rivers Authority Legislation where issue date > 31/08/1989 Positional Accuracy: Located by supplier to within 100m</p>	A12SW (W)	679	2	471200 435900
13	<p>Discharge Consents</p> <p>Operator: Yorkshire Water Services Ltd Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Bubwith Wpc Works Final Effluent. Authority: Environment Agency, North East Region Catchment Area: Derwent; Rye And Tributaries Reference: 1247 Permit Version: 1 Effective Date: 5th February 1981 Issued Date: 5th February 1981 Revocation Date: 31st December 1981 Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: River Derwent Status: Post National Rivers Authority Legislation where issue date > 31/08/1989 Positional Accuracy: Located by supplier to within 100m</p>	A12SW (W)	679	2	471200 435900

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
14	<p>Discharge Consents</p> <p>Operator: Mrs Jackson Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Bar Cottage 80 Main Street, Bubwith, Selby, North Yorkshire Authority: Environment Agency, North East Region Catchment Area: Derwent Tributaries Reference: 179 Permit Version: 1 Effective Date: 22nd July 1953 Issued Date: 22nd July 1953 Revocation Date: 23rd August 1993 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Ditch To Trib River Derwent Status: Authorisation revoked Positional Accuracy: Located by supplier to within 100m</p>	A17SW (NW)	708	2	471200 436500
15	<p>Discharge Consents</p> <p>Operator: The Brecks Company Limited Property Type: MAKING OF FOOD PRODUCTS/DAIRY Location: The Brecks Company Limited Brighton Airfield, Bubwith, Selby, North Yorkshire, Yo8 6dh Authority: Environment Agency, North East Region Catchment Area: Derwent Tributaries Reference: Npswqd004682 Permit Version: 1 Effective Date: 1st July 2012 Issued Date: 13th January 2009 Revocation Date: Not Supplied Discharge Type: Trade Discharges - Cooling Water Discharge: Freshwater Stream/River Environment: Receiving Water: Southwood Drain Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m</p>	A9NE (SE)	756	2	472650 435555
16	<p>Discharge Consents</p> <p>Operator: Carl Canty Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Location: Anchor House Staithe Street, Bubwith, North Yorkshire, United Kingdom, Yo8 6ls Authority: Environment Agency, North East Region Catchment Area: Derwent Tributaries Reference: 27/28/0233 Permit Version: 1 Effective Date: 5th September 2006 Issued Date: 5th September 2006 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: River Derwent Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m</p>	A12NW (W)	757	2	471130 436150
16	<p>Discharge Consents</p> <p>Operator: Mr David Marland Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Location: Premises At 16 Staithe St Bubwith, Selby, Yorkshire, Uk, Yo8 6ls Authority: Environment Agency, North East Region Catchment Area: Derwent Tributaries Reference: Npswqd002535 Permit Version: 1 Effective Date: 1st September 2008 Issued Date: 1st September 2008 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: River Derwent Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m</p>	A12NW (W)	788	2	471100 436166

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
17	<p>Discharge Consents</p> <p>Operator: Kay Lund Property Type: Domestic Property (Multiple) Location: Cherry Lodge, Bubwith, SELBY, North Yorkshire, YO8 7DP Authority: Environment Agency, North East Region Catchment Area: Derwent Reference: 1428 Permit Version: Not Supplied Effective Date: Not Supplied Issued Date: Not Supplied Revocation Date: Not Supplied Discharge Type: Sewage Effluent Discharge: Freshwater Stream/River Environment: Receiving Water: Autherthaws Drain/Derwent (Tidal) Status: Not Supplied Positional Accuracy: Located by supplier to within 100m</p>	A12SW (W)	833	2	471050 436050
18	<p>Discharge Consents</p> <p>Operator: The Brecks Company Limited Property Type: MAKING OF FOOD PRODUCTS/DAIRY Location: The Brecks Company Limited Brighton Airfield, Bubwith, Selby, North Yorkshire, Yo8 6dh Authority: Environment Agency, North East Region Catchment Area: Derwent Tributaries Reference: Eprbp3026gs Permit Version: 1 Effective Date: 21st June 2010 Issued Date: 21st June 2010 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Land/Soakaway Environment: Receiving Water: Groundwater Via Infiltration Status: New issued under EPR 2010 Positional Accuracy: Located by supplier to within 10m</p>	A9SE (SE)	857	2	472683 435431
19	<p>Discharge Consents</p> <p>Operator: The Brecks Company Limited Property Type: MAKING OF FOOD PRODUCTS/DAIRY Location: The Brecks Company Limited Brighton Airfield, Bubwith, Selby, North Yorkshire, Yo8 6dh Authority: Environment Agency, North East Region Catchment Area: Derwent Tributaries Reference: Eprbp3223xw Permit Version: 1 Effective Date: 25th June 2010 Issued Date: 25th June 2010 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Land/Soakaway Environment: Receiving Water: Groundwater Via Infiltration System Status: New issued under EPR 2010 Positional Accuracy: Located by supplier to within 10m</p>	A9SW (SE)	868	2	472621 435350
20	<p>Local Authority Pollution Prevention and Controls</p> <p>Name: Kastle Crushers Ltd Location: Brighton Airfield, Bubwith, Selby, Yo8 6dh Authority: East Riding of Yorkshire Council, Public Protection Division Permit Reference: 316/3.5/220714 Dated: Not Supplied Process Type: Local Authority Pollution Prevention and Control Description: PG3/16 Mobile screening and crushing processes Status: Permitted Positional Accuracy: Manually positioned within the geographical locality</p>	A3NE (S)	942	3	472107 435015
20	<p>Local Authority Pollution Prevention and Controls</p> <p>Name: Kastle Crushers Ltd Location: Brighton Airfield, Bubwith, Selby, Yo8 6dh Authority: East Riding of Yorkshire Council, Public Protection Division Permit Reference: 292/3.5/271011 Dated: 27th October 2011 Process Type: Local Authority Pollution Prevention and Control Description: PG3/16 Mobile screening and crushing processes Status: Permitted Positional Accuracy: Manually positioned within the geographical locality</p>	A3NE (S)	947	3	472127 435015
	<p>Nearest Surface Water Feature</p>	A13NW (E)	0	-	471952 436128

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
21	Pollution Incidents to Controlled Waters Property Type: Other General Premises Location: Main Street, BUBWITH Authority: Environment Agency, North East Region Pollutant: Oils - Kerosene Fuel Oil Note: River Derwent; No Pollution Found; No Fish Killed Incident Date: 19th July 1998 Incident Reference: DY980120 Catchment Area: Derwent Receiving Water: Freshwater Stream/River Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A12NE (W)	386	2	471500 436300
22	Pollution Incidents to Controlled Waters Property Type: Water Company Sewage: Sewage Treatment Works Location: Der Bd Bubwith/Der Bd Mea St Derwent 05 Authority: Environment Agency, North East Region Pollutant: Sewage Sludge Note: Not Supplied Incident Date: 14th June 1990 Incident Reference: 112263 Catchment Area: Not Given Receiving Water: Freshwater Stream/River Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A12SW (SW)	691	2	471200 435800
23	Pollution Incidents to Controlled Waters Property Type: Farm Location: Brighton Inn, /Der Bridge Bubwith Derwent 04 Authority: Environment Agency, North East Region Pollutant: Agricultural: Solid Manure Note: Not Supplied Incident Date: 22nd April 1991 Incident Reference: 122275 Catchment Area: Not Given Receiving Water: Freshwater Stream/River Cause of Incident: Not Given Incident Severity: Category 2 - Significant Incident Positional Accuracy: Located by supplier to within 100m	A12NW (W)	789	2	471100 436200
	River Quality Name: River_Derwent GQA Grade: River Quality A Reach: Birk_Lane_Drain_Fleet_Dik Estimated Distance 4 (km): Flow Rate: Flow less than 10 cumecs Flow Type: River Year: 2000	A12SW (W)	677	2	471204 436019
	River Quality Name: Birk_Lane_Drain GQA Grade: River Quality E Reach: Charity_Drain_River_Derwen Estimated Distance 1 (km): Flow Rate: Flow less than 0.31 cumecs Flow Type: River Year: 2000	A12NW (W)	851	2	471033 436128
	River Quality Name: River_Derwent GQA Grade: River Quality B Reach: Ladypit_Drain_Birk_Lane_Drai Estimated Distance 1.3 (km): Flow Rate: Flow less than 10 cumecs Flow Type: River Year: 2000	A12SW (W)	851	2	471033 436079

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
24	River Quality Biology Sampling Points Name: Derwent Reach: Birk Lane Drain To Fleet Dike Estimated Distance: 4.00 Positional Accuracy: Located by supplier to within 10m Year: 1990 GQA Grade: River Quality Biology GQA Grade A - Very Good Year: 1995 GQA Grade: River Quality Biology GQA Grade A - Very Good Year: 2000 GQA Grade: River Quality Biology GQA Grade A - Very Good Year: 2002 GQA Grade: River Quality Biology GQA Grade A - Very Good Year: 2003 GQA Grade: River Quality Biology GQA Grade A - Very Good Year: 2004 GQA Grade: River Quality Biology GQA Grade A - Very Good Year: 2005 GQA Grade: River Quality Biology GQA Grade A - Very Good Year: 2006 GQA Grade: River Quality Biology GQA Grade A - Very Good Year: 2007 GQA Grade: River Quality Biology GQA Grade A - Very Good Year: 2008 GQA Grade: River Quality Biology GQA Grade A - Very Good Year: 2009 GQA Grade: River Quality Biology GQA Grade A - Very Good	A12NW (W)	894	2	470996 436208
25	Substantiated Pollution Incident Register Authority: Environment Agency - North East Region, Yorkshire Area Incident Date: 9th March 2006 Incident Reference: 382706 Water Impact: Category 4 - No Impact Air Impact: Category 4 - No Impact Land Impact: Category 2 - Significant Incident Positional Accuracy: Located by supplier to within 10m Pollutant: Specific Waste Materials: Tyres	A8SE (S)	578	2	472200 435430
26	Substantiated Pollution Incident Register Authority: Environment Agency - North East Region, Yorkshire Area Incident Date: 14th August 2014 Incident Reference: 1268400 Water Impact: Category 4 - No Impact Air Impact: Category 4 - No Impact Land Impact: Category 2 - Significant Incident Positional Accuracy: Located by supplier to within 10m Pollutant: General Biodegradable Materials And Wastes: Vegetable Cuttings And Deposits Pollutant: Inert : Construction / Demolition Material Pollutant: Specific Waste Materials: Metal Wastes	A9SW (SE)	972	2	472600 435197
27	Water Abstractions Operator: Midco Waste Management Ltd Licence Number: 2/27/28/242 Permit Version: 1 Location: Borehole - Sherwood Sandstone - Brighton Authority: Environment Agency, North East Region Abstraction: Refuse and Recycling: General Washing/Process Washing Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: The Airfield, Brighton, Selby, North Yorkshire Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 8th April 2003 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A8SE (S)	599	2	472100 435370

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
28	Water Abstractions Operator: Hallstone Developments Ltd Licence Number: 2/27/28/160 Permit Version: 101 Location: Borehole - Sherwood Sandstone - Selby Authority: Environment Agency, North East Region Abstraction: Extractive: Dust Suppression Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: The Airfield, Brighton, Selby. North Yorkshire Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st April 2008 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A9NW (SE)	610	2	472400 435500
28	Water Abstractions Operator: Hallstone Developments Ltd C/O Dennis Schultz Licence Number: 2/27/28/160 Permit Version: 100 Location: Borehole - Sherwood Sandstone - Selby Authority: Environment Agency, North East Region Abstraction: Extractive: Dust Suppression Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 60 Yearly Rate (m3): 15000 Details: The Airfield, Brighton, Selby. North Yorkshire Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st January 1998 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A9NW (SE)	610	2	472400 435500
29	Water Abstractions Operator: The Brecks Co Ltd Licence Number: 2/27/28/079 Permit Version: 101 Location: Borehole - Sherwood Sandstone Authority: Environment Agency, North East Region Abstraction: General Farming And Domestic Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Brighton Airfield, Nr Bubwith Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st April 2008 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A9SE (SE)	902	2	472660 435340
29	Water Abstractions Operator: The Brecks Co Ltd Licence Number: 2/27/28/079 Permit Version: 100 Location: Borehole - Sherwood Sandstone Authority: Environment Agency, North East Region Abstraction: General Farming And Domestic Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 23 Yearly Rate (m3): 8296 Details: Brighton Airfield, Nr Bubwith Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st May 1991 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A9SE (SE)	902	2	472660 435340

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
29	Water Abstractions Operator: The Brecks Company Ltd Licence Number: 2/27/28/079 Permit Version: 103 Location: Borehole - Sherwood Sandstone - Airfield, Brighton Authority: Environment Agency, North East Region Abstraction: Food And Drink: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 5th August 2021 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A9SE (SE)	920	2	472643 435300
29	Water Abstractions Operator: The Brecks Co Ltd Licence Number: 2/27/28/079 Permit Version: 102 Location: Borehole - Sherwood Sandstone - Airfield, Brighton Authority: Environment Agency, North East Region Abstraction: Food And Drink: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 17th February 2016 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A9SE (SE)	920	2	472643 435300
	Water Abstractions Operator: E R Nutt & Sons Licence Number: 2/27/28/262/R01 Permit Version: 1 Location: Borehole - Sherwood Sandstone - Aughton Authority: Environment Agency, North East Region Abstraction: Golf Courses: Drinking; Cooking; Sanitary; Washing; (Small Garden) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: The Oaks Golf Club, Aughton Common, Aughton, York Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 1st April 2015 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(N)	1754	2	472290 438040
	Water Abstractions Operator: E R Nutt & Sons Licence Number: 2/27/28/262/R01 Permit Version: 1 Location: Borehole - Sherwood Sandstone - Aughton Authority: Environment Agency, North East Region Abstraction: Golf Courses: Spray Irrigation - Storage Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: The Oaks Golf Club, Aughton Common, Aughton, York Authorised Start: 01 April Authorised End: 31 October Permit Start Date: 1st April 2015 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(N)	1754	2	472290 438040

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: E R Nutt & Sons Licence Number: 2/27/28/262 Permit Version: 2 Location: Borehole - Sherwood Sandstone - Aughton Authority: Environment Agency, North East Region Abstraction: Golf Courses: Spray Irrigation - Storage Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: The Oaks Golf Club, Aughton Common, Aughton, York Authorised Start: 01 April Authorised End: 30 September Permit Start Date: 5th June 2008 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(N)	1754	2	472290 438040
	Water Abstractions Operator: E R Nutt & Sons Licence Number: 2/27/28/262 Permit Version: 2 Location: Borehole - Sherwood Sandstone - Aughton Authority: Environment Agency, North East Region Abstraction: Golf Courses: Drinking; Cooking; Sanitary; Washing; (Small Garden) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: The Oaks Golf Club, Aughton Common, Aughton, York Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 5th June 2008 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(N)	1754	2	472290 438040
	Water Abstractions Operator: E R Nutt & Sons Licence Number: 2/27/28/262 Permit Version: 1 Location: Borehole - Sherwood Sandstone - Aughton Authority: Environment Agency, North East Region Abstraction: Golf Courses: Spray Irrigation - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: The Oaks Golf Club, Aughton Common, Aughton, York Authorised Start: 01 April Authorised End: 31 October Permit Start Date: 4th April 2006 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(N)	1754	2	472290 438040
	Water Abstractions Operator: E R Nutt & Sons Licence Number: 2/27/28/173 Permit Version: 100 Location: Borehole - Sherwood Sandstone - Aughton Authority: Environment Agency, North East Region Abstraction: Golf Courses: Spray Irrigation - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 300 Yearly Rate (m3): 16000 Details: The Oaks Golf Club, Aughton Common, Aughton, York Authorised Start: 01 April Authorised End: 31 October Permit Start Date: 12th March 1997 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	(N)	1754	2	472290 438040

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: R H Falkingham & Son Licence Number: Ne/027/0028/048 Permit Version: 1 Location: River Derwent - Near Wressle Authority: Environment Agency, North East Region Abstraction: General Agriculture: Spray Irrigation - Direct Abstraction Type: Water may be abstracted from a single point Source: Surface Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Castle Farm, Wressle, Selby & Hollycroft Farm, Barmby On The Marsh, Goole Authorised Start: 01 April Authorised End: 31 October Permit Start Date: 2nd April 2013 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A1NW (SW)	1756	2	470551 434785
	Groundwater Vulnerability Map Combined Classification: Secondary Superficial Aquifer - High Vulnerability Combined Vulnerability: High Combined Aquifer: Productive Bedrock Aquifer, Productive Superficial Aquifer Pollutant Speed: High Bedrock Flow: Well Connected Fractures Dilution: <300 mm/year Baseflow Index: >70% Superficial: >90% Patchiness: Superficial >10m Thickness: Superficial Low Recharge:	A13NW (N)	0	4	471894 436306
	Groundwater Vulnerability Map Combined Classification: Principle Bedrock Aquifer - Low Vulnerability Combined Vulnerability: Low Combined Aquifer: Productive Bedrock Aquifer, Unproductive Superficial Aquifer Pollutant Speed: High Bedrock Flow: Well Connected Fractures Dilution: <300 mm/year Baseflow Index: >70% Superficial: >90% Patchiness: Superficial >10m Thickness: Superficial Low Recharge:	A13NW (S)	0	4	471945 436128
	Groundwater Vulnerability Map Combined Classification: Principle Bedrock Aquifer - Low Vulnerability Combined Vulnerability: Low Combined Aquifer: Productive Bedrock Aquifer, Unproductive Superficial Aquifer Pollutant Speed: High Bedrock Flow: Well Connected Fractures Dilution: <300 mm/year Baseflow Index: 40-70% Superficial: >90% Patchiness: Superficial >10m Thickness: Superficial Low Recharge:	A13NE (E)	0	4	472000 436128

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Groundwater Vulnerability Map Combined Principle Bedrock Aquifer - Low Vulnerability Classification: Low Combined Vulnerability: Low Combined Aquifer: Productive Bedrock Aquifer, Unproductive Superficial Aquifer Pollutant Speed: Low Bedrock Flow: Mixed Dilution: <300 mm/year Baseflow Index: 40-70% Superficial >90% Patchiness: Superficial >10m Thickness: Superficial Low Recharge: Low	A13SW (S)	0	4	471945 436000
	Groundwater Vulnerability Map Combined Principle Bedrock Aquifer - Low Vulnerability Classification: Low Combined Vulnerability: Low Combined Aquifer: Productive Bedrock Aquifer, Unproductive Superficial Aquifer Pollutant Speed: Low Bedrock Flow: Well Connected Fractures Dilution: <300 mm/year Baseflow Index: 40-70% Superficial >90% Patchiness: Superficial >10m Thickness: Superficial Low Recharge: Low	A13SE (SE)	0	4	472000 436000
	Groundwater Vulnerability - Soluble Rock Risk None				
	Bedrock Aquifer Designations Aquifer Designation: Principal Aquifer	A13NW (S)	0	4	471945 436128
	Superficial Aquifer Designations Aquifer Designation: Unproductive Strata	A13NW (S)	0	4	471945 436128
	Superficial Aquifer Designations Aquifer Designation: Secondary Aquifer - Undifferentiated	A13NW (N)	0	4	471894 436306
30	Source Protection Zones Name: Not Supplied Source: Environment Agency, Head Office Reference: Not Supplied Type: Zone I (Inner Protection Zone): Travel time of 50 days or less to the groundwater source.	A9SW (SE)	871	2	472610 435336
	Extreme Flooding from Rivers or Sea without Defences None				
	Flooding from Rivers or Sea without Defences None				
	Areas Benefiting from Flood Defences None				
	Flood Water Storage Areas None				
	Flood Defences None				
31	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 235.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Southwood Drain Catchment Name: Derwent Humber Primacy: 1	A13SW (S)	0	5	471945 435933

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
32	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 367.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Intakefield Drain Catchment Name: Derwent Humber Primacy: 2	A13NW (E)	0	5	471952 436128
33	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 19.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Intakefield Drain Catchment Name: Derwent Humber Primacy: 2	A13SW (S)	1	5	471945 435952
34	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 124.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Cote Garthlands Drain Catchment Name: Derwent Humber Primacy: 2	A13NE (N)	3	5	471967 436318
35	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 495.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Southwood Drain Catchment Name: Derwent Humber Primacy: 1	A13SE (S)	19	5	471965 435937
36	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 76.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Cote Garthlands Drain Catchment Name: Derwent Humber Primacy: 2	A13NE (NE)	96	5	472091 436326
37	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 240.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Intakefield Drain Catchment Name: Derwent Humber Primacy: 1	A13NW (NW)	131	5	471787 436407
38	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 147.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Cote Garthlands Drain Catchment Name: Derwent Humber Primacy: 2	A13NE (NE)	155	5	472166 436340
39	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 254.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: West Linelands South Drain Catchment Name: Derwent Humber Primacy: 1	A13NE (NE)	166	5	472155 436368
40	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 491.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Southwood Drain Catchment Name: Derwent Humber Primacy: 1	A13SW (SW)	167	5	471712 435954

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
41	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 306.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Four Soles Drain Catchment Name: Derwent Humber Primacy: 1	A14NW (E)	279	5	472342 436146
42	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 19.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Cote Garthlands Drain Catchment Name: Derwent Humber Primacy: 2	A14NW (NE)	292	5	472311 436368
43	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 88.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Cote Garthlands Drain Catchment Name: Derwent Humber Primacy: 2	A14NW (NE)	312	5	472331 436372
44	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 341.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: West Linelands South Drain Catchment Name: Derwent Humber Primacy: 1	A18SE (N)	323	5	471966 436641
45	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 378.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Intakefield Drain Catchment Name: Derwent Humber Primacy: 1	A18SW (N)	337	5	471804 436647
46	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 9.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: West Linelands South Drain Catchment Name: Derwent Humber Primacy: 1	A18SE (N)	355	5	472145 436622
47	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 67.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Four Soles Drain Catchment Name: Derwent Humber Primacy: 1	A14SW (E)	367	5	472401 436053
48	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 132.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Cote Garthlands Drain Catchment Name: Derwent Humber Primacy: 2	A14NW (NE)	399	5	472410 436408
49	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 6.6 Watercourse Level: Underground Permanent: True Watercourse Name: Four Soles Drain Catchment Name: Derwent Humber Primacy: 1	A14SW (E)	414	5	472443 436001

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
50	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 9.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Four Soles Drain Catchment Name: Derwent Humber Primacy: 1	A14SW (E)	419	5	472447 435996
51	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 140.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Four Soles Drain Catchment Name: Derwent Humber Primacy: 1	A14SW (E)	425	5	472453 435988
52	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 10.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: West Bottoms South Drain Catchment Name: Derwent Humber Primacy: 1	A14SW (E)	425	5	472453 435988
53	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 7.0 Watercourse Level: Underground Permanent: True Watercourse Name: West Bottoms South Drain Catchment Name: Derwent Humber Primacy: 1	A14SW (E)	433	5	472462 435995
54	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 27.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Crossbutts Drain Catchment Name: Derwent Humber Primacy: 1	A9NW (SE)	435	5	472405 435766
55	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 139.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Southwood Drain Catchment Name: Derwent Humber Primacy: 1	A9NW (SE)	436	5	472399 435756
56	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 2.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Crossbutts Drain Catchment Name: Derwent Humber Primacy: 1	A9NW (SE)	436	5	472401 435759
57	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 290.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: West Bottoms South Drain Catchment Name: Derwent Humber Primacy: 1	A14SW (E)	439	5	472468 435999
58	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 6.2 Watercourse Level: Underground Permanent: True Watercourse Name: Crossbutts Drain Catchment Name: Derwent Humber Primacy: 1	A9NW (SE)	442	5	472419 435779

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
59	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 158.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Crossbutts Drain Catchment Name: Derwent Humber Primacy: 1	A9NW (SE)	445	5	472424 435783
60	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 9.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Derwent Humber Primacy: 1	A8NE (SE)	466	5	472228 435562
61	OS Water Network Lines Watercourse Form: Lake Watercourse Length: 12.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Derwent Humber Primacy: 1	A8NE (SE)	475	5	472229 435552
62	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 11.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Derwent Humber Primacy: 1	A8NE (SE)	487	5	472236 435542
63	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 184.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Derwent Humber Primacy: 2	A8NE (SE)	494	5	472248 435541
64	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 55.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Derwent Humber Primacy: 1	A8NE (SE)	494	5	472248 435541
65	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 1167.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Derwent Humber Primacy: 1	A8SE (S)	512	5	471983 435426
66	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 1.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Derwent Humber Primacy: 1	A14SW (SE)	525	5	472540 435878
67	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 405.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Crossbutts Drain Catchment Name: Derwent Humber Primacy: 1	A14SW (SE)	525	5	472541 435878

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
68	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 255.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Cote Garthlands Drain Catchment Name: Derwent Humber Primacy: 2	A19SW (NE)	531	5	472521 436482
69	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 140.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Derwent Humber Primacy: 1	A9NW (SE)	534	5	472303 435526
70	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 535.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Lings Drain Catchment Name: Derwent Humber Primacy: 1	A9NW (SE)	574	5	472510 435672
71	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 105.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Southwood Drain Catchment Name: Derwent Humber Primacy: 1	A9NW (SE)	574	5	472510 435672
72	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 26.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Intakefield Drain Catchment Name: Derwent Humber Primacy: 1	A17SE (NW)	577	5	471560 436797
73	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 234.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Intakefield Drain Catchment Name: Derwent Humber Primacy: 1	A17SE (NW)	592	5	471511 436779
74	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 32.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Intakefield Drain Catchment Name: Derwent Humber Primacy: 1	A17SE (NW)	592	5	471511 436779
75	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 5.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Derwent Humber Primacy: 1	A8SE (S)	626	5	472247 435397
76	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 3.3 Watercourse Level: Underground Permanent: True Watercourse Name: Southwood Drain Catchment Name: Derwent Humber Primacy: 1	A12SW (W)	627	5	471256 436065

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
77	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 45.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Southwood Drain Catchment Name: Derwent Humber Primacy: 1	A12SW (W)	630	5	471253 436067
78	OS Water Network Lines Watercourse Form: Lake Watercourse Length: 8.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Derwent Humber Primacy: 1	A8SE (S)	631	5	472247 435391
79	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 6.8 Watercourse Level: Underground Permanent: True Watercourse Name: West Bottoms South Drain Catchment Name: Derwent Humber Primacy: 1	A14NE (E)	667	5	472711 436157
80	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 2.8 Watercourse Level: Underground Permanent: True Watercourse Name: Southwood Drain Catchment Name: Derwent Humber Primacy: 1	A12SW (W)	670	5	471215 436088
81	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 18.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Southwood Drain Catchment Name: Derwent Humber Primacy: 1	A12SW (W)	672	5	471212 436087
82	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 8.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: West Bottoms South Drain Catchment Name: Derwent Humber Primacy: 1	A14NE (E)	673	5	472717 436161
83	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 14.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Southwood Drain Catchment Name: Derwent Humber Primacy: 1	A9NW (SE)	679	5	472590 435604
84	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 466.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Derwent Catchment Name: Derwent Humber Primacy: 1	A12SW (W)	687	5	471196 436067
85	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 207.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Derwent Catchment Name: Derwent Humber Primacy: 1	A12SW (W)	689	5	471195 436080

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
86	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 313.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Derwent Humber Primacy: 1	A9NW (SE)	693	5	472600 435594
87	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 274.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Southwood Drain Catchment Name: Derwent Humber Primacy: 1	A9NW (SE)	693	5	472600 435594
88	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 16.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Derwent Humber Primacy: 1	A19SE (NE)	728	5	472655 436643
89	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 3.4 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Derwent Humber Primacy: 1	A19SE (NE)	732	5	472649 436659
90	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 83.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Derwent Humber Primacy: 1	A19SE (NE)	733	5	472647 436662
91	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 5.5 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Derwent Humber Primacy: 1	A19SW (NE)	756	5	472617 436739
92	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 305.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Derwent Humber Primacy: 1	A19SW (NE)	759	5	472616 436745
93	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 92.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Bubwith and Harlthorpe Drain Catchment Name: Derwent Humber Primacy: 1	A19SE (NE)	780	5	472709 436656
94	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 10.5 Watercourse Level: Underground Permanent: True Watercourse Name: Bubwith and Harlthorpe Drain Catchment Name: Derwent Humber Primacy: 1	A19SE (NE)	781	5	472711 436653

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
95	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 4.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Bubwith and Harlthorpe Drain Catchment Name: Derwent Humber Primacy: 1	A19SE (NE)	781	5	472715 436647
96	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 540.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Bubwith and Harlthorpe Drain Catchment Name: Derwent Humber Primacy: 1	A19SE (NE)	782	5	472718 436644
97	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 6.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Bubwith and Harlthorpe Drain Catchment Name: Derwent Humber Primacy: 1	A19SE (NE)	799	5	472674 436738
98	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 193.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Intakefield Drain Catchment Name: Derwent Humber Primacy: 1	A17NE (NW)	800	5	471289 436855
99	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 88.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Bubwith and Harlthorpe Drain Catchment Name: Derwent Humber Primacy: 1	A19SE (NE)	806	5	472679 436742
100	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 1105.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Birk Lane Drain Catchment Name: Derwent Humber Primacy: 1	A23SW (N)	844	5	471810 437162
101	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 15.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Dyon Drain Catchment Name: Derwent Humber Primacy: 1	A12NW (W)	868	5	471020 436172
102	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 196.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Derwent Catchment Name: Derwent Humber Primacy: 1	A12NW (W)	868	5	471020 436172
103	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 14.9 Watercourse Level: Underground Permanent: True Watercourse Name: Dyon Drain Catchment Name: Derwent Humber Primacy: 1	A12NW (W)	871	5	471017 436188

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
104	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 270.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Dyon Drain Catchment Name: Derwent Humber Primacy: 1	A12NW (W)	876	5	471014 436202
105	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 34.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Derwent Humber Primacy: 1	A7NW (SW)	892	5	471029 435661
106	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 102.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Derwent Humber Primacy: 1	A7NW (SW)	892	5	471029 435661
107	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 6.2 Watercourse Level: Underground Permanent: True Watercourse Name: Bubwith and Harlthorpe Drain Catchment Name: Derwent Humber Primacy: 1	A19SE (NE)	894	5	472756 436786
108	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 41.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Southwood Drain Catchment Name: Derwent Humber Primacy: 1	A9SE (SE)	896	5	472696 435387
109	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 151.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Derwent Humber Primacy: 1	A9SE (SE)	896	5	472696 435387
110	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 868.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Bubwith and Harlthorpe Drain Catchment Name: Derwent Humber Primacy: 1	A19SE (NE)	900	5	472761 436789
111	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 98.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Intakefield Drain Catchment Name: Derwent Humber Primacy: 1	A17NW (NW)	937	5	471097 436829
112	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 1.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Derwent Catchment Name: Derwent Humber Primacy: 1	A6NE (SW)	965	5	470940 435710

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
113	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 463.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Derwent Humber Primacy: 1	A6NE (SW)	965	5	470940 435710
114	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 14.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Derwent Catchment Name: Derwent Humber Primacy: 1	A6NE (SW)	966	5	470939 435709
115	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 830.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Derwent Catchment Name: Derwent Humber Primacy: 1	A6NE (SW)	979	5	470928 435700
116	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 13.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Derwent Humber Primacy: 1	A6NE (SW)	979	5	470928 435700

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
117	Licensed Waste Management Facilities (Locations) Licence Number: 60917 Location: Brighton Airfield, Hallstone Peat Works, Bubwith, East Yorkshire, YO8 6DJ Operator Name: Hallstone Developments Ltd Operator Location: Not Supplied Authority: Environment Agency - North East Region, Yorkshire Area Site Category: Composting Licence Status: Modified Issued: 12th April 1991 Last Modified: 16th March 2022 Expires: Not Supplied Suspended: Not Supplied Revoked: Not Supplied Surrendered: Not Supplied IPPC Reference: Not Supplied Positional Accuracy: Located by supplier to within 10m	A9NW (SE)	567	2	472411 435565
117	Licensed Waste Management Facilities (Locations) Licence Number: 402792 Location: Brighton Airfield, Bubwith, East Yorkshire, YO8 6DJ Operator Name: Hallstone Developments Limited Operator Location: Not Supplied Authority: Environment Agency - North East Region, Yorkshire Area Site Category: Use of waste in construction <50,000 tps Licence Status: Surrendered Issued: 10th November 2015 Last Modified: Not Supplied Expires: Not Supplied Suspended: Not Supplied Revoked: Not Supplied Surrendered: 29th September 2016 IPPC Reference: Not Supplied Positional Accuracy: Located by supplier to within 10m	A9NW (SE)	586	2	472396 435527
118	Licensed Waste Management Facilities (Locations) Licence Number: 60915 Location: Plots1,2 & 7, Brighton Airfield, Bubwith, East Yorkshire Operator Name: Falkingham Bruce Operator Location: Newhay Grange, Cliffe, Selby, E Yorks, YO8 7PL Authority: Environment Agency - North East Region, Dales Area Site Category: Physical Treatment Facilities Licence Status: Issued Issued: 14th February 1985 Last Modified: Not Supplied Expires: Not Supplied Suspended: Not Supplied Revoked: Not Supplied Surrendered: Not Supplied IPPC Reference: Not Supplied Positional Accuracy: Located by supplier to within 100m	A8SE (S)	794	2	472200 435200
118	Licensed Waste Management Facilities (Locations) Licence Number: 60915 Location: Brighton Airfield, Howden Road, Bubwith, Selby, North Yorkshire, YO8 6DH Operator Name: Credential Environmental Limited Operator Location: Not Supplied Authority: Environment Agency - North East Region, Yorkshire Area Site Category: Physical Treatment Facilities Licence Status: Modified Issued: 14th February 1985 Last Modified: 30th July 2014 Expires: Not Supplied Suspended: Not Supplied Revoked: Not Supplied Surrendered: Not Supplied IPPC Reference: Not Supplied Positional Accuracy: Located by supplier to within 100m	A8SE (S)	794	2	472200 435200
119	Licensed Waste Management Facilities (Locations) Licence Number: 401691 Location: Brighton Airfield, Bubwith, Selby, North Yorkshire, YO8 6DH Operator Name: Kastle Crushers Limited Operator Location: Not Supplied Authority: Environment Agency - North East Region, Yorkshire Area Site Category: Treatment of waste to produce soil <75,000 tpy Licence Status: Issued Issued: 24th September 2014 Last Modified: Not Supplied Expires: Not Supplied Suspended: Not Supplied Revoked: Not Supplied Surrendered: Not Supplied IPPC Reference: Not Supplied Positional Accuracy: Located by supplier to within 10m	A9SW (SE)	974	2	472620 435210

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Local Authority Landfill Coverage Name: East Riding of Yorkshire Unitary Authority - Has no landfill data to supply		0	3	471945 436128
	Local Authority Landfill Coverage Name: Selby District Council - Has supplied landfill data		687	7	471196 436072
	Local Authority Landfill Coverage Name: North Yorkshire County Council - Has no landfill data to supply		687	6	471196 436072
120	Registered Waste Transfer Sites Licence Holder: B Falkingham t/a A.J. Energy Licence Reference: C 36 MAR97 Site Location: Plots 1/2/7 Breighton Airfield, Howden Road, Bubwith, Selby, North Yorkshire Operator Location: Newhay Grange, Cliffe, SELBY, North Yorkshire, YO8 7PL Authority: Environment Agency - North East Region, Dales Area Site Category: Transfer Max Input Rate: Small (Equal to or greater than 10,000 and less than 25,000 tonnes per year) Waste Source: No known restriction on source of waste Restrictions: Licence Status: Record supersededSuperseded Dated: 14th February 1985 Preceded By: Not Given Licence: Superseded By: C 36 MAR97 Licence: Positional Accuracy: Positioned by the supplier Boundary Quality: Moderate Authorised Waste Chipboard Max.Waste Permitted By Licence Sawdust & Woodbark Whole & Shredded Tyres, Rubber Wooden Railway Sleepers Prohibited Waste: Poisonous, Noxious, Polluting Wastes Those Treated With Cca Or Tbt Waste N.O.S.	A8NE (SE)	317	2	472158 435694
121	Registered Waste Transfer Sites Licence Holder: B Falkingham t/a A.J. Energy Licence Reference: C 36 MAR97 Site Location: Plots 1/2/7; Breighton Airfield, Howden Road, Bubwith, Selby, North Yorkshire Operator Location: Newhay Grange, Cliffe, SELBY, North Yorkshire, YO8 7PL Authority: Environment Agency - North East Region, Dales Area Site Category: Transfer Max Input Rate: Medium (Equal to or greater than 25,000 and less than 75,000 tonnes per year) Waste Source: No known restriction on source of waste Restrictions: Licence Status: Operational as far as is knownOperational Dated: 7th August 1999 Preceded By: C 36 MAR97 Licence: Superseded By: Not Given Licence: Positional Accuracy: Manually positioned to the address or location Boundary Quality: Not Supplied Authorised Waste Chipboard Max.Waste Permitted By Licence Rubber Sawdust, Woodbark Shredded Tyres Whole Tyres Prohibited Waste: Poisonous, Noxious, Polluting Wastes Waste N.O.S.	A8NE (S)	465	2	472170 435540

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
122	<p>Registered Waste Treatment or Disposal Sites</p> <p>Licence Holder: Hallstone Developments Ltd Licence Reference: C 763 Site Location: Brighton Airfield, Bubwith, Selby, North Yorkshire Operator Location: Peat Works, Brighton Airfield, Bubwith, SELBY, North Yorkshire, YO8 7DJ Authority: Environment Agency - North East Region, Dales Area Site Category: Composting Max Input Rate: Large (Equal to or greater than 75,000 and less than 250,000 tonnes per year) Waste Source: Waste produced/controlled by licence holder Restrictions: Licence Status: Operational as far as is known Dated: 12th April 1991 Preceded By: Not Given Licence: Superseded By: Not Given Licence: Positional Accuracy: Approximate location provided by supplier Boundary Quality: Not Supplied Authorised Waste: Chipboard Max.Storage Permitted By Licence Sawdust, Wood Bark</p>	A8SE (SE)	643	2	472300 435400

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
123	<p>Planning Hazardous Substance Consents</p> <p>Name: Limb Group Of Co S Location: Brighton Airfield, Brighton Authority: East Riding of Yorkshire Council Application Ref: 93/20398/PHAZ Hazardous Substance: Ammonium nitrate based fertilisers which conform to the Fertilisers Regulations 1991(a) and composite fertilisers containing phosphate and/or potash (where nitrogen content is more than 28% by weight) Maximum Quantity: 4999 Application date: 15th July 1993 Decision: Deemed Consent Granted Positional Accuracy: Manually positioned within the geographical locality</p>	A3NE (S)	930	8	472038 435014

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS 1:625,000 Solid Geology Description: Triassic Rocks (Undifferentiated)	A13NW (S)	0	1	471945 436128
124	BGS Recorded Mineral Sites Site Name: Bubwith Brick & Tile Yard Location: Bubwith, Selby, East Riding Of Yorkshire Source: British Geological Survey, National Geoscience Information Service Reference: 226267 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Quaternary Geology: Thorganby Clay Member Commodity: Common Clay and Shale Positional Accuracy: Located by supplier to within 10m	A14NW (E)	331	1	472379 436237
125	BGS Recorded Mineral Sites Site Name: Bubwith Brick Yard Location: Bubwith, Selby, East Riding Of Yorkshire Source: British Geological Survey, National Geoscience Information Service Reference: 226266 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Quaternary Geology: Thorganby Clay Member Commodity: Common Clay and Shale Positional Accuracy: Located by supplier to within 10m	A7NW (W)	783	1	471109 435788
126	BGS Recorded Mineral Sites Site Name: Gunby Brick And Tile Yard Location: Gunby, Selby, North Yorkshire Source: British Geological Survey, National Geoscience Information Service Reference: 240262 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Quaternary Geology: Skipwith Sand Member Commodity: Common Clay and Shale Positional Accuracy: Located by supplier to within 10m	A7NW (SW)	915	1	471097 435457
	Coal Mining Affected Areas Description: In an area which may be affected by coal mining activity. It is recommended that a coal mining report is obtained from the Coal Authority. Contact details are included in the Useful Contacts section of this report.	A13NW (S)	0	9	471945 436128
	Non Coal Mining Areas of Great Britain No Hazard				
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (S)	0	1	471945 436128
	Potential for Compressible Ground Stability Hazards Hazard Potential: Moderate Source: British Geological Survey, National Geoscience Information Service	A13NW (S)	0	1	471945 436128
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NW (S)	0	1	471945 436128
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (S)	0	1	471945 436128
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13NW (S)	0	1	471945 436128
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13NW (S)	0	1	471945 436128
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (N)	0	1	471894 436306

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (S)	75	1	471921 435859
	Radon Potential - Radon Affected Areas Affected Area: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level). Source: British Geological Survey, National Geoscience Information Service	A13NW (S)	0	1	471945 436128
	Radon Potential - Radon Protection Measures Protection Measure: No radon protective measures are necessary in the construction of new dwellings or extensions Source: British Geological Survey, National Geoscience Information Service	A13NW (S)	0	1	471945 436128

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
127	Contemporary Trade Directory Entries Name: K & L Peach (Transport) Ltd Location: 18, Highfield Road, Bubwith, Selby, North Yorkshire, YO8 6LY Classification: Road Haulage Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NW (N)	0	-	471907 436304
127	Contemporary Trade Directory Entries Name: Bubwith Garden Machinery Location: 18, Highfield Road, Bubwith, Selby, North Yorkshire, YO8 6LY Classification: Lawnmowers & Garden Machinery - Sales & Service Status: Active Positional Accuracy: Automatically positioned to the address	A13NW (N)	0	-	471907 436304
128	Contemporary Trade Directory Entries Name: J D Nicholson Location: 31, Highfield Road, Bubwith, Selby, North Yorkshire, YO8 6NA Classification: Coal & Smokeless Fuel Merchants & Distributors Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NE (N)	33	-	471980 436346
129	Contemporary Trade Directory Entries Name: Highfield Garage Location: HIGHFIELD ROAD, BUBWITH, YO8 6DN Classification: Garage Services Status: Active Positional Accuracy: Automatically positioned to the address	A14NW (NE)	432	-	472429 436445
130	Contemporary Trade Directory Entries Name: Harmony Blinds Location: 1, Oak Tree Court, Main Street, Bubwith, Selby, North Yorkshire, YO8 6NF Classification: Blinds, Awnings & Canopies Status: Inactive Positional Accuracy: Automatically positioned to the address	A12NE (NW)	510	-	471379 436386
130	Contemporary Trade Directory Entries Name: Uk Blinds Selby Location: 1, OAK TREE COURT, MAIN STREET, BUBWITH, SELBY, YO8 6NF Classification: Blinds, Awnings & Canopies Status: Inactive Positional Accuracy: Automatically positioned to the address	A12NE (NW)	511	-	471378 436384
131	Contemporary Trade Directory Entries Name: Derwent Shipping & Logistics Ltd Location: 17, Church Street, Bubwith, Selby, North Yorkshire, YO8 6LW Classification: Freight Forwarders Status: Inactive Positional Accuracy: Automatically positioned to the address	A12NE (W)	547	-	471343 436227
132	Contemporary Trade Directory Entries Name: Crop Cover Ltd Location: The Airfield, Brighton, Selby, YO8 6DJ Classification: Recycling Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A8SE (S)	557	-	471999 435386
133	Contemporary Trade Directory Entries Name: Isa Components Location: Unit 5, The Airfield, Brighton, Selby, North Yorkshire, YO8 6DJ Classification: Wood Products, Except Furniture - Manufacturers Status: Inactive Positional Accuracy: Manually positioned within the geographical locality	A8SE (S)	809	-	472175 435174
134	Contemporary Trade Directory Entries Name: Thornes Independent Ltd Location: Derwent Garage, Main Street, Bubwith, Selby, North Yorkshire, YO8 6LT Classification: Bus & Coach Operators & Stations Status: Inactive Positional Accuracy: Automatically positioned to the address	A12NW (W)	883	-	471007 436416
135	Contemporary Trade Directory Entries Name: Brecks Location: The Airfield, Brighton, Selby, YO8 6DJ Classification: Food Products - Manufacturers Status: Active Positional Accuracy: Automatically positioned to the address	A9SW (SE)	890	-	472626 435324
136	Contemporary Trade Directory Entries Name: Fisher'S Woodcrafts Location: Airfield Bubwith, Brighton, Selby, North Yorkshire, YO8 6DJ Classification: Wood Products, Except Furniture - Manufacturers Status: Inactive Positional Accuracy: Manually positioned within the geographical locality	A3NE (S)	914	-	471993 435024

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
137	Fuel Station Entries Name: Highfield Garage Location: Highfield Road Northfield Road, Bubwith , Selby, East Riding Of Yorkshire, YO8 6LL Brand: RIX Premises Type: Petrol Station Status: Closed Positional Accuracy: Manually positioned to the address or location	A14NW (NE)	437	-	472433 436448

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
138	National Nature Reserves Name: Lower Derwent Valley Multiple Areas: Y Total Area (m2): 4672812.41 Source: Natural England Reference: 1006095 Designation Date: Not Supplied	A11SE (W)	941	10	470939 435990
139	Ramsar Sites Name: Lower Derwent Valley Multiple Areas: Y Total Area (m2): 9227270.15 Source: Natural England Reference: UK11037 Designation Date: Not Supplied	A12SW (W)	841	10	471038 435888
140	Sites of Special Scientific Interest Name: River Derwent Multiple Areas: Y Total Area (m2): 4078408.02 Source: Natural England Reference: 1003398 Designation Details: Nature Conservation Review Designation Date: 1st May 1986 Date Type: Notified Designation Details: Special Area Of Conservation Designation Date: 1st May 1986 Date Type: Notified Designation Details: Special Protection Area Designation Date: 1st May 1986 Date Type: Notified Designation Details: Site Of Special Scientific Interest Designation Date: 1st May 1986 Date Type: Notified Designation Details: Water Framework Directive (WFD) Designation Date: 1st May 1986 Date Type: Notified	A12SW (W)	667	10	471215 436072
141	Sites of Special Scientific Interest Name: Derwent Ings Multiple Areas: Y Total Area (m2): 6661833.91 Source: Natural England Reference: 1002114 Designation Details: Local Wildlife Site Designation Date: 20th March 1992 Date Type: Notified Designation Details: Nature Conservation Review Designation Date: 20th March 1992 Date Type: Notified Designation Details: National Nature Reserve Designation Date: 20th March 1992 Date Type: Notified Designation Details: National Park Designation Date: 20th March 1992 Date Type: Notified Designation Details: Ramsar Site Designation Date: 20th March 1992 Date Type: Notified Designation Details: Special Area Of Conservation Designation Date: 20th March 1992 Date Type: Notified Designation Details: Special Protection Area Designation Date: 20th March 1992 Date Type: Notified Designation Details: Site Of Special Scientific Interest Designation Date: 20th March 1992 Date Type: Notified Designation Details: Water Framework Directive (WFD) Designation Date: 20th March 1992 Date Type: Notified	A12SW (W)	841	10	471038 435888
142	Special Areas of Conservation Name: River Derwent Multiple Areas: Y Total Area (m2): 4078408.02 Source: Natural England Reference: UK0030253 Status: Designated	A12SW (W)	667	10	471215 436072

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
143	Special Areas of Conservation Name: Lower Derwent Valley Multiple Areas: Y Total Area (m2): 9227270.15 Source: Natural England Reference: UK0012844 Status: Designated	A12SW (W)	841	10	471038 435888
144	Special Protection Areas Name: Lower Derwent Valley Multiple Areas: Y Total Area (m2): 10923804.67 Source: Natural England Reference: UK9006092 Designation Date: Not Supplied	A12SW (W)	667	10	471215 436072




Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices Environment Agency - Head Office East Riding of Yorkshire Council - Public Protection Division Selby District Council - Environmental Health	June 2020 October 2017 September 2017	Annually Annual Rolling Update Annual Rolling Update
Discharge Consents Environment Agency - North East Region	October 2022	Quarterly
Enforcement and Prohibition Notices Environment Agency - North East Region	March 2013	
Integrated Pollution Controls Environment Agency - North East Region	January 2009	
Integrated Pollution Prevention And Control Environment Agency - North East Region	October 2022	Quarterly
Local Authority Integrated Pollution Prevention And Control Selby District Council - Environmental Health East Riding of Yorkshire Council - Public Protection Division	April 2014 November 2014	Variable Variable
Local Authority Pollution Prevention and Controls Selby District Council - Environmental Health East Riding of Yorkshire Council - Public Protection Division	April 2014 November 2014	Annual Rolling Update Annual Rolling Update
Local Authority Pollution Prevention and Control Enforcements Selby District Council - Environmental Health East Riding of Yorkshire Council - Public Protection Division	April 2014 November 2014	Variable Variable
Nearest Surface Water Feature Ordnance Survey	December 2022	
Pollution Incidents to Controlled Waters Environment Agency - North East Region	December 1998	
Prosecutions Relating to Authorised Processes Environment Agency - North East Region	July 2015	
Prosecutions Relating to Controlled Waters Environment Agency - North East Region	March 2013	
Registered Radioactive Substances Environment Agency - North East Region	June 2016	As notified
River Quality Environment Agency - Head Office	November 2001	Not Applicable
River Quality Biology Sampling Points Environment Agency - Head Office	April 2012	
River Quality Chemistry Sampling Points Environment Agency - Head Office	April 2012	
Substantiated Pollution Incident Register Environment Agency - North East Region - Dales Area Environment Agency - North East Region - Ridings Area Environment Agency - North East Region - Yorkshire Area	October 2022 October 2022 October 2022	Quarterly Quarterly Quarterly
Water Abstractions Environment Agency - North East Region	October 2022	Quarterly
Water Industry Act Referrals Environment Agency - North East Region	October 2017	
Groundwater Vulnerability Map Environment Agency - Head Office	June 2018	As notified
Bedrock Aquifer Designations Environment Agency - Head Office	January 2018	Annually
Superficial Aquifer Designations Environment Agency - Head Office	January 2018	Annually

Agency & Hydrological	Version	Update Cycle
Source Protection Zones Environment Agency - Head Office	September 2022	Bi-Annually
Extreme Flooding from Rivers or Sea without Defences Environment Agency - Head Office	August 2022	Quarterly
Flooding from Rivers or Sea without Defences Environment Agency - Head Office	August 2022	Quarterly
Areas Benefiting from Flood Defences Environment Agency - Head Office	August 2022	Quarterly
Flood Water Storage Areas Environment Agency - Head Office	August 2022	Quarterly
Flood Defences Environment Agency - Head Office	August 2022	Quarterly
OS Water Network Lines Ordnance Survey	January 2023	Quarterly
BGS Groundwater Flooding Susceptibility British Geological Survey - National Geoscience Information Service	May 2013	As notified
Waste	Version	Update Cycle
BGS Recorded Landfill Sites British Geological Survey - National Geoscience Information Service	November 2002	As notified
Historical Landfill Sites Environment Agency - Head Office	November 2022	Quarterly
Integrated Pollution Control Registered Waste Sites Environment Agency - North East Region	January 2009	Not Applicable
Licensed Waste Management Facilities (Landfill Boundaries) Environment Agency - North East Region - Dales Area Environment Agency - North East Region - Ridings Area Environment Agency - North East Region - Yorkshire Area	October 2022 October 2022 October 2022	Quarterly Quarterly Quarterly
Licensed Waste Management Facilities (Locations) Environment Agency - North East Region - Dales Area Environment Agency - North East Region - Ridings Area Environment Agency - North East Region - Yorkshire Area	July 2022 July 2022 July 2022	Quarterly Quarterly Quarterly
Local Authority Landfill Coverage East Riding of Yorkshire Council - Public Protection Division North Yorkshire County Council Selby District Council - Environmental Health	February 2003 February 2003 February 2003	Not Applicable Not Applicable Not Applicable
Local Authority Recorded Landfill Sites East Riding of Yorkshire Council - Public Protection Division North Yorkshire County Council Selby District Council - Environmental Health	October 2018 October 2018 October 2018	
Registered Landfill Sites Environment Agency - North East Region - Dales Area Environment Agency - North East Region - Ridings Area Environment Agency - North East Region - Yorkshire Area	March 2006 March 2006 March 2006	Not Applicable Not Applicable Not Applicable
Registered Waste Transfer Sites Environment Agency - North East Region - Dales Area Environment Agency - North East Region - Ridings Area Environment Agency - North East Region - Yorkshire Area	April 2018 April 2018 April 2018	
Registered Waste Treatment or Disposal Sites Environment Agency - North East Region - Dales Area Environment Agency - North East Region - Ridings Area Environment Agency - North East Region - Yorkshire Area	June 2015 June 2015 June 2015	

Hazardous Substances	Version	Update Cycle
Control of Major Accident Hazards Sites (COMAH) Health and Safety Executive	January 2022	Bi-Annually
Explosive Sites Health and Safety Executive	March 2017	Annually
Notification of Installations Handling Hazardous Substances (NIHHS) Health and Safety Executive	August 2001	
Planning Hazardous Substance Enforcements Selby District Council North Yorkshire County Council East Riding of Yorkshire Council	February 2016 October 2007 October 2015	Variable Annual Rolling Update Variable
Planning Hazardous Substance Consents Selby District Council North Yorkshire County Council East Riding of Yorkshire Council	February 2016 October 2007 October 2015	Variable Annual Rolling Update Variable
Geological	Version	Update Cycle
BGS 1:625,000 Solid Geology British Geological Survey - National Geoscience Information Service	January 2009	As notified
BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	November 2022	Bi-Annually
CBSCB Compensation District Cheshire Brine Subsidence Compensation Board (CBSCB) Cheshire Brine Subsidence Compensation Board (CBSCB)	August 2011 November 2020	As notified
Coal Mining Affected Areas The Coal Authority - Property Searches	March 2014	Annual Rolling Update
Mining Instability Ove Arup & Partners	June 1998	Not Applicable
Non Coal Mining Areas of Great Britain British Geological Survey - National Geoscience Information Service	May 2015	Not Applicable
Potential for Collapsible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	April 2020	As notified
Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Radon Potential - Radon Affected Areas British Geological Survey - National Geoscience Information Service	September 2022	Annually
Radon Potential - Radon Protection Measures British Geological Survey - National Geoscience Information Service	September 2022	Annually

Industrial Land Use	Version	Update Cycle
Contemporary Trade Directory Entries Thomson Directories	October 2022	Quarterly
Fuel Station Entries Catalist Ltd - Experian	January 2023	Quarterly
Gas Pipelines National Grid	October 2021	Bi-Annually
Underground Electrical Cables National Grid	May 2021	Bi-Annually
Sensitive Land Use	Version	Update Cycle
Ancient Woodland Natural England	February 2021	Bi-Annually
Areas of Adopted Green Belt East Riding of Yorkshire Council - Planning Department Selby District Council	July 2022 July 2022	Quarterly Quarterly
Areas of Unadopted Green Belt East Riding of Yorkshire Council - Planning Department Selby District Council	July 2022 July 2022	Quarterly Quarterly
Areas of Outstanding Natural Beauty Natural England	August 2022	Bi-Annually
Environmentally Sensitive Areas Natural England	January 2017	
Forest Parks Forestry Commission	April 1997	Not Applicable
Local Nature Reserves Natural England	February 2021	Bi-Annually
Marine Nature Reserves Natural England	July 2019	Bi-Annually
National Nature Reserves Natural England	January 2021	Bi-Annually
National Parks Natural England	February 2018	Bi-Annually
Nitrate Sensitive Areas Natural England	April 2016	Not Applicable
Nitrate Vulnerable Zones Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA) Environment Agency - Head Office	April 2016 June 2017	Bi-Annually
Ramsar Sites Natural England	August 2020	Bi-Annually
Sites of Special Scientific Interest Natural England	February 2021	Bi-Annually
Special Areas of Conservation Natural England	July 2020	Bi-Annually
Special Protection Areas Natural England	February 2021	Bi-Annually

A selection of organisations who provide data within this report

Data Supplier	Data Supplier Logo
Ordnance Survey	
Environment Agency	
Scottish Environment Protection Agency	
The Coal Authority	
British Geological Survey	 British Geological Survey <small>NATURAL ENVIRONMENT RESEARCH COUNCIL</small>
Centre for Ecology and Hydrology	 Centre for Ecology & Hydrology <small>NATURAL ENVIRONMENT RESEARCH COUNCIL</small>
Natural Resources Wales	
Scottish Natural Heritage	
Natural England	
Public Health England	
Ove Arup	
Stantec UK Ltd	

Contact	Name and Address	Contact Details
1	British Geological Survey - Enquiry Service British Geological Survey, Environmental Science Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
2	Environment Agency - National Customer Contact Centre (NCCC) PO Box 544, Templeborough, Rotherham, S60 1BY	Telephone: 03708 506 506 Email: enquiries@environment-agency.gov.uk
3	East Riding of Yorkshire Council - Public Protection Division Council Offices, Church Street, GOOLE, East Riding Of Yorks, DN14 5BG	Telephone: 08457 887700 Fax: 01482 396104 Website: www.eastriding.gov.uk/
4	Environment Agency - Head Office Rio House, Waterside Drive, Aztec West, Almondsbury, Bristol, Avon, BS32 4UD	Telephone: 01454 624400 Fax: 01454 624409
5	Ordnance Survey Adanac Drive, Southampton, Hampshire, SO16 0AS	Telephone: 03456 05 05 05 Email: customerservices@ordnancesurvey.co.uk Website: www.ordnancesurvey.gov.uk
6	North Yorkshire County Council County Hall, Northallerton, North Yorkshire, DL7 8AD	Telephone: 01609 780780 Fax: 01609 778199 Website: www.northyorks.gov.uk
7	Selby District Council - Environmental Health Civic Centre, Doncaster Road, Selby, North Yorkshire, YO8 9FT	Telephone: 01757 705101 Email: dadamson@selby.gov.uk Website: www.selby.gov.uk
8	East Riding of Yorkshire Council County Hall, Beverley, East Riding, Yorkshire, HU10 9BA	Telephone: 01482 887700 Fax: 01482 885414 Website: www.eastriding.gov.uk
9	The Coal Authority - Property Searches 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG	Telephone: 0345 762 6848 Fax: 01623 637 338 Email: groundstability@coal.gov.uk Website: www2.groundstability.com
10	Natural England County Hall, Spetchley Road, Worcester, WR5 2NP	Telephone: 0300 060 3900 Email: enquiries@naturalengland.org.uk Website: www.naturalengland.org.uk
-	Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards Chilton, Didcot, Oxfordshire, OX11 0RQ	Telephone: 01235 822622 Fax: 01235 833891 Email: radon@phe.gov.uk Website: www.ukradon.org
-	Landmark Information Group Limited Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: customerservices@landmarkinfo.co.uk Website: www.landmarkinfo.co.uk

Please note that the Environment Agency / Natural Resources Wales / SEPA have a charging policy in place for enquiries.

GEOLOGICAL CLASSIFICATION

NATURE OF STRATA

If measurements start below ground surface, state how far.

THICKNESS

DEPTH

Feet

Inches

Metres

Feet

Inches

Metres

Glaciolacustrine Deposits (Vale of York Drift)

Topsoil

British Geological Survey

British Geological Survey

0.5

0.5

Blue/Grey clay

11.5

12.0

Brown clay with silt and gravel

7.5

19.5

Sherwood Sandstone Group

Hard sandstone

7.5

27.0

Soft sandstone (unstable)

3.0

30.0

Hard sandstone

12.0

42.0

Marl

1.0

43.0

R.D. Lake

16.12.92

British Geological Survey

British Geological Survey

British Geological Survey

British Geological Survey

British Geological Survey

British Geological Survey

British Geological Survey

British Geological Survey

Appendix D

Coal Mining Report

David Bellis Consulting Surveyors
Ltd
8, Morningson Terrace
Harrogate
North Yorkshire
HG1 5DH



(DX 720352 Harrogate)

T: 01423 529911 F: 01423 529922

E: contact@coalsearch.plus.com

W: www.coalsearch.plus.com



By

David Bellis
CONSULTING SURVEYORS

Regulated Coal Mining Search Report

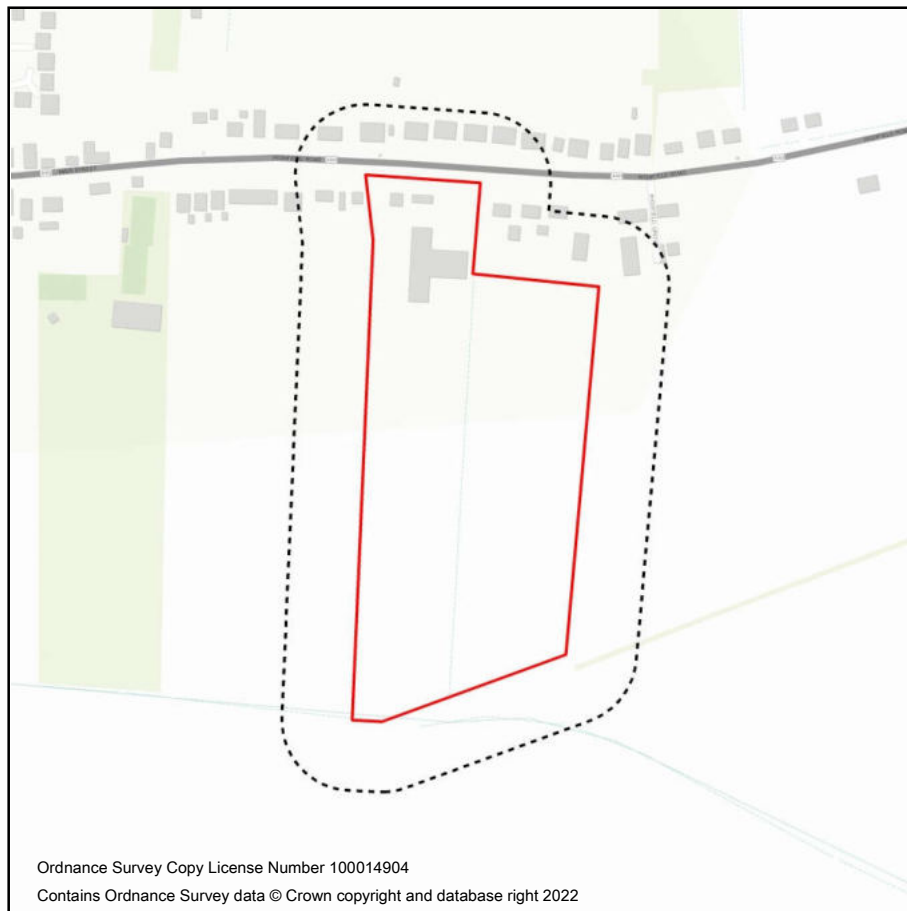
Incorporating Cheshire Brine Screening



SITE LOCATION AND COAL MINING FEATURE PLAN

ADDRESS: Highfield Road, Bubwith, Selby, YO8 6LY

SEARCH NUMBER: 454037

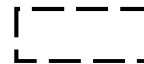


KEY

Property Boundary



50m property boundary buffer



Coal mining subsidence claims within 50m (section 7)



Mine entries within 20m (section 5)

Adits



Shafts



Symbols are indicative only and are not drawn to scale.

World Topographic Map - Sources: Esri, HERE, Garmin, Intermap, Increment P Corp, GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

This plan shows the location of the subject property and where relevant the location of mine entries and subsidence claims referred to in the attached CoalSearchPlus+ regulated coal mining search report. The plan must be viewed in conjunction with the detailed findings in the attached report. A coal mining risk rating, including recommended further action where appropriate, is given at the conclusion of the report. (section 8)

This plan shows reportable features relevant to the property only. Additional relevant coal mining aspects are reported upon within the report. The report and content of this plan are specific to the property under consideration. The report contents should not be used in relation to other property in the area.

Mine entries are reported if they are located within the property boundary or within 20m of it. (see report section 5 for detail)

Coal mining subsidence claims, made since 31st October 1994 and recorded by The Coal Authority, are reported for the subject property or property located within 50m of its boundary. Records of claims prior to this date are not normally retained by The Coal Authority and will not be reported. (see report section 7 for details)

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 from disused coal mine entries.

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 number at all times is (01623) 646333. If you have any questions or queries regarding the content of this coal mining report please contact David Bellis Consulting Surveyors Ltd.

* 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

Serial Number 454037

Client detail :

Solmek
(Site Investigations) Ltd
12 Yarm Road
Stockton on Tees
Cleveland
TS18 3NA

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:

Highfield Road
Bubwith
Selby
YO8 6LY

Your ref : S230142 SOL6978

Purchaser :

Vendor :

In accordance with your instructions received 02 Feb 2023 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
See Remarks				No previous recorded coal workings.

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 silty clay over sandstones over coal measures.

4. OPENCAST COAL MINING :

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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. MINE ENTRIES, MINE GAS, SURFACE HAZARDS AND ADDITIONAL INFORMATION :

The Coal Authority licensed Mine Entry dataset shows no evidence of any shafts or adits within 20 metres of the property or the boundary of the property.

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

The Coal Authority licensed Mine Gas dataset shows no record of mine gas emissions within the property or the property boundary requiring action.

The Coal Authority licensed Coal Mining Related Hazards dataset shows that the property has not been subject to remedial works by the Coal Authority, or its representatives, under the Coal Authority Emergency Surface Hazard Call Out Procedures.

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 section 46 notices have been issued under the Coal Mining Subsidence Act 1991.

The property is situated in an area for which notices relating to the withdrawal of support have been published.

7. PAST COAL MINING RELATED SUBSIDENCE :

A review of the records held by the Coal Authority has shown no evidence of coal mining related subsidence claims in relation to the subject property since 31st October 1994. This is the period for which records are held by the Coal Authority.

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

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.

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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 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, data supplied to CoalSearchPlus+ under license from the Coal Authority, and plans and records held by the Coal Authority and made publicly available at the time of inspection which may include British Geological Survey and Ordnance Survey data. 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.

This report contains Data provided by the Coal Authority. Any and all analysis and interpretation of the Coal Authority Data in this report is made by David Bellis Consulting Surveyors Ltd trading as CoalSearchPlus+, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be copyright of the Coal Authority and permission should be sought from David Bellis Consulting Surveyors Ltd prior to any re-use.

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

Serial Number 454037

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Coal Authority data supplied under license may contain Ordnance Survey information Crown Copyright © 100020315 [2022]

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, the CoalSearchPlus+ coal mining data base and data supplied under license by the Coal Authority. In order to compile this report enquiries have been made in relation 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 depth and age of the workings,

A statement of shallow depth generally indicates records show that coal has been mined within 30m of the surface. In some circumstances coal classified as shallow may extend up to a depth of 50m.

A statement of moderate depth indicates records show that coal has been mined at between 30m and 500m depth.

A statement of 'at depth' indicates records show that coal has been mined at depths of over 500m.

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 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 the records are often unclear regarding the site boundary and or worked areas. Published records and data supplied under license by the Coal Authority 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.

Mine Entries, Mine Gas, Surface Hazards 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. 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.

It will be reported if mine gas emissions relating to the property are recorded by The Coal Authority.

It will be reported if The Coal Authority has carried out work in relation to the property after a report of an alleged coal mining related hazard under the Coal Authority's Emergency Hazard Call Out procedures.

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 – report if The Coal Authority licensed Claim Dataset shows record of a coal mining subsidence claim having been reported on the subject property or any other property within 50m of the boundary of the subject property since 31st October 1994. Where available claim detail information will be given for claims on the subject property only.

Coal Mining Risk Level – the opinion of David Bellis Consulting Surveyors Ltd 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.

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.

Serial Number 454037

- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to:

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

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

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

Date : 09 Feb 2023

Signed :



Serial Number 454037**Important Consumer Protection Information**

This search has been produced by David Bellis 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.

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- 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 products and services comply with industry registration rules and standards and relevant laws.
- 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 up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience 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
Website: www.tpos.co.uk
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

Serial Number 454037**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.
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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.

Appendix E
Notes on Contamination
Guidance

UK BACKGROUND

Environmental Protection Act 1990: Part 2A Revised Statutory Guidance (April 2012)

This revised document explains how the Local Authority should decide if land, based on a legal interpretation, is contaminated. The document replaces the previous guidance given in Annex 3 of DEFRA Circular 01/2006, issued in accordance with section 78YA of the 1990 Environmental Protection Act.

The main objectives of the Part 2A regime are to *“identify and remove unacceptable risks to human health and the environment”* and to *“seek to ensure that contaminated land is made suitable for its current use”*.

Part 2A uses a risk based approach to defining contaminated land whereby the “risk” is interpreted as *“the likelihood that harm, or pollution of water, will occur as a result of contaminants in, on or under the land”* and by *“the scale and seriousness of such harm or pollution if it did occur”*.

For a relevant risk to exist a contaminant, pathway and receptor linkage must be present before the land can be considered to be contaminated. The document explains that *“for a risk to exist there must be contaminants present in, on or under the land in a form and quantity that poses a hazard, and one or more pathways by which they might significantly harm people, the environment, or property; or significantly pollute controlled waters.”*

A conceptual model is used to develop and communicate the risks associated with a particular site.

To determine if land is contaminated the local authority use various categories from 1 to 4. Categories 1 and 2 include *“land which is capable of being determined as contaminated land on grounds of significant possibility of significant harm to human health.”*

Categories 3 and 4 *“encompass land which is not capable of being determined on such grounds”*.

PRELIMINARY CONCEPTUAL MODEL

Preliminary Conceptual Models are undertaken in accordance with CIRIA C552. The Preliminary Conceptual Model assesses the consequence and the likelihood of a risk being realised to provide a risk classification, using the tables detailed below.

CONSEQUENCE OF RISK BEING REALISED (Based on C552 CIRIA, 2001)

Classification	Definition	Example
Severe	Short-term (acute) risk to human health, the environment, an element of the development or other aspect with is likely to result in <i>significant harm, damage or both.</i>	High concentrations of cyanide on the surface of an informal recreational area. Major spills of contaminants from site into controlled water. High concentrations of explosive gas in the subsurface environment that have a clear unobstructed pathway into buildings.
Moderate	Chronic damage to human health, a plausible chance that an event will occur, although the timeline is not immediate to be in the short-term.	Appreciable concentration of contamination that over the longer-term will cause significant harm i.e. high lead concentration in topsoil. Shallow mine workings that are potentially unstable but may remain in a satisfactory or stable conditions for a number of years.
Mild	Low level pollution of non-sensitive water, a feasible hazardous scenario although the timeline of such occurring can probably be considered in 10's of years.	The effect of high sulphate concentrations on structural concrete. Pollution of non-classified groundwater.
Minor	Harm, although not necessarily significant to human health, or with respect to other aspects of the development, which are considered implausible in terms of occurrence, or will have little consequential impact.	The presence of contaminants at such low concentrations that protective equipment is required during site works. Any damage to structures is minimal and will not be structural in characteristics.

PROBABILITY OF RISK BEING REALISED (C552 CIRIA, 2001)

Classification	Definition
High Likelihood	There is a viable pollutant linkage and an event that either appears very likely in the short term and almost inevitable over the long term, or there is evidence that the receptor has been harmed or polluted.
Likely	There is a viable pollutant linkage and all elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term.
Low Likelihood	There is a viable pollutant linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such event would take place, and is less likely in the shorter term.
Unlikely	There is a viable pollutant linkage but circumstances are such that it is improbable that an event would occur even in the very long term.

RISK CLASSIFICATION MATRIX (C552 CIRIA, 2001)

Risk = Probability x Consequence		Consequence			
		Severe	Moderate	Mild	Minor
Probability	High likelihood	Very high risk	High risk	Moderate risk	Moderate/low risk
	Likely	High risk	Moderate risk	Moderate/low risk	Low risk
	Low likelihood	Moderate risk	Moderate/low risk	Low risk	Very low risk
	Unlikely	Moderate/low risk	Low risk	Very low risk	Very low risk

HUMAN RECEPTORS

Human exposure to contaminants present in soils can occur via several pathways. Direct exposure pathways include dermal absorption after contact with contaminated ground, inhalation of soil or dust, inhalation of volatilised compounds, and inadvertent soil ingestion (or deliberate soil ingestion in the case of some children). Other indirect pathways include human ingestion of plants grown in contaminated soil or contaminated ground or surface water. Contaminants associated with wind blown dust can affect humans on surrounding sites.

VEGETATION

Plants can be affected by soil contamination in a number of ways resulting in growth inhibition, nutrient deficiencies and yellowing of leaves. Contaminants are taken up by plants through the roots and through foliage. Contaminants identified as being highly phytotoxic include boron, cadmium, copper, lead, nickel, and zinc.

To establish if the levels of contaminants present on a site may pose a risk to vegetation the results of the contamination testing are compared to a series of threshold values published in 'Code of Good Agricultural Practice for the Protection of Soil'.

GROUNDWATER AND SURFACE WATER RECEPTORS

The principal pathway by which soil contamination may reach the water environment is through a slow seepage or leaching to groundwater or surface water. The potential for contaminants to migrate along such pathways is dependent on the chemical and physical characteristics of the contaminants and the local hydrogeology. Surface watercourses may also accumulate contamination as contaminated sediments are deposited within the water body.

Where the site investigated overlies major/principal aquifers (and in some cases minor/secondary aquifers depending on certain conditions), groundwater Source Protection Zones and areas in close proximity to groundwater abstractions, contamination test results have been compared with the Water Supply (Water Quality) Regulations 1989 and The Water Supply (Water Quality) Regulations 2000.

Should a surface water receptor, such as a fresh water environment (river, canal, stream, lake etc), or marine environment be considered sensitive in relation to a site, then test results are compared with DEFRA & SEPA Environmental Quality Standards (2004). Many of the Environmental Quality Standards are hardness (CaCO₃) depended. Where no hardness values are available, Solmek assume conservative values (of between 0 and 50mg/l).

In the absence of vulnerable ground and surface water environments, Solmek may compare any test results with the Environment Agency Leachate Quality Threshold Values.

DETAILED QUANTITATIVE RISK ASSESSMENT (DQRA)

In line with Environment Agency's guidance document Environment Agency *Land Contamination Risk Management*, which replaced the now-withdrawn *Contaminated Land Report 11 – Model Procedures for the Management of Land Contamination (2004)*, a DQRA for groundwater/human health may be required following a Phase 2 investigation and before the preparation of a Phase 3 Remediation Strategy. For human health DQRA, a site specific assessment criteria is undertaken using CLEA Software Version 1.06. For groundwater DQRA, the Environment Agency Remedial Targets Worksheet Version 3.1 is used.

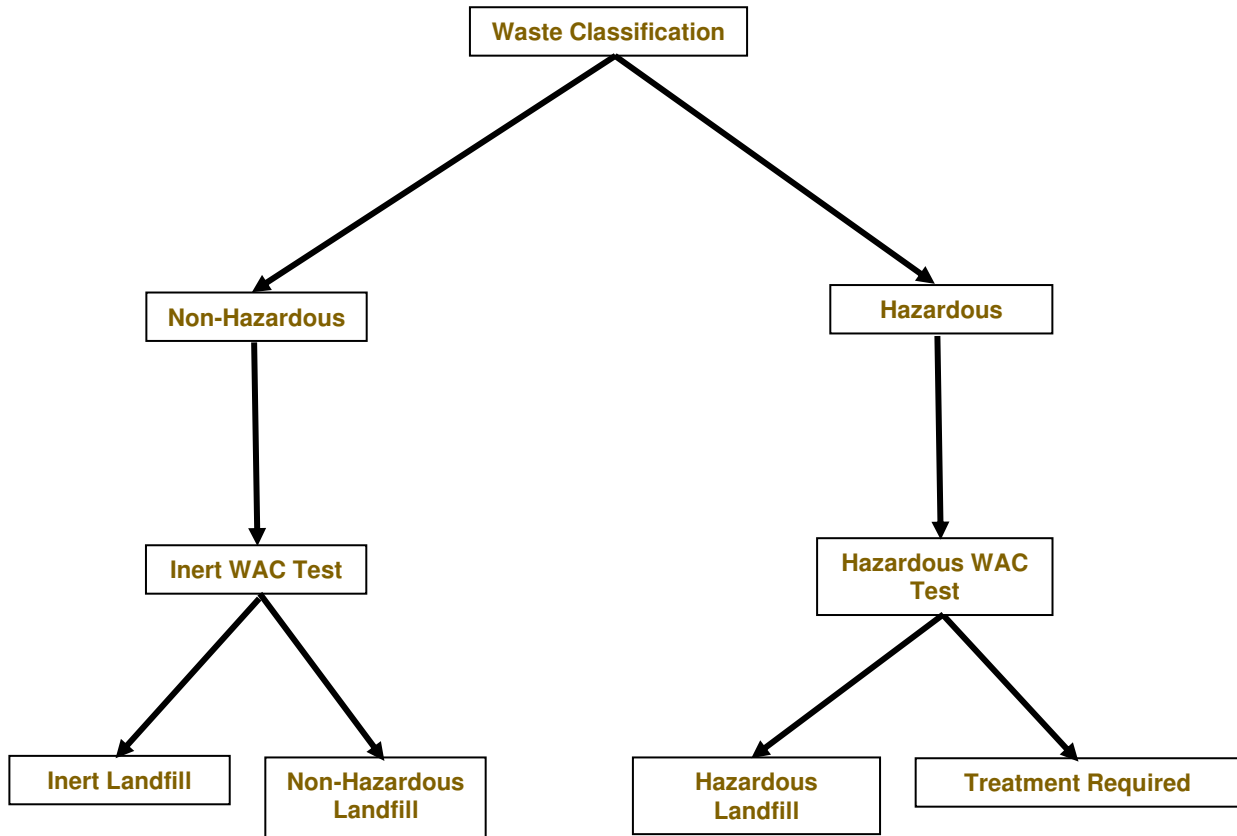
WASTE CLASSIFICATION AND WASTE ACCEPTANCE CRITERIA

During the site strip and construction activities, material may be required to be removed from site. Any such material would require classification, in line with Environment Agency Technical Guidance *Waste Classification: Guidance on the classification and assessment of waste (2015)*. This would classify the material as either Non-Hazardous or Hazardous Waste.

Once the material has been classified, determining the suitable landfill for disposal is governed by landfill directive Waste Acceptance Criteria (WAC) testing, with landfills categorized as Inert Waste, Stable Non-Reactive Hazardous Waste and Hazardous Waste. The WAC testing relates to materials that are to be exported from a site/development to landfill, and do not directly relate to human health specifically. The testing results are generally presented as certificates which can be used by site owners/contractors etc, which should be presented to the accepting waste facility or waste contractor.

If waste classification and/or WAC testing are not undertaken, material taken off site may be subject to WAC testing by the appropriate waste disposal company. The decision on whether or not to accept waste, or whether further testing is required, is at the discretion of the waste disposal company.

The below flow chart provides further information on the waste classification process.



CONSTRUCTION MATERIALS

Materials at risk from possible soil contaminants include inorganic matrices such as cement and concrete and also organic material such as plastics and rubbers. Acid ground conditions and high levels of sulphates can accelerate the corrosion of building materials. Where pH and soluble sulphate analysis has been undertaken, Solmek compare the test results with the guidelines presented within BRE Special Digest 1, 2005 (3rd Edition) 'Concrete in Aggressive Ground'. Plastics and rubbers are generally used for piping and service ducts and are potentially attacked by a range of chemicals, most of which are organic, particularly petroleum based substances. Drinking water supplies can be tainted by substances that can penetrate piping and water companies enforce stringent threshold values.

The levels of potential contaminants should be compared to thresholds supplied in the UK Water Industry Research (UKWIR) publication "Guidance for the selection of Water Supply Pipes to be used in Brownfield Sites" (January 2011). A Brownfield Site is defined in the document as "Land or premises that have not previously been used or developed that may be vacant or derelict". It should be noted that Brownfield sites may not be contaminated. The guidance does not apply to Greenfield Sites however water companies may have their own assessment criteria which should be checked by the developer. The table below outlines the pipe material selection threshold concentrations.

Parameter group	Pipe Material (Threshold concentrations in mg/kg)					
	PE	PVC	Barrier pipe (PE-AL-PE)	Wrapped Steel	Wrapped Ductile Iron	Copper
Extended VOC suite by purge and trap or head space and GC-MS with TIC	0.5	0.125	Pass	Pass	Pass	Pass
+ BTEX + MTBE	0.1	0.03	Pass	Pass	Pass	Pass
SVOCs TIC by purge and trap or head space and GC-MS with TIC (aliphatic and aromatic C5-C10)	2	1.4	Pass	Pass	Pass	Pass
+ Phenols	2	0.4	Pass	Pass	Pass	Pass
+ Cresols and chlorinated phenols	2	0.04	Pass	Pass	Pass	Pass
Mineral oil C11-C20	10	Pass	Pass	Pass	Pass	Pass
Mineral oil C21-C40	500	Pass	Pass	Pass	Pass	Pass
Corrosive (Conductivity, Redox and pH)	Pass	Pass	Pass	Corrosive if pH <7 and conductivity >400µS/cm	Corrosive if pH <5, Eh not neutral and conductivity >400µS/cm	Corrosive if pH <5 or >8 and Eh positive
Specific suite identified as relevant following site investigation						
Ethers	0.5	1	Pass	Pass	Pass	Pass
Nitrobenzene	0.5	0.4	Pass	Pass	Pass	Pass
Ketones	0.5	0.02	Pass	Pass	Pass	Pass
Aldehydes	0.5	0.02	Pass	Pass	Pass	Pass
Amines	Fail	Pass	Pass	Pass	Pass	Pass

REQUIREMENTS OF PARTIES WITHIN THE DEVELOPMENT PROCESS

Interested parties involved in the development process may use the data in different ways and there may be varying views and interpretation of the factual data. Local Authority staff may have a view on contamination and human health and the wider environment. The Environment Agency are concerned principally with the protection of Controlled waters. Building insurers, funders and purchasers may be primarily concerned with issues of potential commercial blight. Purchasers are also not always fully informed, and perceptions on issues associated with risk can affect the decision to purchase. Developers and construction organisations will focus on financial aspects of dealing with the contamination in the context of the development and construction programme.

RISKS & LIABILITIES FROM CONTAMINATION

In simple terms, risks associated with contamination may be considered in terms of 1) statutory risks and 2) development related risks. If contamination is severe or forms a potential hazard based on its potential to affect groundwater, surface water or human health, a statutory risk may be present, and as such, if the risk is not reduced, criminal proceedings may be instigated by a government body or local authority.

If the contamination is less severe or not considered to be mobile, it may be considered a commercial liability which could, in theory remain untreated, but which may at a later date affect the value of the property, or, with changing legislation, become a statutory risk. Commercial liabilities could give rise to civil proceedings by third parties if there are grounds for action.

Appendix F

Notes on Limitations

♣Solmek conditions of offer, notes on limitations & basis for contract (ref: version1/2023)

These conditions accompany our tender and supercede any previous conditions issued. Solmek will prepare a report solely for the use of the Client (the party invoiced) and its agent(s). No reliance should be placed on the contents of this report, in whole or in part by 3rd parties. The report, its content and format and associated data are copyright, and the property of Solmek. Photocopying of part or all of the contents, transfer or reproduction of any kind is forbidden without written permission from Solmek. A charge may be levied against such approval, the same to be made at the discretion of Solmek.

Solmek cannot be held liable and do not warrant, or otherwise guarantee the validity of information provided by third parties and subsequently used in our reports. Solmek are not responsible for the action negligent of otherwise of subcontractors or third parties.

Site investigation is a process of sampling. The scope and size of an investigation may be considered proportional to levels of confidence regarding the ground and groundwater conditions. The exploratory holes undertaken investigate only a small volume of the ground in relation to the overall size of the site, and can only provide a general indication of site conditions. The opinions provided and recommendations given in this report are based on the ground conditions as encountered within each of the exploratory holes. There may be different ground conditions elsewhere on the site which have not been identified by this investigation and which therefore have not been taken into account in this report. Reports are generally subject to the comments of the local authority and Environment Agency. The comments made on groundwater conditions are based on observations made at the time that site work was carried out. It should be noted that mobile contamination, ground gas levels and groundwater levels may vary owing to seasonal, tidal and/or weather related effects. Solmek cannot be held liable for any unrecorded or unforeseen obstructions between exploratory boreholes and trial pits. This includes instances where previous structures on the site (buried man made structures) or the presence of boulder clay (cobbles and/or boulder obstructions) have been anticipated. All types of piling operations should make allowance for obstructions within the construction budget to accommodate this. Unrecorded ancient mining may occur anywhere where seams that have been worked and influence the rock and soil above. Dissolution cavities can occur where gypsum or chalk is present. Rotary drilling is the recommended technique to prove the integrity of the rock.

Where the scope of the investigation is limited via access to information, time constraints, equipment limitations, testing, interpretation or by the client or his agents budgetary constraints, elements not set out in the proposal and excluded from the report are deemed to be omitted from the scope of the investigation.

Desk studies are generally prepared in accordance with RICS guidelines. Environmental site investigations are generally undertaken as 'exploratory investigations' in accordance with the definitions provided in paragraph 5.4 of BS 10175:2011 in order to confirm the conceptual assumptions. You are advised to familiarize yourself with the typical scope of such an investigation. No pumping of water will be undertaken unless a licence or facilities/equipment have been arranged by others.

Where the type, number or/and depth of exploratory hole is specified by others, Solmek cannot and will not be responsible for any subsequent shortfall or inadequacy in data, and any consequent shortfall in interpretation of environmental and geotechnical aspects which may be required at a later date in order to facilitate the design of permanent or temporary works.

All information acquired by Solmek in the course of investigation is the property of Solmek, and, only also becomes the joint property of the Client only on the complete settlement of all invoices relating to the project. Solmek reserve the right to use the information in commercial tendering and marketing, unless the Client expressly wishes otherwise in writing. The quoted rates do not include VAT, and payment terms are 30 days from dispatch of invoice from our offices. Quotes are subject to a site visit.

We have allowed for 1 mobilisation and normal working hours unless otherwise stated. The scope of the investigation may be reviewed following the desk study and/or fieldwork. The presence or otherwise of Japanese Knotweed or other invasive plants can be difficult to identify especially during winter months. If Japanese Knotweed or other invasive species are suspect, it should be confirmed by an ecologist. We have not allowed for acquiring services information, and cannot be responsible for damage to underground services or pipes not shown to us or not clearly shown on plans. Costs incurred will be passed on to you, and in commissioning Solmek you understand and accept that you/your agent have a contractual relationship with Solmek & you accept this. Our rates assume unobstructed, reasonably level and firm access to the exploratory positions and adequate clear working areas and headroom. We have priced on the basis that you or your client have the necessary permissions, wayleaves and approvals to access land. All boreholes and pits are backfilled with arisings except where gas monitoring pipes are installed with stopcock covers. Solmek are not responsible for any uneven surfaces as a result of siteworks and rutting and backfilled excavations may require re-levelling and/or making good by others after fieldwork is complete, and Solmek has not allowed for this. No price has been provided or requested for a return visit to remove pipework and covers. Hourly rates apply to consultancy only and do not include expenses unless otherwise shown. If warranties are required, legal costs incurred will be passed on to you assuming Solmek agree to complete such warranties, modified or otherwise and you understand and agree to pay all costs.

We reserve the right to pursue full payment of the invoice prior to release of any information including reports. We advise you/your client that we may elect to pursue our statutory rights under late payment legislation, and will apply 8% to the base rate for unreasonably late payments. Solmek are exempt from the CIS Scheme. Solmek offer to undertake work only in strict accordance with conditions covered by our current insurances, which are available for inspection. Solmek are not responsible for acts, negligent or otherwise of subcontractors and as a matter of policy cannot indemnify any other parties. Professional indemnity Insurance is limited to ten times the invoice net total except where stated otherwise by Solmek. Solmek give notice that consequential loss as a direct or indirect result of Solmek's activities or omission of the same are excluded.