

PHASE 1 ENVIRONMENTAL ASSESSMENT FOR A PROPOSED RESIDENTIAL DEVELOPMENT AT BAILDON MILLS, NORTHGATE, BAILDON

CONTENTS

- 1.0 INTRODUCTION
- 2.0 LOCATION, TOPOGRAPHY & CURRENT CONDITION
- 3.0 HISTORIC SITE USAGE
- 4.0 GEOLOGY & HYDROGEOLOGY
- 5.0 POLLUTION CONTROLS & WASTE
- 6.0 IDENTIFIED POSSIBLE SOURCES OF CONTAMINATION
- 7.0 RISK ASSESSMENT
- 8.0 DISCUSSION
- 9.0 GROUND INVESTIGATION WORKS
- 10.0 SUMMARY
- 11.0 CAVEATS

APPENDICES

- APPENDIX A - LIST OF DOCUMENTS REFERRED TO
- APPENDIX B - SITE LOCATION PLAN - FIG. 1
- APPENDIX C - SITE TOPOGRAPHICAL SURVEY AND SITE
CONCEPTUAL SECTION - FIG. 2
- APPENDIX D - SITE PHOTOGRAPHS
- APPENDIX E - HISTORIC ORDNANCE SURVEY PLANS
- APPENDIX F - MINING SEARCH

1.0 INTRODUCTION

- 1.01 Following instructions from KMRE Group Ltd during May 2016, CoDA Structures have undertaken an appraisal of a proposed apartment development at Baildon Mills, Northgate, Baildon. The appraisal assesses environmental issues.
- 1.02 The site is currently occupied by a number of buildings.
- 1.03 It is proposed to convert the original mill buildings to residential dwellings and re-develop the garages in the northwest sector of the site with two cottages.
- 1.04 Sections 2.0 – 7.0 of this report undertake a desk based assessment to determine the environmental quality of the land at the site and to identify the potential for any environmental risks as follows:-
- to establish the likely extent of any potential contamination at the site as a result of its current and previous use;
 - to establish the sensitivity of the site in relation to the site's geology, hydrogeology and hydrology;
 - to assess the significance of any potential contamination at the site with respect to possible harm to the surrounding environment and site end users;
 - to provide recommendations for further works as appropriate.
- 1.05 The interpretation provided in this report is based upon information gathered from public data sources.
- 1.06 The local authority is Bradford Metropolitan District Council (BMDC).

2.0 LOCATION, TOPOGRAPHY & CURRENT CONDITION

- 2.01 The site is located to the west of Northgate and lies approximately 5.5 miles to the north of Bradford City Centre. A site location plan (Fig. 1) is attached in Appendix B.
- 2.02 The Ordnance Survey co-ordinates for the centre of the site are 415410 mE, 439800 mN.
- 2.03 The site is approximately 0.66 acres in area.
- 2.04 The boundaries of the site are defined as follows:-
- | | |
|-------------------------|---|
| North eastern boundary: | Building elevation and retaining wall to adjacent car park. |
| North western boundary: | Stone boundary wall to access drive to adjacent residential properties. |

- Southern boundary: Timber fencing to residential properties beyond.
- South eastern boundary: Stone boundary retaining walls to adjacent car park.
- Western boundary: Stone boundary wall to adjacent residential properties.

- 2.05 The site can be accessed from Northgate and the car park adjacent the south eastern boundary.
- 2.06 A site walk-over was undertaken on 20 June 2016 and the following noted:-
- the older buildings on the site are load bearing sandstone masonry supporting concrete floors and steel truss roof structure.
 - the new building on the site is a masonry and profiled steel sheet clad portal frame building.
 - the garages in the north western sector appear to be a timber clad timber framed structure.
 - hardstandings are a combination of concrete and tarmac.
 - the car park in the south western sector is unmade.
 - there is a sub-station in the northern sector.
 - there are no visual signs of contamination on the site.
- 2.07 The mill buildings are occupied by offices for various businesses. The newer building in the western sector is unused.
- 2.08 The general fall of the site is to the southeast. Site levels range from:-
- | Location | Level (mAOD) |
|------------------------|-----------------|
| North eastern boundary | 159.48 – 164.42 |
| North western boundary | 164.42 – 167.28 |
| Southern boundary | 161.99 – 167.40 |
| South eastern boundary | 161.99 – 163.73 |
| Western boundary | 166.61 – 167.40 |
- 2.09 A site topographical survey (Fig. 2) is attached in Appendix C.
- 2.10 Site photographs are attached in Appendix D.

3.0 HISTORIC SITE USAGE

3.01 Extracts from Ordnance Survey Sheets dating back to 1852 have been examined and the following constitutes a brief history of the entire site and the surrounding land:-

Map/Date & Scale	On-site Feature	Features within 250m of site	Features within 1000m of site
1852 1:10,000	- a mill appears to be present in the northern sector.	- village of Baildon to the southeast and south.	- the surrounding area is predominantly undeveloped; - sandstone quarries to the north, northeast, southwest and west; - village of Lower Baildon to the southeast; - old coal pits to the west.
1893 1:2,500	- Baildon Mill is present on the site with two associated mill ponds.	- expansion of Baildon village.	- Not applicable (N/A)
1894 1:10,000	- no significant change noted.	- residential development to the north.	- railway line to the southwest; - reservoirs to the northwest.
1908 1:2,500	- no significant change noted.	- blacksmiths to the north; - works to the east; - further residential development to the northeast.	- N/A
1909 1:10,000	- no significant change noted.	- no significant change noted.	- old quarry to the northeast; - expansion of Lower Baildon to the southeast; - railway sidings to the southeast.
1921/22 sheets 1:2,500	- no significant change noted.	- further residential development to the southwest.	- N/A
1934 1:2,500	- chimney indicated in the centre of the site.	- significant residential development to the surrounding area.	- N/A
1934 1:10,000	- no significant change noted.	- no significant change noted.	- residential development to the south and southwest; - mill to the south; - quarry to the southwest; - old coal pits to the west and northwest.
1938 1:10,000	- no significant change noted.	- no significant change noted.	- further residential development to the south.
1956 1:10,000	- no significant change noted.	- no significant change noted.	- further residential development to the south.
1960 1:2,500	- the mill pond in the western sector appears to have been infilled.	- nurseries adjacent the western boundary and to the northwest and southwest; - small works to the south and northwest.	- N/A
1961/64 sheets 1:2,500	- no significant change noted.	- no significant change noted.	- N/A
1967/68 sheets 1:10,000	- no significant change noted.	- no significant change noted.	- residential development to the southeast.

maps incomplete			
1973/79 sheets 1:10,000	- no significant change noted.	- no significant change noted.	- further residential development to the north; - residential development to the east.
1978/89 sheets 1:2,500 maps incomplete	- a building in the centre of the site appears to have been demolished.	- upholstery works to the east.	- N/A
1982/87 sheets 1:10,000 maps incomplete	- no significant change noted.	- no significant change noted.	- further residential development to the east.
1985/89 sheets 1:2,500	- a new building appears to be present in the centre of the site.	- no significant change noted.	- no significant change noted.
1993 1:2,500	- no significant change noted.	- garage to the north.	- N/A
1994 1:2,500 map incomplete	- no significant change noted.	- no significant change noted.	- N/A
2000 1:10,000	- no significant change noted.	- no significant change noted.	- further residential development to the west.
2006 1:10,000	- no significant change noted.	- no significant change noted.	- no significant change noted.
2016 1:10,000	- no significant change noted.	- no significant change noted.	- no significant change noted.

3.02 Historic Ordnance Survey plans are attached in Appendix E.

4.0 GEOLOGY AND HYDROGEOLOGY

4.01 Geology:

1:25,000 BGS Geological Sheets for Bradford indicate the following:-

- The site is underlain by Rough Rock of the Millstone Grit series.
- Glacial deposits of Till are likely to be present at the surface.
- No faults are present on the site but a fault lies approximately 100m to the northeast of the site.
- There are no recorded areas of made ground within 1000m of the site.

4.02 Mining:

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

- There are no recorded coal workings below the site.
- There is coal in reserve, but no workings are currently planned.
- There are no recorded mine entries on or within 20m of the site.
- The site is not situated within the boundary of a former opencast coal mining site.
- There is no evidence of any coal mining related subsidence claims in relation to the site during the past 10 years.

The mining report is attached in Appendix F.

BGS Technical Report WA/96/1 A geological background for planning and development in the City of Bradford Metropolitan District indicates the following:-

- the site is on the edge of an outcrop area of a main sandstone resource.
- there are recorded sandstone quarries 600m to the northeast and 700m to the northwest of the site.
- the site is not in an outcrop area of coal measures where coal workings potentially exist at less than 30m below ground level.
- the site is not in an area of known underground colliery based mining.
- the site is not in an area of known bell pits and crown holes.

- the site is not in an area of known sandstone workings determined from abandonment mine plans and site investigation records.
- there are no known coal mine entries within 200m of the site.

There are 147 no. recorded BGS mineral sites within 1000m of the site. Of these 9 are within 500m of the site and details are summarised as follows:-

Location: Moorgate, Baildon 442m to the north
Type: Opencast
Status: Ceased
Commodity: Sandstone

Location: Plain Side, Baildon 494m to the northwest
Type: Underground
Status: Ceased
Commodity: Coal

Location: Plain Side, Baildon 482m to the northwest
Type: Underground
Status: Ceased
Commodity: Coal

Location: Plain Side, Baildon 484m to the northwest
Type: Underground
Status: Ceased
Commodity: Coal

Location: Plain Side, Baildon 486m to the northwest
Type: Underground
Status: Ceased
Commodity: Coal

Location: Plain Side, Baildon 491m to the northwest
Type: Underground
Status: Ceased
Commodity: Coal

Location: Plain Side, Baildon 495m to the northwest
Type: Underground
Status: Ceased
Commodity: Coal

Location: Plain Side, Baildon 512m to the northwest
Type: Underground
Status: Ceased
Commodity: Coal

1 no. Category 2 Significant Incident involving:-

- sewage 47m to the north.

10 no. Category 3 Minor Incidents involving:-

- mud/clay/soil 45m to the east
- paints/dyes 257m to the south
- sewage 259m to the south
- unknown pollutant 263m to the south
- sewage 273m to the north
- unknown pollutant 388m to the southeast
- unknown pollutant 393m to the southeast
- inert suspended solids 452m to the south
- inert suspended solids 457m to the south
- sewage 479m to the south

None of the pollution incidents appear to be associated with any activities on the site.

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

There have been 4 no. substantiated pollution incidents within 1000m of the site but none have been within 500m of the site.

There is 1 no. water abstraction license held within 1000m of the site and details are summarised as follows:-

- groundwater abstraction for spray irrigation 775m to the northwest.

The site does not lie in a Source Protection Zone.

5.0 POLLUTION CONTROLS & WASTE

5.01 Pollution Controls:

There is 1 no. Local Authority Pollution Prevention and Control permit held within 1000m of the site.

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

There are no integrated pollution controls held within 1000m of the site.

There are no integrated pollution prevention and control permits held within 1000m of the site.

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

There are no COMAH (Control of Major Accident Hazard Sites) within 1000m of the site.

There have been no prosecutions relating to 'Authorised Processes' within 1000m of the site.

5.02 **Waste:**

There are no registered landfill sites within 1000m of the site.

There are no local authority recorded landfill sites within 1000m of the site.

There are potentially 12 infilled areas of land within 1000m of the site. Of these 4 no. are within 500m of the site and details are summarised as follows:-

- unknown filled ground 102m to the west
- unknown filled ground 152m to the northwest
- unknown filled ground 424m to the northwest
- unknown filled ground 435m to the north

There are no British Geological Survey recorded landfill site within 1000m of the site.

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

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

There are no waste transfer sites within 1000m of the site.

6.0 **IDENTIFIED POSSIBLE SOURCES OF CONTAMINATION**

The past history of the site would indicate possible sources of contamination. The following should be noted:-

6.01 **Soil Contamination:**

It appears that areas of the site have been filled to create the building plateaux on site. Therefore, any fill that has been imported onto the site may have elevated levels of contamination, depending upon the source and nature of the material.

The site has been a mill from pre 1852. The mill use is considered a moderate to high risk contaminative activity.

Localised hydrocarbon contamination may be present on the site in the area of the former chimney, depending on the types of fuels used.

The sub-station of the site may be a possible source of hydrocarbon contamination

(PCB's) from leakages or spillages of transformer oils depending on the age of the sub-station.

Localised hydrocarbon contamination (TPH) may be present on the site in the area of the garages from leakages and spillages of oils and fuels.

Potentially contaminative industries which have been present in the immediate vicinity (within 250m) of the site include:-

- blacksmiths
- works
- garage

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

- mill
- coal pits
- quarries
- railway line & sidings

It is considered that the site has been at risk from the uncontrolled tipping of waste products, residues or chemicals from the former mill use on the site but not from industries and activities in the vicinity of the site.

Contemporary Trade Directory entries in the immediate vicinity of the site (within 250m) include the following:-

Commercial Cleaning Services	(Active)	On site
Knitting Yarn Manufacturers & Wholesalers	(Inactive)	On site
Textile Manufacturing	(Active)	On site
Carpet, Curtain & Upholstery Cleaners	(Inactive)	On site
Heating Equipment – Sales & Services	(Inactive)	On site
Musical Instrument – Manufacturers	(Inactive)	On site
Ice-Cream Manufacturers & Suppliers	(Inactive)	On site
Freight Forwarders	(Inactive)	20m to the east
Garage Services	(Active)	21m to the north
Dry Cleaners	(Active)	34m to the southeast
Dry Cleaners	(Inactive)	34m to the southeast
Ventilators & Ventilation Systems	(Inactive)	34m to the southeast
Printers	(Inactive)	57m to the southeast
Cleaning Services -Domestic	(Inactive)	60m to the southeast
Freight Forwarders	(Active)	74m to the southeast
Clothing & Fabrics – Manufacturers	(Inactive)	74m to the southeast
Clothing & Fabrics – Manufacturers	(Inactive)	74m to the southeast
Freight Forwarders	(Active)	85m to the southeast
Cleaning Services – Domestic	(Inactive)	90m to the southeast
Commercial Cleaning Services	(Active)	132m to the east
Furniture – Repairing & Restoring	(Inactive)	148m to the south
Razor Blade Manufacturers	(Active)	209m to the south
Pest & Vermin Control	(Active)	210m to the south
Carpet, Curtain & Upholstery Cleaners	(Active)	217m to the northeast

There is 1 no. Fuel Station entry within 1000m of the site. It is within 500m of the site and details are summarised as follows:-

Location: Northgate, Baildon 20m to the north
Status: Open

The site may be at risk from the migration of hydrocarbon contamination if there have been spillages or leakages of fuels at the filling station as it is adjacent the northern boundary of the site.

6.02 **Pollution of Controlled Waters:**

The possibility of leachate contamination if any uncontrolled filling that has taken place on the site, may need to be investigated to assess the potential for pollution to controlled waters (aquifer and the mill pond).

6.03 **Gas Contamination:**

The development does not appear to be at risk from gas migration onto the site as there are no known landfill sites within 250m of the site.

The development may be at risk from gas generation within the backfill to the former mill pond on the site, depending upon the source and nature of the fill materials used.

If hydrocarbon contamination is present on the site, the development may be at risk from volatisation of hydrocarbons.

The site does not appear to be at risk from the migration of landfill gas on to the site from two recorded potentially infilled areas within 250m of the site, even if the backfilled materials used are a potential source of gas. This is because following the inspection of historic OS maps that these areas appear to be very small ponds that were infilled over 80 years ago so the peak gas generation would have long passed.

The site does not appear to be a risk from the migration of landfill gas on to the site from potentially infilled quarries, even if the backfill material used are a potential source of gas, as there are no such areas within 250m of the site.

The site does not appear to be at risk from mine gas as there are no shallow coal seams/workings below the site.

In view of the above it is recommended that gas monitoring is undertaken on the site.

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

6.04 Existing Buildings:

The buildings on the site are of an age where asbestos material could be present. It is therefore recommended a Demolition Asbestos Survey is undertaken to all the buildings on the site.

7.0 RISK ASSESSMENT

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

The methodology requires the classification of:

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

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

Table 7.1 - Classification of Consequences:

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

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

Table 7.2 – Classification of Probability:

Classification:	Definition of Probability:
High Likelihood	Circumstances are such that an event appears very likely in the short term, or almost inevitable in the longterm; or there is already evidence that such an event has occurred.
Likely	Circumstances are such that an event is not inevitable, but is possible in the short

	term, and is likely over the longterm.
Low Likelihood	Circumstances are such that it is by no means certain that an event will occur even over along period, and it is less likely in the short term.
Unlikely	Circumstances are such that it is improbable that an event would occur even in the longterm.

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

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

Risk Category:	Definition of Likely Actions Required:
Very high	Severe harm to a defined receptor is very likely, or has already occurred. The risk is likely to result in a substantial liability. Urgent investigation (if not already undertaken) is likely to be required. Urgent remediation is likely to be required.
High	Harm to a defined receptor is likely. The risk, if realised, may result in a substantial liability. Urgent investigation (if not already undertaken) is likely to be required. Remediation is likely to be required in the long term, possibly sooner.
Moderate	Harm to a defined receptor is possible, but severe harm is unlikely. Investigation is likely to be required to clarify the level of potential liability and risk. Some remediation may be required in the long term.
Low	Harm to a defined receptor is possible, but is likely to be mild at worst. Liabilities could theoretically arise, but are unlikely. Further investigation is not required at this stage. Remediation is unlikely to be required.
Very low	Harm to a defined receptor is unlikely and would be minor at worst. No liabilities are likely to arise. Further investigation is not required at this stage. Remediation is unlikely to be required.

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

Table 7.4 – Probability / Consequence Matrix:

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

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

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

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

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

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

- Groundwater residing in the Millstone Grit (Secondary Aquifer – A).
- Mill pond
- Buildings / structures
- Flora / Fauna
- Underground services
- Third party land.

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

- Construction and maintenance workers
- End users.

7.09 A site conceptual section is indicated on Fig. 2 attached in Appendix C.

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**PHASE 1 ENVIRONMENTAL ASSESSMENT
 FOR A PROPOSED RESIDENTIAL DEVELOPMENT AT
 BAILDON MILLS, NORTHGATE, BAILDON**

7.10 Summary – Demolition, Earthworks and Construction Phase:

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

Source	Receptor	Pathway	Consequence	Probability	Risk Category	Comments
S1: Contamination in made ground on the site. S2: Uncontrolled tipping of waste products and residues from former activities on the site.	R1: Groundwater (secondary aquifer - A). R2: Mill pond	P1: Horizontal and Vertical migration of leachate through potentially permeable soils and service trenches.	Medium	Likely	Moderate	Low permeability soils if present below the site, will prevent the migration of contaminants. Some types of contamination is likely to be localised. Site remediation works and measures can reduce risk.
S3: Hydrocarbon contamination in the area of the former chimney and garages on the site.	R1: Groundwater (secondary aquifer - A). R2: Mill pond	P1: Horizontal and Vertical migration of leachate through potentially permeable soils and service trenches.	Medium	Likely	Moderate	Low permeability soils if present below the site, will prevent the migration of contaminants. Contamination likely to be localised. Site remediation works and measures can reduce risk.
S4: Uncontrolled tipping of waste products and residues from adjacent industries/activities.	R1: Groundwater (secondary aquifer - A). R2: Mill pond	P1: Horizontal and Vertical migration of leachate through potentially permeable soils and service trenches.	Medium	Unlikely	Low	
S5: Hydrocarbon contamination from nearby PFS.	R1: Groundwater (secondary aquifer - A). R2: Mill pond	P1: Horizontal and Vertical migration of leachate through potentially permeable soils and service trenches.	Medium	Low Likelihood	Moderate	Low permeability soils if present below the site, will prevent the migration of contaminants. Some types of contamination is likely to be localised. Site remediation works and measures can reduce risk.
S6: PCB contamination from sub-station transformer oils.	R1: Groundwater (secondary aquifer - A).	P1: Horizontal and Vertical migration of leachate through potentially permeable soils and service trenches.	Medium	Low Likelihood	Moderate	Dependent on the age of the sub-station. Contamination is likely to be localised. Low permeability soils, if present

**PHASE 1 ENVIRONMENTAL ASSESSMENT
 FOR A PROPOSED RESIDENTIAL DEVELOPMENT AT
 BAILDON MILLS, NORTHGATE, BAILDON**

<p>S1: Contamination in made ground on the site. S2: Uncontrolled tipping of waste products and residues from former activities on the site.</p>	<p>R3: Buildings and structures.</p>	<p>P1: Horizontal and Vertical migration of leachate through potentially permeable soils and service trenches.</p>	<p>Medium</p>	<p>Likely</p>	<p>Moderate</p>	<p>below the site, will prevent the migration of contaminants. Site remediation works and measures can reduce risk. Made ground, if present on the site, may contain elevated sulphate levels which could result in corrosion of buried concrete structures. However, sulphate resisting cement can be used in concrete.</p>
<p>S3: Hydrocarbon contamination in the area of the former chimney and garages on the site.</p>	<p>R3: Buildings and structures.</p>	<p>P1: Horizontal and Vertical migration of leachate through potentially permeable soils and service trenches.</p>	<p>Minor</p>	<p>Likely</p>	<p>Low</p>	
<p>S4: Uncontrolled tipping of waste products and residues from adjacent industries/activities.</p>	<p>R3: Buildings and structures.</p>	<p>P1: Horizontal and Vertical migration of leachate through potentially permeable soils and service trenches.</p>	<p>Medium</p>	<p>Unlikely</p>	<p>Low</p>	
<p>S5: Hydrocarbon contamination from nearby PFS.</p>	<p>R3: Buildings and structures.</p>	<p>P1: Horizontal and Vertical migration of leachate through potentially permeable soils and service trenches.</p>	<p>Minor</p>	<p>Low Likelihood</p>	<p>Very Low</p>	
<p>S6: PCB contamination from sub-station transformer oils.</p>	<p>R3: Buildings and structures.</p>	<p>P1: Horizontal and Vertical migration of leachate through potentially permeable soils and service trenches.</p>	<p>Minor</p>	<p>Low Likelihood</p>	<p>Very Low</p>	
<p>S1: Contamination in made ground on the site. S2: Uncontrolled tipping of waste products and residues from former activities on the site.</p>	<p>R4: Construction Workers.</p>	<p>P1: Horizontal and Vertical migration of leachate through potentially permeable soils and service trenches. P2: Human uptake pathways (see 7.06).</p>	<p>Severe</p>	<p>Unlikely</p>	<p>Low</p>	<p>Site remediation works such as hot spot removal, if required, will reduce risk to low. The risk to workers who do not use the appropriate PPE is likely to be significant.</p>

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PHASE 1 ENVIRONMENTAL ASSESSMENT FOR A PROPOSED RESIDENTIAL DEVELOPMENT AT BAILDON MILLS, NORTHGATE, BAILDON

<p>S3: Hydrocarbon contamination in the area of the former chimney and garages on the site.</p>	<p>R4: Construction Workers.</p>	<p>P3: Vertical migration of volatile vapours and ground gas. P1: Horizontal and Vertical migration of leachate through potentially permeable soils and service trenches. P2: Human uptake pathways (see 7.06). P3: Vertical migration of volatile vapours and ground gas.</p>	<p>Severe</p>	<p>Likely</p>	<p>High</p>	<p>Site remediation works such as hot spot removal, if required, will reduce risk to low. The risk to workers who do not use the appropriate PPE is likely to be significant.</p>
<p>S4: Uncontrolled tipping of waste products and residues from adjacent industries/activities.</p>	<p>R4: Construction Workers.</p>	<p>P1: Horizontal and Vertical migration of leachate through potentially permeable soils and service trenches. P2: Human uptake pathways (see 7.06). P3: Vertical migration of volatile vapours and ground gas.</p>	<p>Severe</p>	<p>Unlikely</p>	<p>Low</p>	
<p>S5: Hydrocarbon contamination from nearby PFS.</p>	<p>R4: Construction Workers.</p>	<p>P1: Horizontal and Vertical migration of leachate through potentially permeable soils and service trenches. P2: Human uptake pathways (see 7.06). P3: Vertical migration of volatile vapours and ground gas.</p>	<p>Severe</p>	<p>Low Likelihood</p>	<p>Moderate</p>	<p>Low permeability soils, if present below the site, will prevent the migration of contaminants. Site remediation works such as hot spot removal, if required, will reduce risk to low. The risk to workers who do not use the appropriate PPE is likely to be significant.</p>
<p>S6: PCB contamination from sub-station transformer oils.</p>	<p>R4: Construction Workers.</p>	<p>P1: Horizontal and Vertical migration of leachate through potentially permeable soils and service trenches.</p>	<p>Severe</p>	<p>Low Likelihood</p>	<p>Moderate</p>	<p>Dependent on the age of the sub-station. Contamination likely to be localised. The risk to workers who do not use</p>

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			trenches. P2: Human uptake pathways (see 7.06). P3: Vertical migration of volatile vapours and ground gas.					the appropriate PPE is likely to be significant. Site remediation works and measures can reduce risk.
S7: Gas generation in known landfill sites and backfilled quarries and ponds. S8: Mine gases from shallow coal seams.	R4: Construction Workers.		P3: Vertical migration of volatile vapours and ground gas.	Severe	Unlikely	Low	No known landfill sites or backfilled quarries within 250m of the site. Backfilled ponds within 250m of the site are very small areas.	
S9: Gas generation in made ground on the site. S10: Volatilisation of hydrocarbon contamination on the site.	R4: Construction Workers.		P3: Vertical migration of volatile vapours and ground gas.	Severe	Low Likelihood	Moderate	Due to the potential for exposure to gases, the risk of works who do not use the appropriate PPE is likely to be significant.	
S11: Asbestos based materials in existing buildings on the site.	R4: Construction Workers.		P3: Vertical migration of volatile vapours and ground gas.	Severe	Likely	High	Demolition Asbestos Survey to be undertaken. Asbestos containing materials to be removed and disposed of by suitably qualified/licensed contractors prior to demolition. Due to the potential for exposure to asbestos, the risk to workers who do not use the appropriate PPE is likely to be significant.	
S1: Contamination in made ground on the site. S2: Uncontrolled tipping of waste products and residues from former activities on the site.	R5: Neighbouring Sites.		P1: Horizontal and Vertical migration of leachate through potentially permeable soils and service trenches.	Medium	Likely	Moderate	Low permeability soils if present below the site, will prevent the migration of contaminants. Some types of contamination is likely to be localised. Site remediation works and measures can reduce risk.	
S3: Hydrocarbon contamination in the area of the former chimney and garages on the site.	R4: Construction Workers.		P1: Horizontal and Vertical migration of leachate through potentially permeable soils and service trenches.	Severe	Likely	High	Site remediation works such as hot spot removal, if required, will reduce risk to low. The risk to workers who do not use	

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Project No: 7618

Date: 27 July 2016

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			trenches.					the appropriate PPE is likely to be significant.
S4: Uncontrolled tipping of waste products and residues from adjacent industries/activities.	R5: Neighbouring Sites.	P1: Horizontal and Vertical migration of leachate through potentially permeable soils and service trenches.	Medium	Unlikely	Low			
S6: PCB contamination from sub-station transformer oils.	R5: Neighbouring Sites.	P1: Horizontal and Vertical migration of leachate through potentially permeable soils and service trenches.	Medium	Low Likelihood	Moderate			Dependent on the age of the sub-station. Contamination likely to be localised. Low permeability soils, if present below the site, will prevent the migration of contaminants. Site remediation works and measures can reduce risk.

7.11 Site Risk Assessment Summary Post Development:

Source	Receptor	Pathway	Consequence	Probability	Risk Category	Comments
S1: Contamination in made ground on the site. S2: Uncontrolled tipping of waste products and residues from former activities on the site.	R6: Maintenance Workers.	P2: Human uptake pathways. P3: Vertical migration of volatile vapours and ground gas.	Severe	Likely	High	Site remediation works such as hot spot removal, if required, will reduce risk to low. The risk to maintenance workers who do not use the appropriate PPE is likely to be significant.
S3: Hydrocarbon contamination in the area of the former chimney and garages on the site.	R4: Construction Workers.	P2: Human uptake pathways. P3: Vertical migration of volatile vapours and ground gas.	Severe	Likely	High	Site remediation works such as hot spot removal, if required, will reduce risk to low. The risk to workers who do not use the appropriate PPE is likely to be significant.
S4: Uncontrolled tipping of waste products and residues from adjacent industries/activities.	R6: Maintenance Workers.	P2: Human uptake pathways. P3: Vertical migration of volatile vapours and ground gas.	Severe	Unlikely	Low	

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S5: Hydrocarbon contamination from nearby PFS.	R6: Maintenance Workers.	P2: Human uptake pathways. P3: Vertical migration of volatile vapours and ground gas.	Severe	Low Likelihood	Moderate	Low permeability soils, if present below the site, will prevent the migration of contaminants. Site remediation works such as hot spot removal, if required, will reduce risk to low. The risk to workers who do not use the appropriate PPE is likely to be significant.
S6: PCB contamination from sub-station transformer oils.	R6: Maintenance Workers.	P1: Horizontal and Vertical migration of leachate through potentially permeable soils and service trenches. P2: Human uptake pathways (see 7.06). P3: Vertical migration of volatile vapours and ground gas.	Severe	Low Likelihood	Moderate	Contamination likely to be localised. Site remediation works such as hot spot removal, if required, will reduce risk to Low. The risk to workers who do not use the appropriate PPE is likely to be significant.
S7: Gas generation in known landfill sites and backfilled quarries and ponds. S8: Mine gases from shallow coal seams.	R6: Maintenance Workers.	P3: Vertical migration of volatile vapours and ground gas.	Severe	Unlikely	Low	No known landfill sites or backfilled quarries within 250m of the site. Backfilled ponds within 250m of the site are very small areas.
S9: Gas generation in made ground on the site. S10: Volatilisation of hydrocarbon contamination on the site.	R6: Maintenance Workers.	P3: Vertical migration of volatile vapours and ground gas.	Severe	Low Likelihood	Moderate	Due to the potential for exposure to gases, the risk of works who do not use the appropriate PPE is likely to be significant.
S1: Contamination in made ground on the site. S2: Uncontrolled tipping of waste products and residues from former activities on the site.	R7: Site End Users.	P2: Human uptake pathways. P3: Vertical migration of volatile vapours and ground gas.	Severe	Likely	High	Hardcover areas will act as a barrier between contamination, if present, and end users. Remediation works such as contamination hot spot removal and provision of an inert capping layer, if required, to garden/landscape areas will reduce risk to Low.

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S3: Hydrocarbon contamination in the area of the former chimney and garages on the site.	R7: Site End Users.	P2: Human uptake pathways. P3: Vertical migration of volatile vapours and ground gas.	Severe	Likely	High	
S4: Uncontrolled tipping of waste products and residues from adjacent industries/activities.	R7: Site End Users.	P2: Human uptake pathways. P3: Vertical migration of volatile vapours and ground gas.	Severe	Unlikely	Low	
S5: Hydrocarbon contamination from nearby PFS.	R7: Site End Users.	P2: Human uptake pathways. P3: Vertical migration of volatile vapours and ground gas.	Severe	Low Likelihood	Moderate	Hardcover areas will act as a barrier between contamination, if present, and end users. Remediation works such as contamination hot spot removal and provision of an inert capping layer, if required, to garden/landscape areas will reduce risk to Low.
S6: PCB contamination from sub-station transformer oils.	R7: Site End Users.	P2: Human uptake pathways. P3: Vertical migration of volatile vapours and ground gas.	Severe	Low Likelihood	Moderate	Hardcover areas will act as a barrier between contamination, if present, and end users. Remediation works such as contamination hot spot removal and provision of an inert capping layer, if required, to garden/landscape areas will reduce risk to Low.
S7: Gas generation in known landfill sites and backfilled quarries and ponds. S8: Mine gases from shallow coal seams.	R7: Site End Users.	P3: Vertical migration of volatile vapours and ground gas.	Severe	Unlikely	Low	No known landfill sites or backfilled quarries within 250m of the site. Backfilled ponds within 250m of the site are very small areas.
S9: Gas generation in made ground on the site. S10: Volatilisation of hydrocarbon contaminations on the site.	R7: Site End Users.	P3: Vertical migration of volatile vapours and ground gas.	Severe	Low Likelihood	Moderate	
S12: Radon generation in underlying geology.	R7: Site End Users.	P2: Human uptake pathways. P3: Vertical migration of volatile vapours and ground gas.	Severe	Unlikely	Low	

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 BAILDON MILLS, NORTHGATE, BAILDON**

S1: Contamination in made ground on the site. S2: Uncontrolled tipping of waste products and residues from former activities on the site.	R8: Flora and Fauna.	P4: Plant root uptake.	Medium	Likely	Moderate	Remediation works such as contamination hot spot removal and provision of an inert capping layer, if required to garden/landscape areas, will reduce risk to Low.
S3: Hydrocarbon contamination in the area of the former chimney and garages on the site.	R8: Flora and Fauna.	P4: Plant root uptake.	Severe	Likely	High	
S4: Uncontrolled tipping of waste products and residues from adjacent industries/activities.	R8: Flora and Fauna.	P4: Plant root uptake.	Medium	Unlikely	Low	
S5: Hydrocarbon contamination from nearby PFS.	R8: Flora and Fauna.	P4: Plant root uptake.	Medium	Low Likelihood	Moderate	Remediation works such as contamination hot spot removal and provision of an inert capping layer, if required to garden/landscape areas, will reduce risk to Low.
S6: PCB contamination from sub-station transformer oils.	R8: Flora and Fauna.	P4: Plant root uptake.	Medium	Low Likelihood	Moderate	Remediation works such as contamination hot spot removal and provision of an inert capping layer, if required to garden/landscape areas, will reduce risk to Low.
S1: Contamination in made ground on the site. S2: Uncontrolled tipping of waste products and residues from former activities on the site.	R9: Services.	P1: Horizontal and Vertical migration of leachate through potentially permeable soils and service trenches.	Severe	Likely	Moderate	Site remediation works such as hot spot removal, if required, will reduce risk to Low. Service trenches to be backfilled with inert material. 'Protector line' water pipes can be used if necessary.
S3: Hydrocarbon contamination in the area of the former chimney and garages on the site.	R9: Services.	P1: Horizontal and Vertical migration of leachate through potentially permeable soils and service trenches.	Severe	Likely	High	Contamination likely to be very localised. Site remediation works such as hot spot removal will reduce risk to Low. Service trenches to be backfilled with inert material.

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S4: Uncontrolled tipping of waste products and residues from adjacent industries/activities.	R9: Services.	P1: Horizontal and Vertical migration of leachate through potentially permeable soils and service trenches.	Medium	Unlikely	Low	Protector line' water pipes can be used if necessary.
S6: PCB contamination from sub-station transformer oils.	R9: Services.	P1: Horizontal and Vertical migration of leachate through potentially permeable soils and service trenches.	Severe	Low Likelihood	Moderate	Contamination likely to be very localised. Site remediation works such as hot spot removal will reduce risk to Low. Service trenches to be backfilled with inert material. 'Protector line' water pipes can be used if necessary.

8.0 DISCUSSION

8.01 Contamination

It is possible that contamination is present on the site due to past activities on the site.

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

There is a risk that localised hydrocarbon contamination (TPH) may be present in the area of the former chimney and garages on the site.

There is a risk that hydrocarbon contamination has migrated on the site from the PFS that is 20m to the north of the site if there have been any leaks from the below ground fuel tanks.

There is a risk that localised hydrocarbon contamination (PCB's) may be present in the area of the sub-station depending on the age of the transformer.

It is recommended that a ground investigation is undertaken on the site with soil sampling for contamination testing and risk assessment.

Due to the risk for contamination to be present on this site the following 'standard' suite should be adopted if made ground or suspected contamination is encountered:-

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

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

In addition, consideration should be given to undertaking testing for pesticides (e.g. dieldrin, Aldrin, endrine), dyestuff residues (e.g. benzidine) and additional metals (e.g. aluminium, tin and titanium).

However, there is very little visual evidence of contamination on the site.

8.02 Mining

The site is not at risk from shallow coal workings or mine entries.

8.03 Flooding:

The site is not believed to be prone to flooding and is located within Flood Zone 1 on the Environmental Agency (EA) flood map.

8.04 Gas:

The development does not appear to be at risk from gas migration onto the site as there are no known landfill sites within 250m of the site.

The development may be at risk from gas generation within the backfill to the former mill pond on the site, depending upon the source and nature of the fill materials used.

If hydrocarbon contamination is present on the site, the development may be at risk from volatisation of hydrocarbons.

The site does not appear to be at risk from the migration of landfill gas on to the site from two recorded potentially infilled areas within 250m of the site, even if the backfilled materials used are a potential source of gas. This is because following the inspection of historic OS maps that these areas appear to be very small ponds that were infilled over 80 years ago so the peak gas generation would have long passed.

The site does not appear to be a risk from the migration of landfill gas on to the site from potentially infilled quarries, even if the backfill material used are a potential source of gas, as there are no such areas within 250m of the site.

The site does not appear to be at risk from mine gas as there are no shallow coal seams/workings below the site.

In view of the above it is recommended that gas monitoring is undertaken on the site.

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

9.0 GROUND INVESTIGATION WORKS**9.01 Ground Investigation:**

- A trial pit and/or window sampling borehole investigation should be undertaken on the site with soil sampling for contamination testing.
- Four number gas/groundwater monitoring wells should be installed on the site with a minimum of 6 readings.

9.02 Hazardous Material Survey:

- A Demolition Asbestos survey should be undertaken to all the buildings on the site.

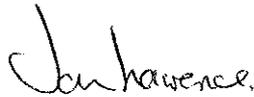
10.0 SUMMARY

Site Name & Location	Baildon Mills, Northgate, Baildon
Proposal	Conversion of the original mill buildings to apartments and two cottages.
Local Authority	Bradford Metropolitan District Council.
Site History	There appears to have been a mill on the site from before 1852. Two mill ponds were present on the site but one appears to have been infilled in approximately 1960. In recent times the buildings have been used for offices and a warehouse. Potentially contaminative industries which have been present in the immediate vicinity (within 250m) of the site have included blacksmiths, a works and a garage. Potentially contaminative activities in the surrounding area (250 -1000m) of the site have included a mill, coal pits, quarries and a railway line and sidings .
Hydrogeology	The site is in a moderately high sensitivity hydrogeological area as there is a mill pond on the site and a watercourse within 120m of the site. However, there are no groundwater abstractions within 775m of the site and the site is not within a Source Protection Zone.
Flooding	The site is not believed to be prone to flooding and is located within Flood Zone 1 on the Environmental Agency (EA) flood map.
Gas Contamination	The development does not appear to be at risk from gas migration onto the site as there are no known landfill sites within 250m of the site. The development may be at risk from gas generation within the backfill to the former mill pond on the site, depending upon the source and nature of the fill materials used. If hydrocarbon contamination is present on the site, the development may be at risk from volatisation of hydrocarbons. The site does not appear to be at risk from the migration of landfill gas on to the site from two recorded potentially infilled areas within 250m of the site, even if the backfilled materials used are a potential source of gas. This is because following the inspection of historic OS maps that these areas appear to be very small ponds that were infilled over 80 years ago so the peak gas generation would have long passed. The site does not appear to be a risk from the migration of landfill gas on to the site from potentially infilled quarries, even if the backfill material used are a potential source of gas, as there are no such areas within 250m of the site. The site does not appear to be at risk from mine gas as there are no shallow coal seams/workings below the site. It is recommended that gas monitoring is undertaken on the site.
Radon	No protection measures are required.
Coal Mining	The site is not at risk from shallow coal workings or mine entries.
Ground Conditions	Subject to ground investigation but it is envisaged that made ground will be present on the site.
Contamination Assessment	The desk study has indicated potential for contamination to be present on the site.
Remediation Works	Possibly required.
Investigation Work Recommended	Ground Investigation: A trial pit and/or window sampling borehole investigation should be undertaken on the site with soil sampling for contamination testing. Four number gas/groundwater monitoring wells should be installed on the site with a minimum of 6 readings. Hazardous Material Survey: A Demolition Asbestos survey should be undertaken to all the buildings on the site.

11.0 CAVEATS

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

Signed:



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

APPENDIX 'A'

LIST OF DOCUMENTS REFERRED TO:

- BGS 1:25,000 BGS Geological Sheets for Bradford
- Ordnance Survey Sheets:

1852	1:10,000	1938	1:10,000	1985/89	1:2,500
1893	1:2,500	1956	1:10,000	1993	1:2,500
1894	1:10,000	1960	1:2,500	1994	1:2,500
1908	1:2,500	1961/64	1:2,500	2000	1:10,000
1909	1:10,000	1967/68	1:10,000	2006	1:10,000
1921/22	1:2,500	1973/79	1:10,000	2016	1:10,000
1934	1:2,500	1978/89	1:2,500		
1934	1:10,000	1982/87	1:10,000		

- Envirocheck Report
- Mining Search prepared by D Bellis Consulting Surveyors
- CIRIA C552 (2001) Contaminated Land Risk Assessment
- BGS Technical Report WA/96/1 A geological background for planning and development in the City of Bradford Metropolitan District.

APPENDIX B

SITE LOCATION PLAN - FIG. 1

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No 2 Harewood Yard

Harewood

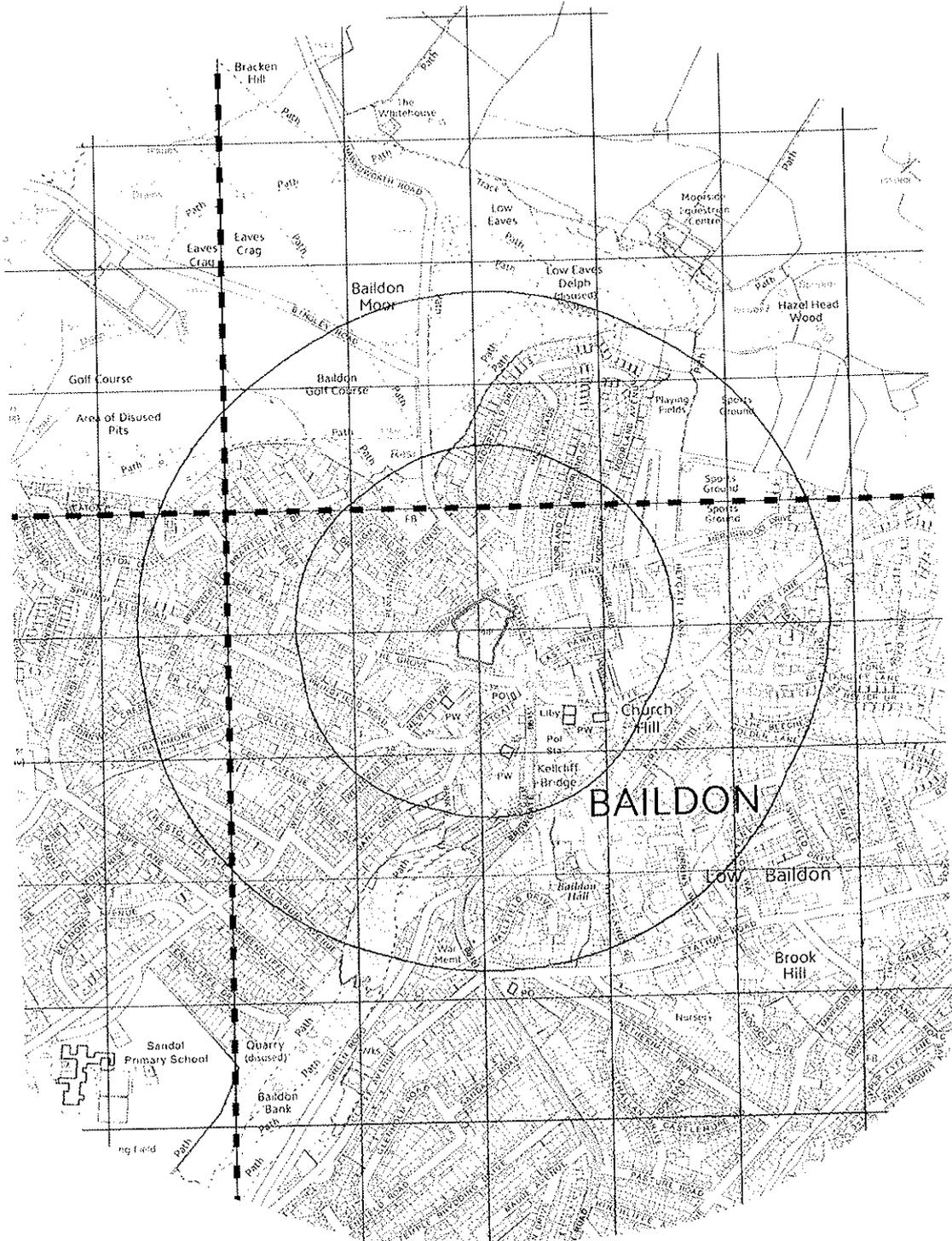
Leeds LS17 9LF

Tel: 0113 288 6766

Fax: 0113 288 6765



Project	Baildon Mills Northgate Baildon			Rev.
Title	Site Location Plan			
Drawn	JL	Date	07.16	Drg. No.
Scale	1:10000	Checked	JL	7618/Fig1
				-



APPENDIX C

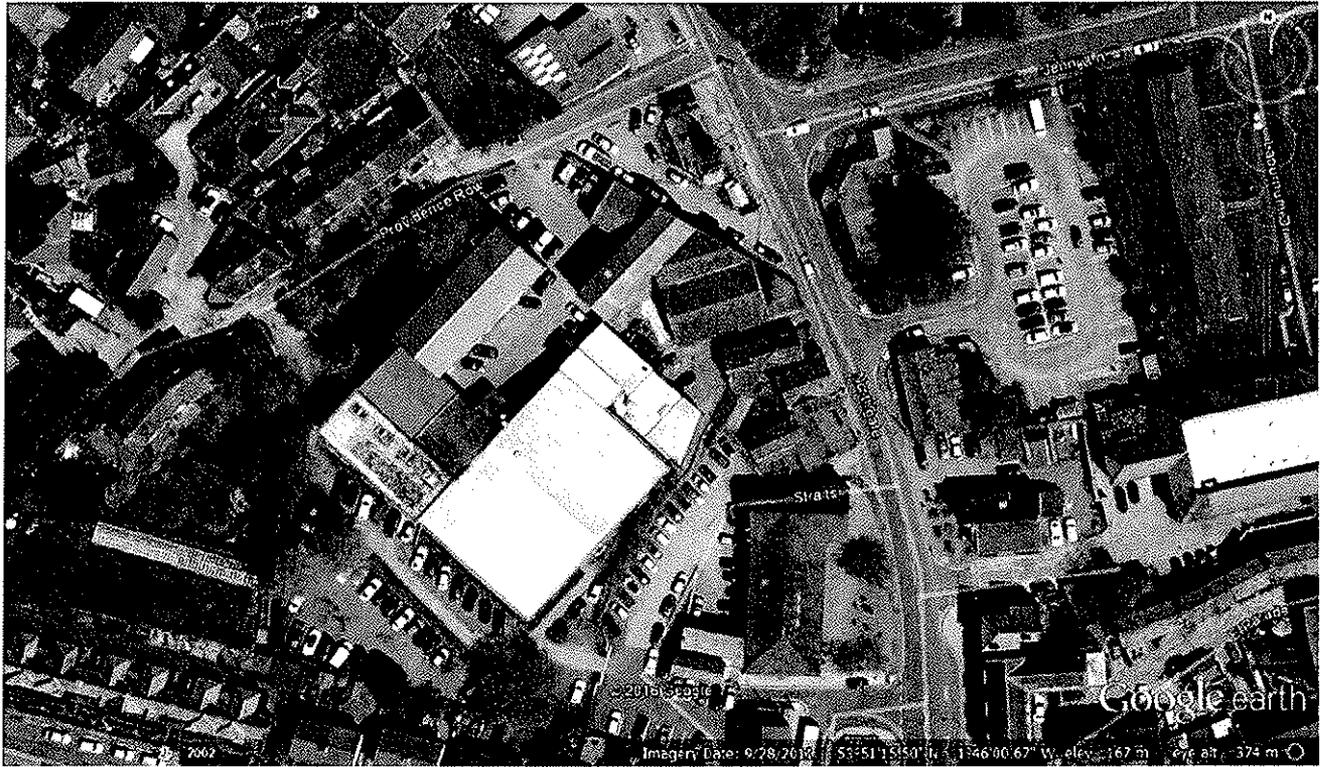
**SITE TOPOGRAPHICAL SURVEY
AND
SITE CONCEPTUAL SECTION - FIG. 2**

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No. 2 Harewood Yard,
Harewood, Leeds
LS17 9LF

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FOR A PROPOSED RESIDENTIAL DEVELOPMENT AT
BAILDON MILLS, NORTHGATE, BAILDON**

APPENDIX D
SITE PHOTOGRAPHS



1. Site Aerial Photograph.



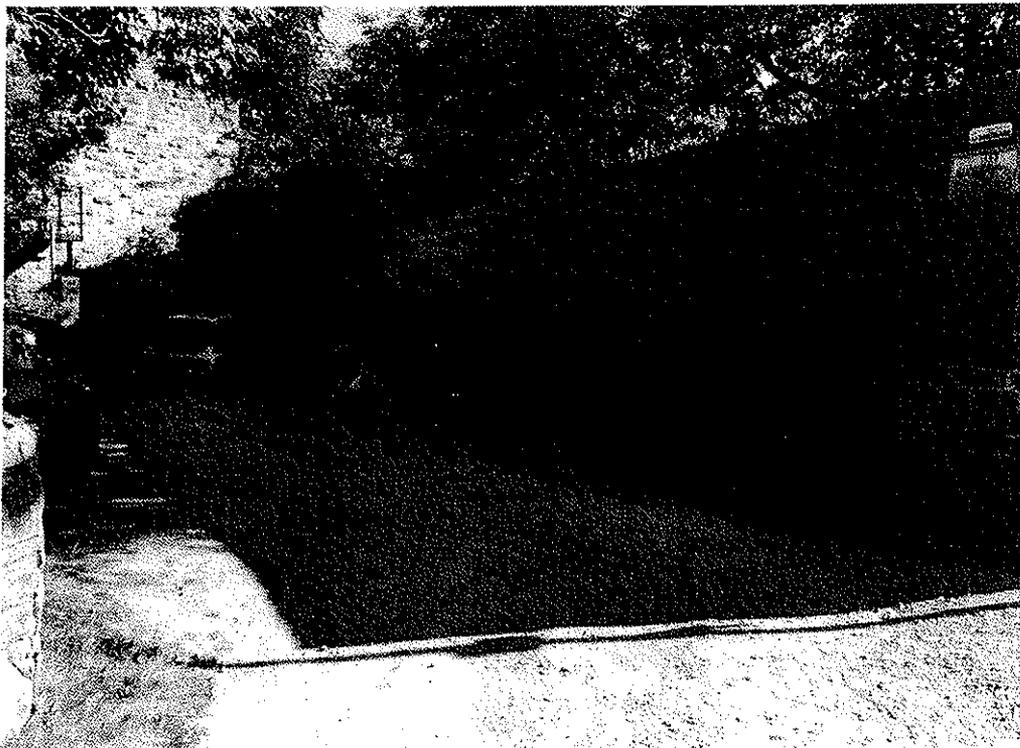
2. View of the central parking area.



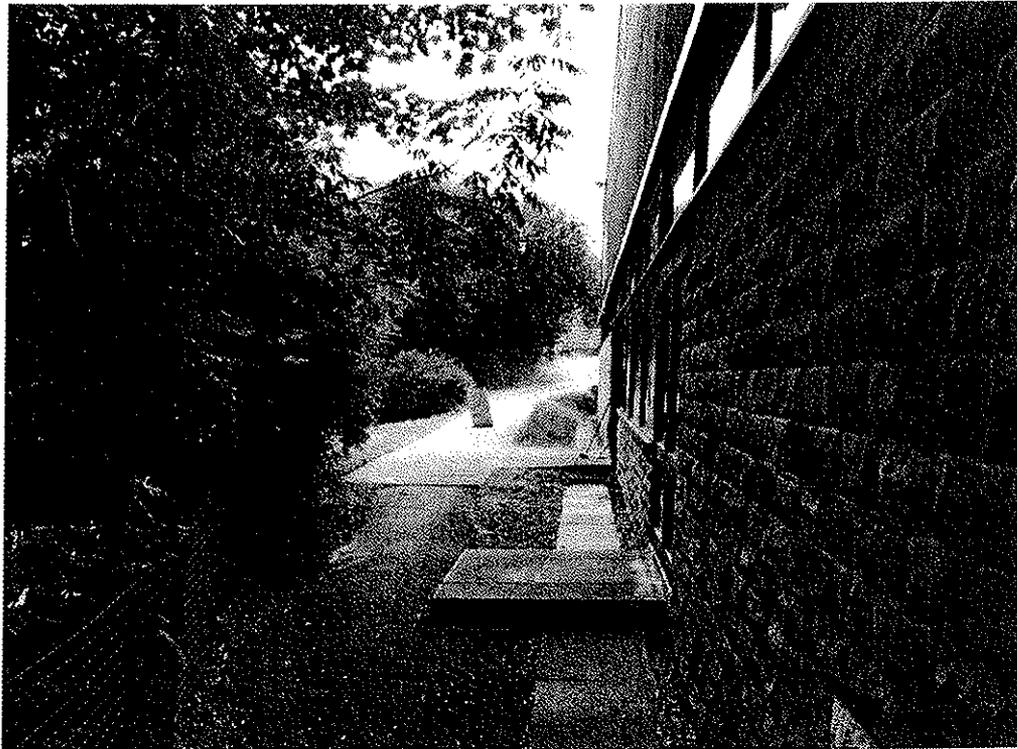
3. View of the sub-station.



4. View of the mill pond.



5. View of the garages.



6. View along the south eastern boundary to the southwest.



7. View along the western boundary to the south.

APPENDIX E

HISTORIC ORDNANCE SURVEY PLANS

Historical Mapping Legends

Ordnance Survey County Series 1:10,560

- Gravel Pit
- Sand Pit
- Other Pits
- Quarry
- Shingle
- Orchard
- Osiers
- Reeds
- Marsh
- Mixed Wood
- Deciduous
- Brushwood
- Fir
- Furze
- Rough Pasture
- Arrow denotes flow of water
- 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
- Bracken
- Heath
- Rough Grassland
- Marsh
- Reeds
- Saltings
- Building
- Glasshouse
- Sloping Masonry
- Pylon
- Electricity Transmission Line
- Pole
- Cutting
- Embankment
- Standard Gauge Multiple Track
- Standard Gauge Single Track
- Siding, Tramway or Mineral Line
- Narrow Gauge
- Geographical County
- Administrative County, County Borough or County of City
- Municipal Borough, Urban or Rural District, Burgh or District Council
- Borough, Burgh or County Constituency
Shown only when not coincident with other boundaries
- Civil Parish
Shown alternately when coincidence of boundaries occurs
- BP, BS Boundary Post or Stone
- Ch Church
- CH Club House
- F E Sta Fire Engine Station
- FB Foot Bridge
- Fn Fountain
- GP Guide Post
- MP Mile Post
- MS Mile Stone
- Pol Sta Police Station
- PO Post Office
- PC Public Convenience
- PH Public House
- SB Signal Box
- Spr Spring
- TCB Telephone Call Box
- TCP Telephone Call Post
- W Well

1:10,000 Raster Mapping

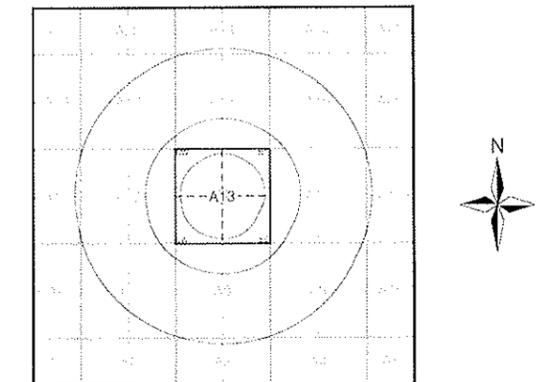
- Gravel Pit
- Rock
- Boulders
- Shingle
- Sand
- Slopes
- General detail
- Overhead detail
- Multi-track railway
- County boundary (England only)
- District, Unitary, Metropolitan, London Borough boundary
- Area of wooded vegetation
- Non-coniferous trees (scattered)
- Coniferous trees (scattered)
-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



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Yorkshire	1:10,560	1852	3
Yorkshire	1:10,560	1894	4
Yorkshire	1:10,560	1909	5
Yorkshire	1:10,560	1934	6
Yorkshire	1:10,560	1938	7
Ordnance Survey Plan	1:10,000	1956	8
Ordnance Survey Plan	1:10,000	1967 - 1968	9
Leeds	1:10,000	1972	10
Ordnance Survey Plan	1:10,000	1973 - 1979	11
Ordnance Survey Plan	1:10,000	1982 - 1987	12
Bradford	1:10,000	1990	13
Ordnance Survey Plan	1:10,000	1992	14
10K Raster Mapping	1:10,000	2000	15
Historical Aerial Photography	1:10,000	2001	16
10K Raster Mapping	1:10,000	2006	17
VectorMap Local	1:10,000	2016	18

Historical Map - Slice A



Order Details

Order Number: 87953096_1_1
 Customer Ref: 7618
 National Grid Reference: 415410, 439800
 Slice: A
 Site Area (Ha): 0.66
 Search Buffer (m): 1000

Site Details

Baldon Mills, Northgate, Baldon, SHIPLEY, West Yorkshire, BD17 6JY



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

Historical Mapping Legends

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

Quarry **Gravel Pit** **Sand Pit**
Clay Pit **Shingle** **Refuse Heap**
Sloping Masonry **Flat Rock**
Marsh **Reeds** **Osiers**
Rough Pasture **Furze** **Wood**
Mixed Wood **Brushwood** **Orchard**
Fir **Ford** **Stepping Stones**
Ferry **Waterfall** **Lock**
Trig. Station **Altitude at Trig. Station**
B.M. 325.9 **Bench Mark** **Surface Level**
Arrow denotes flow of water **Antiquities (site of)**
Cutting **Embankment**
Railway crossing Road **Level Crossing** **Road crossing Railway**
Railway crossing River or Canal **Road over single stream** **Road over River or Canal**
County Boundary (Geographical)
County & Civil Parish Boundary
Administrative County & Civil Parish Boundary
County Borough Boundary (England)
Co. Boro. Bdy.
County Burgh Boundary (Scotland)
B.P. B.S. Boundary Post or Stone **P.C.B. Police Call Box**
B.R. Bridle Road **P. Pump**
E.P. Electricity Pylon **S.P. Signal Post**
F.B. Foot Bridge **SL Sluice**
F.P. Foot Path **Sp. Spring**
G.P. Guide Post or Board **T.C.B. Telephone Call Box**
M.S. Mile Stone **Tr. Trough**
M.P. M.R. Mooring Post or Ring **W. Well**

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

Inactive Quarry, Chalk Pit or Clay Pit **Active Quarry, Chalk Pit or Clay Pit**
Rock **Boulders**
Cliff **Slopes** **Top**
Roofed Building **Glazed Roof Building**
Sloping Masonry **Archway**
Non-Coniferous Tree (surveyed) **Coniferous Tree (surveyed)**
Non-Coniferous Trees (not surveyed) **Coniferous Trees (not surveyed)**
Orchard Tree **Scrub** **Bracken**
Coppice, Osier **Reeds** **Marsh, Saltings**
Rough Grassland **Heath** **Culvert**
Direction of water flow **B.M. Bench Mark** **Antiquity (site of)**
Cave Entrance **Triangulation Station** **Electricity Pylon**
Electricity Transmission Line
County Boundary (Geographical)
County & Civil Parish Boundary
Civil Parish Boundary
Admin. County or County Bor. Boundary
London Borough Boundary
Symbol marking point where boundary mereing changes
BH Beer House **P. Pillar, Pole or Post**
BP, BS Boundary Post or Stone **PO Post Office**
Cn, C Capstan, Crane **PC Public Convenience**
Chy Chimney **PH Public House**
D Fn Drinking Fountain **Pp Pump**
EIP Electricity Pillar or Post **SB, S Br Signal Box or Bridge**
FAP Fire Alarm Pillar **SP, SL Signal Post or Light**
FB Foot Bridge **Spr Spring**
GP Guide Post **Tk Tank or Track**
H Hydrant or Hydraulic **TCB Telephone Call Box**
LC Level Crossing **TCP Telephone Call Post**
MH Manhole **Tr Trough**
MP Mile Post or Mooring Post **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

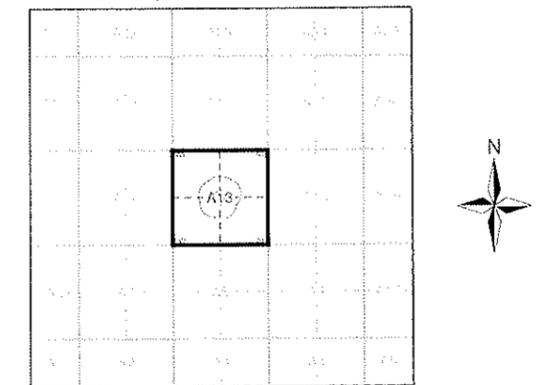
Cliff **Slopes** **Top**
Rock **Rock (scattered)**
Boulders **Boulders (scattered)**
Positioned Boulder **Scree**
Non-Coniferous Tree (surveyed) **Coniferous Tree (surveyed)**
Non-Coniferous Trees (not surveyed) **Coniferous Trees (not surveyed)**
Orchard Tree **Scrub** **Bracken**
Coppice, Osier **Reeds** **Marsh, Saltings**
Rough Grassland **Heath** **Culvert**
Direction of water flow **Triangulation Station** **Antiquity (site of)**
Electricity Transmission Line **Electricity Pylon**
BH 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**
El Gen Sta Electricity Generating Station **Sewage Ppg Sta Sewage Pumping Station**
El P. Electricity Pole, Pillar **SB, S Br Signal Box or Bridge**
El 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	1893	2
Yorkshire	1:2,500	1908	3
Yorkshire	1:2,500	1921 - 1922	4
Yorkshire	1:2,500	1934	5
Ordnance Survey Plan	1:1,250	1960	6
Ordnance Survey Plan	1:2,500	1961 - 1964	7
Ordnance Survey Plan	1:1,250	1968 - 1973	8
Supply of Unpublished Survey Information	1:1,250	1974	9
Additional SIMs	1:1,250	1978 - 1989	10
Additional SIMs	1:1,250	1985 - 1989	11
Ordnance Survey Plan	1:1,250	1988	12
Large-Scale National Grid Data	1:1,250	1993	13
Large-Scale National Grid Data	1:1,250	1994	14

Historical Map - Segment A13



Order Details

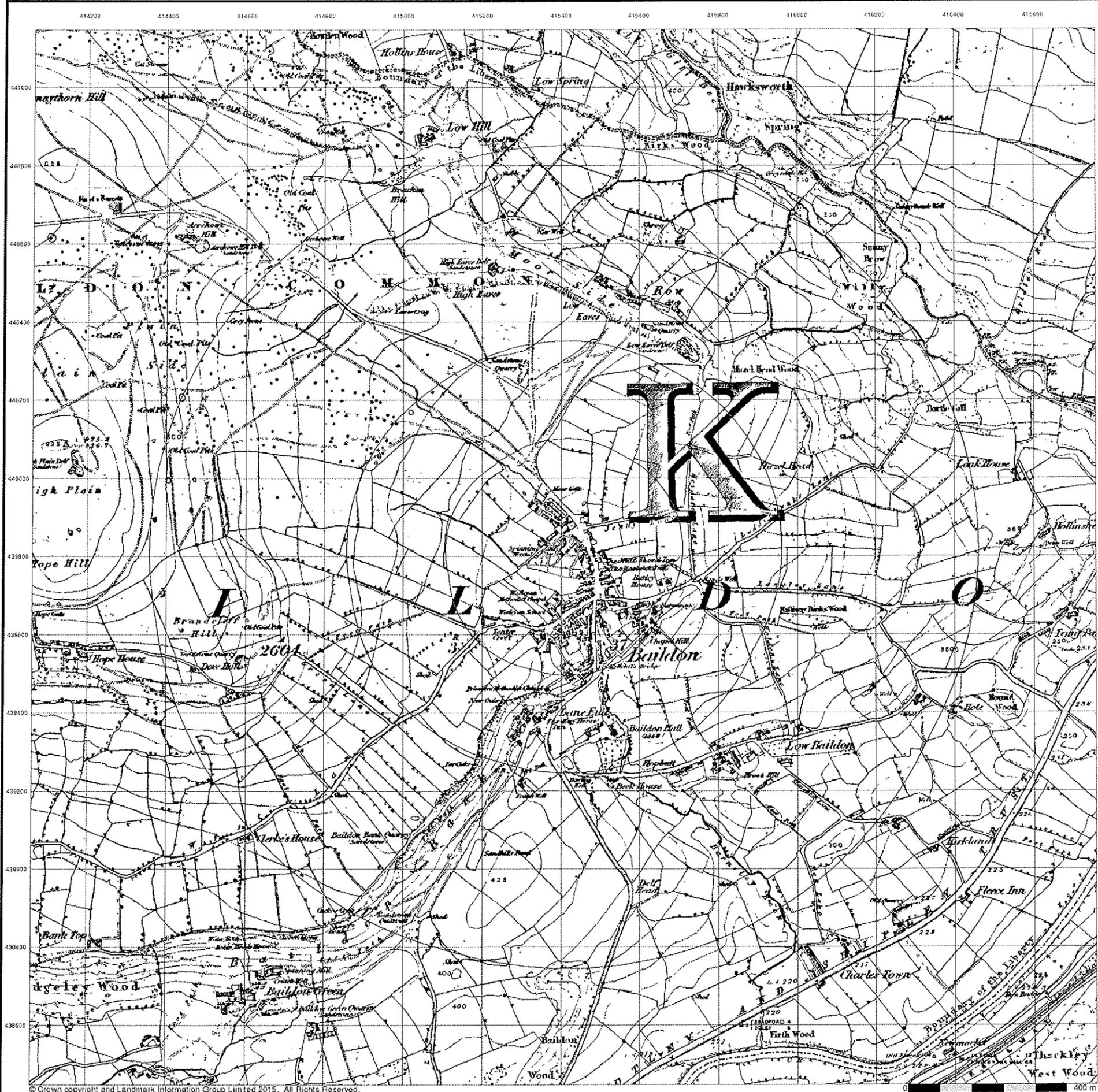
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 Slice: A
 Site Area (Ha): 0.66
 Search Buffer (m): 100

Site Details

Baildon Mills, Northgate, Baildon, SHIPLEY, West Yorkshire, BD17 6JY



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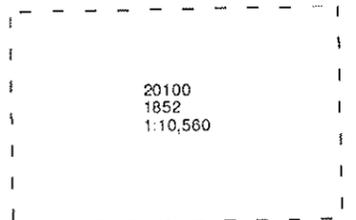
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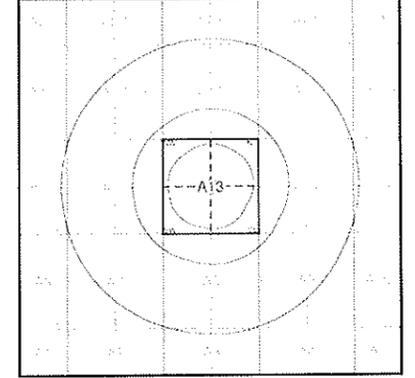
Yorkshire
Published 1852
Source map scale - 1:10,560

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

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 87953096_1_1
 Customer Ref: 7618
 National Grid Reference: 415410, 439800
 Slice: A
 Site Area (Ha): 0.66
 Search Buffer (m): 1000

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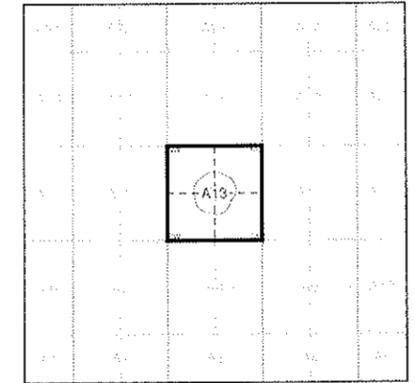
Yorkshire
Published 1893
Source map scale - 1:2,500

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

Map Name(s) and Date(s)

201_03 1893 1:2,500	201_04 1893 1:2,500
201_07 1893 1:2,500	201_08 1893 1:2,500

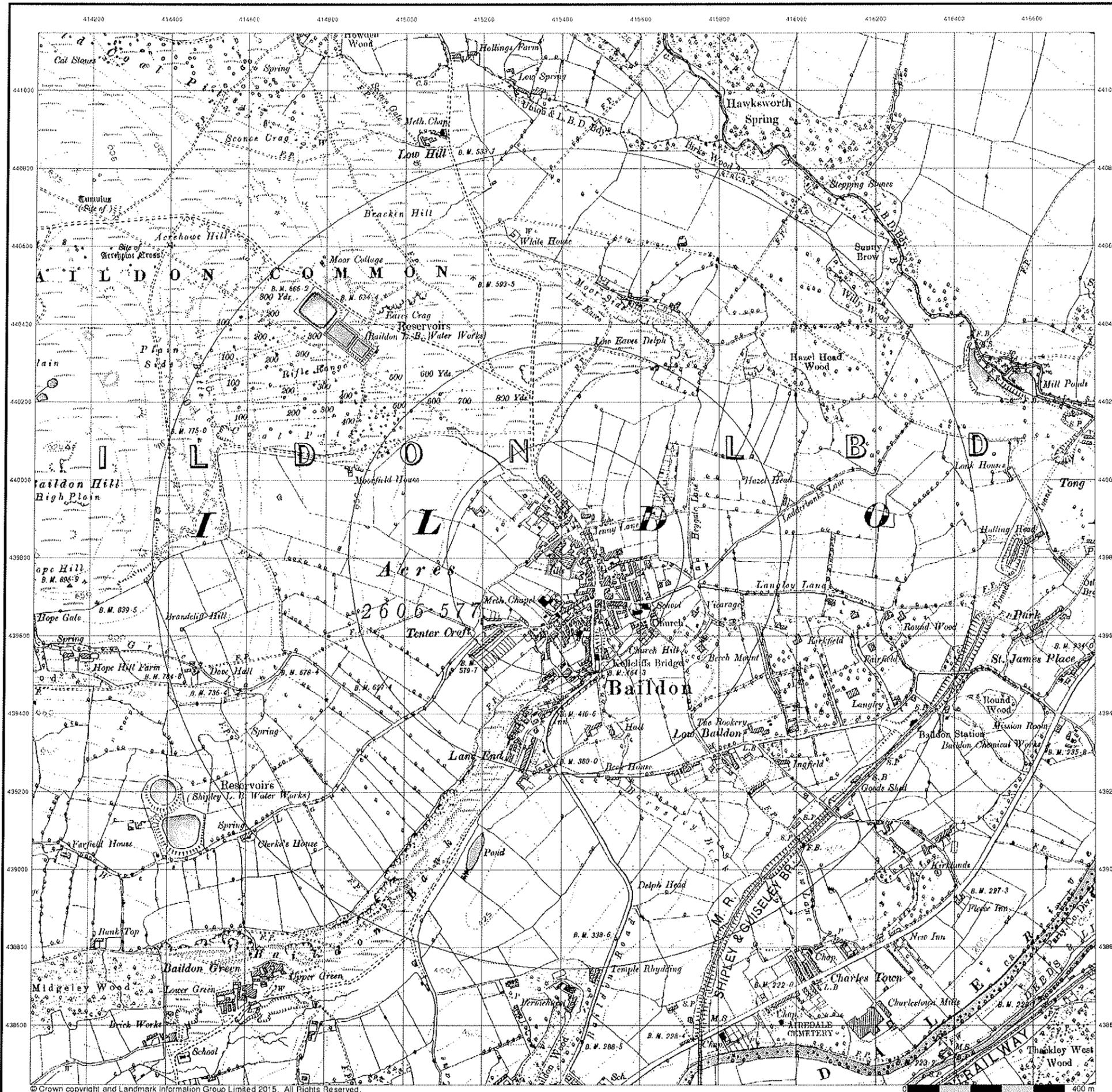
Historical Map - Segment A13



Order Details
 Order Number: 87953096_1_1
 Customer Ref: 7618
 National Grid Reference: 415410, 439800
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Site Details
 Baildon Mills, Northgate, Baildon, SHIPLEY, West Yorkshire, BD17 6JY

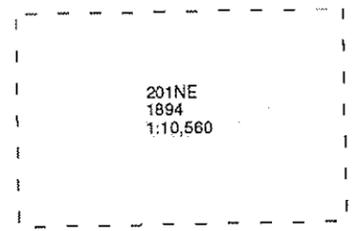
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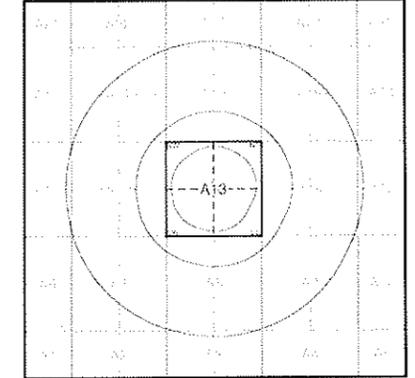
Yorkshire
Published 1894
Source map scale - 1:10,560

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

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

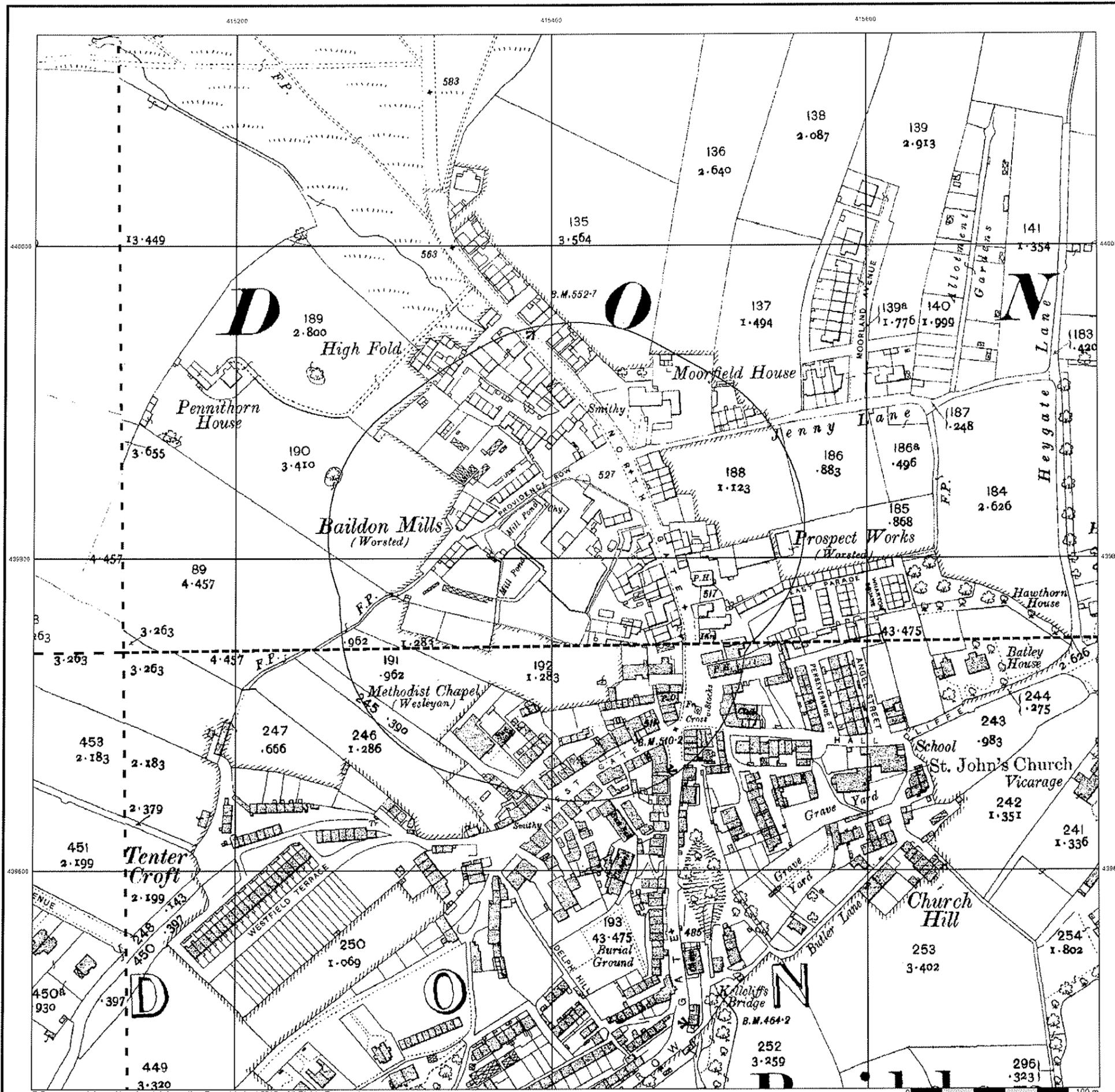
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 Slice: A
 Site Area (Ha): 0.66
 Search Buffer (m): 1000

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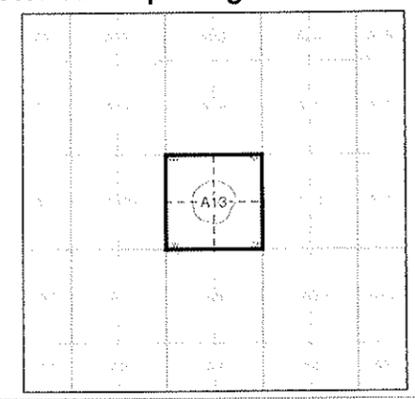
Yorkshire
Published 1908
Source map scale - 1:2,500

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)

201_03 1908 1:2,500	201_04 1908 1:2,500
201_07 1908 1:2,500	201_08 1908 1:2,500

Historical Map - Segment A13



Order Details

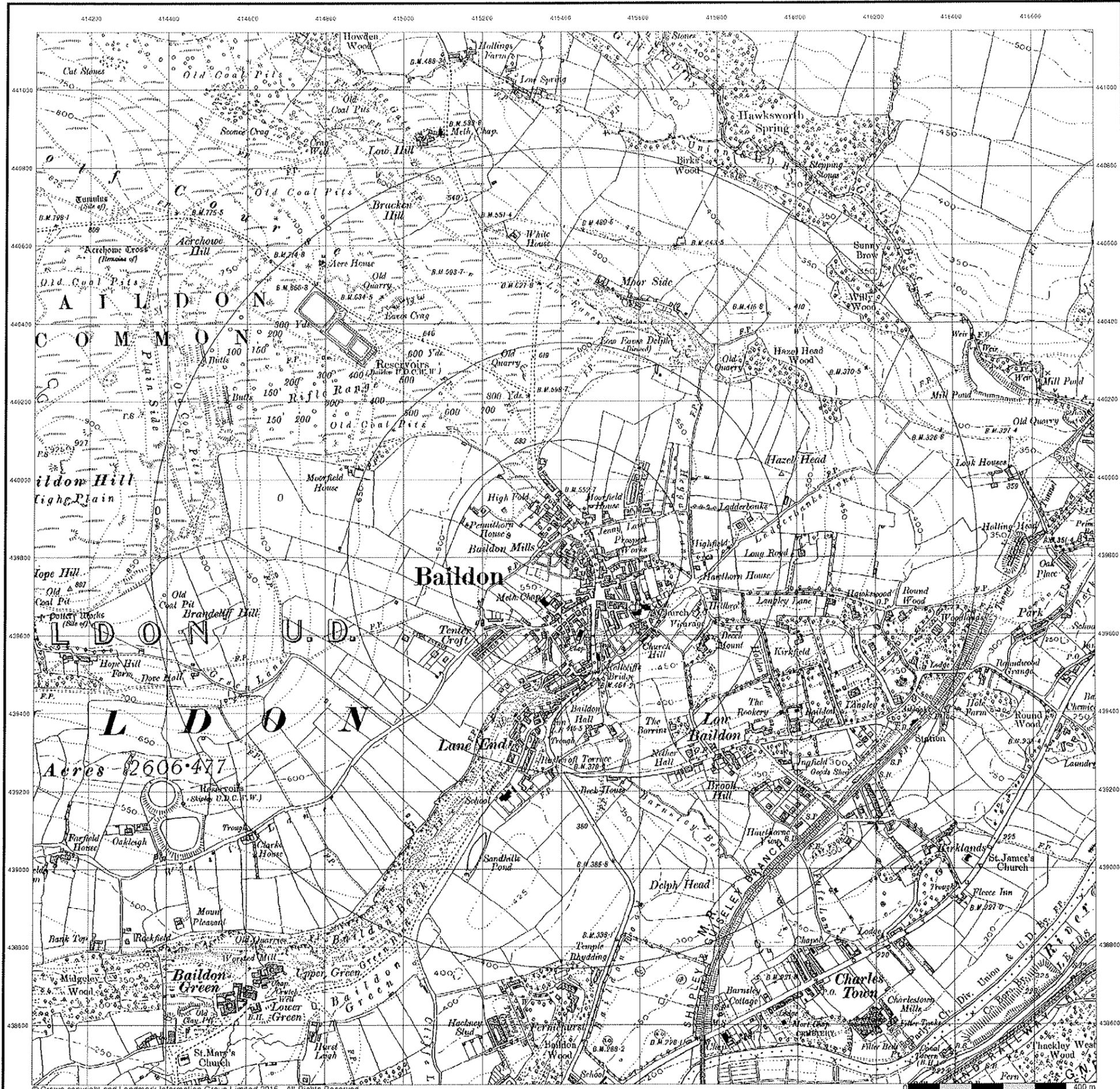
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 National Grid Reference: 415410, 439800
 Slice: A
 Site Area (Ha): 0.66
 Search Buffer (m): 100

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Yorkshire
Published 1909

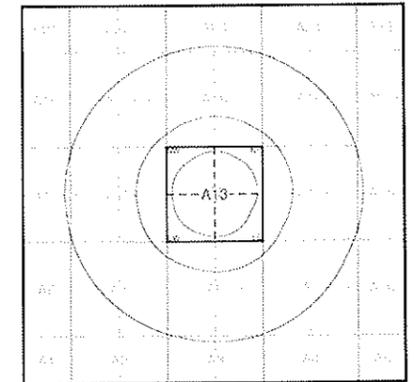
Source map scale - 1:10,560

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

Map Name(s) and Date(s)

201NE
 1909
 1:10,560

Historical Map - Slice A



Order Details

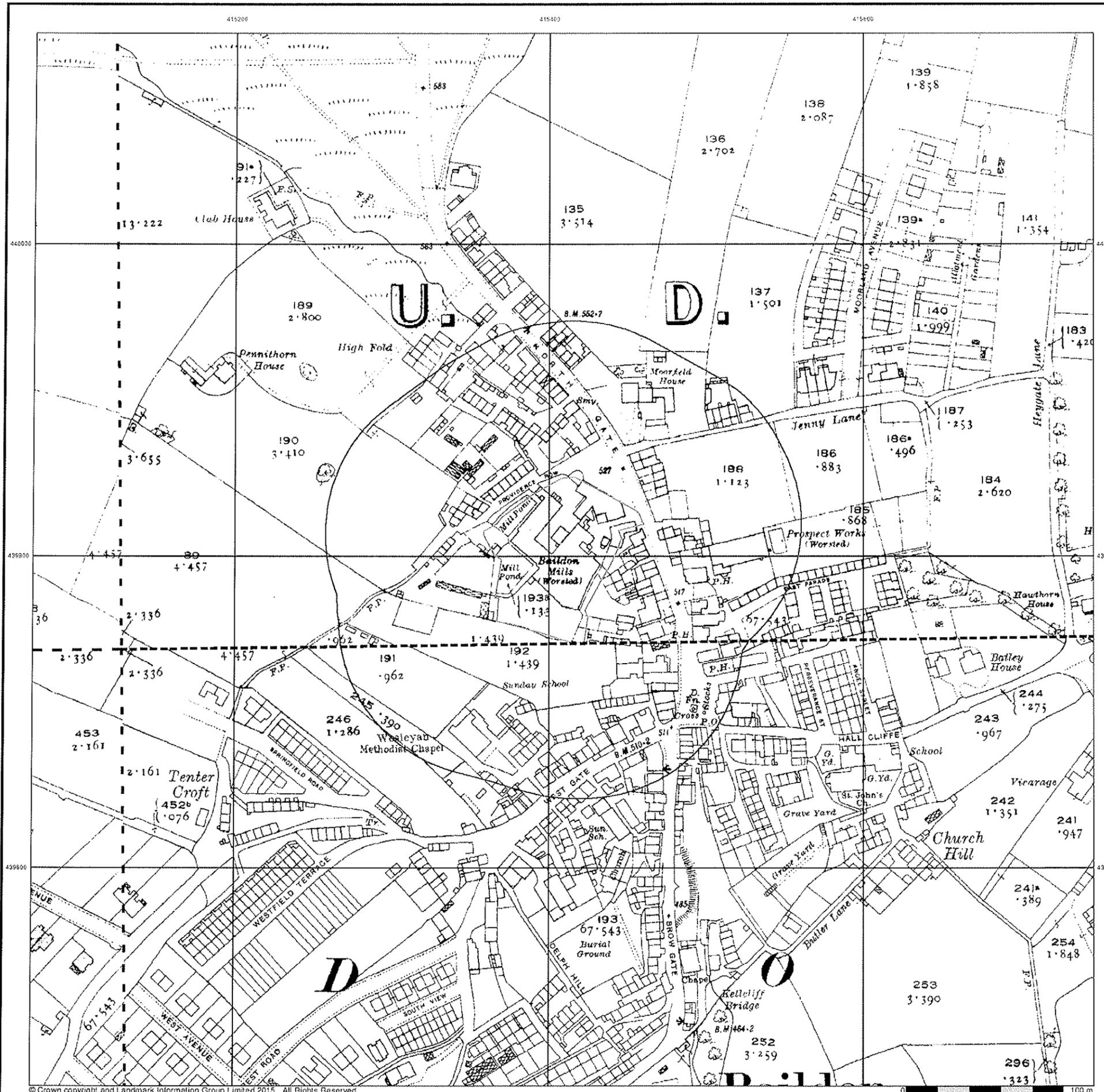
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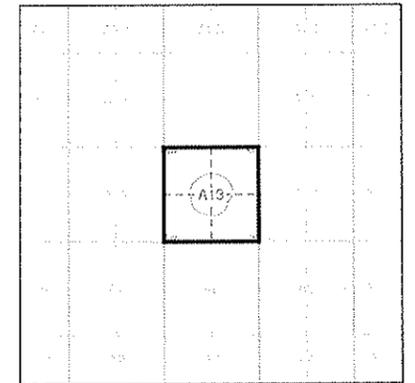
Yorkshire
Published 1921 - 1922
Source map scale - 1:2,500

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)

201_03 1921 1:2,500	201_04 1921 1:2,500
201_07 1922 1:2,500	201_08 1922 1:2,500

Historical Map - Segment A13



Order Details

Order Number: 87953096_1_1
 Customer Ref: 7618
 National Grid Reference: 415410, 439800
 Slice: A
 Site Area (Ha): 0.66
 Search Buffer (m): 100

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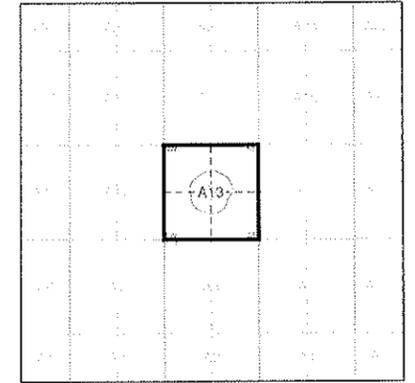
Yorkshire
Published 1934
Source map scale - 1:2,500

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)

201_03 1934 1:2,500	201_04 1934 1:2,500
201_07 1934 1:2,500	201_08 1934 1:2,500

Historical Map - Segment A13



Order Details

Order Number: 87953096_1_1
 Customer Ref: 7618
 National Grid Reference: 415410, 439800
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 Site Area (Ha): 0.66
 Search Buffer (m): 100

Site Details

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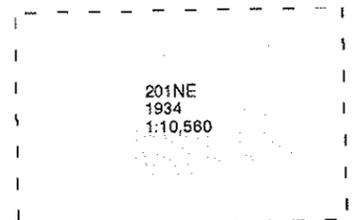
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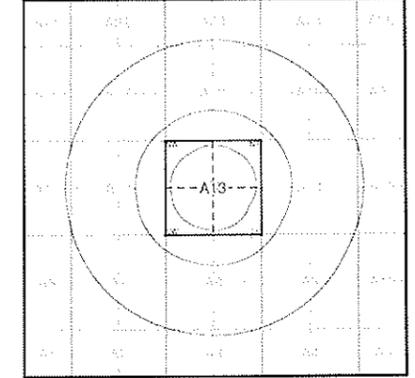
Yorkshire
Published 1934
Source map scale - 1:10,560

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

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

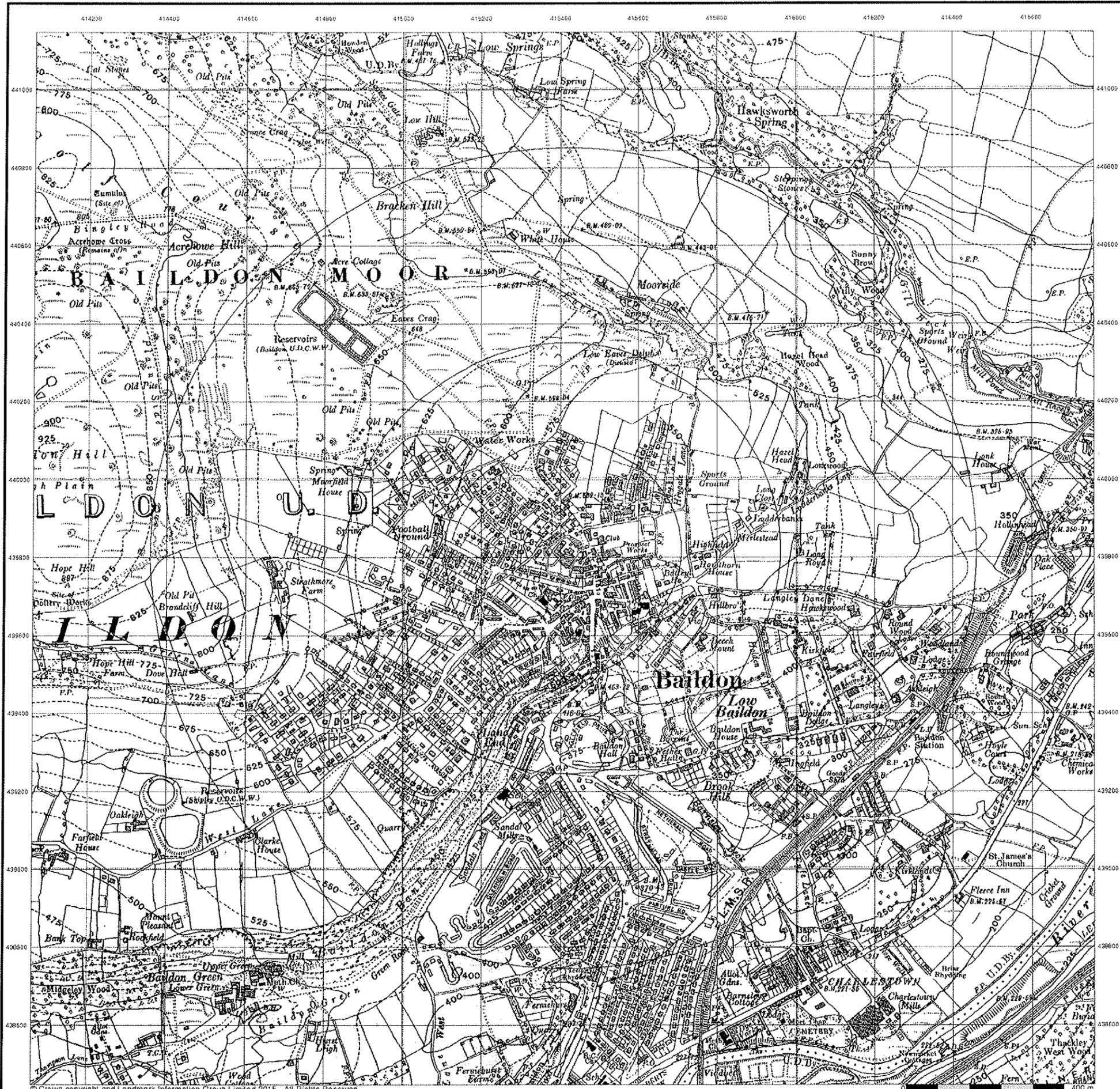
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 Site Area (Ha): 0.66
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Site Details

Baidon Mills, Northgate, Baidon, SHIPLEY, West Yorkshire, BD17 6JY



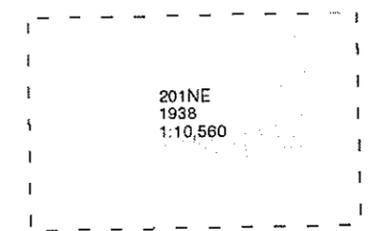
Tel: 0844 844 9952
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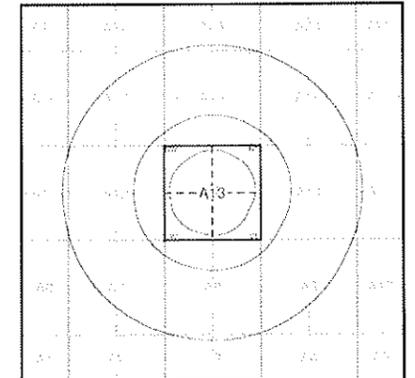
Yorkshire
Published 1938
Source map scale - 1:10,560

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

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 87953096_1_1
 Customer Ref: 7618
 National Grid Reference: 415410, 439800
 Slice: A
 Site Area (Ha): 0.66
 Search Buffer (m): 1000

Site Details

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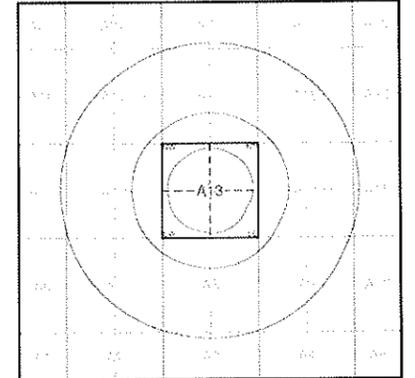
Ordnance Survey Plan
Published 1956
Source map scale - 1:10,000

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Map Name(s) and Date(s)

SE14SW	SE14SE
1956	1956
1:10,560	1:10,560
SE13NW	SE13NE
1956	1956
1:10,560	1:10,560

Historical Map - Slice A



Order Details

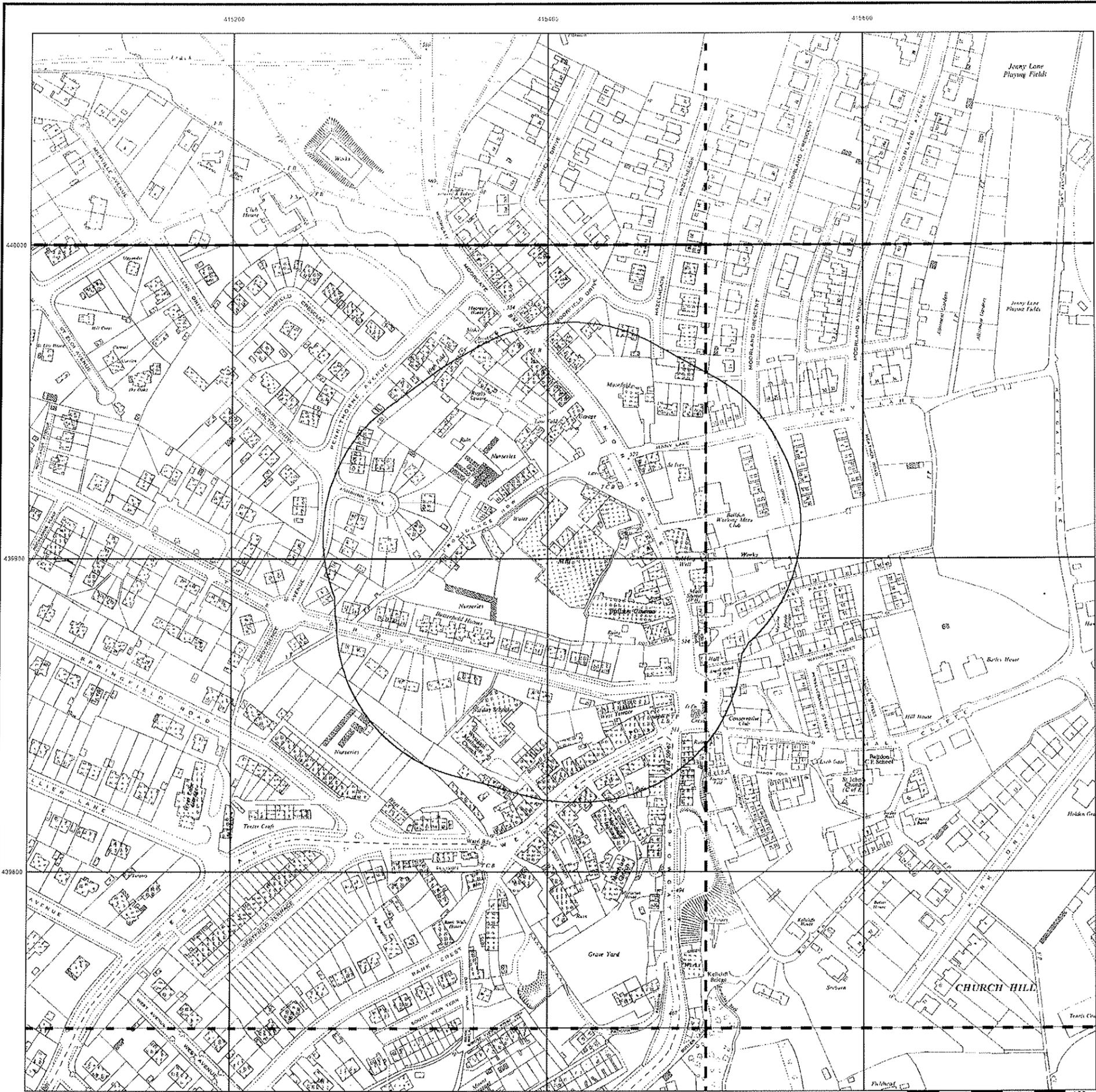
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 Customer Ref: 7618
 National Grid Reference: 415410, 439800
 Slice: A
 Site Area (Ha): 0.66
 Search Buffer (m): 1000

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Ordnance Survey Plan

Published 1960

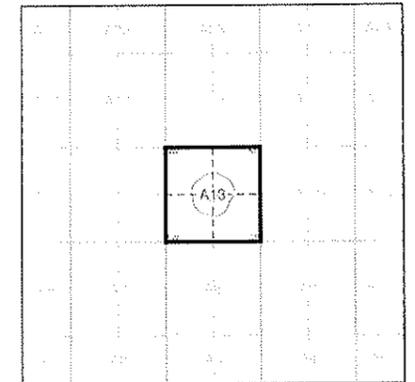
Source map scale - 1:1,250

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

Map Name(s) and Date(s)

1540SW	1540SE
960	960
1:1,250	1:1,250
1539NW	1539NE
960	960
1:1,250	1:1,250
1539SW	1539SE
960	960
1:1,250	1:1,250

Historical Map - Segment A13



Order Details

Order Number: 87953096_1_1
 Customer Ref: 7618
 National Grid Reference: 415410, 439800
 Slice: A
 Site Area (Ha): 0.66
 Search Buffer (m): 100

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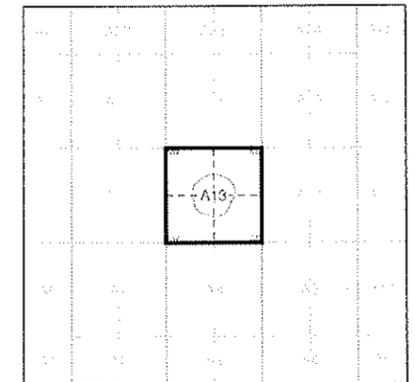
Ordnance Survey Plan
Published 1961 - 1964
Source map scale - 1:2,500

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)

SE1540	1964	1:2,500
SE1539	1961	1:2,500

Historical Map - Segment A13



Order Details

Order Number: 87953096_1_1
 Customer Ref: 7618
 National Grid Reference: 415410, 439800
 Slice: A
 Site Area (Ha): 0.66
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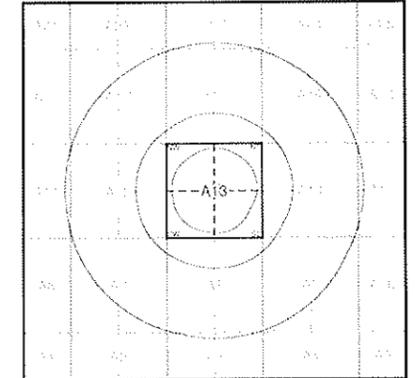
Ordnance Survey Plan
Published 1967 - 1968
Source map scale - 1:10,000

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

Map Name(s) and Date(s)

SE13NW 1968 1:10,560	SE13NE 1967 1:10,560
----------------------------	----------------------------

Historical Map - Slice A



Order Details

Order Number: 87953096_1_1
 Customer Ref: 7618
 National Grid Reference: 415410, 439800
 Slice: A
 Site Area (Ha): 0.66
 Search Buffer (m): 1000

Site Details

Baildon Mills, Northgate, Baildon, SHIPLEY, West Yorkshire, BD17 6JY



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



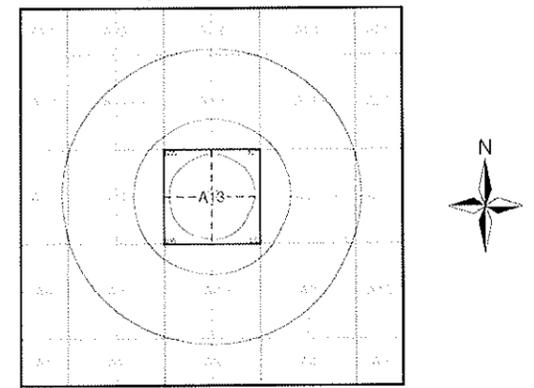
Ordnance Survey Plan
Published 1973 - 1979
Source map scale - 1:10,000

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

Map Name(s) and Date(s)

SE14SW 1979 1:10,000	SE14SE 1973 1:10,000
SE13NE 1976 1:10,000	

Historical Map - Slice A



Order Details

Order Number: 87953096_1_1
 Customer Ref: 7618
 National Grid Reference: 415410, 439800
 Slice: A
 Site Area (Ha): 0.66
 Search Buffer (m): 1000

Site Details

Baidon Mills, Northgate, Baidon, SHIPLEY, West Yorkshire, BD17 6JY



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Additional SIMs

Published 1978 - 1989

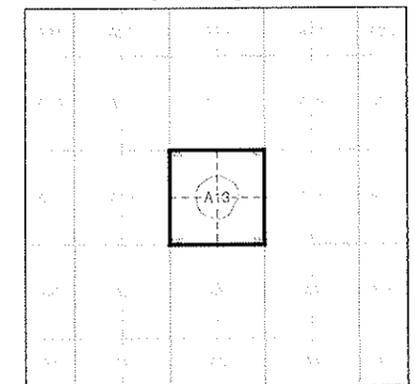
Source map scale - 1:1,250

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

Map Name(s) and Date(s)

SE 1539NW 1979 1:1,250	SE 1539NE 1978 1:1,250
SE 1539SW 1985 1:1,250	SE 1539SE 1989 1:1,250

Historical Map - Segment A13

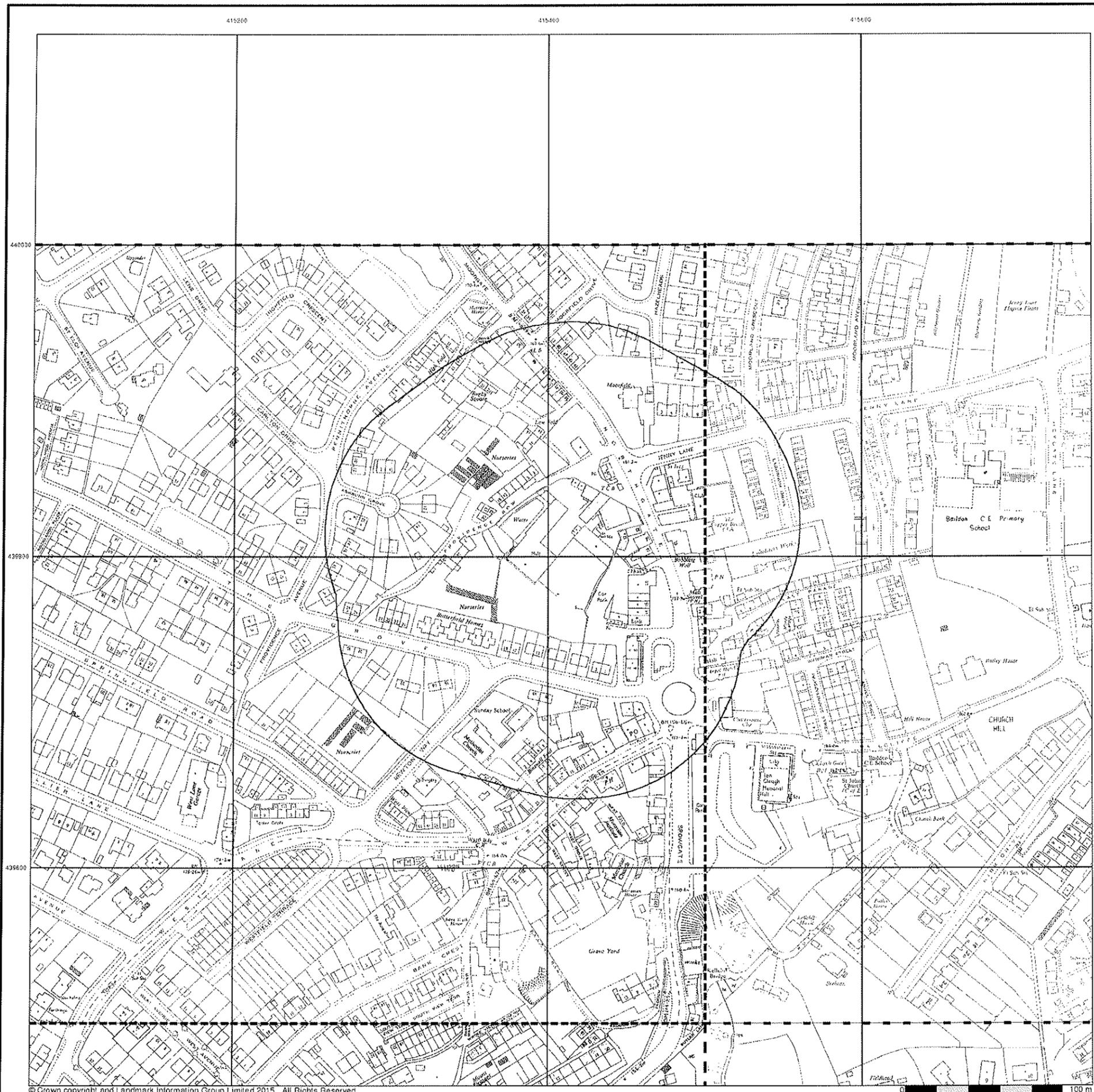


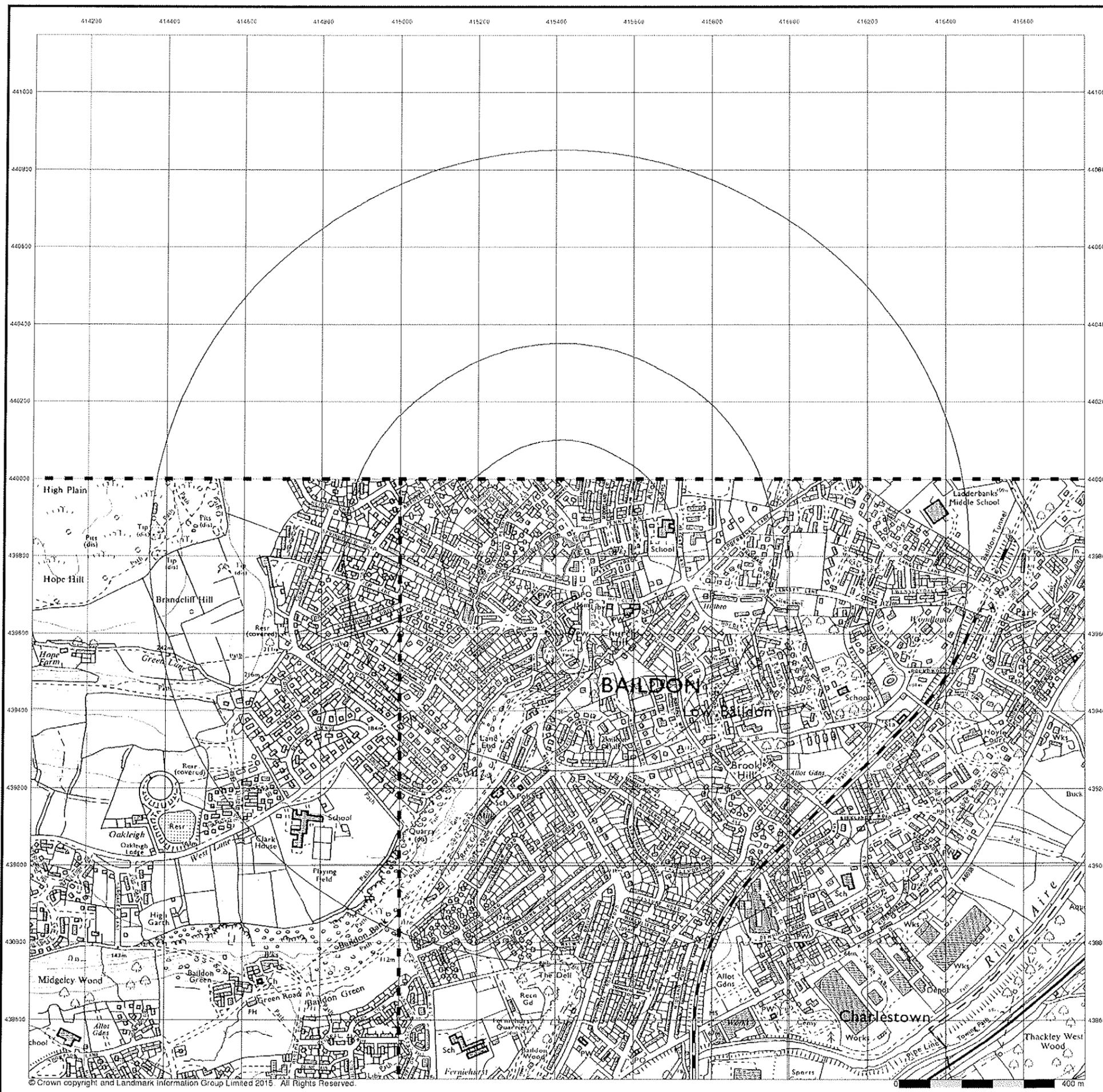
Order Details

Order Number: 87953096_1_1
 Customer Ref: 7618
 National Grid Reference: 415410, 439800
 Slice: A
 Site Area (Ha): 0.66
 Search Buffer (m): 100

Site Details

Baldon Mills, Northgate, Baldon, SHIPLEY, West Yorkshire, BD17 6JY





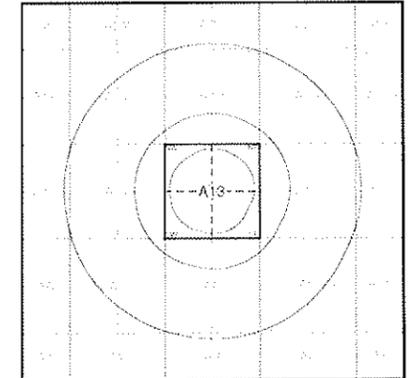
Ordnance Survey Plan
Published 1982 - 1987
Source map scale - 1:10,000

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

Map Name(s) and Date(s)

SE 13NW 1982 1:10,000	SE 13NE 1987 1:10,000
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Historical Map - Slice A



Order Details

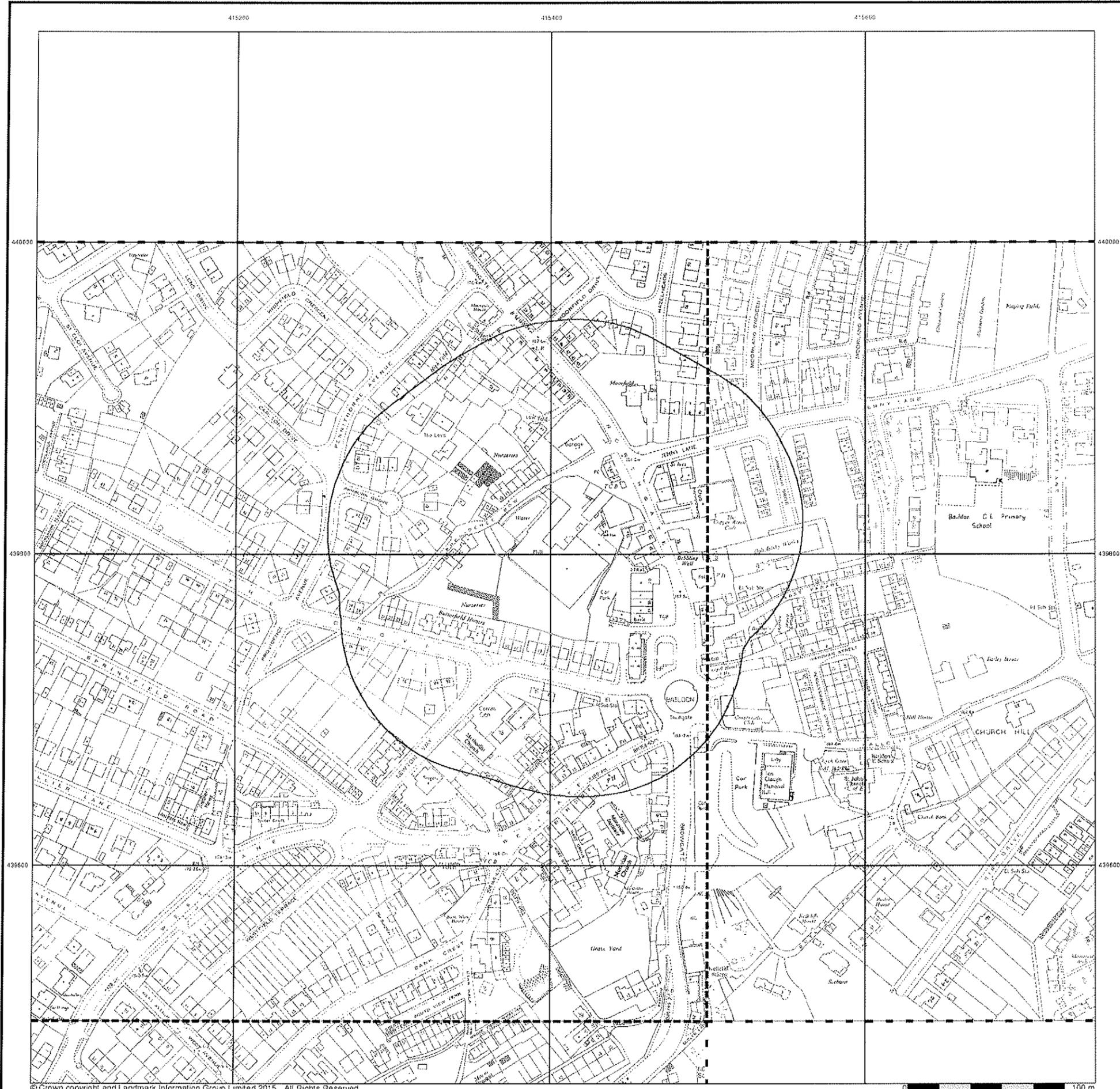
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 Customer Ref: 7618
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 Slice: A
 Site Area (Ha): 0.66
 Search Buffer (m): 1000

Site Details

Baidon Mills, Northgate, Baidon, SHIPLEY, West Yorkshire, BD17 6JY



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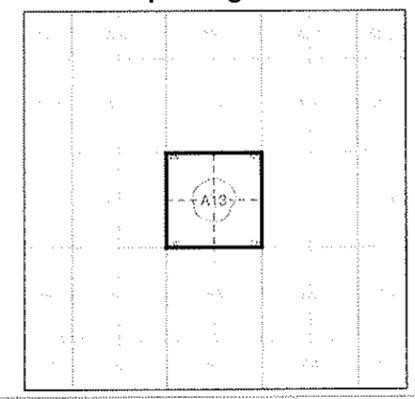
Additional SIMs
Published 1985 - 1989
Source map scale - 1:1,250

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

Map Name(s) and Date(s)

SE 1539NW 1989 1:1,250	SE 1539NE 1985 1:1,250
SE 1539SW 1989 1:1,250	

Historical Map - Segment A13



Order Details

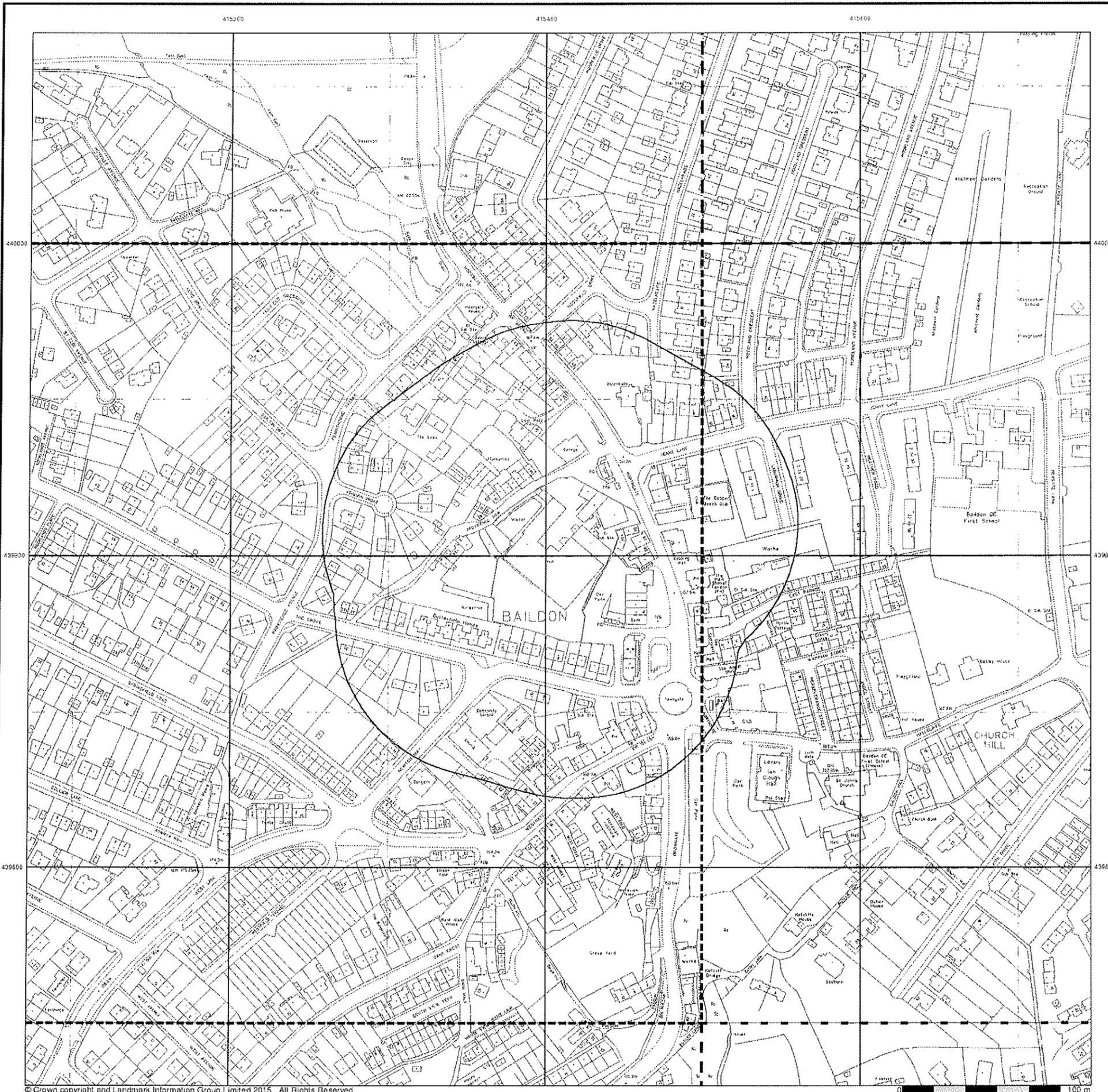
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 Customer Ref: 7618
 National Grid Reference: 415410, 439800
 Slice: A
 Site Area (Ha): 0.66
 Search Buffer (m): 100

Site Details

Baidon Mills, Northgate, Baidon, SHIPLEY, West Yorkshire, BD17 6JY



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**Large-Scale National Grid Data
Published 1993**

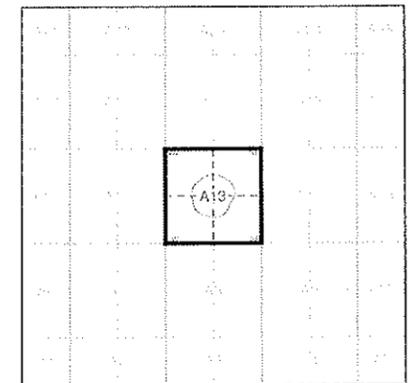
Source map scale - 1:1,250

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

Map Name(s) and Date(s)

1540SW	1540SE
993	1993
1:1,250	1:1,250
1539NW	1539NE
993	1993
1:1,250	1:1,250
1539SW	1539SE
993	1993
1:1,250	1:1,250

Historical Map - Segment A13



Order Details

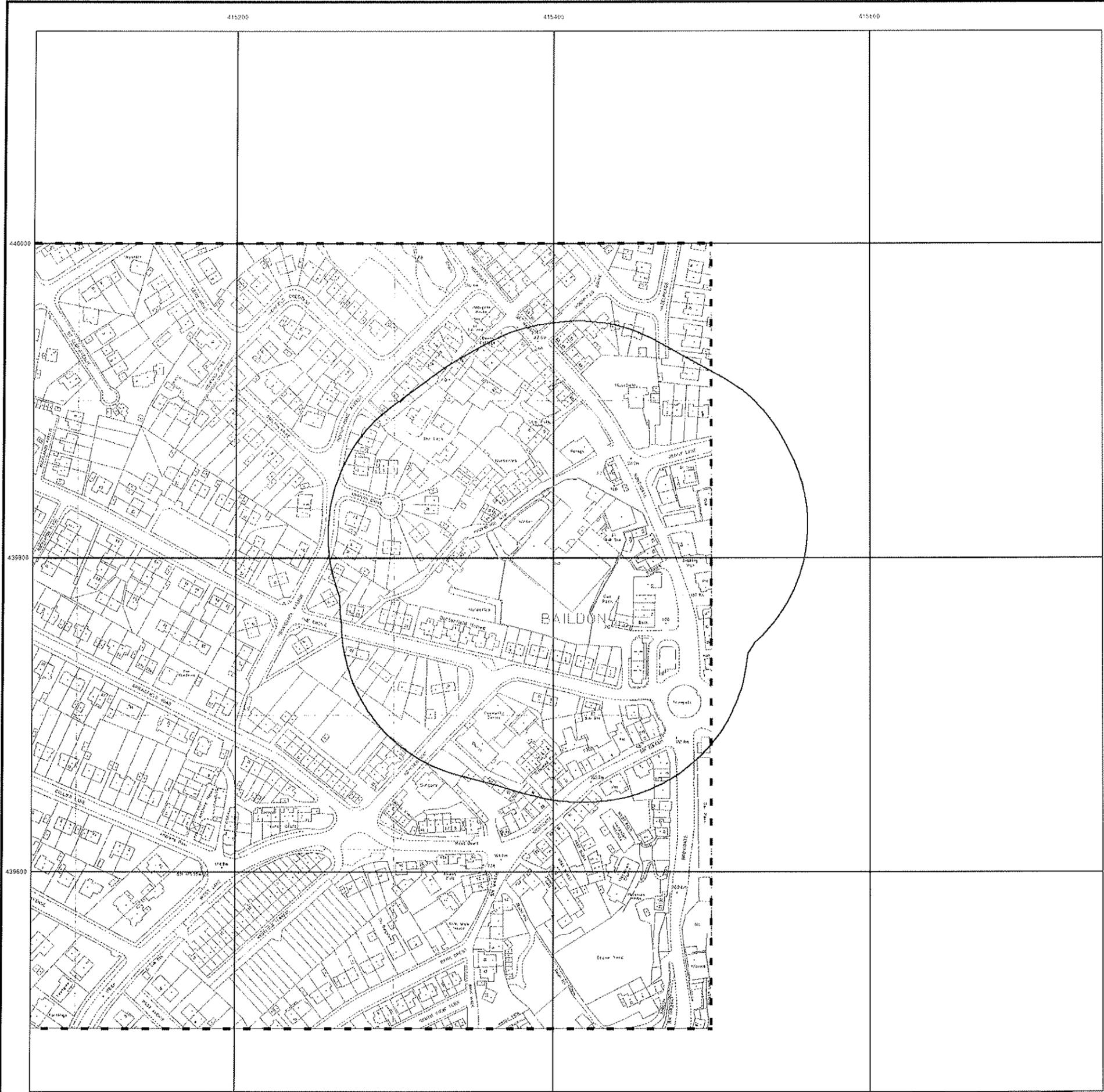
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 Customer Ref: 7618
 National Grid Reference: 415410, 439800
 Slice: A
 Site Area (Ha): 0.66
 Search Buffer (m): 100

Site Details

Baldon Mills, Northgate, Baldon, SHIPLEY, West Yorkshire, BD17 6JY



Tel: 0844 844 9952
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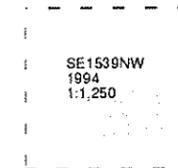


**Large-Scale National Grid Data
Published 1994**

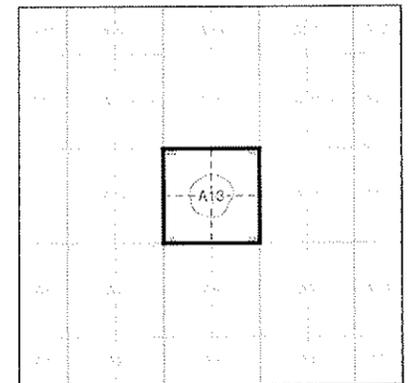
Source map scale - 1:1,250

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

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number: 87953096_1_1
 Customer Ref: 7618
 National Grid Reference: 415410, 439800
 Slice: A
 Site Area (Ha): 0.66
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Site Details

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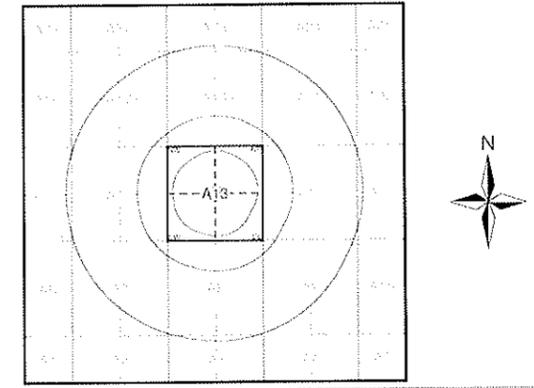
10k Raster Mapping
Published 2000
Source map scale - 1:10,000

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)

SE14SW 2000 1:10,000	SE14SE 2000 1:10,000
SE13NW 2000 1:10,000	SE13NE 2000 1:10,000

Historical Map - Slice A



Order Details

Order Number: 87953096_1_1
 Customer Ref: 7618
 National Grid Reference: 415410, 439800
 Slice: A
 Site Area (Ha): 0.66
 Search Buffer (m): 1000

Site Details

Baidon Mills, Northgate, Baidon, SHIPLEY, West Yorkshire, BD17 6JY



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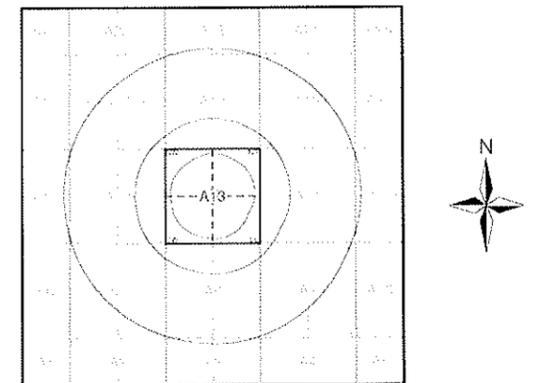
10k Raster Mapping
Published 2006
Source map scale - 1:10,000

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

Map Name(s) and Date(s)

SE14SW 2006 1:10,000	SE14SE 2006 1:10,000
SE13NW 2006 1:10,000	SE13NE 2006 1:10,000

Historical Map - Slice A



Order Details

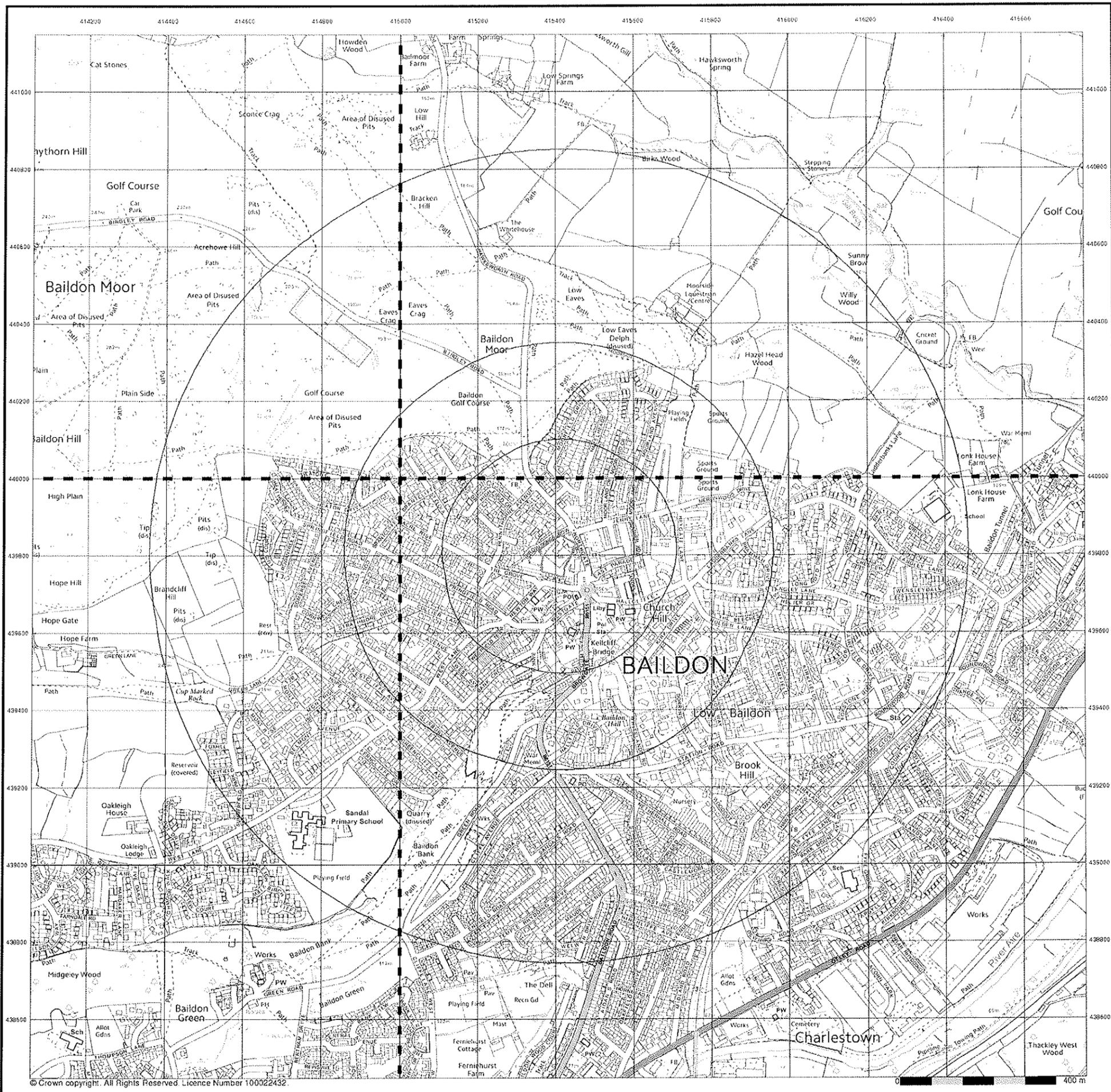
Order Number: 87953096_1_1
 Customer Ref: 7618
 National Grid Reference: 415410, 439800
 Slice: A
 Site Area (Ha): 0.66
 Search Buffer (m): 1000

Site Details

Baidon Mills, Northgate, Baidon, SHIPLEY, West Yorkshire, BD17 6JY



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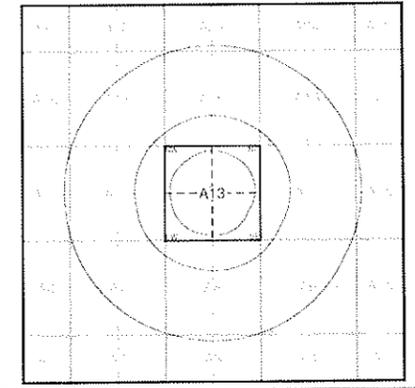
VectorMap Local
Published 2016
Source map scale - 1:10,000

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

Map Name(s) and Date(s)

SE14SW 2016 Variable	SE14SE 2016 Variable
SE13NW 2016 Variable	SE13NE 2016 Variable

Historical Map - Slice A



Order Details

Order Number: 87953096_1_1
 Customer Ref: 7618
 National Grid Reference: 415410, 439800
 Slice: A
 Site Area (Ha): 0.66
 Search Buffer (m): 1000

Site Details

Baidon Mills, Northgate, Baidon, SHIPLEY, West Yorkshire, BD17 6JY



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APPENDIX F
MINING SEARCH

David Bellis Consulting Surveyors Ltd
8, Mornington 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

Coal Mining Search Report

Incorporating Cheshire Brine Enquiries



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

Serial Number 344024

Client detail :

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

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

Tel 01423 529911
Fax 01423 529922

Search produced by M J Peace

Property details:

Baildon Mills
Northgate
Baildon
West Yorkshire
BD17 6JY

Your ref : 7618

Purchaser :

Vendor :

In accordance with your instructions received 01 Jun 2016 we have inspected plans and records of coal mine workings and have made enquiries with respect to Cheshire brine extraction in relation to the above property and can report as follows :

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

Seam	Depth (m)	Sect (cm)	Date	Remarks
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 Rough Rock.

4. **OPENCAST COAL MINING** :

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

Serial Number 344024

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

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

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

We have no knowledge 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.

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.

7. PAST COAL MINING RELATED SUBSIDENCE :

Our investigations have shown no evidence of coal mining related subsidence claims in relation to the property since 31st October 1994.

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.

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.

Serial Number 344024

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

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Coal Authority data supplied under license may contain Ordnance Survey information Crown Copyright © 100020315 [2016]

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:

Serial Number 344024

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,

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.

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

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

Past coal mining related subsidence – if any publicly available records indicate coal mining related subsidence affecting the property since 31st October 1994.

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 and any available relevant information to the property regarding brine extraction.

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

Complaints Procedure

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

If you want to make a complaint, we will:

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

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

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

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

Complaints should be sent to:

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

Date : 06 Jun 2016

Signed :



Serial Number 344024

**Important Consumer Protection Information**

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

The Search Code:

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

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

The Code's core principles

Firms which subscribe to the Search Code will:

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

Complaints

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

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

TPOs Contact Details:

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

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

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

Serial Number 344024

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

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

Serial Number 344024

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.