PHASE 1 DESKTOP STUDY

Extension to existing industrial unit to provide additional warehouse storage

at:

Unit 3
Great Cliffe Road
Dodworth Business Park
Barnsley
South Yorkshire
S75 3SP

for:

Magna Colours Ltd

date:

September 2019

ARCHITECTURE + DESIGN PARTNERSHIP
The Old Police Station, 16 Bridge Lane, Holmfirth HD9 7AN
T: 01484 685411 E: hello@adp-architects.com www.adp-architects.com
Russell Earnshaw DIPL ARCH MCSD RIBA - Tony Stead HND - Natalie Garside BA (HONS) GRAD DIP ARCH RIBA
RIBA Chartered Practice

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The Coal Authority

Resolving the impacts of mining

Groundsure
LOCATION INTELLIGENCE



Enviro All-in-One

Non-Residential Search Report

DODWORTH BUSINESS PARK, UPPER CLIFFE ROAD, DODWORTH, BARNSLEY, S75 3SP

Thank you for placing your order with the Coal Authority Mining Reports team.

Please find enclosed the Coal Authority's Non-Residential CON29M and Groundsure Screening Report.

The icon below summarises whether the Coal Authority consider that the following conditions may affect the ground stability at the report location. A fuller explanation of the condition and its potential to result in ground movement are given in the Coal Authority section of this report.

Coal mining	Yes

If you need any further assistance, please do not hesitate to contact our experts on 0345 762 6848 quoting the Coal Authority reference number.

The Coal Authority

Issued by:
The Coal Authority, Property Search Services, 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire, NG18 4RG
Website: www.groundstability.com Phone: 0345 762 6848

A AND DP ARCHITECTURE AND DESIGN PARTNERSHIP LLP
THE OLD POLICE STATION
16 BRIDGE LANE
HOLMFIRTH
KIRKLEES
HD9 7AN

Our reference:	**51002168705001**
Your reference:	**Magna Colours**
Date of your enquiry:	**05 September 2019**
Date we received your enquiry:	**05 September 2019**
Date of issue:	**05 September 2019**

This report is for the property described in the address below and the attached plan.

Non-Residential Enviro All-in-One - On Coalfield

DODWORTH BUSINESS PARK, UPPER CLIFFE ROAD, DODWORTH, BARNSLEY, S75 3SP

This report is based on and limited to the records held by, the Coal Authority, at the time we answer the search.

Coal mining	See comments below

Information from the Coal Authority

Underground coal mining

Past

The property is in a surface area that could be affected by underground mining in 7 seams of coal at shallow to 240m depth, and last worked in 1961.

Present

The property is not within a surface area that could be affected by present underground mining.

Future

The property is not in an area where the Coal Authority has received an application for, and is currently considering whether to grant a licence to remove or work coal by underground methods.

The property is not in an area where a licence has been granted to remove or otherwise work coal using underground methods.

The property is not in an area likely to be affected from any planned future underground coal mining.

However, reserves of coal exist in the local area which could be worked at some time in the future.

No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

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Mine entries

There are no recorded coal mine entries known to the Coal Authority within, or within 20 metres, of the boundary of the property.

This information is based on the information that the Coal Authority has at the time of this enquiry.

Based on the Coal Authority's knowledge of the mining circumstances at the time of this enquiry, there may be unrecorded mine entries in the local area that do not appear on Coal Authority records.

Coal mining geology

The Coal Authority is not aware of any damage due to geological faults or other lines of weakness that have been affected by coal mining.

Opencast coal mining

Past

The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.

Present

The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

Future

There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31 October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

Mine gas

The Coal Authority has no record of a mine gas emission requiring action.

Hazards related to coal mining

The property has not been subject to remedial works, by or on behalf of the Coal Authority, under its Emergency Surface Hazard Call Out procedures.

Withdrawal of support

The property is not in an area where a notice to withdraw support has been given.

The property is not in an area where a notice has been given under section 41 of the Coal Industry Act 1994, cancelling the entitlement to withdraw support.

Working facilities orders

The property is not in an area where an order has been made, under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.

Payments to owners of former copyhold land

The property is not in an area where a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

© The Coal Authority

Comments on Coal Authority information

In view of the mining circumstances a prudent developer would seek appropriate technical advice before any works are undertaken.

Therefore if development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply good engineering practice developed for mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or mines of coal without the permission of the Coal Authority. Developers should be aware that the investigation of coal seams/former mines of coal may have the potential to generate and/or displace underground gases and these risks both under and adjacent to the development should be fully considered in developing any proposals. The need for effective measures to prevent gases entering into public properties either during investigation or after development also needs to be assessed and properly addressed. This is necessary due to the public safety implications of any development in these circumstances.

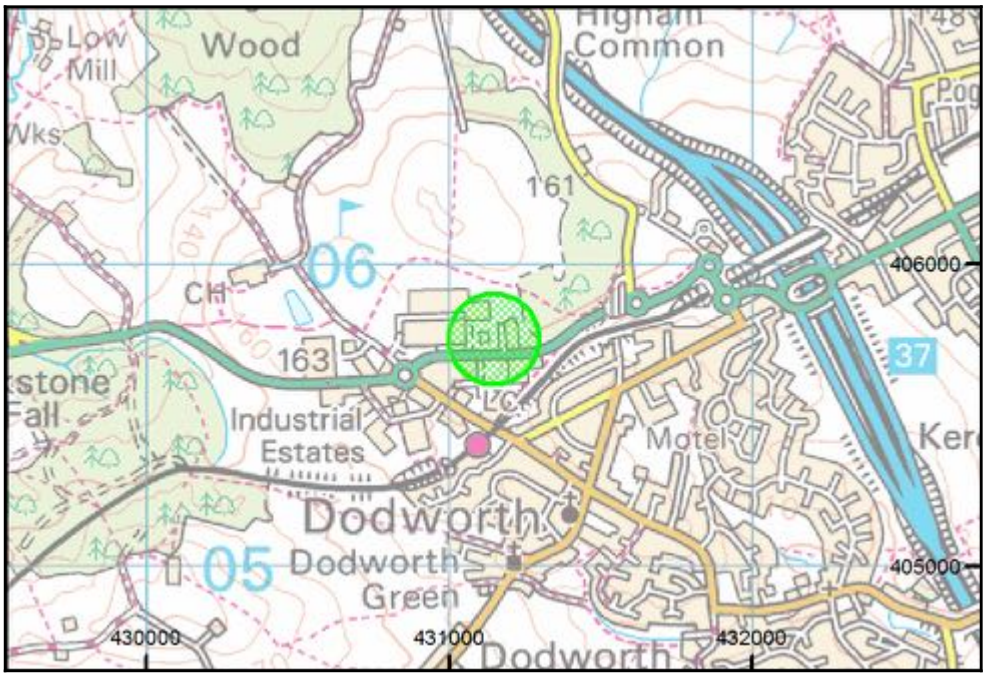
Additional Remarks

Information provided by the Coal Authority in this report is compiled in response to the Law Society's CON29M Coal Mining enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL. This report is prepared in accordance with the Law Society's Guidance Notes 2018, the User Guide 2018 and the Coal Authority's Terms and Conditions applicable at the time the report was produced.

The Coal Authority owns the copyright in this report. The information we have used to write this report is protected by our database rights. All rights are reserved and unauthorised use is prohibited. If we provide a report for you, this does not mean that copyright and any other rights will pass to you. However, you can use the report for your own purposes.

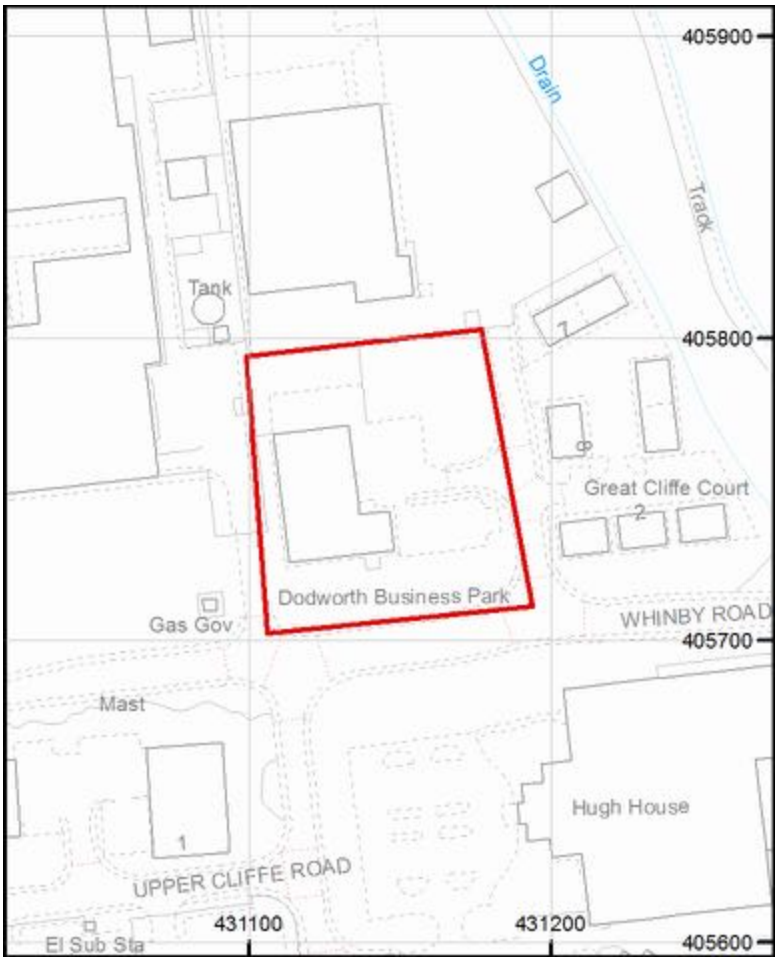
Location map

Approximate position of property



Enquiry boundary

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Key

Approximate position of enquiry boundary shown

Mapping sourced from Ordnance Survey

Groundsure LOCATION INTELLIGENCE

Screening

DODWORTH BUSINESS PARK, UPPER CLIFFE ROAD, DODWORTH, BARNSLEY, S75 3SP

Professional opinion

Contaminated Land
Moderate-High: Action Required
page 5

Flood Risk
Negligible
page 7

Consultant's guidance and recommendations inside.

Ground Stability
Identified
page 7

Radon
Identified
page 7

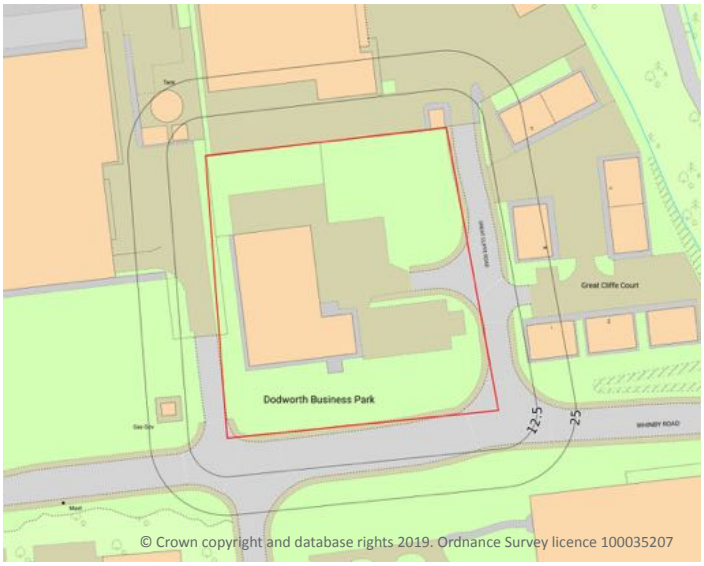
Energy
Identified
page 8

Planning Constraints
Identified
page 10

Transportation
Identified
page 9

A full assessment of transportation is available in our Energy and Transportation report. Contact Groundsure or your search provider for further details.

Site plan



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Contaminated land liability

Banking security

Is it likely that the property will represent acceptable banking security from a contaminated land perspective?

Further assessment required

Statutory or 3rd party action

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?

Potential

Environmental liability

Is there a risk that the property value may be impacted due to contaminated land liability issues?

Potential

Useful contacts

Barnsley Metropolitan Borough Council:
http://www.barnsley.gov.uk/
online@barnsley.gov.uk
01226 773555

Environment Agency National Customer Contact Centre (NCCC):
enquiries@environment-agency.gov.uk
03708 506 506

Overview of findings and recommendations

To save you time when assessing the report, we only provide maps and data tables of features within the search radius that we have identified to be of note. These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.

You can view the fully comprehensive library of information we have searched on **page 45**.

Contaminated Land

Groundsure considers that the following further actions may further clarify the identified environmental risks:

- Undertake consultations with the Local Authority regarding the status of the site within the authority's Contaminated Land Inspection Strategy. Specifically ascertaining;
  - If the Local Authority are aware of past land uses of concern highlighted within this report;
  - If the site is to be investigated under Part 2A of the Environmental Protection Act 1990; and
  - If it is to be investigated, what priority rating and time scale for investigation has the site been given.

Groundsure can undertake these enquiries and review the information for a fee of £350+VAT. Please note this process can take up to 21 working days, depending on the Local Authorities workload and turnaround times. Please note that Groundsure cannot guarantee additional information provided will allow us to revise the assessment to Acceptable Environmental Risk.

Alternatively, if you have previous site investigation reports relating to the property, Groundsure can provide expert environmental advice on those reports. Groundsure is able to review environmental reports for a fee which is dependent on the volume and/or content of the additional information provided. Please contact us for a quote for this service.

Flood Risk

National Planning Policy Framework (NPPF)
A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

Ground stability

The property is indicated to lie within an area that could be affected by infilled land. You should consider the following:

- carry out a visual inspection of the property looking out for cracks and other signs of subsidence
- have a structural survey conducted by a Structural Surveyor to clarify whether or not the property is being affected by any of the risks presented in this report
- contact the relevant Local Authority departments (e.g Planning department, Building Regulations) to ask for records of the property and local area relating to subsidence
- remember that professional advice should be sought before altering the ground in any way at the property, including the planting of trees

Coal
The property is assessed to lie within a coal mining area as defined by the Coal Authority. Key recommended next steps:

- Groundsure recommends that a CON29M Official Coal Mining Search is conducted. This can be ordered through Groundsure or your preferred search provider.

Radon

The property is in an area where elevated radon levels are detected in 3-5% of properties. Key recommended next steps:

- if the property is a new build, you can check compliance on radon protection with the developer
- if testing has not been carried out, it would be a sensible precaution to arrange for the property to be tested with radon detectors. If initial short-term radon screening tests are inconclusive, or the purchaser would prefer to carry out a full three-month test, it may be possible to arrange a 'radon bond'
- high levels of radon can be reduced through carrying out remedial works to the property

- Basic radon protection measures will be required to be installed in the event that any new buildings or extensions are added to the property.
- See http://www.radonassociation.co.uk/guide-to-radon/information-for-employers/ for further information

Other considerations

These are next steps associated with non-environmental search returns on matters of energy and transport infrastructure, mobile masts, and planning constraints.

Energy

Oil and gas
Oil and Gas extraction, exploration or development has been identified within 10km of the property. Next steps for consideration:

- visit the operator's website for further information
- visit the area in order to more accurately assess the impact this extraction site would have on the property

Wind
Existing or proposed wind installations have been identified within 10km. Next steps for consideration:

- use the details given in the report to find out more about the potential impacts on the property
- contact the operating company and the relevant Local Authority for further information
- visit the area in order to more accurately assess the impact this wind development would have on the property

Environmental designations
The property lies within 250m of an environmentally protected site or area. Next steps for consideration:

- seek further guidance from the local planning department on any likely restrictions if considering any property development

Consultant's assessment

Environmental searches are designed to ensure that significant hazards and risks associated with this property are identified and considered alongside the investment in or purchase of a property.
Please see **page 2** for further advice.

Contaminated Land

The Contaminated Land assessment has been completed by a qualified environmental consultant.
Please see **page 14** for details of the identified issues.

Past Land Use	**Moderate-High**
Waste and Landfill	**Low**
Current and Recent Industrial	**Moderate**

Current and proposed land use

Current land use
Groundsure has not been advised by the client (or their advisers) of the current use of the property. Groundsure has therefore made a best judgement based on the available information that the property is likely to be used for light industrial purposes.

Proposed land use
Groundsure has assumed that the property will remain in its current use.

Historical land use

On-site
The following potentially contaminative land use of significant concern has been identified at the study site:

- **1891 - 1982** - A colliery with associated infrastructure and tanks, noted as a mine between 1961 and 1982.

Additionally, a current and recent land use of moderate concern has been identified at the study site.

Surrounding area
The following potentially contaminative land use of significant concern has been identified in proximity to the study site:

- **1891 - 1982** - The aforementioned colliery and mine extending off site in all directions.

Additionally, current and recent land uses of minor concern have been identified in proximity to the study site.

Site setting

Potentially vulnerable receptors have been identified including site users and the underlying Secondary A aquifer.

Conclusion

Groundsure has identified a potential contaminant-pathway-receptor relationship that may give rise to significant environmental liability. Please refer to the Contaminated Land assessment methodology contained within this report.

Environmental summary

Flood Risk

No significant concerns have been identified as a result of the flood risk searches. No action required.

Further explanation of flood risk assessment can be seen here groundsure.com/understanding-flood-risk

River and Coastal Flooding	**Very Low**
Groundwater Flooding	**Low**
Surface Water Flooding	**Negligible**
JBA Floodability	**Very Low**
Past Flooding	**Not identified**
Flood Storage Areas	**Not identified**
NPPF Flood Risk Assessment required if site redeveloped?	**See overview**

Ground stability

The property is assessed to have potential for natural or non-natural ground subsidence.

Please see **page 29** for details of the identified issues.

Natural Ground Stability	**Negligible-Very low**
Non-Natural Ground Stability	**Identified**

Radon

The property is in a radon affected area. This could mean that inhabitants are at risk from the harmful effects of radon. Percentage of affected homes in your local area is between 3% and 5%.

Please see **page 31** for details of the identified issues.

In a radon affected area

Energy summary

Oil and Gas

Historical, active or planned wells or extraction areas (such as fracking sites) have been identified near the property.

Please see **page 2** for further advice. Additionally, see **page 32** for details of the identified issues.

Oil and Gas Areas	**Identified**
Oil and Gas Wells	**Not identified**

Wind and Solar

Our search of existing and planned renewable wind and solar infrastructure has identified results.

Please see **page 2** for further advice. Additionally, see **page 33** for details of the identified issues.

Planned Multiple Wind Turbines	**Identified**
Planned Single Wind Turbines	**Identified**
Existing Wind Turbines	**Identified**
Proposed Solar Farms	**Not identified**
Existing Solar Farms	**Not identified**

Energy

Our search of major energy transmission or generation infrastructure and nationally significant infrastructure projects has identified results.

Please see **page 2** for further advice. Additionally, see **page 41** for details of the identified issues.

Power stations	**Not identified**
Energy Infrastructure Projects	**Identified**
	Not identified

Transportation summary

The property has been identified to lie within the search radius of one or more transportation features detailed below.

If required, full details on these transportation features including a detailed location plan relative to the property are available when you purchase a Groundsure Energy and Transportation Report via your preferred searches provider.

HS2

No results for Phase 1 or Phase 2 of the HS2 project (including the 2016 amendments) have been identified within 5km of the property. However, HS2 routes are still under consultation and exact alignments may change in the future.

HS2 Route	Not identified
HS2 Safeguarding	Not identified
HS2 Stations	Not identified
HS2 Depots	Not identified
HS2 Noise	Not assessed
HS2 Visual impact	Not assessed

Crossrail

The property is not within 250 metres of either the Crossrail 1 or Crossrail 2 project.

Crossrail 1 Route	Not identified
Crossrail 1 Stations	Not identified
Crossrail 1 Worksites	Not identified
Crossrail 2 Route	Not identified
Crossrail 2 Stations	Not identified
Crossrail 2 Worksites	Not identified
Crossrail 2 Safeguarding	Not identified
Crossrail 2 Headhouse	Not identified

Other Railways

Our search indicates the property is within 250 metres of railways or railway stations, subway or DLR lines, active railways, historical railways or tunnels.
The Underground assessment includes London Underground, DLR, Tyne and Wear Metro, Merseyrail and Glasgow Subway.

Active Railways and Tunnels	Identified
Historical Railways and Tunnels	Identified
Railway and Tube Stations	Not identified
Underground	Not identified

Planning summary

Planning constraints

Protected areas have been identified within 250 metres of the property.

Please see **page 43** for details of the identified issues.

Environmental Protected Areas	**Identified**
Visual and Cultural Protected Areas	**Not identified**

Other environmental considerations

The following additional risks or issues are outside the scope of the opinion provided by this report. However, further consideration of these may be appropriate for the subject property.

Asbestos
The Control of Asbestos Regulations 2012 require an Asbestos Management Plan to be maintained for all commercial property constructed prior to 2000 i.e. where asbestos may be contained within the building fabric. Refurbishment or demolition of site structures may require further Refurbishment and Demolition Asbestos Surveys.

Site-specific features
This report has considered additional site specific information, where provided by the client, however it has not included a site inspection. Additional issues may exist at the property that cannot be reasonably identified by a desk based report like this one. Examples might include operational issues such as those linked to oil storage, waste management, materials handling and site drainage. Additional surveys and assessments may be required if these issues are considered to be a concern.

Unexploded ordnance (UXO)
The UK has a history of military activity, including extensive military training sites, bombing during the First World War and sustained strategic bombing during the Second World War. A legacy of this military activity is the incidence of UXO across Britain. Construction increases the risk from UXO. If intrusive works are planned on site, an assessment of the likelihood of UXO risk should be carried out in compliance with the Construction (Design and Management) Regulations 2015.

Environmental insurance
The ownership or possession of land and property is one of the most valuable assets an individual or organisation can have. In cases where we are unable to provide a low risk assessment with regards to contaminated land, environmental insurance should be considered. Environmental insurance can protect against regulatory and third party action, potential losses and additional costs in dealing with contamination. Independent, specialist brokers are able to access the entire environmental insurance market, providing bespoke environmental policies to address risk and transactional issues.

Phase 1 environmental risk assessment
A Phase 1 environmental risk assessment (Contaminated Land) aims to clarify any identified environmental risks further or could support a planning application. It includes a site inspection, regulatory consultation and additional details of site context. Our expert analysis provides a detailed breakdown of each potential exposure pathway and suggested mitigation measures. For further information or to request a quote please e-mail us at projects@groundsure.com. The reports start from £1195+VAT, which includes a discount for current reporting.

Made ground and infilled land
Areas of made ground and infilled land can settle over time and could potentially cause subsidence. If the property is known to be located on made or infilled ground it would be prudent to contact a RICS accredited surveyor and/or geotechnical engineer to clarify any structural/subsidence risks and determine if possible what materials were used during the infilling process.

DODWORTH BUSINESS PARK, UPPER CLIFFE ROAD, DODWORTH, BARNSLEY, S75 3SP

Ref: 51002168705001
Your ref: Magna Colours
Grid ref: 431143 405751

Recent aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2019. All Rights Reserved.

Capture Date: 29/06/2018

Site Area: 0.77ha

Contaminated Land summary

Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	20	2	29
Former tanks	5	4	1
Former energy features	0	1	10
Former petrol stations	0	0	0
Former garages	0	0	0
Former military land	0	0	0

Waste and landfill	On-Site	0-50m	50-250m
Active or recent landfill	0	0	0
Former landfill (from Environment Agency Records)	0	0	0
Former landfill (from Local Authority and historical mapping records)	0	0	0
Waste site no longer in use	0	0	3
Active or recent licensed waste sites	0	0	0

Current and recent industrial	On-Site	0-50m	50-250m
Recent industrial land uses	1	8	14
Current or recent petrol stations	0	0	0
Historical licensed industrial activities	0	0	0
Current or recent licensed industrial activities	0	0	0
Local Authority licensed pollutant release	0	0	1
Pollutant release to surface waters	0	0	0
Pollutant release to public sewer	0	0	0
Dangerous industrial substances (D.S.I. List 1)	0	0	0
Dangerous industrial substances (D.S.I. List 2)	0	0	0
Dangerous or explosive sites	0	0	0
Hazardous substance storage/usage	0	0	0
Sites designated as Contaminated Land	0	0	0
Pollution incidents	0	0	1

Contaminated Land

Past land use



Site Outline

Search buffers in metres (m)

Former industrial land uses

Former tanks

Former energy features

Former industrial land use (1:10,560 and 1:10,000 scale)
These historical land uses have been identified from 1:10,560 and 1:10,000 scale Ordnance Survey maps dated from the mid to late 1800s to recent times. They have the potential to have caused ground contamination. Please see the Environmental Summary to find out how these could impact the site.

Please see **page 2** for further advice.

Distance	Direction	Use	Date
0	on site	Colliery	1891
0	on site	Railway Sidings	1891
0	on site	Old Collieries	1904
0	on site	Railway Sidings	1904

Distance	Direction	Use	Date
0	on site	Old Collieries	1938
0	on site	Railway Sidings	1938
0	on site	Railway Sidings	1948
0	on site	Old Collieries	1948
0	on site	Old Collieries	1948
0	on site	Railway Sidings	1951
0	on site	Collieries	1951
0	on site	Railway Sidings	1966
0	on site	Unspecified Mine	1966
0	on site	Railway Sidings	1973
0	on site	Unspecified Tank	1973
0	on site	Unspecified Mine	1973
0	on site	Railway Sidings	1982
0	on site	Unspecified Tank	1982
0	on site	Unspecified Mine	1982
0	on site	Industrial Estate	1993
4 m	N	Refuse Heap	1938
20 m	W	Refuse Heap	1966
54 m	NE	Refuse Heap	1891
54 m	NE	Refuse Heap	1904
57 m	N	Refuse Heap	1948
57 m	N	Refuse Heap	1948
58 m	E	Refuse Heaps	1948
58 m	E	Refuse Heaps	1948
62 m	NE	Refuse Heap	1973
69 m	E	Refuse Heap	1938
70 m	S	Unspecified Shaft	1951
73 m	E	Refuse Heap	1951

Distance	Direction	Use	Date
73 m	S	Unspecified Shaft	1938
74 m	S	Unspecified Shaft	1948
74 m	S	Unspecified Shaft	1948
78 m	S	Refuse Heap	1938
85 m	S	Refuse Heap	1948
85 m	S	Refuse Heap	1948
85 m	S	Unspecified Heap	1966
88 m	E	Refuse Heap	1966
94 m	NW	Sludge Bed	1973
117 m	N	Cuttings	1891
117 m	N	Cuttings	1904
117 m	N	Cuttings	1938
123 m	S	Unspecified Tank	1951
127 m	N	Cuttings	1948
128 m	SE	Unspecified Heap	1966
130 m	N	Cuttings	1951
205 m	S	Industrial Estate	1982
216 m	N	Refuse Heap	1982
238 m	NW	Refuse Heap	1966

This data is sourced from Ordnance Survey/Groundsure.

Former tanks

These tanks have been identified from high detailed historical Ordnance Survey maps dating from the mid-late 1800s to recent times. Tanks like this can sometimes store harmful waste, chemicals or oil, as well as more benign substances. Liquids stored in these tanks can leak when the tanks rust or become damaged over time, which could have caused contamination at this site.

Please see **page 2** for further advice.

Distance	Direction	Use	Date
0	on site	Unspecified Tank	1961
0	on site	Unspecified Tank	1970

Distance	Direction	Use	Date
0	on site	Unspecified Tank	1970
0	on site	Unspecified Tank	1979
0	on site	Unspecified Tank	1979
9 m	NW	Unspecified Tank	1998
16 m	NW	Unspecified Tank	1998
43 m	W	Unspecified Tank	1893
45 m	W	Tanks	1979
117 m	SE	Tanks	1970

This data is sourced from Ordnance Survey/Groundsure.

Former energy features

Energy features such as substations, transformers or power stations have been identified from high detailed historical Ordnance Survey maps dating from the mid to late 1800s to recent times. Structures like this can sometimes cause soil or groundwater contamination.

Please see **page 2** for further advice.

Distance	Direction	Use	Date
16 m	W	Gas Meter House	1998
81 m	W	Electricity Substation	1998
111 m	SW	Electricity Substation	1998
112 m	SW	Electricity Substation	1991
122 m	S	Electricity Substation	1998
234 m	SW	Electricity Substation	1970
236 m	SW	Electricity Substation	1981
236 m	SW	Electricity Substation	1990
236 m	SW	Electricity Substation	1991
238 m	SW	Electricity Substation	-
238 m	SW	Electricity Substation	1998

This data is sourced from Ordnance Survey/Groundsure.

Waste and landfill



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Site Outline

Search buffers in metres (m)

Waste site no longer in use

Waste site no longer in use

These are records of former waste storage, treatment or transfer sites that have been identified from high detailed historical maps or Local Authority planning records. Depending on the nature of the waste that was handled and stored at these facilities, there may be a risk of ground contamination.

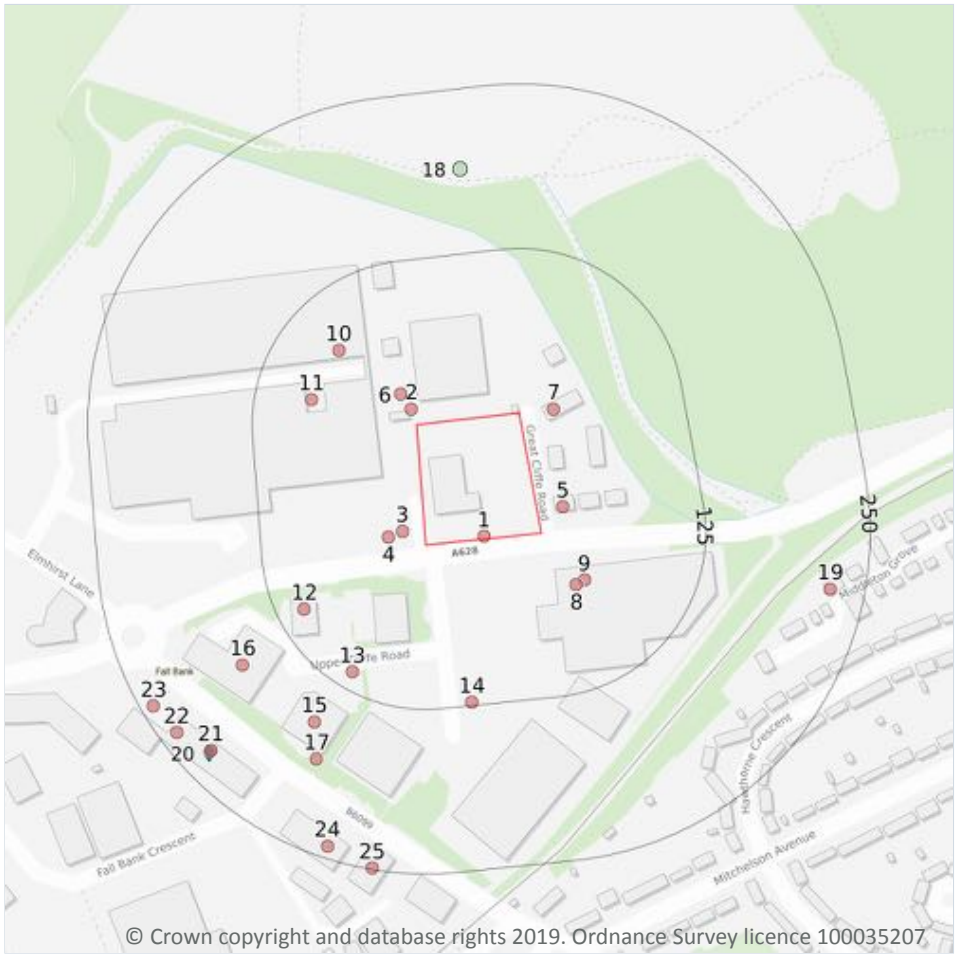
Please see **page 2** for further advice.

Distance	Direction	Details		
56 m	NE	Type of Site: Ground Workings and Refuse Heap Site Address: N/A	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon	Details: N/A Date: 1906

Distance	Direction	Details		
58 m	NE	Type of Site: Ground Workings and Refuse Heap Site Address: N/A	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon	Details: N/A Date: 1893
75 m	E	Type of Site: Ground Workings and Refuse Heap Site Address: N/A	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon	Details: N/A Date: 1961

This data is sourced from Ordnance Survey/Groundsure/Local Authorities.

Current and recent industrial



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Site Outline

Search buffers in metres (m)

Recent industrial land uses

Local Authority licensed pollutant release

Pollution incidents

Recent industrial land uses

These records show details of businesses that have recently operated, or are currently operating in the area. Depending on the type of activities taking place, some of these businesses could present a risk of contamination.

Please see **page 2** for further advice.

ID	Distance	Direction	Company / Address	Activity	Category
1	0	on site	Dodworth Business Park - South Yorkshire, S75	Business Parks and Industrial Estates	Industrial Features
2	13 m	N	Tank - South Yorkshire, S75	Tanks (Generic)	Industrial Features
3	17 m	W	Gas Governor Station - South Yorkshire, S75	Gas Features	Infrastructure and Facilities
4	18 m	W	Gas Meter House - South Yorkshire, S75	Gas Features	Infrastructure and Facilities

ID	Distance	Direction	Company / Address	Activity	Category
5	20 m	E	Doyle Security - Unit 1 Great Cliffe Court, Dodworth Business Park, Dodworth, Barnsley, South Yorkshire, S75 3SP	Electronic Equipment	Industrial Products
6	26 m	NW	Tank - South Yorkshire, S75	Tanks (Generic)	Industrial Features
7	26 m	E	Med-el - Unit 7 Great Cliffe Court, Dodworth Business Park, Dodworth, Barnsley, South Yorkshire, S75 3SP	Disability and Mobility Equipment	Consumer Products
9	47 m	SE	Babyway International - Hugh House, Dodworth Business Park, Dodworth, Barnsley, South Yorkshire, S75 3SP	Clothing, Components and Accessories	Consumer Products
8	47 m	SE	Nield on Demand - Hugh House, Dodworth Business Park, Dodworth, Barnsley, South Yorkshire, S75 3SP	Cosmetics, Toiletries and Perfumes	Consumer Products
10	82 m	NW	Langdon Industries Ltd - Dodworth Business Park, Dodworth, Barnsley, South Yorkshire, S75 3SP	Distribution and Haulage	Transport, Storage and Delivery
11	82 m	W	Electricity Sub Station - South Yorkshire, S75	Electrical Features	Infrastructure and Facilities
12	104 m	SW	A B I Electronics Ltd - Unit 2, Dodworth Business Park, Dodworth, Barnsley, South Yorkshire, S75 3SP	Electronic Equipment	Industrial Products
13	112 m	SW	Electricity Sub Station - South Yorkshire, S75	Electrical Features	Infrastructure and Facilities
14	122 m	S	Electricity Sub Station - South Yorkshire, S75	Electrical Features	Infrastructure and Facilities
15	159 m	SW	Siroflex - Unit 4, Dodworth Business Park, Dodworth, Barnsley, South Yorkshire, S75 3SP	Rubber, Silicones and Plastics	Industrial Products
16	166 m	SW	Magna Colours - Unit 3, Dodworth Business Park, Dodworth, Barnsley, South Yorkshire, S75 3SP	Paints, Varnishes and Lacquers	Industrial Products
17	182 m	SW	Fall Bank Industrial Estate - South Yorkshire, S75	Business Parks and Industrial Estates	Industrial Features
19	224 m	E	J C Wall & Son Recoveries - 38, Middleton Grove, Dodworth, Barnsley, South Yorkshire, S75 3FD	Vehicle Breakdown and Recovery Services	Personal, Consumer and Other Services
21	230 m	SW	John Truswell & Sons Garage Ltd - 2 Fall Bank Industrial Estate, Dodworth, Barnsley, South Yorkshire, S75 3LS	Distribution and Haulage	Transport, Storage and Delivery

ID	Distance	Direction	Company / Address	Activity	Category
22	237 m	SW	Dodworth M O T Centre - 5, Fall Bank Industrial Estate, Dodworth, Barnsley, South Yorkshire, S75 3LS	Vehicle Repair, Testing and Servicing	Repair and Servicing
23	240 m	SW	Electricity Sub Station - South Yorkshire, S75	Electrical Features	Infrastructure and Facilities
24	241 m	S	Dibsa Structures - 17, Fall Bank Industrial Estate, Dodworth, Barnsley, South Yorkshire, S75 3LS	General Construction Supplies	Industrial Products
25	249 m	S	Door Solutions Group Ltd - Unit 2 Wortley Court, Fall Bank Industrial Estate, Dodworth, Barnsley, South Yorkshire, S75 3LS	General Construction Supplies	Industrial Products

This data is sourced from Ordnance Survey.

Local Authority licensed pollutant release

Industrial facilities that release pollutants to the environment (air, land or water) may be regulated by the Local Authority and hold a Part A(2) or Part B process authorisation or licence. These processes could include the burning of waste oils, paint spraying and petrol vapour recovery. There could be a risk of ground contamination if harmful materials associated with these processes are not stored and handled correctly.

Please see **page 2** for further advice.

ID	Distance	Direction	Address	Local Authority	Processes Undertaken	Permit Type	Details of Enforcement
20	229 m	SW	ELG Haniel Metals Ltd, Unit 4 Fall Bank Industrial Estate, Dodworth, Barnsley, KA21 5DJ	Barnsley Metropolitan Borough Council	Non-ferrous Metal Foundry Processes	Part B	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authorities.

Pollution incidents

Environment Agency keep records of all major or significant pollution incidents that are known to have impacted the land, water or air. The location provided for these records may relate to the location of the incidents but may sometimes be recorded where the effects of the incident was reported.

Please see **page 2** for further advice.

ID	Distance	Direction	Incident Date	Land Impact	Water Impact	Pollutant
18	189 m	N	22/04/2002	Category 3 (Minor)	Category 4 (No Impact)	Minewater

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

Bedrock hydrogeology



Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)

Aquifers within bedrock geology

The Environment Agency/Natural Resources Wales and the British Geological Survey have assigned designations or types to the aquifers that exist within bedrock geology. These designations reflect the importance of aquifers in terms of groundwater as a resource (eg drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

Principal - These are layers of rock or superficial deposits that usually provide a high level of water storage.

Secondary A - Permeable layers capable of supporting water supplies at a local rather than strategic scale.

Secondary B - Predominantly lower permeability layers which may store and yield limited amounts of groundwater.

Secondary Undifferentiated - Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type.

Unproductive - These are rock layers with low permeability that have negligible significance for water supply.

Distance	Direction	Designation
0	on site	Secondary A

This data is sourced from the Environment Agency/Natural Resources Wales and the British Geological Survey.

Bedrock geology

Bedrock geology is a term used for the main mass of rocks forming the Earth and is present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
PENNINE MIDDLE COAL MEASURES FORMATION	PMCM-SDST	SANDSTONE
PENNINE MIDDLE COAL MEASURES FORMATION	PMCM-MDSS	MUDSTONE, SILTSTONE AND SANDSTONE

This data is sourced from British Geological Survey.

Hydrology



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Site Outline

Search buffers in metres (m)

Surface Water Abstractions (point)

Surface Water Abstractions (area)

Surface Water Abstractions (line)

Tidal River

Inland River

Foreshore

Canal

Lock or Flight of Locks

Lake, Reservoir or Marsh

Drain or Transfer

Type of watercourse:

At ground level

Elevated

Underground

Unspecified

Water courses from Ordnance Survey

These are water features such as ponds, lakes, rivers and streams that have been identified by Ordnance Survey. These features may be sensitive to contamination.

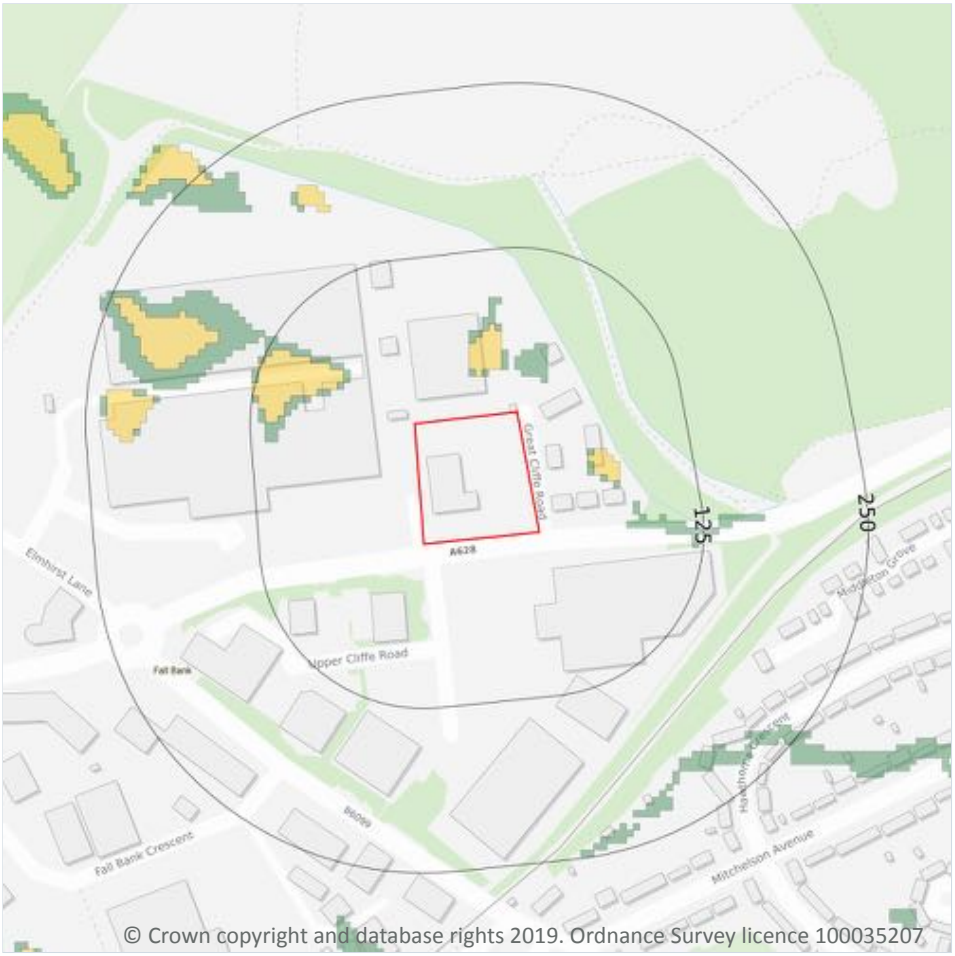
Distance	Direction	Details
56 m	NE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
85 m	E	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)

Distance	Direction	Details
172 m	E	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
175 m	E	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
186 m	E	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)

This data is sourced from Ordnance Survey.

Flood Risk

JBA Floodability Rating



Site Outline

Search buffers in metres (m)

Black 2

Black 1

Red

Amber

Green

The property has been rated as No Colour. No Colour indicates a very low level of flood hazard.

JBA's Floodability rating provides an indication of the likelihood of a property being flooded from river, coastal and/or surface water flood. It is based on a ground level model that does not contain buildings or infrastructure. The Floodability information is based on a model and should not be relied upon as fact. It is only one of the many considerations reviewed as part of a commercial insurance policy.

Other underwriting considerations may include whether the building has been raised, are the contents raised off the floor, the construction type, business type, whereabouts the flooding impacts the property and the likelihood of business interruption such as access restrictions due to flood waters. As a property owner, understanding the risk to your property is valuable and adding flood resilience measures to the property, where known to be at risk, may help getting insurance or reducing the premium or excess charged by an insurer.

Ground stability

Non-natural ground subsidence



Site Outline

Search buffers in metres (m)

Infilled Land

Mining hazards:

Highly likely

Likely

Unlikely

Coal mining
The property is located in an area that may be affected by surface or sub-surface coal mining. Mining may cause ground stability problems such as subsidence, surface collapses, mass movement and landslides, depending on the style of mining used.

Please see **page 2** for further advice.

Infilled land
Maps suggest the property is located on a previous pond, quarry, mine, landfill or other hole in the land. These land cavities are often filled in with various materials and this can cause structural problems, although such events are rare. Groundsure's experts recommend that you check whether your structural surveys have taken this into account.

Please see **page 2** for further advice.

Distance	Direction	Use	Date
0	on site	Unspecified Mine	1973
0	on site	Unspecified Mine	1966
0	on site	Old Collieries	1938
0	on site	Old Collieries	1904
0	on site	Colliery	1891
0	on site	Collieries	1951
0	on site	Pond	1891
0	on site	Old Collieries	1948
0	on site	Old Collieries	1948
0	on site	Unspecified Mine	1982
4 m	N	Refuse Heap	1938
20 m	W	Refuse Heap	1966

Groundsure's experts systematically analyse historical maps, which can highlight areas that, over time, may have been filled with various materials. The materials used are usually safe, although in some cases contaminative materials may also have been used. Past ground workings have been identified at the site. These workings may be associated with railway cuttings or other ground engineering but may also indicate mining activity. Information is taken from features identified on Ordnance Survey historical maps, which do not indicate the distance or direction that mines extend beneath the surface. For example, features such as mine shafts only indicate the entrance to a mine. From this, we may infer the potential for underground features to extend outward from this point. Some features within this database may also relate to non-mining underground activities e.g. air shafts for underground railways.

Radon



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Site Outline

Search buffers in metres (m)

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

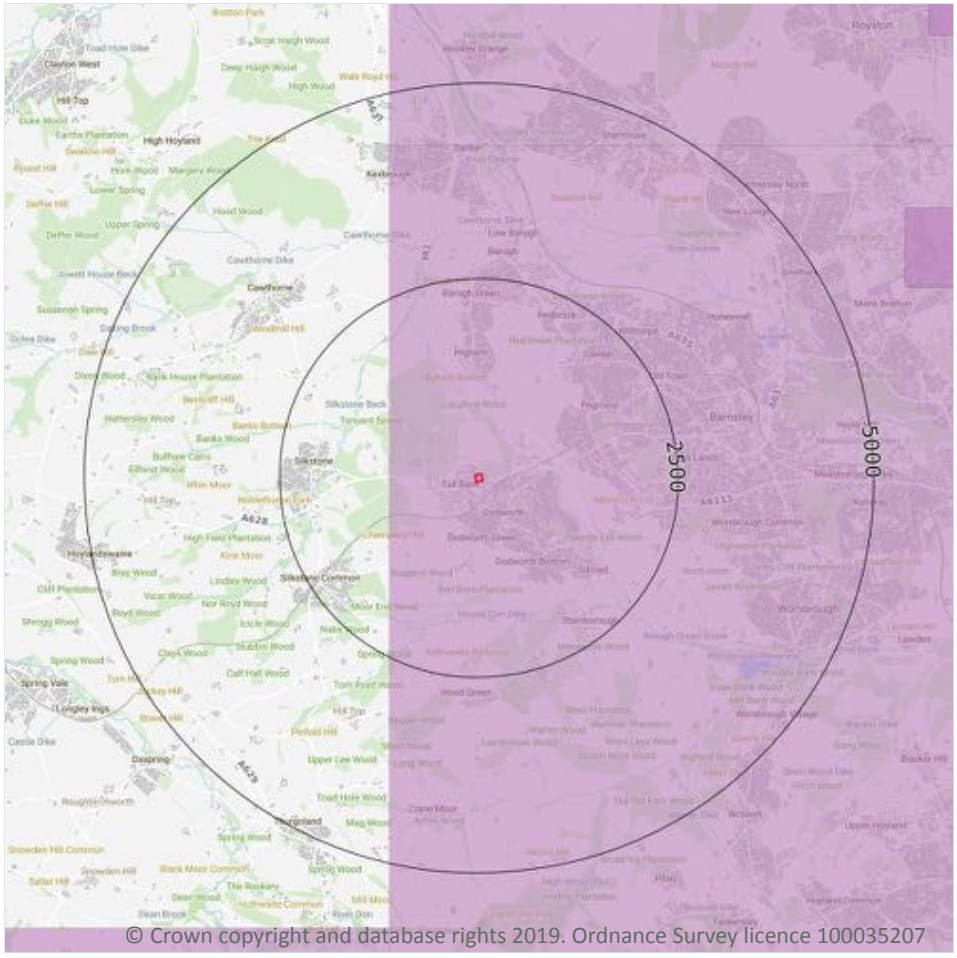
The property is in a radon affected area, meaning the area has a general radon level above the radon Action Level. In order to determine if there is a problem at your property, a radon measurement in the building must be taken. Access to a testing service and further information on radon is available from Public Health England (PHE) or www.ukradon.org. Radon is a colourless, odourless radioactive gas present in all areas of the United Kingdom, usually at levels that pose a negligible risk. However, the property is situated in an area where levels of radon can be much higher and pose a health risk. High levels of radon can cause lung cancer, particularly for smokers and ex-smokers. The higher the level and the longer the period of exposure, the greater the risk. If you are buying a currently occupied property in a radon affected area, ask the present owner whether radon levels have been measured and, if they have, whether the results were above the radon Action Level. If so, what remedial measures were installed, were radon levels re-tested and did the re-testing confirm the measures have been effective.

Please see **page 2** for further advice.

This data is sourced from the British Geological Survey/Public Health England.

Energy

Oil and gas



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Site Outline

Search buffers in metres (m)

Oil or gas drilling well

Proposed oil or gas drilling well

Licensed blocks

Potential future exploration areas

Oil and gas areas

Licensed blocks

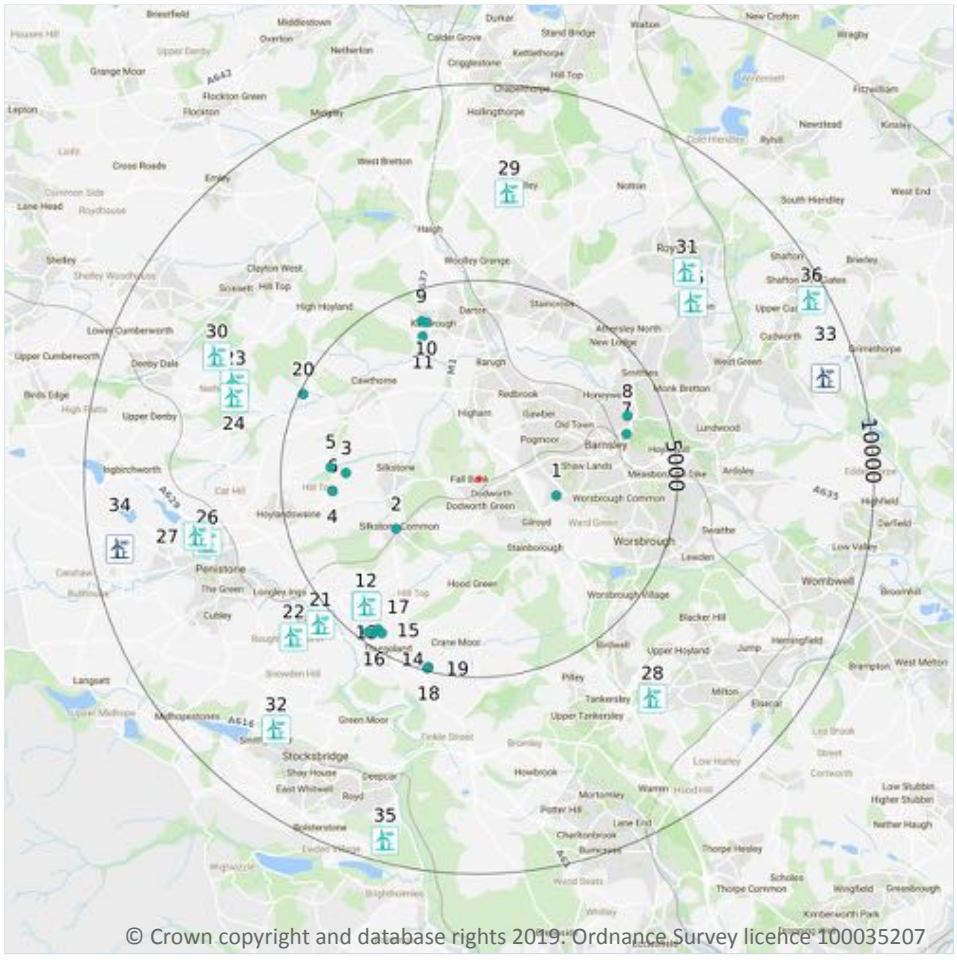
The property is situated in the following areas that have been licensed by the Oil and Gas Authority (OGA) for exploration, and the possible extraction of gas or oil by the following companies. Methods of extraction could include conventional oil and gas wells, coal bed methane and shale gas (fracking) wells. The areas may or may not be developed. The presence of one of these blocks does not mean that drilling will definitely happen in the area. Planning permission and appropriate environmental permits must first be obtained before any drilling can start.

Distance	Direction	Start Date	Operator	Licence Reference	Company Ownership
0	on site	21/07/2016	INEOS UPSTREAM LIMITED	PEDL272	INEOS UPSTREAM LIMITED (100%)

Distance	Direction	Start Date	Operator	Licence Reference	Company Ownership
4-5 km	N	21/07/2016	EGDON RESOURCES U.K. LIMITED, INEOS UPSTREAM LIMITED, ISLAND GAS LIMITED, TOTAL E&P UK LIMITED	PEDL273	EGDON RESOURCES U.K. LIMITED (15%), INEOS UPSTREAM LIMITED (30%), ISLAND GAS LIMITED (35%), TOTAL E&P UK LIMITED (20%)

This data is sourced from the Oil and Gas Authority (OGA).

Wind and solar



Site Outline

Search buffers in metres (m)

Wind farms

Proposed wind farms

Proposed wind turbines

Existing and agreed solar installations

Proposed solar installations

Wind

Wind farms

An active wind farm, group of turbines or individual wind turbine has been identified within 10,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

ID	Distance	Direction	Details	
33	9-10 km	E	Site Name: Shafton Colliery Community Turbine, Cudworth, Barnsley, Yorkshire & Humber Operator Developer: Energy Prospects Status of Project: Operational	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.5MW Total project capacity: 0.5 Approximate Grid Reference: 439961, 408321
34	9-10 km	W	Site Name: Spicer Hill, Royd Moor, Yorkshire & Humber Operator Developer: Landowner (private or company) Status of Project: Operational	Type of project: Onshore Number of Turbines: 3 Turbine Capacity: 2.3MW Total project capacity: 6.9 Approximate Grid Reference: 422008, 403970

This data is sourced from the UK Wind Energy Database supplied by Renewable UK. Groundsure recommends further independent research with Renewable UK of any sites of interest to determine exact locations and details of the projects.

Proposed wind farms

A wind farm or group of turbines or individual wind turbine has been proposed within 10,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused, may have subsequently been granted on appeal without appearing as such within this report. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.

ID	Distance	Direction	Details	
12	4-5 km	SW	Site Name: Bird Lane House Farm Bird Lane, Oxspring, Sheffield, South Yorkshire, S36 8YD Planning Application Reference: 2012/0150 Type of Project: 2 Wind Turbines	Application Date: 2012-02-10 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of two 11kw wind turbines (18m in height to hub) (resubmission of application 2011/1213). Approximate Grid Reference: 428269, 402528
13	4-5 km	SW	Site Name: Bird Lane House Farm Bird Lane, Oxspring, Sheffield, South Yorkshire, S36 8YD Planning Application Reference: 2011/1213 Type of Project: 2 Wind Turbines	Application Date: 2011-10-04 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises installation of two 11kw wind turbines. (18m in height to hub). Approximate Grid Reference: 428269, 402528

ID	Distance	Direction	Details	
21	5-6 km	SW	Site Name: Sycamore Farm Roughbirchworth, Oxspring, Sheffield, South Yorkshire, S36 8YP Planning Application Reference: 2012/0237 Type of Project: 2 Wind Turbines	Application Date: 2012-03-05 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of two 11 KW Gaia wind turbines on 18m towers. Approximate Grid Reference: 427114, 402045
22	6-7 km	SW	Site Name: Sycamore Farm Roughbirchworth Lane, Oxspring, Sheffield, South Yorkshire, S36 8YP Planning Application Reference: 2011/1381 Type of Project: 2 Wind Turbines	Application Date: 2011-11-09 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises installation of 2 x 11kw wind turbines (18m in height to hub). Approximate Grid Reference: 426429, 401732
23	6-7 km	W	Site Name: Denby Hall Barn Denby Hall Lane, Denby Dale, Huddersfield, West Yorkshire, HD8 8YL Planning Application Reference: 2010/62/90724/E2 Type of Project: 2 Wind Turbines	Application Date: 2010-05-24 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of two 11KW Gaia wind turbines. Approximate Grid Reference: 424935, 408189
24	6-7 km	W	Site Name: Denby Hall Barn Denby Hall Lane, Denby Dale, Huddersfield, West Yorkshire, HD8 8YL Planning Application Reference: 2010/62/90724/E2 Type of Project: 2 Wind Turbines	Application Date: 2010-03-10 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of two 11KW Gaia wind turbines. Approximate Grid Reference: 424935, 408189
25	7-8 km	NE	Site Name: Royston Lane, Carlton, Barnsley, South Yorkshire, S71 3EW Planning Application Reference: 2010/0692 Type of Project: 2 Wind Turbines	Application Date: 2010-06-14 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of two wind turbines with a hub height of 15m at Carlton Advanced Learning Centre. Approximate Grid Reference: 436597, 410234
26	7-8 km	W	Site Name: Penistone Grammar School Huddersfield Road, Penistone, Sheffield, South Yorkshire, S36 7BX Planning Application Reference: 2009/1590 Type of Project: 5 Wind Turbines	Application Date: 2009-12-21 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises installation of 5 wind turbines at a hub height of 25m. Approximate Grid Reference: 424232, 404138
27	7-8 km	W	Site Name: Penistone Grammar School Huddersfield Road, Penistone, Sheffield, South Yorkshire, S36 7BX Planning Application Reference: 2010/0744 Type of Project: 2 Wind Turbines	Application Date: 2010-06-21 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of 2 wind turbines at a hub height of 24m. Approximate Grid Reference: 424232, 404138

ID	Distance	Direction	Details	
28	7-8 km	SE	Site Name: Rockingham Miners Welfare, Sheffield Road, Hoyland, Barnsley, Barnsley, South Yorkshire, S74 0 Planning Application Reference: 2007/2090 Type of Project: 2 Wind Turbines & 1 Pavilion	Application Date: 2008-09-15 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of new pavilion, six 20m high floodlights, two 9m high wind turbines and formation of new access off tankersley lane. Approximate Grid Reference: 435559, 400172
29	7-8 km	N	Site Name: Land At Church Farm South Of Gipsey Lane, Woolley, Wakefield, West Yorkshire, WF4 2JU Planning Application Reference: 12/00741/FUL Type of Project: 2 Wind Turbines	Application Date: 2012-04-24 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 2 wind turbines (maximum height to blade tip of 46m) and associated infrastructure including access tracks, external compact housing, turbines foundation and crane hardstanding. Approximate Grid Reference: 431913, 413021
30	7-8 km	NW	Site Name: Pool Hill, Pool Hill Lane, Denby Dale, Kirklees, Huddersfield, West Yorkshire, HD8 8TE Planning Application Reference: 2005/62/93609/E3 Type of Project: Wind Turbines	Application Date: 2005-09-20 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises of installation of 2 wind turbines with a hub height of 80 meters and rotor diameter of 90 meters with single storey control building and access road. Approximate Grid Reference: 424475, 408869
31	7-8 km	NE	Site Name: Royston Lane, Carlton, Barnsley, South Yorkshire, S71 Planning Application Reference: 2009/1591 Type of Project: 2 Wind Turbines	Application Date: 2009-12-21 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises installation of 2 wind turbines with a hub height of 15m at Carlton Advanced Learning Centre. Approximate Grid Reference: 436436, 411024
32	8-9 km	SW	Site Name: Avice Royd Hunshelf Bank, Stocksbridge, Sheffield, South Yorkshire, S36 2BS Planning Application Reference: 11/01035/FUL Type of Project: 2 Wind Turbines	Application Date: 2011-05-05 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises siting of 2 wind turbines on 15 metre high towers. Approximate Grid Reference: 425987, 399373
35	9-10 km	S	Site Name: Hollin Edge Farm, Common Lane, Sheffield, Sheffield, South Yorkshire, S11 7TG Planning Application Reference: 13/02433/FUL Type of Project: 2 Wind Turbines	Application Date: 2013-08-21 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises installation of two wind turbines with a tip height of 34.5M. Approximate Grid Reference: 428758, 396556

ID	Distance	Direction	Details	
36	9-10 km	NE	Site Name: Engine Lane, Shafton, Barnsley, Barnsley, South Yorkshire, S72 8 Planning Application Reference: 2010/0065 Type of Project: 3 Wind Turbines	Application Date: 2010-02-01 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation of 3 wind turbines at a hub height of 25m with associated control building. Approximate Grid Reference: 439603, 410303

This information is derived from planning data supplied by Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for wind farms with multiple turbines within 10,000m of the property. This data is updated on a quarterly basis.
If the existence of a planning application, passed or refused may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

Proposed wind turbines

Planning applications for individual wind turbines have been proposed within 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.

ID	Distance	Direction	Details	
1	1-2 km	E	Site Name: Greenacre School Keresforth Hill Road, Barnsley, South Yorkshire, S70 6RG Planning Application Reference: 2010/0064 Type of Project: Energy Centre & Wind Turbine	Application Date: 2010-02-01 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of single-storey energy centre with roof mounted wind turbine. Approximate Grid Reference: 433119, 405329
2	2-3 km	SW	Site Name: 33 Cone Lane, Silkstone Common, Barnsley, South Yorkshire, S75 4PX Planning Application Reference: 2008/1028 Type of Project: Wind Turbine	Application Date: 2008-06-30 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 6kW domestic wind turbine on a 15 metre mast. Approximate Grid Reference: 429039, 404472

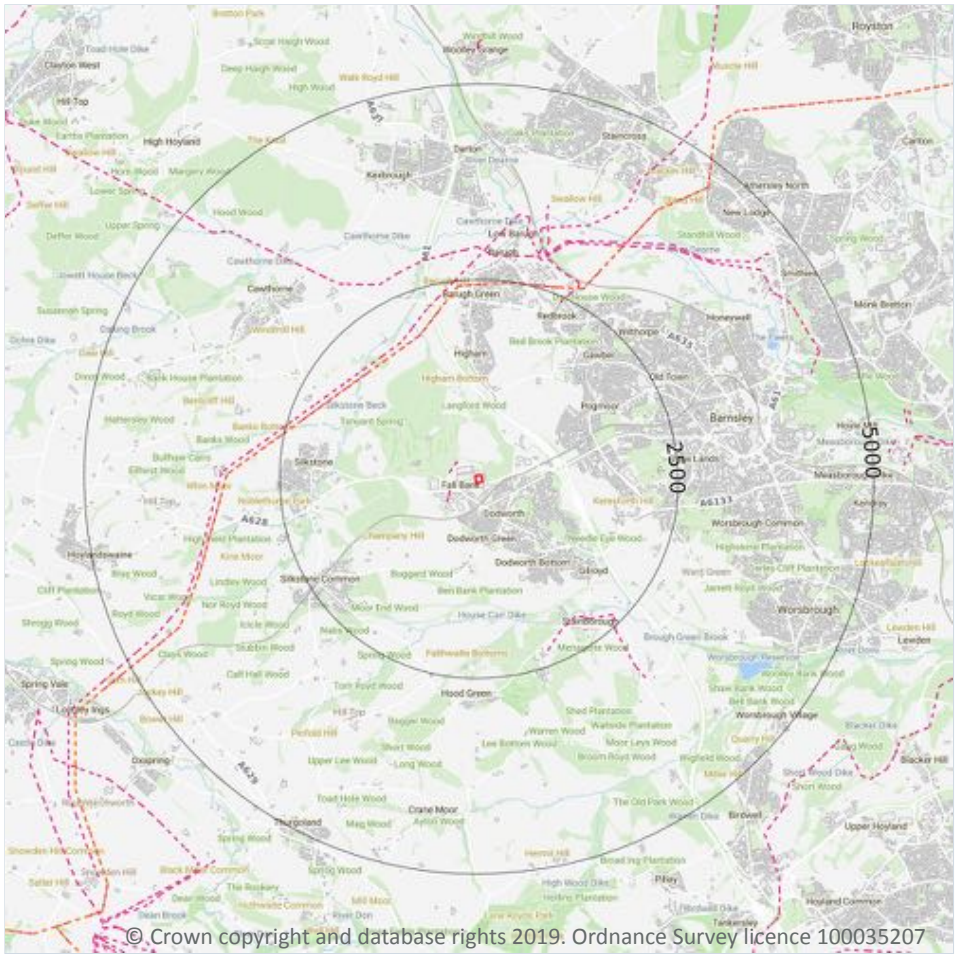
ID	Distance	Direction	Details	
3	3-4 km	W	Site Name: Bull Haw Hall Farm Barnsley Road, Silkstone, Barnsley, South Yorkshire, S75 4NJ Planning Application Reference: 2012/0395 Type of Project: Wind Turbine	Application Date: 2012-05-30 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises installation of wind turbine (24.6 m high to hub). Approximate Grid Reference: 427769, 405900
6	3-4 km	W	Site Name: Roger Royd Farm Whin Moor Lane, Silkstone, Barnsley, South Yorkshire, S75 4NL Planning Application Reference: 2009/1044 Type of Project: Wind Turbine	Application Date: 2009-08-10 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of a wind turbine with 15m mast. Approximate Grid Reference: 427471, 405708
5	3-4 km	W	Site Name: Roger Royd Farm Whin Moor Lane, Silkstone, Barnsley, South Yorkshire, S75 4NL Planning Application Reference: 2008/1702 Type of Project: Wind Turbine	Application Date: 2008-11-10 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises construction of a wind turbine with 15m mast. Approximate Grid Reference: 427471, 405708
4	3-4 km	W	Site Name: Whinmoor Lane, Silkstone, Barnsley, Barnsley, South Yorkshire, S75 4NL Planning Application Reference: 2006/0750 Type of Project: Wind Turbine	Application Date: 2006-03-18 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises of installation of a wind turbine. Approximate Grid Reference: 427471, 405708
7	3-4 km	E	Site Name: 13 Vernon Street North, Barnsley, Barnsley, South Yorkshire, S71 1DB Planning Application Reference: B/05/1701/BA/HH Type of Project: Wind Turbine	Application Date: 2005-09-26 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises of installation of a wind turbine on chimney. Approximate Grid Reference: 434904, 406894
8	3-4 km	E	Site Name: McDonald's Restaurant Old Mill Lane, Barnsley, South Yorkshire, S71 1LN Planning Application Reference: 2008/1194 Type of Project: Wind Turbine	Application Date: 2008-08-11 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of single micro wind turbine on tower which extends 2.4m above roofline of building. Approximate Grid Reference: 434860, 407240

ID	Distance	Direction	Details	
9	4-5 km	N	Site Name: Darton Advanced Learning Centr Churchfield Lane, Darton, Barnsley, South Yorkshire, S75 5EW Planning Application Reference: 2011/0397 Type of Project: Wind Turbine	Application Date: 2011-04-05 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of wind turbine (46m high from base to tip of blade) and associated infrastructure and access road. Approximate Grid Reference: 429679, 409761
11	4-5 km	N	Site Name: Darton High School Churchfield Lane, Darton, Barnsley, South Yorkshire, S75 5EW Planning Application Reference: 2010/0418 Type of Project: Wind Turbine	Application Date: 2010-04-12 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of one wind turbine at a hub height of up to 34m. Approximate Grid Reference: 429679, 409761
10	4-5 km	N	Site Name: Darton High School Churchfield Lane, Darton, Barnsley, South Yorkshire, S75 5EW Planning Application Reference: 2009/1588 Type of Project: Wind Turbine	Application Date: 2009-12-21 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises installation of 1 wind turbine at a hub height of up to 25m at Darton Advanced Learning Centre. Approximate Grid Reference: 429679, 409761
16	4-5 km	SW	Site Name: Land at Pule Hill Farm Rag Lane, Thurgoland, Sheffield, South Yorkshire, S35 7BA Planning Application Reference: 2011/1349 Type of Project: Wind Turbine	Application Date: 2011-11-03 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 1 x 11kw wind turbine on a 18.4m mast, (resubmission of app 2011/0470). Approximate Grid Reference: 428685, 401820
15	4-5 km	SW	Site Name: Land at Pule Hill Farm Rag Lane, Thurgoland, Sheffield, South Yorkshire, S35 7BA Planning Application Reference: 2012/0840 Type of Project: Wind Turbine	Application Date: 2012-08-30 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises construction of 1 36.4m (hub) high wind turbine. Approximate Grid Reference: 428685, 401820

ID	Distance	Direction	Details	
14	4-5 km	SW	Site Name: Rag Lane, Thurgoland, Sheffield, South Yorkshire, S35 7BA Planning Application Reference: 2011/0470 Type of Project: Wind Turbine	Application Date: 2011-04-26 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of one 15kw turbine on a 15m high mast. Approximate Grid Reference: 428685, 401820
17	4-5 km	SW	Site Name: Rag Lane, Thurgoland, Barnsley, Sheffield, South Yorkshire, S35 7BA Planning Application Reference: 2013/1096 Type of Project: Wind Turbine	Application Date: 2013-10-07 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises installation of 1 24.8m (to hub) high wind turbine with a tip height of 34.5m.. Approximate Grid Reference: 428684, 401819
18	4-5 km	S	Site Name: Glenwood Livery Pog Lane, Crane Moor, Sheffield, South Yorkshire, S35 7AN Planning Application Reference: 2009/0467 Type of Project: Wind Turbine	Application Date: 2009-04-13 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises use of land and building as a livery (retrospective) and the construction of a wind turbine to building. Approximate Grid Reference: 429860, 400962
19	4-5 km	S	Site Name: Glenwood Livery Crane Moor Nook, Barnsley, Sheffield, South Yorkshire, S35 7AN Planning Application Reference: 2008/1764 Type of Project: Wind Turbine	Application Date: 2009-01-12 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises construction of wind turbine to be attached to building. Approximate Grid Reference: 429860, 400962
20	4-5 km	NW	Site Name: Jowett House Farm Bark House Lane, Cawthorne, Barnsley, South Yorkshire, S75 4AS Planning Application Reference: 2010/0097 Type of Project: Wind Turbine	Application Date: 2010-02-15 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of one 18m high wind turbine. Approximate Grid Reference: 426671, 407902

This information is derived from planning data supplied by Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for single wind turbines only, within 5,000m of the property. This data is updated on a quarterly basis.
If the existence of a planning application, passed or refused, may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

Energy infrastructure



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Site Outline

Search buffers in metres (m)

- Power stations
- Nuclear sites
- Gas sites
- Electricity substations
- Energy development projects
- Gas pipelines
- Electricity Lines
- Electricity Cable
- Electricity transmission lines and pylons

Electricity transmission lines and pylons

The nearest overhead transmission lines and/or pylon is located 293m from the property.

Overhead power transmission lines are known to emit electromagnetic fields (EMF). For further information on issues associated with transmission lines you may wish to contact the EMF Unit Public Information Line on 0845 7023270 or visit http://www.emfs.info. Guidance on electromagnetic fields resulting from transmission and distribution lines can also be found on the Public Health England (PHE) website.

This data is sourced from the National Grid. Groundsure provide the data for information only and do not make any judgment on the risks or otherwise of EMFs. However, if the existence of overhead power transmission may have a material impact with regard to the decision to purchase the property, Groundsure recommends contacting these organisations.

Planning Constraints



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Site Outline

Search buffers in metres (m)

- Listed buildings
- Certificates of immunity from listing
- Conservation areas
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites
- Internationally important wetland sites (Ramsar Sites)
- Sites of Special Scientific Interest
- Designated Ancient Woodland
- Green Belt
- Local Nature Reserves
- Special Areas of Conservation
- National Nature Reserves
- Special Protection Areas (for birds)

Environmental Designations

Green Belt

Green Belts are intended to prevent inappropriate development by keeping certain areas of land open. The fundamental purpose of Green Belt is to prevent continued growth and merging of urban areas, hence the majority of Green Belt land being located on the fringe of large towns and cities, extending into the countryside. Whilst development can happen in the Green Belt, it should be subject to greater controls on the type and size of the development. However, the presence of a Green Belt designation is not in itself a complete barrier to development and the Local Plan should be consulted if a purchaser is concerned about any potential development in these areas.

Distance	Direction	Green Belt Name	Data Source
111 m	E	Liverpool, Manchester and West Yorks Greenbelt	Barnsley District (B)

This data is sourced from Local Authorities (Green Belt data contains Ordnance Survey data © Crown copyright and database right 2019). For more information please see https://www.gov.uk/guidance/national-planning-policy-framework/9-protecting-green-belt-land

Datasets searched

This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow.

Contaminated Land	
Former industrial land use (1:10,560 and 1:10,000 scale)	**Identified**
Former tanks	**Identified**
Former energy features	**Identified**
Former petrol stations	Not identified
Former garages	Not identified
Former military land	Not identified
Former landfill (from Local Authority and historical mapping records)	Not identified
Waste site no longer in use	**Identified**
Active or recent landfill	Not identified
Former landfill (from Environment Agency Records)	Not identified
Active or recent licensed waste sites	Not identified
Recent industrial land uses	**Identified**
Current or recent petrol stations	Not identified
Dangerous or explosive sites	Not identified
Hazardous substance storage/usage	Not identified
Sites designated as Contaminated Land	Not identified
Historical licensed industrial activities	Not identified
Current or recent licensed industrial activities	Not identified
Local Authority licensed pollutant release	**Identified**
Pollutant release to surface waters	Not identified
Pollutant release to public sewer	Not identified

Contaminated Land	
Dangerous industrial substances (D.S.I. List 1)	Not identified
Dangerous industrial substances (D.S.I. List 2)	Not identified
Pollution incidents	**Identified**

Superficial hydrogeology	
Aquifers within superficial geology	Not identified
Superficial geology	Not identified

Bedrock hydrogeology	
Aquifers within bedrock geology	**Identified**
Groundwater abstraction licences	Not identified
Bedrock geology	**Identified**

Source Protection Zones and drinking water abstractions	
Source Protection Zones	Not identified
Source Protection Zones in confined aquifer	Not identified
Drinking water abstraction licences	Not identified

Hydrology	
Water courses from Ordnance Survey	**Identified**
Surface water abstractions	Not identified

Flood Risk	
Risk of flooding from rivers and the sea	Not identified

Flood Risk

Flood storage areas: part of floodplain	Not identified
Historical flood areas	Not identified
Areas benefiting from flood defences	Not identified
Flood defences	Not identified
Proposed flood defences	Not identified
Surface water flood risk	Not identified
Groundwater flooding	Not identified

Ground stability

Natural ground subsidence	Not identified
Natural geological cavities	Not identified
Coal mining	**Identified**
Non-coal mining	Not identified
Mining cavities	Not identified
Infilled land	**Identified**

Radon

Radon	**Identified**

Oil and Gas

Oil or gas drilling well	Not identified
Proposed oil or gas drilling well	Not identified
Licensed blocks	**Identified**
Potential future exploration areas	Not identified

Wind and solar

Wind farms	**Identified**
Proposed wind farms	**Identified**
Proposed wind turbines	**Identified**
Existing and agreed solar installations	Not identified

Wind and solar

Proposed solar installations	Not identified

Energy Infrastructure

Electricity transmission lines and pylons	**Identified**
National Grid energy infrastructure	Not identified
Power stations	Not identified
Nuclear installations	Not identified
Large Energy Projects	Not identified

Planning constraints

Sites of Special Scientific Interest	Not identified
Internationally important wetland sites (Ramsar Sites)	Not identified
Special Areas of Conservation	Not identified
Special Protection Areas (for birds)	Not identified
National Nature Reserves	Not identified
Local Nature Reserves	Not identified
Designated Ancient Woodland	Not identified
Green Belt	**Identified**
World Heritage Sites	Not identified
Areas of Outstanding Natural Beauty	Not identified
National Parks	Not identified
Conservation Areas	Not identified
Listed Buildings	Not identified
Certificates of Immunity from Listing	Not identified
Scheduled Monuments	Not identified
Registered Parks and Gardens	Not identified

Contaminated Land assessment methodology

Environmental risk framework
This report is designed to provide a basic environmental liability risk assessment for the purposes of transaction due diligence, financing arrangements and similar circumstances. The report comprises a basic risk assessment within the general principles of the contaminant-pathway-receptor pollutant linkage model and with due regard for relevant publications issued by the Department of Environment, Food and Rural Affairs (and predecessor government departments) the British Standards Institute and the European Union.

Explicit opinion is provided with regard to potential liability for the property to be identified as Contaminated Land in accordance with the meaning set out in Part 2A of the Environmental Protection Act 1990. Consideration and due regard is also made of associated legislation that may lead to related statutory or third party environmental liability, including but not limited to the Water Resources Act 1991,the Water Act 2014, the Contaminated Land Regulations 2006, Environmental Permitting Regulations 2010, the Environmental Damage (Prevention and Remediation) (England) (Amendment) Regulations 2015 in England and the Environmental Damage (Prevention and Remediation) (Amendment) (Wales) Regulations 2015 in Wales.

This report does not contain a detailed Conceptual Site Model as required in the National Planning Policy Framework, however, it may prove highly effective in determining whether such further assessment is appropriate.

The report is based upon the information contained in subsequent dataset sections. Some datasets have been generated by and are unique to Groundsure, whilst others are provided by recognised bodies including Environment Agency/Natural Resources Wales, British Geological Survey, Public Health England, Local Authorities, etc. Groundsure may also have been provided with further details regarding the site by the client and / or their advisers. In the absence of such, Groundsure has made a best estimation regarding current and proposed land use. This report and the risk assessment presented is based purely upon this information.

In undertaking this report Groundsure has not, unless explicitly stated to the contrary, undertaken a site inspection, site investigation, consulted directly with the Local Authority with specific regard to the subject property or reviewed existing environmental reports. Whilst every effort is made to consider likely environmental liabilities on the basis of the information assessed, certain issues may only be readily discernible from physical site inspection and / or investigation.

Contaminant source - Pathway - Receptor definitions
Contaminant sources include (but are not limited to):

- Historical on-site and historical off-site sources (works, factories, oil tanks, landfill sites)
- Current on-site and current off-site sources (petrol stations, industrial facilities)

Pathways comprise:

- Any mechanisms facilitating 'receptor' exposure to contaminative 'sources'

Receptors include:

- Human health i.e. site users or occupiers, adjacent site users or occupiers

- Controlled Waters i.e. groundwater, surface water (rivers and streams etc)
- Habitats and biodiversity (in particular nature reserves or other designated sensitive habitats)
- Property, buildings and infrastructure

Environmental risk assessment definitions
A risk rating will be provided on the front page of the report depending on the level of environmental liability that there has been assessed to be at the site. The ratings are defined as follows:

Low: There are unlikely to be significant environmental liabilities associated with the property.

Low to Moderate: There are unlikely to be significant environmental liabilities associated with the property with regard to the proposed use. However, minor issues may require further consideration and assessment under certain circumstances e.g. redevelopment.

Moderate: Some potential environmental liabilities are likely to reside with the property as a result of historical and / or current use. Whilst unlikely to represent an immediate significant issue, if left unchecked this position may change with time. A prudent purchaser may wish to make further enquiries of the vendor / undertake limited further due diligence / seek environmental improvements. Redevelopment of the site will likely require further, more detailed assessment.

Moderate to High: Some potential significant environmental liability issues have been identified at the property requiring further assessment. Should further information be available it may be possible to re-assess the risk. In the absence of sufficient further information, further assessment might comprise consultation with the environmental regulators / review of existing environmental reports / commissioning new environmental reports / consideration of environmental insurance.

High: Significant potential environmental liabilities have been identified at the property. Further detailed environmental due diligence will likely be required and may include review of existing environmental reports / commissioning new environmental reports including site investigations / consideration of environmental insurance / transaction restructuring.

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?
This response considers the risk of legal liability arising through ownership or occupation and use of the property through statutory or other third party claims.

Does the property represent Acceptable Banking Security from an environmental risk perspective?
Consideration is given to the suitability of the property as robust financial security for the purposes of secured lending facilities. An assumption is made here that the subject property is being considered in isolation and that normal commercial lending loan to value ratios are being considered.

Groundsure may in certain circumstances be able to make a specific lender liability assessment based on a full view of financial arrangements and hence the commercial context of the environmental risks.

Is there a risk that the property value may be impacted due to environmental liability issues?
This response sets out to advise whether environmental liabilities are likely to materially impact upon a standard Royal Institution of Chartered Surveyors valuation of the property necessitating further assessment.

Environmental Damage (Prevention and Remediation) Regulations 2015
The Environmental Damage (Prevention and Remediation) (England) (Amendment) Regulations 2015, the Environmental Damage (Prevention and Remediation) (Amendment) (Wales) Regulations 2015 and the Environmental Liability (Scotland) Amendment Regulations 2015 came into force on 19th July 2015, and amend the Environmental Damage (Prevention and Remediation) Regulations 2009, which came into force in

England on 1st March 2009, in Wales on 6th May 2009 and in Scotland on 24th June 2009. These regulations implement the European Directive on Environmental Liability (2004/35/EC) and are aimed at ensuring responsible parties prevent and remedy environmental damage to the following receptors:

- Sites of Special Scientific Interest (SSSIs), other protected habitats and protected species
- Surface waters
- Groundwater
- Land, if contamination of the land results in significant risk of adverse effects on human health

The regulations are based on the 'polluter pays' principle and ensures that those responsible for causing environmental damage are those responsible for paying to prevent and remedy such damage. 'Environmental Damage' has a specific meaning within the Regulations, and covers only the most serious cases. For damage to SSSIs, EU protected species and habitats and damage to water, primary remediation, complementary remediation and compensatory remediation may be required by the enforcing authorities (Environment Agency/Natural Resources Wales, Scottish Environment Protection Agency (SEPA), Local Authorities, the Marine Fisheries Agency, Marine Scotland, Welsh Ministers and Natural England/Natural Resources Wales/Scottish Natural Heritage).

The regulations apply on land in England, Wales and Scotland, 1 nautical mile seaward from the baseline (in relation to water damage), on the seabed around the UK up to the limits set out in the Continental Shelf Act 1964, and to waters in the Renewable Energy Zone, which extends approximately 200 miles out to sea (in relation to protected species and natural habitats). These regulations are designed to work in tandem with Part 2A of the Environmental Protection Act, and only apply to environmental damage caused after the Regulations came into force. Groundsure's assessment of the site is not an assessment of the potential for Environmental Damage to occur at the site, but is an assessment of the sensitivity of the site in relation to relevant receptors.

Flood information

The Flood Risk Assessment section is based on datasets covering a variety of different flooding types. No inspection of the property or of the surrounding area has been undertaken by Groundsure or the data providers. The modelling of flood hazards is extremely complex and in creating a national dataset certain assumptions have been made and all such datasets will have limitations. These datasets should be used to give an indication of relative flood risk rather than a definitive answer. Local actions and minor variations, such as blocked drains or streams etc. can greatly alter the effect of flooding. A low or negligible modelled flood risk does not guarantee that flooding will not occur. Nor will a high risk mean that flooding definitely will occur. Groundsure's overall flood risk assessment takes account of the cumulative risk of river, coastal, surface water (pluvial), and groundwater flooding and historic flood events.

Risk of flooding from rivers and the sea
This is an assessment of flood risk for England and Wales produced using local data and expertise, provided by Environment Agency. It shows the chance of flooding from rivers or the sea presented in categories taking account of flood defences and the condition those defences are in. The model uses local water level and flood defence data to model flood risk.

Historic flood events
Over 86,000 events are recorded within this database. This data is used to understand where flooding has occurred in the past and provides details as available. Absence of a historic flood event for an area does not mean that the area has never flooded, but only that Environment Agency/Natural Resources Wales do not currently have records of flooding within the area. Equally, a record of a flood footprint in previous years does not mean that an area will flood again, and this information does not take account of flood management schemes and improved flood defences.

Surface water flooding
JBA Risk Management surface water flood map identifies areas likely to flood following extreme rainfall events, i.e. land naturally vulnerable to surface water or “pluvial” flooding. This data set was produced by simulating 1 in 75 year, 1 in 200 year and 1 in 1000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though older ones may even flood in a 1 in 5 year rainstorm event.

Proposed flood defences
The data includes all Environment Agency/Natural Resources Wales's projects over £100K that will change or sustain the standards of flood defence in England and Wales over the next 5 years. It also includes the equivalent schemes for all Local Authority and Internal Drainage Boards.

Flood storage areas
Flood Storage Areas may also act as flood defences. A flood storage area may also be referred to as a balancing reservoir, storage basin or balancing pond. Its purpose is to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel. It may also delay the timing of a flood peak so that its volume is discharged over a longer time interval. These areas are also referred to as Zone 3b or 'the functional floodplain' and has a 5% or greater chance of flooding in any given year, or is designed to flood in the event of an extreme (0.1%) flood or another probability which may be agreed between the Local Planning Authority and Environment Agency/Natural Resources Wales, including water conveyance routes. Development within Flood Storage Areas is severely restricted.

Groundwater flooding

Groundwater flooding is flooding caused by unusually high groundwater levels. It occurs as excess water emerging at the ground surface or within underground structures such as basements. Groundwater flooding tends to be more persistent than surface water flooding, in some cases lasting for weeks or months, and it can result in significant damage to property. This risk assessment is based on a 5m Digital Terrain Model (DTM) and a 1 in 100 year return period.

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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 Web: https://www.tpos.co.uk/

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