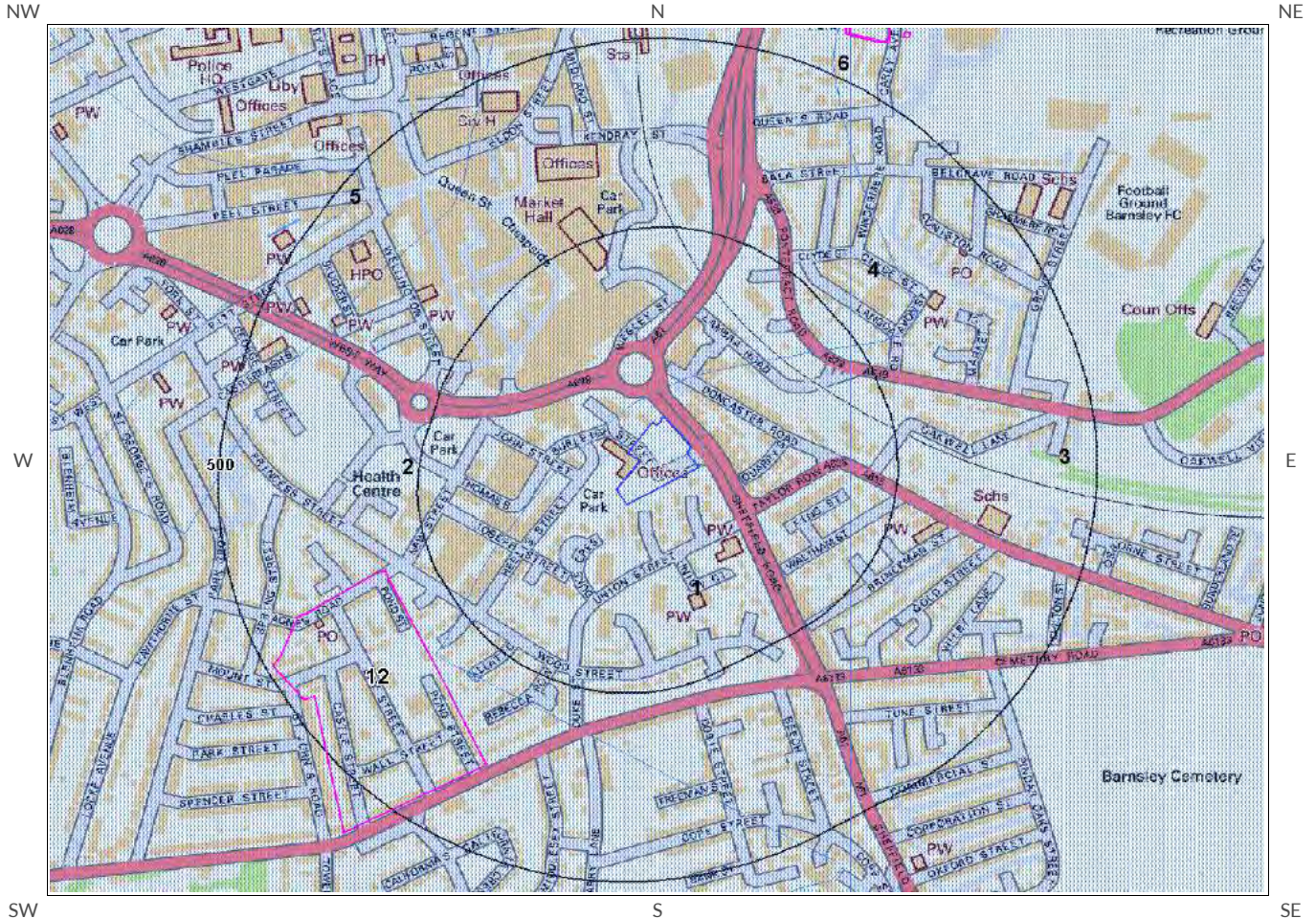


# 3 Mining, Extraction & Natural Cavities Map



Mining, Extraction and Natural Cavities Legend

Mapping sourced from Ordnance Survey®

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# 3 Mining, Extraction & Natural Cavities

## 3.1 Historical Mining

This dataset is derived from GroundSure unique Historical Land-use Database that are indicative of mining or extraction activities.

Are there any Historical Mining areas within 1000m of the study site boundary? Yes

The following Historical Mining information is provided by GroundSure:

ID	Distance (m)	Direction	NGR	Details	Date
12	309.0	SW	434408 405657	Colliery	1890
13A	556.0	NE	435025 406567	Colliery	1948
14A	559.0	NE	435027 406568	Colliery	1951
15	586.0	NE	435072 406541	Unspecified Drift	1951
Not shown	595.0	NE	435046 406567	Disused Air Shaft	1966
Not shown	604.0	NE	435046 406575	Unspecified Drift	1948
Not shown	862.0	SE	435677 405551	Colliery	1890
Not shown	906.0	SE	435089 405049	Colliery	1890
Not shown	938.0	SE	435643 405517	Unspecified Old Shafts	1904
Not shown	938.0	S	434563 404990	Air Shaft	1938
Not shown	943.0	SE	435637 405505	Unspecified Old Shaft	1938
Not shown	958.0	SE	435092 405031	Unspecified Shafts	1904
Not shown	961.0	SE	435101 405033	Unspecified Shafts	1904
Not shown	983.0	SE	435430 405198	Unspecified Old Shafts	1951

### 3.2 Coal Mining

This dataset provides information as to whether the study site lies within a known coal mining affected area as defined by the coal authority.

Are there any Coal Mining areas within 1000m of the study site boundary? Yes

The following Coal Mining information provided by the Coal Authority is not represented on Mapping:

Distance (m)	Direction	Details
0.0	On Site	The study site is located within the specified search distance of an identified mining area. Further details concerning this can be obtained from the Coal Authority Helpline on 0845 762 6848.

### 3.3 Johnson Poole and Bloomer

This dataset provides information as to whether the study site lies within an area where JPB hold information relating to mining.

Are there any JPB Mining areas within 1000m of the study site boundary? No

The following information provided by JPB is not represented on mapping: Database searched and no data found.

### 3.4 Non-Coal Mining

This dataset provides information as to whether the study site lies within an area which may have been subject to non-coal historic mining.

Are there any Non-Coal Mining areas within 1000m of the study site boundary? Yes

The following non-coal mining information is provided by the BGS:

ID	Distance (m)	Direction	Name	Commodity	Assessment of likelihood
1	0.0	On Site	Sheffield Area	Vein Mineral/Iron ore	Rare and localised small scale mining may have occurred.
2	32.0	NW	Not available	Iron Ore (Bedded)	Rare and localised small scale mining may have occurred.
3	190.0	E	Sheffield Area	Vein Mineral/Iron ore	Rare and localised small scale mining may have occurred.
4	241.0	NE	Not available	Iron Ore (Bedded)	Rare and localised small scale mining may have occurred.
5	379.0	NW	Sheffield Area	Vein Mineral/Iron ore	Rare and localised small scale mining may have occurred.
6	428.0	NE	Sheffield Area	Vein Mineral/Iron ore	Rare and localised small scale mining may have occurred.
Not shown	615.0	NE	Not available	Iron Ore (Bedded)	Rare and localised small scale mining may have occurred.
Not shown	918.0	S	Sheffield Area	Vein Mineral/Iron ore	Rare and localised small scale mining may have occurred.
Not shown	932.0	SE	Not available	Iron Ore (Bedded)	Rare and localised small scale mining may have occurred.
Not shown	948.0	S	Not available	Iron Ore (Bedded)	Rare and localised small scale mining may have occurred.
Not shown	960.0	S	Sheffield Area	Vein Mineral/Iron ore	Rare and localised small scale mining may have occurred.

### 3.5 Non-Coal Mining Cavities

This dataset provides information from the Peter Brett Associates (PBA) mining cavities database (compiled for the national study entitled “Review of mining instability in Great Britain, 1990” PBA has also continued adding to this database) on mineral extraction by mining.

Are there any Non-Coal Mining cavities within 1000m of the study site boundary? No

Database searched and no data found.

---

### 3.6 Natural Cavities

This dataset provides information based on Peter Brett Associates natural cavities database.

Are there any Natural Cavities within 1000m of the study site boundary? No

Database searched and no data found.

---

### 3.7 Brine Extraction

This data provides information from the Coal Authority issued on behalf of the Cheshire Brine Subsidence Compensation Board.

Are there any Brine Extraction areas within 1000m of the study site boundary? No

Database searched and no data found.

---

### 3.8 Gypsum Extraction

This dataset provides information on Gypsum extraction from British Gypsum records.

Are there any Gypsum Extraction areas within 1000m of the study site boundary? No

Database searched and no data found.

---

### 3.9 Tin Mining

This dataset provides information on tin mining areas and is derived from tin mining records. This search is based upon postcode information to a sector level.

Are there any Tin Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

---

### 3.10 Clay Mining

This dataset provides information on Kaolin and Ball Clay mining from relevant mining records.

Are there any Clay Mining areas within 1000m of the study site boundary?

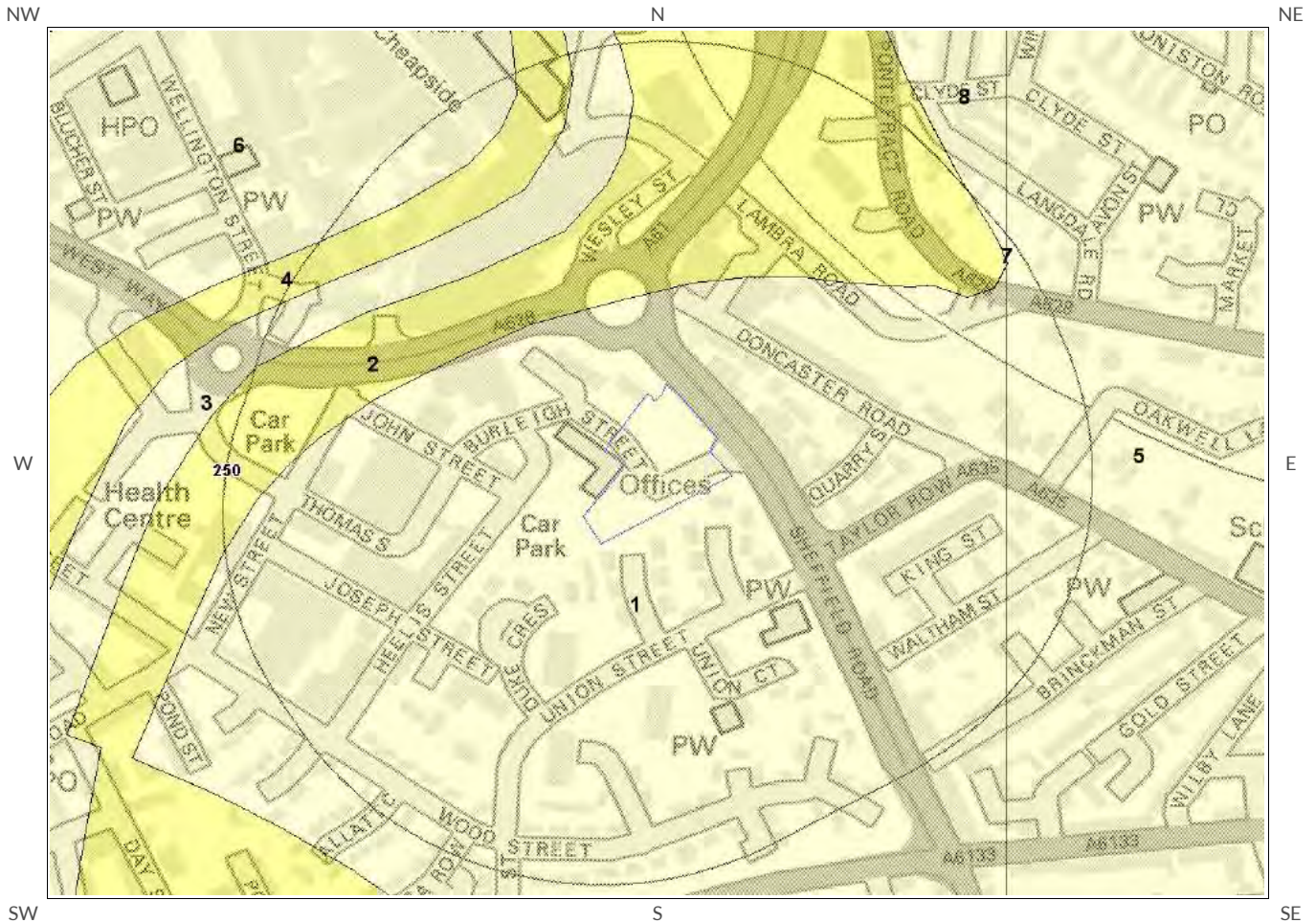
No

Database searched and no data found.

---

# 4 Natural Ground Subsidence

## 4.1 Shrink-Swell Clay Map



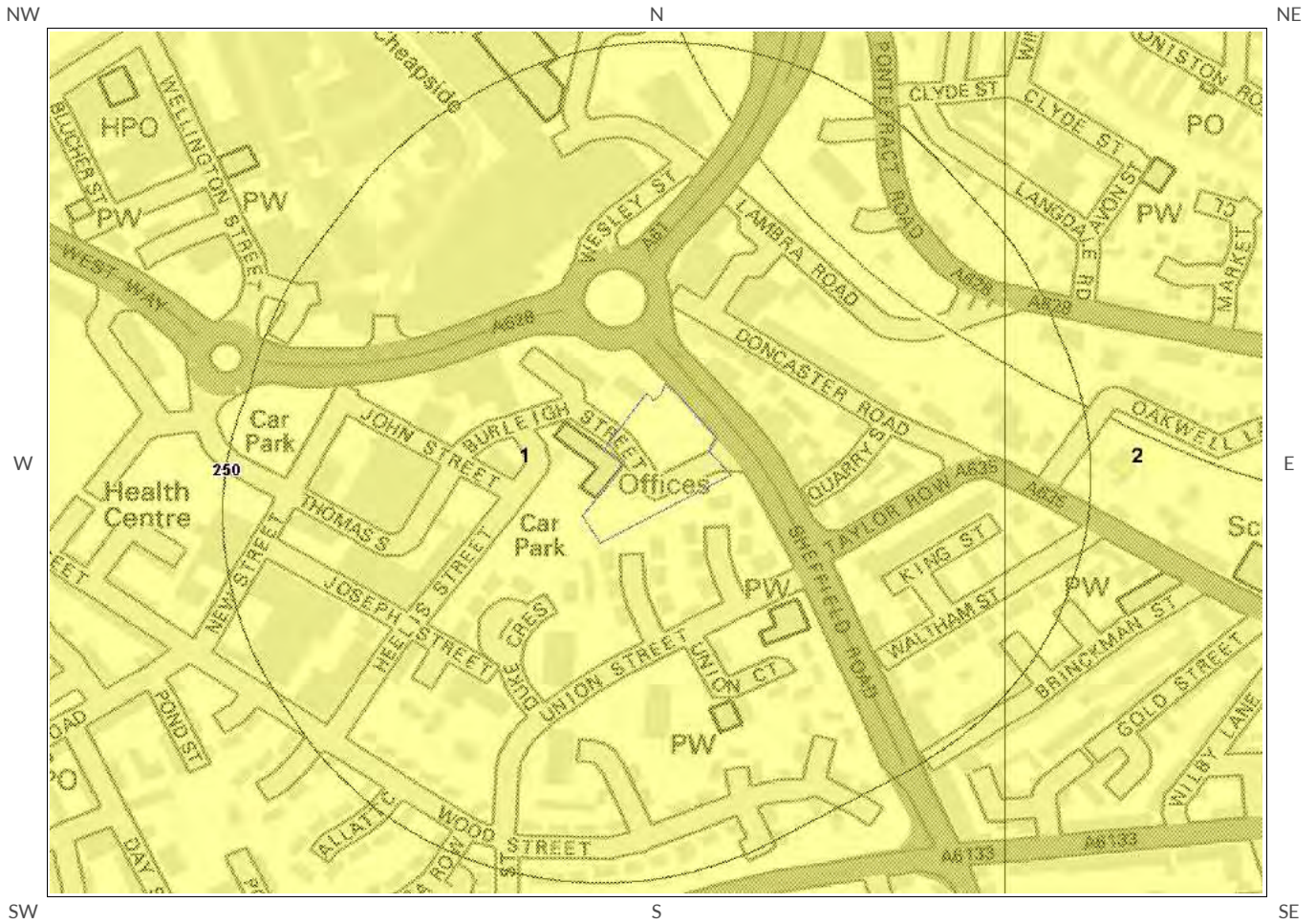
Shrink Swell Clay Legend



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- |   |                    |   |                |   |          |
|---|--------------------|---|----------------|---|----------|
|  | Site Outline       |  | No Data / Null |  | Low      |
|  | Search Buffers (m) |  | Negligible     |  | Moderate |
|   |                    |  | Very Low       |  | High     |

# 4.2 Landslides Map



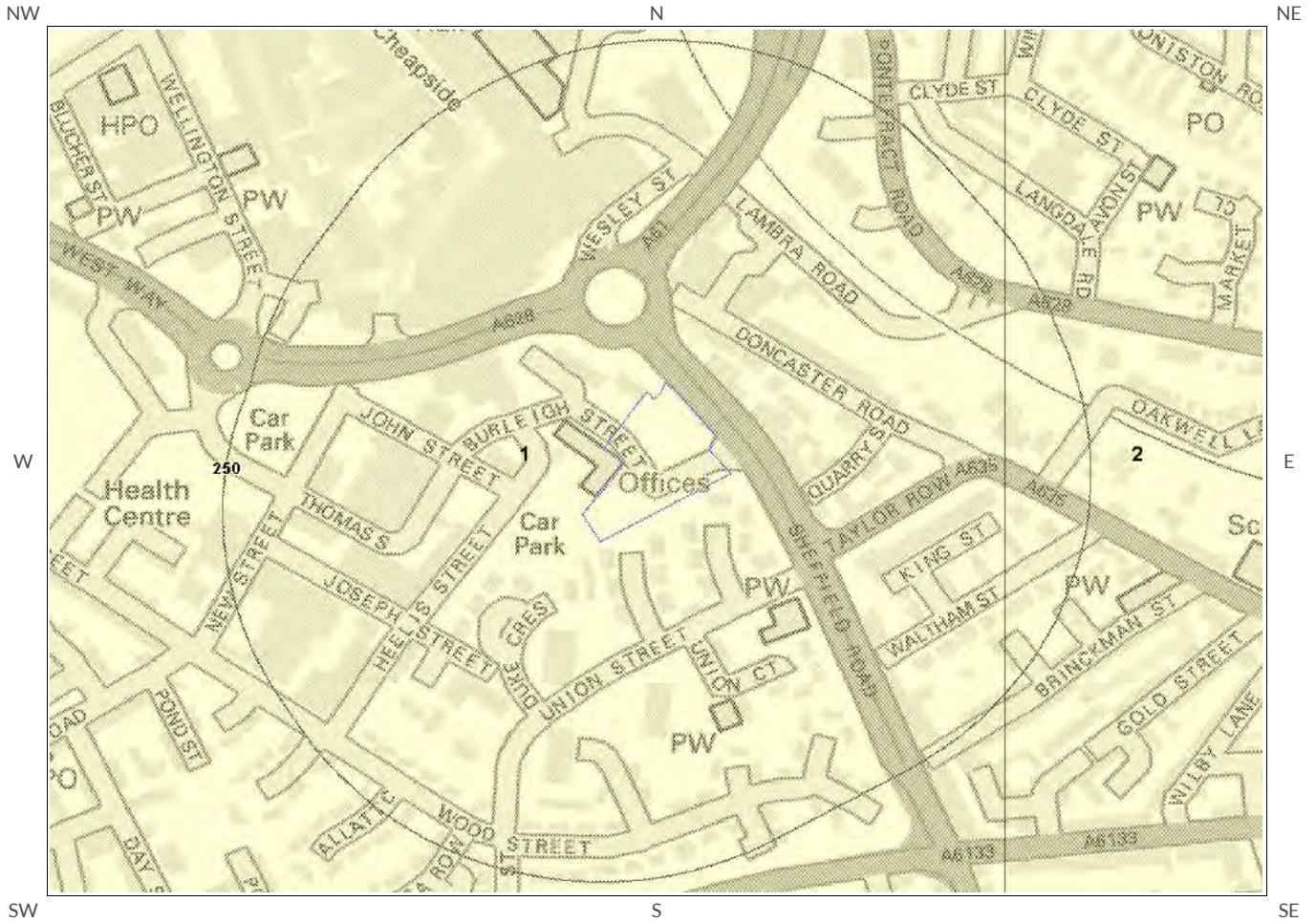
Landslides Legend



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# 4.3 Ground Dissolution Soluble Rocks Map



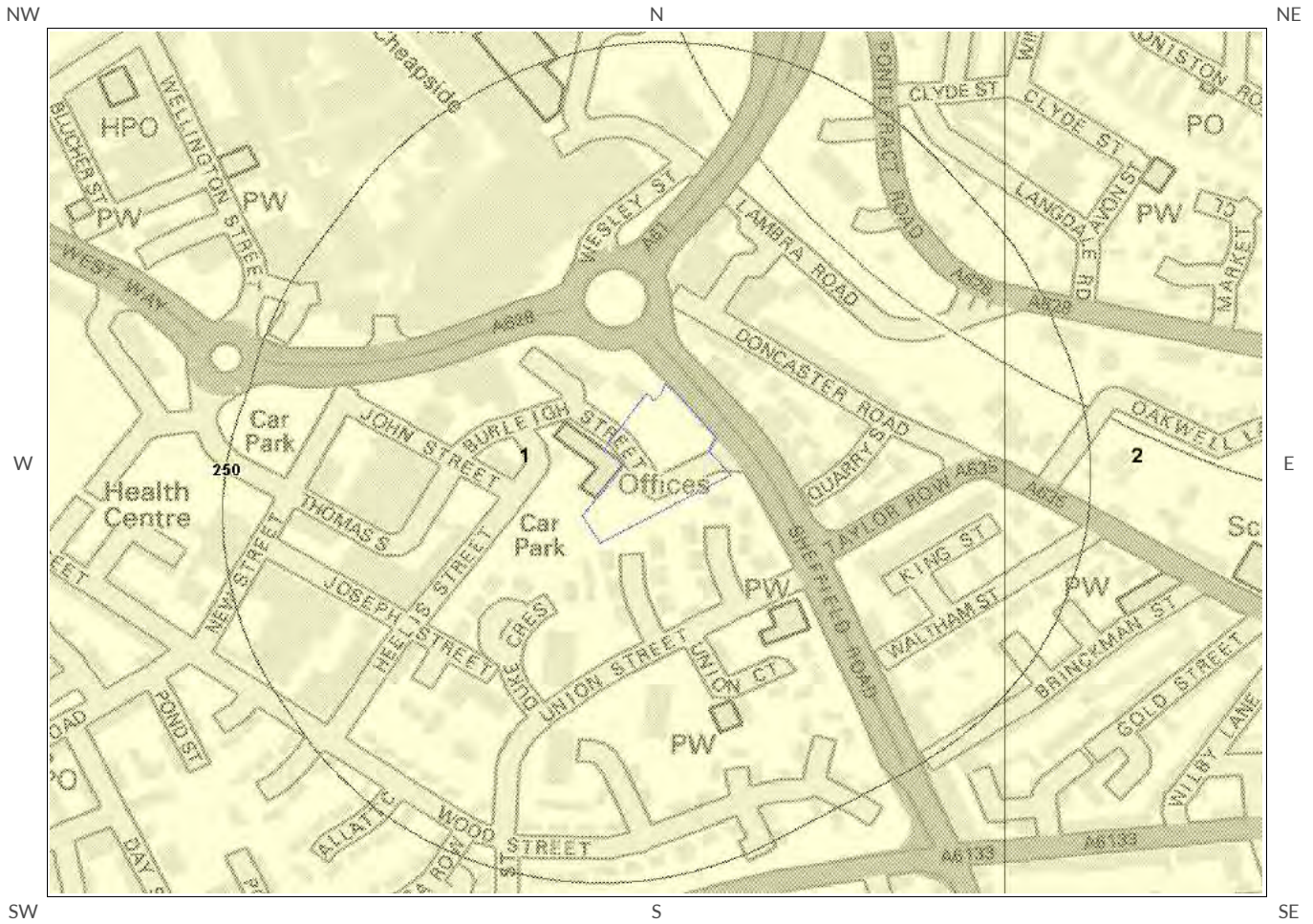
Ground Dissolution Soluble Rocks Legend



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# 4.4 Compressible Deposits Map



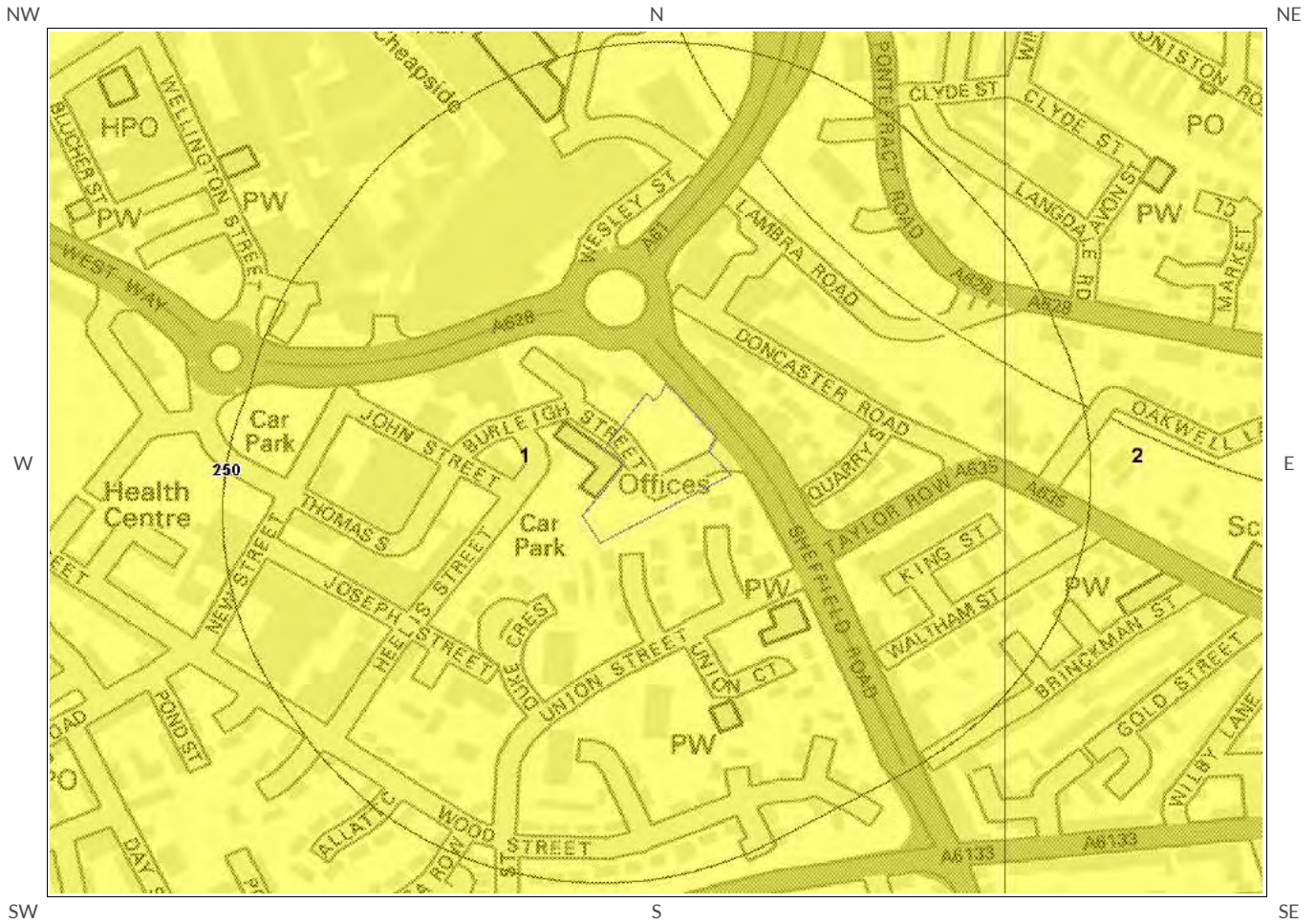
Compressible Deposits Legend



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# 4.5 Collapsible Deposits Map



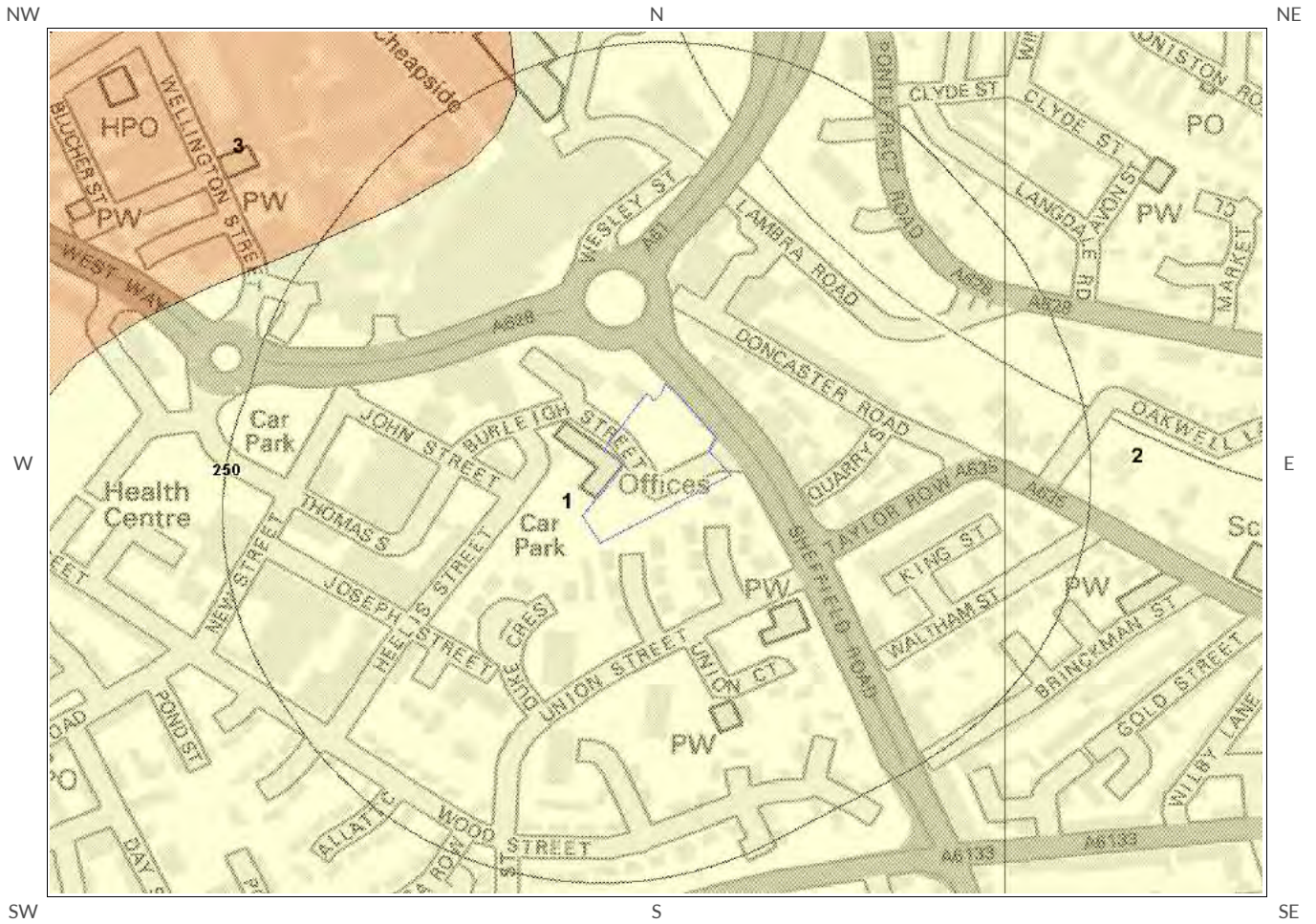
Collapsible Deposits Legend



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# 4.6 Running Sand Map



Running Sand Legend



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- |   |                    |   |                |   |          |
|---|--------------------|---|----------------|---|----------|
|  | Site Outline       |  | No Data / Null |  | Low      |
|  | Search Buffers (m) |  | Negligible     |  | Moderate |
|   |                    |  | Very Low       |  | High     |



# 4 Natural Ground Subsidence

The National Ground Subsidence rating is obtained through the 6 natural ground stability hazard datasets, which are supplied by the British Geological Survey (BGS).

The following GeoSure data represented on the mapping is derived from the BGS Digital Geological map of Great Britain at 1:50,000 scale.

What is the maximum hazard rating of natural subsidence within the study site\* boundary? Very Low

## 4.1 Shrink-Swell Clays

The following Shrink Swell information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	Ground conditions predominantly non-plastic. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely likely due to potential problems with shrink-swell clays.

## 4.2 Landslides

The following Landslides information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

## 4.3 Ground Dissolution of Soluble Rocks

The following Ground Dissolution information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	Soluble rocks are present, but unlikely to cause problems except under exceptional conditions. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

\* This includes an automatically generated 50m buffer zone around the site

#### 4.4 Compressible Deposits

The following Compressible Deposits information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	No indicators for compressible deposits identified. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.

#### 4.5 Collapsible Deposits

The following Collapsible Rocks information provided by the British Geological Survey:

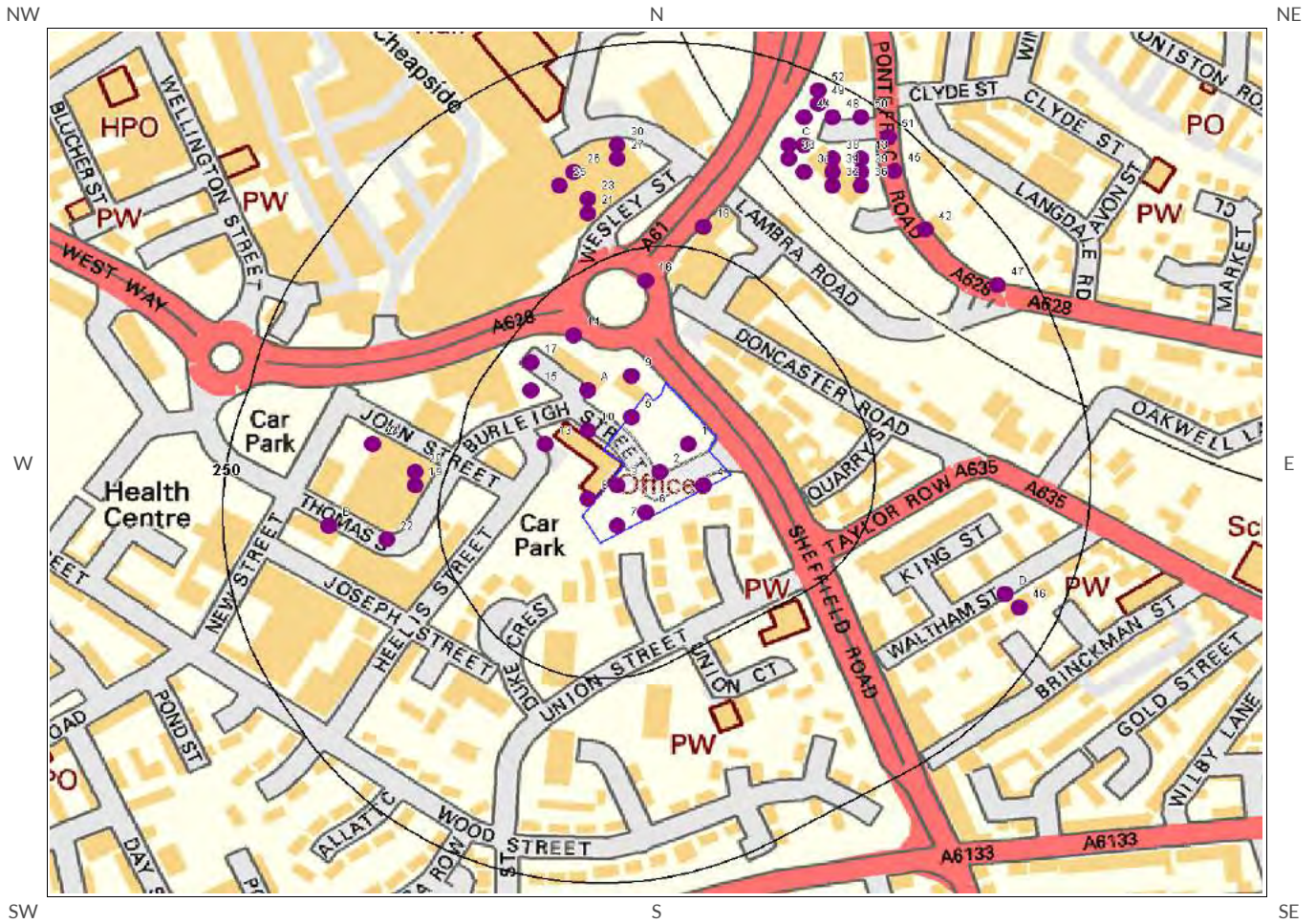
ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

#### 4.6 Running Sands

The following Running Sands information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	No indicators for running sand identified. No special actions required to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.



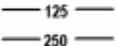
# 5 Borehole Records Map



Borehole Records Legend



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-  Site Outline
-  Borehole Locations
-  Search Buffers (m)



## 5 Borehole Records

The systematic analysis of data extracted from the BGS Borehole Records database provides the following information.

Records of boreholes within 250m of the study site boundary:

52

ID	Distance (m)	Direction	NGR	BGS Reference	Drilled Length	Borehole Name
1	0.0	On Site	434780 405990	SE30NW680	4.3	SHEFFIELD ROAD BARNLSLEY 4
2	0.0	On Site	434760 405970	SE30NW681	3.8	SHEFFIELD ROAD BARNLSLEY 5
3	0.0	On Site	434730 405960	SE30NW682	2.7	SHEFFIELD ROAD BARNLSLEY 6
4	0.0	On Site	434790 405960	SE30NW679	5.55	SHEFFIELD ROAD BARNLSLEY 3
5	0.0	On Site	434740 406010	SE30NW689	2.5	SHEFFIELD ROAD BARNLSLEY 13
6	0.0	On Site	434750 405940	SE30NW678	4.0	SHEFFIELD ROAD BARNLSLEY 2
7	0.0	On Site	434730 405930	SE30NW677	2.0	SHEFFIELD ROAD BARNLSLEY 1
8	4.0	NW	434710 405950	SE30NW683	3.6	SHEFFIELD ROAD BARNLSLEY 7
9	16.0	NW	434740 406040	SE30NW690	4.1	SHEFFIELD ROAD BARNLSLEY 14
10	17.0	NW	434710 406000	SE30NW684	3.2	SHEFFIELD ROAD BARNLSLEY 8
11A	35.0	NW	434710 406030	SE30NW688	3.9	SHEFFIELD ROAD BARNLSLEY 12
12A	35.0	NW	434710 406030	SE30NW687	3.0	SHEFFIELD ROAD BARNLSLEY 11
13	41.0	W	434680 405990	SE30NW685	7.1	SHEFFIELD ROAD BARNLSLEY 9
14	66.0	NW	434700 406070	SE30NW248	3.0	BARNLSLEY INNER RELIEF RD 7
15	67.0	NW	434670 406030	SE30NW691	4.5	SHEFFIELD ROAD BARNLSLEY 15
16	75.0	N	434750 406110	SE30NW247	6.0	BARNLSLEY INNER RELIEF RD 6
17	79.0	NW	434670 406050	SE30NW686	5.0	SHEFFIELD ROAD BARNLSLEY 10
18	117.0	N	434790 406150	SE30NW249	8.0	BARNLSLEY INNER RELIEF RD 8
19	118.0	W	434590 405960	SE30NW608	22.0	NEW STREET BARNLSLEY 1
20	120.0	W	434590 405970	SE30NW612	4.1	NEW STREET BARNLSLEY TP 1
21	135.0	NW	434710 406160	SE30NW245	21.0	WESLEY ST BARNLSLEY B
22	137.0	W	434570 405920	SE30NW609	15.5	NEW STREET BARNLSLEY 2
23	144.0	N	434710 406170	SE30NW243	5.0	WESLEY ST BARNLSLEY 3
24	155.0	W	434560 405990	SE30NW611	17.0	NEW STREET BARNLSLEY 4
25	162.0	NW	434690 406180	SE30NW244	26.0	WESLEY ST BARNLSLEY A
26	167.0	NW	434700 406190	SE30NW241	5.0	WESLEY ST BARNLSLEY 1
27	167.0	N	434730 406200	SE30NW246	21.0	WESLEY ST BARNLSLEY C
28B	176.0	W	434530 405930	SE30NW610	21.0	NEW STREET BARNLSLEY 3
29B	176.0	W	434530 405930	SE30NW613	4.0	NEW STREET BARNLSLEY TP 3
30	177.0	N	434730 406210	SE30NW242	3.0	WESLEY ST BARNLSLEY 2

ID	Distance (m)	Direction	NGR	BGS Reference	Drilled Length	Borehole Name
31	181.0	NE	434860 406190	SE30NW646	24.0	MALTHOUSE LANE/PONTEFRACT ROAD 12/12R
32	185.0	NE	434880 406180	SE30NW650	15.5	MALTHOUSE LANE/PONTEFRACT ROAD 16
33	185.0	NE	434850 406200	SE30NW653	3.2	MALTHOUSE LANE/PONTEFRACT ROAD TP 1
34	193.0	NE	434880 406190	SE30NW654	4.8	MALTHOUSE LANE/PONTEFRACT ROAD TP 2
35C	194.0	NE	434850 406210	SE30NW635	12.5	MALTHOUSE LANE/PONTEFRACT ROAD 1
36	198.0	NE	434900 406180	SE30NW642	25.9	MALTHOUSE LANE/PONTEFRACT ROAD 8
37C	199.0	NE	434860 406210	SE30NW652	16.5	MALTHOUSE LANE/PONTEFRACT ROAD 18
38	201.0	NE	434880 406200	SE30NW651	15.5	MALTHOUSE LANE/PONTEFRACT ROAD 17
39	205.0	NE	434900 406190	SE30NW655	3.7	MALTHOUSE LANE/PONTEFRACT ROAD TP 3
40D	209.0	SE	435000 405880	SE30NE581	-1.0	WALTHAM STREET BARNSELY TP 3
41D	209.0	SE	435000 405880	SE30NE580	-1.0	WALTHAM STREET BARNSELY TP 2
42	210.0	NE	434945 406148	SE30NW477	11.0	LANGDALE ROAD BARNSELY 2
43	213.0	NE	434900 406200	SE30NW645	14.8	MALTHOUSE LANE/PONTEFRACT ROAD 11
44	216.0	NE	434860 406230	SE30NW636	26.25	MALTHOUSE LANE/PONTEFRACT ROAD 2
45	222.0	NE	434923 406191	SE30NW478	23.0	LANGDALE ROAD BARNSELY 3
46	223.0	SE	435010 405870	SE30NE579	-1.0	WALTHAM STREET BARNSELY TP 1
47	225.0	NE	434995 406107	SE30NW476	8.0	LANGDALE ROAD BARNSELY 1
48	226.0	NE	434880 406230	SE30NW649	13.5	MALTHOUSE LANE/PONTEFRACT ROAD 15
49	230.0	NE	434870 406240	SE30NW657	4.3	MALTHOUSE LANE/PONTEFRACT ROAD TP 5
50	237.0	NE	434900 406230	SE30NW656	4.0	MALTHOUSE LANE/PONTEFRACT ROAD TP 4
51	238.0	NE	434919 406216	SE30NW479	21.0	LANGDALE ROAD BARNSELY 4
52	239.0	NE	434870 406250	SE30NW637	23.0	MALTHOUSE LANE/PONTEFRACT ROAD 3

Additional online information is available for the following boreholes listed above:

#1: scans.bgs.ac.uk/sobi\_scans/boreholes/16104918  
#2: scans.bgs.ac.uk/sobi\_scans/boreholes/16104919  
#3: scans.bgs.ac.uk/sobi\_scans/boreholes/16104922  
#4: scans.bgs.ac.uk/sobi\_scans/boreholes/16104914  
#5: scans.bgs.ac.uk/sobi\_scans/boreholes/16104931  
#6: scans.bgs.ac.uk/sobi\_scans/boreholes/16104911  
#7: scans.bgs.ac.uk/sobi\_scans/boreholes/16104905  
#8: scans.bgs.ac.uk/sobi\_scans/boreholes/16104923  
#9: scans.bgs.ac.uk/sobi\_scans/boreholes/16104933  
#10: scans.bgs.ac.uk/sobi\_scans/boreholes/16104924  
#11A: scans.bgs.ac.uk/sobi\_scans/boreholes/16104929  
#12A: scans.bgs.ac.uk/sobi\_scans/boreholes/16104927  
#13: scans.bgs.ac.uk/sobi\_scans/boreholes/16104925  
#14: scans.bgs.ac.uk/sobi\_scans/boreholes/84114  
#15: scans.bgs.ac.uk/sobi\_scans/boreholes/16104934  
#16: scans.bgs.ac.uk/sobi\_scans/boreholes/84113  
#17: scans.bgs.ac.uk/sobi\_scans/boreholes/16104926  
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#34: scans.bgs.ac.uk/sobi\_scans/boreholes/15938795  
#35C: scans.bgs.ac.uk/sobi\_scans/boreholes/15938775  
#36: scans.bgs.ac.uk/sobi\_scans/boreholes/15938783  
#37C: scans.bgs.ac.uk/sobi\_scans/boreholes/15938793  
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#51: scans.bgs.ac.uk/sobi\_scans/boreholes/84345  
#52: scans.bgs.ac.uk/sobi\_scans/boreholes/15938777

---



# 6 Estimated Background Soil Chemistry

Records of background estimated soil chemistry within 250m of the study site boundary:

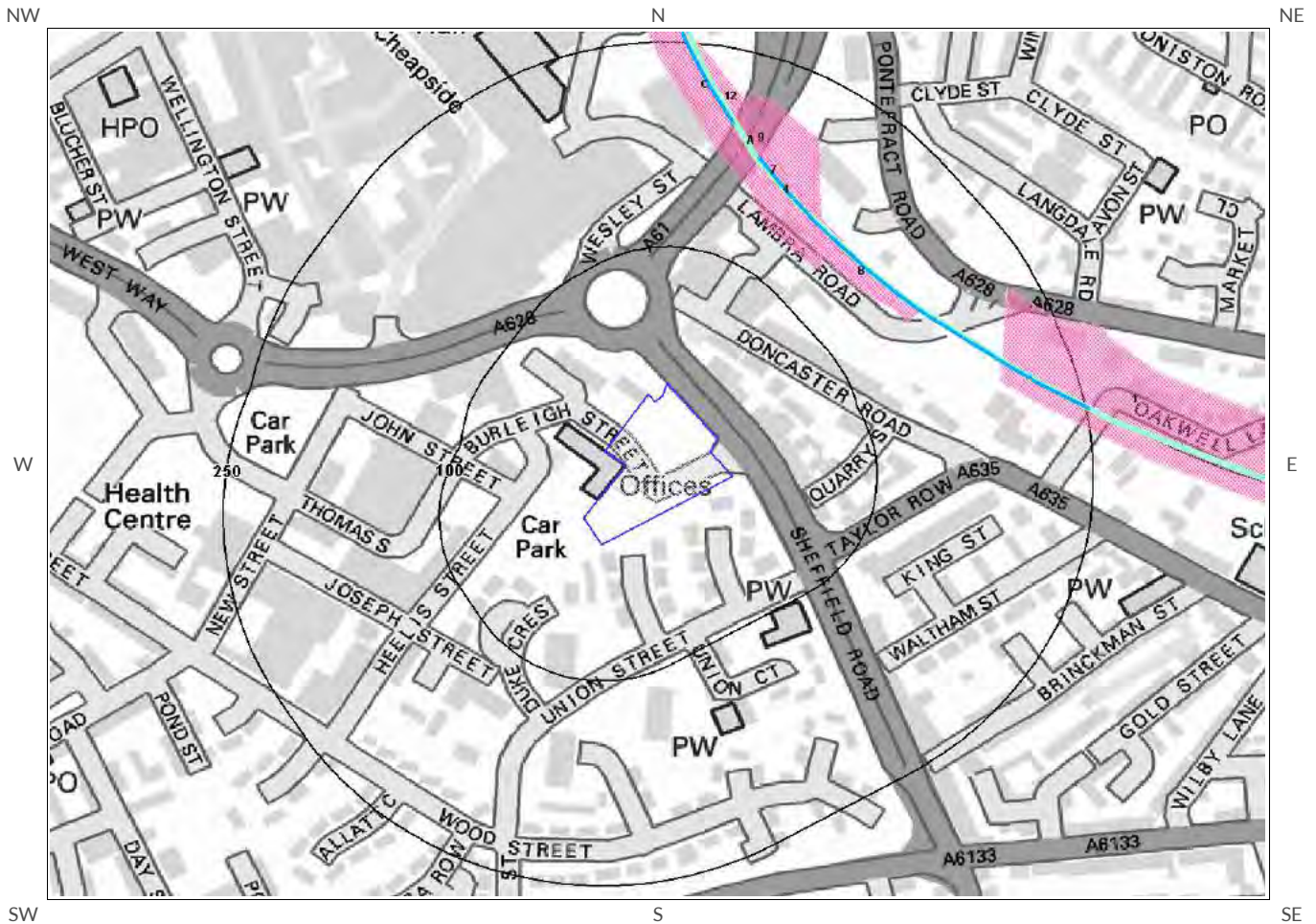
7

For further information on how this data is calculated and limitations upon its use, please see the GroundSure Geolnsight User Guide, available on request.

Distance (m)	Direction	Sample Type	Arsenic (As)	Cadmium (Cd)	Chromium (Cr)	Nickel (Ni)	Lead (Pb)
0.0	On Site	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<150 mg/kg
0.0	On Site	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<150 mg/kg
32.0	NW	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	90 - 120 mg/kg	30 - 45 mg/kg	<150 mg/kg
53.0	W	RuralSoil	25 - 35 mg/kg	<1.8 mg/kg	90 - 120 mg/kg	30 - 45 mg/kg	<150 mg/kg
190.0	E	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<150 mg/kg
193.0	E	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<150 mg/kg
241.0	NE	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	90 - 120 mg/kg	30 - 45 mg/kg	<150 mg/kg

\*As this data is based upon underlying 1:50,000 scale geological information, a 50m buffer has been added to the search radius.

# 7 Railways and Tunnels Map



Railways and Tunnels Legend



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- Underground or Partially Underground Railway / Subway System
  - Railway Track (OpenStreetMap)
  - Railway Tunnel (OS Mapping)
  - High Speed 2
  - Abandoned or Dismantled Railway (OpenStreetMap)
  - Crossrail
  - Railway Track (OS Mapping)
  - Railway and/or Tunnel Feature from Historical Mapping
- 
- Site Outline
  - Search Buffers (m)  
— 250 —  
— 500 —



# 7 Railways and Tunnels

## 7.1 Tunnels

This data is derived from OpenStreetMap and provides information on the possible locations of underground railway systems in the UK - the London Underground, the Tyne & Wear Metro and the Glasgow Subway.

Have any underground railway lines been identified within the study site boundary? No

Have any underground railway lines been identified within 250m of the study site boundary? No

Database searched and no data found.

*Any records that have been identified are represented on the Railways and Tunnels Map.*

---

This data is derived from Ordnance Survey mapping and provides information on the possible locations of railway tunnels forming part of the UK overground railway network.

Have any other railway tunnels been identified within the site boundary? No

Have any other railway tunnels been identified within 250m of the site boundary? No

Database searched and no data found.

*Any records that have been identified are represented on the Railways and Tunnels Map.*

---

## 7.2 Historical Railway and Tunnel Features

This data is derived from GroundSure's unique Historical Land-use Database and contains features relating to tunnels, railway tracks or associated works that have been identified from historical Ordnance Survey mapping.

Have any historical railway or tunnel features been identified within the study site boundary? No

Have any historical railway or tunnel features been identified within 250m of the study site boundary? Yes

ID	Distance (m)	Direction	NGR	Details	Date
2A	132	NE	n/a	Railway	1929
3A	135	NE	n/a	Railway	1906
4	135	NE	n/a	Railway	1835
5B	142	NE	434903 406118	Railway Sidings	1906
6B	142	NE	434903 406118	Railway Sidings	1892
7	146	NE	434812 406239	Railway Sidings	1961
8	147	NE	434796 406240	Railway Sidings	1960
9	166	NE	434829 406215	Railway Sidings	1960
10C	175	N	434675 406640	Railway Sidings	1906
11C	175	N	434560 406640	Railway Sidings	1893

ID	Distance (m)	Direction	NGR	Details	Date
12	176	N	n/a	Railway	1893
1	199	E	435145 406012	Railway Sidings	1966

*Any records that have been identified are represented on the Railways and Tunnels Map.*

### 7.3 Historical Railways

This data is derived from OpenStreetMap and provides information on the possible alignments of abandoned or dismantled railway lines in proximity to the study site.

Have any historical railway lines been identified within the study site boundary? No

Have any historical railway lines been identified within 250m of the study site boundary? No

Database searched and no data found.

Note: multiple sections of the same track may be listed in the detail above

*Any records that have been identified are represented on the Railways and Tunnels Map.*

### 7.4 Active Railways

These datasets are derived from Ordnance Survey mapping and OpenStreetMap and provide information on the possible locations of active railway lines in proximity to the study site.

Have any active railway lines been identified within the study site boundary? No

Have any active railway lines been identified within 250m of the study site boundary? Yes

Distance (m)	Direction	Name	Type
157	NE	Not given	Rail
157	NE	Not given	Multi Track
170	NE	Not given	Rail
176	N	Not given	Rail
184	NE	Not given	Rail
196	N	Not given	Multi Track

Note: multiple sections of the same track may be listed in the detail above

*Any records that have been identified are represented on the Railways and Tunnels Map.*

### 7.5 Railway Projects

These datasets provide information on the location of large scale railway projects High Speed 2 and Crossrail.

Is the study site within 5km of the route of the High Speed 2 rail project? Yes

Is the study site within 500m of the route of the Crossrail rail project? No

*Further information on proximity to these routes, the project construction status and associated works can be obtained through the purchase of a GroundSure HS2 and Crossrail Report.*

# Contact Details

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sales@emapsite.com



## British Geological Survey Enquiries

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BGS Geological Hazards Reports and general geological enquiries



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DX 716176 Mansfield 5  
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133-155 Waterloo Road, London, SE1 8UG  
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Report Reference: EMS-276499\_372550

Client Reference: EMS\_276499\_372550

## Standard Terms and Conditions

### 1 Definitions

In these terms and conditions unless the context otherwise requires:

**"Beneficiary"** means the person or entity for whose benefit the Client has obtained the Services.

**"Client"** means the party or parties entering into a Contract with GroundSure.

**"Commercial"** means any building or property which is not Residential.

**"Confidential Information"** means the contents of this Contract and all information received from the Client as a result of, or in connection with, this Contract other than

(i) information which the Client can prove was rightfully in its possession prior to disclosure by GroundSure and

(ii) any information which is in the public domain (other than by virtue of a breach of this Contract).

**"Support Services"** means Support Services provided by GroundSure including, without limitation, interpreting third party and in-house environmental data, providing environmental support advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.

**"Contract"** means the contract between GroundSure and the Client for the provision of the Services, and which shall incorporate these terms and conditions, the Order, and the relevant User Guide.

**"Third Party Data Provider"** means any third party providing Third Party Content to GroundSure.

**"Data Reports"** means reports comprising factual data with no accompanying interpretation.

**"Fees"** has the meaning set out in clause 5.1.

**"GroundSure"** means GroundSure Limited, a company registered in England and Wales under number 03421028.

**"GroundSure Materials"** means all materials prepared by GroundSure and provided as part of the Services, including but not limited to Third Party Content, Data Reports, Mapping, and Risk Screening Reports.

**"Intellectual Property"** means any patent, copyright, design rights, trade or service mark, moral rights, data protection rights, know-how or trade mark in each case whether registered or not and including applications for the same or any other rights of a similar nature anywhere in the world.

**"Mapping"** means a map, map data or a combination of historical maps of various ages, time periods and scales.

**"Order"** means an electronic, written or other order form submitted by the Client requesting Services from GroundSure in respect of a specified Site.

**"Ordnance Survey"** means the Secretary of State for Business, Innovation and Skills, acting through Ordnance Survey, Adanac Drive, Southampton, SO16 0AS, UK.

**"Order Website"** means the online platform through which Orders may be placed by the Client and accepted by GroundSure.

**"Report"** means a Risk Screening Report or Data Report for Commercial or Residential property.

**"Residential"** means any building or property used as or intended to be used as a single dwelling.

**"Risk Screening Report"** means a risk screening report comprising factual data with an accompanying interpretation by GroundSure.

**"Services"** means any Report, Mapping and/or Support Services which GroundSure has agreed to provide by accepting an Order pursuant to clause 2.6.

**"Site"** means the area of land in respect of which the Client has requested GroundSure to provide the Services.

**"Third Party Content"** means data, database information or other information which is provided to GroundSure by a Third Party Data Provider.

**"User Guide"** means the user guide, as amended from time to time, available upon request from GroundSure and on the website ([www.GroundSure.com](http://www.GroundSure.com)) and forming part of this Contract.

### 2 Scope of Services, terms and conditions, requests for insurance and quotations

2.1 GroundSure agrees to provide the Services in accordance with the Contract.

2.2 GroundSure shall exercise reasonable skill and care in the provision of the Services.

2.3 Subject to clause 7.3 the Client acknowledges that it has not relied on any statement or representation made by or on behalf of GroundSure which is not set out and expressly agreed in writing in the Contract and all such statements and representations are hereby excluded to the fullest extent permitted by law.

2.4 The Client acknowledges that terms and conditions appearing on a Client's order form, printed stationery or other communication, or any terms or conditions implied by custom, practice or course of dealing shall be of no effect, and that this Contract shall prevail over all others in relation to the Order.

2.5 If the Client or Beneficiary requests insurance in conjunction with or as a result of the Services, GroundSure shall use reasonable endeavours to recommend such insurance, but makes no warranty that such insurance shall be available from insurers or that it will be offered on reasonable terms. Any insurance purchased by the Client or Beneficiary shall be subject solely to the terms of the policy issued by insurers and GroundSure will have no liability therefor. In addition you acknowledge and agree that GroundSure does not act as an agent or broker for any insurance providers. The Client should take (and ensure that the Beneficiary takes) independent advice to ensure that the insurance policy requested or offered is suitable for its requirements.

2.6 GroundSure's quotations or proposals are valid for a period of 30 days only unless an alternative period of time is explicitly stipulated by GroundSure. GroundSure reserves the right to withdraw any quotation or proposal at any time before an Order is accepted by GroundSure. GroundSure's acceptance of an Order

shall be binding only when made in writing and signed by GroundSure's authorised representative or when accepted through the Order Website.

### 3 The Client's obligations

3.1 The Client shall comply with the terms of this Contract and

(i) procure that the Beneficiary or any third party relying on the Services complies with and acts as if it is bound by the Contract and

(ii) be liable to GroundSure for the acts and omissions of the Beneficiary or any third party relying on the Services as if such acts and omissions were those of the Client.

3.2 The Client shall be solely responsible for ensuring that the Services are appropriate and suitable for its and/or the Beneficiary's needs.

3.3 The Client shall supply to GroundSure as soon as practicable and without charge all requisite information (and the Client warrants that such information is accurate, complete and appropriate), including without limitation any environmental information relating to the Site and shall give such assistance as GroundSure shall reasonably require in the provision of the Services including, without limitation, access to the Site, facilities and equipment.

3.4 Where the Client's approval or decision is required to enable GroundSure to carry out work in order to provide the Services, such approval or decision shall be given or procured in reasonable time and so as not to delay or disrupt the performance of the Services.

3.5 Save as expressly permitted by this Contract the Client shall not, and shall procure that the Beneficiary shall not, re-sell, alter, add to, or amend the GroundSure Materials, or use the GroundSure Materials in a manner for which they were not intended. The Client may make the GroundSure Materials available to a third party who is considering acquiring some or all of, or providing funding in relation to, the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.

3.6 The Client is responsible for maintaining the confidentiality of its user name and password if using the Order Website and the Client acknowledges that GroundSure accepts no liability of any kind for any loss or damage suffered by the Client as a consequence of using the Order Website.

### 4 Reliance

4.1 The Client acknowledges that the Services provided by GroundSure consist of the presentation and analysis of Third Party Content and other content and that information obtained from a Third Party Data Provider cannot be guaranteed or warranted by GroundSure to be reliable.

4.2 In respect of Data Reports, Mapping and Risk Screening Reports, the following classes of person and no other are entitled to rely on their contents;

(i) the Beneficiary,

(ii) the Beneficiary's professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate),

(iv) the first purchaser or first tenant of the Site, and

(v) the professional advisers and lenders of the first purchaser or tenant of the Site.

4.3 In respect of Support Services, only the Client, Beneficiary and parties expressly named in a Report and no other parties are entitled to rely on its contents.

4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise expressly agreed in writing, no other person or entity of any kind is entitled to rely on any Services or Report issued or provided by GroundSure. Any party considering such Reports and Services does so at their own risk.

### 5 Fees and Disbursements

5.1 GroundSure shall charge and the Client shall pay fees at the rate and frequency specified in the written proposal, Order Website or Order acknowledgement form, plus (in the case of Support Services) all proper disbursements incurred by GroundSure. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services (together "Fees").

5.2 The Client shall pay all outstanding Fees to GroundSure in full without deduction, counterclaim or set off within 30 days of the date of GroundSure's invoice or such other period as may be agreed in writing between GroundSure and the Client ("Payment Date"). Interest on late payments will accrue on a daily basis from the Payment Date until the date of payment (whether before or after judgment) at the rate of 8% per annum.

5.3 The Client shall be deemed to have agreed the amount of any invoice unless an objection is made in writing within 28 days of the date of the invoice. As soon as reasonably practicable after being notified of an objection, without prejudice to clause 5.2 a member of GroundSure's management team will contact the Client and the parties shall then use all reasonable endeavours to resolve the dispute within 15 days.

### 6 Intellectual Property and Confidentiality

6.1 Subject to

(i) full payment of all relevant Fees and

(ii) compliance with this Contract, the Client is granted (and is permitted to sub-licence to the Beneficiary) a royalty-free, worldwide, non-assignable and (save to the extent set out in this Contract) non-transferable licence to make use of the GroundSure Materials.

6.2 All Intellectual Property in the GroundSure Materials are and shall remain owned by GroundSure or GroundSure's licensors (including without limitation the Third Party Data Providers) the Client acknowledges, and shall procure acknowledgement by the Beneficiary of, such ownership. Nothing in this Contract purports to transfer or assign any rights to the Client or the Beneficiary in respect of such Intellectual Property.

6.3 Third Party Data Providers may enforce any breach of clauses 6.1 and 6.2 against the Client or Beneficiary.

6.4 The Client shall, and shall procure that any recipients of the GroundSure Materials shall:

(i) not remove, suppress or modify any trade mark, copyright or other proprietary marking belonging to GroundSure or any third party from the Services;

(ii) use the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;

(iii) not create any product or report which is derived directly or indirectly from the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);

(iv) not combine the Services with or incorporate such Services into any other information data or service;

(v) not reformat or otherwise change (whether by modification, addition or enhancement), the Services (save that those acting for the Beneficiary in a professional capacity shall not be in breach of this clause 6.4(v) where such reformatting is in the normal course of providing advice based upon the Services);

(vi) where a Report and/or Mapping contains material belonging to Ordnance Survey, acknowledge and agree that such content is protected by Crown Copyright and shall not use such content for any purpose outside of receiving the Services; and

(vii) not copy in whole or in part by any means any map prints or run-on copies containing content belonging to Ordnance Survey (other than that contained within Ordnance Survey's OS Street Map) without first being in possession of a valid Paper Map Copying Licence from Ordnance Survey,

6.5 Notwithstanding clause 6.4, the Client may make reasonable use of the GroundSure Materials in order to advise the Beneficiary in a professional capacity. However, GroundSure shall have no liability in respect of any advice, opinion or report given or provided to Beneficiaries by the Client.

6.6 The Client shall procure that any person to whom the Services are made available shall notify GroundSure of any request or requirement to disclose, publish or disseminate any information contained in the Services in accordance with the Freedom of Information Act 2000, the Environmental Information Regulations 2004 or any associated legislation or regulations in force from time to time.

#### **7. Liability: Particular Attention Should Be Paid To This Clause**

7.1 This Clause 7 sets out the entire liability of GroundSure, including any liability for the acts or omissions of its employees, agents, consultants, subcontractors and Third Party Content, in respect of:

(i) any breach of contract, including any deliberate breach of the Contract by GroundSure or its employees, agents or subcontractors;

(ii) any use made of the Reports, Services, Materials or any part of them; and

(iii) any representation, statement or tortious act or omission (including negligence) arising under or in connection with the Contract.

7.2 All warranties, conditions and other terms implied by statute or common law are, to the fullest extent permitted by law, excluded from the Contract.

7.3 Nothing in the Contract limits or excludes the liability of the Supplier for death or personal injury resulting from negligence, or for any damage or liability incurred by the Client or Beneficiary as a result of fraud or fraudulent misrepresentation.

7.4 GroundSure shall not be liable for

(i) loss of profits;

(ii) loss of business;

(iii) depletion of goodwill and/or similar losses;

(iv) loss of anticipated savings;

(v) loss of goods;

(vi) loss of contract;

(vii) loss of use;

(viii) loss or corruption of data or information;

(ix) business interruption;

(x) any kind of special, indirect, consequential or pure economic loss, costs, damages, charges or expenses;

(xi) loss or damage that arise as a result of the use of all or part of the GroundSure Materials in breach of the Contract;

(xii) loss or damage arising as a result of any error, omission or inaccuracy in any part of the GroundSure Materials where such error, omission or inaccuracy is caused by any Third Party Content or any reasonable interpretation of Third Party Content;

(xiii) loss or damage to a computer, software, modem, telephone or other property; and

(xiv) loss or damage caused by a delay or loss of use of GroundSure's internet ordering service.

7.5 GroundSure's total liability in relation to or under the Contract shall be limited to £10 million for any claim or claims.

7.6 GroundSure shall procure that the Beneficiary shall be bound by limitations and exclusions of liability in favour of GroundSure which accord with those detailed in clauses 7.4 and 7.5 (subject to clause 7.3) in respect of all claims which the Beneficiary may bring against GroundSure in relation to the Services or other matters arising pursuant to the Contract.

#### **8 GroundSure's right to suspend or terminate**

8.1 If GroundSure reasonably believes that the Client or Beneficiary has not provided the information or assistance required to enable the proper provision of the Services, GroundSure shall be entitled to suspend all further performance of the Services until such time as any such deficiency has been made good.

8.2 GroundSure shall be entitled to terminate the Contract immediately on written notice in the event that:

(i) the Client fails to pay any sum due to GroundSure within 30

days of the Payment Date; or

(ii) the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an administration order made against it or if a receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or

(iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or

(iv) the Client or the Beneficiary breaches any term of the Contract (including, but not limited to, the obligations in clause 4) which is incapable of remedy or if remediable, is not remedied within five days of notice of the breach.

#### **9. Client's Right to Terminate and Suspend**

9.1 Subject to clause 10.1, the Client may at any time upon written notice terminate or suspend the provision of all or any of the Services.

9.2 In any event, where the Client is a consumer (and not a business) he/she hereby expressly acknowledges and agrees that:

(i) the supply of Services under this Contract (and therefore the performance of this Contract) commences immediately upon GroundSure's acceptance of the Order; and

(ii) the Reports and/or Mapping provided under this Contract are

(a) supplied to the Client's specification(s) and in any event

(b) by their nature cannot be returned.

#### **10 Consequences of Withdrawal, Termination or Suspension**

10.1 Upon termination of the Contract:

(i) GroundSure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client and/or Beneficiary any property of the Client and/or Beneficiary in GroundSure's possession or control; and

(ii) the Client shall pay to GroundSure all and any Fees payable in respect of the performance of the Services up to the date of termination or suspension. In respect of any Support Services provided, the Client shall also pay GroundSure any additional costs incurred in relation to the termination or suspension of the Contract.

#### **11 Anti-Bribery**

11.1 The Client warrants that it shall:

(i) comply with all applicable laws, statutes and regulations relating to anti-bribery and anti-corruption including but not limited to the Bribery Act 2010;

(ii) comply with such of GroundSure's anti-bribery and anti-corruption policies as are notified to the Client from time to time; and

(iii) promptly report to GroundSure any request or demand for any undue financial or other advantage of any kind received by or on behalf of the Client in connection with the performance of this Contract.

11.2 Breach of this Clause 11 shall be deemed a material breach of this Contract.

#### **12 General**

12.1 The Mapping contained in the Services is protected by Crown copyright and must not be used for any purpose other than as part of the Services or as specifically provided in the Contract.

12.2 The Client shall be permitted to make one copy only of each Report or Mapping Order. Thereafter the Client shall be entitled to make unlimited copies of the Report or Mapping Order only in accordance with an Ordnance Survey paper map copy license available through GroundSure.

12.3 GroundSure reserves the right to amend or vary this Contract. No amendment or variation to this Contract shall be valid unless signed by an authorised representative of GroundSure.

12.4 No failure on the part of GroundSure to exercise, and no delay in exercising, any right, power or provision under this Contract shall operate as a waiver thereof.

12.5 Save as expressly provided in this Contract, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.

12.6 The Secretary of State for Business, Innovation and Skills ("BIS") or BIS' successor body, as the case may be, acting through Ordnance Survey may enforce a breach of clause 6.4(vi) and clause 6.4(vii) of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.

12.7 GroundSure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:

(i) the Client or Beneficiary's failure to provide facilities, access or information;

(ii) fire, storm, flood, tempest or epidemic;

(iii) Acts of God or the public enemy;

(iv) riot, civil commotion or war;

(v) strikes, labour disputes or industrial action;

(vi) acts or regulations of any governmental or other agency;

(vii) suspension or delay of services at public registries by Third

Party Data Providers;

(viii) changes in law; or

(ix) any other reason beyond GroundSure's reasonable control.

In the event that GroundSure is prevented from performing the Services (or any part thereof) in accordance with this clause 12.6 for a period of not less than 30 days then GroundSure shall be entitled to terminate this Contract immediately on written notice to the Client.

12.8 Any notice provided shall be in writing and shall be deemed to be properly

given if delivered by hand or sent by first class post, facsimile or by email to the address, facsimile number or email address of the relevant party as may have been notified by each party to the other for such purpose or in the absence of such notification the last known address.

12.9 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email (save to the extent such day is not a working day where it shall be deemed to have been delivered on the next working day) and on the second working day after the day of posting if sent by first class post.

12.10 The Contract constitutes the entire agreement between the parties and shall supersede all previous arrangements between the parties relating to the subject matter hereof.

12.11 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired.

12.12 This Contract shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with this Contract shall be subject to the exclusive jurisdiction of the English courts.

12.13 GroundSure is an executive member of the Council of Property Search Organisation (CoPSO) and has signed up to the Search Code administered by the Property Codes Compliance Board (PCCB). All Risk Screening Reports shall be supplied in accordance with the provisions of the Search Code.

12.14 If the Client or Beneficiary has a complaint about the Services, written notice should be given to the Compliance Officer at GroundSure who will respond in a timely manner.

12.15 The Client agrees that it shall, and shall procure that each Beneficiary shall, treat in confidence all Confidential Information and shall not, and shall procure that each Beneficiary shall not (i) disclose any Confidential Information to any third party other than in accordance with the terms of this Contract; and (ii) use Confidential Information for a purpose other than the exercise of its rights and obligations under this Contract. Subject to clause 6.6, nothing shall prevent the Client or any Beneficiary from disclosing Confidential Information to the extent required by law



EmapSite  
Masdar House, ,  
Eversley, RG27 ORP

GroundSure Reference: EMS-276499\_372551

Your Reference: EMS\_276499\_372551

Report Date 18 Nov 2014

Report Delivery Method: Email - pdf

## GroundSure EnviroInsight

Address: Park Grove Surgery,

Dear Sir/ Madam,

Thank you for placing your order with GroundSure. Please find enclosed the **GroundSure Enviroinsight** as requested.

If you would like further assistance regarding this report then please contact the emapsite customer services team on 0118 9736883 quoting the above report reference number.

Yours faithfully,

emapsite customer services team

Enc.  
GroundSure EnviroInsight



# GroundSure Envirolnsight

Address: Park Grove Surgery,  
Date: 18 Nov 2014  
Reference: EMS-276499\_372551  
Client: EmapSite

NW

N

NE



W

E

SW

S

SE

Aerial Photograph Capture date: 26-Mar-2012  
Grid Reference: 434757,405975  
Site Size: 0.59ha

# Contents Page

Contents Page .....	3
Overview of Findings.....	5
Using this report.....	9
1. Environmental Permits, Incidents and Registers Map.....	10
1. Environmental Permits, Incidents and Registers.....	11
1.1 Industrial Sites Holding Licences and/or Authorisations.....	11
1.1.1 Records of historic IPC Authorisations within 500m of the study site:.....	11
1.1.2 Records of Part A(1) and IPPC Authorised Activities within 500m of the study site:.....	11
1.1.3 Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site:.....	13
1.1.4 Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site:.....	14
1.1.5 Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site:.....	14
1.1.6 Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site:.....	14
1.1.7 Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site: .....	14
1.1.8 Records of Category 3 or 4 Radioactive Substances Authorisations:.....	15
1.1.9 Records of Licensed Discharge Consents within 500m of the study site:.....	16
1.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site:.....	17
1.2 Dangerous or Hazardous Sites.....	17
1.3 Environment Agency Recorded Pollution Incidents.....	17
1.3.1 Records of National Incidents Recording System, List 2 within 500m of the study site:.....	17
1.3.2 Records of National Incidents Recording System, List 1 within 500m of the study site:.....	17
1.4 Sites Determined as Contaminated Land under Part 2A EPA 1990.....	18
2. Landfill and Other Waste Sites Map.....	19
2. Landfill and Other Waste Sites.....	20
2.1 Landfill Sites.....	20
2.1.1 Records from Environment Agency landfill data within 1000m of the study site: .....	20
2.1.2 Records of Environment Agency historic landfill sites within 1500m of the study site: .....	20
2.1.3 Records of BGS/DoE non-operational landfill sites within 1500m of the study site:.....	22
2.1.4 Records of Local Authority landfill sites within 1500m of the study site:.....	22
2.2 Other Waste Sites.....	23
2.2.1 Records of waste treatment, transfer or disposal sites within 500m of the study site: .....	23
2.2.2 Records of Environment Agency licensed waste sites within 1500m of the study site: .....	23
3. Current Land Use Map.....	25
3. Current Land Uses.....	26
3.1 Current Industrial Data.....	26
3.2 Petrol and Fuel Sites.....	28
3.3 Underground High Pressure Oil and Gas Pipelines.....	29
4. Geology.....	30
4.1 Artificial Ground and Made Ground.....	30
4.2 Superficial Ground and Drift Geology .....	30
4.3 Bedrock and Solid Geology .....	30
5. Hydrogeology and Hydrology.....	31
5a. Aquifer Within Superficial Geology.....	31
5b. Aquifer Within Bedrock Geology and Abstraction Licenses.....	32
5c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses.....	33
5d. Hydrology Source Protection Zones within confined aquifer.....	34
5 e. Hydrology – Detailed River Network and River Quality.....	35
5. Hydrogeology and Hydrology.....	36
5.1 Aquifer within Superficial Deposits.....	36
5.2 Aquifer within Bedrock Deposits.....	36

5.3 Groundwater Abstraction Licences.....	37
5.4 Surface Water Abstraction Licences.....	37
5.5 Potable Water Abstraction Licences.....	38
5.6 Source Protection Zones.....	39
5.7 Source Protection Zones within Confined Aquifer.....	39
5.8 Groundwater Vulnerability and Soil Leaching Potential.....	39
5.9 River Quality.....	39
5.9.1 Biological Quality.....	39
5.9.2 Chemical Quality.....	40
5.10 Detailed River Network.....	40
5.11 Surface Water Features .....	40
6. Environment Agency Flood Map for planning (from rivers and the sea).....	41
6. Flooding.....	42
6.1 Zone 2 Flooding.....	42
6.2 Zone 3 Flooding.....	42
6.3 Flood Defences.....	42
6.4 Areas benefiting from Flood Defences.....	42
6.5 Areas benefiting from Flood Storage.....	42
6.6 Groundwater Flooding Susceptibility Areas.....	43
6.6.1 Are there any British Geological Survey groundwater flooding susceptibility areas within 50m of the boundary of the study site?.....	43
6.6.2 What is the highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions?.....	43
6.7 Groundwater Flooding Confidence Areas.....	43
7. Designated Environmentally Sensitive Sites Map.....	44
7. Designated Environmentally Sensitive Sites.....	45
7.1 Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site:.....	45
7.2 Records of National Nature Reserves (NNR) within 2000m of the study site:.....	45
7.3 Records of Special Areas of Conservation (SAC) within 2000m of the study site:.....	45
7.4 Records of Special Protection Areas (SPA) within 2000m of the study site:.....	45
7.5 Records of Ramsar sites within 2000m of the study site:.....	45
7.6 Records of Ancient Woodland within 2000m of the study site: .....	46
7.7 Records of Local Nature Reserves (LNR) within 2000m of the study site:.....	46
7.8 Records of World Heritage Sites within 2000m of the study site:.....	46
7.9 Records of Environmentally Sensitive Areas within 2000m of the study site: .....	46
7.10 Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site: .....	46
7.11 Records of National Parks (NP) within 2000m of the study site: .....	46
7.12 Records of Nitrate Sensitive Areas within 2000m of the study site:.....	46
7.13 Records of Nitrate Vulnerable Zones within 2000m of the study site:.....	47
8. Natural Hazards Findings.....	48
8.1 Detailed BGS GeoSure Data.....	48
8.1.1 Shrink Swell.....	48
8.1.2 Landslides.....	48
8.1.3 Soluble Rocks.....	49
8.1.4 Compressible Ground.....	49
8.1.5 Collapsible Rocks.....	49
8.1.6 Running Sand.....	50
9. Mining.....	51
9.1 Coal Mining.....	51
9.2 Shallow Mining.....	51
9.3 Brine Affected Areas .....	51
Contact Details.....	52
Standard Terms and Conditions.....	53

# Overview of Findings

For further details on each dataset, please refer to each individual section in the main report as listed. Where the database has been searched a numerical result will be recorded. Where the database has not been searched '-' will be recorded.

Section 1: Environmental Permits, Incidents and Registers		On-site	0-50m	51-250	251-500		
1.1 Industrial Sites Holding Environmental Permits and/or Authorisations							
1.1.1	Records of historic IPC Authorisations	0	0	0	0		
1.1.2	Records of Part A(1) and IPPC Authorised Activities	0	0	0	20		
1.1.3	Records of Water Industry Referrals (potentially harmful discharges to the public sewer)	0	0	0	0		
1.1.4	Records of Red List Discharge Consents (potentially harmful discharges to controlled waters)	0	0	0	0		
1.1.5	Records of List 1 Dangerous Substances Inventory sites	0	0	0	0		
1.1.6	Records of List 2 Dangerous Substances Inventory sites	0	0	0	0		
1.1.7	Records of Part A(2) and Part B Activities and Enforcements	0	0	3	10		
1.1.8	Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0		
1.1.9	Records of Licensed Discharge Consents	0	0	5	7		
1.1.10	Records of Planning Hazardous Substance Consents and Enforcements	0	0	0	0		
1.2	Records of COMAH and NIHHS sites	0	0	0	0		
1.3 Environment Agency Recorded Pollution Incidents							
1.3.1	National Incidents Recording System, List 2	0	0	1	0		
1.3.2	National Incidents Recording System, List 1	0	0	0	0		
1.4	Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0		
Section 2: Landfill and Other Waste Sites		On-site	0-50m	51-250	251-500	501-1000	1000-5000
2.1 Landfill Sites							
2.1.1	Environment Agency Registered Landfill Sites	0	0	0	0	0	Not searched
2.1.2	Environment Agency Historic Landfill Sites	0	0	1	1	4	12
2.1.3	BGS/DoE Landfill Site Survey	0	0	0	0	0	0
2.1.4	GroundSure Local Authority Landfill Sites Data	0	0	0	1	1	2
2.2 Landfill and Other Waste Sites Findings							
2.2.1	Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	1	0	0	0	Not searched	Not searched
2.2.2	Environment Agency Licensed Waste Sites	0	0	0	0	3	3

Section 3: Current Land Use	On-site	0-50m	51-250	251-500
3.1 Current Industrial Sites Data	2	2	46	Not searched
3.2 Records of Petrol and Fuel Sites	0	0	1	4
3.3 Underground High Pressure Oil and Gas Pipelines	0	0	0	0

## Section 4: Geology

4.1 Are there any records of Artificial Ground and Made Ground present beneath the study site?	No
4.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site?	None
4.3 For records of Bedrock and Solid Geology beneath the study site see the detailed findings section.	

## Section 5: Hydrogeology and Hydrology

	0-500m
5.1 Are there any records of Strata Classification in the Superficial Geology within 500m of the study site?	No
5.2 Are there any records of Strata Classification in the Bedrock Geology within 500m of the study site?	Yes

	On-site	0-50m	51-250	251-500	501-1000	1000-2000
5.3 Groundwater Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	4
5.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	3
5.5 Potable Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	4
5.6 Source Protection Zones (within 500m of the study site)	0	0	0	0	Not searched	Not searched
5.7 Source Protection Zones within Confined Aquifer	0	0	0	0	Not searched	Not searched
5.8 Groundwater Vulnerability and Soil Leaching Potential (within 500m of the study site)	1	0	0	0	Not searched	Not searched
	On-site	0-50m	51-250	251-500	501-1000	1000-1500
5.9 Is there any Environment Agency information on river quality within 1500m of the study site?	No	No	No	No	No	Yes
5.10 Detailed River Network entries within 500m of the site	0	0	1	0	Not searched	Not searched
5.11 Surface water features within 250m of the study site	No	No	No	Not searched	Not searched	Not searched

## Section 6: Flooding

6.1 Are there any Environment Agency Zone 2 floodplains within 250m of the study site?	No
6.2 Are there any Environment Agency Zone 3 floodplains within 250m of the study site?	No
6.3 Are there any Flood Defences within 250m of the study site?	No
6.4 Are there any areas benefiting from Flood Defences within 250m of the study site?	No
6.5 Are there any areas used for Flood Storage within 250m of the study site?	No
6.6 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Limited potential
6.7 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	Low

## Section 7: Designated Environmentally Sensitive Sites

	On-site	0-50m	51-250	251-500	501-1000	1000-2000
7.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	0
7.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
7.3 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
7.4 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
7.5 Records of Ramsar sites	0	0	0	0	0	0
7.6 Records of Ancient Woodlands	0	0	0	0	0	0
7.7 Records of Local Nature Reserves (LNR)	0	0	0	0	0	1
7.8 Records of World Heritage Sites	0	0	0	0	0	0
7.9 Records of Environmentally Sensitive Areas	0	0	0	0	0	0
7.10 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0
7.11 Records of National Parks	0	0	0	0	0	0
7.12 Records of Nitrate Sensitive Areas	0	0	0	0	0	0
7.13 Records of Nitrate Vulnerable Zones	1	0	0	0	0	0

## Section 8: Natural Hazards

8.1 What is the maximum risk of natural ground subsidence?	Very Low
8.1.1 What is the maximum Shrink-Swell hazard rating identified on the study site?	Negligible
8.1.2 What is the maximum Landslides hazard rating identified on the study site?	Very Low
8.1.3 What is the maximum Soluble Rocks hazard rating identified on the study site?	Negligible
8.1.4 What is the maximum Compressible Ground hazard rating identified on the study site?	Negligible
8.1.5 What is the maximum Collapsible Rocks hazard rating identified on the study site?	Very Low
8.1.6 What is the maximum Running Sand hazard rating identified on the study site?	Negligible

---

## Section 9: Mining

9.1 Are there any coal mining areas within 75m of the study site?	Yes
9.2 What is the risk of subsidence relating to shallow mining within 150m of the study site?	Low-Moderate
9.3 Are there any brine affected areas within 75m of the study site?	No

---

# Using this report

The following report is designed by Environmental Consultants for Environmental Professionals bringing together the most up-to-date market leading environmental data. This report is provided under and subject to the Terms & Conditions agreed between GroundSure and the Client. The document contains the following sections:

## 1. Environmental Permits, Incidents and Registers

Provides information on Regulated Industrial Activities and Pollution Incidents as recorded by Regulatory Authorities, and sites determined as Contaminated Land. This search is conducted using radii up to 500m.

## 2. Landfills and Other Waste Sites

Provides information on landfills and other waste sites that may pose a risk to the study site. This search is conducted using radii up to 1500m.

## 3. Current Land Uses

Provides information on current land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. These searches are conducted using radii of up to 500m. This includes information on potentially contaminative industrial sites, petrol stations and fuel sites as well as high pressure underground oil and gas pipelines.

## 4. Geology

Provides information on artificial and superficial deposits and bedrock beneath the study site.

## 5. Hydrogeology and Hydrology

Provides information on productive strata within the bedrock and superficial geological layers, abstraction licenses, Source Protection Zones (SPZs) and river quality. These searches are conducted using radii of up to 2000m.

## 6. Flooding

Provides information on surface water flooding, flood defences, flood storage areas and groundwater flood areas. This search is conducted using radii of up to 250m.

## 7. Designated Environmentally Sensitive Sites

Provides information on the Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites, Local Nature Reserves (LNR), Areas of Outstanding Natural Beauty (AONB), National Parks (NP), Environmentally Sensitive Areas, Nitrate Sensitive Areas, Nitrate Vulnerable Zones and World Heritage Sites and Scheduled Ancient Woodland. These searches are conducted using radii of up to 2000m.

## 8. Natural Hazards

Provides information on a range of natural hazards that may pose a risk to the study site. These factors include natural ground subsidence.

## 9. Mining

Provides information on areas of coal and shallow mining.

## 10. Contacts

This section of the report provides contact points for statutory bodies and data providers that may be able to provide further information on issues raised within this report. Alternatively, GroundSure provide a free Technical Helpline (08444 159000) for further information and guidance.

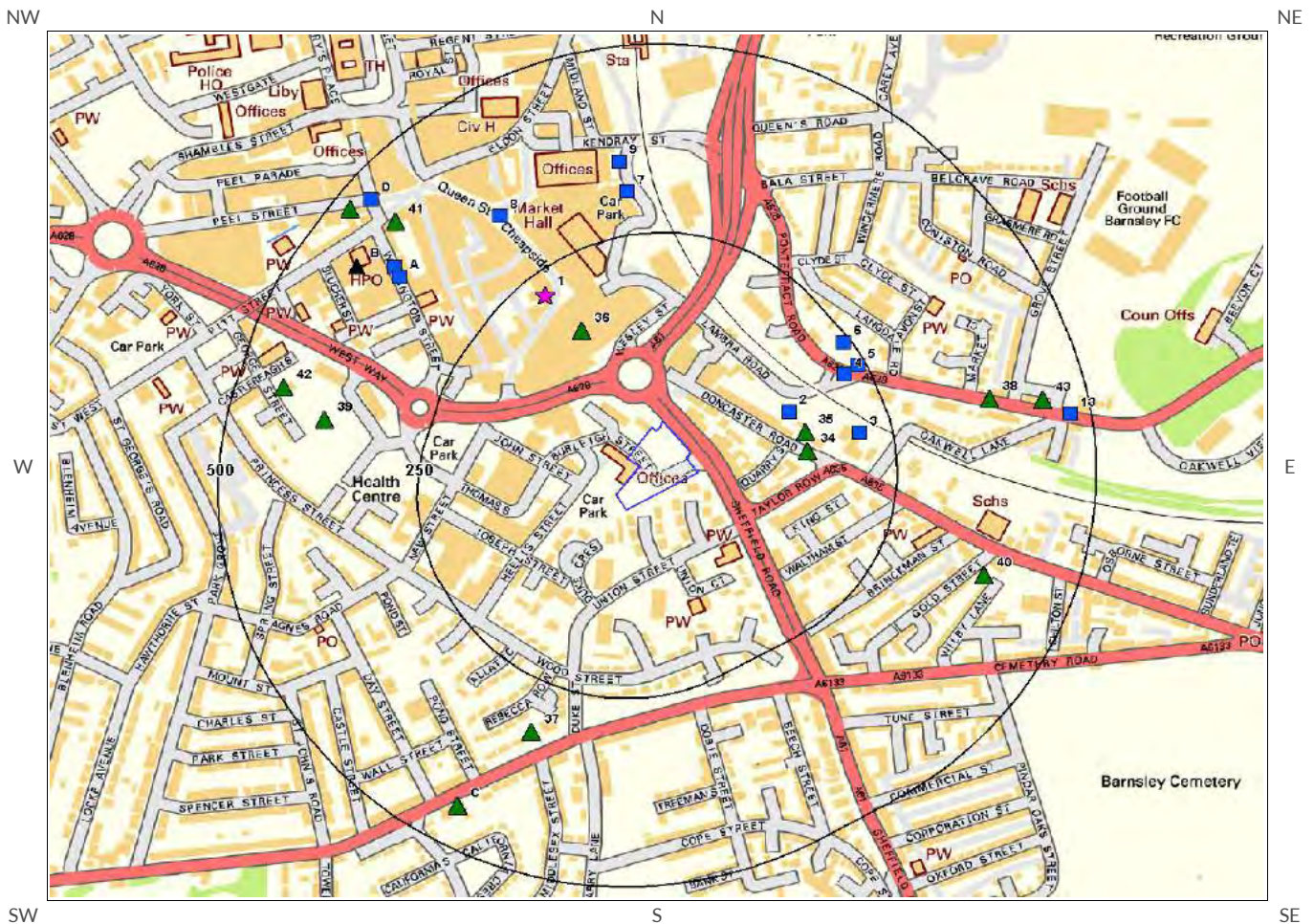
### Note: Maps

Only certain features are placed on the maps within the report. All features represented on maps found within this search are given an identification number. This number identifies the feature on the mapping and correlates it to the additional information provided below. This identification number precedes all other information and takes the following format -Id: 1, Id: 2, etc. Where numerous features on the same map are in such close proximity that the numbers would obscure each other a letter identifier is used instead to represent the features. (e.g. Three features which overlap may be given the identifier "A" on the map and would be identified separately as features 1A, 3A, 10A on the data tables provided).

Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as "Not Shown".

All distances given in this report are in Metres (m). Directions are given as compass headings such as N: North, E: East, NE: North East from the nearest point of the study site boundary.

# 1. Environmental Permits, Incidents and Registers Map



Environmental Permits, Incidents and Registers Legend

Mapping sourced from Ordnance Survey

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- |  |   |  |
|--|---|--|
| Site Outline                             | Recorded Pollution Incident                   | RAS 3 & 4 Authorisations                                       |
| Dangerous Substances (List 1)            | Dangerous Substances (List 2)                 | Part A(1) Authorised Processes and Historic IPC Authorisations |
| Water Industry Referrals                 | Licenced Discharge Consents                   | Part A(2) and Part B Authorised Processes                      |
| Red List Discharge Consents              | COMAH / NIHHS Sites                           | Sites Determined as Contaminated Land                          |
| Search Buffers (m)<br>— 250 —<br>— 500 — | Hazardous Substance Consents and Enforcements |  |



# 1. Environmental Permits, Incidents and Registers

## 1.1 Industrial Sites Holding Licences and/or Authorisations

Searches of information provided by the Environment Agency and Local Authorities reveal the following information:

### 1.1.1 Records of historic IPC Authorisations within 500m of the study site:

0

Database searched and no data found.

### 1.1.2 Records of Part A(1) and IPPC Authorised Activities within 500m of the study site:

20

The following Part A(1) and IPPC Authorised Activities are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance	Direction	NGR	Details	
47B	425.0	NW	434380 406240	Operator: Monckton Coke And Chemical Company Limited Installation Name: The Monckton Coke And Chemical Co Ltd Eaeprbk3441iav010 Process: ORGANIC CHEMICALS; HYDROCARBONS EG AROMATICS	Permit Number: PP3639KE Original Permit Number: BK3441IA EPR Reference: - Issue Date: 22/6/2009 Effective Date: 22/7/2009 Last date noted as effective: 2014-10-01 Status: Superseded
48B	425.0	NW	434380 406240	Operator: Monckton Coke & Chemical Company Ltd Installation Name: The Monckton Coke And Chemical Co Ltd Process: OTHER MINERAL ACTIVITIES; CRUSHING ETC OF COAL ETC (UNLESS EXEMPT LOCATION)	Permit Number: MP3636SN Original Permit Number: BK3441IA EPR Reference: - Issue Date: 16/12/2005 Effective Date: 16/12/2005 Last date noted as effective: 2014-10-01 Status: Superseded
49B	425.0	NW	434380 406240	Operator: Monckton Coke And Chemical Company Limited Installation Name: The Monckton Coke And Chemical Co Ltd Eaeprbk3441iav010 Process: COMBUSTION; ANY FUEL =>20MW BUT <50MW (UNLESS 1.1 A(1) B)	Permit Number: PP3639KE Original Permit Number: BK3441IA EPR Reference: - Issue Date: 22/6/2009 Effective Date: 22/7/2009 Last date noted as effective: 2014-10-01 Status: Superseded
50B	425.0	NW	434380 406240	Operator: Monckton Coke And Chemical Company Limited Installation Name: The Monckton Coke And Chemical Co Ltd Eaeprbk3441iav010 Process: OTHER MINERAL ACTIVITIES; CRUSHING ETC OF COAL ETC (UNLESS EXEMPT LOCATION)	Permit Number: PP3639KE Original Permit Number: BK3441IA EPR Reference: - Issue Date: 22/6/2009 Effective Date: 22/7/2009 Last date noted as effective: 2014-10-01 Status: Superseded

ID	Distance	Direction	NGR	Details	
51B	425.0	NW	434380 406240	Operator: Monckton Coke And Chemical Company Limited Installation Name: The Monckton Coke And Chemical Co Ltd Process: ORGANIC CHEMICALS; HYDROCARBONS EG AROMATICS	Permit Number: HP3239EW Original Permit Number: BK3441IA EPR Reference: - Issue Date: 17/1/2014 Effective Date: 17/1/2014 Last date noted as effective: 2014-10-01 Status: Effective
52B	425.0	NW	434380 406240	Operator: Monckton Coke And Chemical Company Limited Installation Name: The Monckton Coke And Chemical Co Ltd Process: INORGANIC CHEMICALS; BASES EG AMMONIUM HYDROXIDE	Permit Number: HP3239EW Original Permit Number: BK3441IA EPR Reference: - Issue Date: 17/1/2014 Effective Date: 17/1/2014 Last date noted as effective: 2014-10-01 Status: Effective
53B	425.0	NW	434380 406240	Operator: Monckton Coke And Chemical Company Limited Installation Name: The Monckton Coke And Chemical Co Ltd Eaeprbk3441iav010 Process: INORGANIC CHEMICALS; BASES EG AMMONIUM HYDROXIDE	Permit Number: PP3639KE Original Permit Number: BK3441IA EPR Reference: - Issue Date: 22/6/2009 Effective Date: 22/7/2009 Last date noted as effective: 2014-10-01 Status: Superseded
54B	425.0	NW	434380 406240	Operator: Monckton Coke And Chemical Company Limited Installation Name: The Monckton Coke And Chemical Co Ltd Process: COMBUSTION; ANY FUEL =>20MW BUT <50MW (UNLESS 1.1 A(1) B)	Permit Number: YP3934UX Original Permit Number: BK3441IA EPR Reference: - Issue Date: 11/10/2007 Effective Date: 11/10/2007 Last date noted as effective: 2014-10-01 Status: Superseded
55B	425.0	NW	434380 406240	Operator: Monckton Coke And Chemical Company Limited Installation Name: The Monckton Coke And Chemical Co Ltd Process: INORGANIC CHEMICALS; BASES EG AMMONIUM HYDROXIDE	Permit Number: AP3135GS Original Permit Number: BK3441IA EPR Reference: - Issue Date: - Effective Date: - Last date noted as effective: 2014-10-01 Status: Refused
56B	425.0	NW	434380 406240	Operator: Monckton Coke & Chemical Company Ltd Installation Name: The Monckton Coke And Chemical Co Ltd Process: ORGANIC CHEMICALS; HYDROCARBONS EG AROMATICS	Permit Number: MP3636SN Original Permit Number: BK3441IA EPR Reference: - Issue Date: 16/12/2005 Effective Date: 16/12/2005 Last date noted as effective: 2014-10-01 Status: Superseded
57B	425.0	NW	434380 406240	Operator: Monckton Coke And Chemical Company Limited Installation Name: The Monckton Coke And Chemical Co Ltd Process: COMBUSTION; ANY FUEL =>20MW BUT <50MW (UNLESS 1.1 A(1) B)	Permit Number: HP3239EW Original Permit Number: BK3441IA EPR Reference: - Issue Date: 17/1/2014 Effective Date: 17/1/2014 Last date noted as effective: 2014-10-01 Status: Effective
58B	425.0	NW	434380 406240	Operator: Monckton Coke And Chemical Company Limited Installation Name: The Monckton Coke And Chemical Co Ltd Process: OTHER MINERAL ACTIVITIES; CRUSHING ETC OF COAL ETC (UNLESS EXEMPT LOCATION)	Permit Number: YP3934UX Original Permit Number: BK3441IA EPR Reference: - Issue Date: 11/10/2007 Effective Date: 11/10/2007 Last date noted as effective: 2014-10-01 Status: Superseded
59B	425.0	NW	434380 406240	Operator: Monckton Coke And Chemical Company Limited Installation Name: The Monckton Coke And Chemical Co Ltd Process: ORGANIC CHEMICALS; HYDROCARBONS EG AROMATICS	Permit Number: YP3934UX Original Permit Number: BK3441IA EPR Reference: - Issue Date: 11/10/2007 Effective Date: 11/10/2007 Last date noted as effective: 2014-10-01 Status: Superseded

ID	Distance	Direction	NGR	Details	
60B	425.0	NW	434380 406240	Operator: Monckton Coke & Chemical Company Ltd Installation Name: The Monckton Coke And Chemical Co Ltd Process: COMBUSTION; ANY FUEL =>20MW BUT <50MW (UNLESS 1.1 A(1) B)	Permit Number: MP3636SN Original Permit Number: BK3441IA EPR Reference: - Issue Date: 16/12/2005 Effective Date: 16/12/2005 Last date noted as effective: 2014-10-01 Status: Superseded
61B	425.0	NW	434380 406240	Operator: Monckton Coke & Chemical Company Ltd Installation Name: The Monckton Coke And Chemical Co Ltd Process: INORGANIC CHEMICALS; BASES EG AMMONIUM HYDROXIDE	Permit Number: MP3636SN Original Permit Number: BK3441IA EPR Reference: - Issue Date: 16/12/2005 Effective Date: 16/12/2005 Last date noted as effective: 2014-10-01 Status: Superseded
62B	425.0	NW	434380 406240	Operator: Monckton Coke And Chemical Company Limited Installation Name: The Monckton Coke And Chemical Co Ltd Process: INORGANIC CHEMICALS; BASES EG AMMONIUM HYDROXIDE	Permit Number: YP3934UX Original Permit Number: BK3441IA EPR Reference: - Issue Date: 11/10/2007 Effective Date: 11/10/2007 Last date noted as effective: 2014-10-01 Status: Superseded
63B	425.0	NW	434380 406240	Operator: Monckton Coke And Chemical Company Limited Installation Name: The Monckton Coke And Chemical Co Ltd Process: COMBUSTION; ANY FUEL =>20MW BUT <50MW (UNLESS 1.1 A(1) B)	Permit Number: AP3135GS Original Permit Number: BK3441IA EPR Reference: - Issue Date: - Effective Date: - Last date noted as effective: 2014-10-01 Status: Refused
64B	425.0	NW	434380 406240	Operator: Monckton Coke And Chemical Company Limited Installation Name: The Monckton Coke And Chemical Co Ltd Process: OTHER MINERAL ACTIVITIES; CRUSHING ETC OF COAL ETC (UNLESS EXEMPT LOCATION)	Permit Number: HP3239EW Original Permit Number: BK3441IA EPR Reference: - Issue Date: 17/1/2014 Effective Date: 17/1/2014 Last date noted as effective: 2014-10-01 Status: Effective
65B	425.0	NW	434380 406240	Operator: Monckton Coke And Chemical Company Limited Installation Name: The Monckton Coke And Chemical Co Ltd Process: OTHER MINERAL ACTIVITIES; CRUSHING ETC OF COAL ETC (UNLESS EXEMPT LOCATION)	Permit Number: AP3135GS Original Permit Number: BK3441IA EPR Reference: - Issue Date: - Effective Date: - Last date noted as effective: 2014-10-01 Status: Refused
66B	425.0	NW	434380 406240	Operator: Monckton Coke And Chemical Company Limited Installation Name: The Monckton Coke And Chemical Co Ltd Process: ORGANIC CHEMICALS; HYDROCARBONS EG AROMATICS	Permit Number: AP3135GS Original Permit Number: BK3441IA EPR Reference: - Issue Date: - Effective Date: - Last date noted as effective: 2014-10-01 Status: Refused

1.1.3 Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site:

0

Database searched and no data found.

1.1.4 Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site:

0

Database searched and no data found.

1.1.5 Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site:

0

Database searched and no data found.

1.1.6 Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site:

0

Database searched and no data found.

1.1.7 Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site:

13

The following Part A(2) and Part B Activities are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance	Direction	NGR	Details
34	138.0	E	434946 405994	Address: Dunlop Slanzenger Ltd, Doncaster Road, Barnsley, S70 3QP Process: Adhesive Coating Process Status: Historical Permit Permit Type: Part B Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
35	143.0	E	434944 406019	Address: Barrett Excavations Limited, 76 Doncaster Road, Barnsley, S70 1TW Process: Crushing And Screening Designated Material Status: Current Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
36	153.0	NW	434662 406153	Address: Advance Dry Cleaners, Unit 2 K2 New Stree, Barnsley, S70 1SA Process: Dry Cleaning Process Status: Current Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
37	320.0	S	434599 405621	Address: Save Serv Station (Kingstone), Park Rd, Barnsley, S70 1YB Process: Petrol Vapour Recovery Process Status: Historical Permit Permit Type: Part B Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
38	378.0	E	435176 406063	Address: Gpf Stations Limited, Ponterfract Road, Oakwell, Barnsley, S71 1HA Process: Petrol Vapour Recovery Status: Historical Permit Permit Type: Part B Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified

ID	Distance	Direction	NGR	Details
39	380.0	W	434339 406036	Address: WM Morrison Supermarkets Plc, Lower Thomas Street, Barnsley, S70 1LQ Process: Petrol Vapour Recovery Process Status: Current Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
40	385.0	E	435169 405829	Address: Wilby Lane Garage, Wilby Lane, Barnsley, S70 1XU Process: WASTE OIL BURNER <0.4 MW Status: Current Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
41	421.0	NW	434428 406298	Address: Johnson Dry Cleaners, 14 Peel Square, Barnsley, S70 1YA Process: Dry Cleaning Process Status: Historical Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
42	441.0	W	434288 406078	Address: Westway Fill Station, West Way, Barnsley, S70 1PN Process: Petrol Vapour Recovery Process Status: Historical Permit Permit Type: Part B Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
43	442.0	E	435242 406062	Address: Oakwell Garage, Pontefract Road, Barnsley, S71 1EZ Process: Petrol Vapour Recovery Status: Historical Permit Permit Type: Part B Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
44C	449.0	SW	434506 405523	Address: Intake 3 Service Station, Park Road, Barnsley, S70 1YB Process: Petrol Vapour Recovery Status: Current Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
45C	449.0	SW	434507 405522	Address: Heeley Concrete, Boulder Bridge Lane, Carlton, Barnsley, S71 3HJ Process: Coal Handling Status: Historical Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
46D	476.0	NW	434371 406315	Address: Hunningley Lane MOT, Hunningley Lane, Stairfoot, Barnsley, S70 3DT Process: Waste Oil Burner <0.4MW Status: Current Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified

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1.1.8 Records of Category 3 or 4 Radioactive Substances Authorisations:

0

Database searched and no data found.

---

1.1.9 Records of Licensed Discharge Consents within 500m of the study site:

12

The following Licensed Discharge Consents records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance	Direction	NGR	Details	
2	135.0	NE	434924 406048	Address: Westhill Cso, Rotherham, . Effluent Type: Sewage Discharges - Sewer Storm Overflow - Water Company Permit Number: S/CB/8 Permit Version: 1	Receiving Water: Varies With Outlet Status: Transferred From R(pp)a 1951-1961 Issue date: 29/5/1963 Effective Date: 29/5/1963 Revocation Date: 31/3/2005
3	209.0	E	435012 406020	Address: Westhill Cso, Rotherham, . Effluent Type: Sewage Discharges - Sewer Storm Overflow - Water Company Permit Number: S/CB/8 Permit Version: 1	Receiving Water: Varies With Outlet Status: Transferred From R(pp)a 1951-1961 Issue date: 29/5/1963 Effective Date: 29/5/1963 Revocation Date: 31/3/2005
4	219.0	NE	434993 406098	Address: Westhill Cso, Rotherham, . Effluent Type: Sewage Discharges - Sewer Storm Overflow - Water Company Permit Number: S/CB/8 Permit Version: 1	Receiving Water: Varies With Outlet Status: Transferred From R(pp)a 1951-1961 Issue date: 29/5/1963 Effective Date: 29/5/1963 Revocation Date: 31/3/2005
5	240.0	NE	435010 406110	Address: Lambra Road Cso, Lambra Road, Barnsley, South Yorkshire, . Effluent Type: Sewage Discharges - Sewer Storm Overflow - Water Company Permit Number: WRA7491 Permit Version: 1	Receiving Water: Sough Dyke (culvert) Status: New Consent (wra 91, S88 & Sched 10 As Amended By Env Act 1995) Issue date: 16/2/1999 Effective Date: 16/2/1999 Revocation Date: -
6	241.0	NE	434992 406140	Address: Westhill Cso, Rotherham, . Effluent Type: Sewage Discharges - Sewer Storm Overflow - Water Company Permit Number: S/CB/8 Permit Version: 1	Receiving Water: Varies With Outlet Status: Transferred From R(pp)a 1951-1961 Issue date: 29/5/1963 Effective Date: 29/5/1963 Revocation Date: 31/3/2005
7	307.0	N	434720 406340	Address: Westhill Cso, Rotherham, . Effluent Type: Sewage Discharges - Sewer Storm Overflow - Water Company Permit Number: S/CB/8 Permit Version: 1	Receiving Water: Varies With Outlet Status: Transferred From R(pp)a 1951-1961 Issue date: 29/5/1963 Effective Date: 29/5/1963 Revocation Date: 31/3/2005
8	339.0	NW	434560 406308	Address: Westhill Cso, Rotherham, . Effluent Type: Sewage Discharges - Sewer Storm Overflow - Water Company Permit Number: S/CB/8 Permit Version: 1	Receiving Water: Varies With Outlet Status: Transferred From R(pp)a 1951-1961 Issue date: 29/5/1963 Effective Date: 29/5/1963 Revocation Date: 31/3/2005
9	348.0	N	434710 406380	Address: Westhill Cso, Rotherham, . Effluent Type: Sewage Discharges - Sewer Storm Overflow - Water Company Permit Number: S/CB/8 Permit Version: 1	Receiving Water: Varies With Outlet Status: Transferred From R(pp)a 1951-1961 Issue date: 29/5/1963 Effective Date: 29/5/1963 Revocation Date: 31/3/2005
10 A	374.0	NW	434433 406227	Address: Westhill Cso, Rotherham, . Effluent Type: Sewage Discharges - Sewer Storm Overflow - Water Company Permit Number: S/CB/8 Permit Version: 1	Receiving Water: Varies With Outlet Status: Transferred From R(pp)a 1951-1961 Issue date: 29/5/1963 Effective Date: 29/5/1963 Revocation Date: 31/3/2005
11 A	387.0	NW	434427 406240	Address: Westhill Cso, Rotherham, . Effluent Type: Sewage Discharges - Sewer Storm Overflow - Water Company Permit Number: S/CB/8 Permit Version: 1	Receiving Water: Varies With Outlet Status: Transferred From R(pp)a 1951-1961 Issue date: 29/5/1963 Effective Date: 29/5/1963 Revocation Date: 31/3/2005
12 D	465.0	NW	434397 406330	Address: Westhill Cso, Rotherham, . Effluent Type: Sewage Discharges - Sewer Storm Overflow - Water Company Permit Number: S/CB/8 Permit Version: 1	Receiving Water: Varies With Outlet Status: Transferred From R(pp)a 1951-1961 Issue date: 29/5/1963 Effective Date: 29/5/1963 Revocation Date: 31/3/2005

ID	Distance	Direction	NGR	Details	
13	473.0	E	435277 406045	Address: Westhill Cso, Rotherham, . Effluent Type: Sewage Discharges - Sewer Storm Overflow - Water Company Permit Number: S/CB/8 Permit Version: 1	Receiving Water: Varies With Outlet Status: Transferred From R(pp)a 1951-1961 Issue date: 29/5/1963 Effective Date: 29/5/1963 Revocation Date: 31/3/2005

---

1.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site:

0

Database searched and no data found.

---

1.2 Dangerous or Hazardous Sites

Records of COMAH & NIHHS sites within 500m of the study site:

0

Database searched and no data found.

---

1.3 Environment Agency Recorded Pollution Incidents

1.3.1 Records of National Incidents Recording System, List 2 within 500m of the study site:

1

The following NIRS List 2 records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance	Direction	NGR	Details	
1	220.0	NW	434616 406202	Incident Date: 01/12/2001 Incident Identification: 45948 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)

---

1.3.2 Records of National Incidents Recording System, List 1 within 500m of the study site:

0

Database searched and no data found.

---

## 1.4 Sites Determined as Contaminated Land under Part 2A EPA 1990

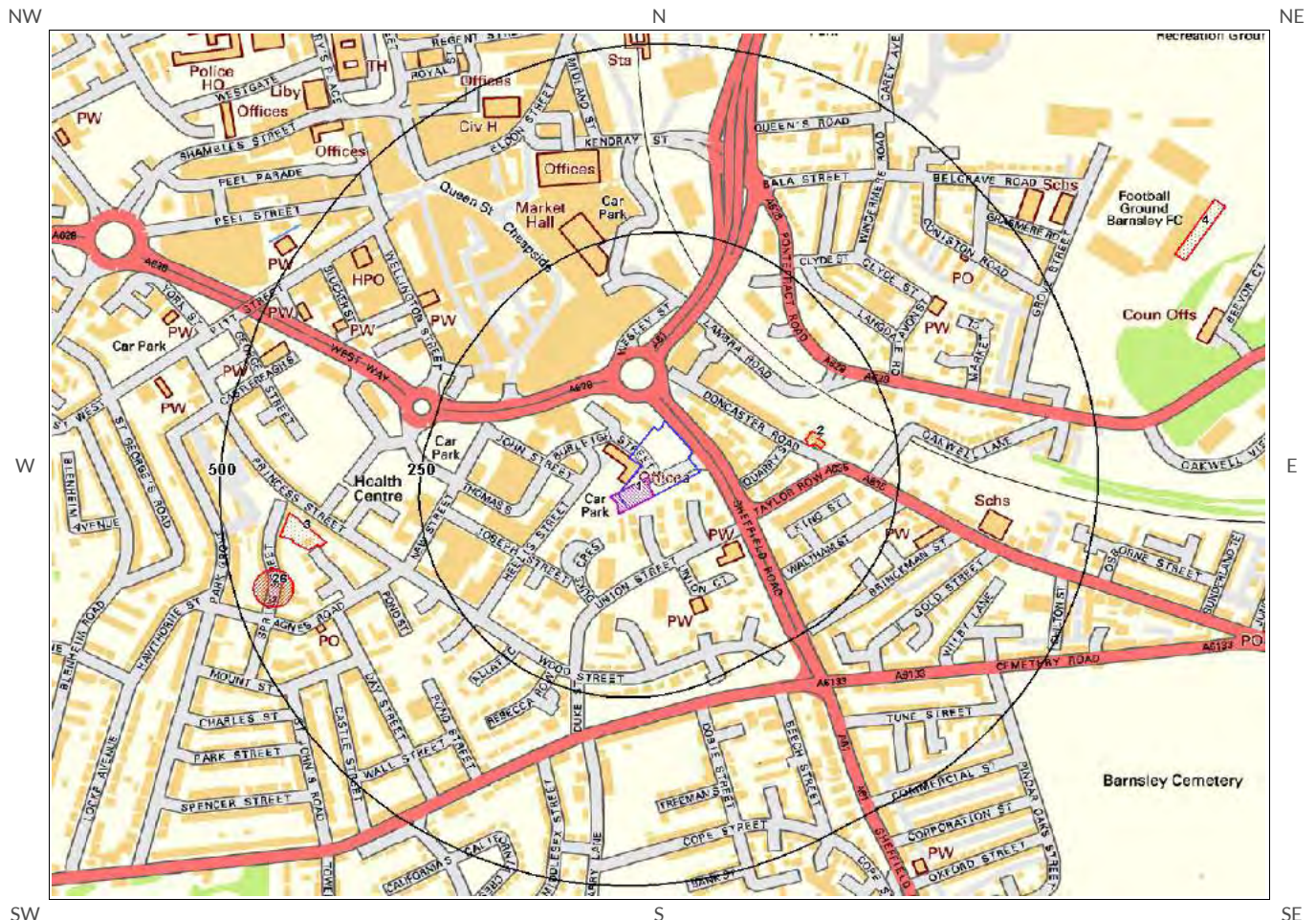
How many records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site?

0

Database searched and no data found.

---

# 2. Landfill and Other Waste Sites Map



Landfill and Other Waste Sites Legend



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- Site Outline
- E.A. Active Landfill
- Historic and Planned Waste Sites
- E.A. Historic Landfill
- E.A. Licensed Waste Site
- Local Authority Landfill
- BGS / DoE Survey Landfill
- Search Buffers (m)



# 2. Landfill and Other Waste Sites

## 2.1 Landfill Sites

### 2.1.1 Records from Environment Agency landfill data within 1000m of the study site:

0

Database searched and no data found.

### 2.1.2 Records of Environment Agency historic landfill sites within 1500m of the study site:

18

The following landfill records are represented as either points or polygons on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details
2	138.0	E	434900 406000	Site Address: The Old Vicarage, Doncaster Road, Barnsley Waste Licence: Yes Site Reference: WD20 B812, 20B812 Waste Type: Commercial, Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 17-Jul-1991 Licence Surrendered: 17-Jan-1994 Licence Hold Address: Oak House, Doncaster Road, Barnsley Operator: -
3	372.0	W	434300 405800	Site Address: Spring Street, Barnsley Waste Licence: - Site Reference: 4400/(159), (159)B, WD24 B343, WD34.16.16 Waste Type: - Environmental Permitting Regulations (Waste) Reference: - Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: Mr A J Shaw
4	662.0	NE	435400 406200	Site Address: Barnsley Football Ground, Oakwell Road, Barnsley Waste Licence: - Site Reference: 4400/(164) Waste Type: - Environmental Permitting Regulations (Waste) Reference: - Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: Mowlem Construction
Not shown	733.0	E	435500 406000	Site Address: Mount Osborne Industrial Park, Barnsley, South Yorkshire Waste Licence: Yes Site Reference: 4400/B62 Waste Type: Inert, Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 11-Jul-1995 Licence Surrendered: Licence Hold Address: - Operator: -
Not shown	870.0	SE	435500 405400	Site Address: South East Corner Cemetery Road, Barnsley Cemetery, Barnsley Waste Licence: - Site Reference: 4400/(148) Waste Type: - Environmental Permitting Regulations (Waste) Reference: - Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: Barnsley Metropolitan Borough Council

ID	Distance (m)	Direction	NGR	Details
Not shown	981.0	N	434400 407000	<p>Site Address: Land off Old Mill Lane, Town Centre, Barnsley</p> <p>Waste Licence: Yes</p> <p>Site Reference: WD20 B446</p> <p>Waste Type: Inert, Commercial, Environmental Permitting Regulations (Waste) Reference: -</p> <p>Licence Issue: 14-Nov-1984</p> <p>Licence Surrendered: 30-Mar-1994</p> <p>Licence Hold Address: c/o Twibell Plant Limited, Twibell Street, Barnsley</p> <p>Operator: Mr M White</p>
Not shown	1033.0	N	434800 407100	<p>Site Address: Disused Canal, Old Mill Lane, Barnsley</p> <p>Waste Licence: -</p> <p>Site Reference: 4400/(22)</p> <p>Waste Type: Inert, Environmental Permitting Regulations (Waste) Reference: -</p> <p>Licence Issue:</p> <p>Licence Surrendered:</p> <p>Licence Hold Address: -</p> <p>Operator: Barnsley Metropolitan Borough Council</p>
Not shown	1087.0	NE	435200 407000	<p>Site Address: Canal to the rear of Twibell Street, Barnsley</p> <p>Waste Licence: Yes</p> <p>Site Reference: WD20 B369, 4400/B369, 20B369(83)</p> <p>Waste Type: Inert, Environmental Permitting Regulations (Waste) Reference: -</p> <p>Licence Issue: 16-Sep-1982</p> <p>Licence Surrendered: 06-Jun-1988</p> <p>Licence Hold Address: 8A, Eastgate, Barnsley</p> <p>Operator: Barnsley Trades Council</p>
Not shown	1206.0	E	435900 406500	<p>Site Address: Former Wood Brothers Tip, Glasstip, Railway Cutting, Beevor Street, Hoyle Mill, Barnsley</p> <p>Waste Licence: Yes</p> <p>Site Reference: WD20 B353, 4400/B353, 20B353, WD20 B353a</p> <p>Waste Type: Commercial, Special, Environmental Permitting Regulations (Waste) Reference: -</p> <p>Licence Issue: 22-Mar-1982</p> <p>Licence Surrendered: 09-May-1984</p> <p>Licence Hold Address: High Holborn Road, Codnor Gate Industrial Estate, Ripley, Derbyshire</p> <p>Operator: -</p>
Not shown	1207.0	E	435900 406500	<p>Site Address: Land to the rear of Chapel Street-Beevor Street, Glasstip, Railway Cutting, Beevor Street</p> <p>Waste Licence: Yes</p> <p>Site Reference: WD20 B6(I), 4400/B6, 20B6(38), 4400/0573</p> <p>Waste Type: Inert, Industrial, Special, Environmental Permitting Regulations (Waste) Reference: -</p> <p>Licence Issue: 05-Dec-1977</p> <p>Licence Surrendered: 31-Dec-1984</p> <p>Licence Hold Address: Borough Flint Glassworks, Barnsley, South Yorkshire</p> <p>Operator: Barnsley Metropolitan Borough Council</p>
Not shown	1232.0	N	435100 407200	<p>Site Address: Emgas Depot, Old Mill Lane, Barnsley</p> <p>Waste Licence: Yes</p> <p>Site Reference: WD20 B187, 4400/B187, 20B187(71)</p> <p>Waste Type: Inert, Environmental Permitting Regulations (Waste) Reference: -</p> <p>Licence Issue: 11-Jan-1978</p> <p>Licence Surrendered: 11-May-1984</p> <p>Licence Hold Address: PO Box 145, De Montfort Street, Leicester</p> <p>Operator: East Midlands Gas</p>
Not shown	1271.0	N	434800 407500	<p>Site Address: Star Paper Limited, Old Mill Lane, Barnsley</p> <p>Waste Licence: Yes</p> <p>Site Reference: WD20 B4(i), 4400/B4</p> <p>Waste Type: Inert, Liquid sludge, Environmental Permitting Regulations (Waste) Reference: -</p> <p>Licence Issue: 11-Jan-1978</p> <p>Licence Surrendered: 25-Feb-1982</p> <p>Licence Hold Address: -</p> <p>Operator: Star Paper Limited</p>
Not shown	1291.0	N	434800 407300	<p>Site Address: Star Paper Mill, Barnsley</p> <p>Waste Licence: -</p> <p>Site Reference: 4400/B59, WD20/B4(ii)</p> <p>Waste Type: Inert, Environmental Permitting Regulations (Waste) Reference: -</p> <p>Licence Issue:</p> <p>Licence Surrendered:</p> <p>Licence Hold Address: -</p> <p>Operator: Star Paper Mill</p>

ID	Distance (m)	Direction	NGR	Details
Not shown	1313.0	SE	435600 404700	Site Address: Highfield Farm, Knowle Road, Barnsley Waste Licence: Yes Site Reference: WD20 B311, 4400/B311, 20B311(78) Waste Type: Inert, Environmental Permitting Regulations (Waste) Reference: -  Licence Issue: 16-Jan-1981 Licence Surrendered: Licence Hold Address: Highfield Farm, Knowle Road, Barnsley Operator: R J Norman
Not shown	1352.0	E	436200 405800	Site Address: Monument Field, Measborough Hill, Doncaster Road, Barnsley Waste Licence: Yes Site Reference: WD20 B37, 4400/B37, 20B37(41) Waste Type: Industrial, Environmental Permitting Regulations (Waste) Reference: -  Licence Issue: 07-Sep-1979 Licence Surrendered: 14-May-1982 Licence Hold Address: 22 Hunningley Lane, Stairfoot, Barnsley Operator: Frank Green and Sons Limited
Not shown	1375.0	N	434900 407500	Site Address: The Fleets Dam, Off Smithies Lane, Barnsley Waste Licence: Yes Site Reference: WD20 B774, 4400/B774, 20B774 Waste Type: Inert, Commercial, Environmental Permitting Regulations (Waste) Reference: -  Licence Issue: 05-Sep-1990 Licence Surrendered: Licence Hold Address: Stainborough Fisheries, The Wickets, Low Lane, Stainborough, Barnsley Operator: -
Not shown	1467.0	W	433200 406400	Site Address: Land West of Summer Lane Dairy, Stocks Lane, Barnsley, South Yorkshire Waste Licence: Yes Site Reference: 20B38(61), 4400/B19, 4400/B38, WD20 B38 Waste Type: Inert, Industrial, Commercial, Environmental Permitting Regulations (Waste) Reference: -  Licence Issue: 18-Nov-1982 Licence Surrendered: 03-Jun-1988 Licence Hold Address: Wellington Street, Barnsley Operator: Co-op Retail Services
Not shown	1471.0	S	434500 404300	Site Address: Land to rear of Ward Green, Community Centre, Genn Lane, Ward Green, Barnsley Waste Licence: Yes Site Reference: WD20 B327, 4400/B327, CS/WG, 20B327(11) Waste Type: Inert, Industrial, Commercial, Environmental Permitting Regulations (Waste) Reference: -  Licence Issue: 28-Jul-1981 Licence Surrendered: 22-Apr-1993 Licence Hold Address: - Operator: Barnsley Metropolitan Borough Council

2.1.3 Records of BGS/DoE non-operational landfill sites within 1500m of the study site:

0

Database searched and no data found.

2.1.4 Records of Local Authority landfill sites within 1500m of the study site:

4

The following landfill records are represented as points or polygons on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Site Address	Source	Data Type
26	425.0	W		Spring Street	Barnsley Metropolitan Borough Council	Point
Not shown	915.0	S		Refuse Tip	1969 mapping	Polygon

ID	Distance (m)	Direction	NGR	Site Address	Source	Data Type
Not shown	1014.0	E		Refuse Tip	1970 mapping	Polygon
Not shown	1330.0	NE		Refuse Tip	1972 mapping	Polygon

## 2.2 Other Waste Sites

### 2.2.1 Records of waste treatment, transfer or disposal sites within 500m of the study site:

1

The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details		
1	0.0	On Site	434724 405936	Type of Site: Scrap Yard Site Address: N/A	Planning Application Reference: N/A Date: 1986	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon

### 2.2.2 Records of Environment Agency licensed waste sites within 1500m of the study site:

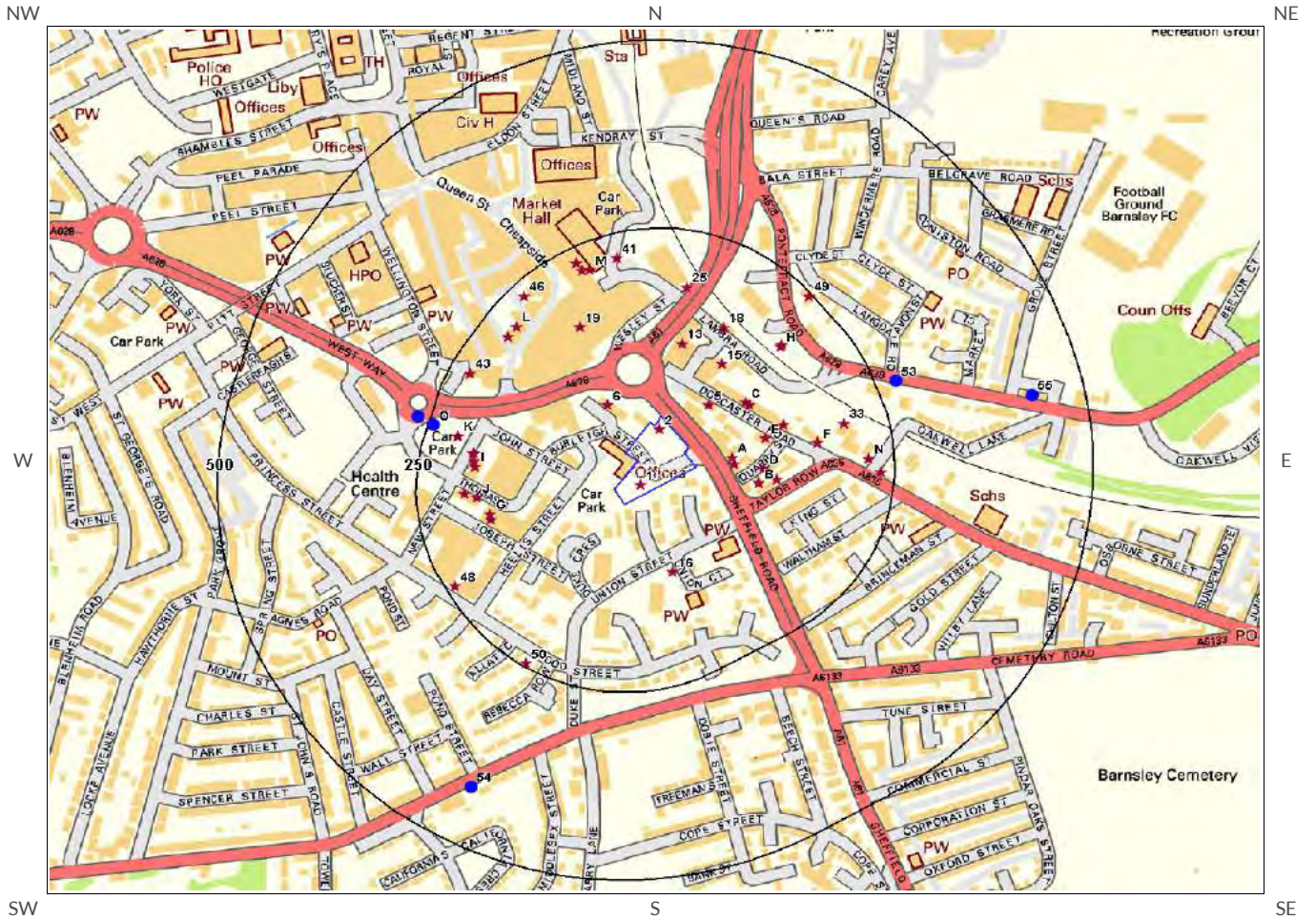
6

The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details	
Not shown	615.0	N	434800 406650	Site Address: Harborough Hill Road, Harborough, Barnsley, South Yorkshire, S71 1BD Type: - Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: YOR005 EPR reference: EA/EPR/JP3390ZX/S002 Operator: Yorkshire Electricity Waste Management licence No: 60598 Annual Tonnage: 0.0	Issue Date: 14/09/1992 Effective Date: - Modified: - Surrendered Date: 13/05/1999 Expiry Date: - Cancelled Date: - Status: Surrendered Site Name: - Correspondence Address: -, -
Not shown	855.0	E	435650 406130	Site Address: Unit 5, Oakwell Business Centre, Oakwell View, Barnsley, South Yorkshire, S71 1HX Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SRW001 EPR reference: - Operator: S R Waste Recycling Ltd Waste Management licence No: 100239 Annual Tonnage: 0.0	Issue Date: 12/03/2008 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: S R Waste Recycling Ltd Correspondence Address: -, 5, Oakwell Business Centre, Oakwell View, Barnsley, South Yorks, S71 1HX

ID	Distance (m)	Direction	NGR	Details
Not shown	855.0	E	435650 406130	<p>Site Address: Unit 5, Oakwell Business Centre, Oakwell View, Barnsley, South Yorkshire, S71 1HX                      Type: WEEE treatment facility                      Size: &lt; 25000 tonnes                      Environmental Permitting Regulations (Waste) Licence Number: SRW001                      EPR reference: EA/EPR/BP3598EY/A001                      Operator: S R Waste Recycling Ltd                      Waste Management licence No: 100239                      Annual Tonnage: 4999.0</p> <p>Issue Date: 12/03/2008                      Effective Date: -                      Modified: -                      Surrendered Date: -                      Expiry Date: -                      Cancelled Date: -                      Status: Issued                      Site Name: S R Waste Recycling Ltd                      Correspondence Address: -, -</p>
Not shown	1103.0	SE	435550 405150	<p>Site Address: Vernon Works, Upper Sheffield Road, Barnsley, South Yorkshire, S70 4PN                      Type: Metal Recycling Site (mixed MRS's)                      Size: &lt; 25000 tonnes                      Environmental Permitting Regulations (Waste) Licence Number: CSO002                      EPR reference: EA/EPR/WP3490ZY/S005                      Operator: C Soar &amp; Sons                      Waste Management licence No: 60541                      Annual Tonnage: 0.0</p> <p>Issue Date: 15/07/1993                      Effective Date: -                      Modified: -                      Surrendered Date: 16/10/2012                      Expiry Date: -                      Cancelled Date: -                      Status: Surrendered                      Site Name: Vernon Works                      Correspondence Address: -, -</p>
Not shown	1337.0	N	435200 407300	<p>Site Address: Old Mill Lane, Barnsley, South Yorkshire                      Type: Household, Commercial &amp; Industrial Waste T Stn                      Size: &lt; 25000 tonnes                      Environmental Permitting Regulations (Waste) Licence Number: TRA002                      EPR reference: EA/EPR/WP3790ZL/S002                      Operator: British Gas Transco Plc                      Waste Management licence No: 60545                      Annual Tonnage: 316.0</p> <p>Issue Date: 15/07/1993                      Effective Date: -                      Modified: -                      Surrendered Date: 06/09/2000                      Expiry Date: -                      Cancelled Date: -                      Status: Surrendered                      Site Name: Barnsley Depot                      Correspondence Address: -, -</p>
Not shown	1386.0	E	436100 405460	<p>Site Address: Kendray Hospital, Doncaster Road, Kendray, Barnsley, South Yorkshire, S70 3RD                      Type: Special Waste Transfer Station                      Size: &lt; 25000 tonnes                      Environmental Permitting Regulations (Waste) Licence Number: BAR002                      EPR reference: EA/EPR/JP3890ZV/S003                      Operator: Barnsley Primary Care Trust                      Waste Management licence No: 60603                      Annual Tonnage: 0.0</p> <p>Issue Date: 17/10/1994                      Effective Date: -                      Modified: -                      Surrendered Date: 11/09/2013                      Expiry Date: -                      Cancelled Date: -                      Status: Surrendered                      Site Name: Kendray Hospital                      Correspondence Address: -, -</p>

# 3. Current Land Use Map



Current Land Use Legend



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Site Outline



Current Industrial Sites



Search Buffers (m)



Petrol & Fuel Sites



Underground High Pressure Oil & Fuel Pipelines



# 3. Current Land Uses

## 3.1 Current Industrial Data

Records of potentially contaminative industrial sites within 250m of the study site:

50

The following records are represented as points on the Current Land Uses map.

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
1	0.0	On Site	Electricity Sub Station	434739 405944	S70	Electrical Features	Infrastructure and Facilities
2	0.0	On Site	Electricity Sub Station	434763 406018	S70	Electrical Features	Infrastructure and Facilities
3A	46.0	E	Bennetts Motorcycles Ltd	434854 405980	58-62, Sheffield Road, Barnsley, S70 1HS	New Vehicles	Motoring
4A	48.0	E	Future Djs Ltd	434857 405971	64, Sheffield Road, Barnsley, S70 1HS	Electronic Equipment	Industrial Products
5	55.0	NE	Photo Mac	434824 406049	7, Doncaster Road, Barnsley, S70 1TH	Clothing, Components and Accessories	Consumer Products
6	57.0	NW	Clearview	434697 406050	2-3 Burleigh Court, Burleigh Street, Barnsley, S70 1XY	Published Goods	Industrial Products
7B	81.0	E	Auto Services	434888 405946	10-20, Quarry Street, Barnsley, S70 1HU	Vehicle Repair, Testing and Servicing	Repair and Servicing
8B	81.0	E	Campbell's Car Care	434888 405946	10-20, Quarry Street, Barnsley, S70 1HU	Vehicle Repair, Testing and Servicing	Repair and Servicing
9D	85.0	E	Designer Pine	434894 405965	2a, Quarry Street, Barnsley, S70 1HU	Furniture	Consumer Products
10C	92.0	NE	John Brailsford Printers	434871 406053	44, Doncaster Road, Barnsley, S70 1TL	Published Goods	Industrial Products
11E	94.0	NE	Park Gate Mobility Barnsley	434896 406006	19-25, Doncaster Road, Barnsley, S70 1TH	Disability and Mobility Equipment	Consumer Products
12C	94.0	NE	Ron Daley Scooters	434876 406050	46, Doncaster Road, Barnsley, S70 1TL	New Vehicles	Motoring
13	100.0	N	Warehouse	434791 406132	S70	Container and Storage	Transport, Storage and Delivery
14D	102.0	E	L D A Car Centre	434910 405951	Taylor Row, Barnsley, S70 1HG	Secondhand Vehicles	Motoring
15	104.0	NE	Calor Gas Ltd	434842 406105	Unit 10 Freemans Yard, Doncaster Road, Barnsley, S70 1TH	Fuel Distributors and Suppliers	Household, Office, Leisure and Garden
16	108.0	SE	Electricity Sub Station	434780 405828	S70	Electrical Features	Infrastructure and Facilities
17E	123.0	NE	Comtech Services UK Ltd	434919 406024	Burgess House 68-70, Doncaster Road, Barnsley, S70 1TL	Electronic Equipment	Industrial Products
18	142.0	NE	Bullard Refurbishment Services	434844 406153	Unit 1-3 Freemans Yard, Off Doncaster Road, Barnsley, S70 1TH	Recycling, Reclamation and Disposal	Recycling Services

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
19	154.0	NW	A S A P Valeting	434662 406154	The Alhambra Shopping Centre, Cheapside, Barnsley, S70 1SB	Vehicle Cleaning Services	Personal, Consumer and Other Services
20F	155.0	E	Premier Cars	434962 405999	90a, Doncaster Road, Barnsley, S70 1TW	Secondhand Vehicles	Motoring
21F	155.0	E	Premier Car Sales	434962 405999	90a, Doncaster Road, Barnsley, S70 1TW	New Vehicles	Motoring
22G	160.0	W	Warehouse	434549 405905	S70	Container and Storage	Transport, Storage and Delivery
23G	161.0	W	Butlers Automotive Ltd	434550 405897	Thomas Street, Barnsley, S70 1LH	Vehicle Parts and Accessories	Motoring
24J	174.0	W	Unipart Automotive Ltd	434532 405927	Upper New Street, Barnsley, S70 1LP	Vehicle Parts and Accessories	Motoring
25	174.0	N	Gas Governor Station	434797 406207	S70	Gas Features	Infrastructure and Facilities
26H	175.0	NE	Cars2 Peugeot	434916 406128	Malthouse Road, 1a, Pontefract Road, Town Centre, Barnsley, S71 1AL	New Vehicles	Motoring
27H	177.0	NE	Cars 2	434917 406130	1a Malthouse Road, Barnsley, S71 1AL	New Vehicles	Motoring
28I	179.0	W	Depot	434530 405968	S70	Container and Storage	Transport, Storage and Delivery
29I	181.0	W	Bed Factory Outlet	434529 405975	Upper New Street, Barnsley, S70 1LP	Beds and Bedding	Consumer Products
30I	183.0	W	Gas Governor Station	434529 405986	S70	Gas Features	Infrastructure and Facilities
31I	184.0	W	Gas Governor Station	434528 405986	S70	Gas Features	Infrastructure and Facilities
32J	189.0	W	Warehouse	434517 405932	S70	Container and Storage	Transport, Storage and Delivery
33	194.0	E	Hire Station	434995 406025	Oak House 78, Doncaster Road, Barnsley, S70 1TW	Construction and Tool Hire	Hire Services
34K	210.0	W	Morrisons Car Wash	434508 406008	Petrol Station, Lower Thomas Street, Barnsley, S70 1LQ	Vehicle Cleaning Services	Personal, Consumer and Other Services
35K	210.0	W	Morrisons Barnsley	434508 406008	Lower Thomas Street, Kingstone, Barnsley, South Yorkshire, S70 1LQ	Petrol and Fuel Stations	Road and Rail
36K	210.0	W	Morrisons Barnsley	434508 406008	Lower Thomas Street, Kingstone, Barnsley, S70 1LQ	Petrol and Fuel Stations	Road and Rail
37L	210.0	NW	Big Apple	434582 406154	25, New Street, Barnsley, S70 1RZ	Workwear	Industrial Products
38L	211.0	NW	P & J Textiles the Curtain Shop Ltd	434571 406140	29, New Street, Barnsley, S70 1RZ	Curtains and Blinds	Consumer Products
39M	213.0	NW	Electricity Sub Station	434675 406230	S70	Electrical Features	Infrastructure and Facilities
40N	216.0	E	Electricity Sub Station	435026 405979	S70	Electrical Features	Infrastructure and Facilities
41	217.0	N	Electricity Sub Station	434709 406246	S70	Electrical Features	Infrastructure and Facilities
42M	218.0	NW	Barnsley Community Foundation	434664 406229	21, Cheapside, Barnsley, S70 1RQ	Disability and Mobility Equipment	Consumer Products

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
43	224.0	NW	Barnsley Autolocksmiths	434523 406092	Francis Jordan House, Wellington Street, Barnsley, S70 1SW	Vehicle Repair, Testing and Servicing	Repair and Servicing
44M	229.0	NW	Des Beds	434657 406239	17, Cheapside, Barnsley, S70 1RQ	Beds and Bedding	Consumer Products
45M	229.0	NW	Cheapside Beds & Furniture Ltd	434657 406239	17, Cheapside, Barnsley, S70 1RQ	Beds and Bedding	Consumer Products
46	231.0	NW	Electricity Sub Station	434592 406195	S70	Electrical Features	Infrastructure and Facilities
47N	232.0	E	J. Rotherham	435042 405960	96, Doncaster Road, Barnsley, S70 1TP	Fireplaces and Mantelpieces	Consumer Products
48	239.0	SW	Electricity Sub Station	434505 405809	S70	Electrical Features	Infrastructure and Facilities
49	245.0	NE	Works	434951 406195	S71	Unspecified Works Or Factories	Industrial Features
50	246.0	SW	Electricity Sub Station	434595 405706	S70	Electrical Features	Infrastructure and Facilities

### 3.2 Petrol and Fuel Sites

Records of petrol or fuel sites within 500m of the study site:

5

The following petrol or fuel site records provided by Catalist are represented as points on the Current Land Use map:

ID	Distance (m)	Direction	NGR	Company	Address	LPG	Status
51O	245.0	W	434477 406024	Morrisons	Morrisons Barnsley, Lower Thomas Street, Lower Thomas Street, Kingstone, Barnsley, South Yorkshire, S70 1LQ	Yes	Open
52O	265.0	W	434459 406035	Obsolete	Westways Service Station, 1, Westways, Westways, Barnsley, South Yorkshire, S70 1PN	Not Applicable	Obsolete
53	276.0	NE	435061 406082	Texaco	Oakwell Service Station, Pontefract Road, Pontefract Road, Barnsley, South Yorkshire, S71 1HA	Not Applicable	Obsolete
54	423.0	SW	434525 405542	Jet	Jet Intake 3, Park Road, Park Road, Kingstone, Barnsley, South Yorkshire, S70 1YB	No	Open
55	434.0	E	435233 406064	Obsolete	Oakwell Garage, Pontefract Road, Pontefract Road, Barnsley, South Yorkshire, S71 1EZ	Not Applicable	Obsolete

### 3.3 Underground High Pressure Oil and Gas Pipelines

Records of high pressure underground pipelines within 500m of the study site:

0

Database searched and no data found.

---



# 4. Geology

## 4.1 Artificial Ground and Made Ground

Database searched and no data found.

The database has been searched on site, including a 50m buffer.

## 4.2 Superficial Ground and Drift Geology

Database searched and no data found.

The database has been searched on site, including a 50m buffer.

## 4.3 Bedrock and Solid Geology

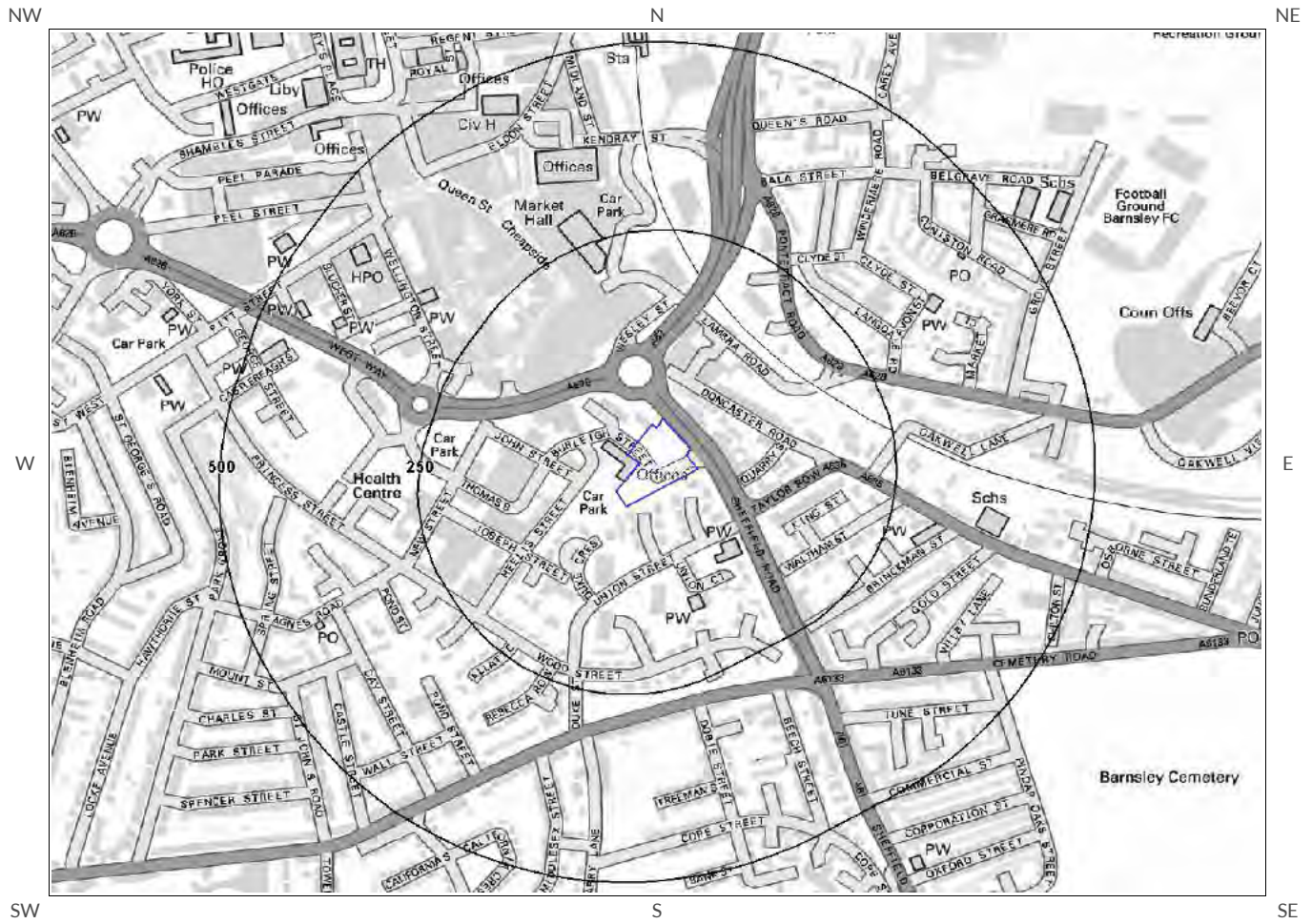
The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
WE-SDST	WOOLLEY EDGE ROCK	SANDSTONE

(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

# 5. Hydrogeology and Hydrology

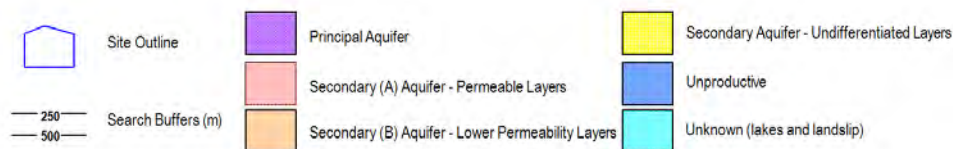
## 5a. Aquifer Within Superficial Geology



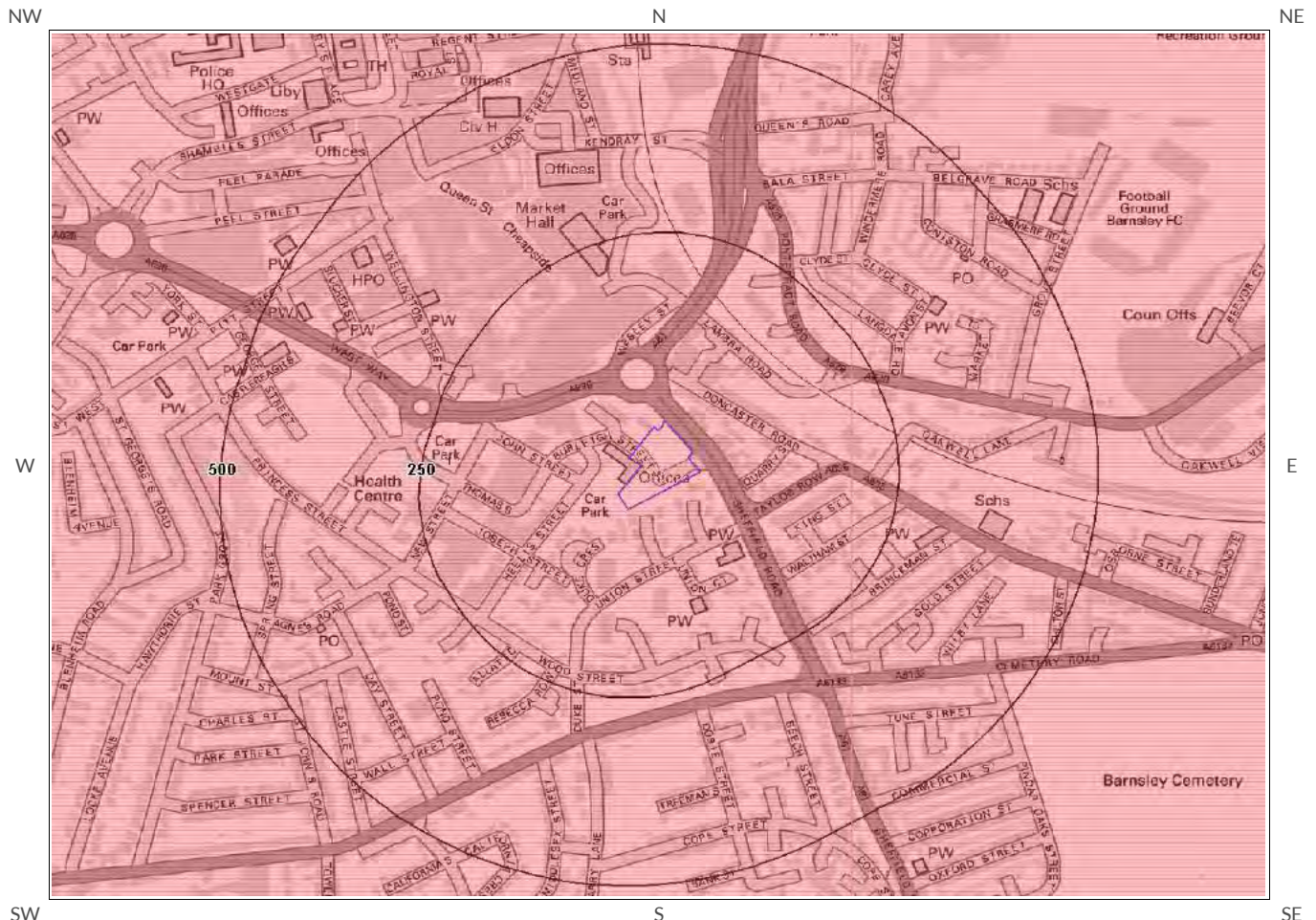
Aquifer Within Superficial Geology



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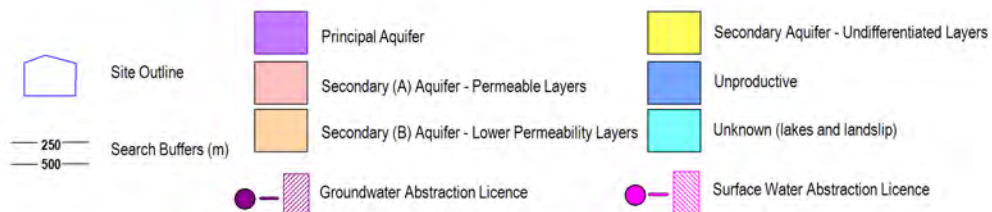
# 5b. Aquifer Within Bedrock Geology and Abstraction Licenses



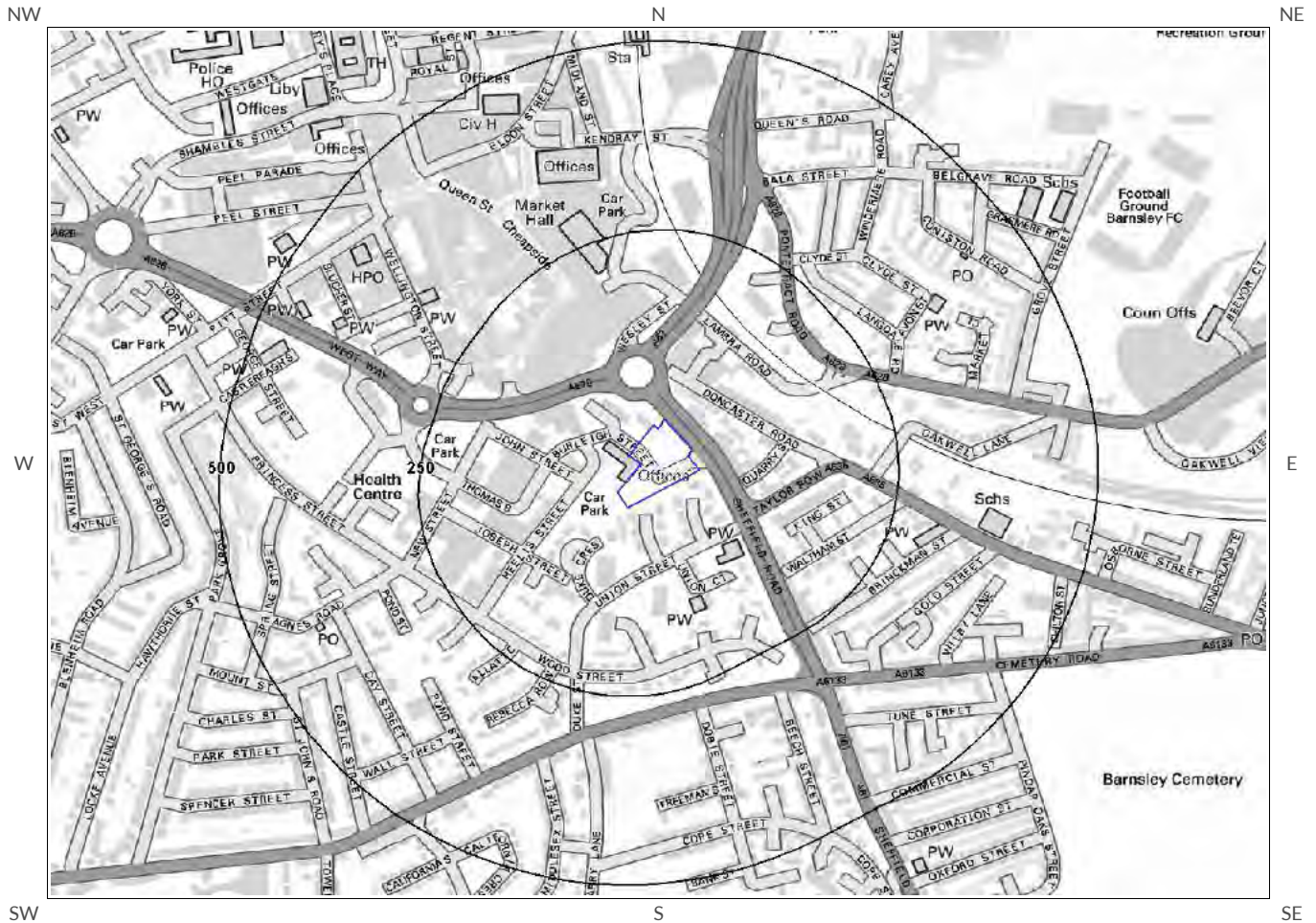
Aquifer Within Bedrock Geology and Abstraction Licenses

Mapping sourced from Ordnance Survey

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






# 5c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses



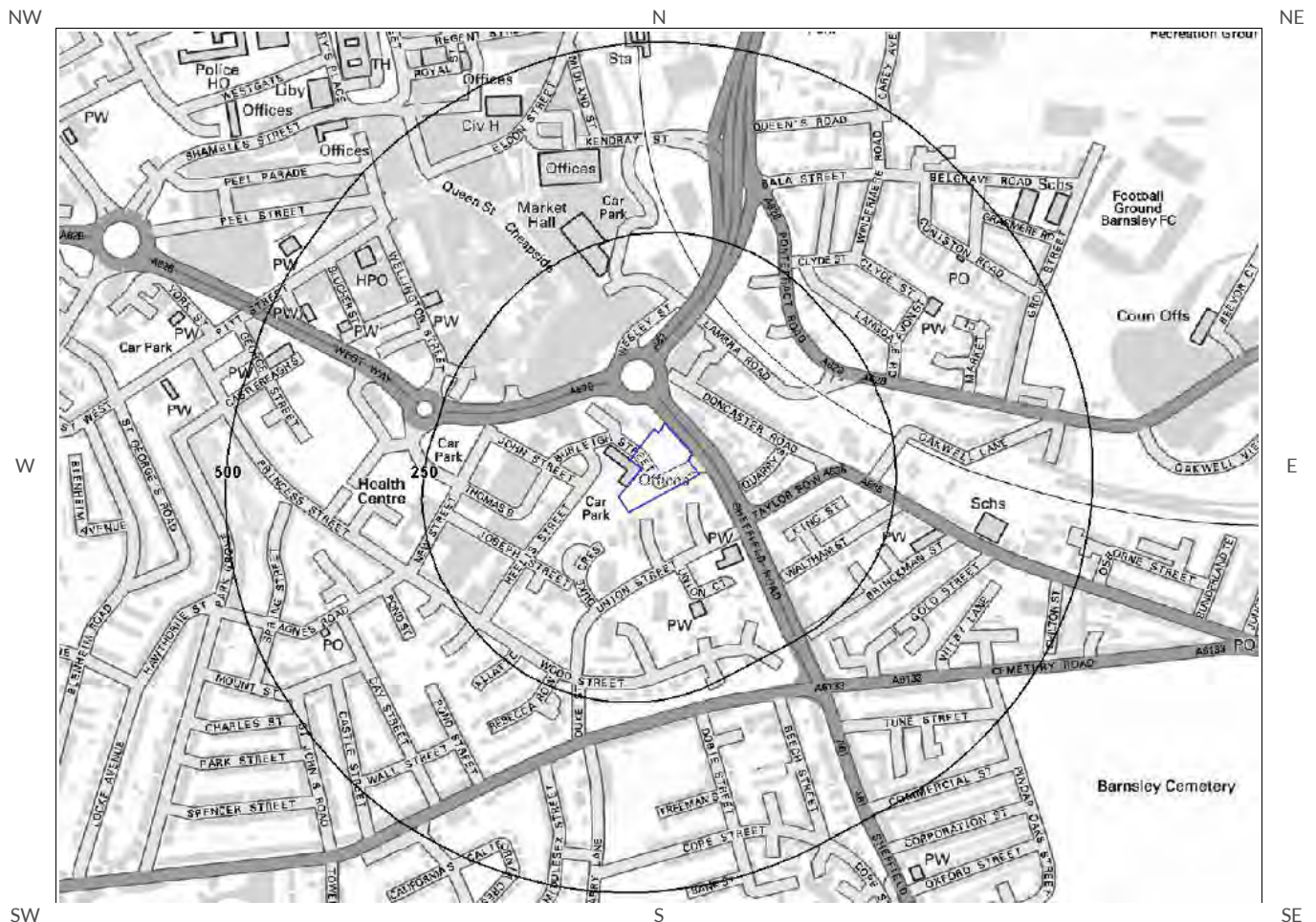
Map Legend  
Source Protection Zones and  
Potable Water Abstraction Licenses



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-  Site Outline
-  Source Protection Zone 1 - Inner Catchment
-  Source Protection Zone 2 - Outer Catchment
-  Source Protection Zone 3 - Total Catchment
-  Source Protection Zone 4 - Zone of Special Interest
-  250 Search Buffers (m)
-  500 Search Buffers (m)
-  Potable Water Abstraction Licence

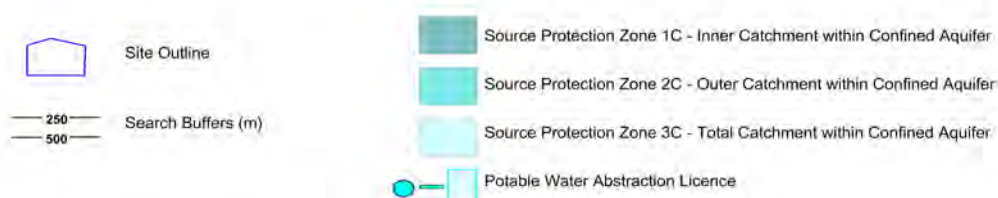
# 5d. Hydrology Source Protection Zones within confined aquifer



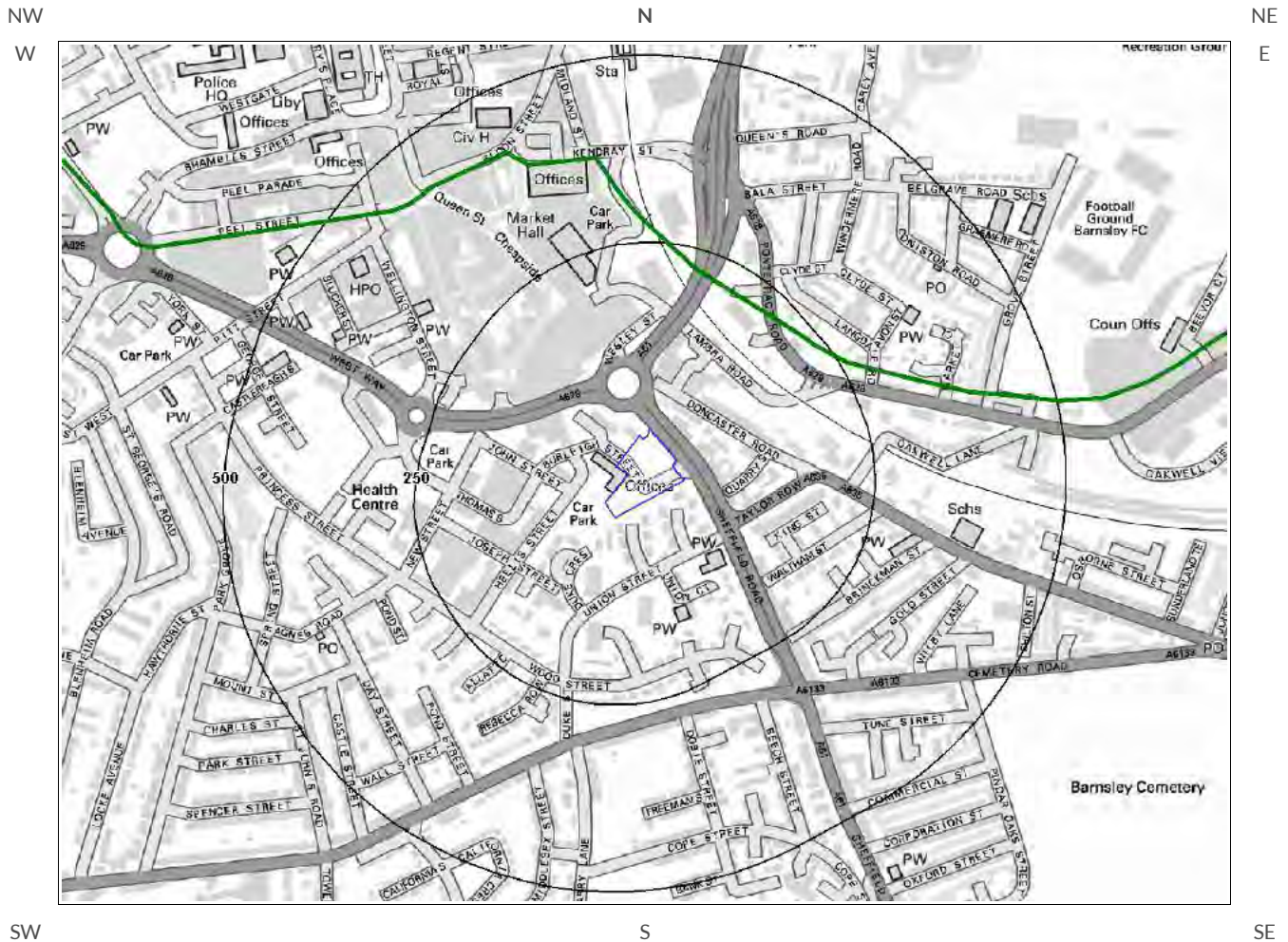
Hydrology Source Protection Zones



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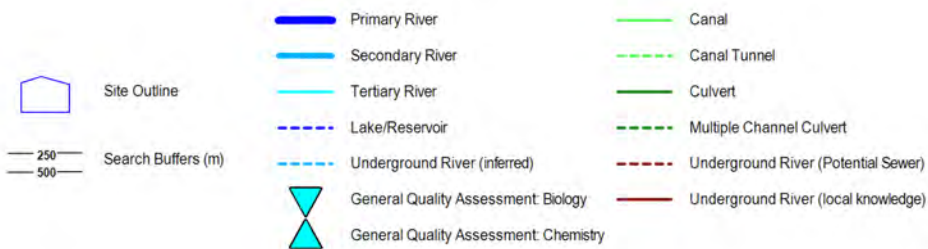
# 5 e. Hydrology – Detailed River Network and River Quality



Hydrology – Detailed River Network and River Quality

Mapping sourced from Ordnance Survey

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# 5. Hydrogeology and Hydrology

## 5.1 Aquifer within Superficial Deposits

Are there records of strata classification within the superficial geology at or in proximity to the property? No

Database searched and no data found.

From 1 April 2010, the Environment Agency's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the GroundSure Enviroinsight User Guide.

## 5.2 Aquifer within Bedrock Deposits

Are there records of strata classification within the bedrock geology at or in proximity to the property? Yes

From 1 April 2010, the Environment Agency's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the GroundSure Enviroinsight User Guide.

The following aquifer records are shown on the Aquifer within Bedrock Geology Map (5b):

ID	Distance (m)	Direction	Designation	Description
1	0.0	On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	190.0	E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

### 5.3 Groundwater Abstraction Licences

Are there any Groundwater Abstraction Licences within 2000m of the study site?

Yes

The following Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (5b):

ID	Distance (m)	Direction	NGR	Details
Not shown	1008.0	W	433700 406000	Licence No: 2/27/08/110 Details: Water Bottling Direct Source: Groundwaters Point: Well/spring - Sandstone/middle Coal Measures - Shaw Lane Data Type: Point Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: 6598 Original Start Date: 23/3/1994 Expiry Date: 31/12/2003 Issue No: 100 Version Start Date: 1/12/1999 Version End Date:
Not shown	1008.0	W	433700 406000	Licence No: 2/27/08/110 Details: Water Bottling Direct Source: Groundwaters Point: Spring-sandstone/middle Coal Measures-shaw Lane Data Type: Point Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: 6598 Original Start Date: 23/3/1994 Expiry Date: 31/12/2003 Issue No: 101 Version Start Date: 8/4/2003 Version End Date:
Not shown	1013.0	W	433700 406060	Licence No: 2/27/08/133 Details: Water Bottling Direct Source: Groundwaters Point: Spring-sandstone/middle Coal Measures-shaw Lane Data Type: Point Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: 08082 Original Start Date: 1/1/2004 Expiry Date: 31/3/2017 Issue No: 1 Version Start Date: 1/1/2004 Version End Date:
Not shown	1013.0	W	433700 406060	Licence No: 2/27/08/133 Details: Water Bottling Direct Source: Groundwaters Point: Spring - Sandstone&middle Coal Measures - Barnsley Data Type: Point Annual Volume (m <sup>3</sup> ): 350000 Max Daily Volume (m <sup>3</sup> ): 1400 Original Application No: 8082 Original Start Date: 1/1/2004 Expiry Date: 31/3/2017 Issue No: 1 Version Start Date: 1/1/2004 Version End Date:

### 5.4 Surface Water Abstraction Licences

Are there any Surface Water Abstraction Licences within 2000m of the study site?

Yes

The following Surface Water Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (5b):

ID	Distance (m)	Direction	NGR	Details
Not shown	1248.0	NE	435710 406850	Licence No: 2/27/08/122 Details: Make-Up or Top Up Water Direct Source: Surface Water Point: River Dearne Data Type: Point Annual Volume (m <sup>3</sup> ): 7800 Max Daily Volume (m <sup>3</sup> ): 86.6 Application No: 6891 Original Start Date: 7/10/1998 Expiry Date: 31/10/2006 Issue No: 101 Version Start Date: 1/8/2002 Version End Date:

ID	Distance (m)	Direction	NGR	Details	
Not shown	1248.0	NE	435710 406850	Licence No: 2/27/08/122 Details: Make-Up or Top Up Water Direct Source: Surface Water Point: River Dearne Data Type: Point	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Application No: 6891 Original Start Date: 7/10/1998 Expiry Date: 31/10/2006 Issue No: 101 Version Start Date: 1/8/2002 Version End Date:
Not shown	1248.0	NE	435710 406850	Licence No: 2/27/08/141 Details: Make-Up Or Top Up Water Direct Source: Surface Water Point: River Dearne Data Type: Point	Annual Volume (m <sup>3</sup> ): 7800 Max Daily Volume (m <sup>3</sup> ): 86.6 Application No: 8254 Original Start Date: 13/3/2007 Expiry Date: 31/3/2017 Issue No: 1 Version Start Date: 1/4/2008 Version End Date:

## 5.5 Potable Water Abstraction Licences

Are there any Potable Water Abstraction Licences within 2000m of the study site?

Yes

The following Potable Water Abstraction Licences records are represented as points, lines and regions on the SPZ and Potable Water Abstraction Licences Map (5c):

ID	Distance (m)	Direction	NGR	Details	
Not shown	1008.0	W	433700 406000	Licence No: 2/27/08/110 Details: Water Bottling Direct Source: Groundwaters Point: Spring-sandstone/middle Coal Measures-shaw Lane Data Type: Point	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: 6598 Original Start Date: 23/3/1994 Expiry Date: 31/12/2003 Issue No: 101 Version Start Date: Version End Date:
Not shown	1008.0	W	433700 406000	Licence No: 2/27/08/110 Details: Water Bottling Direct Source: Groundwaters Point: Well/spring - Sandstone/middle Coal Measures - Shaw Lane Data Type: Point	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: 6598 Original Start Date: 23/3/1994 Expiry Date: 31/12/2003 Issue No: 100 Version Start Date: Version End Date:
Not shown	1013.0	W	433700 406060	Licence No: 2/27/08/133 Details: Water Bottling Direct Source: Groundwaters Point: Spring - Sandstone&middle Coal Measures - Barnsley Data Type: Point	Annual Volume (m <sup>3</sup> ): 350000 Max Daily Volume (m <sup>3</sup> ): 1400 Original Application No: 8082 Original Start Date: 1/1/2004 Expiry Date: 31/3/2017 Issue No: 1 Version Start Date: Version End Date:
Not shown	1013.0	W	433700 406060	Licence No: 2/27/08/133 Details: Water Bottling Direct Source: Groundwaters Point: Spring-sandstone/middle Coal Measures-shaw Lane Data Type: Point	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: 08082 Original Start Date: 1/1/2004 Expiry Date: 31/3/2017 Issue No: 1 Version Start Date: Version End Date:

### 5.6 Source Protection Zones

Are there any Source Protection Zones within 500m of the study site? No

Database searched and no data found.

### 5.7 Source Protection Zones within Confined Aquifer

Are there any Source Protection Zones within the Confined Aquifer within 500m of the study site? No

Historically, Source Protection Zone maps have been focused on regulation of activities which occur at or near the ground surface, such as prevention of point source pollution and bacterial contamination of water supplies. Sources in confined aquifers were often considered to be protected from these surface pressures due to the presence of a low permeability confining layer (e.g. glacial till, clay). The increased interest in subsurface activities such as onshore oil and gas exploration, ground source heating and cooling requires protection zones for confined sources to be marked on SPZ maps where this has not already been done.

Database searched and no data found.

### 5.8 Groundwater Vulnerability and Soil Leaching Potential

Is there any Environment Agency information on groundwater vulnerability and soil leaching potential within 500m of the study site? Yes

Distance (m)	Direction	Classification	Soil Vulnerability Category	Description
0	On Site	Minor Aquifer/High Leaching Potential	HU	Soil information for urban areas and restored mineral workings. These soils are therefore assumed to be highly permeable in the absence of site-specific information.

### 5.9 River Quality

Is there any Environment Agency information on river quality within 1500m of the study site? Yes

#### 5.9.1 Biological Quality:

Database searched and no data found.

### 5.9.2 Chemical Quality:

Chemical quality data is based on the General Quality Assessment Headline Indicators scheme (GQAH). In England, each chemical sample is measured for ammonia and dissolved oxygen. In Wales, the samples are measured for biological oxygen demand (BOD), ammonia and dissolved oxygen. The results are graded from A ('Very Good') to F ('Bad').

The following Chemical Quality records are shown on the Hydrology Map (5d):

ID	Distance (m)	Direction	NGR	River Quality Grade	Chemical Quality Grade				
					2005	2006	2007	2008	2009
Not shown	1212.0	N	435100 407200	River Name: River Dearne Reach: New Lodge Old Mill End/Start of Stretch: Sample Point NGR	D	B	C	C	D
Not shown	1345.0	NE	435673 407028	River Name: River Dearne Reach: New Lodge Old Mill End/Start of Stretch: End of Stretch NGR	D	B	C	C	D

### 5.10 Detailed River Network

Are there any Detailed River Network entries within 500m of the study site? Yes

The following Detailed River Network records are represented on the Hydrology Map (5e):

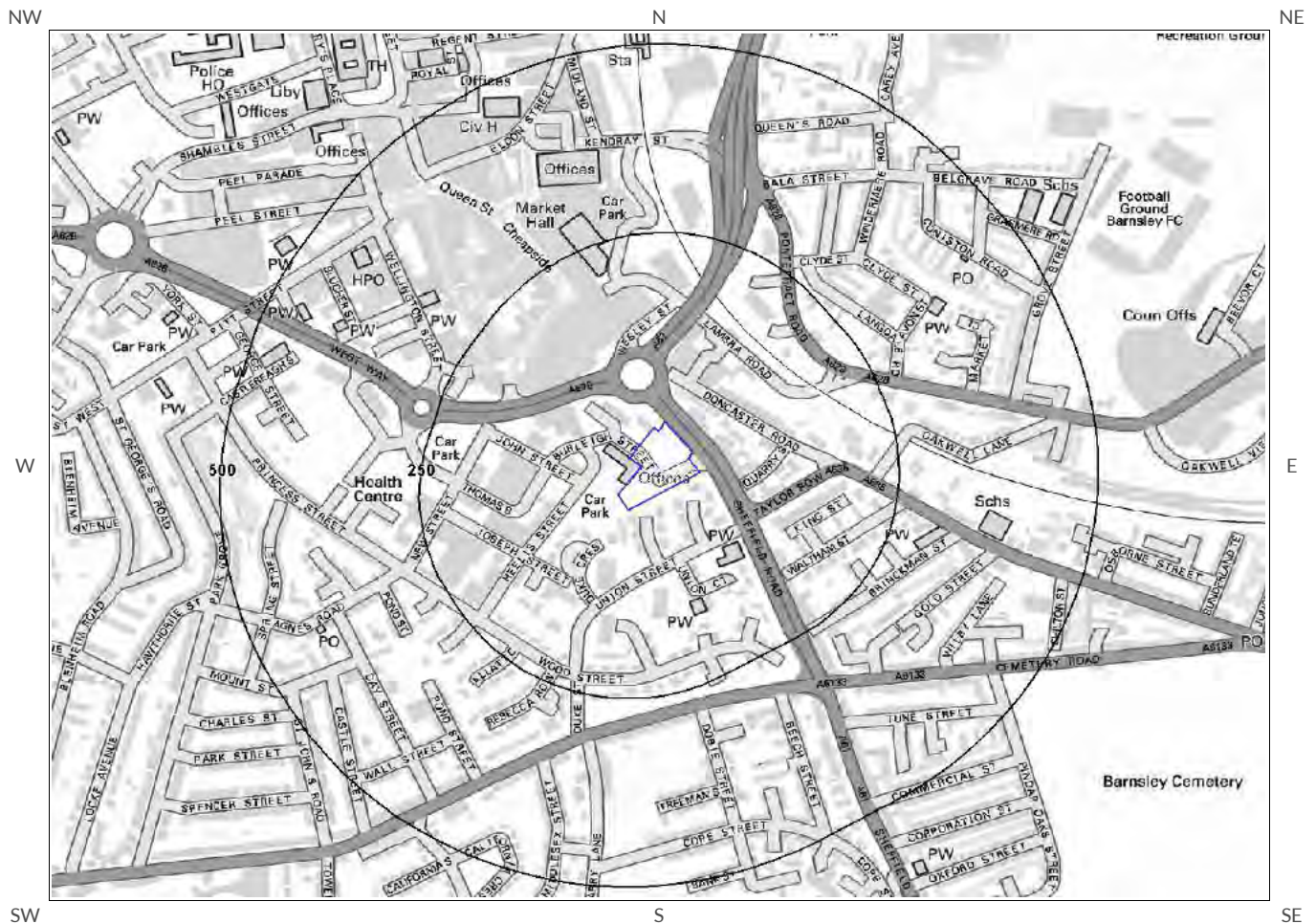
ID	Distance (m)	Direction	Details	
1	213.0	NE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Culvert Main River Status: Currently Undefined

### 5.11 Surface Water Features

Are there any surface water features within 250m of the study site? No

Database searched and no data found.








# 6. Environment Agency Flood Map for planning (from rivers and the sea)



Environment Agency Flood Map for planning (from rivers and the sea)



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-  Site Outline
-  Search Buffers (m)
-  Zone 2 Floodplain
-  Zone 3 Floodplain
-  Flood Storage Area
-  Area Benefiting from Flood Defences
-  Flood Defences



# 6. Flooding

## 6.1 Zone 2 Flooding

Environment Agency Zone 2 floodplains estimate the annual probability of flooding as between 1 in 1000 (0.1%) and 1 in 100 (1%) from rivers and between 1 in 1000 (0.1%) and 1 in 200 (0.5%) from the sea. Any relevant data is represented on Map 1 – Environment Agency Flood Map for Planning:

Is the site within 250m of an Environment Agency Zone 2 floodplain? No

Database searched and no data found.

---

## 6.2 Zone 3 Flooding

Zone 3 shows the extent of a river flood with a 1 in 100 (1%) or greater chance of occurring in any year or a sea flood with a 1 in 200 (0.5%) or greater chance of occurring in any year. Any relevant data is represented on Map 1 – Environment Agency Flood Map for Planning.

Is the site within 250m of an Environment Agency Zone 3 floodplain? No

Database searched and no data found.

---

## 6.3 Flood Defences

Are there any Flood Defences within 250m of the study site? No

Database searched and no data found.

---

## 6.4 Areas benefiting from Flood Defences

Are there any areas benefiting from Flood Defences within 250m of the study site? No

---

## 6.5 Areas benefiting from Flood Storage

Are there any areas used for Flood Storage within 250m of the study site? No

---

## 6.6 Groundwater Flooding Susceptibility Areas

6.6.1 Are there any British Geological Survey groundwater flooding susceptibility areas within 50m of the boundary of the study site?

Yes

Does this relate to Clearwater Flooding or Superficial Deposits Flooding?

Clearwater Flooding

Notes: Groundwater flooding may either be associated with shallow unconsolidated sedimentary aquifers which overlie unproductive aquifers (Superficial Deposits Flooding), or with unconfined aquifers (Clearwater Flooding).

6.6.2 What is the highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions?

Limited potential

Where limited potential for groundwater flooding to occur is indicated, this means that although given the geological conditions there may be a groundwater flooding hazard, unless other relevant information, e.g. records of previous flooding, suggests groundwater flooding has occurred before in this area, you need take no further action in relation to groundwater flooding hazard.

## 6.7 Groundwater Flooding Confidence Areas

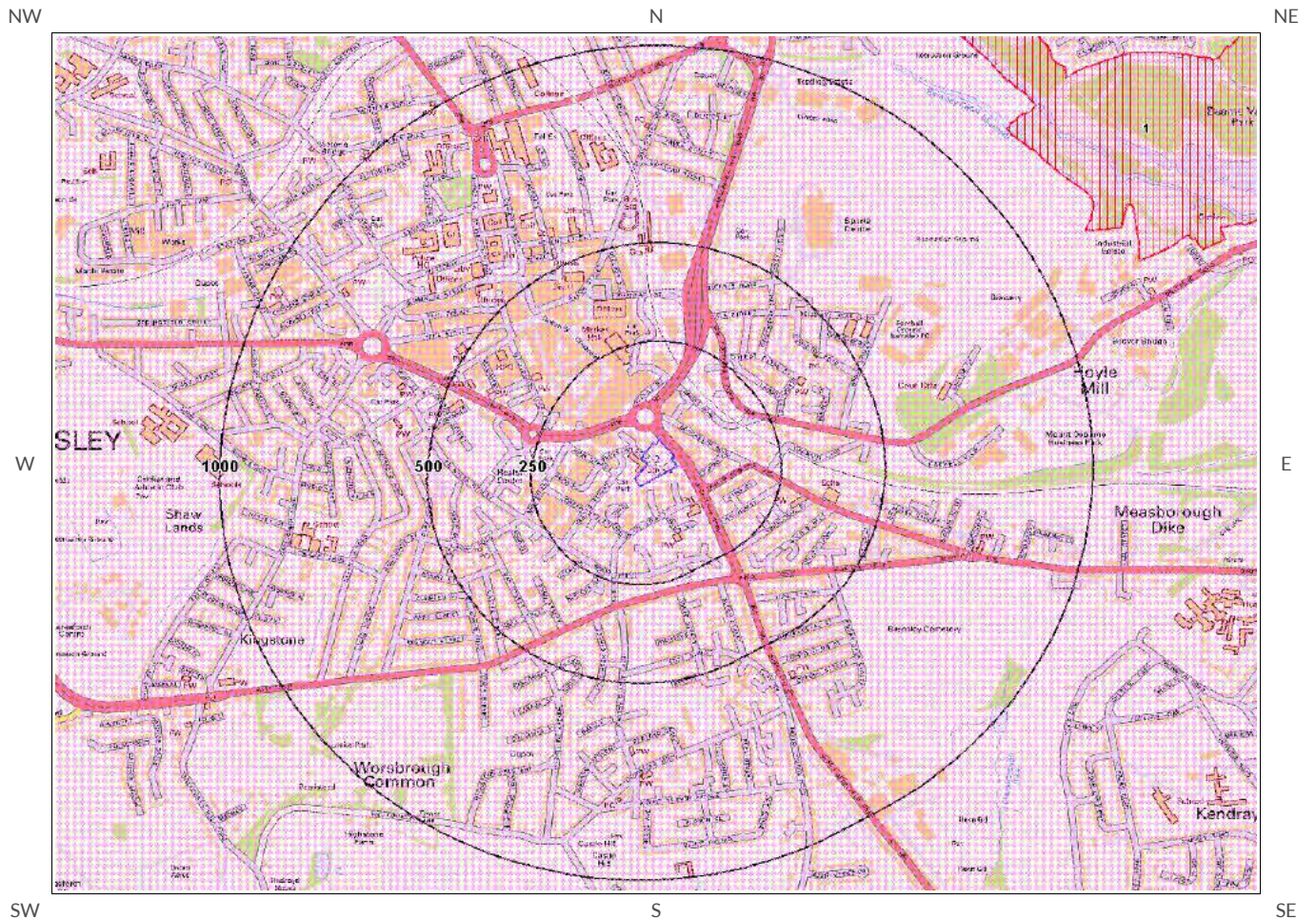
What is the British Geological Survey confidence rating in this result?

Low

Notes: Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

The confidence rating is on a threefold scale - Low, Moderate and High. This provides a relative indication of the BGS confidence in the accuracy of the susceptibility result for groundwater flooding. This is based on the amount and precision of the information used in the assessment. In areas with a relatively lower level of confidence the susceptibility result should be treated with more caution. In other areas with higher levels of confidence the susceptibility result can be used with more confidence.

# 7. Designated Environmentally Sensitive Sites Map



Designated Environmentally Sensitive Sites Map



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- |                                     |                          |                         |                |                                 |
|-------------------------------------|--------------------------|-------------------------|----------------|---------------------------------|
| Site Outline                        | SAC                      | SSSI                    | NNR            | World Heritage Sites            |
| Areas of Outstanding Natural Beauty | SPA                      | Ramsar                  | LNR            | Environmentally Sensitive Areas |
|                                     | Nitrate Vulnerable Zones | Nitrate Sensitive Areas | National Parks | Ancient Woodlands               |



# 7. Designated Environmentally Sensitive Sites

Presence of Designated Environmentally Sensitive Sites within 2000m of the study site? Yes

---

7.1 Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site: 0

Database searched and no data found.

---

7.2 Records of National Nature Reserves (NNR) within 2000m of the study site: 0

Database searched and no data found.

---

7.3 Records of Special Areas of Conservation (SAC) within 2000m of the study site: 0

Database searched and no data found.

---

7.4 Records of Special Protection Areas (SPA) within 2000m of the study site: 0

Database searched and no data found.

---

7.5 Records of Ramsar sites within 2000m of the study site: 0

Database searched and no data found.

---

7.6 Records of Ancient Woodland within 2000m of the study site:

0

Database searched and no data found.

7.7 Records of Local Nature Reserves (LNR) within 2000m of the study site:

1

The following Local Nature Reserve (LNR) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	LNR Name	Data Source
1	1146.0	NE	Dearne Valley Park	Natural England

7.8 Records of World Heritage Sites within 2000m of the study site:

0

Database searched and no data found.

7.9 Records of Environmentally Sensitive Areas within 2000m of the study site:

0

Database searched and no data found.

7.10 Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site:

0

Database searched and no data found.

7.11 Records of National Parks (NP) within 2000m of the study site:

0

Database searched and no data found.

7.12 Records of Nitrate Sensitive Areas within 2000m of the study site:

0

Database searched and no data found.

7.13 Records of Nitrate Vulnerable Zones within 2000m of the study site:

1

The following Nitrate Vulnerable Zone records produced by DEFRA are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	NVZ Name	Data Source
2	0.0	On Site	NVZ Area	DEFRA



# 8. Natural Hazards Findings

## 8.1 Detailed BGS GeoSure Data

BGS GeoSure Data has been searched to 50m. The data is included in tabular format. If you require further information on geology and ground stability, please obtain a **GroundSure GeoInsight**, available from our [website](#). The following information has been found:

### 8.1.1 Shrink Swell

What is the maximum Shrink-Swell\* hazard rating identified on the study site? Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

---

**Hazard**

---

Ground conditions predominantly non-plastic. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely likely due to potential problems with shrink-swell clays.

---

### 8.1.2 Landslides

What is the maximum Landslide\* hazard rating identified on the study site? Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

---

**Hazard**

---

Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

---



---

\* This indicates an automatically generated 50m buffer and site.

### 8.1.3 Soluble Rocks

What is the maximum Soluble Rocks\* hazard rating identified on the study site?

Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

---

**Hazard**

---

Soluble rocks are present, but unlikely to cause problems except under exceptional conditions. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

---

### 8.1.4 Compressible Ground

What is the maximum Compressible Ground\* hazard rating identified on the study site?

Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

---

**Hazard**

---

No indicators for compressible deposits identified. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.

---

### 8.1.5 Collapsible Rocks

What is the maximum Collapsible Rocks\* hazard rating identified on the study site?

Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

---

**Hazard**

---

Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

---

### 8.1.6 Running Sand

What is the maximum Running Sand\*\* hazard rating identified on the study site?

Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

---

**Hazard**

---

No indicators for running sand identified. No special actions required to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

---

---

\* This indicates an automatically generated 50m buffer and site.



# 9. Mining

## 9.1 Coal Mining

Are there any coal mining areas within 75m of the study site?

Yes

The following coal mining information provided by the Coal Authority is not represented on Mapping:

Distance	Direction	Details
0.0	On Site	The study site is located within the specified search distance of an identified mining area. Further details concerning this can be obtained from the Coal Authority Helpline on 0845 762 6848.

## 9.2 Shallow Mining

What is the subsidence hazard relating to shallow mining on-site\*?

Low-Moderate

\*Please note this data is searched with a 150m buffer.

## 9.3 Brine Affected Areas

Are there any brine affected areas within 75m of the study site?

No

Guidance: No Guidance Required.

# Contact Details

EmapSite  
Telephone: 0118 9736883  
sales@emapsite.com

**emapsite™**

## British Geological Survey Enquiries

Kingsley Dunham Centre  
Keyworth, Nottingham NG12 5GG  
Tel: 0115 936 3143.  
Fax: 0115 936 3276.  
Email: [enquiries@bgs.ac.uk](mailto:enquiries@bgs.ac.uk)  
Web: [www.bgs.ac.uk](http://www.bgs.ac.uk)

BGS Geological Hazards Reports and general geological enquiries



## Environment Agency

National Customer Contact Centre, PO Box 544  
Rotherham, S60 1BY  
Tel: 08708 506 506

Web: [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
Email: [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)



## Public Health England

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Public Health England, Wellington House  
133-155 Waterloo Road, London, SE1 8UG  
<https://www.gov.uk/government/organisations/public-health-england>  
Email: [enquiries@phe.gov.uk](mailto:enquiries@phe.gov.uk)  
Main switchboard: 020 7654 8000



## The Coal Authority

200 Lichfield Lane  
Mansfield  
Notts NG18 4RG  
Tel: 0345 7626 848  
DX 716176 Mansfield 5  
[www.coal.gov.uk](http://www.coal.gov.uk)



## Ordnance Survey

Adanac Drive, Southampton  
SO16 0AS  
Tel: 08456 050505



## Local Authority

Authority: Barnsley Metropolitan Borough Council  
Phone: 01226 770770  
Web: [www.barnsley.gov.uk/index.asp](http://www.barnsley.gov.uk/index.asp)  
Address: Town Hall, Barnsley, South Yorkshire, S70 2TA

## Gemapping PLC

Virginia Villas, High Street, Hartley Witney,  
Hampshire RG27 8NW  
Tel: 01252 845444



Acknowledgements: Site of Special Scientific Interest, National Nature Reserve, Ramsar Site, Special Protection Area, Special Area of Conservation data is provided by, and used with the permission of, Natural England who retain the Copyright and Intellectual Property Rights for the data. PointX © Database Right/Copyright, Thomson Directories Limited © Copyright Link Interchange Network Limited © Database Right/Copyright and Ordnance Survey © Crown Copyright and/or Database Right. All Rights Reserved. Licence Number [03421028]. This report has been prepared in accordance with the GroundSure Ltd standard Terms and Conditions of business for work of this nature.

## Standard Terms and Conditions

### 1 Definitions

In these terms and conditions unless the context otherwise requires:

**"Beneficiary"** means the person or entity for whose benefit the Client has obtained the Services.

**"Client"** means the party or parties entering into a Contract with GroundSure.

**"Commercial"** means any building or property which is not Residential.

**"Confidential Information"** means the contents of this Contract and all information received from the Client as a result of, or in connection with, this Contract other than

(i) information which the Client can prove was rightfully in its possession prior to disclosure by GroundSure and

(ii) any information which is in the public domain (other than by virtue of a breach of this Contract).

**"Support Services"** means Support Services provided by GroundSure including, without limitation, interpreting third party and in-house environmental data, providing environmental support advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.

**"Contract"** means the contract between GroundSure and the Client for the provision of the Services, and which shall incorporate these terms and conditions, the Order, and the relevant User Guide.

**"Third Party Data Provider"** means any third party providing Third Party Content to GroundSure.

**"Data Reports"** means reports comprising factual data with no accompanying interpretation.

**"Fees"** has the meaning set out in clause 5.1.

**"GroundSure"** means GroundSure Limited, a company registered in England and Wales under number 03421028.

**"GroundSure Materials"** means all materials prepared by GroundSure and provided as part of the Services, including but not limited to Third Party Content, Data Reports, Mapping, and Risk Screening Reports.

**"Intellectual Property"** means any patent, copyright, design rights, trade or service mark, moral rights, data protection rights, know-how or trade mark in each case whether registered or not and including applications for the same or any other rights of a similar nature anywhere in the world.

**"Mapping"** means a map, map data or a combination of historical maps of various ages, time periods and scales.

**"Order"** means an electronic, written or other order form submitted by the Client requesting Services from GroundSure in respect of a specified Site.

**"Ordnance Survey"** means the Secretary of State for Business, Innovation and Skills, acting through Ordnance Survey, Adanac Drive, Southampton, SO16 0AS, UK.

**"Order Website"** means the online platform through which Orders may be placed by the Client and accepted by GroundSure.

**"Report"** means a Risk Screening Report or Data Report for Commercial or Residential property.

**"Residential"** means any building or property used as or intended to be used as a single dwelling.

**"Risk Screening Report"** means a risk screening report comprising factual data with an accompanying interpretation by GroundSure.

**"Services"** means any Report, Mapping and/or Support Services which GroundSure has agreed to provide by accepting an Order pursuant to clause 2.6.

**"Site"** means the area of land in respect of which the Client has requested GroundSure to provide the Services.

**"Third Party Content"** means data, database information or other information which is provided to GroundSure by a Third Party Data Provider.

**"User Guide"** means the user guide, as amended from time to time, available upon request from GroundSure and on the website ([www.GroundSure.com](http://www.GroundSure.com)) and forming part of this Contract.

### 2 Scope of Services, terms and conditions, requests for insurance and quotations

2.1 GroundSure agrees to provide the Services in accordance with the Contract.

2.2 GroundSure shall exercise reasonable skill and care in the provision of the Services.

2.3 Subject to clause 7.3 the Client acknowledges that it has not relied on any statement or representation made by or on behalf of GroundSure which is not set out and expressly agreed in writing in the Contract and all such statements and representations are hereby excluded to the fullest extent permitted by law.

2.4 The Client acknowledges that terms and conditions appearing on a Client's order form, printed stationery or other communication, or any terms or conditions

implied by custom, practice or course of dealing shall be of no effect, and that this Contract shall prevail over all others in relation to the Order.

2.5 If the Client or Beneficiary requests insurance in conjunction with or as a result of the Services, GroundSure shall use reasonable endeavours to recommend such insurance, but makes no warranty that such insurance shall be available from insurers or that it will be offered on reasonable terms. Any insurance purchased by the Client or Beneficiary shall be subject solely to the terms of the policy issued by insurers and GroundSure will have no liability therefor. In addition you acknowledge and agree that GroundSure does not act as an agent or broker for any insurance providers. The Client should take (and ensure that the Beneficiary takes) independent advice to ensure that the insurance policy requested or offered is suitable for its requirements.

2.6 GroundSure's quotations or proposals are valid for a period of 30 days only unless an alternative period of time is explicitly stipulated by GroundSure. GroundSure reserves the right to withdraw any quotation or proposal at any time before an Order is accepted by GroundSure. GroundSure's acceptance of an Order shall be binding only when made in writing and signed by GroundSure's authorised representative or when accepted through the Order Website.

### 3 The Client's obligations

3.1 The Client shall comply with the terms of this Contract and

(i) procure that the Beneficiary or any third party relying on the Services complies with and acts as if it is bound by the Contract and

(ii) be liable to GroundSure for the acts and omissions of the Beneficiary or any third party relying on the Services as if such acts and omissions were those of the Client.

3.2 The Client shall be solely responsible for ensuring that the Services are appropriate and suitable for its and/or the Beneficiary's needs.

3.3 The Client shall supply to GroundSure as soon as practicable and without charge all requisite information (and the Client warrants that such information is accurate, complete and appropriate), including without limitation any environmental information relating to the Site and shall give such assistance as GroundSure shall reasonably require in the provision of the Services including, without limitation, access to the Site, facilities and equipment.

3.4 Where the Client's approval or decision is required to enable GroundSure to carry out work in order to provide the Services, such approval or decision shall be given or procured in reasonable time and so as not to delay or disrupt the performance of the Services.

3.5 Save as expressly permitted by this Contract the Client shall not, and shall procure that the Beneficiary shall not, re-sell, alter, add to, or amend the GroundSure Materials, or use the GroundSure Materials in a manner for which they were not intended. The Client may make the GroundSure Materials available to a third party who is considering acquiring some or all of, or providing funding in relation to, the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.

3.6 The Client is responsible for maintaining the confidentiality of its user name and password if using the Order Website and the Client acknowledges that GroundSure accepts no liability of any kind for any loss or damage suffered by the Client as a consequence of using the Order Website.

### 4 Reliance

4.1 The Client acknowledges that the Services provided by GroundSure consist of the presentation and analysis of Third Party Content and other content and that information obtained from a Third Party Data Provider cannot be guaranteed or warranted by GroundSure to be reliable.

4.2 In respect of Data Reports, Mapping and Risk Screening Reports, the following classes of person and no other are entitled to rely on their contents;

(i) the Beneficiary,

(ii) the Beneficiary's professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate),

(iv) the first purchaser or first tenant of the Site, and

(v) the professional advisers and lenders of the first purchaser or tenant of the Site.

4.3 In respect of Support Services, only the Client, Beneficiary and parties expressly named in a Report and no other parties are entitled to rely on its contents.

4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise expressly agreed in writing, no other person or entity of any kind is entitled to rely on any Services or Report issued or provided by GroundSure. Any party considering such Reports and Services does so at their own risk.

### 5 Fees and Disbursements

5.1 GroundSure shall charge and the Client shall pay fees at the rate and frequency specified in the written proposal, Order Website or Order acknowledgement form, plus (in the case of Support Services) all proper disbursements incurred by GroundSure. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services (together "Fees").

5.2 The Client shall pay all outstanding Fees to GroundSure in full without deduction, counterclaim or set off within 30 days of the date of GroundSure's invoice or such other period as may be agreed in writing between GroundSure and the Client ("Payment Date"). Interest on late payments will accrue on a daily basis from the Payment Date until the date of payment (whether before or after judgment) at the rate of 8% per annum.

5.3 The Client shall be deemed to have agreed the amount of any invoice unless an objection is made in writing within 28 days of the date of the invoice. As soon as reasonably practicable after being notified of an objection, without prejudice to clause 5.2 a member of GroundSure's management team will contact the Client and the parties shall then use all reasonable endeavours to resolve the dispute within 15 days.

## 6 Intellectual Property and Confidentiality

### 6.1 Subject to

(i) full payment of all relevant Fees and

(ii) compliance with this Contract, the Client is granted (and is permitted to sub-licence to the Beneficiary) a royalty-free, worldwide, non-assignable and (save to the extent set out in this Contract) non-transferable licence to make use of the GroundSure Materials.

6.2 All Intellectual Property in the GroundSure Materials are and shall remain owned by GroundSure or GroundSure's licensors (including without limitation the Third Party Data Providers) the Client acknowledges, and shall procure acknowledgement by the Beneficiary of, such ownership. Nothing in this Contract purports to transfer or assign any rights to the Client or the Beneficiary in respect of such Intellectual Property.

6.3 Third Party Data Providers may enforce any breach of clauses 6.1 and 6.2 against the Client or Beneficiary.

6.4 The Client shall, and shall procure that any recipients of the GroundSure Materials shall:

(i) not remove, suppress or modify any trade mark, copyright or other proprietary marking belonging to GroundSure or any third party from the Services;

(ii) use the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;

(iii) not create any product or report which is derived directly or indirectly from the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);

(iv) not combine the Services with or incorporate such Services into any other information data or service;

(v) not reformat or otherwise change (whether by modification, addition or enhancement), the Services (save that those acting for the Beneficiary in a professional capacity shall not be in breach of this clause 6.4(v) where such reformatting is in the normal course of providing advice based upon the Services);

(vi) where a Report and/or Mapping contains material belonging to Ordnance Survey, acknowledge and agree that such content is protected by Crown Copyright and shall not use such content for any purpose outside of receiving the Services; and

(vii) not copy in whole or in part by any means any map prints or run-on copies containing content belonging to Ordnance Survey (other than that contained within Ordnance Survey's OS Street Map) without first being in possession of a valid Paper Map Copying Licence from Ordnance Survey,

6.5 Notwithstanding clause 6.4, the Client may make reasonable use of the GroundSure Materials in order to advise the Beneficiary in a professional capacity. However, GroundSure shall have no liability in respect of any advice, opinion or report given or provided to Beneficiaries by the Client.

6.6 The Client shall procure that any person to whom the Services are made available shall notify GroundSure of any request or requirement to disclose, publish or disseminate any information contained in the Services in accordance with the Freedom of Information Act 2000, the Environmental Information Regulations 2004 or any associated legislation or regulations in force from time to time.

## 7. Liability: Particular Attention Should Be Paid To This Clause

7.1 This Clause 7 sets out the entire liability of GroundSure, including any liability for the acts or omissions of its employees, agents, consultants, subcontractors and Third Party Content, in respect of:

(i) any breach of contract, including any deliberate breach of the Contract by GroundSure or its employees, agents or subcontractors;

(ii) any use made of the Reports, Services, Materials or any part of them; and

(iii) any representation, statement or tortious act or omission (including negligence) arising under or in connection with the Contract.

7.2 All warranties, conditions and other terms implied by statute or common law are, to the fullest extent permitted by law, excluded from the Contract.

7.3 Nothing in the Contract limits or excludes the liability of the Supplier for death

or personal injury resulting from negligence, or for any damage or liability incurred by the Client or Beneficiary as a result of fraud or fraudulent misrepresentation.

7.4 GroundSure shall not be liable for

- (i) loss of profits;
- (ii) loss of business;
- (iii) depletion of goodwill and/or similar losses;
- (iv) loss of anticipated savings;
- (v) loss of goods;
- (vi) loss of contract;
- (vii) loss of use;
- (viii) loss or corruption of data or information;
- (ix) business interruption;
- (x) any kind of special, indirect, consequential or pure economic loss, costs, damages, charges or expenses;

(xi) loss or damage that arise as a result of the use of all or part of the GroundSure Materials in breach of the Contract;

(xii) loss or damage arising as a result of any error, omission or inaccuracy in any part of the GroundSure Materials where such error, omission or inaccuracy is caused by any Third Party Content or any reasonable interpretation of Third Party Content;

(xiii) loss or damage to a computer, software, modem, telephone or other property; and

(xiv) loss or damage caused by a delay or loss of use of GroundSure's internet ordering service.

7.5 GroundSure's total liability in relation to or under the Contract shall be limited to £10 million for any claim or claims.

7.6 GroundSure shall procure that the Beneficiary shall be bound by limitations and exclusions of liability in favour of GroundSure which accord with those detailed in clauses 7.4 and 7.5 (subject to clause 7.3) in respect of all claims which the Beneficiary may bring against GroundSure in relation to the Services or other matters arising pursuant to the Contract.

## 8 GroundSure's right to suspend or terminate

8.1 If GroundSure reasonably believes that the Client or Beneficiary has not provided the information or assistance required to enable the proper provision of the Services, GroundSure shall be entitled to suspend all further performance of the Services until such time as any such deficiency has been made good.

8.2 GroundSure shall be entitled to terminate the Contract immediately on written notice in the event that:

(i) the Client fails to pay any sum due to GroundSure within 30 days of the Payment Date; or

(ii) the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an administration order made against it or if a receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or

(iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or

(iv) the Client or the Beneficiary breaches any term of the Contract (including, but not limited to, the obligations in clause 4) which is incapable of remedy or if remediable, is not remedied within five days of notice of the breach.

## 9. Client's Right to Terminate and Suspend

9.1 Subject to clause 10.1, the Client may at any time upon written notice terminate or suspend the provision of all or any of the Services.

9.2 In any event, where the Client is a consumer (and not a business) he/she hereby expressly acknowledges and agrees that:

(i) the supply of Services under this Contract (and therefore the performance of this Contract) commences immediately upon GroundSure's acceptance of the Order; and

(ii) the Reports and/or Mapping provided under this Contract are

(a) supplied to the Client's specification(s) and in any event

(b) by their nature cannot be returned.

## 10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination of the Contract:

(i) GroundSure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client and/or Beneficiary any property of the Client and/or Beneficiary in

GroundSure's possession or control; and

(ii) the Client shall pay to GroundSure all and any Fees payable in respect of the performance of the Services up to the date of termination or suspension. In respect of any Support Services provided, the Client shall also pay GroundSure any additional costs incurred in relation to the termination or suspension of the Contract.

## 11 Anti-Bribery

11.1 The Client warrants that it shall:

(i) comply with all applicable laws, statutes and regulations relating to anti-bribery and anti-corruption including but not limited to the Bribery Act 2010;

(ii) comply with such of GroundSure's anti-bribery and anti-corruption policies as are notified to the Client from time to time; and

(iii) promptly report to GroundSure any request or demand for any undue financial or other advantage of any kind received by or on behalf of the Client in connection with the performance of this Contract.

11.2 Breach of this Clause 11 shall be deemed a material breach of this Contract.

## 12 General

12.1 The Mapping contained in the Services is protected by Crown copyright and must not be used for any purpose other than as part of the Services or as specifically provided in the Contract.

12.2 The Client shall be permitted to make one copy only of each Report or Mapping Order. Thereafter the Client shall be entitled to make unlimited copies of the Report or Mapping Order only in accordance with an Ordnance Survey paper map copy license available through GroundSure.

12.3 GroundSure reserves the right to amend or vary this Contract. No amendment or variation to this Contract shall be valid unless signed by an authorised representative of GroundSure.

12.4 No failure on the part of GroundSure to exercise, and no delay in exercising, any right, power or provision under this Contract shall operate as a waiver thereof.

12.5 Save as expressly provided in this Contract, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.

12.6 The Secretary of State for Business, Innovation and Skills ("BIS") or BIS' successor body, as the case may be, acting through Ordnance Survey may enforce a breach of clause 6.4(vi) and clause 6.4(vii) of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.

12.7 GroundSure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:

- (i) the Client or Beneficiary's failure to provide facilities, access or information;
- (ii) fire, storm, flood, tempest or epidemic;
- (iii) Acts of God or the public enemy;
- (iv) riot, civil commotion or war;
- (v) strikes, labour disputes or industrial action;
- (vi) acts or regulations of any governmental or other agency;
- (vii) suspension or delay of services at public registries by Third Party Data Providers;
- (viii) changes in law; or
- (ix) any other reason beyond GroundSure's reasonable control.

In the event that GroundSure is prevented from performing the Services (or any part thereof) in accordance with this clause 12.6 for a period of not less than 30 days then GroundSure shall be entitled to terminate this Contract immediately on written notice to the Client.

12.8 Any notice provided shall be in writing and shall be deemed to be properly given if delivered by hand or sent by first class post, facsimile or by email to the address, facsimile number or email address of the relevant party as may have been notified by each party to the other for such purpose or in the absence of such notification the last known address.

12.9 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email (save to the extent such day is not a working day where it shall be deemed to have been delivered on the next working day) and on the second working day after the day of posting if sent by first class post.

12.10 The Contract constitutes the entire agreement between the parties and shall supersede all previous arrangements between the parties relating to the subject matter hereof.

12.11 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired.

12.12 This Contract shall be governed by and construed in accordance with English

law and any proceedings arising out of or connected with this Contract shall be subject to the exclusive jurisdiction of the English courts.

12.13 GroundSure is an executive member of the Council of Property Search Organisation (CoPSO) and has signed up to the Search Code administered by the Property Codes Compliance Board (PCCB). All Risk Screening Reports shall be supplied in accordance with the provisions of the Search Code.

12.14 If the Client or Beneficiary has a complaint about the Services, written notice should be given to the Compliance Officer at GroundSure who will respond in a timely manner.

12.15 The Client agrees that it shall, and shall procure that each Beneficiary shall, treat in confidence all Confidential Information and shall not, and shall procure that each Beneficiary shall not (i) disclose any Confidential Information to any third party other than in accordance with the terms of this Contract; and (ii) use Confidential Information for a purpose other than the exercise of its rights and obligations under this Contract. Subject to clause 6.6, nothing shall prevent the Client or any Beneficiary from disclosing Confidential Information to the extent required by law. © GroundSure Limited June 2013

## **Appendix II**

### Walkover Photographs













































## **Appendix III**

### Coal Authority Report



Issued by:

The Coal Authority, Property Search Services, 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire, NG18 4RG  
Website: www.groundstability.com Phone: 0845 762 6848 DX 716176 MANSFIELD 5

**MET ENGINEERS LTD  
SOUTHGATE HOUSE  
PONTEFRACT ROAD  
LEEDS  
LS10 1SW**

Our reference: **51000682863001**  
Your reference: **12864/5006**  
Date of your enquiry: **18 November 2014**  
Date we received your enquiry: **18 November 2014**  
Date of issue: **18 November 2014**

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

**Non-Residential Coal Authority Mining Report**

**BURLEIGH STREET SURGERY, BARNSELY, SOUTH YORKSHIRE,**

This report is based on and limited to the records held by, the Coal Authority, and the Cheshire Brine Subsidence Compensation Board's records, at the time we answer the search.

Coal mining	See comments below
Brine Compensation District	No

**Information from the Coal Authority**

**Underground coal mining**

**Past**

The property is in the likely zone of influence from workings in 2 seams of coal at 150m to 390m depth, and last worked in 1939.

Any ground movement from these coal workings should have stopped by now.

In addition the property is in an area where the Coal Authority believe there is coal at or close to the surface. This coal may have been worked at some time in the past. The potential presence of coal workings at or close to the surface should be considered prior to any site works or future development activity. Your attention is drawn to the Comments on Coal Authority Information section of the report.

**Present**

The property is not in the likely zone of influence of any present underground coal workings.

**Future**

The property is not in an area for which the Coal Authority is determining whether to grant a licence to remove coal using underground methods.

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

The property is not in an area that is likely to be affected at the surface from any planned future workings.

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

No notice of the risk of the land being affected by subsidence has been given under section 46 of the Coal Mining Subsidence Act 1991.

### **Mine entries**

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

Records may be incomplete. Consequently, there may exist in the local area mine entries of which the Coal Authority has no knowledge.

### **Coal mining geology**

The Authority is not aware of any evidence of damage arising 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**

The property is not within 800 metres of the boundary of an opencast site for which the Coal Authority is determining whether to grant a licence to remove coal by opencast methods.

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**

There are 1 claim(s) within 50 metres of the property boundary that do not match the property address. These are shown on the attached plan.

The 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.

If further subsidence damage claims information is required in addition to that provided in this report, the Authority need to manually search their records. For further advice on how to order this additional information visit [www.groundstability.com](http://www.groundstability.com) or telephone 0845 7626 848.

### **Mine gas**

There is no record of a mine gas emission requiring action by the Coal Authority within the boundary of the property.

### **Hazards related to coal mining**

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

### **Withdrawal of support**

The property is not in an area for which a notice of entitlement to withdraw support has been published.

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

### **Working facilities orders**

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

## 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.

## Information from the Cheshire Brine Subsidence Compensation Board

The property lies outside the Cheshire Brine Compensation District.

## Additional Remarks

This report is prepared in accordance with the Law Society's Guidance Notes 2006, the User Guide 2006 and the Coal Authority and Cheshire Brine Board's Terms and Conditions 2006. The Coal Authority owns the copyright in this report. The information we have used to write this report is protected by our database right. 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.

Issued by:	The Coal Authority, 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG
Tax Point Date:	18 November 2014
Issued to:	MET ENGINEERS LTD SOUTHGATE HOUSE PONTEFRACT ROAD LEEDS LS10 1SW
Property Search for:	BURLEIGH STREET SURGERY, BARNSELY, SOUTH YORKSHIRE,
Reference Number:	51000682863001
Date of Issue:	18 November 2014
Cost:	£59.00
VAT @ 20%:	£11.80
Total Received:	£70.80
VAT Registration	598 5850 68

**Location map**



Approximate position of property



**Enquiry boundary**

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**Key**

Approximate position of enquiry boundary shown



Coal Claims

