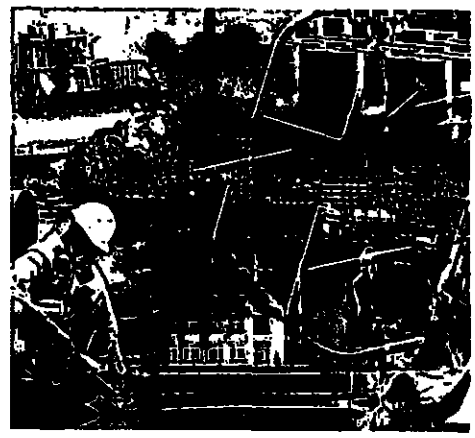


Phase I Environmental Audit

Box Mill Lane, Penistone, Barnsley

Gleeson Homes

WSP Environmental Ltd
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Job number	Date	Version	Prepared by	Checked by	Authorised by
201101m/ 3185(1)	December 2000	Final	Zanna Satterwhite	Cerian Burris/Rob Hyland	Rob Hyland

BOX MILL LANE, PENISTONE, BARNSLEY

Phase I Environmental Audit

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BOX MILL LANE, PENISTONE, BARNSLEY

Phase I Environmental Audit

EXECUTIVE SUMMARY

WSP Environmental Ltd was instructed by Gleeson Homes to undertake a Phase I Environmental Audit of the site at Box Mill Lane, Penistone, Barnsley. This report highlights environmental considerations, predominantly with respect to ground conditions, and is required as part of the proposed purchase of the freehold interests of the site.

The site is comprised of rough open land with a mix of rough grasses, shrubs, and small trees. It has no current or former uses, apart from two small corrugated metal sheds/outbuildings in the southwest. This area is slightly raised and uneven and therefore comprised potentially of fill. The area surrounding the site comprises a mix of industrial/commercial, retail and residential land uses. No obvious sources of contamination were evident at the subject site.

Historical Maps show much industrial development surrounding the site from 1851 to 1989, including a Mill and Box Works from 1893 to 1931, immediately adjacent to the east of the site; a steel and iron works 100m to the southwest of the site from 1893 to 1931; and several works buildings to the southeast of the site from prior to 1985. A waste disposal compound is located 100m to the east of the site, and a garage is located adjacent to the south of the site.

The site is set in a low environmental setting being underlain by a non-aquifer. There are two surface water features within a 2km radius, including the River Don that borders the north of the site. There are three licensed water abstractions within a 2km radius, from the surrounding surface water features and the underlying minor aquifer.

The Lower Penistone Coal seam is located approximately 600m south of the subject site. However, due to extensive faulting in the vicinity of the site, it is not possible to infer the dip of the coal seams. We are awaiting a response from the Coal Authority with respect to the risk from historic and current mining.

We are currently awaiting a reply from the Planning, Building Control and Environmental Health Departments of Barnsley Metropolitan Borough Council.

Based on the information contained in this report, it is the opinion of WSP Environmental Ltd that the site is of **low** risk with respect to environmental considerations. However, this is dependent upon the nature of the fill that has been imported onto the site and whether the site is being impacted upon by ground gas.

It is recommended that:

- since the site is located within a Radon affected area, a geological assessment to establish the extent of radon protection measures is carried out;
- further information and assessment is gathered on the likelihood of ground gas issues potentially affecting the site, due to the number and location of off-site landfills; and
- the nature of material imported onto the site is determined.

Ground contamination is a material consideration which planning authorities are required to have regard to when determining planning applications. Accordingly the local planning authority might, if considered it necessary to do so, require intrusive site investigation to be undertaken in order to characterise the nature of the ground from an environmental and geotechnical perspective before determining an application for development of the site.

Based upon the information obtained to date, a basic investigation defined by the NHBC would be required. However, specific consideration of ground gas and past mining activities would be required in addition to the basic geoenvironmental investigations.

WSP Environmental Ltd

PENISTONE, BARNSLEY

Phase I Environmental Audit

1.0 INTRODUCTION AND METHODOLOGY

1.1 Introduction

WSP Environmental Ltd was instructed by Gleeson Homes to undertake a Phase I Environmental Audit of the site at Box Mill Lane, Penistone, Barnsley. This report highlights environmental considerations, predominantly with respect to ground conditions, and is required as part of the proposed purchase of the freehold interests of the site.

1.2 Scope of Works

This Environmental Audit has been designed to provide information relating to:

- the current, former and proposed land uses on and surrounding the site;
- the environmental sensitivity of the site location as determined by factors including geology, hydrogeology, surface watercourses and neighbouring land uses; and,
- relevant records held by the environmental regulators.

Any relevant information provided by the client has been reviewed, with appropriate action taken to ensure this information is taken into account and/or verified where necessary. All information is then assessed to define the potential for the site to give rise to environmental liabilities for the freehold owner. Recommendations are made for additional work where this is necessary to fully define the site's environmental liabilities.

1.3 Basis of Environmental Risk Assessment

This assessment has been undertaken with due regard to Contaminated Land Guidance documents issued by the Department of the Environment, Transport and the Regions (and its predecessors), the Royal Institution of Chartered Surveyors (RICS) and the American Standard for Testing and Materials (ASTM) E 1527 - 97. The methods used follow a risk-based approach, with the potential environmental risk assessed qualitatively using the 'source - pathway - target pollutant linkage' concept introduced in the Environmental Protection Act 1990.

Specific comment is made regarding the site's status under the Contaminated Land Regime implemented on the 1st April 2000 as Part IIA of the Environmental Protection Act 1990, and the actual or potential designation of the site as 'Contaminated Land' as defined in Section 78A(2). Unless specifically stated as relating to this definition, references to 'contamination' and 'contaminants' relate in general terms to the presence of potentially hazardous substances in, on or under the site.

In addition, consideration has been given to a wide range of related topics including (where appropriate): environmental processes; current and foreseeable environmental legislation; the

practices and duties of environmental regulators; the health and safety of occupiers and neighbours as affected by contamination; effects on the structure of buildings; and financial implications. References to risk classifications are made according to the following definitions:

Low Risk – it is unlikely that the issue will arise as a liability/cost for the owner of the site.
Medium Risk – it is possible that the issue could arise as a liability/cost for the owner of the site. Further work is usually required to clarify the risk.
High Risk – it is likely that the issue will arise as a liability/cost for the site owner.

2.0 LAND USE

2.1 Site Details

Site Address:	Box Mill Lane, Sheffield Road, Penistone, Sheffield, South Yorkshire S36 6HH
National Grid Reference:	(SE) 425500, 403260
Size:	1 hectare (approximately)
Description of Site:	Green fields with a number of self-setting trees and shrubs and two small corrugated metal sheds/outbuildings.
Description of Surrounding Area:	The surrounding area is primarily industrial to the east and southeast, residential and commercial to the west and southwest, and open fields to the north. A works and waste disposal compound is situated 100m to the east and 250m to the southeast; a garage, playground and school are situated adjacent to the south; and green fields and a cricket ground are situated across the river to the north.

A site location map is included as Appendix I.

2.2 Current Land Use

A walk over survey of the site was carried out on 6th November 2000 including an inspection of the exterior and interior of the site and buildings. The following key observations were made:

Land Use - Site

- The site comprises unused rough open land with a mix of rough grasses, shrubs and small trees. The ground is uneven and slopes from the south to the north, towards the River Don;
- no buildings/foundations are present;
- during the site visit the River Don was nearly in flood. However, bad storms had been ongoing for approximately two weeks prior to site visit;
- to the east is a second stream/outlet. The stream/outlet is covered over the southern section of the site and flows into the River Don at the northeastern corner;
- the southern edge of site close to the row of houses is utilised for parking and access;
- a number of small corrugated metal sheds/outbuildings are located in the southwest of the site. This area is slightly raised and uneven and therefore comprised potentially of fill;
- soil drainage is poor, and there was evidence of water ponding, the direction of run-off being towards the River Don.

Land Use - Surrounding Area

- Britannia Pub 50m to south;
- Paint Spot Garage 30m to south specialising in paint and body work repairs;
- SilkStone Garage specialising in 4x4 Land Rovers;

- Costume hire shop (unknown name) 30m to south;
- "Works" 100m to southeast are of unknown type (no signs noted);
- Springvale Storage; Penistone Paper, Middlewood Paper Stock, a nursery and a waste disposal and recycling facility are located on an industrial estate 100m to east of site;
- the waste disposal/recycling unit comprises a number of skips and recycling bins and is not utilised as a landfill area.

2.3 Former Land Uses

A study of historical Ordnance Survey maps and the site's planning history has been undertaken to identify any potentially contaminative former land uses.

Map Information

The following represents a summary of the available map information:

Site Features	Dates
Open fields with footpaths and footbridge	Pre 1851 to present
One small building (use unknown) on southeast side of site	Pre 1893 to 1894
Four small buildings (use unknown) on southeast side of site	Pre 1906 to pre 1955
Three small buildings (use unknown) on southeast side of site (one disappears in 1985)	Pre 1960 to present

Surrounding Features	Dates	Distance	Direction
Sandstone Quarry	Pre 1851 to pre 1893	100m	East
Kirkwood Mill (marked "Woolen" in 1851)	Pre 1851 to post 1989	600m	Southeast
Spring Vale Mills (sawing, planing & cutting) with associated "Gasometer"	Pre 1893 to pre 1906	Adjacent	East
Yorkshire Steel and Iron Works with associated sluice	Pre 1893 to post 1931	100m	Southwest and west
Oxspring Wire Works	Pre 1894 to post 1989	1000m	Southeast
Railway and associated Huddersfield Junction Tank	*Pre 1894 to* present	*250m*	*West*
Spring Vale Box Works	Pre 1906 to pre 1931	Adjacent	East
Wagon and Wheel Works (marked simply "Works" after 1955)	Pre 1906 to post 1989	500m	Southeast
Unknown building	Pre 1931 to post 1968	50m	East
Penistone Works	Pre 1931 to post 1955	400m	West
Sewage Works comprising humus tanks, sludge beds, and filter beds	Pre 1931 to pre 1985	250m	East
Sand pit with water in place of old steel works	Pre 1938 to pre 1985	100m	West
"Works"	Pre 1960 to post 1965	100m	Northwest
Sand pit	Pre 1960 to pre 1985	Adjacent	East
Foundry	Pre 1968 to post 1989	400m	West
Building marked "works", with extensions made prior to 1985	Pre 1968 to post 1989	50m	East
Electrical substation	Pre 1968 to present	200m	Southeast
Electrical substation	Pre 1968 to present	250m	South
Council depot	Pre 1968 to present	100m	Northwest
Electrical substation	Pre 1985 to present	50m	East
Waste disposal compound	Pre 1985 to *present*	100m	East

Three "works" buildings	Pre 1985 to present	250m	Southeast
"Works"	Pre 1989 to present	500m	Northwest
Garage and paint shop	Pre 1999 to present	Adjacent	South

Planning History

The Planning Department of Barnsley Metropolitan Borough Council was contacted on 14th November 2000. There are reportedly no consents issued under the Planning (Hazardous Substances) Act 1990 within 1 kilometre of the site.

2.4 Environmental Data

Regulatory Authorities	0 – 250 m	250-500 m	Details
Environment Agency Records			
Registered landfill or other waste disposal sites.	1	2	Non-operational landfill located 0-250m to west; non-operational landfill located 251-500m to southwest; landfill located 251-500m to west. All three landfills are located on Churchfield Road and are owned by Hi-Tec Integrity Castings Ltd.
Registered waste transfer or treatment sites.	2	0	Non-operational waste treatment site located 0-250m east, owned by Barnsley M.B.C. Approved wastes household/domestic. Operational waste treatment site located 0-250m to southeast, owned by B.D.R. Waste Disposal Ltd. Approved wastes include fuel, oils, greases, difficult wastes, biodegradable/putrescible, commercial, household, domestic, metal scrap, machinery, equipment, and semi-inert.
Authorised industrial processes (IPC).	0	0	N/A
Radioactive substances licences.	0	1	Radioactive consent issued for Lavender International, 251-500m to southeast, for the keeping and use of radioactive materials.
Enforcements, prohibitions or prosecutions.	0	0	N/A
Discharge consents.	1	2	Discharge consent issued in 1963 to Yorkshire Water Services Ltd. for Spring Vale Old Sewage Works sewerage network, 0-250m to east, to be emitted into River Don. Discharge consents issued in 1963 and 1993 to Yorkshire Water Services Ltd. for Thurlestone Bridge sewerage network , 251-500m to northwest, to be emitted into River Don.

Local Authority Records			
Authorised industrial processes (LAAPC).	-	-	The Environmental Health Department of Barnsley Metropolitan Borough Council was contacted on 14 November 2000, and a response is currently awaited.
Private water supplies	-	-	
Other Information Sources	***Yes/No***		***Details***
Coal Authority Records			
Is the site in a known area affected by past, current or future underground or surface coal mining?	Yes		A response from the Coal Authority is currently awaited.
Is the site in an area where there is a known risk of subsidence?	No		
NRPB			
Is the site in a radon-affected area?	Yes		There is no need for basic or full protection, but Penistone is in an area where a geological assessment should be carried out.
Miscellaneous			
Is the site in an area where there is a known risk of flooding?	Yes		Site is located in the flood plain of the River Don.
Are there any overhead transmission lines, masts or pylons for electricity within 250 metres of the site?	No		N/A

2.5 Proposed Land Uses

Currently WSP Environmental does not know the site layout plan for proposed residential development. However, it is assumed that the site is being redeveloped for housing.

2.6 Land Use Summary

The main issues to arise from current land uses are:

- possible elevated risk of flooding, due to close proximity of River Don and poor soil drainage;
- Paint Spot Garage 30m to south of site – possible ground contamination with paints or hydrocarbons;
- "Works" of unknown use 100m to southeast; and
- waste disposal facility 100m to east.

The main issues to arise from past land uses are:

- Yorkshire Steel and Iron Works with associated sluice and sand pit with water (100m to west) from 1893 to post 1931;
- Spring Vale Box Works and Mill adjacent to East from 1893 to post 1931; and
- "Works" of unknown use 50m to east from 1968 to post 1989.

3 ENVIRONMENTAL SETTING

This section describes the environmental sensitivity of the site's setting with respect to groundwater, surface water and neighbouring land uses. The overall environmental sensitivity of the site's environs with respect to potential pollution arising from the site is also assessed.

3.1 Geology/Hydrogeology

Geological Mapping Sheet 273, Penistone, published in 1957, shows the following geological sequence:

Geological Unit	Approximate Thickness	Aquifer Status
Lower Coal Measures	Unknown	Minor-Aquifer

Due to the site's location adjacent to the River Don, some alluvial deposits can be expected on parts of the site. A fault trending north-south, downthrown to the east is located approximately 400m east of the subject site. The Lower Penistone Coal seam is located approximately 600m south of the subject site. However, due to extensive faulting in the vicinity of the site, it is not possible to infer the dip of the coal seams. We are awaiting a response from the Coal Authority with respect to the risk from historic and current mining.

The Environment Agency (EA) Groundwater Vulnerability Map and Regional Appendices, which make up part of the published Policy and Practice for the Protection of Groundwater, divide the underlying strata in England and Wales into major, minor and non aquifers dependent upon their potential for potable water supply.

Minor-aquifers are classed as fractured or potentially fractured rocks, which do not have a high primary permeability, or other formations of variable permeability including unconsolidated deposits. Although these aquifers will seldom produce large quantities of water for abstraction, they are important for both local supplies and in supplying base flow to rivers.

The following licensed groundwater abstractions have been identified within a 2km radius of the site:

Source	Use	Distance	Direction
Groundwater (Coal Measures Aquifer)	Cooling	501-1000m	Southwest
Groundwater (Coal Measures Aquifer)	Water undertaking	501-1000m	South

3.2 Surface Water

Surface water features in the vicinity of the subject site are as follows:

Surface Water Feature	Quality	Distance	Direction
River Don	Chemical: Grade B (Good) Biological: Grade C (Fairly good)	0-250m	North and northeast
Cubley Brook	Grade E (poor)	0-250m	Southwest

The following licensed surface water abstractions have been identified within a 2km radius of the site:

Source	Use	Distance	Direction
Surface	Cooling/general industrial	501-1000m	Southeast

3.3 Neighbouring Land Uses

The land uses in the vicinity of the site are considered to be of **low** sensitivity due to the following reasons:

- the industrial areas to the east and southeast;
- the residential properties located to the west and southwest; and
- the open fields to the north.

3.4 Sensitivity Analysis

The site location is considered to be of **low** environmental sensitivity due to the following reasons:

- the minor-aquifer status of the underlying Coal Measures;
- the proximity of the River Don; and
- the low sensitivity of neighbouring land.

4.0 REGULATORY ENQUIRIES

4.1 Building Control

The Building Control Department of Barnsley Metropolitan Borough Council was contacted on 14th November 2000, and Mr Malcolm Lowry verbally confirmed that he was not aware of significant contamination at the subject site.

4.2 Environmental Health

The Environmental Health Department of Barnsley Metropolitan Borough Council was contacted on 14th November 2000. A response is currently awaited.

4.3 The Coal Authority

A coal seam is evident to the south of the site. This outcrops on the surface approximately 600m from the site boundary. The site is located in a zone of faulting, which will reduce the likelihood of widespread coal extraction. However, a coal authority report is awaited which will be provided upon receipt.

5.0 ENVIRONMENTAL RISK ASSESSMENT

Having evaluated the information gathered during this study and described in the previous sections, WSP Environmental Ltd has produced the following assessment of risk:

ENVIRONMENTAL RISK ASSESSMENT		
ISSUE	**RISK CATEGORY**	**REASON**
Contamination Potential:		
Potential for significant on-site contamination	Low/Medium	The site has no former or current uses (other than a number of small buildings of unidentified use). It has predominantly remained open/unused land. However, the topography of the site is uneven which could indicate that material could have been imported. This could prove a localised source of contamination depending upon origin.
Potential for contaminants migrating off the site	Low	The site has no former uses of potential risk, thus reducing the possibility of contamination sources.
Potential for contaminants migrating onto the site	Medium	Due to the proximity of the Paint Spot Garage, "works" and historically the Spring Vale Box Works and steel and iron works, there is a potential for contamination to have migrated onto the site.
Potential for 'other' environmental issues to give rise to liabilities	Medium	The location of three landfill sites (operational and non-operational) between 0 and 500m of the site provides the potential for ground gas to migrate onsite. In addition the highly fractured nature of the underlying Coal Measures provides an ideal pathway for gas migration.
Environmental Consequences:		
Risk of Pollution of Controlled Waters	Low/Medium	The River Don (Fairly Good to Good Quality) has a medium chance of being affected by any potential contamination due to its close proximity to the site and surrounding industrial (both historic and current) land use. The most likely sources of contamination to the River Don are off site. In addition three discharge consents are located within 500m of the site all discharging into the River Don. None of these consents relate directly to the subject site. The underlying minor aquifer has the potential to be affected by potential pollution due to its highly fractured nature, however it is unlikely that it provides any significant water resources within the area.

Risk of Damage to Property	Low	No significant issues identified. However, we are currently awaiting a response from the Coal Authority that could identify that voids might underlie the site, which could result in settlement.
Risk of Harm to Human Health	Low	No significant issues identified.
Business Consequences:		
Risk of Liability for Owner	Low/Medium	No significant on-site sources identified. The most significant source of risk is the nature of materials imported onto site to uplift site levels. In addition, off-site sources represent a potential for liability via both chemical and gas ingress.
Risk of Site Value and/or Saleability being affected.	Low/Medium	*The site value could be affected by* the nature of the fill imported and if it is demonstrated that coal extraction has been undertaken, it could result in the site being associated with settlement.
Likelihood of a Future Purchaser requesting further investigations.	Low/Medium	As a minimum, a basic investigation would be required to comply with the NHBC requirements. In addition, specific consideration of potential ground gas and coal mining-related activities would be required.
OVERALL RISK	**Low**	

6.0 CONCLUSIONS AND RECOMMENDATIONS

A Phase I Environmental Audit of the site at Box Mill Lane, Penistone, Barnsley, has been carried out as part of the possible sale or redevelopment of the site.

The site is comprised of rough open land with a mix of rough grasses, shrubs, and small trees. It has no current or former uses, apart from two small corrugated metal sheds/outbuildings in the southwest. This area is slightly raised and uneven and therefore comprised potentially of fill. The area surrounding the site comprises a mix of industrial/commercial, retail and residential land uses. No obvious sources of contamination were evident at the subject site.

Historical Maps (Appendix III) show much industrial development surrounding the site from 1851 to 1989, including a Mill and Box Works from 1893 to 1931, immediately adjacent to the east of the site; a steel and iron works 100m to the southwest of the site from 1893 to 1931; and several works buildings to the southeast of the site from prior to 1985. A waste disposal compound is located 100m to the east of the site, and a garage is located adjacent to the south of the site.

The site is set in a low environmental setting being underlain by a non-aquifer. There are two surface water features within a 2km radius, the main one being the River Don bordering the north of the site. There are three licensed water abstractions within a 2km radius, from both the surrounding surface water features and the underlying minor aquifer.

The Lower Penistone Coal seam is located approximately 600m south of the subject site. However, due to extensive faulting in the vicinity of the site, it is not possible to infer the dip of the coal seams. We are awaiting a response from the Coal Authority with respect to the risk from historic and current mining.

Relevant regulatory enquiries have been made to the Barnsley Metropolitan Borough Council.

Based on the information contained in this report, it is the opinion of WSP Environmental Ltd that the site represents a **low/medium** risk with respect to environmental considerations.

It is recommended that:

- since the site is located within a Radon-affected area, a geological assessment to establish the extent of radon protection measures is carried out;
- further information and assessment is gathered on the likelihood of ground gas issues affecting the site; and
- the nature of material imported onto the site is determined.

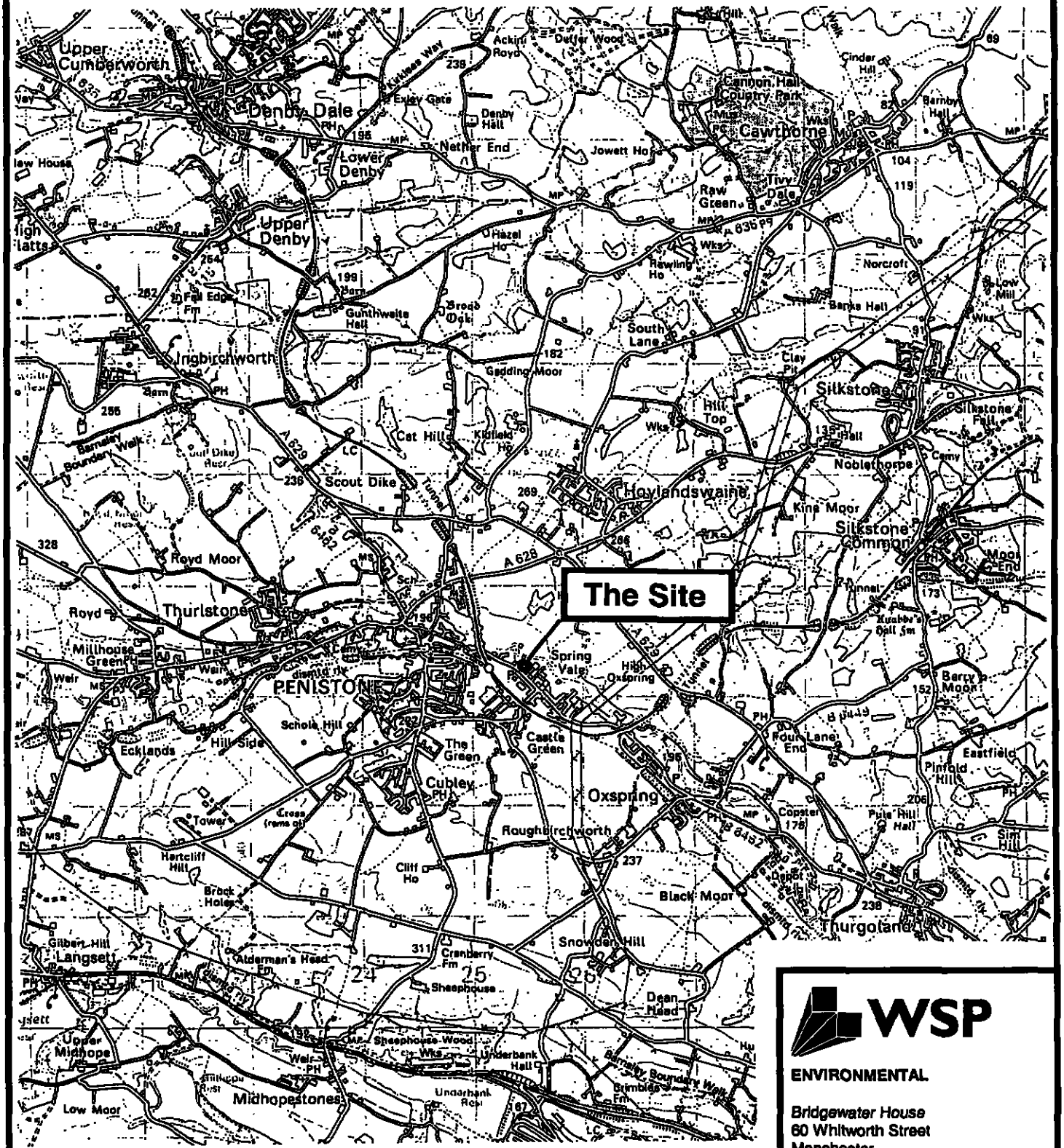
Ground contamination is a material consideration which planning authorities are required to have regard to when determining planning applications. Accordingly the local planning authority might, if considered it necessary to do so, require intrusive site investigation to be

undertaken in order to characterise the nature of the ground from an environmental and geotechnical perspective before determining an application for development of the site.

Based upon the information obtained to date, a basic investigation defined by the NHBC would be required. However, specific consideration of ground gas and past mining activities would be required in addition to the basic geoenvironmental investigations.

WSP Environmental Ltd

APPENDIX I
Site Location Map



REPRODUCED FROM THE ORDNANCE SURVEY MAP WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE. CROWN COPYRIGHT RESERVED. LICENCE NO. AL 50300A

WSP

ENVIRONMENTAL

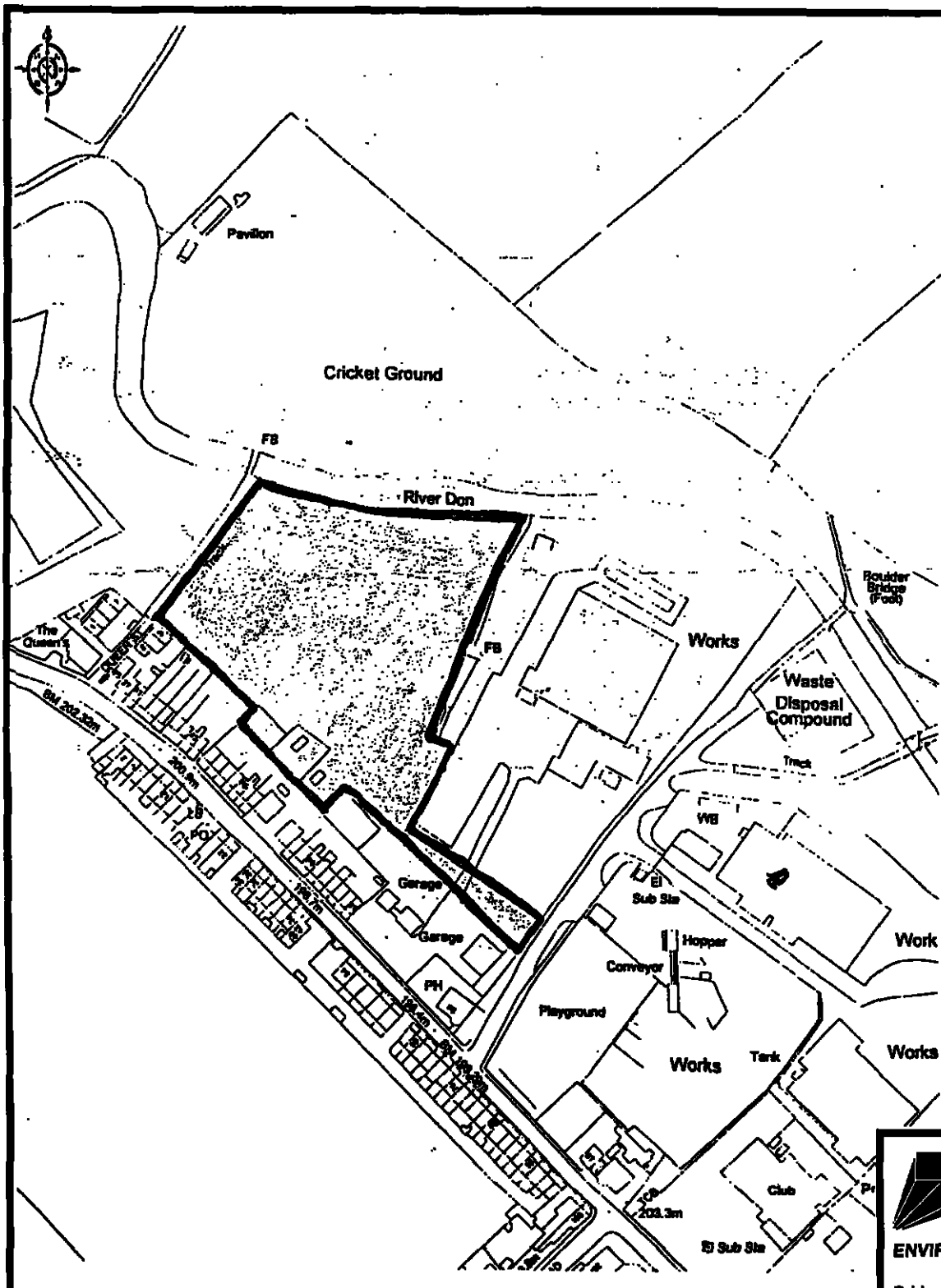
Bridgewater House
60 Whitworth Street
Manchester
M1 6LT

Site : Box Mill Lane, Penistone, Barnsley

Client : Gleeson Homes

Title :Site Location Map

Scale: 1: 50,000



REPRODUCED FROM THE ORDNANCE SURVEY MAP WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE. CROWN COPYRIGHT RESERVED. LICENCE NO. AL 50300A

WSP

ENVIRONMENTAL

Bridgewater House
60 Whitworth Street
Manchester
M1 6LT

Site : Box Mill Lane, Penistone, Barnsley

Client : Gleeson Homes

Title :Site Plan

Scale: Not to scale

APPENDIX II
Photographic Record



VIEW OF SITE FROM SOUTH TO NORTH



CORRUGATED METAL FENCING AND METAL OUTBUILDINGS

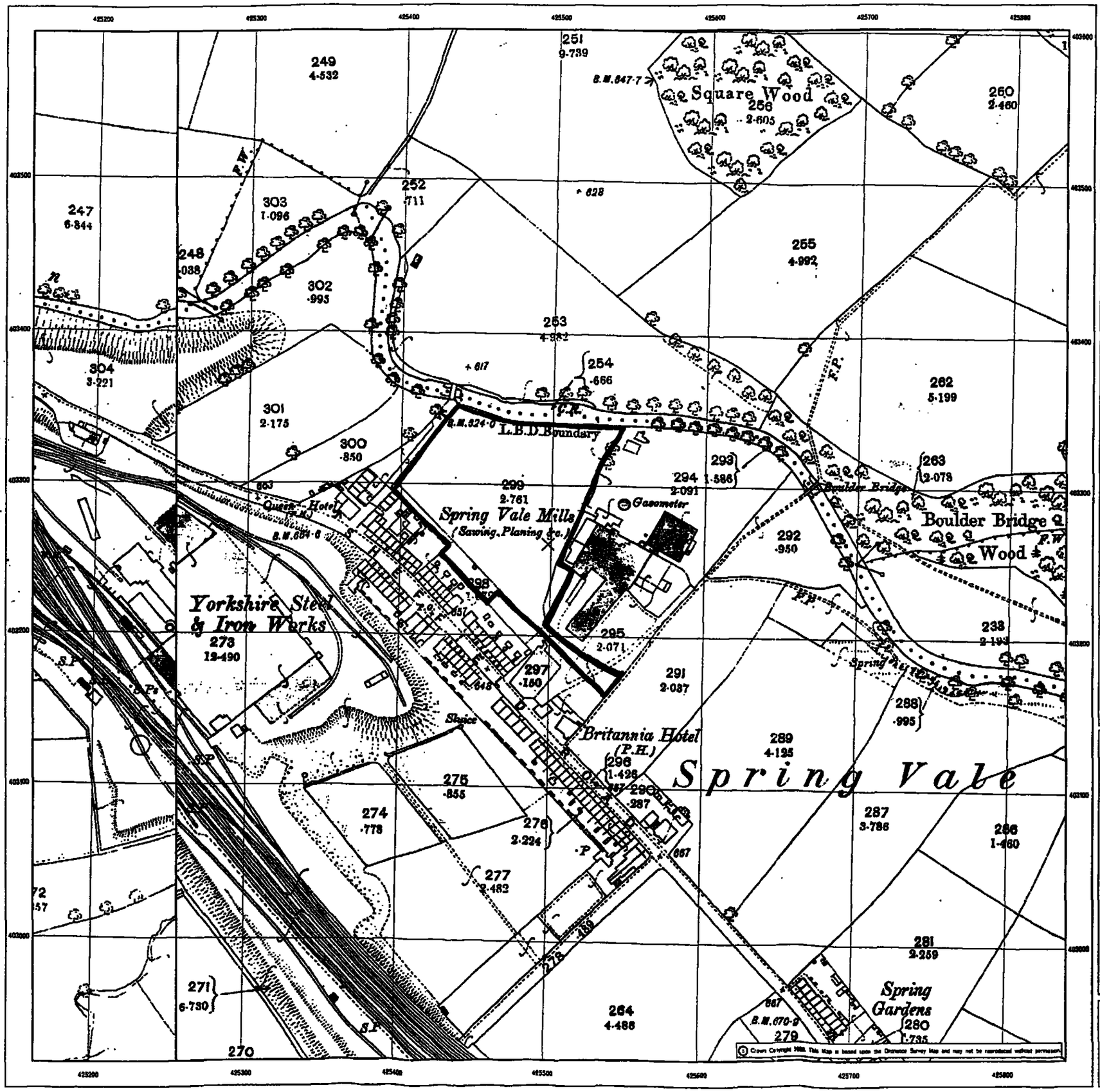


RIVER DON TO SOUTH OF SITE



VIEW OF SITE FROM WEST TO EAST

APPENDIX III
Historical Map Extracts



Envirocheck™

A Landmark product

CLIENT DETAILS

Order No. EC46713_1_1

Customer Ref: Cerian Burris,201101m
Historical Maps from CD Products

SITE DETAILS

Grid Reference 425500 403260

201101m

Historical Map Legend

Quarry
Shingle
Railway over Road
Road over Railway
Railway over River
Gravel Pit
Sand Pit
Level Crossing
Other Pits
Road over River or Canal
Road over Stream
Mixed Wood
Rough Pasture
Road over Stream
Marsh
Sunken Road
Raised Road
Sketched Contour
Arrow denotes flow of water
Instrumental Contour

YORKSHIRE

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1890 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given on the right is often some years later than the surveyed date. Before 1855, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

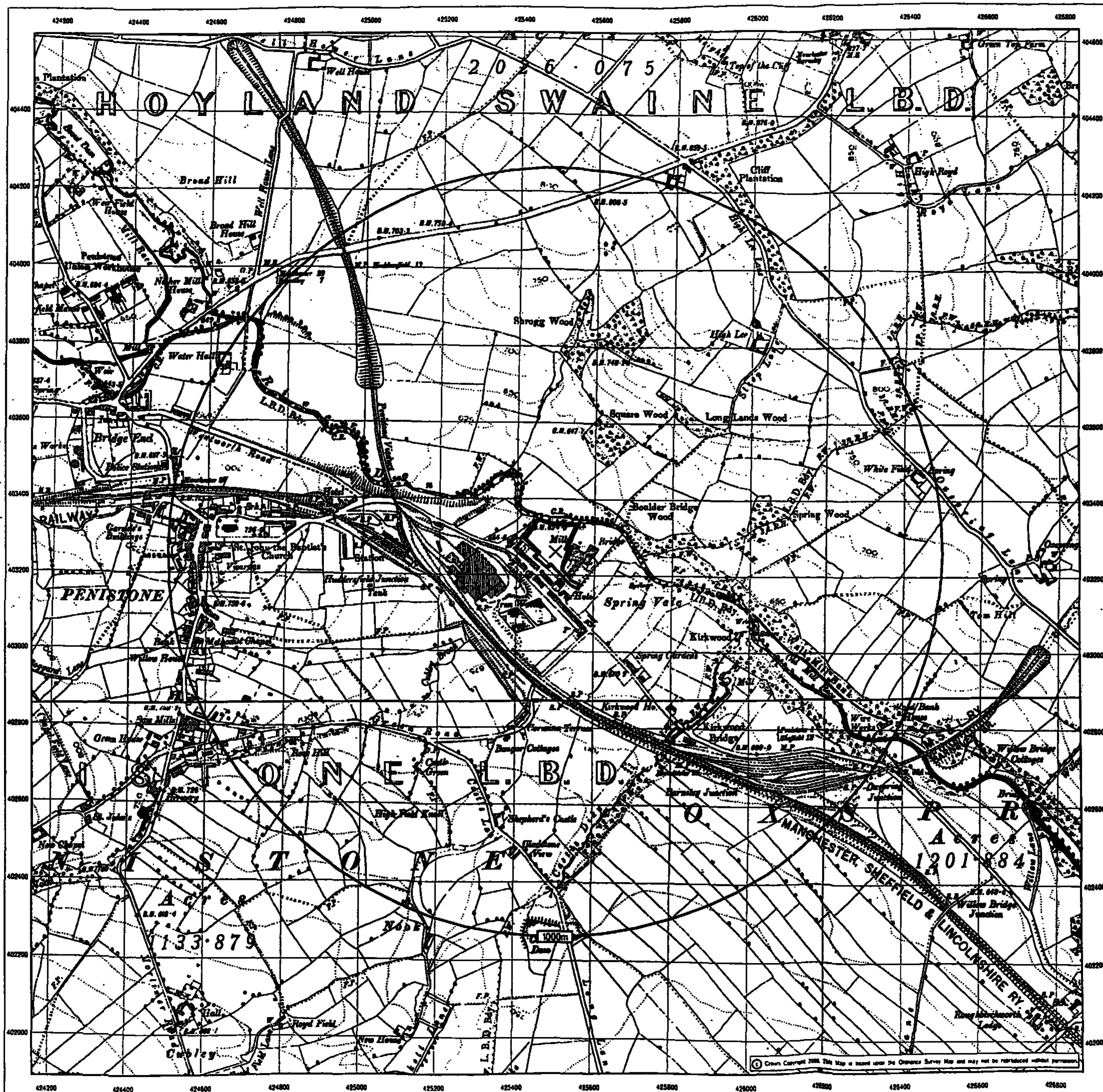
North

Map Scale=1:2,500

1893 | 1893

Licensed Partner

Landmark Information Group Limited
7 Abbey Court, Eagle Way, Sowton
Exeter EX2 7HY
Telephone 01392 441728 Fax 01392 441709



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A Landmark product

CLIENT DETAILS

Order No. EC46713_1_1

Customer Ref: Cerian Burris,201101m
Historical Maps from CD Products

SITE DETAILS

Grid Reference 425500 403260

201101m

Historical Map Legend

Quarry
Shingle
Railway over Road
Road over Railway
Railway over River
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Other Pits
Road over River or Canal
Road over Stream
Mixed Wood
Rough Pasture
Road over Stream
Marsh
Sunken Road
Raised Road
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Instrumental Contour
Arrow denotes flow of water

YORKSHIRE

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas these maps were used to update the 1:10,560 maps. The published date given on the right therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

North

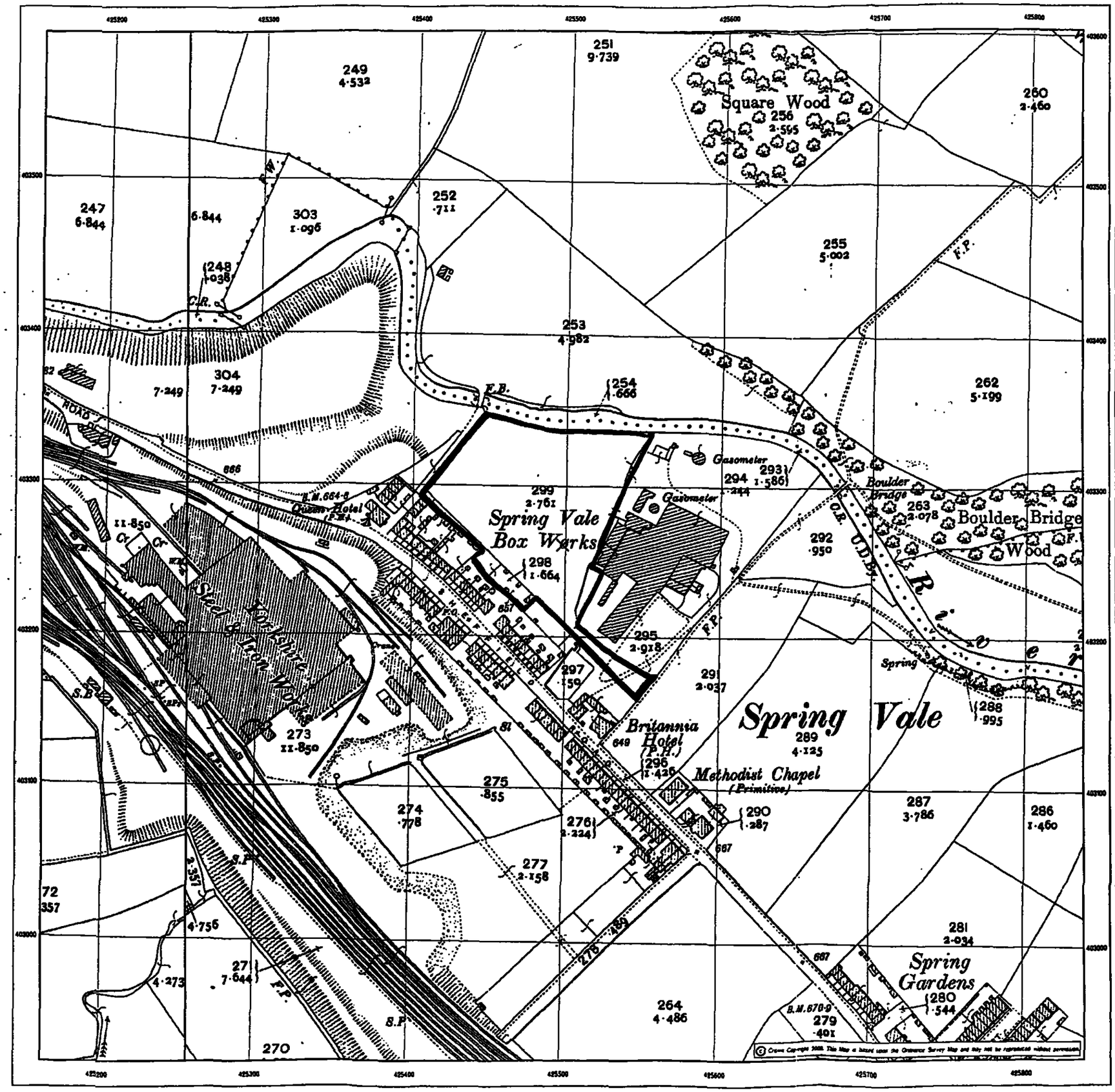
Map Scale=1:10,000

1894
1894

Date(s) of Publication

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CLIENT DETAILS

Order No. EC46713_1_1

Customer Ref: Cerian Burris,201101m
Historical Maps from CD Products

SITE DETAILS

Grid Reference 425500 403260

201101m

Historical Map Legend

- Quarry
- Shingle
- Railway over Road
- Road over Railway
- Railway over River
- Gravel Pit
- Sand Pit
- Level Crossing
- Other Pits
- Road over River or Canal
- Road over Stream
- Mixed Wood
- Rough Pasture
- Road over Stream
- Marsh
- Sunken Road
- Raised Road
- Arrow denotes flow of water
- Sketched Contour
- Instrumental Contour

YORKSHIRE

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1890 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given on the right is often some years later than the surveyed date. Before 1939, all OS maps were based on the Central Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

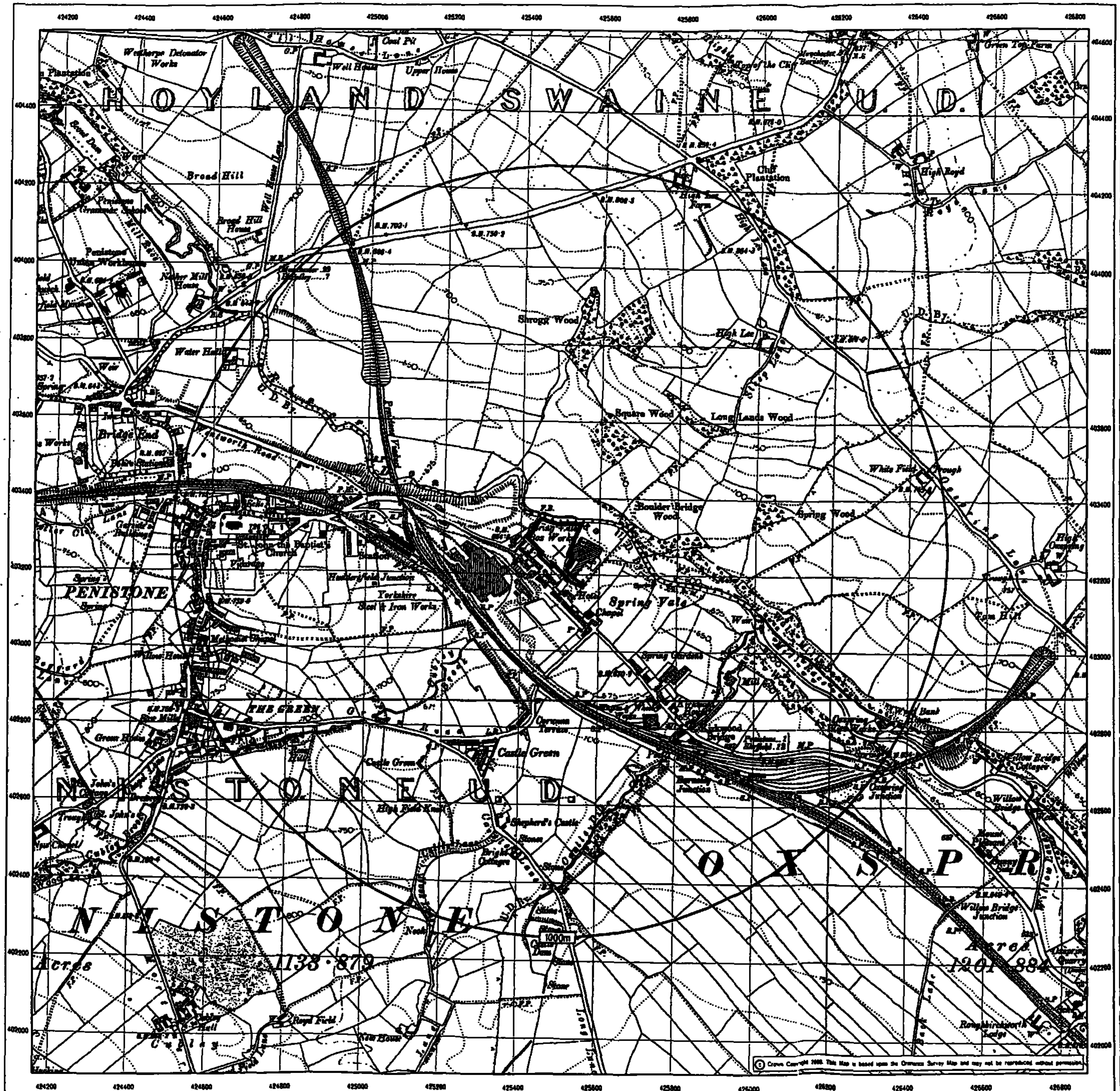
North

Map Scale=1:2,500

1905 | 1906

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CLIENT DETAILS

Order No. EC46713_1_1

Customer Ref: Cerian Burris,201101m
Historical Maps from CD Products

SITE DETAILS

Grid Reference 425500 403260

201101m

Historical Map Legend

Quarry
Shingle
Railway over Road
Road over Railway
Railway over River
Gravel Pit
Sand Pit
Level Crossing
Other Pits
Road over River or Canal
Road over Stream
Mixed Wood
Rough Pasture
Road over Stream
Marsh
Sunken Road
Raised Road
Sketched Contour
Instrumental Contour
Arrow denotes flow of water

YORKSHIRE

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given on the right therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

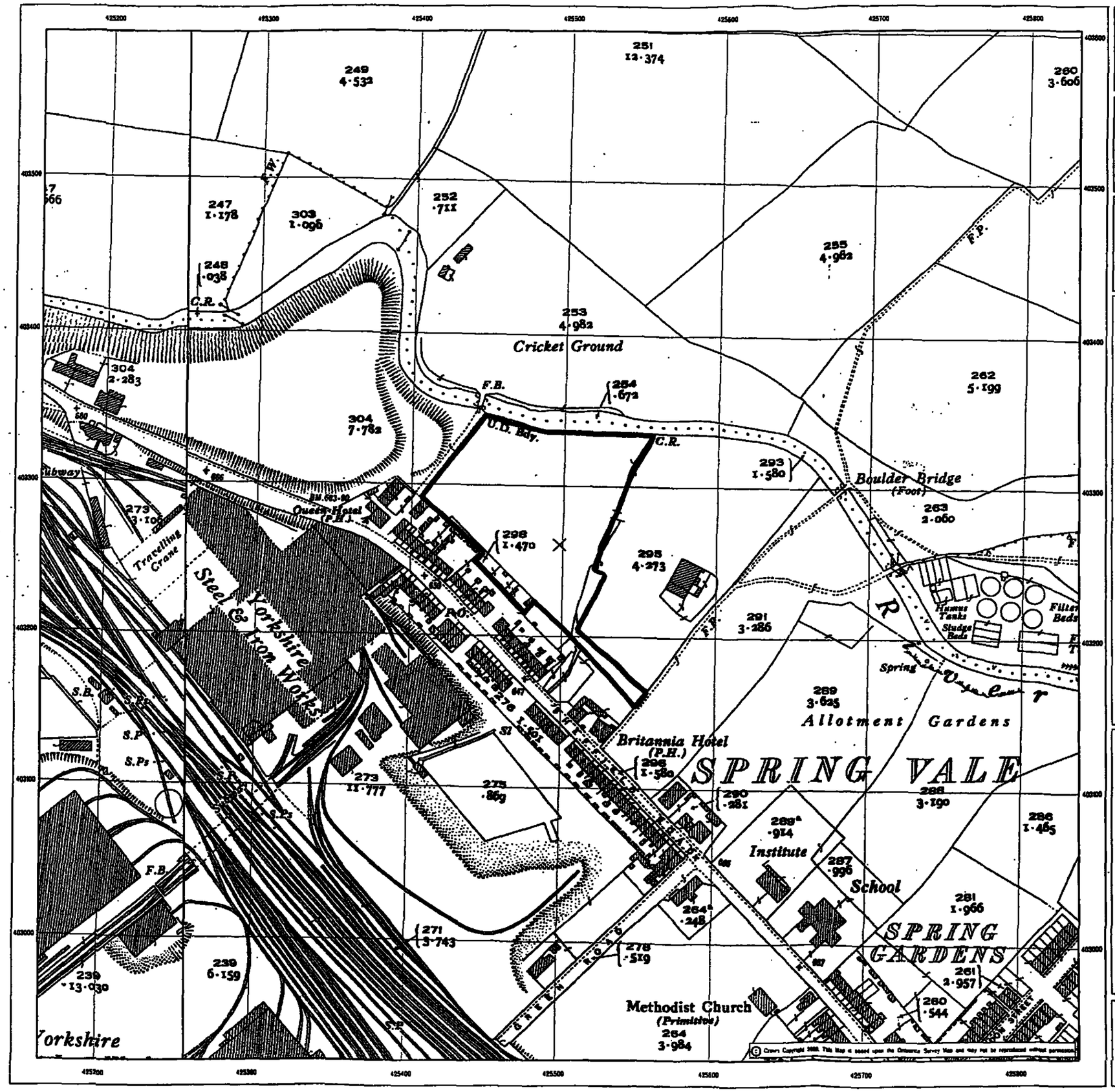
North

Map Scale=1:10,000

Date(s) of Publication
1907
1906

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CLIENT DETAILS Order No. EC46713_1_1

Customer Ref: Cerian Burris,201101m
Historical Maps from CD Products

SITE DETAILS Grid Reference 425500 403260

201101m

Historical Map Legend

Quarry
Shingle
Railway over Road
Road over Railway
Railway over River
Gravel Pit
Sand Pit
Level Crossing
Other Pits
Road over River or Canal
Road over Stream
Mixed Wood
Rough Pasture
Road over Stream
Marsh
Sunken Road
Raised Road
Sketched Contour
Arrow denotes flow of water
Instrumental Contour

YORKSHIRE

The historical maps shown were reproduced from maps predominantly held in the area surveyed for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1886 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date (year on the right) is often some years later than the surveyed date. Before 1888, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

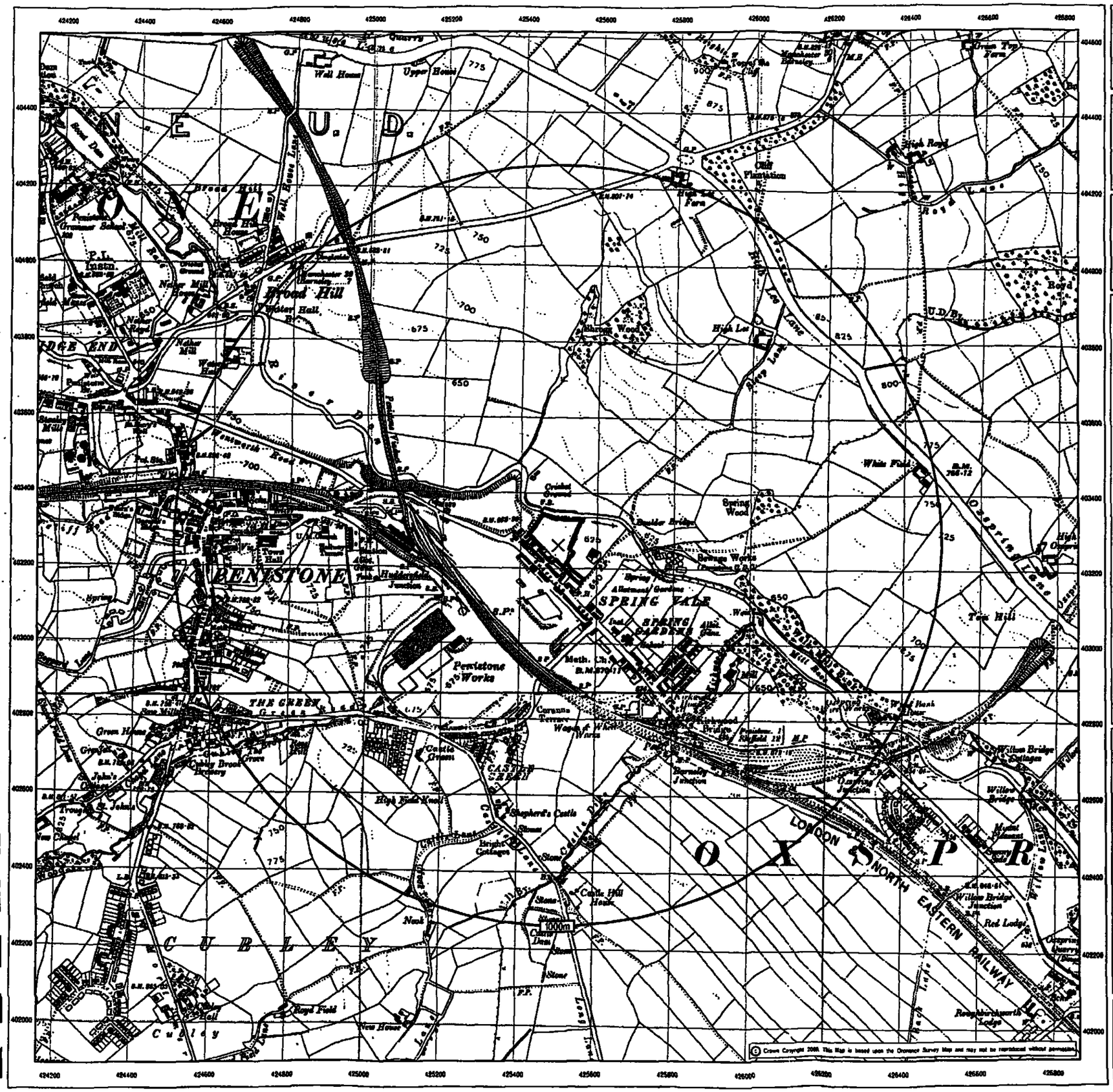
North

Map Scale=1:2,500

1931 1931

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CLIENT DETAILS

Order No. EC46713_1_1

Customer Ref: Cerian Burris.201101m
Historical Maps from CD Products

SITE DETAILS

Grid Reference 425500 403260

201101m

Historical Map Legend

Quarry
Shingle
Railway over Road
Road over Railway
Railway over River
Gravel Pit
Sand Pit
Level Crossing
Other Pits
Road over River or Canal
Road over Stream
Mixed Wood
Rough Pasture
Road over Stream
Marsh
Sunken Road
Raised Road
Sketched Contour
Arrow denotes flow of water
Instrumental Contour

YORKSHIRE

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given on the right therefore is often some years later than the surveyed date. Before 1939, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in certifying areas.

In the late 1940's, a Provisional Edition was produced, which updated the 1:25,000 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

1938

1948

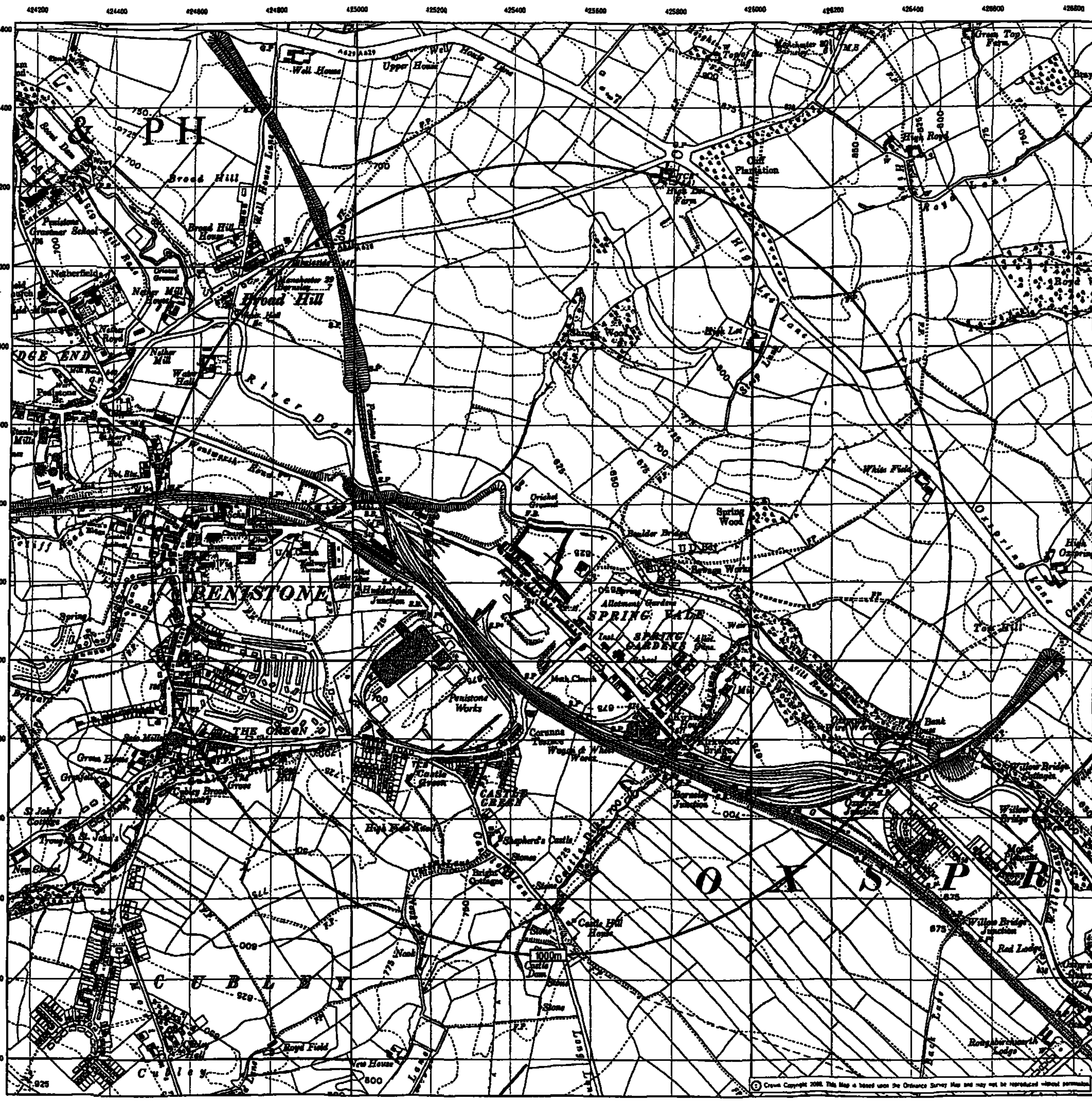
North

Map Scale=1:10,000

Date(s) of Publication

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CLIENT DETAILS

Order No. EC46713_1_1

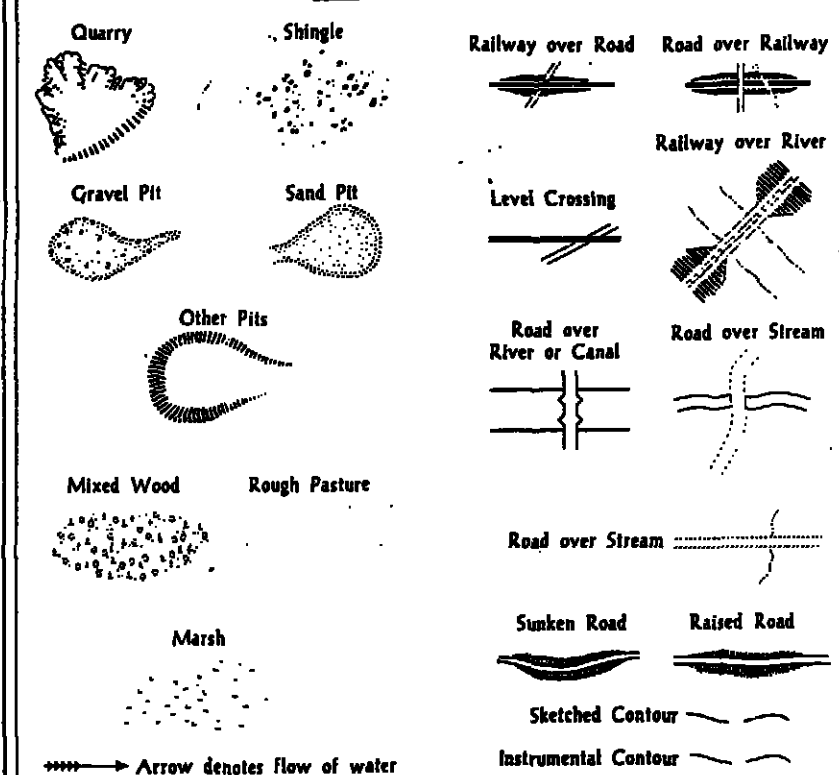
Customer Ref: Cerian Burris,201101m
Historical Maps from CD Products

SITE DETAILS

Grid Reference 425500 403260

201101m

Historical Map Legend



Ordnance Survey Plan

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given on the right therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

North

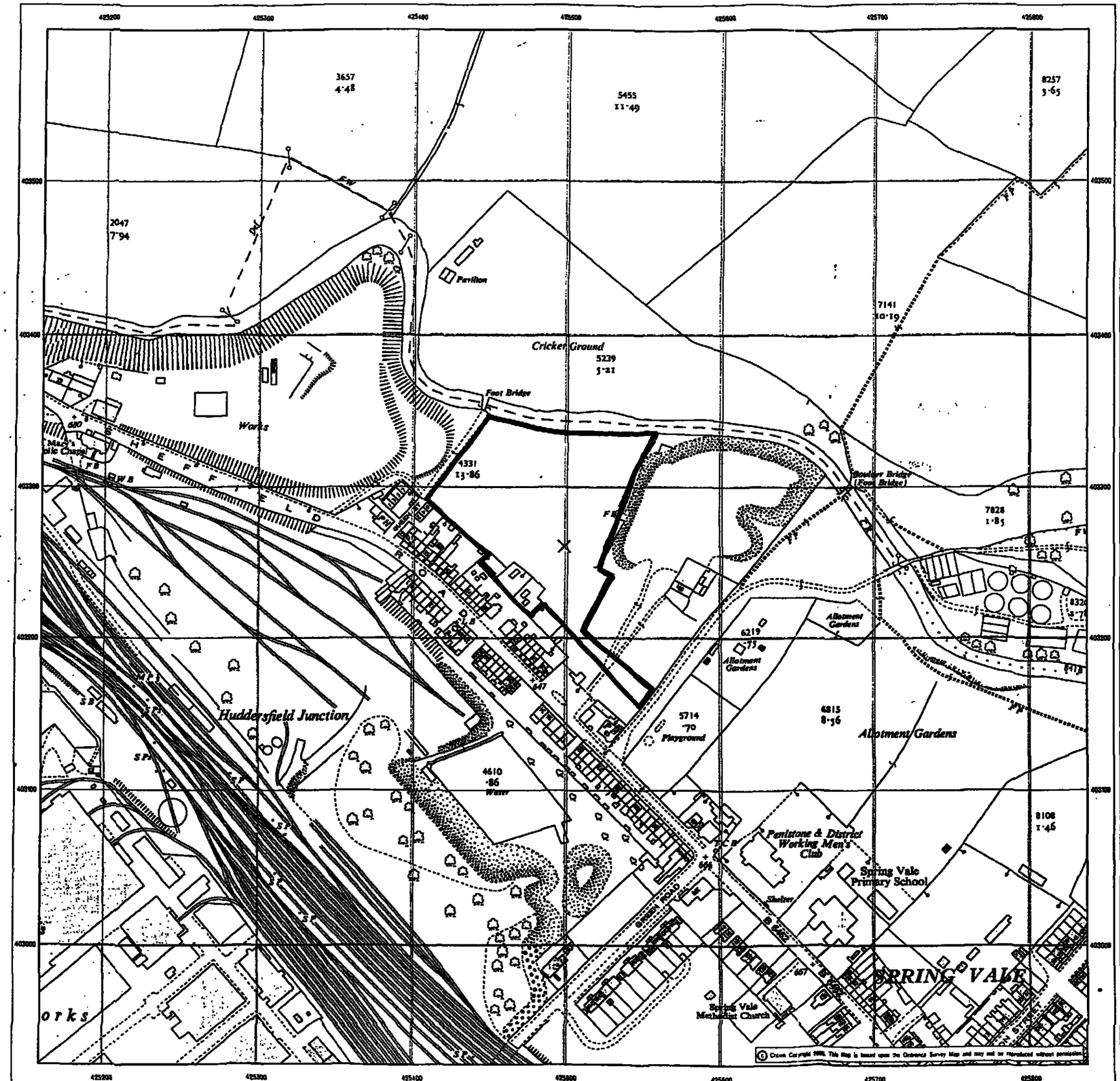
Map Scale=1:10,000

1955	1955

Date(s) of Publication

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CLIENT DETAILS

Order No. EC46713_1_1

Customer Ref: Cerian Burris,201101m
Historical Maps from CD Products

SITE DETAILS

Grid Reference 425500 403260

201101m

Historical Map Legend

- Chalk Pit, Clay Pit or Quarry
- Gravel Pit
- Sand Pit
- Disused Pit or Quarry
- Refuse or Slag Heap
- Lake, Loch or Pond
- Bracken
- Non-Coniferous Trees
- Coniferous Trees
- Scrub
- Pylon
- Pole
- Electricity Transmission Line
- Heath
- Rough Grassland
- Reeds
- Marsh
- Direction of Flow of Water
- Shingle
- Sand
- Saltings
- Cutting
- Embankment
- Standard Gauge Multiple Track
- Standard Gauge Single Track
- Road Under
- Road Over
- Level Crossing
- Foot Bridge
- Siding, Tramway or Mineral Line
- Narrow Gauge

Ordnance Survey Plan

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1886 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given on the right is often some years later than the survey(s) date. Before 1850, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

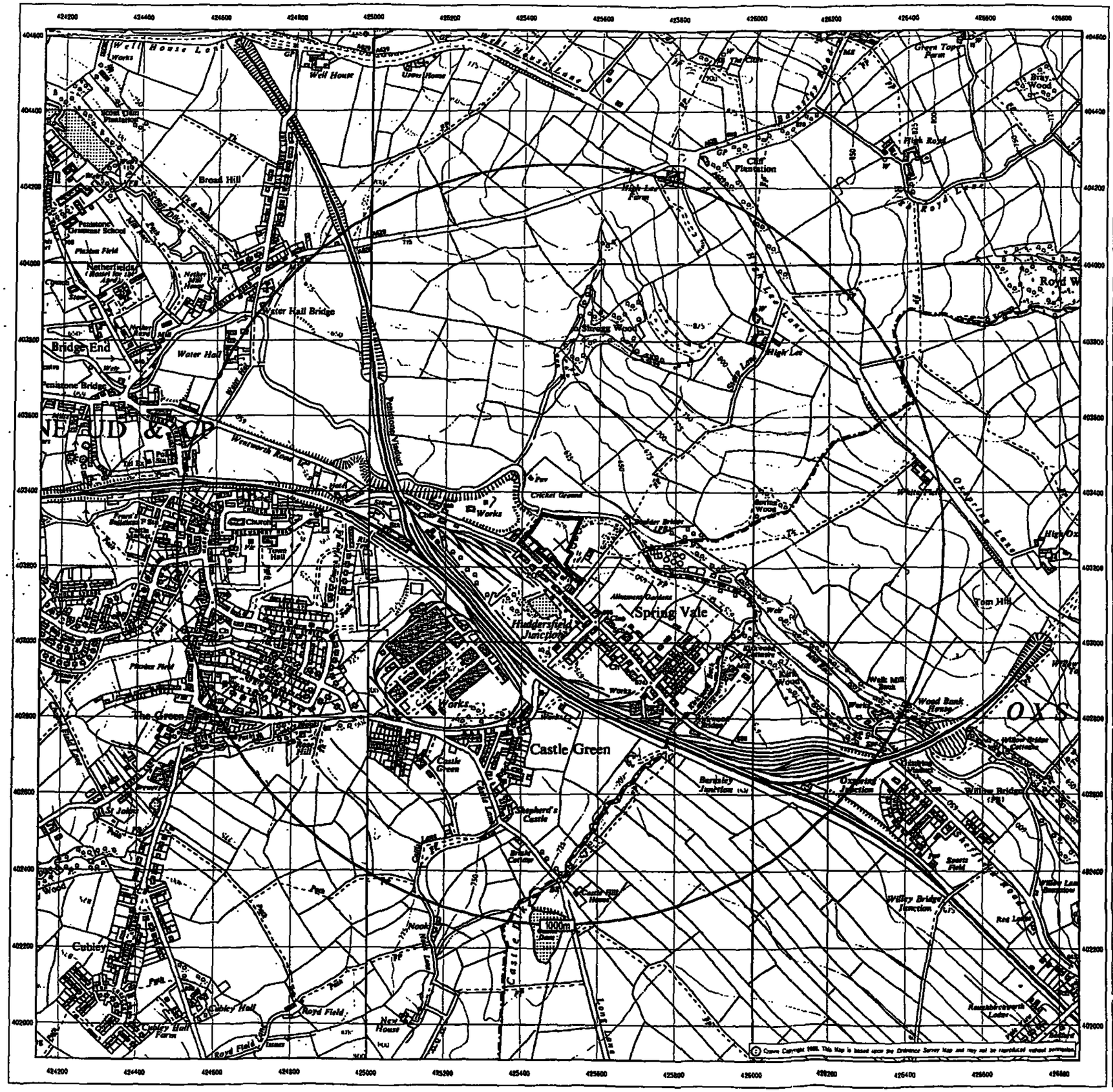
North

Map Scale=1:2,500

1960

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CLIENT DETAILS

Order No. EC46713_1_1

Customer Ref: Cerian Burris.20110lm
Historical Maps from CD Products

SITE DETAILS

Grid Reference 425500 403260

201101m

Historical Map Legend

Quarry
Shingle
Railway over Road
Road over Railway
Railway over River
Gravel Pit
Sand Pit
Level Crossing
Other Pits
Road over River or Canal
Road over Stream
Mixed Wood
Rough Pasture
Road over Stream
Marsh
Sunken Road
Raised Road
Sketched Contour
Instrumental Contour
Arrow denotes flow of water

Ordnance Survey Plan

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas these maps were used to update the 1:10,560 maps. The published date given on the right therefore is often some years later than the surveyed date. Before 1920, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

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North

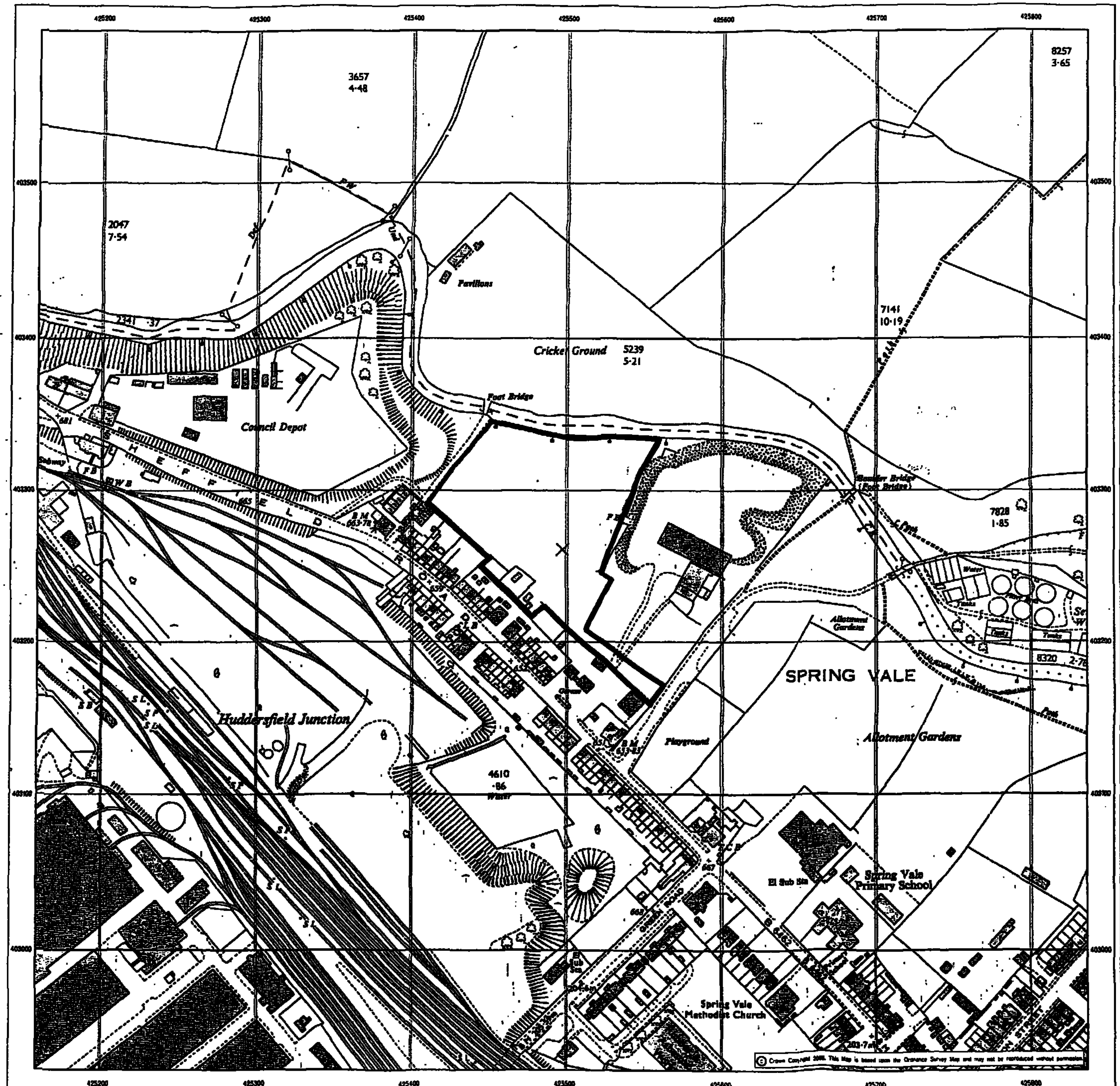
Map Scale=1:10,000

1967	1965

Date(s) of Publication

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CLIENT DETAILS

Order No. EC46713_1_1

Customer Ref: Cerian Burris.20110lm
Historical Maps from CD Products

SITE DETAILS

Grid Reference 425500 403260

20110lm

Historical Map Legend

- Chalk Pit, Clay Pit or Quarry
- Gravel Pit
- Sand Pit
- Disused Pit or Quarry
- Refuse or Slag Heap
- Lake, Loch or Pond
- Non-Coniferous Trees
- Coniferous Trees
- Scrub
- Pylon / Pole — Electricity Transmission Line
- Direction of Flow of Water — Shingle, Sand
- Bracken
- Heath
- Rough Grassland
- Reeds
- Marsh
- Saltings
- Cutting / Embankment — Standard Gauge Multiple Track
- Road Under / Road Over / Level Crossing / Foot Bridge — Standard Gauge Single Track
- Siding, Tramway or Mineral Line
- Narrow Gauge

Ordnance Survey Plan

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

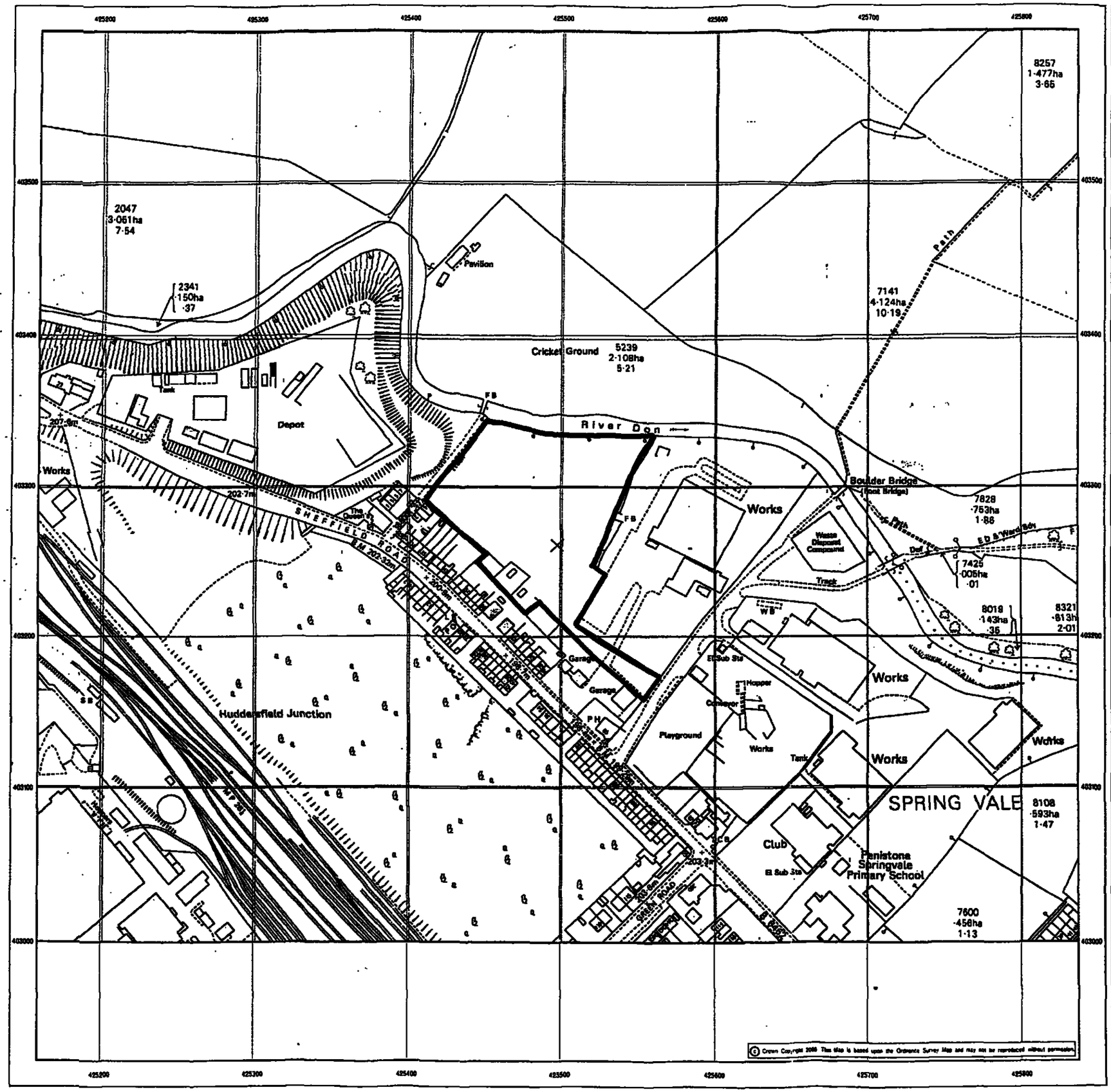
North

Map Scale=1:2,500

1968

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CLIENT DETAILS

Order No. EC46713_1_1

Customer Ref: Cerian Burris.20110lm
Historical Maps from CD Products

SITE DETAILS

Grid Reference 425500 403260

20110lm

Historical Map Legend

- Chalk Pit, Clay Pit or Quarry
- Gravel Pit
- Sand Pit
- Disused Pit or Quarry
- Refuse or Slag Heap
- Lake, Loch or Pond
- Non-Coniferous Trees
- Coniferous Trees
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- Marsh
- Saltings
- Standard Gauge Multiple Track
- Standard Gauge Single Track
- Siding, Tramway or Mineral Line
- Narrow Gauge

Ordnance Survey Plan

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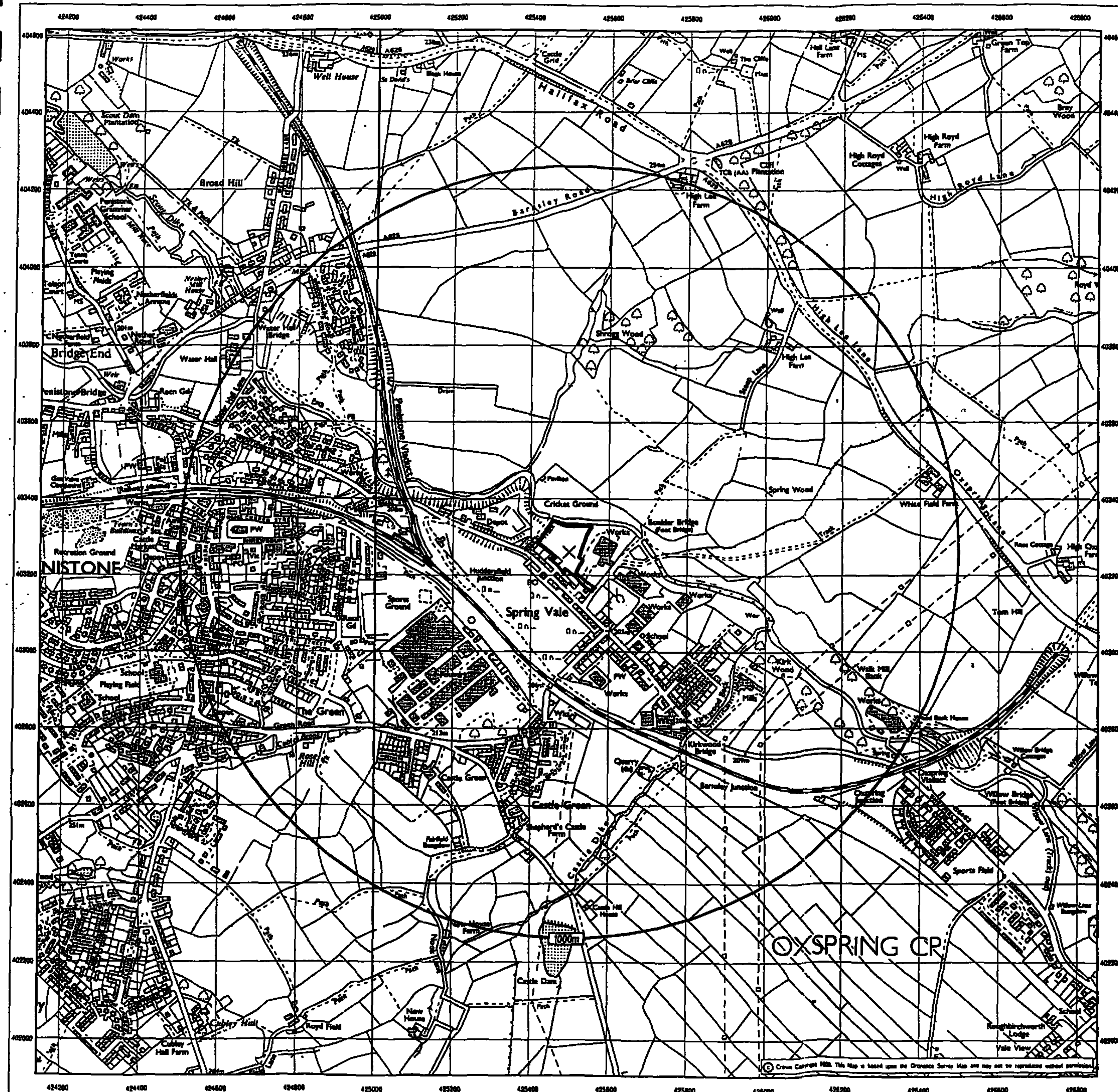
North

Map Scale=1:2,500

1985

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CLIENT DETAILS

Order No. EC46713_1_1

Customer Ref: Cerian Burris,201101m
Historical Maps from CD Products

SITE DETAILS

Grid Reference 425500 403260

201101m

Historical Map Legend

- Chalk Pit, Clay Pit or Quarry
- Gravel Pit
- Sand Pit
- Disused Pit or Quarry
- Refuse or Slag Heap
- Lake, Loch or Pond
- Non-Coniferous Trees
- Coniferous Trees
- Scrub
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- Road Over
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- Foot Bridge
- Siding, Tramway or Mineral Line
- Narrow Gauge

1.MT

Ordnance Survey Plan

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North

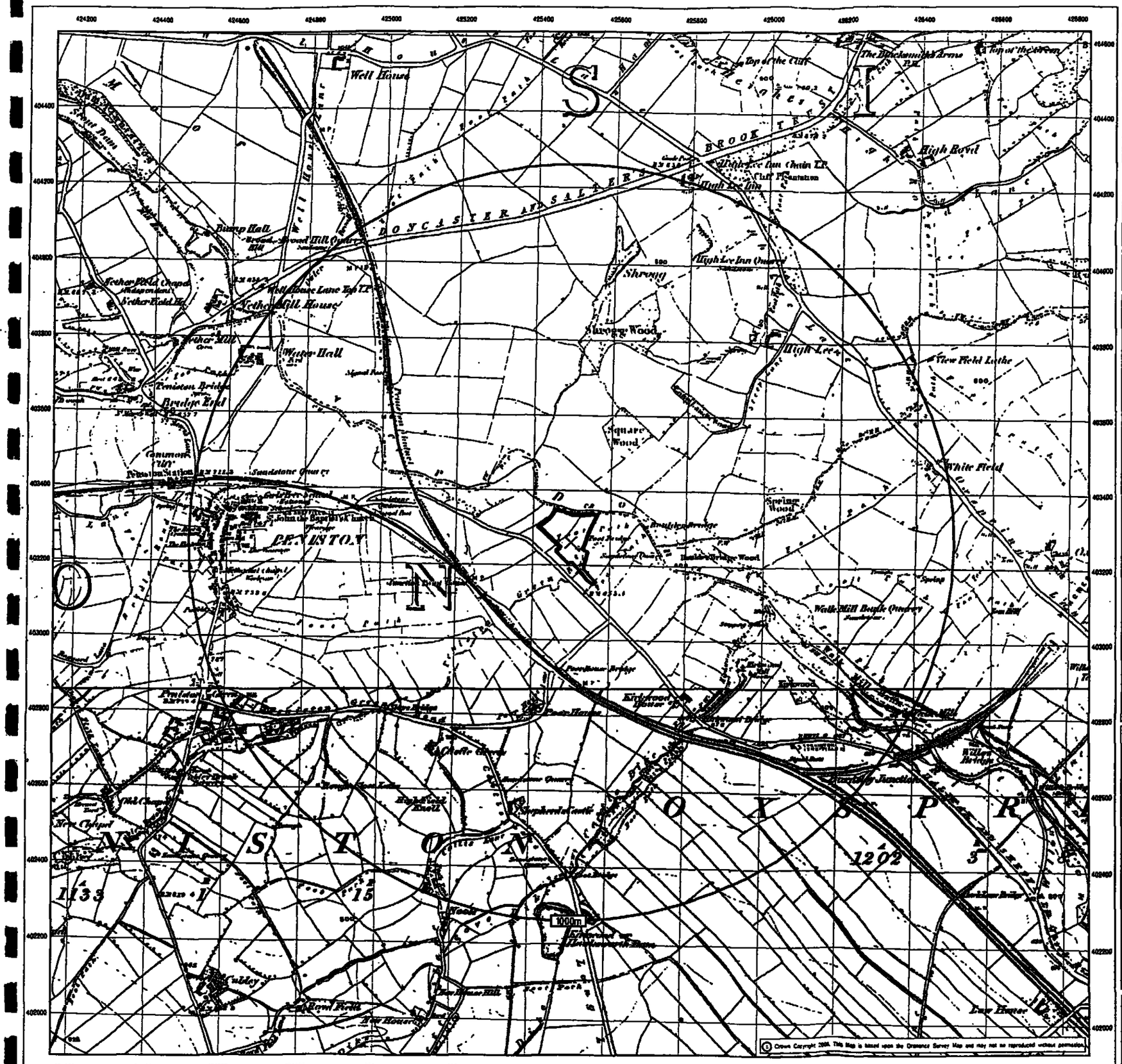
Map Scale=1:10,000

1989	1989

Date(s) of Publication

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Licensed Partner

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CLIENT DETAILS Order No. EC46713_1_1

Customer Ref: Cerian Burris.201101m
Historical Maps from: CD Products

SITE DETAILS Grid Reference 425500 403260

201101m

Historical Map Legend

Quarry
Shingle
Railway over Road
Road over Railway
Railway over River
Gravel Pit
Sand Pit
Level Crossing
Other Pits
Road over River or Canal
Road over Stream
Mixed Wood
Rough Pasture
Road over Stream
Marsh
Sunken Road
Raised Road
Sketched Contour
Instrumental Contour
Arrow denotes flow of water

YORKSHIRE

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North

Map Scale=1:10,000

1851

1855

Date(s) of Publication

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Exeter EX2 7HY
LANDMARK Telephone 01392 441729 Fax 01392 441709

APPENDIX IV
SiteScope

Sheffield Road
Penistone
Sheffield
South Yorkshire
S36 6HH

Provider	Dataset	Postcode	Number of hits per search band 0-250m	251-500m	501-1000m	1001-2000m
AEA	Air Quality	--	1	1	1	1
BGS	1:250,000 Solid Geology	--	1	2	2	2
BGS	Borehole Index	--	5	7	5	35
BGS	Landfill Survey	--	0	0	0	2
BGS	Landslip	--	0	0	0	0
BGS	Mines and Quarries Survey 1998	--	0	0	0	0
CA	Areas of Outstanding Natural Beauty	--	0	0	0	0
CA	National Parks	--	0	0	0	0
DETR	Hazardous Substance Consents	--	0	0	0	0
DK	Domestic Flood Risk	1	--	--	--	--
DK	Domestic Subsidence Risk	1	--	--	--	--
EA	Abstractions Licences	--	0	0	6	0
EA	Chemical Release Inventory	--	0	0	2	0
EA	Discharge Consents	--	1	2	3	7
EA	IPC Authorisations	--	0	0	0	4
EA	Landfill Sites	--	0	1	0	5
EA	Pollution Incidents	--	0	1	3	13
EA	Prosecutions & Enforcements	--	0	0	4	0
EA	Radioactive Consents	--	0	1	0	0
EA	River Quality Survey	--	3	3	5	4
EA	Water Industry Referrals	--	0	0	0	0

EN	National Nature Reserves	--	0	0	0	0
EN	RAMSAR Sites	--	0	0	0	0
EN	Sites of Special Scientific Interest	--	0	0	0	0
EN	Special Areas of Conservation	--	0	0	0	0
EN	Special Protection Areas	--	0	0	0	0
GWV	Groundwater Vulnerability	--	1	2	2	2
HSE	CIMAH Sites	--	0	0	0	0
HSE	NIHHS Sites	--	0	0	0	0
MAFF	Environmentally Sensitive Areas	--	0	0	0	0
MAFF	Nitrate Sensitive Areas	--	0	0	0	0
MAFF	Nitrate Vulnerable Zones	--	0	0	0	0
NRPB	Radon Risk	--	1	1	2	2
TECH	Non Operational Landfill	--	1	1	1	3
TECH	Non Operational Scrapyards	--	0	0	0	0
TECH	Non Operational Waste Treatment Sites	--	1	0	1	0
TECH	Operational Landfill Sites	--	0	0	0	0
TECH	Operational Scrapyards	--	0	0	0	0
TECH	Operational Waste Treatment Sites	--	1	0	0	0
VO	Current Industrial Use	--	2	0	14	9
VO	Petrol and Fuel Sites	--	0	1	0	2

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Detailed Disclosure Report

Site description:
Sheffield Road
Penistone
Sheffield
South Yorkshire
S36 6HH

Reference:

Grid Ref:
425500E 403260N

Environment Agency

Abstractions Licences

Records within 501-1000m

mapclient fail gb

Map ID	1
Grid Reference	425000E 402900N
Direction	South-West
License Number	2/27/05/010
Operator	William Cook Hi-Tec Integrity Ltd
Location	Green Road, Penistone, Nr Sheffield
Abstraction Purpose	Cooling
Abstraction Status	Active
Aquifer	Not Stated
Abstraction Source	Groundwater
License Date	Not Stated
Activity Type	Not stated
Annual Rate (m3)	45460
Expiry Date	-
Region	NE Region
Date Stamp	31 December 1998

Map ID	2
Grid Reference	425700E 402600N
Direction	South
License Number	2/27/05/016
Operator	Yorkshire Water Plc
Location	Southern Area
Abstraction Purpose	Water undertaking
Abstraction Status	Revoked
Aquifer	Not Stated
Abstraction Source	Groundwater
License Date	Not Stated
Activity Type	Not stated
Annual Rate (m3)	1782032
Expiry Date	-
Region	NE Region
Date Stamp	31 December 1998

Map ID	3
Grid Reference	426300E 402700N
Direction	South-East
License Number	2/27/05/104
Operator	Winterbottom (Wiredrawers) Ltd
Location	Oxspring Wire Mills, Sheffield
Abstraction Purpose	Cooling/general industrial
Abstraction Status	Active
Aquifer	Not Stated
Abstraction Source	Surface
License Date	Not Stated
Activity Type	Not stated
Annual Rate (m3)	8728
Expiry Date	-
Region	NE Region
Date Stamp	31 December 1998

Map ID	1
Grid Reference	425000E 402900N
Direction	South-West
License Number	2/27/05/010
Operator	William Cook Hi-Tec Integrity Ltd
Location	Green Road,Penistone,Nr Sheffield
Abstraction Purpose	Cooling
Abstraction Status	Active
Aquifer	Coal Measures
Abstraction Source	Groundwater
License Date	Not Stated

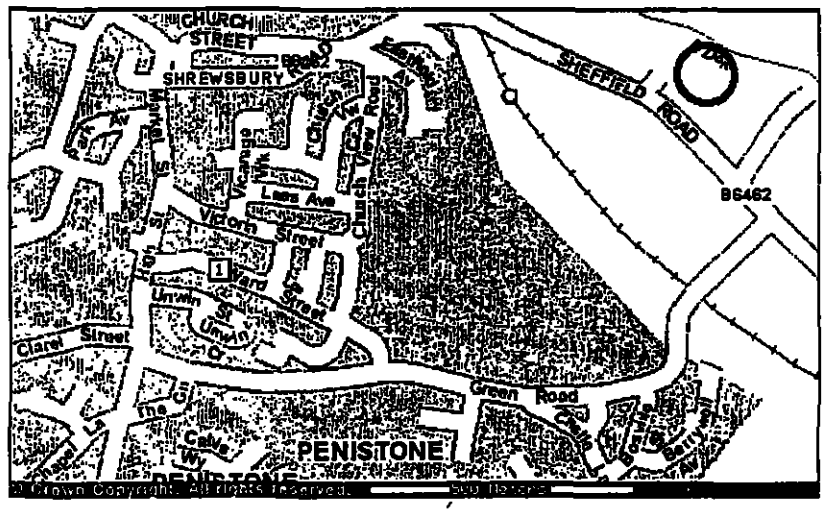
Activity Type	Not stated
Daily Rate (m3)	136
Annual Rate (m3)	45460
Expiry Date	Not Stated
Region	NE Region
Date Stamp	30 June 1999

Map ID	2
Grid Reference	425700E 402600N
Direction	South
License Number	2/27/05/016
Operator	Yorkshire Water Plc
Location	Southern Area
Abstraction Purpose	Water undertaking
Abstraction Status	Revoked
Aquifer	Coal Measures
Abstraction Source	Groundwater
License Date	Not Stated
Activity Type	Not stated
Daily Rate (m3)	6319
Annual Rate (m3)	1782032
Expiry Date	Not Stated
Region	NE Region
Date Stamp	30 June 1999

Map ID	3
Grid Reference	426300E 402700N
Direction	South-East
License Number	2/27/05/104
Operator	Winterbottom (Wiredrawers) Ltd
Location	Oxspring Wire Mills,Sheffield.
Abstraction Purpose	Cooling/general industrial
Abstraction Status	Active
Aquifer	Unknown
Abstraction Source	Surface
License Date	Not Stated
Activity Type	Not stated
Daily Rate (m3)	36
Annual Rate (m3)	8728
Expiry Date	Not Stated
Region	NE Region
Date Stamp	30 June 1999

Chemical Release Inventory

Records within 501-1000m

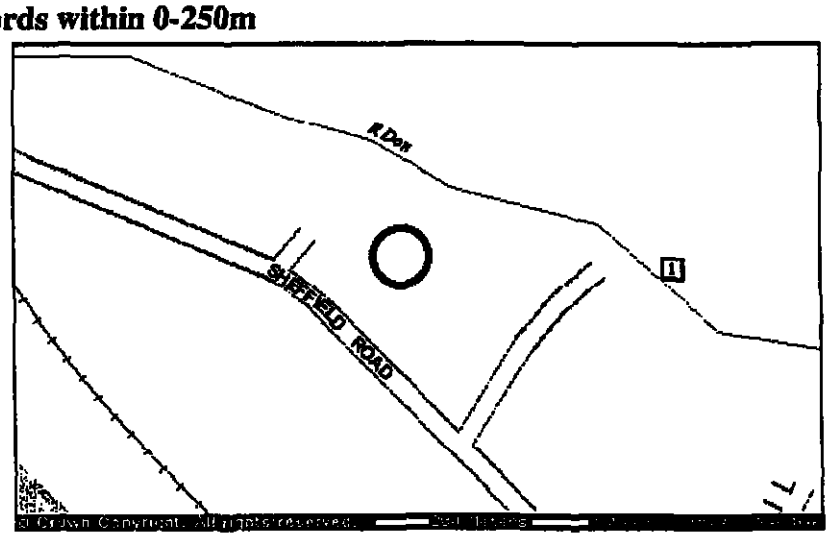


Map ID	1
Grid Reference	424707E 402944N
Direction	West
Permission Number	AR2619
Operator Name	Hitec Integrity Castings
Address	Green Road
Town	Sheffield
Postcode	S30 6LW
Industry Type	Metal Production And Processing
Process Type	Iron and steel
Substance	Bromine
Substance Group	Halogens and their compounds
Medium	Water
Unit of Measure	Kg
Annual Release Limit 1996	0.001
Annual Release Exponent 1996	-12
Actual Quantity Released 1996	5.4
Actual Quantity Release Exponent 1996	-2
Annual Release Limit 1997	0.001
Annual Release Exponent 1997	-12
Actual Quantity Released 1997	0
Actual Quantity Release Exponent 1997	0
Annual Release Limit 1998	0.001
Annual Release Exponent 1998	-12
Actual Quantity Released 1998	0
Actual Quantity Release Exponent 1998	0
Date Stamp	1994 - 1997 (Annual Survey)

Map ID	1
Grid Reference	424707E 402944N
Direction	West
Permission Number	AR2619
Operator Name	Hitec Integrity Castings
Address	Green Road
Town	Sheffield
Postcode	S30 6LW
Industry Type	Metal Production And Processing
Process Type	Iron and steel
Substance	Particulates
Substance Group	Particulate matter
Medium	Air
Unit of Measure	Kg
Annual Release Limit 1996	0.001
Annual Release Exponent 1996	-12
Actual Quantity Released 1996	4.53
Actual Quantity Release Exponent 1996	2
Annual Release Limit 1997	0.001
Annual Release Exponent 1997	-12
Actual Quantity Released 1997	0
Actual Quantity Release Exponent 1997	0
Annual Release Limit 1998	0.001
Annual Release Exponent 1998	-12
Actual Quantity Released 1998	0
Actual Quantity Release Exponent 1998	0
Date Stamp	1994 - 1997 (Annual Survey)

Discharge Consents

Records within 0-250m



Map ID 1

Grid Reference	425720E 403250N
Direction	East
Operator	Yorkshire Water Services Ltd
Property Type	Not stated
Location	Spring Vale Old Sewage Works Barnsley South Yorkshire
Catchment Area	Dn
Discharge Reference	S/UD/91
Date Issued	27/05/63
Discharge Type	Sewerage network - sewers - sewage - storm effluent
Discharge Environment	Not Stated
Receiving Watercourse	Don
Status	Current
Region	NE Region
Date Stamp	31 December 1998

Discharge Consents

Records within 251-500m

mapclient fail gb

Map ID	1
Grid Reference	425340E 403480N
Direction	North-West
Operator	Yorkshire Water Services Ltd
Property Type	Not stated
Location	Thurlstone Thurlestone Bridge Penistone Barnsley South Yorkshire
Catchment Area	Dn
Discharge Reference	S/UD/91
Date Issued	27/05/63
Discharge Type	Sewerage network - sewers - sewage - storm effluent
Discharge Environment	Not Stated
Receiving Watercourse	Don
Status	Current

Region	NE Region
Date Stamp	31 December 1998
Map ID	1
Grid Reference	425340E 403480N
Direction	North-West
Operator	Yorkshire Water Services Ltd
Property Type	Not stated
Location	Thurlstone Thurlestone Bridge Penistone Barnsley South Yorkshire
Catchment Area	Dn
Discharge Reference	S/UD/91
Date Issued	30/06/93
Discharge Type	Sewerage network - sewers - sewage - storm effluent
Discharge Environment	Not Stated
Receiving Watercourse	Don
Status	Current
Region	NE Region
Date Stamp	31 December 1998

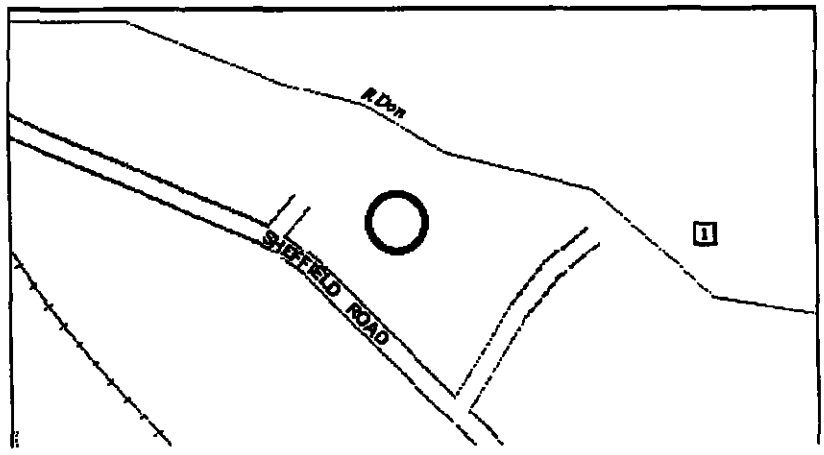
Landfill Sites

Records within 251-500m

Grid Reference	425125E 403125N
Direction	West
Easting (Site Centroid)	425139
Northing (Site Centroid)	403128
Site Reference	4400/0506
Licence Reference	WD20/B546
Location	Churchfield Rd, Penistone, Sheffield
Estimated Area (sq m)	6030
Region	North East Region
Date Stamp	April 1991 to Nov 1999

Pollution Incidents

Records within 251-500m





Map ID	1
Grid Reference	425750E 403250N
Direction	East
Location	Off Sheffield Rd, Spring Vale, Penistone D/s Trs. Stn/gdn Cntr
Water Course	271200536a
Date	24/04/1997
Incident Number	SH970132
Water Type	Freshwater Course
Severity	Category 3 - Minor Incident
Catchment	Don
Region	North East Region
Date Stamp	22 November 1994 - 31 December 1998

Radioactive Consents

Records within 251-500m

mapclient fail gb

Map ID	1
Grid Reference	425700E 402900N
Direction	South-East
Environment Agency Region	North East
Environment Agency Area	Ridings
Local Authority	Barnsley Metropolitan Borough Council
Original permission number	AC3493
Permission Number	AC3493
Process Schedule	Keeping And Use Of Radioactive Materials (was RSA 60 Section 1).
Operator	LAVENDER INTERNATIONAL
Address	Unit 7 Penistone Station Sheffield
County	South Yorkshire
Postcode	S30 6HG

River Quality Survey

Records within 0-250m

Grid Reference	425406E 403347N
Direction	-
River Name	River Don
Reach	Scout Dykee Cubley Brook
Length of Reach (km)	1.08951
Grade (Chemical)	B
Grade Meaning (Chemical)	Good
Grade (Biological)	c
Grade Meaning (Biological)	Fairly Good
BOD	4 (mg/l) 90-percentile
Ammonia	0.6 (mg n/l) 90-percentile
Dissolved Oxygen	70 (% saturation) 10-percentile
Ecological Quality Index (TAXA)	0.55
Ecological Quality Index (ASPT)	0.77
Flow (over survey period)	<0.62(cumecs)
Flow (long term estimation)	<0.62(cumecs)
Flow Type	River
Chemistry Upgrade	Same
Biology Upgrade	Same
Significant Differences	Chem Higher
Phosphate Level (mg/l):	0.06 Mg/l Phosphate
Nitrate Level (mg/l)	9.1
Population Within 300m	1595
Population Within 600m	3068
Date Stamp	1993 to 1998 (Annual Survey)

Map ID	not mapped
Grid Reference	425394E 403201N
Direction	-
River Name	Cubley Brook
Reach	The Green River Do
Length of Reach (km)	2.08257
Grade (Chemical)	E
Grade Meaning (Chemical)	Poor
Grade (Biological)	e
Grade Meaning (Biological)	Poor
BOD	15 (mg/l) 90-percentile
Ammonia	9.0 (mgn/l) 90-percentile
Dissolved Oxygen	20 (% saturation) 10-percentile
Ecological Quality Index (TAXA)	0.30
Ecological Quality Index (ASPT)	0.50
Flow (over survey period)	<0.31(cumecs)

Flow (long term estimation)	<0.31(cumecs)
Flow Type	River
Chemistry Upgrade	Same
Biology Upgrade	Same
Significant Differences	Same
Phosphate Level (mg/l);	0.1 Mg/l Phosphate
Nitrate Level (mg/l)	17.95
Population Within 300m	2718
Population Within 600m	4347
Date Stamp	1993 to 1998 (Annual Survey)

Map ID	not mapped
Grid Reference	425551E 403218N
Direction	-
River Name	River Don
Reach	Cubley Brooj Cheesebottom ST
Length of Reach (km)	3.99007
Grade (Chemical)	B
Grade Meaning (Chemical)	Good
Grade (Biological)	d
Grade Meaning (Biological)	Fair
BOD	4 (mg/l) 90-percentile
Ammonia	0.6 (mg n/l) 90-percentile
Dissolved Oxygen	70 (% saturation) 10-percentile
Ecological Quality Index (TAXA)	0.45
Ecological Quality Index (ASPT)	0.65
Flow (over survey period)	<0.62(cumecs)
Flow (long term estimation)	<0.62(cumecs)
Flow Type	River
Chemistry Upgrade	Same
Biology Upgrade	Same
Significant Differences	Chem Higher
Phosphate Level (mg/l);	0.02 Mg/l Phosphate
Nitrate Level (mg/l)	11.51
Population Within 300m	1381
Population Within 600m	1978
Date Stamp	1993 to 1998 (Annual Survey)

River Quality Survey

Records within 251-500m

Grid Reference	425173E 403373N
Direction	West
River Name	River Don
Reach	Scout Dykee Cubley Brook
Length of Reach (km)	1.08951

Grade (Chemical)	B
Grade Meaning (Chemical)	Good
Grade (Biological)	c
Grade Meaning (Biological)	Fairly Good
BOD	4 (mg/l) 90-percentile
Ammonia	0.6 (mg n/l) 90-percentile
Dissolved Oxygen	70 (% saturation) 10-percentile
Ecological Quality Index (TAXA)	0.55
Ecological Quality Index (ASPT)	0.77
Flow (over survey period)	<0.62(cumecs)
Flow (long term estimation)	<0.62(cumecs)
Flow Type	River
Chemistry Upgrade	Same
Biology Upgrade	Same
Significant Differences	Chem Higher
Phosphate Level (mg/l);	0.06 Mg/l Phosphate
Nitrate Level (mg/l)	9.1
Population Within 300m	1595
Population Within 600m	3068
Date Stamp	1993 to 1998 (Annual Survey)

Map ID	not mapped
Grid Reference	425306E 402968N
Direction	South-West
River Name	Cubley Brook
Reach	The Green River Do
Length of Reach (km)	2.08257
Grade (Chemical)	E
Grade Meaning (Chemical)	Poor
Grade (Biological)	e
Grade Meaning (Biological)	Poor
BOD	15 (mg/l) 90-percentile
Ammonia	9.0 (mgn/l) 90-percentile
Dissolved Oxygen	20 (% saturation) 10-percentile
Ecological Quality Index (TAXA)	0.30
Ecological Quality Index (ASPT)	0.50
Flow (over survey period)	<0.31(cumecs)
Flow (long term estimation)	<0.31(cumecs)
Flow Type	River
Chemistry Upgrade	Same
Biology Upgrade	Same
Significant Differences	Same
Phosphate Level (mg/l);	0.1 Mg/l Phosphate
Nitrate Level (mg/l)	17.95
Population Within 300m	2718

Population Within 600m	4347
Date Stamp	1993 to 1998 (Annual Survey)
Map ID	not mapped
Grid Reference	425835E 403070N
Direction	South-East
River Name	River Don
Reach	Cubley Brooj Cheesebottom ST
Length of Reach (km)	3.99007
Grade (Chemical)	B
Grade Meaning (Chemical)	Good
Grade (Biological)	d
Grade Meaning (Biological)	Fair
BOD	4 (mg/l) 90-percentile
Ammonia	0.6 (mg n/l) 90-percentile
Dissolved Oxygen	70 (% saturation) 10-percentile
Ecological Quality Index (TAXA)	0.45
Ecological Quality Index (ASPT)	0.65
Flow (over survey period)	<0.62(cumecs)
Flow (long term estimation)	<0.62(cumecs)
Flow Type	River
Chemistry Upgrade	Same
Biology Upgrade	Same
Significant Differences	Chem Higher
Phosphate Level (mg/l);	0.02 Mg/l Phosphate
Nitrate Level (mg/l)	11.51
Population Within 300m	1381
Population Within 600m	1978
Date Stamp	1993 to 1998 (Annual Survey)

Technos Limited

Non Operational Landfill

Records within 0-250m

Grid Reference	425350E 403200N
Direction	West
Site Easting	425200
Site Northing	403100
National Grid Reference	SE 252 031
Grid Precision	100m
Site Category	LANDFILL
Site Address	Churchfield Road Penistone
Site Town	SHEFFIELD
Site County	South Yorkshire
Licence Number	WD20 B 546 MOD 1

Date Issued	FEB-1987
Authority	Environment Agency - North East Region - Ridings Area (Rotherham)
Site Status	Licence lapsed/cancelled/defunct/not applicable/surrendered
Most difficult waste permitted for landfill	Difficult
Maximum permitted rate of input	Medium (< 75,000 tonnes/year)
Limitations on sources of waste	Waste produced/controlled by licence holder
Operator	Hi-Tec Integrity Castings Ltd
Approved wastes	Industrial/Process Wastes Miscellaneous Descriptions
Wastes needing prior approval	Industrial/Process Wastes
Date Stamp	Nov 1999

Non Operational Landfill

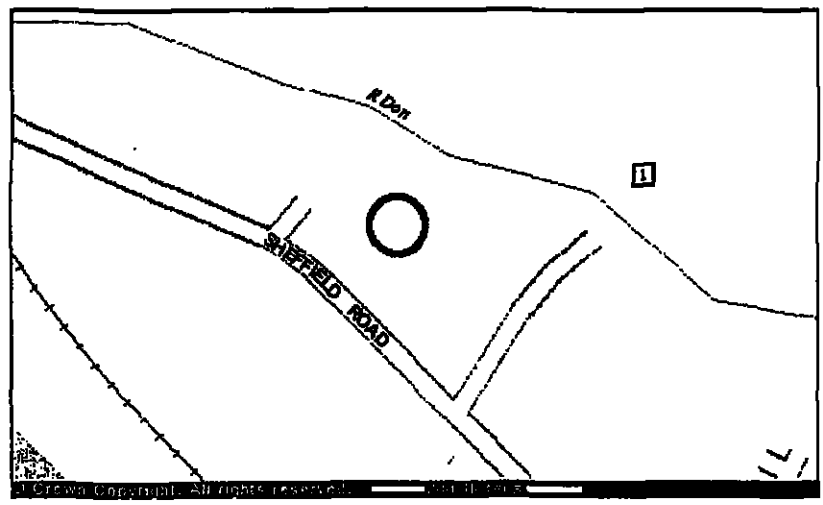
Records within 251-500m

Grid Reference	425203E 403063N
Direction	South-West
Site Easting	425200
Site Northing	403100
National Grid Reference	SE 252 031
Grid Precision	100m
Site Category	LANDFILL
Site Address	Churchfield Road Penistone
Site Town	SHEFFIELD
Site County	South Yorkshire
Licence Number	WD20 B 546 MOD 1
Date Issued	FEB-1987
Authority	Environment Agency - North East Region - Ridings Area (Rotherham)
Site Status	Licence lapsed/cancelled/defunct/not applicable/surrendered
Most difficult waste permitted for landfill	Difficult
Maximum permitted rate of input	Medium (< 75,000 tonnes/year)
Limitations on sources of waste	Waste produced/controlled by licence holder
Operator	Hi-Tec Integrity Castings Ltd
Approved wastes	Industrial/Process Wastes Miscellaneous Descriptions
Wastes needing prior approval	Industrial/Process Wastes

Date Stamp	Nov 1999

Non Operational Waste Treatment Sites

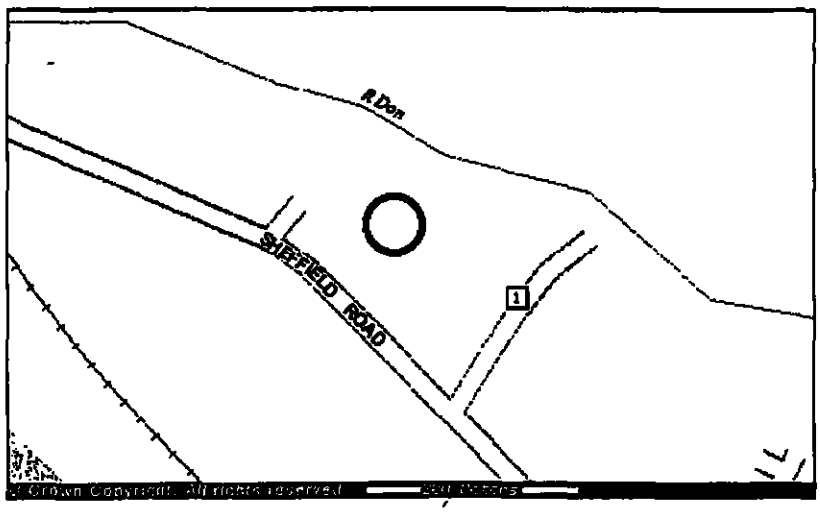
Records within 0-250m



Map ID	1
Grid Reference	425700E 403300N
Direction	East
Grid Precision	100m
National Grid Reference	SE 257 033
Site Address	Sheffield Road Spring Vale Penistone
Site Town	SHEFFIELD
Site County	South Yorkshire
Authority	Environment Agency - North East Region - Ridings Area (Rotherham)
Licence Number	WD 5 B 3
Date Issued	NOV-1978
Site Status	Record superseded
Site Category	CIVIC AMENITY
Most difficult waste permitted for transfer	Putrescible
Maximum permitted rate of input	Undefined
Limitations on sources of waste	No known restriction on source of waste
Operator	Barnsley M.B.C.
Operators Address	Cleansing Div. Smithies La.Depot
Town	BARNSLEY
County	South Yorkshire
Contact	L COLLETT
Approved wastes	Houshold/Domestic
Date Stamp	Nov 1999

Operational Waste Treatment Sites

Records within 0-250m



Map ID	1
Grid Reference	425600E 403200N
Direction	-
Grid Precision	100m
National Grid Reference	SE 256 032
Site Address	Springvale Penistone
Site Town	SHEFFIELD
Site County	South Yorkshire
Authority	Environment Agency - North East Region - Ridings Area (Rotherham)
Licence Number	WD20 B 973 MOD 3
Date Issued	JUN-1993
Site Status	Operational as far as is known
Site Category	CIVIC AMENITY
Most difficult waste permitted for transfer	Difficult
Maximum permitted rate of input	Small (<25,000 tonnes/year)
Limitations on sources of waste	No known restriction on source of waste
Operator	B.D.R. Waste Disposal Ltd
Operators Address	Templeborough House Mill Close
Town	ROTHERHAM
County	South Yorkshire
Postcode	S60 1BZ
Contact	H.OFF.=01709 841002

Approved wastes	Fuel/Oils/Greases Difficult Wastes Biodegradable/Putrescible Commerical Houshold/Domestic Metal Scrap/Machinery/Equipment Semi-inert
Prohibited wastes	Asbestos, any form or form unspecified
Date Stamp	Nov 1999

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APPENDIX V

Notes on Limitations

NOTES ON LIMITATIONS

General

WSP Environmental Limited has prepared this report solely for the use of the Client and those parties with whom a warranty agreement has been executed, or with whom an assignment has been agreed. Should any third party wish to use or rely upon the contents of the report, written approval must be sought from WSP Environmental Limited; a charge may be levied against such approval.

WSP Environmental Limited accepts no responsibility or liability for:

a) the consequences of this document being used for any purpose or project other than for which it was commissioned, and

b) this document to any third party with whom an agreement has not been executed.

Phase I Environmental Audits

The work undertaken to provide the basis of this report comprised a study of available documented information from a variety of sources (including the Client), together with (where appropriate) a brief walk over inspection of the site and meetings and discussions with relevant authorities and other interested parties. The opinions given in this report have been dictated by the finite data on which they are based and are relevant only to the purpose for which the report was commissioned. The information reviewed should not be considered exhaustive and has been accepted in good faith as providing true and representative data pertaining to site conditions. Should additional information become available which may affect the opinions expressed in this report, WSP Environmental Limited reserves the right to review such information and, if warranted, to modify the opinions accordingly.

It should be noted that any risks identified in this report are perceived risks based on the information reviewed; actual risks can only be assessed following a physical investigation of the site.

Phase II Environmental Audits

The investigation of the site has been carried out to provide sufficient information concerning the type and degree of contamination, and ground and groundwater conditions to allow a reasonable risk assessment to be made. The objectives of the investigation have been limited to establishing the risks associated with potential human targets, building materials, the environment (including adjacent land), and to surface and groundwater.

The amount of exploratory work and chemical testing undertaken has necessarily been restricted by the short timescale available, and the locations of exploratory holes have been restricted to the areas unoccupied by the building(s) on the site and by buried services. A more comprehensive investigation may be required if the site is to be redeveloped as, in addition to risk assessment, a number of important engineering and environmental issues may need to be resolved.

For these reasons if costs have been included in relation to site remediation these must be considered as tentative only and must, in any event, be confirmed by a qualified quantity surveyor.

The exploratory holes undertaken, which investigate only a small volume of the ground in relation to the size of the site, can only provide a general indication of site conditions. The number of sampling points and the methods of sampling and testing do not preclude the

existence of localised "hotspots" of contamination where concentrations may be significantly higher than those actually encountered.

The risk assessment and opinions provided, inter alia, take in to consideration currently available guidance values relating to acceptable contamination concentrations; no liability can be accepted for the retrospective effects of any future changes or amendments to these values.

Geo-environmental investigations

The investigation of the site has been carried out to provide sufficient information concerning the type and degree of contamination, geotechnical characteristics, and ground and groundwater conditions to provide a reasonable assessment of the environmental risks together with engineering and development implications.

If costs have been included in relation to site remediation these must be confirmed by a qualified quantity surveyor.

The exploratory holes undertaken, which investigate only a small volume of the ground in relation to the size of the site, can only provide a general indication of site conditions. The opinions provided and recommendations given in this report are based on the ground conditions apparent at the site of each of the exploratory holes. There may be exceptional ground conditions elsewhere on the site which have not been disclosed by this investigation and which have therefore not been taken into account in this report.

The comments made on groundwater conditions are based on observations made at the time that site work was carried out. It should be noted that groundwater levels will vary owing to seasonal, tidal and weather related effects.

The scope of the investigation was selected on the basis of the specific development proposed by the Client and may be inappropriate to another form of development or scheme.

The risk assessment and opinions provided, inter alia, take in to consideration currently available guidance values relating to acceptable contamination concentrations; no liability can be accepted for the retrospective effects of any future changes or amendments to these values.