SOUTH YORKSHIRE HOUSING ASSOCIATION

Proposed Development at
Croft Avenue, Royston, Barnsley

Site Investigation Report

Paul Colgrave
Colgrave Lee & Partners

30th September 2008

Colgrave Lee and Partners
CIVIL AND STRUCTURAL ENGINEERING CONSULTANTS
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352 Cemetery Road
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Sheffield S11 8FT
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email: mail@colgrave-lee.co.uk

PC/BS
30th September 2008

South Yorkshire Housing Association
43/47 Wellington Street
Sheffield
S1 4HF

For the attention of Ms S Stapleton-Smith

Dear Sirs

Proposed Development at Croft Avenue, Royston, Barnsley

Site Investigation Report

1. **Records**

From the attached O.S. sheets from 1854 to 2004 it can be seen that the site was 'green fields' until approximately 1960 when the semi detached houses, recently demolished were built.

2. **Searches**

From the attached environmental searches it can be seen that:

- the site is not within 250m of an indicative flood plain.
- there is a 'low' radon risk, however, basic radon protection should be installed.
- the site is within a former coal mining area (see the attached report).
- the site is not within 250m of a known landfill site.
- although there are records of past and current industries around the site it is unlikely serious contamination exists within the site boundaries.

cont....

P. Colgrave
B.Eng.(Hons), C.Eng., F.I.C.E., F.I.Struct.E., M.I.Mgt.

3. **Coal Mining**

From the attached Coal Authority Report it can be seen that any ground movement from past workings should now have ceased. There are no records of mine shafts or geological faults across the site.

4. **Geology**

From the attached Geological maps it can be seen that mudstone/sandstone rock underlies the superficial deposits on the site.

5. **Trial Pits**

Five trial pits were excavated on 30th September 2008 and their locations plotted on the attached plan.

Trial Pits 1 and 2 revealed:
100mm topsoil on
400mm demolition rubble on
1200mm firm to stiff brown clay on weathered rock.

Trial Pits 3, 4 and 5 revealed:
100 to 200mm topsoil on
300mm demolition rubble on
1300mm firm to stiff grey/brown clay on weathered rock.

No ground water was encountered.

Samples were taken for contamination tests.

Instantaneous gas testing in each of the trial pits revealed levels of methane and carbon dioxide to be negligible (i.e. <0.2%)

6. **Soakaways**

Due to the thickness of the clay substrata and the underlying rock soakaways are considered unsuitable for the site.

cont....

7. **Comments and recommendations**

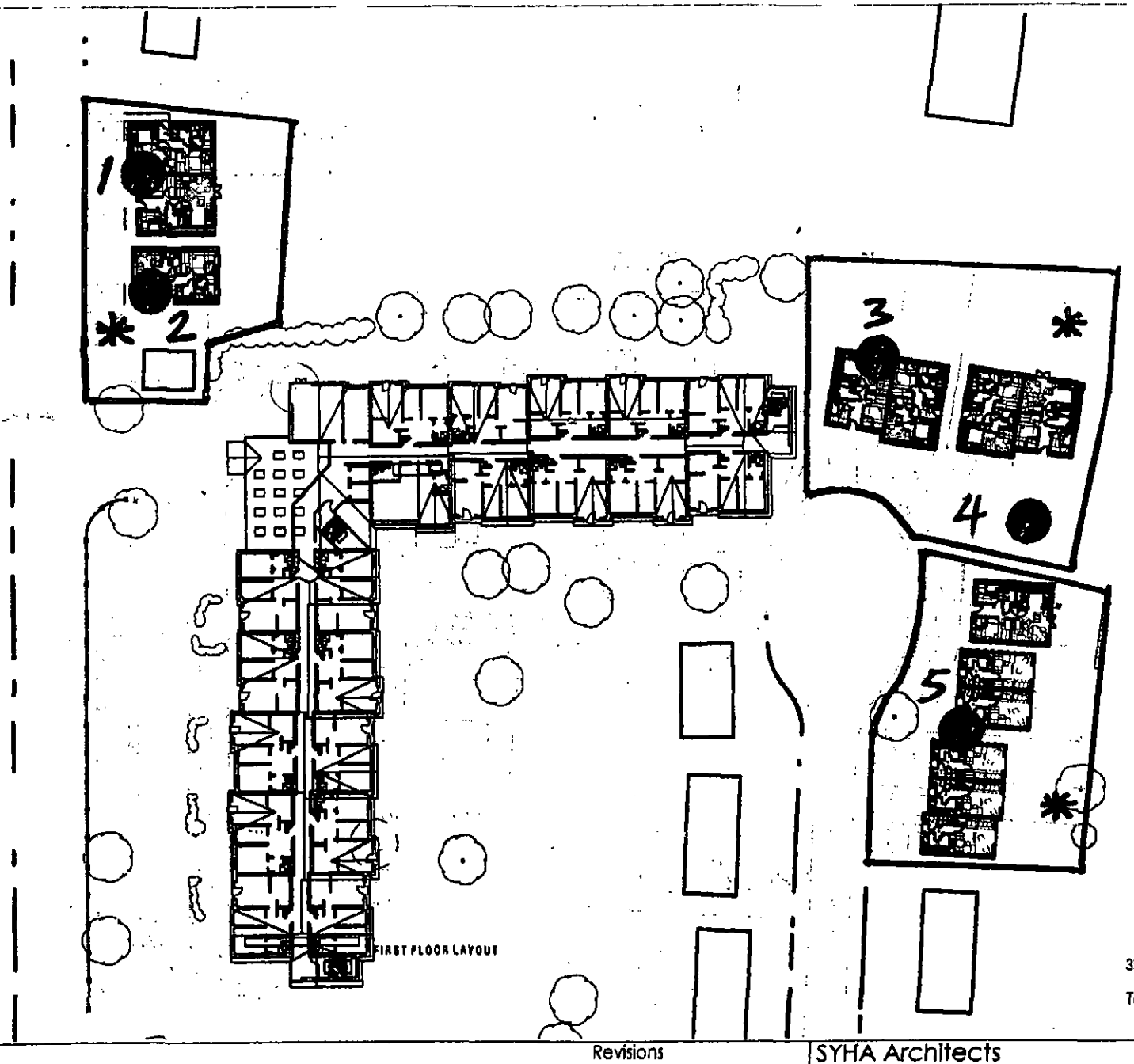
From the above we recommend concrete 'trench fill' strip foundations, mesh reinforced to restrict differential settlement and founded at a minimum of 900mm below ground level, deeper where influenced by trees. Sulphate resisting cement is recommended.

Naturally vented suspended 'beam and block' ground floors should be used with taped visqueen 2000 dpm's lapped with the wall dpc's.

Samples have been taken for contamination testing and recommendations will be forwarded at a later date.

P. Colgrave

Paul Colgrave
Colgrave Lee & Partners



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General Notes

Revisions

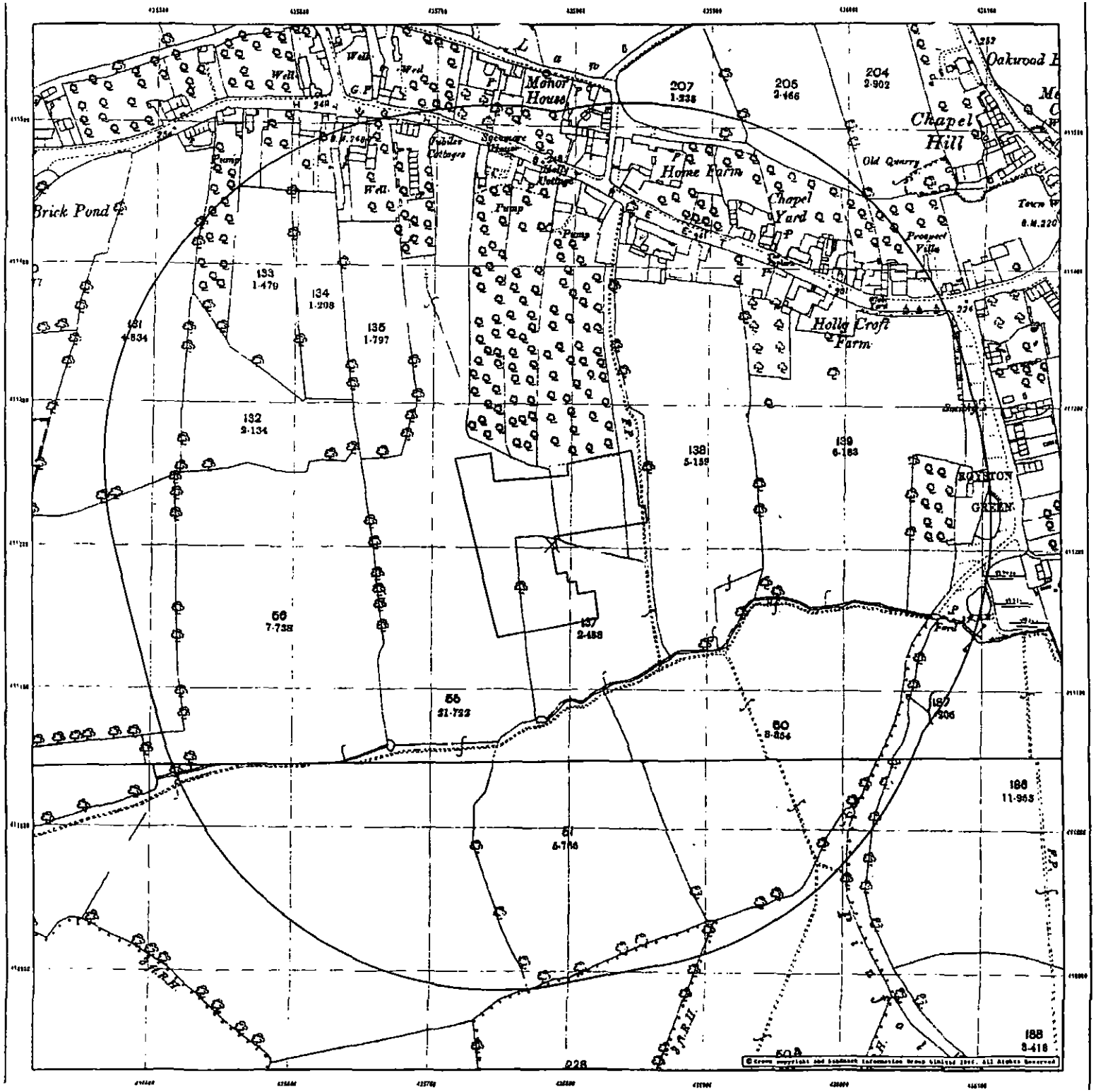
TRIAL PIT LOCATIONS

Gross Site Area : 7,685.7m2 (0.77ha)

SYHA Architects
43-47 Wellington Street, Sheffield, S1 4HF
tel: 0114 2900 278
fax: 0114 2900 290
web: www.syha.co.uk

syha

Drawn: MayOS
Job: Croft Ave / Eden Ave, Raptor
Client: South Yorkshire Housing Association Ltd
Drawing No: 94



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CLIENT DETAILS Envirocheck Order No. EC20263245_1_1

Customer Ref: Mrs B Shaw.SYHA
Calgrove Lee & Partners
Omega Court 274 Cemetery Road
Sheffield
Yorkshire S11 8FT

SITE DETAILS Grid Reference 435790 411200

Meadstead
Baiae Avenue
Royston
Barnsley
S71 4JX

Historical Map Legend

Quarry
Sand Pit
Marsh
Reeds
Gravel Pit
Clay Pit
Rough Pasture
Furze
Refuse Heap
Shingle
Osiers
Ford
Railway crossing River or Canal
Railway crossing Road
Level Crossing
Embankment
Cutting
Road crossing Railway
Road over single Stream
Road over River or Canal
Arrow denotes flow of Water

Ordnance Survey County Series 1

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 mainland urban areas and by 1890 it covered the whole of what was 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 inconsistencies at outlying areas.

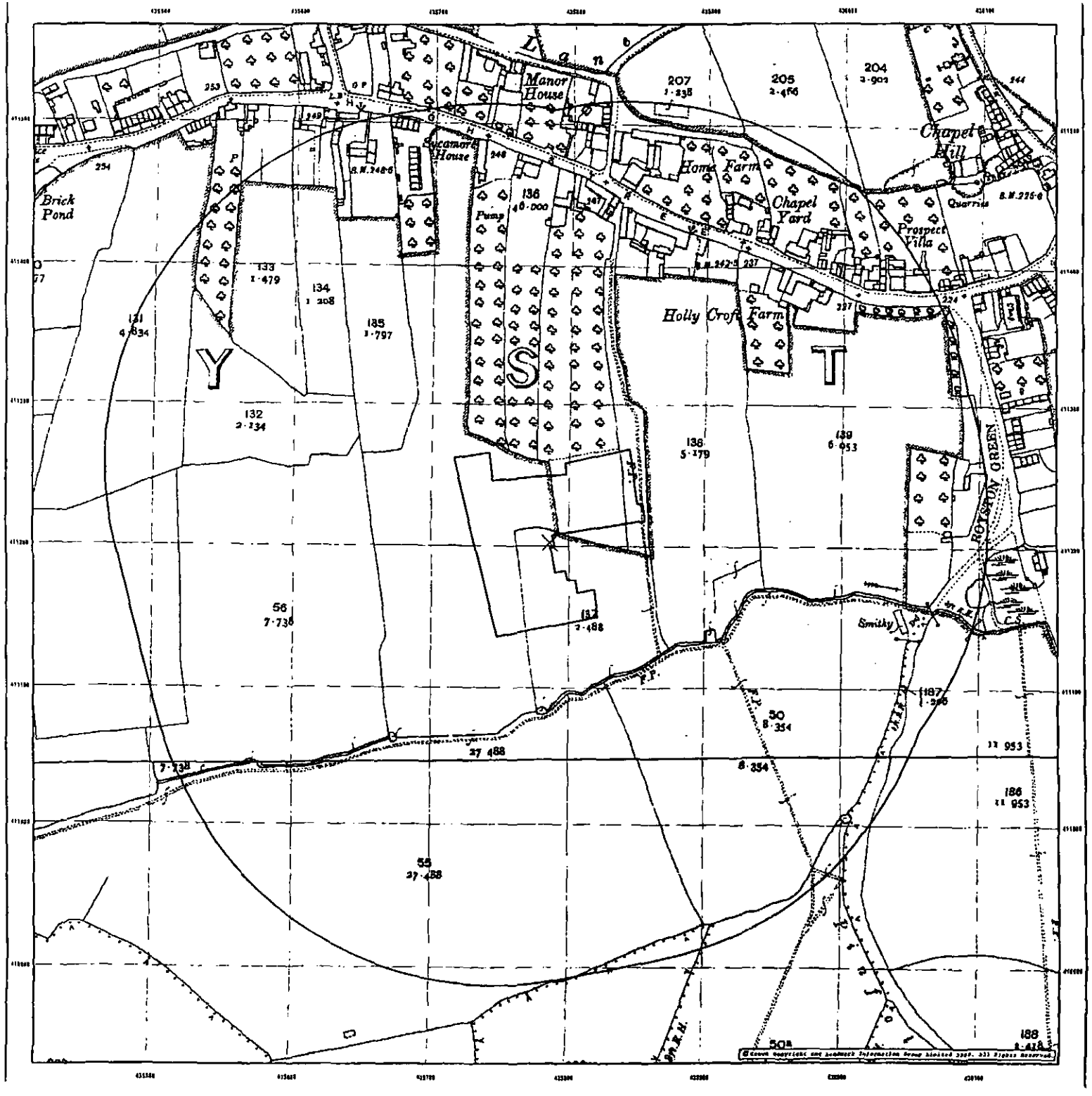
YORKSHIRE
Published 1893
Source map scale - 1:2,500

1893
1893

Date(s) of Publication

Ordnance Survey
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SITE DETAILS Grid Reference 435790 411200

Meadstead
Dales Avenue
Royston
Barnsley
S71 4JX

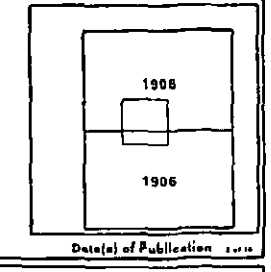
Historical Map Legend

Quarry	Sand Pit	Marsh	Reeds
Gravel Pit	Clay Pit	Rough Pasture	Furze
Refuse Heap	Shingle	Osiers	Ford
Railway crossing River or Canal	Railway crossing Road	Level Crossing	
Embankment	Cutting	Road crossing Railway	
Road over single Stream	Road over River or Canal	Arrow denotes flow of Water	

Ordnance Survey County Series 2

The historical maps shown were reproduced from maps predominantly held at the scale selected for England, Wales and Scotland in the 1840's. In 1854 the 1:1,056 scale was adopted for mapping urban areas and by 1888 it covered the whole of what was considered to be the cultivated parts of Great Britain. The published date given on this sheet is often some years later than the surveyed date. Before 1936, all OS maps were based on the Cassini Projection, each independent surveys of a single county or group of counties, giving rise to significant inaccuracies in halfway areas.

YORKSHIRE
Published 1906
Source map scale - 1:2,500

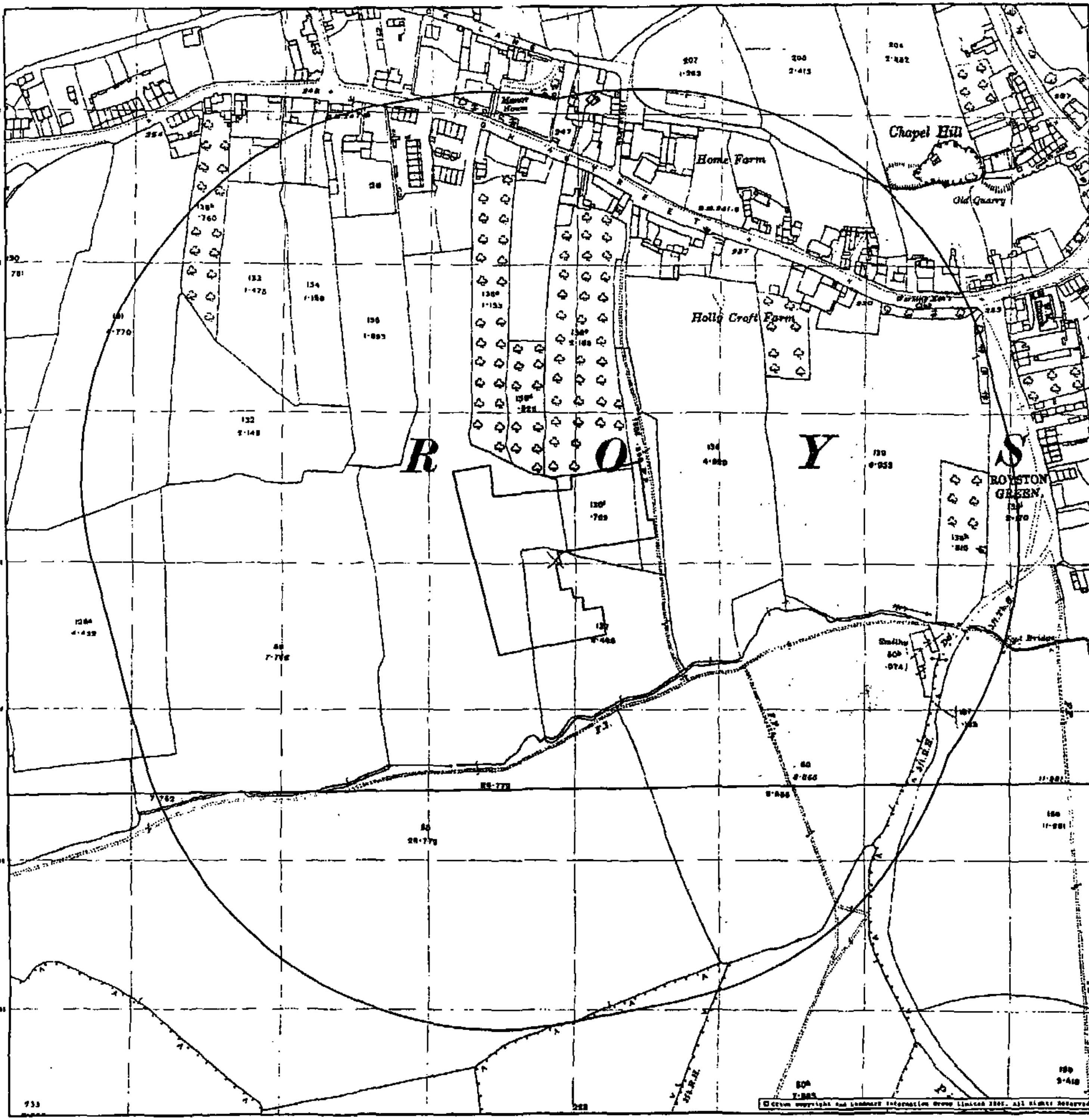


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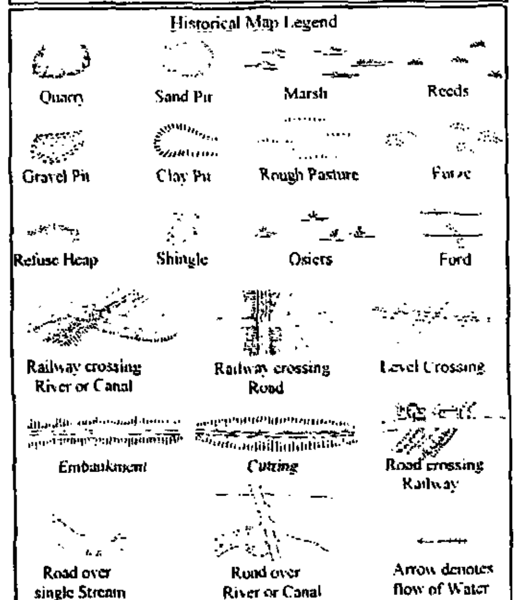
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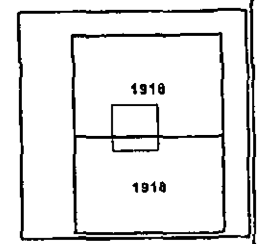
Royston
Barnsley
S71 4JX



Ordnance Survey County Series 3

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.

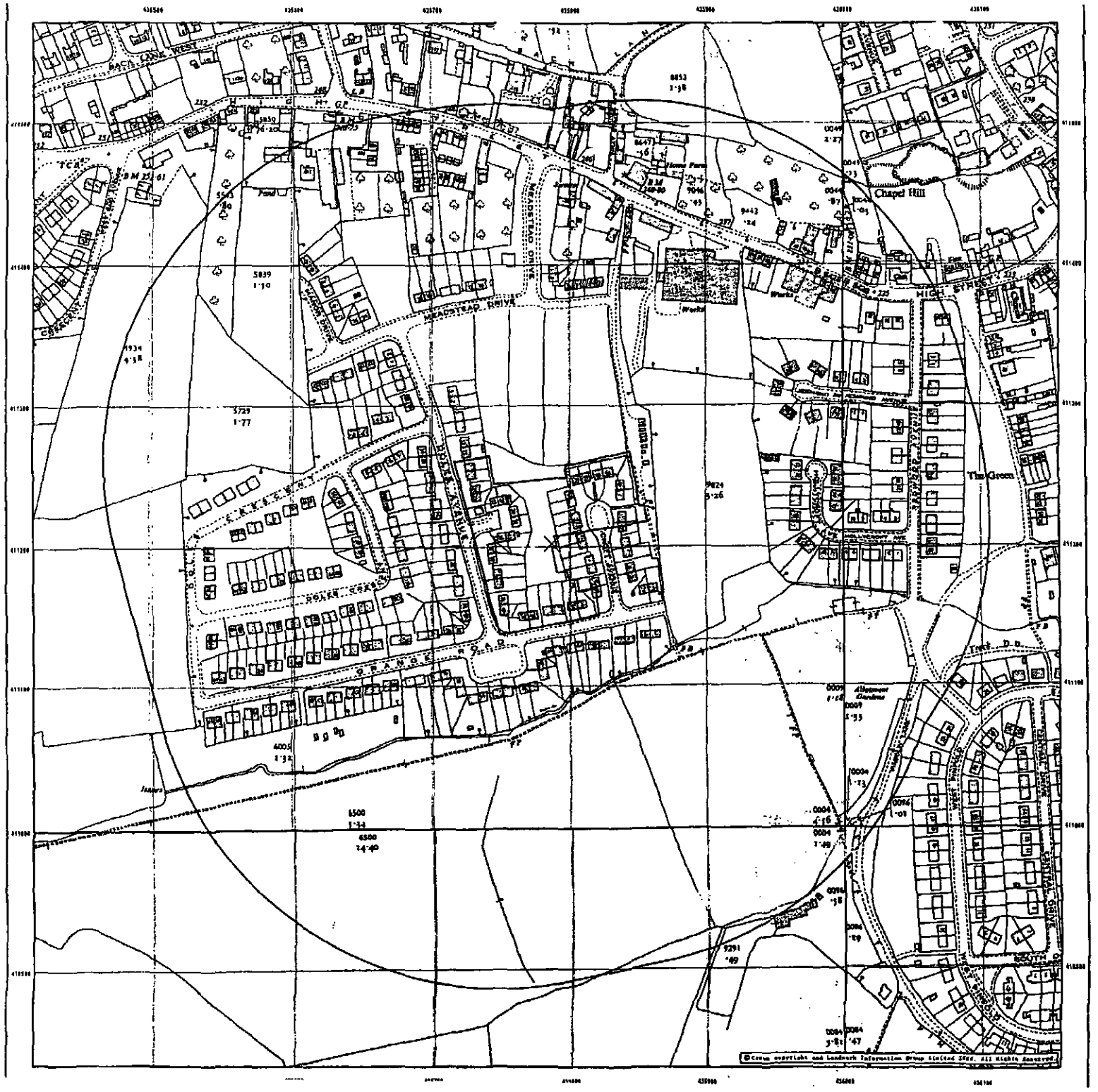
YORKSHIRE
Published 1918
Source map scale - 1:2,500



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Meadstead
Dales Avenue
Royston
Barnsley
S71 4JX

Historical Map Legend

Inactive Quarry, Chalk Pit or Clay Pit
Active Quarry, Chalk Pit or Clay Pit
Culvert
Slope
Slope
Pylon
Electricity Transmission Line
Direction of Water flow
Coppice, Osier
Marsh
Saltings
Orchard Tree
Reeds
Rough Grassland
Scrub
Heath
Bracken
Coniferous Tree (Surveyed)
Coniferous Tree (Not Surveyed)
Non-coniferous Tree (Surveyed)
Non-coniferous Tree (Not Surveyed)

Ordnance Survey Plan 1

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 1856 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 1856, 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 adjoining areas

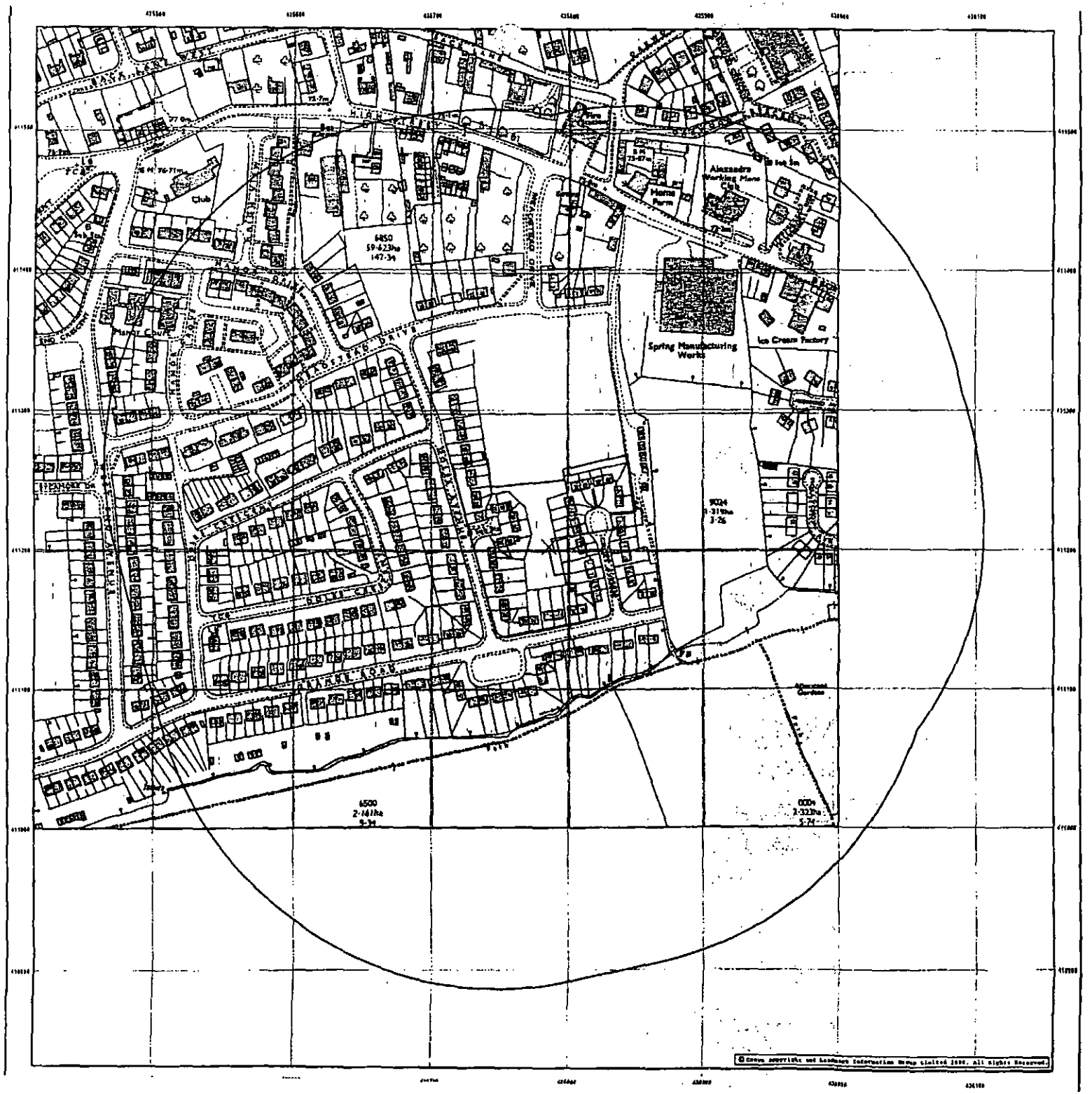
ORDNANCE SURVEY PLAN
Published 1962
Source map scale - 1:2,500

1962 1962
1962 1962

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Meadstead
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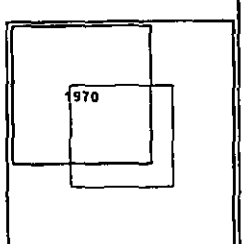
Historical Map Legend

Inactive Quarry, Chalk Pit or Clay Pit
Active Quarry, Chalk Pit or Clay Pit
Culvert
Slope
Slope
Pylon
Electricity Transmission Line
Direction of Water flow
Coppice, Osier
Marsh
Saltings
Orchard Tree
Reeds
Rough Grassland
Scrub
Heath
Bracken
Coniferous Tree (Surveyed)
Coniferous Tree (Not Surveyed)
Non-coniferous Tree (Surveyed)
Non-coniferous Tree (Not Surveyed)

Ordnance Survey Plan 2

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 1856 it covered the whole of what were considered to be the developed parts of Great Britain. The published date given on the OS25 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 overlying areas.

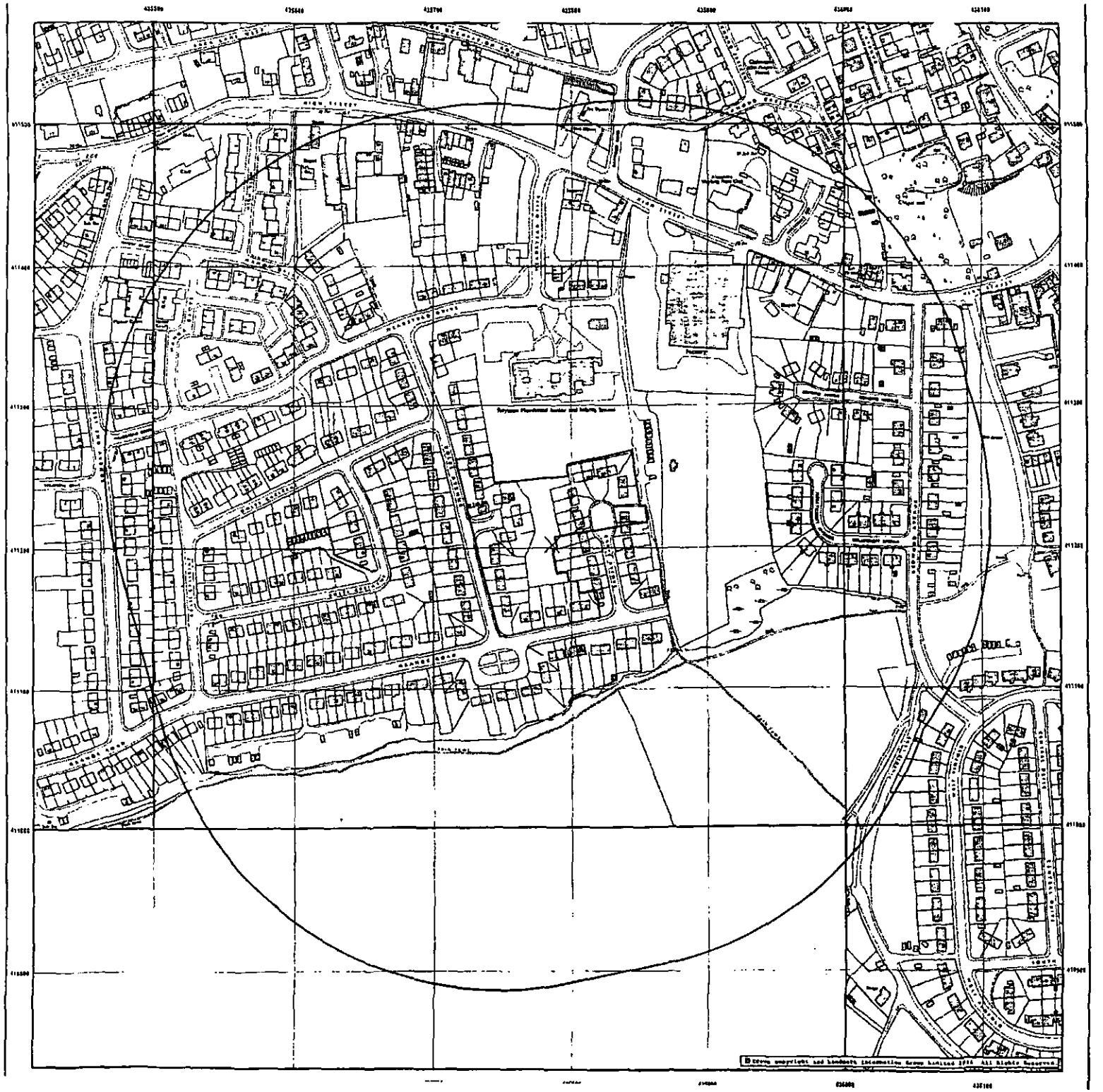
ORDNANCE SURVEY PLAN
Published 1970
Source map scale - 1:2,500



Date(s) of Publication 1970

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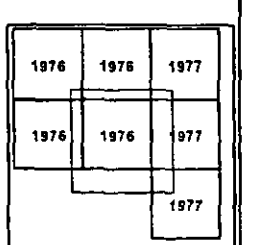
Historical Map Legend

Inactive Quarry, Chalk Pit or Clay Pit
Active Quarry, Chalk Pit or Clay Pit
Culvert
Slope
Slope
Pylon
Electricity Transmission Line
Direction of Water flow
Coppice, Osier
Marsh
Saltings
Orchard Tree
Reeds
Rough Grassland
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Coniferous Tree (Surveyed)
Coniferous Tree (Not Surveyed)
Non-coniferous Tree (Surveyed)
Non-coniferous Tree (Not Surveyed)

Ordnance Survey Plan 1

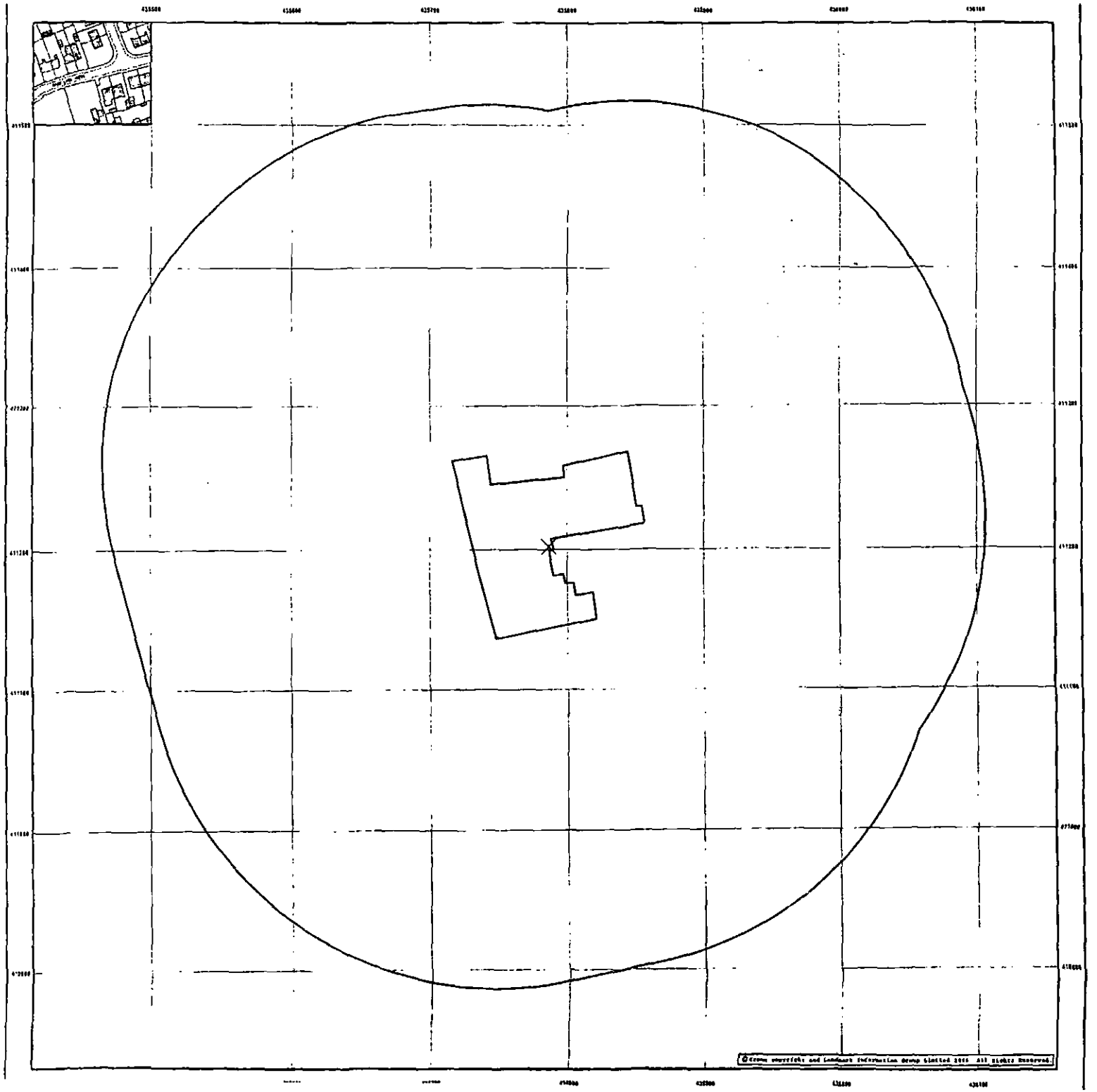
The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1855 it covered the whole of what was considered to be the cultivated parts of Great Britain. The published date given on the right is often some years later than the surveyed date. Before 1935, 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 matching areas

ORDNANCE SURVEY PLAN
Published 1976 to 1977
Source map scale - 1:1,250



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Meadowhead
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Barnsley
S71 4JX

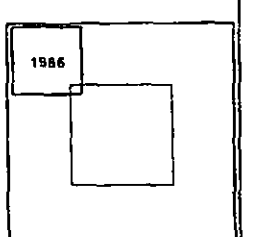
Historical Map Legend

Inactive Quarry, Chalk Pit or Clay Pit
Active Quarry, Chalk Pit or Clay Pit
Culvert
Slope
Slope
Pylon
Electricity Transmission Line
Direction of Water flow
Coppice, Osier
Marsh
Saltings
Orchard Tree
Reeds
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Scrub
Heath
Bracken
Coniferous Tree (Surveyed)
Coniferous Tree (Not Surveyed)
Non-coniferous Tree (Surveyed)
Non-coniferous Tree (Not Surveyed)

Ordnance Survey Plan 2

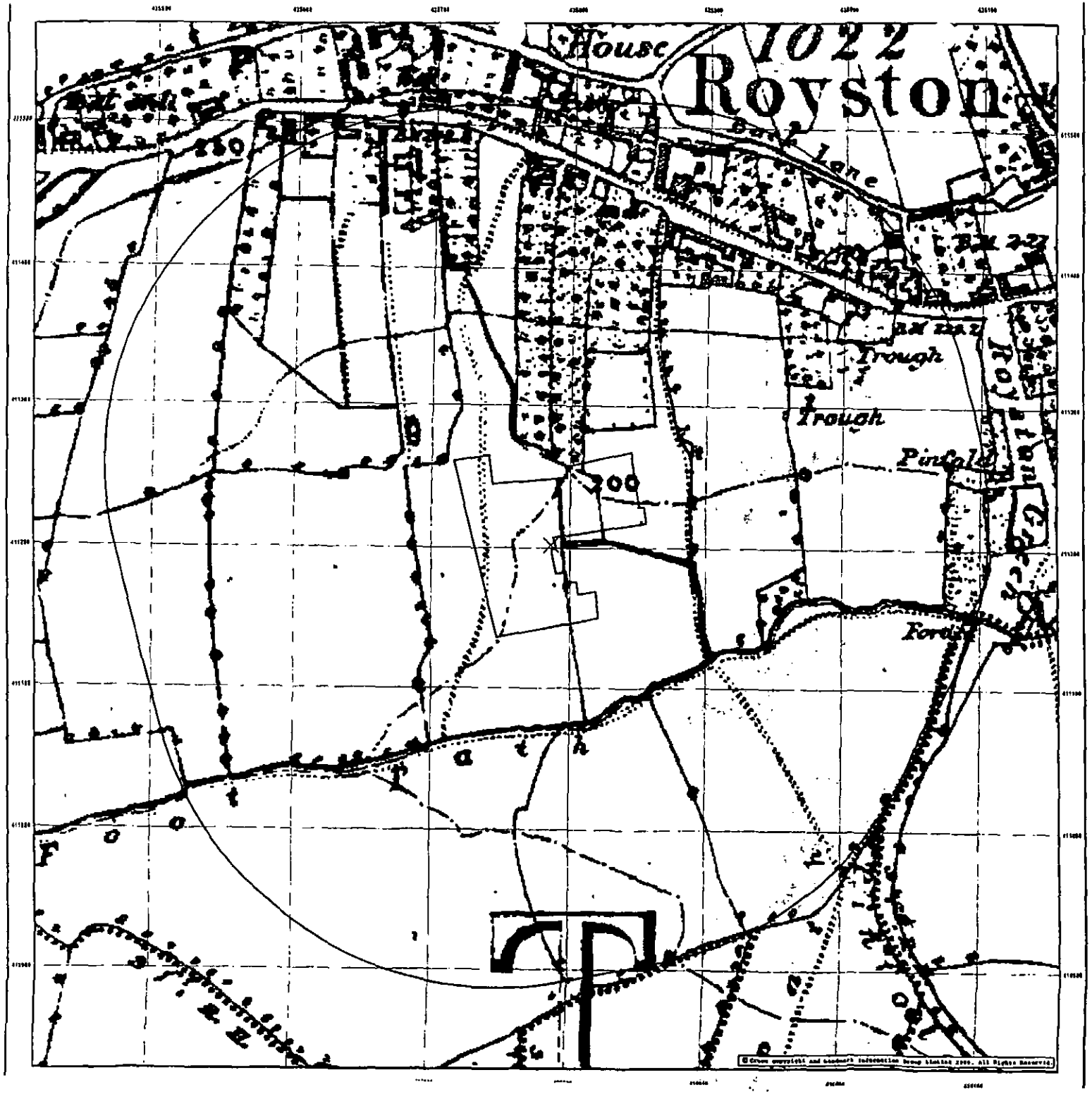
The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1891 it covered the whole of what were considered to be the additional parts of Great Britain. The published date given on the right is often many 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 mapping terms.

ORDNANCE SURVEY PLAN
Published 1986
Source map scale - 1:1,250



Date(s) of Publication 1 of 11

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Meadstead
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Barnsley
S71 4JX

Historical Map Legend

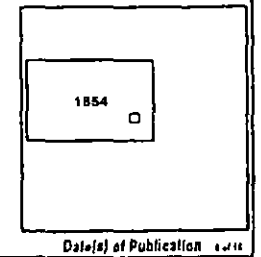
Quarry	Shingle	Railway over Road	Road over Railway
Gravel Pit	Sand Pit	Level Crossing	Railway over River
Other Pits		Road over Stream	Road over Stream
Rough Pasture	Furze	Road over River or Canal	
Marsh	Reeds	Sunken Road	
Osiers		Raised Road	
Arrow denotes flow of Water		Instrumental Contour	
		Sketched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

Ordnance Survey County Series 1

The historical maps shown were reproduced from maps predominantly held at the scale selected for England, Wales and Scotland in the 1840 s. to 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.

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 *minimised* - with all military names and other strategic sites removed. These maps were initially *unregistered* with the National Grid. In 1974, the first 1:10,560 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.

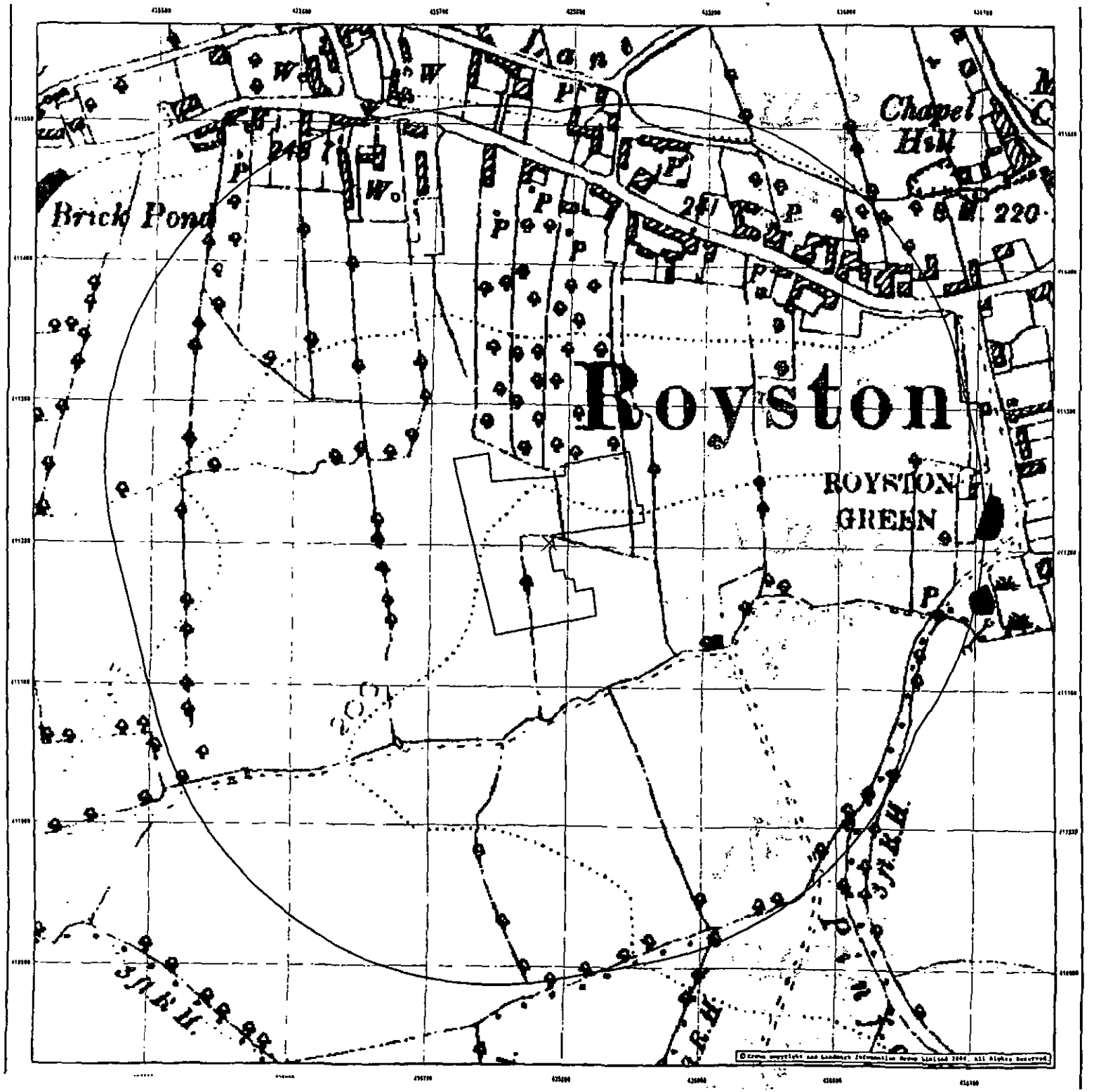
YORKSHIRE
Published 1854
Source map scale - 1:10,560



Date(s) of Publication

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Meadstead
Delce Avenue
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Historical Map Legend

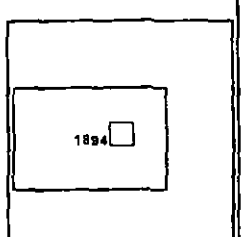
Quarry	Shingle	Railway over Road	Road over Railway
Gravel Pit	Sand Pit	Level Crossing	Railway over River
Other Pits		Road over Stream	Road over Stream
Rough Pasture	Furze	Road over River or Canal	
Marsh	Reeds	Sunken Road	
Osiers		Raised Road	
Arrow denotes flow of Water		Instrumental Contour	
		Sketched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

Ordnance Survey County Series 2

The historical maps shown were reproduced from maps progressively held at the scale selected 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 hand corner 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 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 undetailed - with all military camps and other strategic sites removed. These maps were shortly overplanned 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.*

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

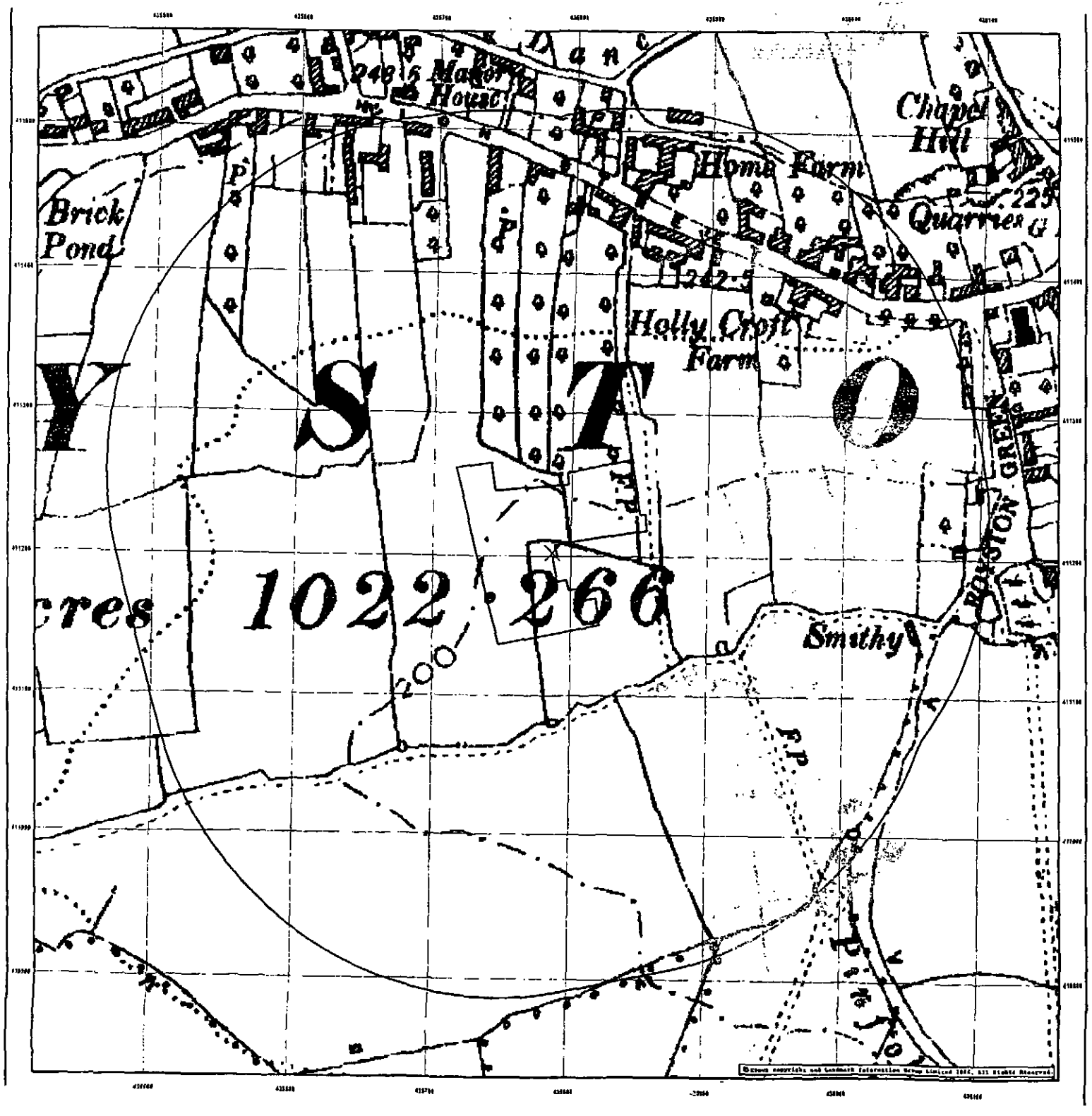


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Meadoland
Oates Avenue
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Barnsley
S71 4JX

Historical Map Legend

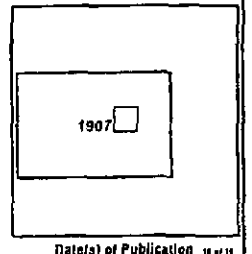
Quarry
Shingle
Railway over Road
Road over Railway
Gravel Pit
Sand Pit
Level Crossing
Railway over River
Other Pits
Road over Stream
Road over Stream
Rough Pasture
Furze
Road over River or Canal
Marsh
Reeds
Sunken Road
Raised Road
Osiers
Instrumental Contour
Arrow denotes flow of Water
Sketched Contour

Ordnance Survey County Series 3

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1929 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 illustrated is often some years later than the surveyed date. Before 1936, 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 unlicensed - 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.

YORKSHIRE
Published 1907
Source map scale - 1:10,560



Date(s) of Publication 10 of 11

Ordnance Survey Historical Records

LANDMARK® Information Group

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Yorkshire S11 8FT

SITE DETAILS Grid Reference 436790 411200

Meadstead
Dove Avenue
Royston
Barnsley
S71 4JR

Historical Map Legend

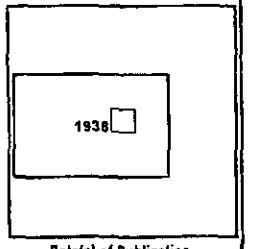
- Quarry
- Shingle
- Railway over Road
- Road over Railway
- Gravel Pit
- Sand Pit
- Level Crossing
- Railway over River
- Other Pits
- Road over Stream
- Road over Stream
- Rough Pasture
- Furze
- Road over River or Canal
- Marsh
- Reeds
- Sunken Road
- Raised Road
- Osiers
- Instrumental Contour
-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

Ordnance Survey County Series 4

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; Rural maps were used to upscale the 1:10,560 maps. The published date given on the right shoulders 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 inconsistencies 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 names and all or 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.

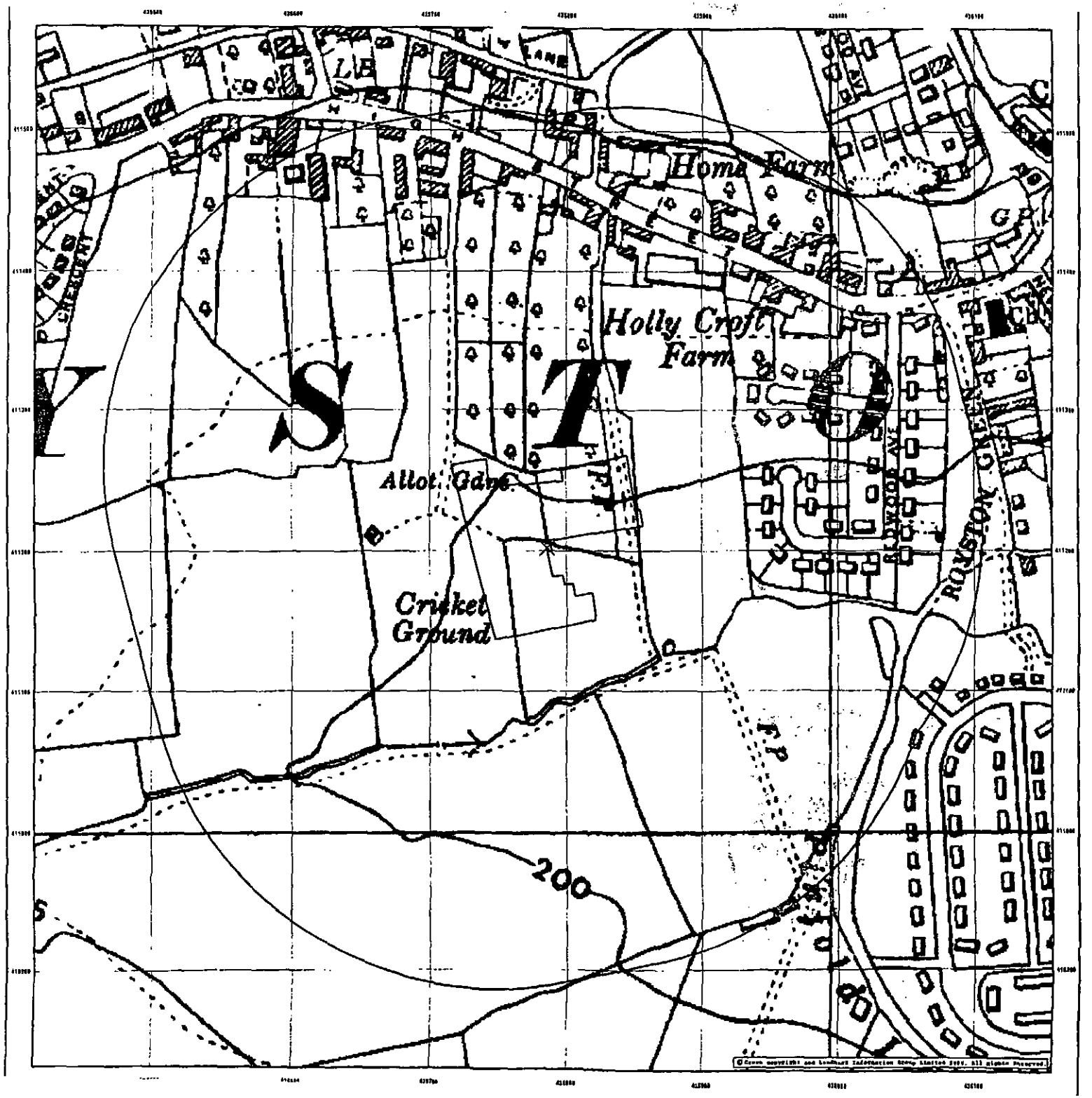
YORKSHIRE
Published 1938
Source map scale - 1:10,560



Date(s) of Publication

Ordnance Survey Historical Maps

LANDMARK® Information Group



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CLIENT DETAILS Envirocheck Order No. EC20263245_1_1

Customer Ref: Mrs B Shaw, SYHA
Colgrave Lee & Partners
Omega Court 374 Cemetery Road
Sheffield
Yorkshire S11 8FJ

SITE DETAILS Grid Reference 435790 411200

Meadowood
Dales Avenue
Royston
Barnsley
S71 4JX

Historical Map Legend

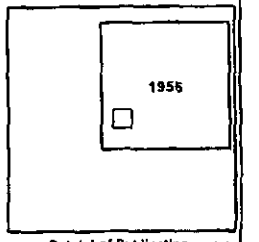
- Chalk Pit, Clay Pit, or Quarry
- Non-coniferous Trees
- Bracken
- Gravel Pit
- Coniferous Trees
- Heath
- Sand Pit
- Scrub
- Rough Grassland
- Lake, Loch or Pond
- Disused Pit or Quarry
- Pylon
- Reeds
- Electricity Transmission Line
- Refuse or Slag Heap
- Pylon
- Siltings
- Direction of Flow of Water
- Marsh
- Shingle
- Sand
- 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 1

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's, ie 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 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 inconsistencies in overlying 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.

ORDNANCE SURVEY PLAN
Published 1956
Source map scale - 1:10,560



Date(s) of Publication 12 of 16

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CLIENT DETAILS Envirocheck Order No. EC20263245_1_1

Customer Ref: Mrs B Shaw,BYHA
Calgrove Lee & Partners
Omega Court 374 Cemetery Road
Sheffield
Yorkshire S11 8FT

SITE DETAILS Grid Reference 435790 411200

Meadstead
Doles Avenue
Royston
Barnsley
S71 4JX

Historical Map Legend

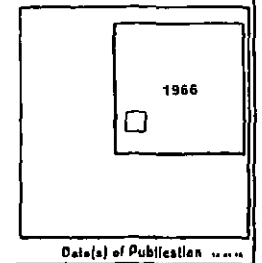
Chalk Pit, Clay Pit, or Quarry
Non-coniferous Trees
Bracken
Gravel Pit
Coniferous Trees
Heath
Sand Pit
Scrub
Rough Grassland
Lake, Loch or Pond
Disused Pit or Quarry
Pylon
Reeds
Electricity Transmission Line
Refuse or Slag Heap
Pylon
Saltings
Direction of Flow of Water
Marsh
Shingle
Sand
Cutting
Embankment
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 2

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 1:1,056 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 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 overlying areas.

In the late 1960 s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished, with all relevant roads and urban spreads often removed. These maps were normally overprinted with the National Grid. In 1975, 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.

ORDNANCE SURVEY PLAN
Published 1966
Source map scale - 1:10,560



Date(s) of Publication

Ordnance Survey Licensed Partner

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CLIENT DETAILS Envirocheck Order No. EC20263245_1_1

Customer Ref: Mrs P Shaw Syms
Colgrave Lee & Partners
Omega Court 376 Cemetery Road
Sheffield
Yorkshire S11 8FT

SITE DETAILS Grid Reference 435790 411200

Beadstead
Doles Avenue
Royston
Barnsley
S71 4JX

Historical Map Legend

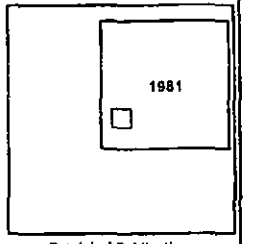
- Chalk Pit, Clay Pit, or Quarry
- Non-coniferous Trees
- Bracken
- Gravel Pit
- Coniferous Trees
- Heath
- Sand Pit
- Scrub
- Rough Grassland
- Lake, Loch or Pond
- Disused Pit or Quarry
- Pylon
- Reeds
- Electricity Transmission Line
- Refuse or Slag Heap
- Pole
- Saltings
- Direction of Flow of Water
- Marsh
- Shingle
- Sand
- 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 1

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 1855, all OS maps were based on the Cassini Projection, then independent surveys of a single county or group of counties, giving rise to significant inaccuracies in adjoining areas.

In the late 1940's a Provisional Edition was produced, which combined the 1:10,560 mapping from a number of sheets. The maps appear outlinished - with all military camps and other strategic sites removed. These maps were entirely georeferenced with the National Grid. In 1978, 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.

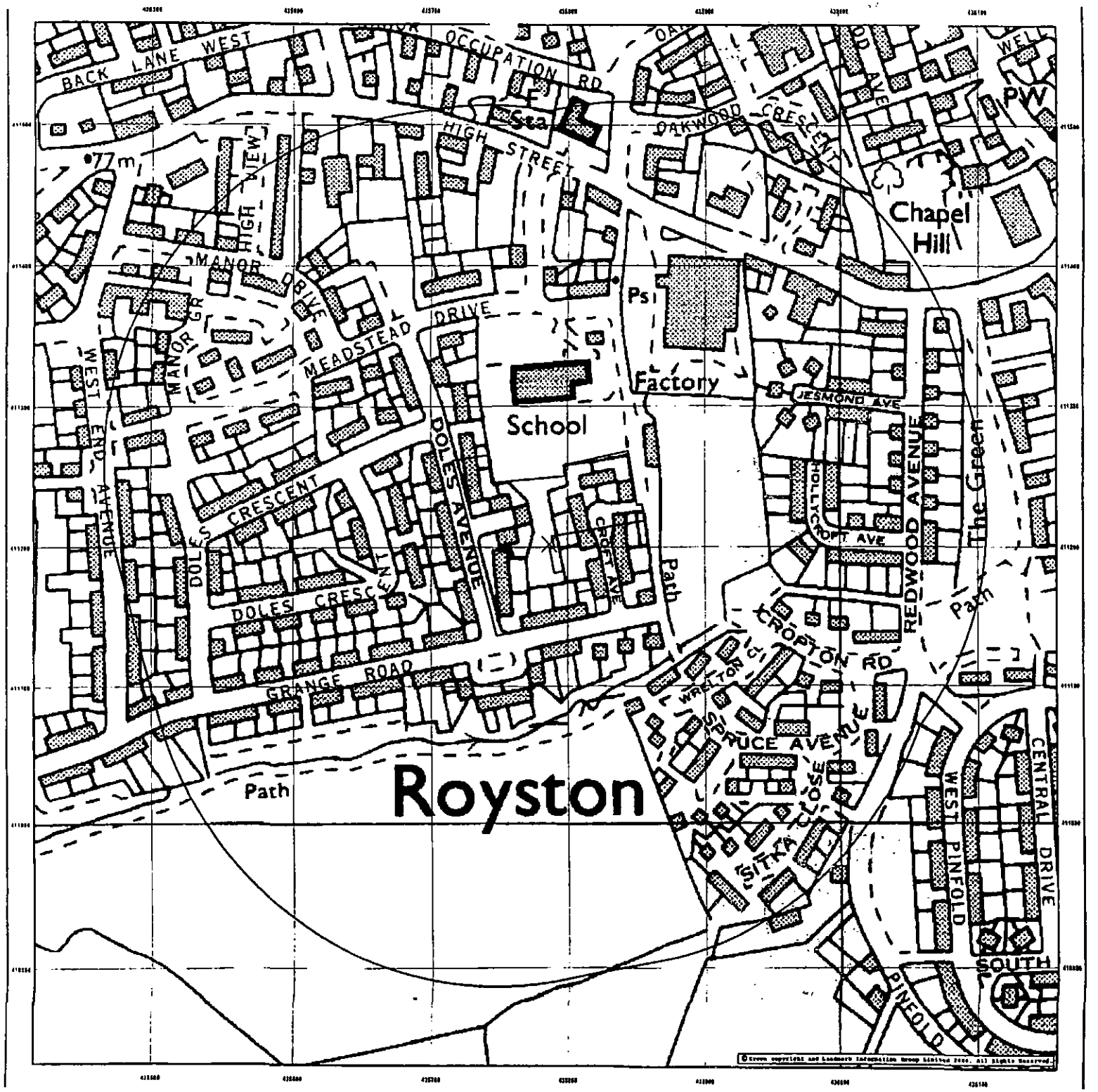
ORDNANCE SURVEY PLAN
Published 1981
Source map scale - 1:10,000



Date(s) of Publication

Ordnance Survey Licensed Partner

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CLIENT DETAILS Envirocheck Order No. EC20263245_1_1

Customer Ref: Mrs S Shaw,SYHA
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Omega Court 374 Cemetery Road
Sheffield
Yorkshire S11 8FT

SITE DETAILS Grid Reference 435790 411200

Meadstead
Doles Avenue
Royston
Barnsley
S71 4JX

Historical Map Legend

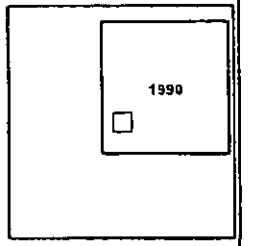
- Chalk Pit, Clay Pit, or Quarry
- Non-coniferous Trees
- Bracken
- Gravel Pit
- Coniferous Trees
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- Scrub
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- Embankment
- Standard Gauge Multiple Track
- Road Under
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- Level Crossing
- Foot Bridge
- Standard Gauge Single Track
- Siding, Tramway or Mineral Line
- Narrow Gauge

Ordnance Survey Plan 2

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1879 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 hand are 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 slight/slight inconsistencies in overlying areas.

By 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 names 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.

ORDNANCE SURVEY PLAN
Published 1990
Source map scale - 1:10,000



Date(s) of Publication 1990

Ordnance Survey Leaflet Partner

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CLIENT DETAILS Envirocheck Order No. EC20263245_1_1

Customer Ref: Mrs B Shaw,SYHA
Calgrove Lee & Partners
Omega Court 374 Cemetery Road
Sheffield
Yorkshire S11 8FT

SITE DETAILS Grid Reference 435790 411200

Meadstead
Doles Avenue
Royston
Barnsley
S71 4JX

Historical Map Legend

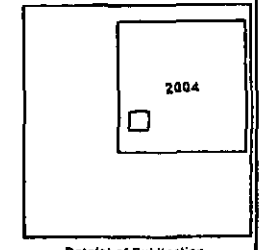
	Non-coniferous Trees		Pylon
	Coniferous Trees		Telephone Line (where shown)
	Orchard		Electricity Transmission Line (with poles)
	Rough Grassland		Gravel Pit
	Heath		Shingle
	Scrub		Refuse Tip or Slag Heap
	Marsh, Salt Marsh or Reeds	Sand	Sand
	County Boundary (England only)		Sand Pit
	Civil Parish or Community Boundary		Slopes
	Constituency Boundary		District, Unitary, Metropolitan, London Borough Boundary

10K Raster Mapping 1

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan® which replaced the old 1:10,000 maps originally published in 1978.

The data is highly detailed showing buildings, houses and field boundaries as well as all roads, tracks and paths. Road names are also included to gether with the relevant road number and classification. Boundary information depicting business county, unitary authority, district, civil parish and constituency

ORDNANCE SURVEY PLAN
Published 2004
Source map scale - 1:10,000



Date(s) of Publication

Ordnance Survey Licensed Partner

LANDMARK® Information Group



Map Legend

250m **Search Band** **Date Range: 1999 - 2001** **Image Resolution: 50cm**

Search Details

Search address	Meadstead Doles Avenue Royston Barnsley S71 4JX
Grid Reference	435783E 411215N
Date of Report	



Map Legend

Site location | 250m Search Band | Water Feature | Building Outline | Ordnance Survey Licensed Partner

Search Details

Search address	Meadstead Doles Avenue Royston Barnsley S71 4JX
Grid Reference	435783E 411215N
Date of Report	

Section A - Enquiries of Statutory Registers

	Enquiry	Reply	
	LANDFILL AND WASTE		
	Local Authority Landfill Sites		
A.1.1	Are there any Local Authority recorded landfill sites?	**within 0 - 250 metres?**	**No**
		within 251 - 500 metres?	**No**
	The following list shows if local authorities covering the area of search have made landfill data available.	Barnsley Metropolitan Borough Council - Has supplied landfill data Please refer to the Contacts section for contact information.	
	Landfill Sites		
A.1.2	Are there any landfill sites or waste management facilities licensed by the environment Agency under Part II of Environmental Protection Act 1990 or any BGS Recorded Landfill sites?	**within 0 - 250 metres?**	**No**
		within 251 - 500 metres?	**No**
	Waste Transfer		
A.2	Are there any Waste Transfer Sites (including scrapyards) licensed by the environment Agency under Part II of Environmental Protection Act 1990?	**within 0 - 250 metres?**	**No**
		within 251 - 500 metres?	**No**
	Waste Treatment and Disposal		
A.3	Are there any other sites licensed by the environment Agency under Part II of Environmental Protection Act 1990 to treat, keep or dispose of controlled waste?	**within 0 - 250 metres?**	**No**
		within 251 - 500 metres?	**No**
	REGULATED INDUSTRIES		
	Integrated Pollution Control (IPC) Regulations		
A.4	Are there sites authorised under Part 1 of the Environmental Protection Act 1990 or the Pollution Prevention and Control (England and Wales) Regulations 2000 to carry out processes subject to Integrated Pollution Control (IPC) or Integrated Pollution Prevention and Control (IPPC)?	**within 0 - 250 metres?**	**No**
		within 251 - 500 metres?	**No**
	Radioactive Substances		
A.5	Are there any sites registered by environment Agency under the Radioactive Substances Act 1993 to keep or use radioactive materials?	**within 0 - 250 metres?**	**No**
		within 251 - 500 metres?	**No**
	Storage of Hazardous Substances		
A.6	Are there any sites subject to hazardous substances consents granted by the relevant local authority under the Planning (Hazardous Substances) Act 1990?	**within 0 - 250 metres?**	**No**
		within 251 - 500 metres?	**No**
	Storage of Dangerous Substances		
A.7	Are there any sites regulated by the Health and Safety Executive for storing specific dangerous substances under the Notification of Installations Handling Hazardous Substances (NIHHS) Regulations 1982?	**within 0 - 250 metres?**	**No**
		within 251 - 500 metres?	**No**

Section A - Enquiries of Statutory Registers

Enquiry		Reply	
	Control of Major Accident Hazards		
A.8	Are there any sites regulated by the Health and Safety Executive under the Control of Major Accident Hazards (COMAH) Regulations 1999?	**within 0 - 250 metres?**	**No**
		within 251 - 500 metres?	**No**
	AIR		
	Emissions to Air		
A.9	Are there any sites subject to Local Authority Pollution Prevention and Control (LAPPC) under Part I of the Environmental Protection Act 1990 or the Pollution Prevention Control Act 1999?	**within 0 - 250 metres?**	**No**
		within 251 - 500 metres?	**No**
	WATER ABSTRACTION AND DISCHARGES		
	Abstraction Licences		
A.10	Are any sites licensed to abstract water by the environment Agency in accordance with the Water Resources Act 1991?	**within 0 - 250 metres?**	**No**
		within 251 - 500 metres?	**No**
	Discharges to Water		
A.11	Are there any authorisations issued by the environment Agency (and its predecessor, the National Rivers Authority) to discharge to the watercourse from non-IPC processes in accordance with the Water Resources Act 1991?	**within 0 - 250 metres?**	**No**
		within 251 - 500 metres?	**Yes**
		Please refer to the Additional Information section for details of records found.	
	CONTAMINATED LAND REGISTER		
	Contaminated Land Register Entries and Notices		
A.12	Are there any Contaminated Land Register Entries and Notices from the Local Authority as defined by 78(A) 2 of Part IIA of the Environmental Protection Act 1990?	**within 0 - 250 metres?**	**No**
		within 251 - 500 metres?	**No**
	CONTRAVENTIONS		
	Contraventions		
A.13	Are there any records of any enforcements, prohibitions, or prosecutions relating to enquiries in Section A or any Substantiated Pollution Incidents?	**within 0 - 250 metres?**	**No**
		within 251 - 500 metres?	**No**

Section A - Enquiries of Statutory Registers

Enquiry	Reply

Footnotes:

Question A.1 *The Licensed* Waste Management Facilities including landfill sites have been provided by the relevant environment Agency or Local Author (where available). At present no complete national dataset *exists for landfill site* boundaries, therefore, a point grid reference, provided by the data supplie used for some landfill sites. The point grid references supplied provide only an approximate position, and can vary from *the site entrance* to the centre of site. Where the positional accuracy of the site is unclear, a "buffer" zone is constructed around the point to warn of the possible presence of landfill.

Question A.2. The Waste Transfer Sites comprise both current and historic sites sourced from the relevant environment Agency. In certain cases it has b possible to source site boundaries.

Question A 3. The Waste Treatment and Disposal Sites comprise both current and historic sites sourced from the relevant environment Agency. In certai cases it has been possible to source site boundaries.

Question A.6 The response to this question is based on data supplied by Local Planning Authorities.

Question A.10 The response to this question is based on details of abstraction licences issued by the relevant Agency.

Question A.11 The response to this question is based on details of consents issued by the relevant environment Agency to discharge to the watercourse.

Question A.12 The contaminated land regulations, enacted in 2000, give effect to relevant sections of the Environmental Protection Act (1990) in regards t contaminated land. There are three sets of regulations that relate to England, Scotland and Wales. They are Contaminated Land (England) Regulations 2((SSI227), Contaminated Land (Scotland) Regulations 2000 (SI 178), and Contaminated Land (Wales) Regulations 2001 (WSI 2197) respectively. There is also statutory guidance that complements the regulations. The regulations give power to define special sites, contaminated land and to remediate any lanc defined as contaminated as well as exclude and apportion liability for remediation.

Section B - Enquiries Concerning Site History

Enquiry		Reply	
	LAND USE		
	Past Industrial Land Use		
B.1	Are there any industrial sites (indicating potentially contaminative land use) shown on historical Ordnance Survey maps?	**within 0 - 250 metres?**	**Yes**
		Please refer to the Additional Information section for details of records foun	
	Current Industrial Land Use		
B.2	Are there any industrial sites (indicating potentially contaminative land use) in Trade Listings?	**within 0 - 250 metres?**	**Yes**
		Please refer to the Additional Information section for details of records foun	

Footnotes:

Question B.1 Historical maps are a valuable and recognised source of information for investigating site history. They assist in identifying any previous potential contaminative uses or potential infilling of land which may have been carried out at a particular location.

The Historical Industrial Land Use data used in this reply is the result of a systematic analysis of 1:10,560 scale Ordnance Survey maps dating from the 1880s, as well as selected 1:10,000 scale Ordnance Survey National Grid Series.

Evidence of past potential contamination and potentially infilled land is drawn from a series of up to six historic map editions. The first of these editions wil be the earliest County Series maps, which date from between 1860 and 1890 and are to a scale of 1:10,560. The second edition of County Series maps dates from circa 1900, and the third circa 1930.

In addition, evidence of Historical Tanks and Energy Facilities has been identified from the location of text on 1:2,500 and 1:1,250 historical Ordnance Sur maps covering a period from 1943-1996.

Question B.2 The reply to this question is based on contaminative industrial uses identified from current published trade directories.

Section C - Enquiries Concerning Land Instability

Enquiry		Reply	
	SUBSIDENCE		
	Natural Ground Instability		
C.1	What is the potential for natural ground instability in the search area?	**Low** The BGS indicate that there is a low potential for natural ground instability i the search area. This does not necessarily mean there is cause for concer terms of property stability, however we recommend that specific advice be commissioned from a qualified member of the RICS. Please refer to the Additional Information section for details of records found and details of hov natural ground instability is broken down into its components.	
	MINING AND MINERAL EXTRACTION		
	Shallow Mining		
C.2	What is the potential for ground instability relating to shallow mining in the search area?	**Low-Moderate** The British Geological Survey has assessed the area of search as having a low to moderate likelihood of property damage from subsidence relating to shallow mining. The likely risk does not necessarily mean there is cause for concern. Inspection of the site may be required and a house buyers survey should be considered to test for signs of property damage that may relate to shallow mining.	
	Coal Mining Areas		
C.3	Is the property in a coal mining area or in an area (without past or present, deep or open-cast, coal mining activity) in which coal bearing strata are known or expected to be present?	**Yes** A coal mining search may be required.	
	Mineral Extraction and Quarrying		
C.4	Are there sites where quarrying or mineral extraction activity occurs or has previously occurred?	**within 0 - 250 metres?**	**No**
		within 251 - 500 metres?	**No**

Footnotes:

Question C.1 This assessment is based on 1:50,000 scale digital map information, showing the potential for natural ground instability related to the underlying geology, supplied by the BGS. It takes into account the principal natural ground stability hazards in the UK, including shrink-swell clay, landslide, ground solution, compressible ground, collapsible ground and running sand.

Question C.2 This assessment is based on information supplied by the BGS and takes into account many types of mining in addition to coal, such as ironstone or limestone extraction. Shallow mine workings less than 40 metres below the ground surface are considered to cause a particular ground stabili hazard as they can sometimes produce potentially damaging surface collapses. This shallow mining search does not take into account deeper mining, whi can be assessed through a Coal Authority mining search described at C.3.

Question C.3 The reply to this question indicates whether it is advisable to obtain a coal mining search from the Coal Authority.

Question C.4 The reply to this question is based upon the BGS compendium of mines, quarries and mineral sites operating commercially in England and Wales since 1993. The original data was compiled by BGS in 1993-94 primarily from BGS records and from information supplied by local authorities, industrial sources and the Valuation Office Agency.

Section D - Enquiries Concerning Natural Perils

Enquiry		Reply
	FLOODING	
	Flood Risk	
D.1.1	Is the property in or within 250m of an area affected by flooding (Zone 3) or extreme flooding (Zone 2)?	No
	Flood Defence	
D.1.2	Is the property in or within 250m of flood defences?	No
	Flood Defended Area	
D.1.3	Is the property in or within 250m of an area benefiting from flood defences?	No
	RADON AND RADON PROTECTION MEASURES	
	Radon Affected Area	
D.2	Is the property in a radon-affected area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the action level?	**Less than 1% of homes are above the Action Level** Whether or not a home actually has a basic or high radon concentration can only be established by having the building tested. The HPA provides a radon testing service, please refer to the Contacts section of this report.
	Radon Protection Measures	
D.3	Is the property in an area where radon protection measures are required for new properties or extensions to existing ones under building regulations BR211?	**Basic radon protective measures should be installed** For existing properties please refer to Question D.2

Footnotes:

Question D.1.1 The replies given in England and Wales are based on the Environment Agency's Flood Map, specifically the extent of flooding. This shows flooding from rivers or sea without defences i.e. the natural flood plain area that could be affected in the event of flooding from rivers and the sea. An area affected by flooding (Zone 3) indicates the extent of a flood with a 1% (1 in 100) chance of happening each year from a river and a 0.5% (1 in 200) chance o happening each year from the sea. The extreme flooding (Zone 2) indicates the extent of a flood with a 0.1% (1 in 1000) chance of happening each year.

For Scotland flooding information has been provided by the Centre for Ecology and Hydrology. The flooding data have been generated by a generalised technique applied to specific catchments above the tidal limits. However, it is recommended that further enquiries are made of the Scottish Environment Protection Agency or the Local Authority in relation to any local flooding history and the existence of any flood defences.

Question D.1.2 The replies given in England and Wales are based on the Environment Agency's Flood Map, specifically the flood defences. This includes linear flood defences (such as walls and embankments) and flood water storage areas (such as reservoirs and basins). The linear flood defences shown ai normally those built within the last 5 years to a specified standard. As a result not all flood defences may be shown.

Question D.1.3 The replies given in England and Wales are based on the Environment Agency's Flood Map, specifically the areas benefiting from flood defences. This shows areas that benefit from flood defences, in the event of a river flood with a 1% (1 in 100) chance of happening each year, or a flood from the sea with a 0.5% (1 in 200) chance of happening each year. If the defences were not there, these areas would flood.

Question D.2 The HPA recommends an 'Action Level' of 200 Becquerels per cubic metre. Where more than 1% of houses are estimated to exceed the Action Level the area should be regarded as radon-affected for existing dwellings.

Question D.3 Where it is estimated that the radon concentration in 3% or more of homes exceeds the 'Action Level', protective measures need to be installe in new dwellings (and extensions to existing ones) since 1999. These areas are estimated through a combined analysis of geological data from the British Geological Survey (BGS) and measurement data from the Health Protection Agency (HPA). The dual data system forms the basis for the Building Research Establishment guidance on radon protective measures for new dwellings (BR211, 1999).

Section E - Enquiries Concerning Groundwater

Enquiry		Reply	
	SOURCE PROTECTION ZONES		
	Source Protection Zones		
E.1	Is the property in an area of concern around a protected water source?	**within 0 - 250 metres?**	No
		within 251 - 500 metres?	No

Footnotes:

Question E.1 The reply to this question is based upon information provided by the Environment Agency in England and Wales. They represent areas that form the catchments to water supplies that are potentially vulnerable to contamination from polluting activities. The criteria has been assigned to nearly 2(major groundwater supplies. Different areas have been designated to the groundwater source catchments depending primarily upon the time it would take pollutant to reach the source. Boreholes and springs, which are the abstraction points for the groundwater, have also been identified.

Section F - Enquiries Concerning Other Matters

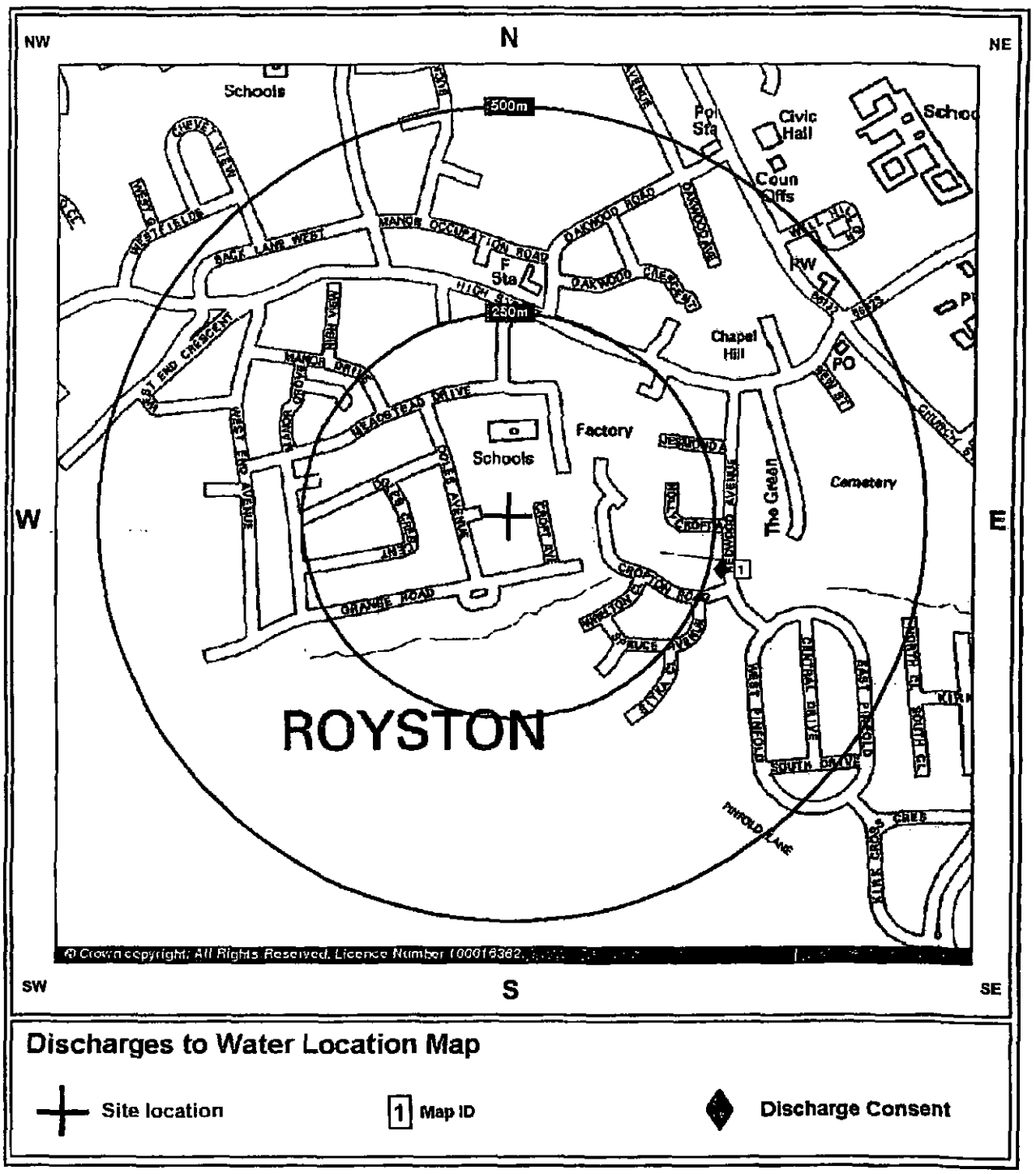
	Enquiry	Reply	
	RADIO MASTS		
	Radio Masts		
F.1	Are there radio masts in the area in which the property is situated?	**within 0 - 250 metres?**	**No**
		within 251 - 500 metres?	**Yes**
		Please refer to the Additional Information section for details of records foun	

Footnotes:

Question F.1 This data is based on data provided by the Radio Communication Agency. The data is the site clearance register of telecommunication mas which are above 30 metres in height and/or with a power level above 17dBW and are not confidential. Both actual and currently proposed sites are include It should be noted that the radio masts are not necessarily freestanding but might equally consist of an antenna attached to an existing building or other structure.

Section A - Enquiries of Statutory Registers

Enquiry No A.11 - Discharges to Water - Records within 0 - 500m

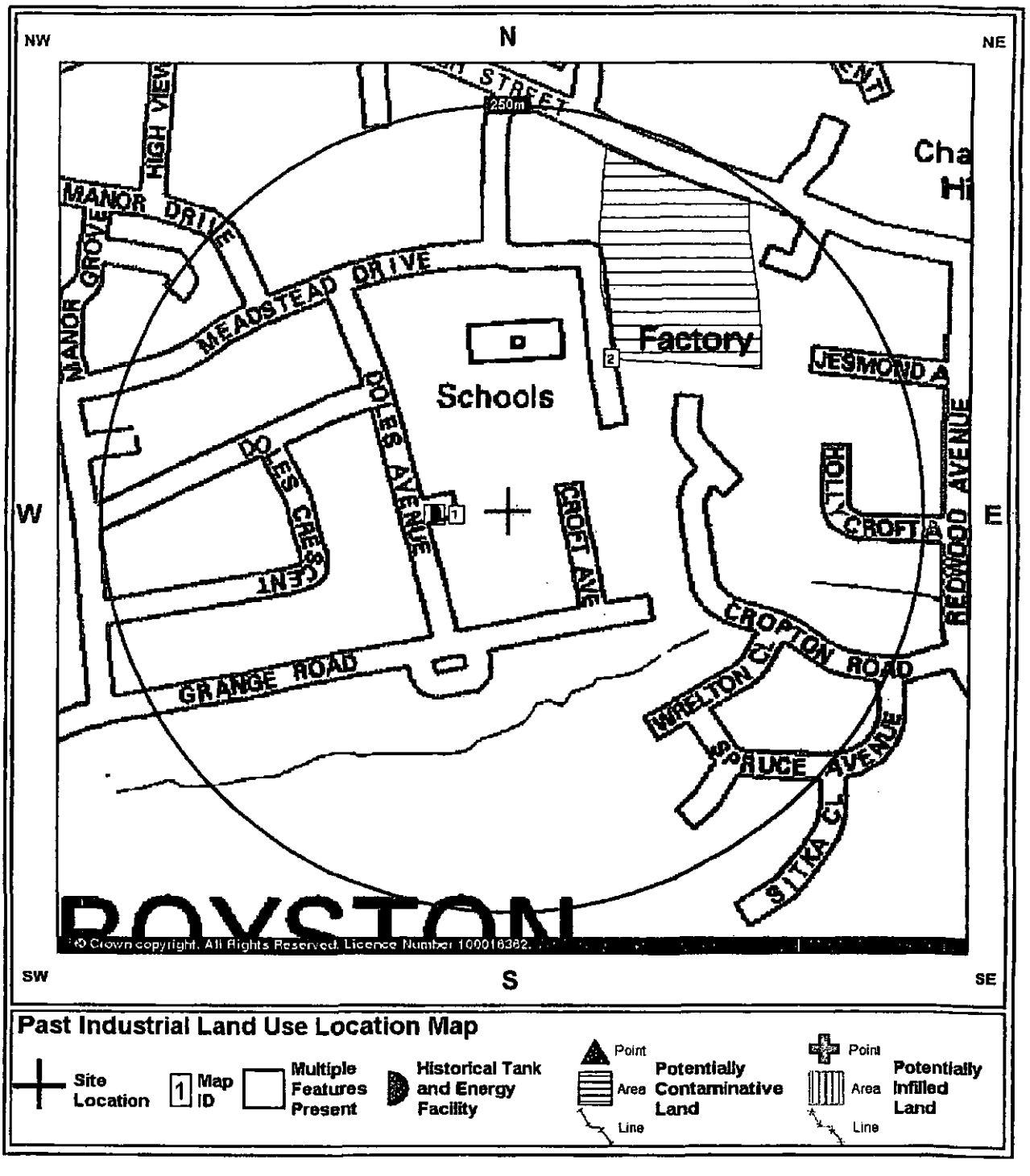


Discharge Consents

Map ID	1
Contact Number	1
Grid Reference	436040E 411150N
Direction	East
Distance	266m
Operator:	Yorkshire Water Services Ltd
Property Type:	Undefined Or Other
Location:	Redwood Avenue Sps Redwood Avenue,Royston,Barnsley,South Yorkshire
Authority:	Environment Agency, North East Region
Catchment Area:	Don Tributaries
Reference:	Wadc347
Permit Version:	1
Effective Date:	2nd November 1989
Issued Date:	2nd November 1989
Revocation Date:	Not Supplied
Discharge Type:	Sewage Discharges - Pumping Station - Water Company
Discharge Environment:	Freshwater Stream/River
Receiving Water:	Boulderbridge Dyke
Status:	Transferred from Water Act 1989
Positional Accuracy:	Located by supplier to within 100m

Section B - Enquiries Concerning Site History

Enquiry No B.1 - Past Industrial Land Use - Records within 0 - 250m



Past Industrial Land Use Location Map

Site Location | 1 Map ID | Multiple Features Present | Historical Tank and Energy Facility | Point / Area / Line Potentially Contaminative Land | Point / Area / Line Potentially Infilled Land

Historical Tanks And Energy Facilities

Map ID	**1**
Grid Reference	435737E 411213N
Direction	West
Distance	46m
Use:	Electrical Sub Station Facilities
Scale of Mapping:	1:2,500
Date of Mapping:	1970

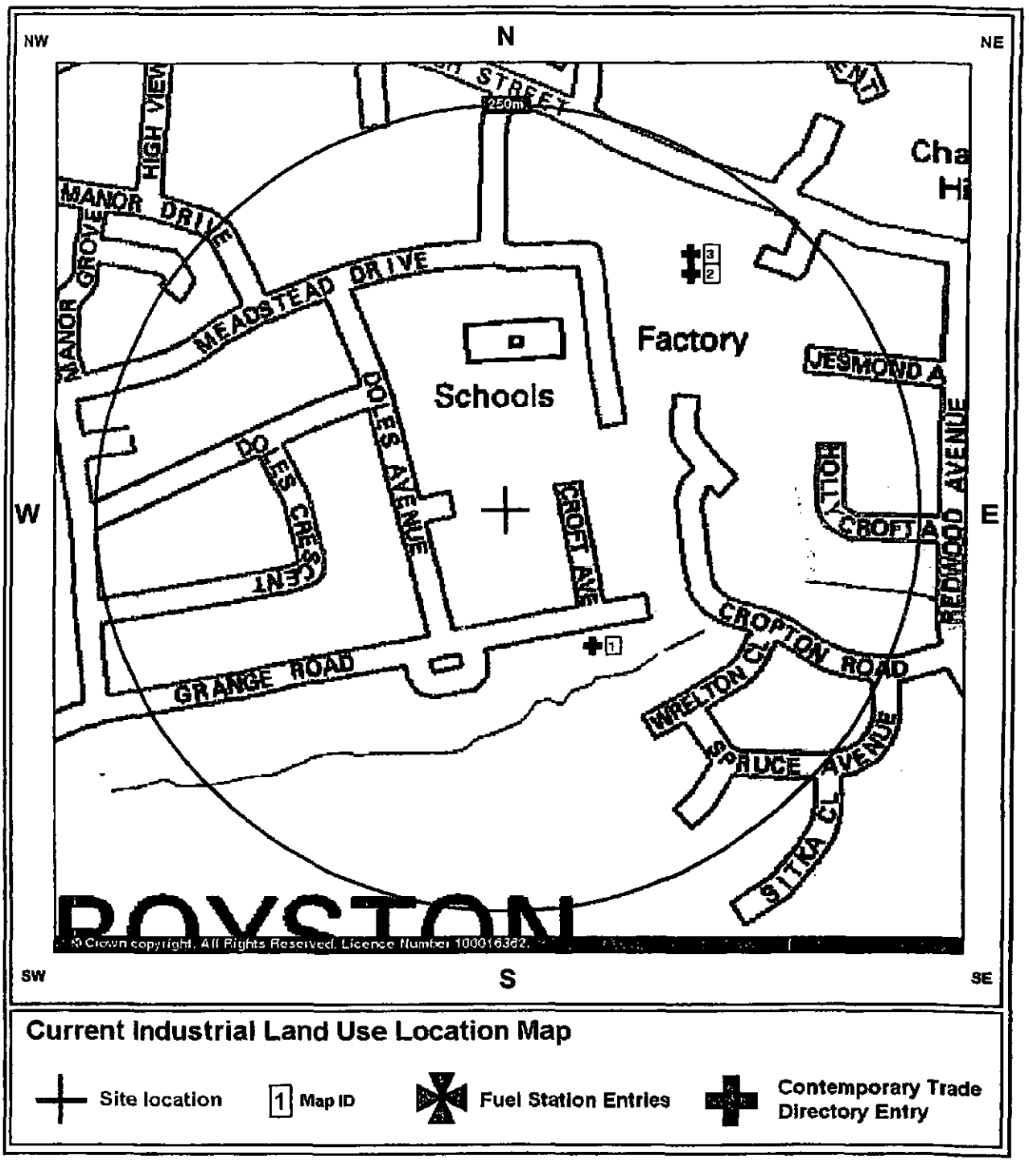
Map ID	1
Grid Reference	435733E 411231N
Direction	West
Distance	53m
Use:	Electrical Sub Station Facilities
Scale of Mapping:	1:1,250
Date of Mapping:	1976

Potentially Contaminative Industrial Uses (Past Land Use)

Map ID	2
Grid Reference	435847E 411310N
Direction	North-East
Distance	116m
Use:	Factory or works - use not specified
Date of Mapping:	1990

Section B - Enquiries Concerning Site History

Enquiry No B.2 - Current Industrial Land Use - Records within 0 - 250m



Current Industrial Land Use Location Map

Site location | 1 Map ID | Fuel Station Entries | Contemporary Trade Directory Entry

Contemporary Trade Directory Entries

Map ID	**1**
Grid Reference	435836E 411131N
Direction	South-East
Distance	100m
Name:	R E J Contracts
Location:	7,Grange Road,Royston,Barnsley,South Yorkshire,S71 4LD
Classification:	Engineering Services
Status:	Inactive
Positional Accuracy:	Automatically positioned to the address

Map ID	**2**
Grid Reference	435897E 411375N
Direction	North-East
Distance	197m
Name:	L & P Springs Uk
Location:	High Street,Royston,Barnsley,South Yorkshire,S71 4RE
Classification:	Spring Manufacturers & Distributors
Status:	Active
Positional Accuracy:	Automatically positioned to the address

Map ID	**3**
Grid Reference	435897E 411375N
Direction	North-East
Distance	197m
Name:	Chiltern Springs Ltd
Location:	High Street,Royston,Barnsley,South Yorkshire,S71 4RE
Classification:	Spring Manufacturers & Distributors
Status:	Inactive
Positional Accuracy:	Automatically positioned to the address

Section C - Enquiries Concerning Land Instability

Enquiry No C.1 - Natural Ground Instability - Records within 0 - 250m

Potential for Collapsible Ground Stability Hazards

Description	No Hazard

Potential for Compressible Ground Stability Hazards

Contact Number	**2**
Direction	-
Buffer:	0-50m
Hazard Potential:	No Hazard
Source:	British Geological Survey, National Geoscience Information Service

Potential for Ground Dissolution Stability Hazards

Description	No Hazard

Potential for Landslide Ground Stability Hazards

Contact Number	**2**
Direction	-
Buffer:	0-50m
Hazard Potential:	Very Low
Source:	British Geological Survey, National Geoscience Information Service

Potential for Running Sand Ground Stability Hazards

Contact Number	**2**
Direction	-
Buffer:	0-50m
Hazard Potential:	Very Low
Source:	British Geological Survey, National Geoscience Information Service

Potential for Shrinking or Swelling Clay Ground Stability Hazards

Contact Number	**2**
Direction	-
Buffer:	0-50m
Hazard Potential:	Low
Source:	British Geological Survey, National Geoscience Information Service

The search results for natural subsidence above indicate the likelihood of each hazard occurring within the buffer zone. An indication of a hazard does not necessarily mean that a particular property will be affected by subsidence problems, as this also depends on factors such as property type or proximity to trees. How a particular property may be affected can only be determined by a more detailed search and/or further investigation of the site and property.

Shrink-Swell Clay Hazard
Swelling Clays can change volume due to variation in ground moisture. This can cause ground movement, particularly in the upper 2 metres of the ground that may affect foundations. Ground moisture variations can be related to a number of factors, including weather variations (annual or longer term), vegetation effects (particularly growth or removal of trees) and man-made activity.

Collapsible Ground Hazard
Certain kinds of rock have an open porous structure, which means they can collapse suddenly when a load is placed on them (such as a building) or when they become saturated, causing potential damage to overlying property.

Compressible Ground Hazard
Certain types of ground, such as that developed beneath river plains, can contain very soft layers or pockets. These can compress under the weight of overlying structures, such as buildings, resulting in progressive depression of the ground and disturbance of foundations.

Ground Dissolution Hazard
Ground dissolution occurs when certain types of bedrock contain layers of material that can dissolve within the ground water. This can cause underground cavities to develop that, with time, can reach the surface and cause significant ground movement, such as development of collapse hollows that can directly impinge on buildings.

Landslide Hazard

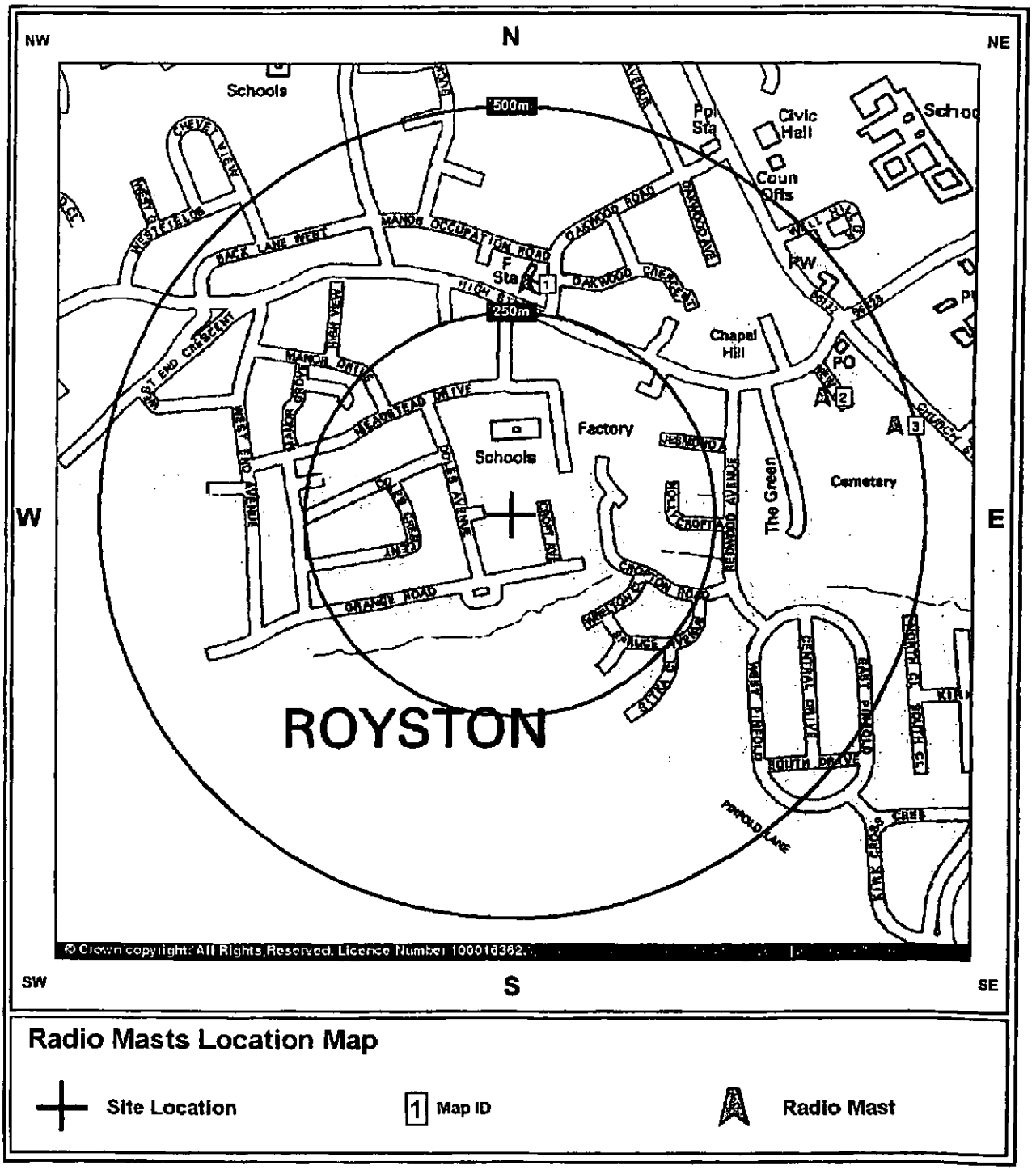
Landslide hazard occurs due to particular types of slopes becoming unstable under certain circumstances, causing down-slope movement o the ground and disruption to buildings. A combination of factors, including, amongst others, the rock type, the presence of excess water (natural or relating to man-made activity), the angle of the slope, and construction work, for example, cuttings or embankments, can all contribute.

Running Sand Hazard

Some rocks can contain loosely packed sandy layers that can become fluidised by water flowing through them. This may happen, for example, around natural springs, or where excavations in sand go below the water table, or around leaking drains and mains water supply pipes. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Section F - Enquiries Concerning Other Matters

Enquiry No F.1 - Radio Masts - Records within 0 - 500m



Telecommunication Base Stations

Map ID	1
Grid Reference	435800E 411500N
Direction	North
Distance	286m

Map ID	2
Grid Reference	436160E 411360N
Direction	East
Distance	404m

Map ID	3
Grid Reference	436246E 411325N
Direction	East
Distance	476m

1 **Environment Agency - National Customer Contact Centre (NCCC)**
Po Box 544
Templeborough
Rotherham
S60 1BY

Telephone 08708 506 506

Email enquiries@environment-agency.gov.uk

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2 **British Geological Survey - Enquiry Service**
British Geological Survey
Kingsley Dunham Centre
Keyworth
Nottingham
Nottinghamshire
NG12 5GG

Telephone 0115 936 3143 Fax 0115 936 3276

Email enquiries@bgs.ac.uk

Website www.bgs.ac.uk

The BGS can provide a detailed geological report on the area in which the property is located.

Barnsley Metropolitan Borough Council - Environmental Health and Trading Standards
Central Offices
Kendray Street
Barnsley
South Yorkshire
S70 2TN

Telephone 01226 770770 Fax 01226 772599

Website www.barnsley.gov.uk

The Coal Authority - Mining Report Service
200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

Telephone 0845 7626848 DX 716176 Mansfield 5

Email thecoalauthority@coal.gov.uk

Health Protection Agency
Chilton
Didcot
Oxfordshire
OX11 0RQ

Telephone 01235 831600 Fax 01235 833891

Anyone concerned about the radon levels in their home can obtain a free information pack about radon (including details of how to obtain a test kit) by leaving their name, address and postcode on the free telephone number 0800 614529. Further information is also available on the HPA website.

The Coal Authority,
Mining Reports Office,
200 LICHFIELD LANE,
BERRY HILL,
MANSFIELD,
NOTTINGHAMSHIRE,
NG18 4RG
Telephone: 0845 762 6848
DX 716176 MANSFIELD 5
On-Line Service: www.coalminingreports.co.uk

The COAL AUTHORITY

The Coal Authority	
Cost:	£42.56
Plus V.A.T.	£7.44
Total Received:	£50.00
V.A.T. Reg Number	598 5850 68

COLGRAVE LEE & PARTNERS,
OMEGA COURT 374,
CEMETERY ROAD,
SHEFFIELD,
SOUTH YORKSHIRE,
S11 8FT

This matter is being dealt with by Darren Moody

Our Ref: **00037559-06**
Your Ref: PC/BS
Electronic Ref:
RRUID: 007.00013376560001
Date:

Dear Sir,

Coal Mining Report

MEADSTEAD, DOLES AVENUE, ROYSTON, BARNSLEY, SOUTH YORKSHIRE

This report is based on and limited to the records in the possession of The Coal Authority at the time the search is answered.

Past Underground Mining

The property is within the likely zone of influence on the surface from workings in 6 seams of coal at 210m to 520m depth, the last date of working being 1979.

Ground movement from the above mentioned past coal workings should by now have ceased.

Present Underground Mining

The property is not within the zone of likely physical influence on the surface from any present underground coal workings.

Future Underground Mining

The property is not within a geographical area for which a licence to extract coal by underground methods is awaiting determination by the Coal Authority.

The property is not within a geographical area for which a licence to extract coal by underground methods has been granted.

The property is not within the zone of likely physical influence at the surface from plans of future workings in our possession.

However reserves of coal exist in the locality which could be worked at some time in the future subject to feasibility, licences, and planning consents.

We have no record of any notice of the risk of the land being affected by subsidence being given under S.46 of the Coal Mining Subsidence Act 1991.

Shafts and Adits

We have no knowledge of any mine entries within, or within 20 metres of, the boundary of the property.

Surface Geology

Records in our possession do not disclose any fault or other line of weakness at the surface as having affected the stability of the property.

Past Opencast Mining

The property is not located within the geographical boundary of an opencast site from which coal has been extracted by *opencast methods.*

Present Opencast Mining

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

Future Opencast Mining

The property is not within 800 metres of the geographical boundary of an opencast site for which a licence to extract coal by opencast methods is awaiting determination.

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

Subsidence

The records in our possession do not disclose any damage notice or claim having been given, made or pursued in respect of the property since 1 January 1984.

The records in our possession do not disclose any current "Stop Notice" affecting the property.

The records in our possession do not show any request having been made to execute preventative works under S.33 of the Coal Mining Subsidence Act 1991.

Withdrawal of Support

The property does not lie within a geographical area in respect of which a notice of entitlement to withdraw support has been publised.

The property does not lie within a geographical area in respect of which a notice has been given under S.41 of the Coal Industry Act 1994, revoking the entitlement to withdraw support.

Working Facilities Orders

The property is not within a geographical area that is the subject of an Order 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 within an area where a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

Additional Remarks

These replies are prepared in accordance with the 2003 editions of the Coal Authority's Terms and Conditions, User Guide and the Law Society's Guidance Notes.

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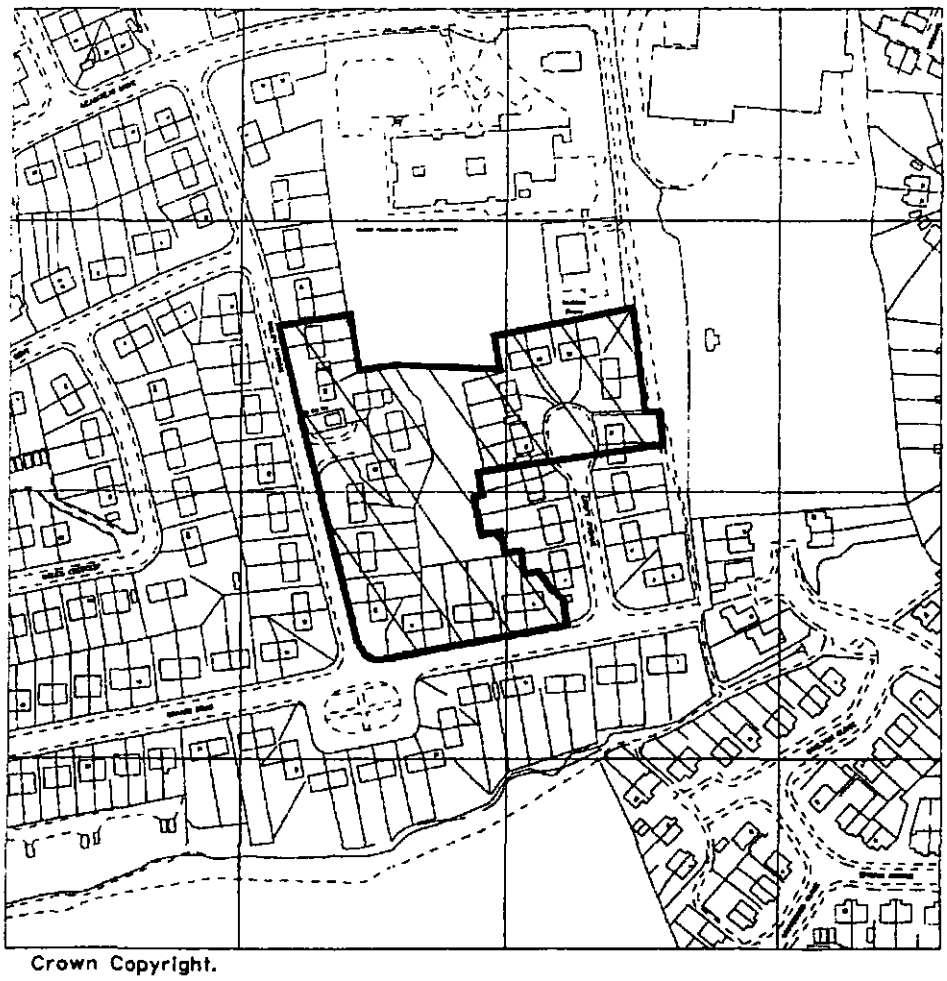
We acknowledge the receipt of your remittance in payment of our fee.

Yours faithfully



Stephen Pennell

Director of Mining Information and Services



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PLAN NOT TO SCALE

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This is a plan of the boundaries of the property in respect of which this report has been prepared. It is the responsibility of the user to ensure that the boundaries shown correspond with those of the property.

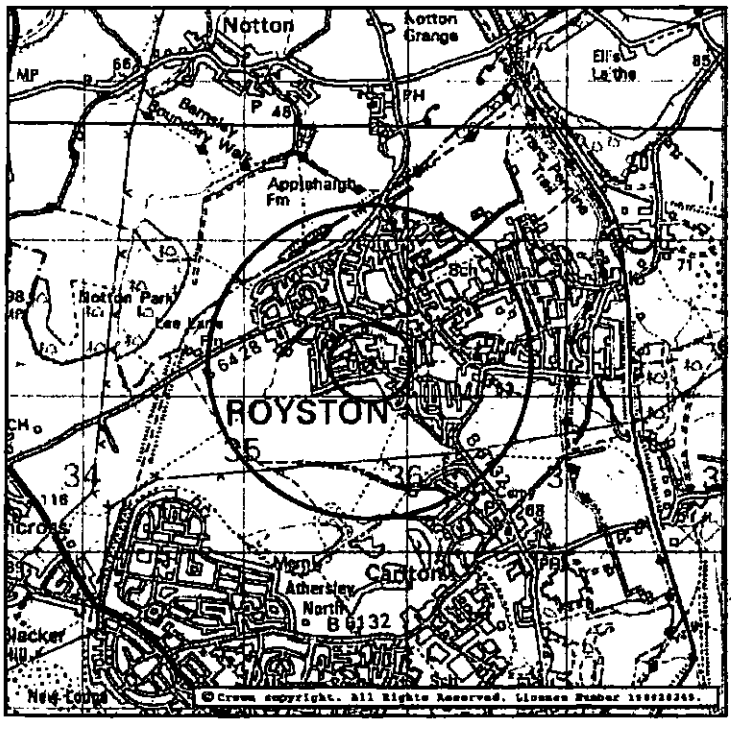
APPROXIMATE POSITION OF ENQUIRY BOUNDARY SHOWN

Geological Coverage

This report is designed for users carrying out preliminary site assessments who require geological maps for the area around a site. The report contains geological map extracts taken from the BGS Digital Geological map of Great Britain at 1:50,000 scale. This mapping may be more up to date than previously published paper maps.

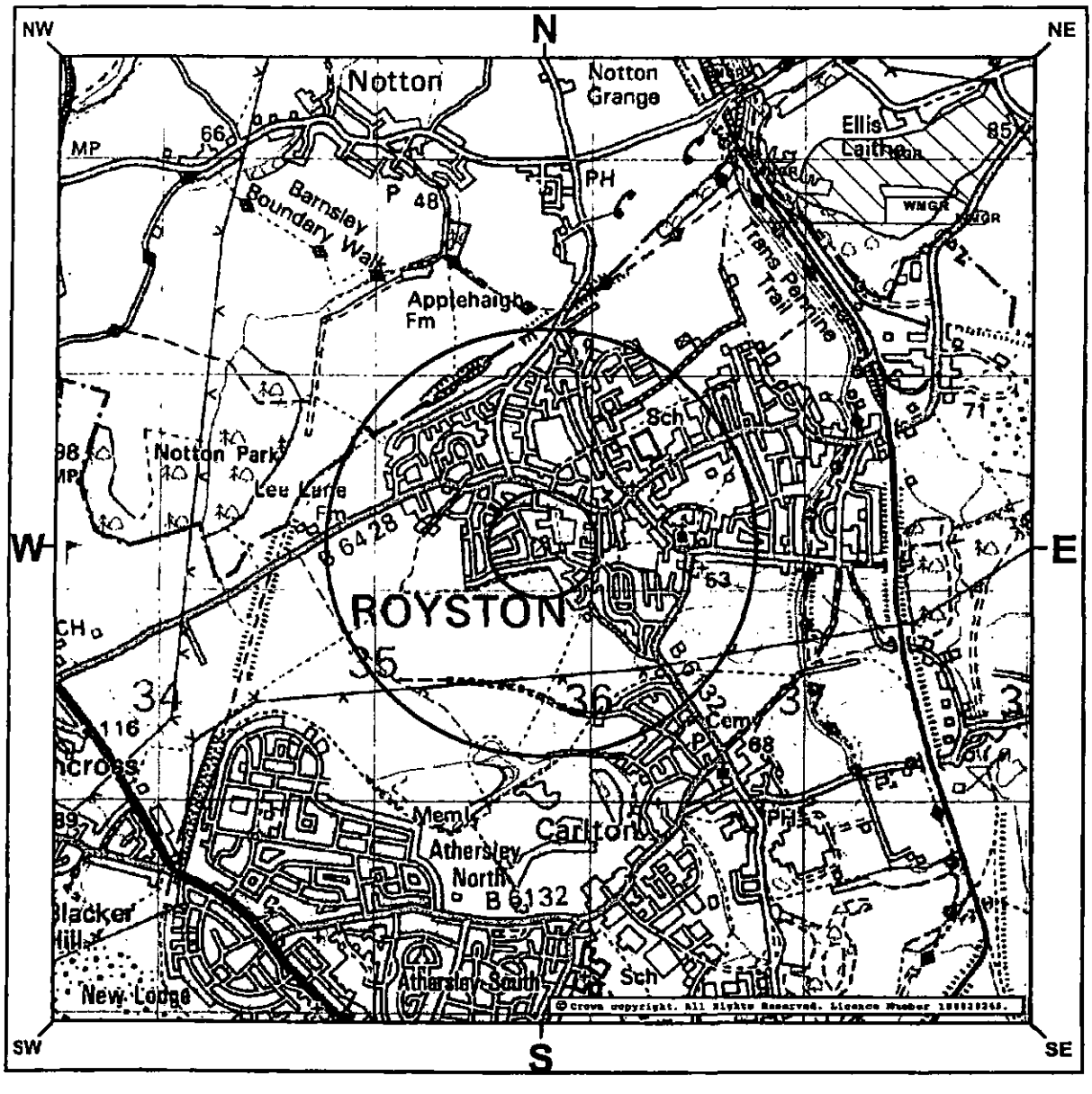
The various geological layers - artificial (man-made) and landslip deposits, superficial geology and solid (bedrock) geology are displayed in separate maps. The final map, that of 'Combined Surface Geology', superimposes all these distinct layers into one, producing a map that shows the rocks that occur at the surface just beneath the soil. NOTE: All the legends only report information contained within the 250m and 1000m search buffers that are displayed on the maps.

Not all of the layers have complete nationwide coverage, so availability of data for relevant map sheets is indicated below.

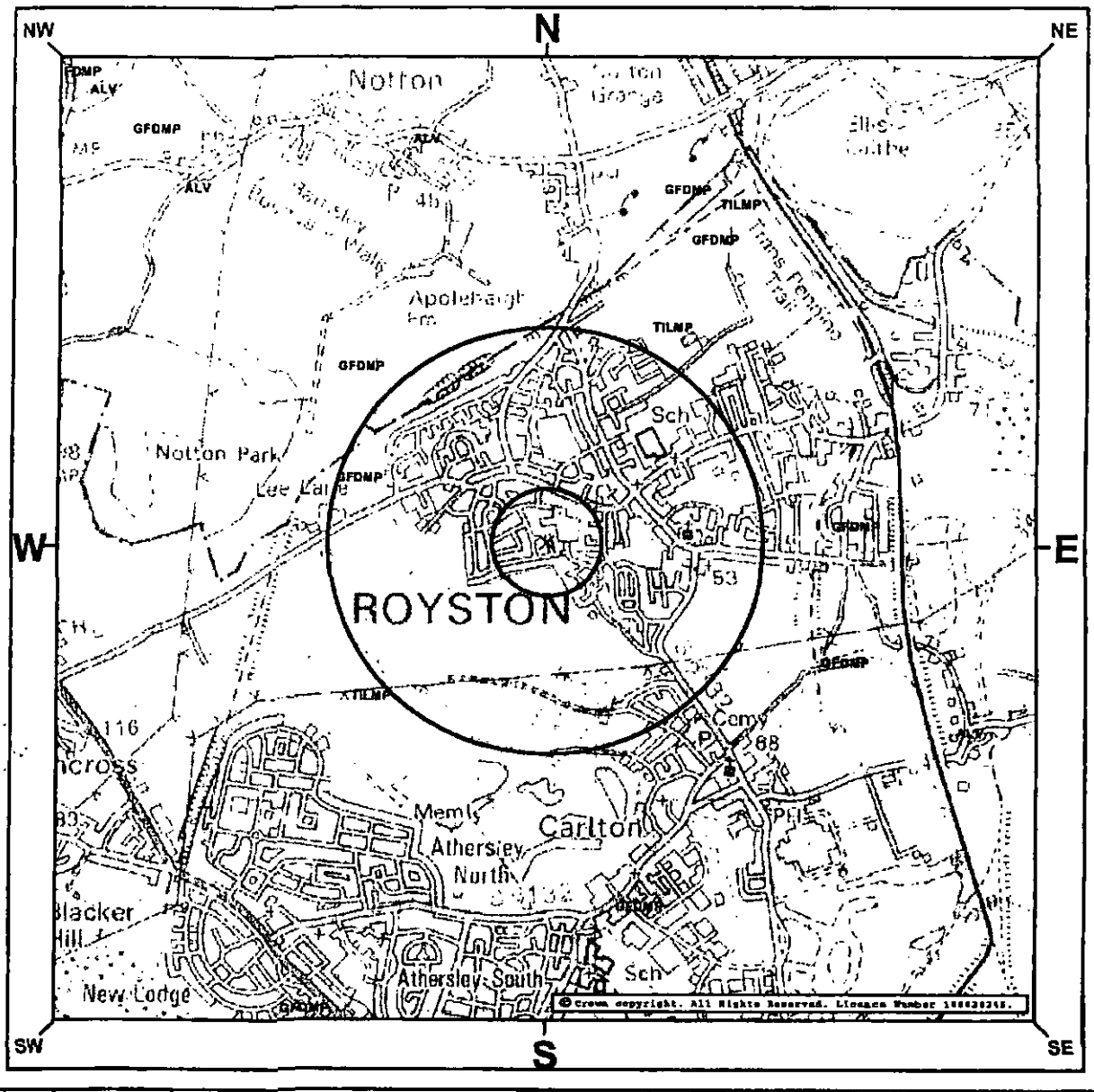


BGS 1:50,000 Geological Mapping Coverage

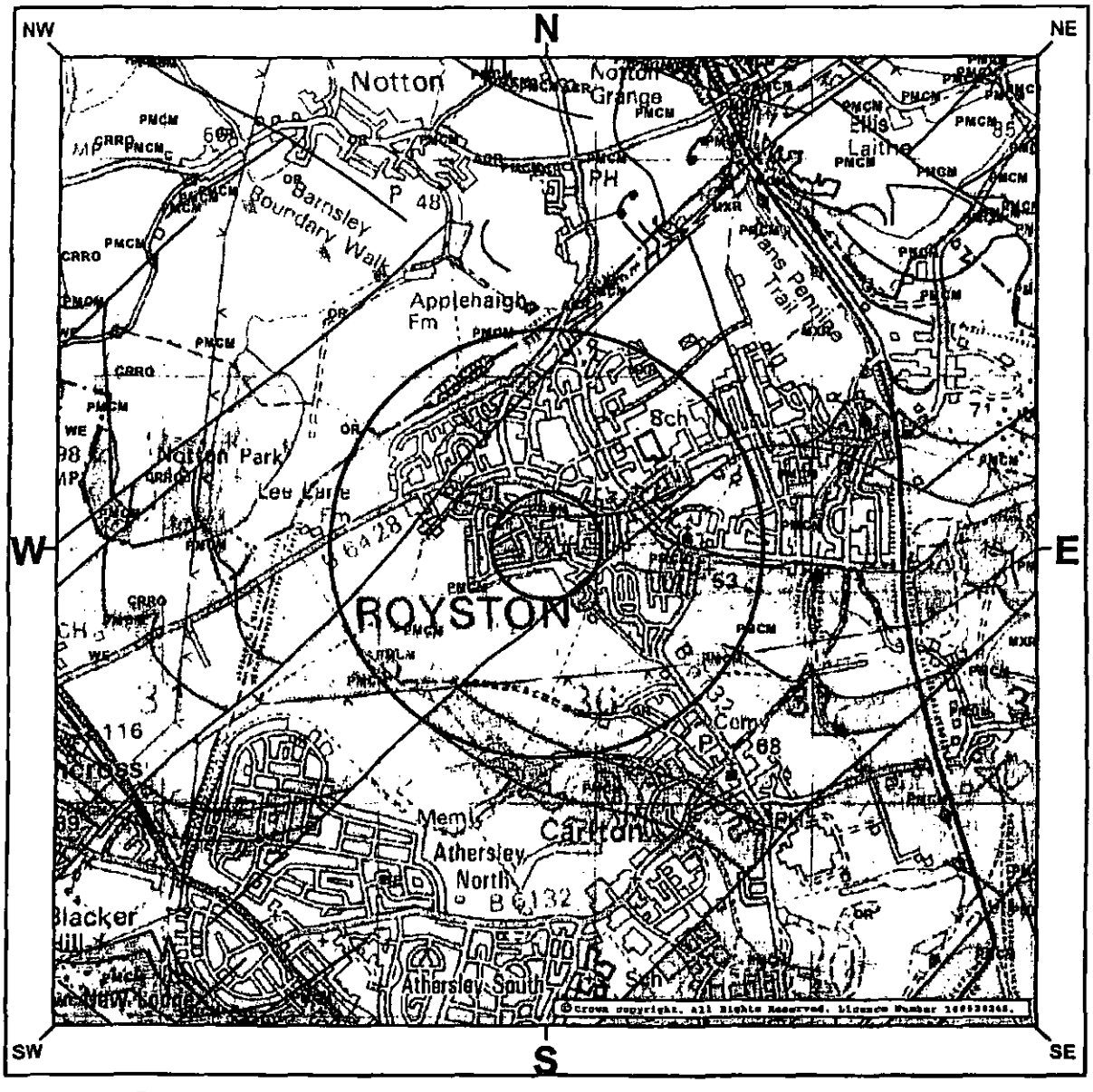
Map ID:	1
Map Sheet No:	087
Map Name:	Barnsley
Map Date:	1976
Bedrock Geology:	Available
Superficial Geology:	Available
Artificial Geology:	Not Available
Faults:	Available
Landslip:	Available
Rock Segments:	Available



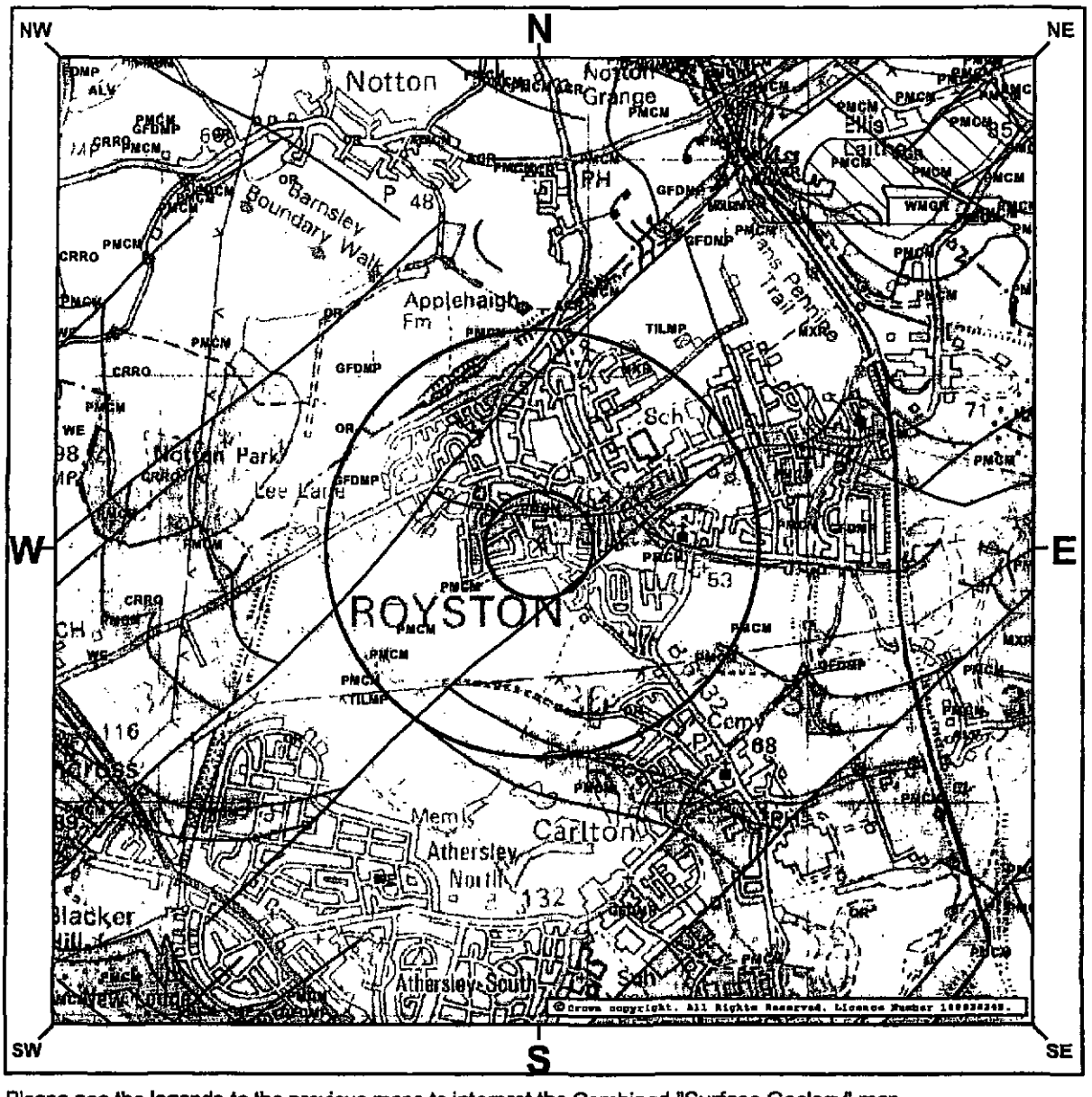
No data found within search area.



Map Colour	LEX Code	Rock Name	Rock Type	Min and Max Age
	GFDMP	Glaciofluvial Deposits, Undifferentiated (Middle Pleistocene)	Sand and Gravel	Ipswichian - Cromerian
	TILMP	Till, Middle Pleistocene	Diamicton	Ipswichian - Cromerian



Map Colour	LEX Code	Rock Name	Rock Type	Min and Max Age
	PMCM	Pennine Middle Coal Measures Formation	Mudstone, Siltstone and Sandstone	Bolsovian - Duckmantian
	PMCM	Pennine Middle Coal Measures Formation	Sandstone	Bolsovian - Duckmantian
	OR	Oaks Rock	Sandstone	Duckmantian - Duckmantian
	MXR	Mexborough Rock	Sandstone	Bolsovian - Bolsovian
	ACR	Ackton Rock	Sandstone	Bolsovian - Bolsovian
		Rock Segments		
		Faults		



Please see the legends to the previous maps to interpret the Combined "Surface Geology" map.

Additional Information

More information on 1:50,000 Geological mapping and explanations of rock classifications can be found on the BGS website. Using the LEX Codes in this report, further descriptions of rock types can be obtained by interrogating the 'BGS Lexicon of Named Rock Units'. This database can be accessed by following the 'Information and Data' link on the BGS website.

Contact

British Geological Survey
Kingsley Dunham Centre
Keyworth
Nottingham
Nottinghamshire
NG12 5GG
Telephone: 0115 936 3143
Fax: 0115 936 3276
email: enquiries@bgs.ac.uk
website www.bgs.ac.uk

British Geological Survey
NATURAL ENVIRONMENT RESEARCH COUNCIL