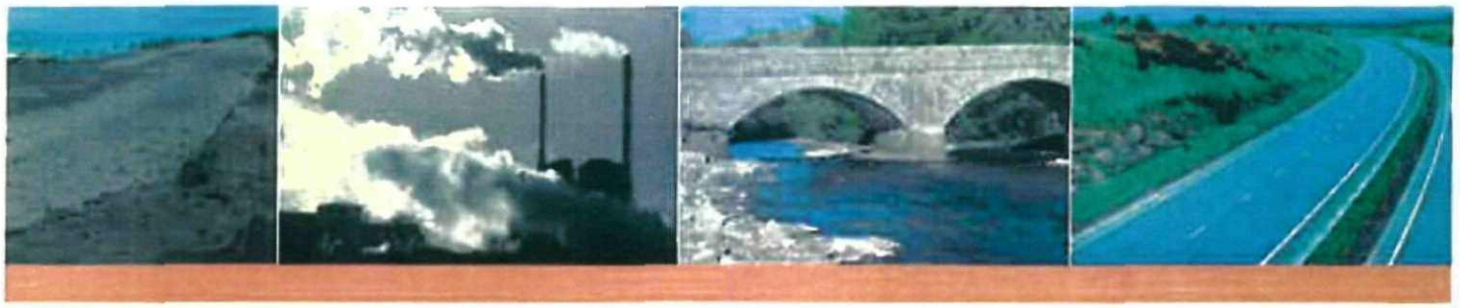
SITESOLUTIONS Commercial



Report prepared on

Un-named property Aldham Industrial Estate, Mitchell Road, BARNSLEY, S73 8HA

Report reference

AEL-234-FSR-029324

National grid reference

438980, 404190

Report prepared for

KL Gates

Client reference

61106/6007186.00000

Report date

13th April 2010



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Liability Assessment

Report prepared on	Site Area (m^2)	Estimated Building Coverage (%)
Un-named property Aldham Industrial Estate, Mitchell Road, BARNSLEY, S73 8HA (the Site)	32234.04	50
Current Use	**Proposed Use**	**Additional Information Provided**
Industrial Park	Industrial Park	None Provided

Liability Assessment

Potential Liabilities have been identified under Part 2A of the Environmental Protection Act 1990 (or where appropriate, equivalent requirements under the planning regime) and/or the Water Resources Act 1991. To quantify these you may decide to undertake a more detailed assessment through the recommendation(s) set out below.

Recommendations

1. We recommend regulatory consultation with the Local Authority Environmental Health and Planning Departments to include a review of planning records for the Site, details of any past Site investigations/remediation work, relevant information concerning the Authorities strategy under Part 2A of the Environmental Protection Act 1990 and any other information regarding ground conditions or contaminated land. An upgrade to a Site Solutions Consult is available for this Site for £375 plus VAT (includes all disbursements). This report can usually be prepared within 5-10 working days but may take up to 20 working days depending on response times. Please contact us for further information.
2. Alternatively, an upgrade to a Site Solutions Inspect is available for the Site (price available upon request). This study comprises a Site inspection to review the risk presented by recent and current operations and includes the regulatory consultation detailed above. The Site Solutions Inspect can normally be prepared in draft format within 10 working days or to your specific requirements. A finalised report can be provided following receipt of regulatory responses, which may take up to 20 working days. We will be happy to provide a detailed proposal on request. Please contact us for further information.

Risk Summary

Overall on-site risk	Moderate
Overall off-site risk	Moderate
Environmental sensitivity rating	Moderate

Although outside the scope of this assessment we would draw your attention to the Additional Considerations detailed later in this section of the report.

Environmental Insurance Options



Environmental Liability Insurance may assist in completing this property transaction. If you would like some insurance options for consideration, please contact Ensura on 0845 652 8585 or by email info@ensura.co.uk quoting reference AEL-234-FSR-029324. Ensura *Limited is an Appointed Representative of Ten Insurance* Services, which is authorised and regulated by the Financial Services Authority.

Environmental Hazards

Whilst this assessment is primarily a desktop assessment of potential soil and groundwater liabilities, the following Environmental Hazards that fall outside the scope of the Risk Analysis Methodology have been identified:

Natural and Mining Related

In addition, the following natural or mining related hazards have been identified in the immediate vicinity of the Site:

Radon between 1 and 3%, Ground Instability Hazard, Mining Instability, Coal Mining, Infilled Land

1. Employers are required by the Management of Health and Safety at Work Regulations 1999 to assess risks from radon in workplaces. You may therefore wish to contact the Health Protection Agency for further information regarding radon monitoring.
2. As a potential ground stability hazard was identified, you may wish to consult a local RICS accredited surveyor and/or review any available geotechnical surveys.
3. As the Site lies in an area subject to mining instablity, you may wish to consult a local RICS accredited surveyor and/or review any available geotechnical surveys. Further information may be available from the minerals and waste officer at the County Council and the local Building Controls Officer. British Geological Survey GeoHazard reports (www.bgs.ac.uk/georeports) may also provide more detailed information.
4. As the Site lies within a Coal Mining area, it is recommended that a Commercial Coal Mining Report is obtained from the Coal Authority.
5. As the Site lies on or within 25m of potentially infilled land, you may wish to consult a local RICS accredited surveyor and/or review any available geotechnical surveys. Further information may be available from the minerals and waste officer at the County Council, the local Building Regulations Officer or Scottish Local Authorities. British Geological Survey GeoHazard reports (www.bgs.ac.uk/georeports) may also provide more detailed information.

Contact details are provided at the end of this report.

Other Issues

One or more telecommunication base stations are located within 250m of the Site (please refer to the map on page 4 to determine specific locations). Telecommunications equipment emits electromagnetic fields which may have adverse health affects. Further information is available from www.hpa.org.uk and http://www.sitefinder.ofcom.org.uk.

No Control of Major Accident Hazards (COMAH) sites are located within 500m.

Risk Analysis

Site use

The Site formed unspecified buildings in the north from c.1892, with a canal traversing the north of the Site from this time. The buildings in the north were cleared c.1938, with the canal potentially infilled by c.1970. The Site was subsequently redeveloped c.1980 when it formed a number of unspecified works and warehouses, with an electricity sub-station present in the south from this time. No further changes were identified from historic mapping. We have been informed by the client that the Site is currently in use as an industrial park and that it will continue in this use without redevelopment. According to trade directories, current or recent operations at the Site include engineers - general, car body repairs, PVC-U products - manufacturers and suppliers, commercial vehicle bodybuilders and repairers, chemists' and pharmacists' suppliers and wholesalers, brewers, garage services, tool design, manufacturers and makers and window frame manufacturers. As a result of the historical and current use of the Site, there is a **moderate risk** of contaminants being present.

Regulatory Compliance

The following authorisations, licences, consents or enforcements have been identified at or within 25m of the Site:

Type	Details	Distance
Discharge Consent	Operator: British Coal Corporation, South Yorks Group, Location: Mitchells Main Pumping Station,Wombwell,Barnsley,South Yorkshire, Authority: Environment Agency, North East Region, Permit Ref: 3756, Status: Consent revoked: Discharge ceased (Water Resources Act 1991, Schedule 10 & 6).	7m

Surrounding area use

A number of historical or current potentially contaminative uses were identified within 100m of the Site from c.1892 to present. These include: a colliery featuring associated railways and spoil heaps, glass bottle works, a textile factory, a builders yard, garages, engineering works and warehouses. According to trade directories, current or recent operations in proximity to the Site include garage services (12m, SE). In addition, Landmark Data highlights the presence of a fuel station located 88m south east. The historical and current use of the surrounding area is therefore considered to present a **moderate risk** of affecting the Site.

Environmental sensitivity

With reference to the Environment Agency Data, the hydrogeology underlying the Site is classified as a minor aquifer (variably permeable). In terms of the overlying soils, these are given a high (class u) vulnerability classification. In addition no low permeability drift deposits were identified beneath the Site. According to information provided by the Environment Agency the Site does not lie within a groundwater Source Protection Zone (SPZ). One abstraction licence is located within 1km. This relates to a groundwater abstraction 804m north for general farming and domestic purposes. The nearest surface water feature (canal) is located 1m east. The River Dove (designated a Main River by the Environment Agency) has been identified within 500m of the Site. Residential properties are located 5m south. In addition the following designated eco-receptors were identified

within 1km: Stairfoot Brickworks (Site of Special Scientific Interest) 832m north west. Overall, the Site is therefore considered to have a **moderate environmental sensitivity.**

Conclusion

In our opinion, there is a moderate risk of soil and groundwater contamination from on-site sources. As regards off-site sources, the risk is considered as moderate. These potential sources of contamination have been considered in light of the Site's moderate environmental sensitivity.

For the overall liability assessment for this site please refer to page II.

Sources of Information

No additional materials have been used in this assessment.

Additional Considerations

Whilst this assessment is primarily a desktop assessment of potential soil and groundwater liabilities, the following potential liability considerations that fall outside the scope of the Risk Analysis Methodology have been identified:

Asbestos

If the buildings at the Site were constructed or renovated during the period between 1950 and 1999, then the fabric of these buildings may contain asbestos in a variety of forms. Buildings constructed from 1950 to 1970 are most at risk. The Control of Asbestos Regulations 2006 and HSE Guidance note MDHS 100, in respect of non-domestic premises, require the confirmation of the absence of asbestos through an assessment, often referred to as an Asbestos Management Plan. This plan is a combination of the results of an Asbestos Survey (material risk assessment) and what is known as a Second Stage Algorithm (people risk assessment). This plan records the type of asbestos, its location, its condition, time-scale for remedial/removal works, inspection regime and responsible persons.

If no Asbestos Management Plan is in place for the premises, a Type II Survey will be required coupled with a Second Stage Algorithm. These are then compiled into the Asbestos Management Plan. Should refurbishment or demolition works be planned, then a Type III Survey will be necessary. No works should commence until the results of a Type III survey have been provided to the bidders/contractors. Please contact us for a quotation.

Energy Performance Certificate

Under the Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007 and the Energy Performance of Buildings (Scotland) Regulations 2008, there is a requirement for all buildings to have an Energy Performance Certificate (EPC) upon their construction, sale or lease (and in some cases when the building is modified). It is the responsibly of the person selling or renting the building to provide a valid EPC for prospective buyers and tenants. In the case of a modification, it is the responsibility of the person carrying out the modification works to provide an EPC to the owner of the building and notify building control that the work has been done. If the building does not already hold a valid EPC, an energy assessment should be undertaken by an approved Energy Assessor. Please contact us if you require further assistance or a quotation from one of our approved contractors.

Additional Information Sources

Additional sources of information maybe available for the Site. These sources could include previous environmental reports (including audits, contaminated land investigation and remediation reports), valuation reports (including property observation checklists), a Land Quality Record, and property deeds. Argyll Environmental would be pleased to review any reports that are available. Please contact us for a quotation.

Sensitive Land Uses

If areas subject to statutory designations are located either on or in proximity to the Site, there may be land management implications or restrictions to planned developments. Such designations include Sites of Special Scientific Interest, National Parks and Areas of Adopted Green Belt. Further information will be available from the governing body responsible for assigning the designation. Please refer to the Technical Data section of this report for contact details of the relevant organisations.

Data Assessment

Argyll has reviewed the information contained in the Technical Data section of this report. This provides the following information:

- **Environment Agency flood plain maps indicate that the Site is located on or within 500m of an indicative floodplain.**
- There are no operational or closed landfill sites, registered waste transfer sites or registered waste treatment and disposal sites (whether licensed by the Environment Agency or not) on or within 500 metres of the Site.
- Assessment of landfill records indicates that the Site is not located on or within 500 metres of a landfill site (boundary or buffer zone) currently licenced by the Environment Agency.
- Records indicate that the Environment Agency has not granted authorisation/permission for the operation of industrial processes on or within 500 metres of the Site.
- The Environment Agency has not registered the accumulation of radioactive materials or authorised the disposal or accumulation of radioactive waste on or within 500 metres of the Site.
- **The Environment Agency has given consent to discharge effluent from the Site or land within 500 metres of the Site.**
- Records show that there are no Environment Agency substantiated pollution incidents on or within 500 metres of the Site.
- There are no Environment Agency abstraction licences on or within 500 metres of the Site.
- **The Environment Agency has provided General Quality Assessment data for a watercourse on or within 500 metres of the Site.**
- The Site is not located on or within 500 metres of a Groundwater Source Protection Zone.
- **Information is available regarding the groundwater vulnerability of the Site.**

Argyll has reviewed other third party data, which provides the following information:

- **There is a watercourse on or within 500 metres of the Site designated as a main river by the Environment Agency.**

Risk Analysis Methodology

The Site Solutions Commercial report has been designed to assist in making informed decisions during property transactions. The report is a desktop assessment of Liabilities which could arise under Part 2A of the Environmental Protection Act 1990 and/or the Water Resources Act 1991. If a risk is identified, then a number of options for managing the risk or transferring the risk are proposed.

The focus of the report is to identify Liabilities that may affect the owner/occupier of the Site. The assessment of environmental liability under the Relevant Legislation (either Part 2A of the Environmental Protection Act 1990 (or where appropriate, equivalent requirements under the planning regime) and/or the Water Resources Act 1991) is based upon the principle of determining the presence of a potential source-pathway-receptor relationship. Where a 'source' is a source of contamination, a 'pathway' a medium through which the contamination can mobilise and 'a receptor' a person or entity that could be detrimentally affected by the contamination. For the purpose of this assessment a site where a potential Liability has been identified is defined as follows:

A property which, from the information assessed by Argyll Environmental Ltd, is considered to have the potential of being affected by contaminative substances present in or under the property (but excluding potential sources of contamination on or above the land) such that, on the basis of its current or proposed use, there is a reasonable likelihood of a UK regulatory authority, acting in accordance with Relevant Legislation, requiring that remedial measures are taken in order to remedy or mitigate the contaminative substances that are present in or under the land that forms all or part of the property.

The assessment within this report has been produced and quality checked by a team of qualified environmental professionals. The assessment is based upon a manual review of the data contained with section 2 of this Report (Technical Data) and of 1:2500 and 1:1250 (where available) scale historical mapping.

EcoRisk Assessment

The evaluation of ecological risk is becoming an increasingly important input when making risk management decisions. The Environment Agency has designed a generic framework for conducting ecological risk assessment (see Assessing Risk to Ecosystems from Land Contamination, R&D Technical Report P299, EA 2002). This recommends a tiered approach in line with best practice for human health and controlled water risk assessment.

This framework is used as the basis for the Argyll EcoRisk model which was developed and tested in consultation with leading experts. Argyll considers Relevant Ecological Receptors during the risk assessment process. Relevant Ecological Receptors are defined as any type of receptor set out in Chapters 2 and 3 in Table A, Annex 3, of Defra Circular 012/2006, Environmental Protection Act 1990: Part 2 A Contaminated Land.

When conducting this assessment Argyll will primarily assess information provided in the Data section of the Report. However, in some cases we may choose to supplement this with freely available public information such as that provided by English Nature. In such cases we will progress our assessment diligently to the best of our abilities.

Liability Assessment

In this section Argyll will report as to whether it considers that there are potential soil and groundwater liabilities associated with the site as defined above. Our assessment of Liability is based upon the proposed and current use of the site (as supplied by the client) in line with current Government guidance.

The term Liabilities is defined within the scope of this assessment to mean, remedial works under Part 2A of the Environmental Protection Act 1990 (or where appropriate, equivalent requirements under the planning regime) and/or the Water Resources Act 1991 which may result in direct liability for the site owner/occupier.

This section, will be clearly headed by one of three standard responses:

1 - Within the scope of this assessment no Liabilities have been identified. No further action is required.

This statement indicates that within the scope of this assessment, no issues have been identified that are likely to result in significant cost liabilities.

2 - Within the scope of this assessment no Liabilities have been identified. However, your attention is drawn to the prudent enquiries suggested below.

This statement indicates that within the scope of this assessment, no issues have been identified that are likely to result in significant cost liabilities. However, a client may wish to obtain further information about other issues disclosed, which are believed to be of a minor nature.

3 - Potential Liabilities have been identified under Part 2A of the Environmental Protection Act 1990 (or where appropriate, equivalent requirements under the planning regime) and/or the Water Resources Act 1991[1]. To quantify these you may decide to undertake a more detailed assessment through the recommendation(s) set out below.

This statement indicates that within the scope of this assessment, an issue or a number of issues have been identified that are likely to result in significant cost liabilities. In this event, recommendations are made, in order that additional information is collected so that the liabilities may be more accurately assessed.

Limitations of the Report

The Site Solutions Commercial report has been designed to satisfy standard environmental due-diligence enquiries, as recommended by the Law Society. The report is a 'remote' investigation and reviews information provided by the client and from centralised databases of publicly available information that have been chosen to enable a desk based environmental assessment of the site. It does not include a site investigation, nor does it make specific information requests of the regulatory authorities for any relevant information they may hold. Therefore, it cannot be guaranteed that all land uses or issues of concern will have been identified by this report.

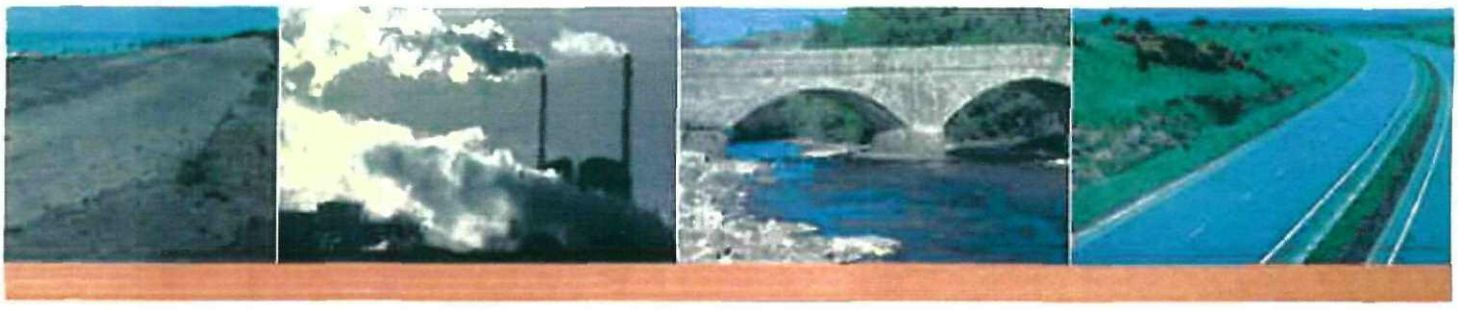
The information in the Technical Data Section of this Report is derived from a number of statutory and non-statutory sources. While every effort is made to ensure accuracy, Argyll Environmental Limited cannot guarantee the accuracy or completeness of such information or data, nor to identify all the factors that may be relevant. Argyll Environmental will not accept responsibility for inaccurate data provided by external data providers.

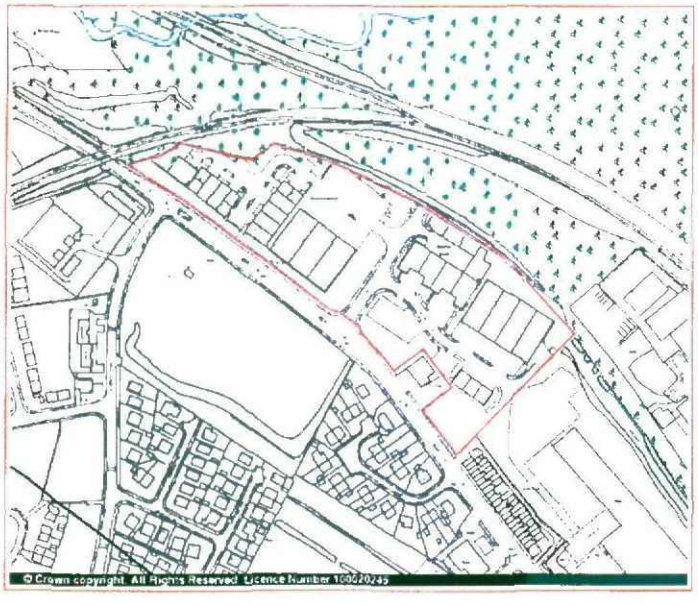
Further information regarding our risk assessment methodology is provided in the Products and Services User Manual which is available free of charge from the client area of our website www.argyllenvironmental.com. For

[1]Water Environment (Controlled Activities)(Scotland) Regulations 2005 where appropriate.

further information regarding the datasets reviewed within our assessment, please contact one of our technical team on 0845 458 5250. This report is provided under The Argyll Environmental Terms and Conditions for Data Reports, a copy of which is available on our website.

SITESOLUTIONS Data





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Un-named property Aldham Industrial Estate, Mitchell Road, BARNSLEY, S73 8HA

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Intelligent Due Diligence
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LANDMARK Information Group

Contents of the Data Report

Aerial Photograph	The high resolution aerial photograph confirms the Site location and the use of the surrounding area to a radius of 250m.
Mapping	The accurate large-scale Site Layout Plan confirms the Site boundary with statutory, waste and current land use information presented within 250m. The smaller scale map Site Location Map presents the Site's setting and statutory, waste and current land use information within 500m of the Site boundary. Three further maps provide information on flood risk, sensitive land uses and groundwater vulnerability within 500m of the Site boundary.
Tabular Summary	This section presents a tabular summary of information found for the Site and surrounding area. The data is presented in three buffer zones for ease of reference: data found at the Site, from 0-250m and from 251-500m. In the case of abstraction licences and designated ecological receptors, data is also shown from 501-1000m. Certain landfill datasets are shown from 501-750m. If a database has been searched the number of records found will be displayed under the relevant search band. If a database is not available or has not been searched, this will be represented by the abbreviation N/A under the relevant search band.
Statutory Information	This section presents detailed statutory information for the Site and surrounding area (0-500m). The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site.
Waste	This section presents detailed information on waste and landfill sites for the Site and surrounding area (0-750m). The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site.
Current Land Use	This section presents detailed information on current land use for the Site and surrounding area (0-500m). The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site.
Historical Land Use	This section presents selected information on historic land use for the Site and surrounding area (0-500m). These features are not mapped. A table listing the historic maps used in the risk assessment is also provided.
Environmental Sensitivity	This section presents detailed information on the environmental sensitivity of the Site and surrounding area (0-1000m). The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site.
Natural and Mining Related Hazards	This section contains information on natural and mining related hazards which may affect the Site. These include flooding, subsidence, radon and mining.
Useful Contacts	Contacts which may be able to supply additional information or answer any subsequent query relating to particular data records is presented in this section. Argyll Environmental Limited is able to undertake consultation with these bodies for reasonable charges upon request.

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Aerial Photograph



Report prepared on

Un-named property Aldham Industrial Estate, Mitchell Road, BARNSLEY, S73 8HA

Report reference

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National grid reference

438980, 404190

Current Land Use within 250m
General
Site Boundary
Search Buffer
Bearing Reference Point
Grid Lines
Reference Number
Waste/Landfill Sites
BGS Recorded Landfill Site
Historical Waste Management Facilities (Landfill)
Local Authority Recorded Landfill Site
Registered Waste Transfer Site
Registered Waste Treatment or Disposal Site
Registered Landfill Site
Potential Landfill Site
Statutory Authorisations
Local Authority Pollution Prevention and Control
Contaminated Land
Discharge Consents
Industrial Processes
Integrated Pollution Control
Integrated Pollution Control Registered Waste Site
Integrated Pollution Prevention Control
Local Authority Integrated Pollution Prevention and Control
Storage of Hazardous Substances
COMAH
Explosive Site
Planning Hazardous Substance Consent
NIHHS
Contraventions
Local Authority Pollution Prevention and Control Enforcement
Enforcement and Prohibition Notices
Planning Hazardous Substance Enforcement
Substance Related Pollution Incident Register
Prosecution Relating to Controlled Waters
Potentially Contaminative Use
Potentially Contaminative Use
Fuel Station Entry
Miscellaneous
BGS Recorded Mineral Site
BGS Borehole
Telecommunication Base Station

Current Land Use within 500m

General
- Site Boundary
- Search Buffer
- Bearing Reference Point
- Grid Lines
- Reference Number

Waste/Landfill Sites
- BGS Recorded Landfill Site
- Point Location of BGS Recorded Landfill Site
- Licenced Waste Management Facilities (Landfill)
- Licenced Waste Management Facilities (Location)
- Local Authority Recorded Landfill Site
- Point Location of Local Authority Recorded Landfill Site
- Registered Waste Transfer Site
- Point Location of Registered Waste Transfer Site
- Registered Waste Treatment or Disposal Site
- Point Location of Registered Waste Treatment or Disposal Site
- Registered Landfill Site
- Registered Landfill Site Potential Landfill Buffer
- Point Location of Registered Landfill Site

Statutory Authorisations
- Local Authority Pollution Prevention and Control
- Contaminated Land Register Entry or Notice
- Point Location of Contaminated Land Register Entry or Notice
- Registered Radioactive Substance

Discharge Consents
- Discharge Consent
- Water Industry Act Referral

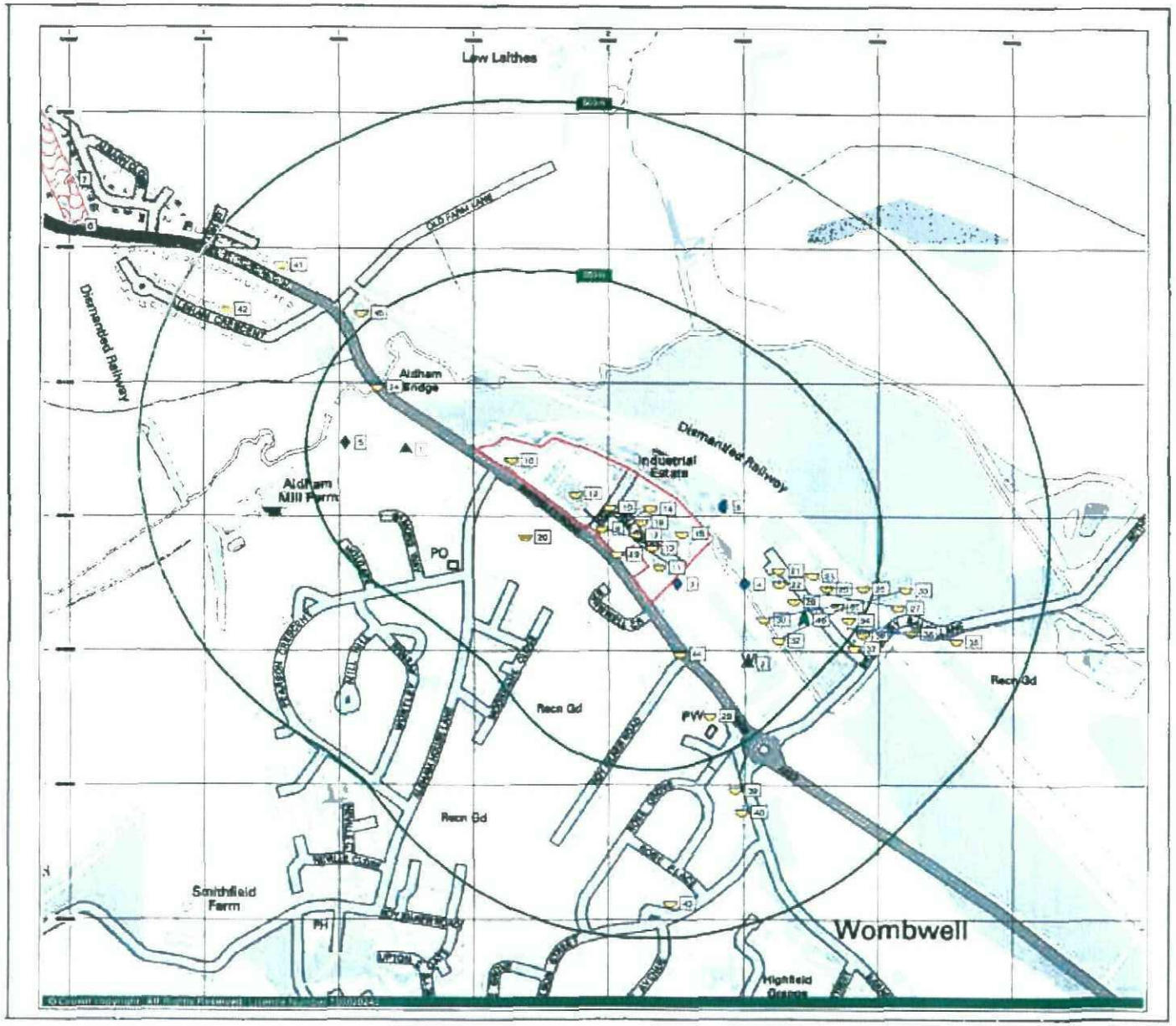
Industrial Processes
- Integrated Pollution Control
- Integrated Pollution Control Registered Waste Site
- Integrated Pollution Prevention Control
- Local Authority Integrated Pollution Prevention and Control

Storage of Hazardous Substances
- COMAH
- Explosive Site
- Planning Hazardous Substance Consent
- NIHHS

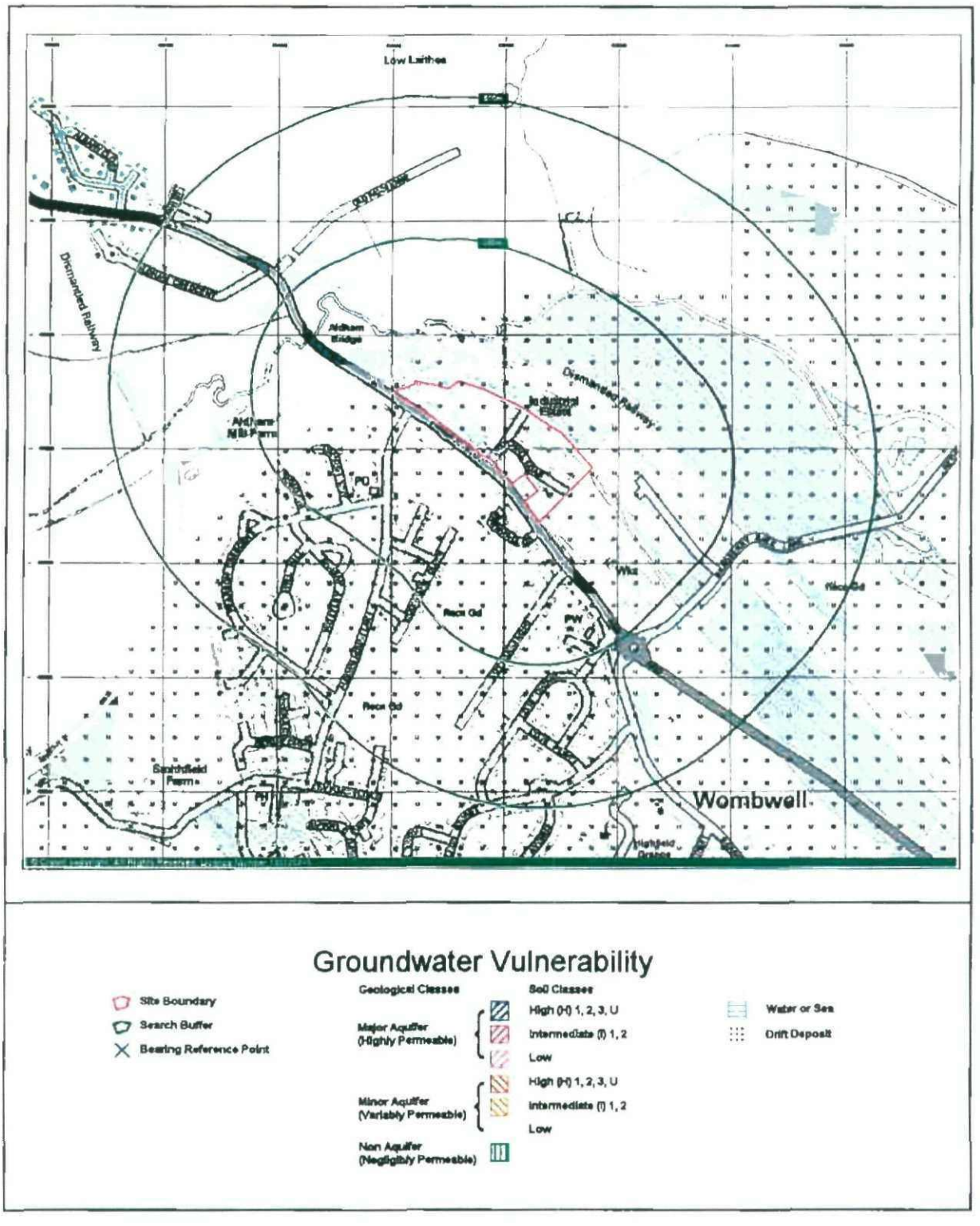
Contraventions
- Local Authority Pollution Prevention and Control Enforcement
- Enforcement and Prohibition Notice
- Planning Hazardous Substance Enforcement
- Substantiated Pollution Incident Register
- Prosecution Relating to Authorised Processes
- Prosecution Relating to Controlled Waters

Potentially Contaminative Use
- Potentially Contaminative Use
- Fuel Station Entry

Miscellaneous
- BGS Recorded Mineral Site
- BGS Borehole
- Telecommunication Base Station



Groundwater Vulnerability



Groundwater Vulnerability

Site Boundary
Search Buffer
Bearing Reference Point

Geological Classes

Soil Classes

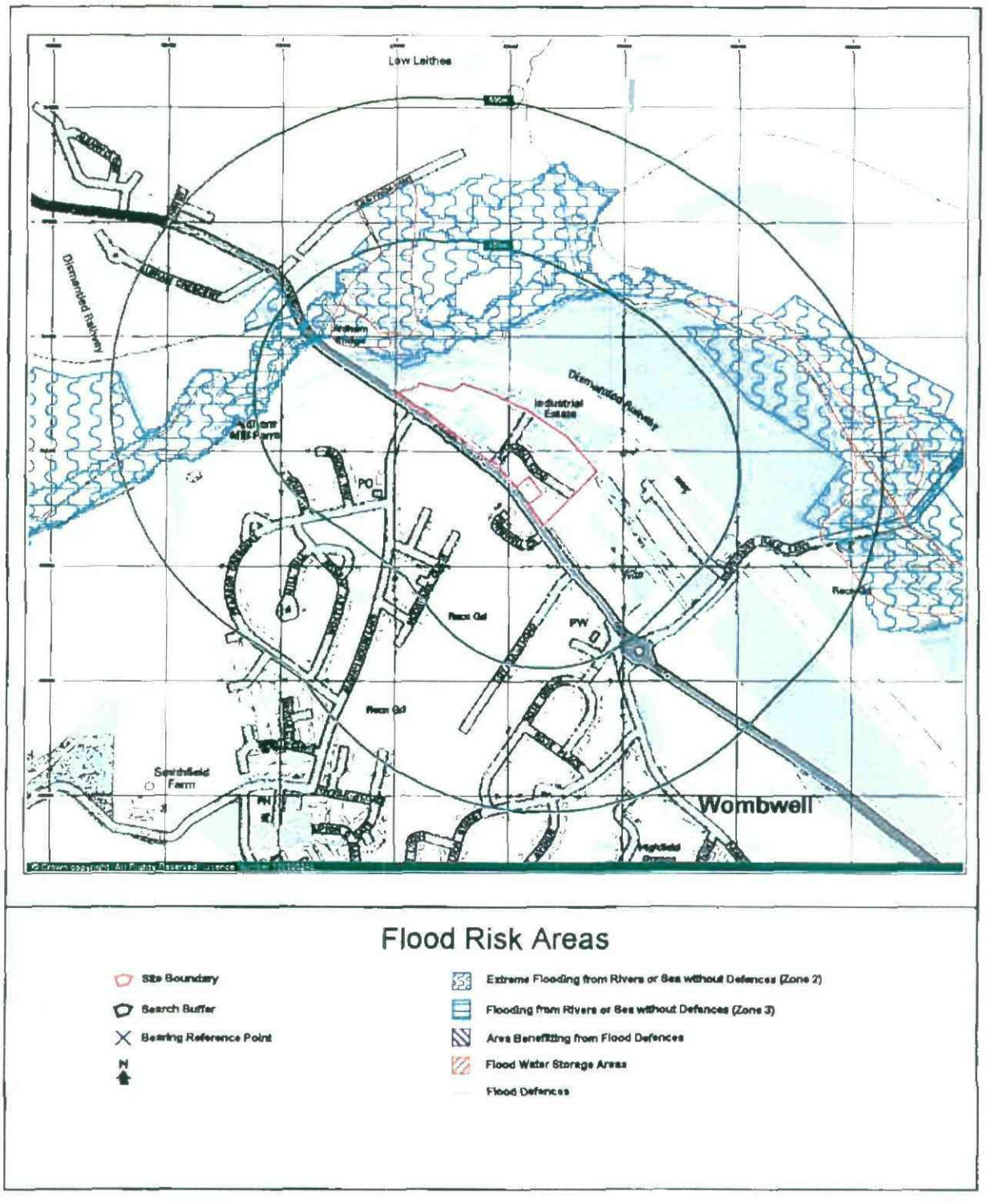
Major Aquifer (Highly Permeable)
- High (H) 1, 2, 3, U
- Intermediate (I) 1, 2
- Low

Minor Aquifer (Variably Permeable)
- High (H) 1, 2, 3, U
- Intermediate (I) 1, 2
- Low

Non Aquifer (Negligibly Permeable)

Water or Sea
Drift Deposit

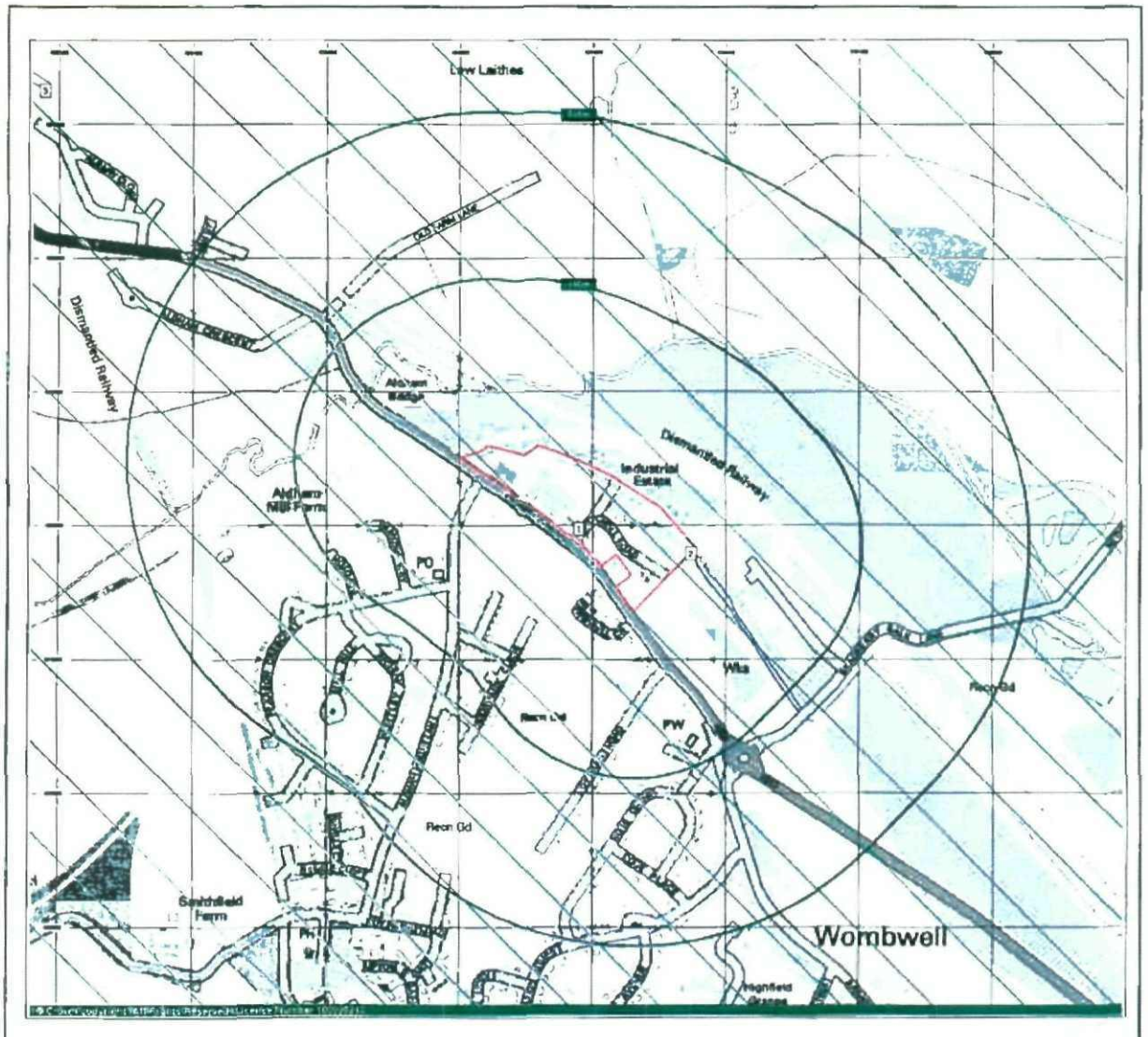
Flood Risk Areas



Flood Risk Areas

- Site Boundary
- Search Buffer
- Bearing Reference Point
- N
- Extreme Flooding from Rivers or Sea without Defences (Zone 2)
- Flooding from Rivers or Sea without Defences (Zone 3)
- Area Benefitting from Flood Defences
- Flood Water Storage Areas
- Flood Defences

Sensitive Land Uses



Sensitive Land Uses

- Site Boundary
- Search Buffer
- Bearing Reference Point
- Area of Outstanding Natural Beauty
- Environmentally Sensitive Area
- Forest Park
- Historical Flood Liability
- Local Nature Reserve
- Marine Nature Reserve
- National Nature Reserve
- National Park
- National Scenic Area
- Nitrate Sensitive Area
- Nitrate Vulnerable Zone
- Ramsar Site
- Nearest Surface Water Feature
- Site of Special Scientific Interest
- Special Area of Conservation
- Special Protection Area
- Water Abstraction

Tabular Summary

Statutory Information	On-site	1-250m	251-500m
Local Authority Pollution Prevention and Controls	0	2	0
Local Authority Integrated Pollution Prevention and Controls	0	0	0
Integrated Pollution Controls	0	0	0
Integrated Pollution Prevention And Control	0	0	0
Registered Radioactive Substances	0	0	0
Discharge Consents	0	3	0
Water Industry Act Referrals	0	0	0
Control of Major Accident Hazards Sites	0	0	0
Explosive Sites	0	0	0
Notification of Installations Handling Hazardous Substances	0	0	0
Planning Hazardous Substance Consents	0	0	0
Contaminated Land Register Entries and Notices	0	0	0
Local Authority Pollution Prevention and Control Enforcements	0	0	0
Enforcement and Prohibition Notices	0	0	0
Planning Hazardous Substance Enforcements	0	0	0
Substantiated Pollution Incident Register	0	0	0
Prosecutions Relating to Authorised Processes	0	0	0
Prosecutions Relating to Controlled Waters	0	0	0

Waste	On-site	1-250m	251-500m *(501 - 750m)
BGS Recorded Landfill Sites	0	0	0 (0)*
Integrated Pollution Control Registered Waste Sites	0	0	0
Licensed Waste Management Facilities (Landfill Boundaries)	0	0	0
Licensed Waste Management Facilities (Locations)	0	0	0 (0)*
Local Authority Recorded Landfill Sites	0	0	0 (1)*
Registered Landfill Sites	0	0	0 (1)*
Registered Waste Transfer Sites	0	0	0
Registered Waste Treatment or Disposal Sites	0	0	0

Current Land Use	On-site	1-250m	251-500m
Contemporary Trade Directory Entries	10	17	8
Fuel Station Entries	0	1	1
Radio Masts	0	1	0

Historic Land Use	On-site	1-250m	251-500m
Historical Tanks And Energy Facilities	0	14	13
Former Marshes	0	0	0
Potentially Infilled Land (Non-Water)	1	0	0
Potentially Infilled Land (Water)	1	0	1

Environmental Sensitivity

	On-site	1-250m	251-500m *(501 - 1km)
Groundwater Vulnerability	1	N/A	N/A
Low Permeability Drift Deposits	0	N/A	N/A
BGS 1:625,000 Solid Geology	1	N/A	N/A
BGS Borehole Logs	0	0	N/A
Areas of Outstanding Natural Beauty	0	0	0
Environmentally Sensitive Areas	0	0	0
Forest Parks	0	0	0
Local Nature Reserves	0	0	0 (0)*
Marine Nature Reserves	0	0	0 (0)*
National Nature Reserves	0	0	0 (0)*
National Parks	0	0	0
National Scenic Areas	0	0	0
Nitrate Sensitive Areas	0	N/A	N/A
Nitrate Vulnerable Zones	1	N/A	N/A
Ramsar Sites	0	0	0 (0)*
River Quality	0	1	1
River Quality Biology Sampling Points	0	0	0
River Quality Chemistry Sampling Points	0	0	0
Nearest Surface Water Feature	0	1	0
Sites of Special Scientific Interest	0	0	0 (1)*
Special Areas of Conservation	0	0	0 (0)*
Special Protection Areas	0	0	0 (0)*
Water Abstractions	0	0	0 (1)*
Source Protection Zones	0	0	0

Natural and Mining Related Hazards

	On-site	1-250m	251-500m
Extreme Flooding From Rivers or Sea	0	3	0
Flooding From Rivers or Sea	0	2	1
Areas Benefiting from Flood Defences	0	0	0
Flood Water Storage Areas	0	2	2
Flood Defences	0	0	0
Historical Flood Liabilities	0	0	0
River Flood Data (Scotland)	0	0	0
Collapsible Ground Stability Hazards	0	0	N/A
Compressible Ground Stability Hazards	1	1	N/A
Ground Dissolution Stability Hazards	0	0	N/A
Landslide Ground Stability Hazards	1	1	N/A
Running Sand Ground Stability Hazards	1	1	N/A
Shrinking or Swelling Clay Subsidence Hazards	1	1	N/A
Shallow Mining Hazards	1	1	N/A
Radon Potential	1	N/A	N/A
Radon Protection Measures	1	N/A	N/A
Brine Compensation Areas	0	N/A	N/A
Coal Mining Affected Areas	1	N/A	N/A
Natural and Mining Cavities	0	0	0

Natural and Mining Related Hazards

	On-site	1-250m	251-500m
Mining Instability	1	0	N/A
BGS Recorded Mineral Sites	0	1	0

Tabular Summary Explanation

Argyll has carefully selected a range of datasets which are considered appropriate for the intended use of this report. Each dataset is searched to a set radius from the Site boundary and the tabular summary is divided into different search bands accordingly. If a database is searched and information is found, then the number of records available are detailed in the table above. If the database was searched and no data was found, then a zero will be present. If a database was not searched then the abbreviation N/A will be found, indicating this information was not available at the radius searched.

Landfill Site Information

Registered landfill site boundaries (where available), are shown on the map as a red diagonal hatched polygon and referred to in the map legend as Registered Landfill Sites. At present no complete national dataset exists for landfill site boundaries, therefore a point grid reference provided by the data supplier is 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 the site. A point cannot properly define landfill boundaries therefore Landmark constructs a 250 metre or 100 metre "buffer" zone around the point to warn of the possible presence of landfill. The "buffer" zone is shown on the map as an orange crosshatched area and is referred to in the map legend as Potential Landfill Buffer.

Local Authority landfill data is sourced from individual local authorities that were able to provide information on sites operating prior to the introduction of the Control of Pollution Act (COPA) in 1974. Appropriate authorities are listed under Local Authority Landfill Coverage with an indication of whether or not they were able to make landfill data available. Details of any records identified are disclosed. You should be aware that if the local authority had landfill data but passed it to the relevant Environment Agency office, it does not necessarily mean that local authority landfill data is now included in our other Landfill datasets. In addition if no data has been made available for all or part of the search area, you should be aware that a negative response under 'Local Authority Recorded Landfill Sites' does not necessarily confirm that no local authority landfills exist.

Subsidence Hazards

Information on subsidence hazards is provided by the British Geological Survey (BGS). Information present within 250m of the Site is reported under Natural and Mining Related Hazards. Due to the level of detail of this data and the complexities of the real world, the BGS recommends a precautionary approach when using this information and advises taking the worst reading noted for each dataset within the vicinity of a property. Therefore, Argyll reports the presence of a ground stability hazard in the Risk Analysis section based on the highest reading found within 50m of the Site boundary. In the case of shallow mining hazards, the presence of a shallow mining hazard is reported in the Risk Analysis section based on the highest reading found within 250m of the Site boundary. This is because this dataset is less accurate than other geohazard data provided by the BGS.

Statutory Information

Map ID	Details	Distance	Direction
	Authorisations		
	Local Authority Pollution Prevention and Controls		
1	Name: Perfecta Bedding, Location: Wombwell Mills,Barnsley Road,Wombwell,BARNSLEY,South Yorkshire,S73 8EA, Authority: Barnsley Metropolitan Borough Council, Environmental Health and Trading Standards, Permit Ref: Not Given, Dated: Not Supplied, Process Type: Local Authority Air Pollution Control, Description: PG6/2 Manufacture of timber and wood-based products, Status: Authorisation revoked, Positional Accuracy: Manually positioned to the address or location.	103m	W
2	Name: Billington Structures, Location: Barnsley Road,Wombwell,BARNSLEY,S73 8DS, Authority: Barnsley Metropolitan Borough Council, Environmental Health and Trading Standards, Permit Ref: Ppc/B/48, Dated: 30th September 1993, Process Type: Local Authority Pollution Prevention and Control, Description: PG6/23 Coating of metal and plastic, Status: Permitted, Positional Accuracy: Located by supplier to within 10m.	166m	SE
	Discharges		
	Discharge Consents		
3	Operator: British Coal Corporation, South Yorks Group, Property Type: Undefined Or Other, Location: Mitchells Main Pumping Station,Wombwell,Barnsley,South Yorkshire, Authority: Environment Agency, North East Region, Catchment Area: Don Tributaries, Permit Ref: 3756, Permit Version: 1, Effective Date: 14th December 1983, Issued Date: 14th December 1983, Revocation Date: 28th November 1994, Discharge Type: Trade Effluent, Discharge Environment: Freshwater Stream/River, Receiving Water: Not Supplied, Status: Consent revoked: Discharge ceased (Water Resources Act 1991, Schedule 10 & 6), Positional Accuracy: Located by supplier to within 100m.	7m	SE
4	Operator: British Coal Corporation, South Yorks Group, Property Type: Undefined Or Other, Location: Mitchells Main Pumping Station,Wombwell,Barnsley,South Yorkshire, Authority: Environment Agency, North East Region, Catchment Area: Don Tributaries, Permit Ref: 3756, Permit Version: 1, Effective Date: 14th December 1983, Issued Date: 14th December 1983, Revocation Date: 28th November 1994, Discharge Type: Trade Effluent, Discharge Environment: Freshwater Stream/River, Receiving Water: Not Supplied, Status: Consent revoked: Discharge ceased (Water Resources Act 1991, Schedule 10 & 6), Positional Accuracy: Located by supplier to within 100m.	79m	SE
5	Operator: David John Palmer, Property Type: Undefined Or Other, Location: Properties At Aldham Water Mill Aldham Farm,Barnsley Road,Wombwell,South Yorkshire, Authority: Environment Agency, North East Region, Catchment Area: Don Tributaries, Permit Ref: Wra7726, Permit Version: 1, Effective Date: 21st May 2001, Issued Date: 21st May 2001, Revocation Date: Not Supplied, Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company, Discharge Environment: Land/Soakaway, Receiving Water: Land, Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995), Positional Accuracy: Located by supplier to within 10m.	193m	W

Hazardous Sites

No hazardous sites have been found.

Contraventions

No contraventions have been found.

Waste

Map ID	Details	Distance	Direction
	Waste/Landfill Sites		
	Local Authority Landfill Coverage		
	Barnsley Metropolitan Borough Council- Has supplied landfill data		
	Local Authority Recorded Landfill Sites		
6	Location: Not Supplied, Reference: 93, Authority: Barnsley Metropolitan Borough Council, Environmental Health and Trading Standards, Last Reported Status: Unknown, Types of Waste: Not Supplied, Date of Closure: Not Supplied, Boundary Quality: Moderate, Positional Accuracy: Positioned by the supplier.	661m	NW
	Registered Landfill Sites		
7	Licence Holder: William Gosney Ltd, Licence Reference: WD20 B 430, Site Location: 39 Wombwell Lane (at rear of),Stairfoot,BARNSLEY,South Yorkshire,S70 3NR, Easting: 438200, Northing: 404700, Operator Location: As Site Address, Authority: Environment Agency - North East Region, Ridings Area, Site Category: Landfill - Railway cutting, Maximum Input Rate: Medium (Equal to or greater than 25,000 and less than 75,000 tonnes per year), Waste Source Restrictions: No known restriction on source of waste, Dated: 1st May 1984, Preceded By Licence: Not Given, Superseded By Licence: Not Given, Positional Accuracy: Manually positioned to the address or location, Boundary Accuracy: Not Applicable, Authorised Waste: 1.Concrete Sludge Waste, 2.Construction And Demolition Wastes, 3.Excavation Waste,Soil,Subsoil, 4.Hardcore,Builders Rubble, Prohibited Waste: 1.All Forms Of Asbestos, 2.Liquids In Containers Over 4l Cap., 3.Slurry In Containers Over 4l Cap..	724m	NW

Map ID	Details	Distance	Direction
	Current Potentially Contaminative Uses		
	Contemporary Trade Directory Entries		
10	Name: Lightmain Co Ltd, Location: Unit 17 Aldham Indust Est,Mitchell Rd,Wombwell,Barnsley,South Yorkshire,S73 8HA Classification: Engineers - General, Status: Inactive, Positional Accuracy: Manually positioned to the road within the address or location.	0m	NE
11	Name: Superior Finish, Location: Unit 10,Aldham Industrial Estate,Mitchell Road,Wombwell,Barnsley,South Yorkshire,S73 8HA Classification: Car Body Repairs, Status: Active, Positional Accuracy: Automatically positioned to the address.	0m	SE
12	Name: Barrick Mouldings Ltd, Location: Unit 13,Aldham Industrial Estate,Mitchell Road,Wombwell,Barnsley,South Yorkshire,S73 8HA Classification: PVC-U Products - Manufacturers & Suppliers, Status: Inactive, Positional Accuracy: Automatically positioned to the address.	0m	NW
13	Name: Onyx Conversions, Location: Mitchell Main Ind Est,Mitchell Rd,Wombwell,Barnsley,South Yorkshire,S73 8HA Classification: Commercial Vehicle Bodybuilders & Repairers, Status: Active, Positional Accuracy: Manually positioned to the road within the address or location.	0m	SE
14	Name: A1 Pharmaceuticals, Location: Unit 6-7,Aldham Ind Est,Mitchell Rd,Wombwell,Barnsley,South Yorkshire,S73 8HA Classification: Chemists' & Pharmacists' Suppliers & Wholesalers, Status: Inactive, Positional Accuracy: Manually positioned to the road within the address or location.	0m	E
15	Name: Acorn, Location: Unit 3,Aldham Industrial Estate,Mitchell Road,Wombwell,Barnsley,South Yorkshire,S73 8HA Classification: Brewers, Status: Active, Positional Accuracy: Automatically positioned to the address.	0m	E
16	Name: A Plus Vehicle Services, Location: Unit 26,Aldham Industrial Estate,Mitchell Road,Wombwell,Barnsley,South Yorkshire,S73 8HA Classification: Garage Services, Status: Active, Positional Accuracy: Automatically positioned to the address.	0m	NW
17	Name: Ram Master, Location: Unit 24,Aldham Ind Est,Mitchell Rd,Wombwell,Barnsley,South Yorkshire,S73 8HA Classification: Car Body Repairs, Status: Inactive, Positional Accuracy: Manually positioned to the road within the address or location.	0m	E
18	Name: M & M Pinder & Sons, Location: Unit 22 Aldham Indust Est,Barnsley,South Yorkshire,S70 3HA Classification: Tool Design, Manufacturers & Makers, Status: Inactive, Positional Accuracy: Manually positioned within the geographical locality.	0m	E
9	Name: Fresco Windows, Location: Unit 5,Aldham Ind Est,Mitchell Rd,Wombwell,Barnsley,South Yorkshire,S73 8HA Classification: Window Frame Manufacturers, Status: Inactive, Positional Accuracy: Manually positioned to the road within the address or location.	0m	SE
19	Name: K O Z Commercial Vehicles Ltd, Location: Barnsley Road,Wombwell,Barnsley,South Yorkshire,S73 8EG Classification: Garage Services, Status: Active, Positional Accuracy: Automatically positioned to the address.	12m	SE
20	Name: Perfecta Beds, Location: Barnsley Road,Wombwell,BARNSLEY,South Yorkshire,S73 8EA Classification: Bed & Mattress Manufacturers, Status: Inactive, Positional Accuracy: Automatically positioned to the address.	66m	W
21	Name: J G P Engineering, Location: D & G House,Mitchells Enterprise Centre,Bradberry Balk Lane,Wombwell,Barnsley,South Yorkshire,S73 8HR Classification: Engineering Services, Status: Active, Positional Accuracy: Automatically positioned to the address.	119m	E

Map ID	Details	Distance	Direction
22	Name: Jgp Fixings, Location: D & G House,Mitchells Enterprise Centre,Bradberry Balk Lane,Wombwell,Barnsley,South Yorkshire,S73 8HR Classification: Nuts, Bolts & Fixings, Status: Active, Positional Accuracy: Automatically positioned to the address.	119m	E
23	Name: Stubbings Printers, Location: Unit 16,Mitchells Enterprise Centre,Bradberry Balk Lane,Wombwell,Barnsley,South Yorkshire,S73 8HR Classification: Printers, Status: Active, Positional Accuracy: Automatically positioned to the address.	157m	E
24	Name: Samson Specialist Vehicle Technicians, Location: Eldhambridge,Wombwell La,Wombwell,Barnsley,South Yorkshire,S73 8EP Classification: Garage Services, Status: Inactive, Positional Accuracy: Manually positioned to the address or location.	174m	NW
25	Name: Thornhill Silicones Ltd, Location: Unit 1,Mitchells Enterprise Centre,Bradberry Balk Lane,Wombwell,BARNSLEY,South Yorkshire,S73 8HR Classification: Rubber & Plastic Products - Manufacturers, Status: Inactive, Positional Accuracy: Automatically positioned to the address.	183m	E
26	Name: Rail Access Platforms, Location: Unit 1,Mitchells Enterprise Centre,Bradberry Balk Lane,Wombwell,Barnsley,South Yorkshire,S73 8HR Classification: Railway Equipment Manufacturers, Status: Inactive, Positional Accuracy: Automatically positioned to the address.	183m	E
27	Name: Wilson'S Patterns & Castings Ltd, Location: Unit 2,Mitchells Enterprise Centre,Bradberry Balk La,Wombwell,Barnsley,South Yorkshire,S73 8HR Classification: Engineers - General, Status: Inactive, Positional Accuracy: Manually positioned to the address or location.	189m	E
28	Name: Robert Butcher, Location: Mitchells Ind Est,Bradberry Balk Lane,Wombwell,Barnsley,South Yorkshire,S73 8HR Classification: Sand, Gravel & Other Aggregates, Status: Active, Positional Accuracy: Manually positioned within the geographical locality.	190m	E
29	Name: Sandygate Motors, Location: 245,Barnsley Road,Wombwell,Barnsley,South Yorkshire,S73 8DT Classification: Car Dealers, Status: Inactive, Positional Accuracy: Automatically positioned in the proximity of the address.	190m	SE
30	Name: Fresco Windows, Location: Unit 5,Aldham Industrial Estate,Mitchell Road,Wombwell,Barnsley,South Yorkshire,S73 8HA Classification: Window Frame Manufacturers, Status: Inactive, Positional Accuracy: Automatically positioned to the address.	210m	E
31	Name: Express Blinds Ltd, Location: Unit 5,Aldham Industrial Estate,Mitchell Road,Wombwell,Barnsley,South Yorkshire,S73 8HA Classification: Blinds, Awnings & Canopies, Status: Active, Positional Accuracy: Automatically positioned to the address.	210m	E
32	Name: A1 Pharmaceuticals, Location: Unit 6/7,Aldham Industrial Estate,Mitchell Road,Wombwell,Barnsley,South Yorkshire,S73 8HA Classification: Pharmaceutical Manufacturers & Distributors, Status: Inactive, Positional Accuracy: Automatically positioned to the address.	218m	E
33	Name: G B Cullet Ltd, Location: Acorn House,Mitchells Enterprise Centre,Wombwell,Barnsley,South Yorkshire,S73 8HR Classification: Reclaiming - Waste Products, Status: Active, Positional Accuracy: Manually positioned to the address or location.	218m	E
34	Name: Centrivac Services Ltd, Location: Unit 9,Aldham Industrial Estate,Mitchell Road,Wombwell,Barnsley,South Yorkshire,S73 8HA Classification: Industrial Engineers, Status: Inactive, Positional Accuracy: Automatically positioned to the address.	234m	E
35	Name: A & E (Hardware) Services, Location: Unit 15-16,Aldham Ind Est,Mitchell Rd,Wombwell,Barnsley,South Yorkshire,S73 8HA Classification: Hardware, Status: Inactive, Positional Accuracy: Manually positioned within the geographical locality.	240m	SE
36	Name: Sandtek Door Services, Location: Unit 11,Aldham Industrial Estate,Mitchell Road,Wombwell,Barnsley,South Yorkshire,S73 8HA Classification: Door Manufacturers - Industrial, Status: Inactive, Positional Accuracy: Manually positioned to the address or location.	254m	SE

Map ID	Details	Distance	Direction
37	Name: Bespoke Glass Fibre Solutions, Location: Unit 14-15,Mitchells Enterprise Centre,Bradberry Balk La,Wombwell,Barnsley,South Yorkshire,S73 8HR Classification: Glass Fibre Manufacturers, Status: Active, Positional Accuracy: Manually positioned within the geographical locality.	259m	SE
38	Name: Wolseley Uk, Location: Unit 12,Aldham Industrial Estate,Mitchell Road,Wombwell,Barnsley,South Yorkshire,S73 8HA Classification: Builders' Merchants, Status: Inactive, Positional Accuracy: Automatically positioned to the address.	264m	SE
39	Name: Barnsley Fireplace Centre, Location: 197-199,Barnsley Road,Wombwell,Barnsley,South Yorkshire,S73 8DR Classification: Fireplaces & Mantelpieces, Status: Inactive, Positional Accuracy: Automatically positioned in the proximity of the address.	306m	SE
40	Name: Blazes Fireplace Centres, Location: 197,Barnsley Road,Wombwell,Barnsley,South Yorkshire,S73 8DR Classification: Fireplaces & Mantelpieces, Status: Inactive, Positional Accuracy: Automatically positioned to the address.	341m	SE
41	Name: Glengarry Damp Proofing & Plastering, Location: 155,Wombwell Lane,Wombwell,Barnsley,South Yorkshire,S73 8EQ Classification: Damp & Dry Rot Control, Status: Inactive, Positional Accuracy: Automatically positioned to the address.	399m	NW
42	Name: Crescent Rodent Control Ltd, Location: 16,Aldham Crescent,Wombwell,Barnsley,South Yorkshire,S73 8ES Classification: Pest & Vermin Control, Status: Inactive, Positional Accuracy: Automatically positioned to the address.	427m	NW
43	Name: Low Valley Motor Spares, Location: 28,Wilson Street,Wombwell,Barnsley,South Yorkshire,S73 8LT Classification: Car Breakers & Dismantlers, Status: Inactive, Positional Accuracy: Automatically positioned to the address.	448m	S
	Fuel Station Entries		
44	Name: Dixon, Location: Barnsley Road,Wombwell,BARNSLEY,South Yorkshire,S73 8DU, Brand: Obsolete, Premises Type: Not Applicable, Status: Obsolete, Positional Accuracy: Automatically positioned to the address.	88m	SE
45	Name: Auto Trade Centre, Location: Wombwell Lane,Wombwell,BARNSLEY,South Yorkshire,S73 8EP, Brand: Obsolete, Premises Type: Not Applicable, Status: Obsolete, Positional Accuracy: Automatically positioned to the address.	267m	NW

Other Features

Radio Masts

46	Location: Footway Noyx Conversions Ltd,Mitchells Ind Park,Wombwell,South Yorkshire, Mast Height (m): 20, Class Code: Telecommunication Base Station.	173m	SE

Historic Land Use

Details	Distance	Direction

Historic Potentially Contaminative Uses

Historical Tanks and Energy Facilities

Description: Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1982.	5m	SE
Description: Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1982.	39m	W
Description: Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1982.	50m	N
Description: Electricity Industry Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1970.	52m	W
Description: Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1982.	65m	SE
Description: Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1982.	76m	W
Description: Potential Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1962 - 1971.	95m	SE
Description: Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1982.	100m	W
Description: Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1982.	105m	SE
Description: Gas Monitoring Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1982.	117m	W
Description: Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1982.	136m	SE
Description: Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1982.	203m	SE
Description: Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1982.	225m	SE
Description: Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1982.	246m	NW
Description: Potential Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1962 - 1970.	256m	NW
Description: Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1982.	277m	SE
Description: Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1982.	278m	W
Description: Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1971.	281m	SE
Description: Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1982.	282m	NW
Description: Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1970.	284m	W
Description: Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1982.	299m	NW
Description: Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1970.	320m	NW
Description: Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1982.	333m	SE
Description: Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1982.	457m	NW
Description: Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1971.	460m	S
Description: Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1982.	460m	S
Description: Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1970.	466m	NW

Potentially Infilled Land

Potentially Infilled Land (Non-Water)

Details	Distance	Direction
Description: Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1989.	0m	N
Potentially Infilled Land (Water)		
Description: Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1956.	0m	N
Description: Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1956.	300m	W

The following maps have been manually reviewed by a consultant and presented in the Risk Analysis section at the front of this report.

Scale	Map Sheet	Published Date
1:2,500	Yorkshire275_13	1892
1:2,500	Yorkshire275_13	1906
1:2,500	Yorkshire275_13	1931
1:2,500	National GridSE3803	1962
1:2,500	National GridSE3804	1962
1:2,500	National GridSE3903	1962
1:2,500	National GridSE3904	1962
1:2,500	National GridSE3804	1970
1:2,500	National GridSE3904	1970
1:2,500	National GridSE3803	1971
1:2,500	National GridSE3903	1971
1:2,500	National GridSE3803	1978
1:2,500	National GridSE3804	1980
1:2,500	National GridSE3904	1980
1:2,500	National GridSE3904	1985
1:2,500	National GridSE3803	1986
1:10,560	Yorkshire275_00	1854
1:10,560	Yorkshire275_SW	1894
1:10,560	Yorkshire275_SW	1907
1:10,560	Yorkshire275_SW	1938
1:10,560	National GridSE30NE	1955
1:10,560	National GridSE30SE	1956
1:10,560	National GridSE40SW	1956
1:10,560	National GridSE30NE	1966
1:10,560	National GridSE30SE	1966
1:10,560	National GridSE40SW	1967
1:10,000	National GridSE30NE	1974
1:10,000	National GridSE30SE	1980
1:10,000	National GridSE40SW	1980
1:10,000	National GridSE30NE	1984
1:10,000	National GridSE30SE	1989
1:10,000	National GridSE40SW	1989
1:10,000	National GridSE30NE	1993
1:10,000	National GridSE30NE	2010
1:10,000	National GridSE30SE	2010
1:10,000	National GridSE40SW	2010
1:1,250	National GridSE3803NE	1982

Scale	Map Sheet	Published Date
1:1,250	National GridSE3804NE	1982
1:1,250	National GridSE3804SE	1982
1:1,250	National GridSE3903NW	1982
1:1,250	National GridSE3904SW	1982
1:1,250	National GridSE3803NE	1993
1:1,250	National GridSE3804NE	1993
1:1,250	National GridSE3804SE	1993
1:1,250	National GridSE3903NW	1993
1:1,250	National GridSE3904NW	1993
1:1,250	National GridSE3904SW	1993
1:1,250	National GridSE3803NE	1993
1:1,250	National GridSE3804SE	1994
1:1,250	National GridSE3904SW	1994
1:1,250	National GridSE3803NE	1994

Environmental Sensitivity

Map ID	Details	Distance	Direction
	Hydrogeology		
	Groundwater Vulnerability		
	Geological Classification: Minor Aquifer (Variably permeable) - These can be fractured or potentially fractured rocks, which do not have a high primary permeability, or other formations of variable permeability including unconsolidated deposits. Although not producing large quantities of water for abstraction, they are important for local supplies and in supplying base flow to rivers, Soil Classification: Soils of High Leaching Potential (U) - Soil information for restored mineral workings and urban areas is based on fewer observations than elsewhere. A worst case vulnerability classification (H) assumed, until proved otherwise, Map Scale: 1:100,000, Map Name: Sheet 11 South Pennines.	0m	-
	Geological Classification: Minor Aquifer (Variably permeable) - These can be fractured or potentially fractured rocks, which do not have a high primary permeability, or other formations of variable permeability including unconsolidated deposits. Although not producing large quantities of water for abstraction, they are important for local supplies and in supplying base flow to rivers, Soil Classification: Soils of Low Leaching Potential - Soils in which pollutants are unlikely to penetrate the soil layer because water movement is largely horizontal or they have large ability to attenuate diffuse pollutants. Lateral flow from these soils contribute to groundwater recharge elsewhere in the catchment, Map Scale: 1:100,000, Map Name: Sheet 11 South Pennines.	36m	NW
	Geology		
	Low Permeability Drift Deposits		
	None.		
	BGS 1:625,000 Solid Geology		
	Description: Lower Westphalian (mainly Productive Coal Measures).	0m	-
	Environmentally Sensitive Features		
	Nitrate Vulnerable Zones		
1	Name: Not Supplied Description: Surface Water - Designated 2006 Source: Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA).	0m	-
	River Quality		
	Name:River_Dove, Reach: Wombwell_Stw_River_Dearn, Estimated Distance: 6.1, GQA Grade: River Quality C, Year: 2000, Flow Rate: Flow less than 0.62 cumecs.	42m	N
	Name:River_Dove, Reach: Blacker_Dyke_Wombwell_St, Estimated Distance: 1, GQA Grade: River Quality B, Year: 2000, Flow Rate: Flow less than 0.62 cumecs.	476m	S
	Nearest Surface Water Feature		
2	Surface water feature identified in proximity.	1m	E
	Sites of Special Scientific Interest		
3	Name: Stairfoot Brickworks, Multiple Area: , Area (m^2): , Source: Natural England, Reference: 2000298 Designation Date: 5th July 1999 Data Type: Notified, Designation Details: Geological Conservation Review.	832m	NW
	Water Abstractions		

Map ID	Details	Distance	Direction
	Operator: Low Laithes Dairy Farm Ltd, Licence Number: 2/27/08/029, Permit Version: 100, Location: Spring No2 - Low Laithes, Authority: Environment Agency, North East Region, Abstraction: General Farming And Domestic, Abstraction Type: Water may be abstracted from a single point, Source: Groundwater, Daily Rate(m^3): Not Supplied, Yearly Rate (m^3): Not Supplied, Low Laithes,Ardsley,Barnsley, Authorised Start: 01 January, Authorised End: 31 December, Permit Start Date: 9th January 1990, Permit End Date: Not Supplied, Positional Accuracy: Located by supplier to within 10m.	804m	N

Natural and Mining Related Hazards

Map ID	Details	Distance	Direction

Flooding

Extreme Flooding From River or Sea

Type: Fluvial, Source: Environment Agency, Head Office, Boundary Accuracy: As Supplied.	34m	NW
Type: Fluvial, Source: Environment Agency, Head Office, Boundary Accuracy: As Supplied.	228m	NW
Type: Fluvial, Source: Environment Agency, Head Office, Boundary Accuracy: As Supplied.	230m	W

Flooding From River or Sea

Type: Fluvial, Source: Environment Agency, Head Office, Boundary Accuracy: As Supplied.	44m	NW
Type: Fluvial, Source: Environment Agency, Head Office, Boundary Accuracy: As Supplied.	230m	W
Type: Fluvial, Source: Environment Agency, Head Office, Boundary Accuracy: As Supplied.	317m	NE

Areas Benefiting from Flood Defences

None.

Flood Water Storage Areas

Type: Flood Water Storage Areas, Source: Environment Agency, Head Office, Boundary Accuracy: .	83m	NW
Type: Flood Water Storage Areas, Source: Environment Agency, Head Office, Boundary Accuracy: .	85m	NW
Type: Flood Water Storage Areas, Source: Environment Agency, Head Office, Boundary Accuracy: .	320m	NE
Type: Flood Water Storage Areas, Source: Environment Agency, Head Office, Boundary Accuracy: .	405m	E

Flood Defences

None.

Subsidence

Collapsible Ground Stability Hazards

No Hazard.

Compressible Ground Stability Hazards

Risk: Very Low, Source: British Geological Survey, National Geoscience Information Service.	0m	NE
Risk: Moderate, Source: British Geological Survey, National Geoscience Information Service.	7m	N

Ground Dissolution Stability Hazards

No Hazard.

Landslide Ground Stability Hazards

Risk: Very Low, Source: British Geological Survey, National Geoscience Information Service.	0m	-
Risk: Moderate, Source: British Geological Survey, National Geoscience Information Service.	57m	NE

Running Sand Ground Stability Hazards

Map ID	Details	Distance	Direction
	Risk: Very Low, Source: British Geological Survey, National Geoscience Information Service.	0m	NE
	Risk: Low, Source: British Geological Survey, National Geoscience Information Service.	7m	N
	Shrinking or Swelling Clay Subsidence Hazards		
	Risk: No Hazard, Source: British Geological Survey, National Geoscience Information Service.	0m	-
	Risk: Low, Source: British Geological Survey, National Geoscience Information Service.	7m	N
	Shallow Mining Hazards		
	Risk: Low-Moderate, Source: British Geological Survey, National Geoscience Information Service.	0m	-
	Risk: Low-Moderate, Source: British Geological Survey, National Geoscience Information Service.	74m	NE

Radon

Radon Potential

The property is in a radon affected area, as between 1 and 3% of homes are above the action level, Source: British Geological Survey, National Geoscience Information Service.	0m	-

Radon Protective Measures

None, Source: British Geological Survey, National Geoscience Information Service.	0m	-

Mining

Brine Compensation Areas

None.

Coal Mining Affected Areas

In an area which may be affected by coal mining activity. It is recommended that a coal mining report is obtained from the Coal Authority. Contact details are included in the Useful Contacts section of this report..	0m	-

Mining Instability

Mining Evidence:Inconclusive Coal Mining, Source: Ove Arup & Partners, Boundary Quality: As Supplied.	0m	-

BGS Recorded Mineral Sites

Site Name: Mitchell Main Colliery, Site Location: , Source: British Geological Survey, National Geoscience Information Service, Reference: 13317, Type: Underground, Status: Ceased, Operator: Ncb South Yorkshire Area, Operator Location: Golden Smithies Lane, Wath-Upon-Dearne, Rotherham, South Yorkshire, S63 7ew, Periodic Type: Carboniferous, Geology: Pennine Middle Coal Measures Formation, Commodity: Coal - Deep, Positional Accuracy: Located by supplier to within 10m.	44m	E

Useful Contacts

Name and Address	Telephone/Fax/Email
Argyll Environmental Limited 68 Middle Street Brighton BN1 1AL www.argyllenvironmental.com	Telephone 0845 458 5250 Fax 0845 458 5260 info@argyllenviro.com
Ensura Limited Cornelius House 178-180 Church Road Hove BN3 2DJ www.ensura.co.uk	Telephone 0845 652 8585 Fax 0845 652 8686 info@ensura.co.uk
Barnsley Metropolitan Borough Council Environmental Health and Trading Standards Central Offices Kendray Street Barnsley South Yorkshire S70 2TN www.barnsley.gov.uk	Telephone 01226 770770 Fax 01226 772599
Environment Agency National Customer Contact Centre (NCCC) PO Box 544 Templeborough Rotherham S60 1BY	Telephone 08708 506 506 Fax
British Geological Survey Enquiry Service British Geological Survey Kingsley Dunham Centre Keyworth Nottingham Nottinghamshire NG12 5GG www.bgs.ac.uk	Telephone 0115 936 3143 Fax 0115 936 3276
Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA) Government Buildings Otley Road Lawnswood Leeds West Yorkshire LS16 5QT	Telephone 0113 2613333 Fax 0113 230 0879
Natural England Northminster House Northminster Road Peterborough Cambridgeshire PE1 1UA www.naturalengland.org.uk	Telephone 0845 600 3078 Fax 01733 455103
The Coal Authority Mining Report Service 200 Lichfield Lane Mansfield Nottinghamshire NG18 4RG	Telephone 0845 7626848 Fax

Please note that the Environment Agency / SEPA have a charging policy in place for enquiries. When contacting these agencies please mention that this data has been received from the Landmark database, alternatively Argyll Environmental Limited would be pleased to assist with consultation to the above bodies. Please contact us for a quotation.