Haigh Huddleston & Associates
Civil Structural Engineering Consultants

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Phase 1
Geo-environmental Report

FOR

PROPOSED RESIDENTIAL DEVELOPMENT

AT

WEST STREET, WORSBOROUGH
BARNSLEY, SOUTH YORKSHIRE

FOR

THE EBOR SIPP re RGM ODDIE,
c/o WALKER CIPPS

AUGUST 2013

E13/5820/R001

Prepared by

M.Huddleston MEng

Haigh Huddleston Associates is the trading name of Haigh Huddleston Associates Limited
Registered Office: Firth Buildings, 99-101 Leeds Road, Dewsbury, WF12 7BU
Registered in England Number 6458196

1.0 INTRODUCTION

1.1 This report is commissioned to examine the risk of contamination for the above site in line with the recommendations of Part II of the Environmental Protection Act 1990 PPS 23. It is based on information provided by both the client and statutory bodies in both written and verbal format. It is assumed that all information given is correct and factual at the time of writing this report. No liabilities can be accepted for information provided by third parties and subsequently found to be in error.

2.0 THE SITE

2.1 The site is located at West Street, Worsbrough, Barnsley South Yorkshire and is situated around Ordnance Survey grid reference SE 35846 03689. A site location plan is included in Appendix A

2.2 The site is approximately triangular, with the long northern edge formed by West Street. A dismantled railway runs along the southern boundary. There are residential developments to the north east, north and west. To the east there is further industrial development and to the south is open field and the River Dove. The site area is approximately 2ha.

2.3 Access to the site is directly from West Street in the north west and north east of the site. The accesses lead directly onto concrete highway that runs throughout the site connecting the various industrial units and parking areas which make up the majority of the site. The remainder of the site is made up of compacted made ground and overgrown areas, with dense vegetation noted adjacent the northern, western and southern boundaries.

2.4 The site generally falls from north to south, with a high point of approximately 60m AOD in the north east corner of the site and a low point of approximately 53m AOD in the south east of the site.

2.5 The site is bounded to the west, east and south by a post and wire fence. The northern boundary is formed by a stone wall which has openings for vehicular access to West Street in the north west and north east.

3.0 SITE HISTORY

A number of historical Ordnance Survey plans from 1850-2012 have been consulted. These are contained for reference within Appendix C to the rear of the report. Below is a brief description outlining the significant developments that may effect future construction of the site.

Date	Historical uses on site	Historical findings within 100m perimeter of the site	Historical findings further than 100m perimeter of the site
1850	i). Coal pit labelled in western third of the site. ii). Dearne and Dove canal shown on site running alongside southern boundary with two docks extending northwards.	i) Chemical works immediately to the east of the site. ii).Wells located immediately to the east of the site and 100m to the east. iii). Railway line running east-west immediately to the south of the site. iv). River Dove located to the south of the railway. v). Northern boundary formed by Caulker Lane.	i). Glass works 150m to the west. ii). Foundry 200m to the west. iii). Darley Main Colliery 200m to the north of the site. iv). Sandstone Quarry 200m to the north east of the site.
1890-1892	i). Buildings for Dearne and Dove saw mills shown in south eastern quarter of the site. ii). Coal pit no longer labelled in west of site. iii). Terraced buildings shown along eastern half of northern boundary.	i). Wells no longer shown to the east. ii). Reservoir immediately to the east of the site. iii). Residential development 100m to the north east of the site.	i). Darley Main Colliery no longer labelled to the north. ii) Sandstone quarry no longer labelled to the north east.
1903-1906	i). Western half of site labelled as Timber Yard.	i). Residential development immediately to the north west.	i). Glass Works 150m to the west now labelled as Steel Works. ii). Air shaft shown 200m to the north west of the site.
1929	i). Saw Mills extended into western half of site.	i). Two schools constructed immediately to the north of the site.	i). Works no longer labelled to the west of the site.
1938	i). The on-site features are similar to the previous sheet.	i). The features within 100m of the site are similar to the previous sheet.	i). No significant developments further than 100m from the site.
1948-1951	i). The on-site features are similar to the previous sheet.	i). Residential development to the north west of the site.	i). Residential development extends over air shaft 200m to the north west.
1960-1966	i). Dearne and Dove Canal now shown as area of marsh in southern quarter of site.	i). Chemical works and reservoir no longer shown to the east of the site.	i). Works labelled 200m to the south east. ii). Colliery works extending to within 450m south of site.

Date	Historical uses on site	Historical findings within 100m perimeter of the site	Historical findings further than 100m perimeter of the site
1967-1971	i). Saw Mills now labelled as Engineering Works. ii). Depot shown to west of Engineering Works. iii). Marsh no longer shown in south of site.	i). Battery Works shown immediately to the east of the site.	i). No significant developments further than 100m from the site
1977	i). The on-site features are similar to the previous sheet.	i). The features within 100m of the site are similar to the previous sheet.	i). Colliery works extended to within 250m of the south east of the site. ii). Sewage Works 400m to the south east.
1987-1993	i). Engineering works reconfigured on site.	i). Railway line to south of site dismantled.	i). Colliery works 250m to south east of site now labelled as disused tip.
2002	i). The on-site features are similar to the previous sheet.	i). Factory shown immediately to the south east of the site.	i). No significant developments further than 100m from the site.
2012	i). The on-site features are similar to the previous sheet.	i). The features within 100m of the site are similar to the previous sheet.	i). The features further than 100m from the site are similar to the previous sheet.

4.0 SITE GEOLOGY & MINING

4.1 The BGS Digital Geological Map of Great Britain at 1:50,000 scale has been consulted and we would report as follows:-

4.2 The southern half of the site is shown as being undivided made ground, this is believed to be from the infilling of the former Dearne and Dove Canal and docks.

4.3 The majority of the site is shown to be underlain by Kent's Rock consisting of sandstone. The north east and south west corners of the site are underlain by the Pennine Middle Coal Measures Formation consisting of mudstone, siltstone and sandstone.

4.4 An inferred coal seam is shown crossing the site from the north west to the south east.

4.5 A fault line is shown crossing the south eastern corner of the site, running from south west to north east.

4.6 A Coal Authority report has been obtained and is included in Appendix B. The reports states that the property is in the likely zone of influence from workings in 12 seams of coal at 50m to 470m depth, and last worked in 1969. Any ground movement from these coal workings should have stopped by now.

4.7 In addition the property is in an area where the Coal Authority believe there is coal at or close to the surface. This coal may have been worked at some time in the past.

4.8 The property is not in an area that is likely to be affected at the surface from any planned future workings.
However, reserves of coal exist in the local area which could be worked at some time in the future.

4.8 There is a mine shaft shown in the western third of the site. It is recorded as being unfilled but covered. The approximate location of the mine shaft has been shown on the survey in Appendix A.

5.0 ENVIRONMENTAL CONSIDERATIONS

5.1 Radon

The property is in a Radon Affected Area, as between 1 and 3% of properties are above the Action Level.

No Radon Protective Measures are necessary.

5.2 Landfill Sites

There is a single recorded historical landfill site within 250m of the site. This is located 65m to the north of the site, and the type of waste accepted is not recorded.

However, there are four recorded pollution incidents to land 90m south of the site. All four of them are category 3 (minor) incidents. The materials involved are described as asbestos, construction and demolition materials and other.

Finally, the canals and dry docks in the southern half of the site have been historically infilled with unknown material.

5.3 Flood Risk

The site does not lie within a currently designated Environment Agency flood zone.

The Flood Risk Assessment states that the site is not at risk of flooding from river or tidal water up to a 1% return period nor is it at risk for storms in excess of the 0.1% risk level.

Soakaways are thought to be an unlikely method of surface water dispersal due to likely infiltration capacity of the underlying strata. A discharge rate is to be agreed with the relevant authorities and storm water attenuation provided on site to ensure there is no increased flood risk to properties downstream of the development.

5.4 Groundwater

The bedrock underlying the site is classified as a Secondary (A) Aquifer. These are permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers.

There are no groundwater abstraction licences recorded within 250m of the site.

There are seven recorded licensed discharge consents within 250m of the site. They are located 93m, 100m, 108m, 185m and 185m to the south east, 105m to the south and 157m to the north east. All but the discharge 100m to the south east are recorded as discharging into the River Dove.

There are no recorded surface water abstractions within 250m of the site.

There are no recorded pollution incidents in controlled waters within 250m of the site.

The site is not in a source protection zone.

The nearest open surface water feature is the River Dove located 82m to the south of the site. This is classified as a primary river.

A watercourse/drain serving Worsbrough Dale crosses the site from north to south, before discharging into the River Dove to the south. This has been shown on the site survey in Appendix A.

6.0 PRELIMINARY CONCEPTUAL SITE MODEL

6.1 The initial stage in assessing the risks posed from contaminated land during the redevelopment of a site is to prepare a conceptual model. A generalised conceptual model can be developed highlighting the main pollutant linkages through a contaminant ► pathway ►receptor model for a residential development. In order to prepare the conceptual model for a particular site the following parameters need to be reviewed as discussed below.

6.2 Contamination of existing land can be caused by a number of factors, including:-

i) Possible historical/current industrial activities.

ii) Disposal of waste materials.

iii) Storage of materials.

iv) A number of natural processes can also lead to hazardous gases and elevated heavy metals.

6.3 Potential pathways can include ground and surface water, permeable strata, existing services providing a conduit and voided ground. Potential receptors can include human health, ecosystems, controlled waters and building structures. There are a number of ways that a receptor can be exposed to the contaminant these include, inhalation, direct contact, ingestion, dermal contact and uptake.

6.4 Sources of potential contamination, that could affect the proposed development, from either on of off site activities would include the following:-

i) Possible ground contamination from industrial usage of site.

ii) Possible ground gas migration from historical mine workings and histocial landfill recorded 65m to the north east.

iii) Possible ground gases from made ground in southern half of the site.

iv) Possible contaminants in the backfill material to the former canal and docks within the southern half of the site.

v) Possibility of PCBs from the electric substations on site.

Based on the above activities the potential for some contamination to exist on site is considered to be moderate.

6.5 Considering the proposed residential end use, there will be two possible human receptor groups exposed to the existing onsite contamination:-

a) Site operatives during development.

b) End users, future site residents (the critical receptor is 0-6year-old child).

6.6 Human receptors may be exposed to site contamination by a number of possible pathways. These pathways are summarised in Table 1 below.

Table 1- Potential Human Exposure Pathways

Human Exposure Pathway	Site Residents	Construction Workers
Soil Ingestion	YES	YES
Consumption of Home Grown Vegetables	YES	NO
Dermal Contact	YES	YES
Dust Inhalation	YES	YES
Gases/Vapours	YES	NO

6.7 The construction workers will come into contact with any contaminated soil to a far greater extent than future residents. The exposure pathways are generally through dermal contact and indirect ingestion. However their exposure will be for a limited time and the provision and correct use of personnel protective equipment and adequate welfare facilities during construction should restrict their risks to acceptable levels

6.8 The risk of pollution to controlled waters by existing contamination is considered low. The site is underlain by strata that are classified as a Secondary (A) aquifers. There have been no recorded historical incidents of pollution to controlled waters by the current industrial usage of the site. There are no licensed ground water abstractions within 250m of the development.

6.9 No specific areas of ecological importance have been identified in the initial desk top study. Therefore the site is considered to be in a low risk environmental setting. The potential for phototoxic materials to exist at shallow depth should be considered, these could pose a potential risk to new planting and soft landscaping areas within the proposed development.

6.10 The proposed planning drawings indicate residential properties to be constructed. The presence of elevated sulphates and hydrocarbons could affect the long term integrity of buried concrete structures, including foundations and drainage pipes. Plastic water supply pipes can also be damaged by the presence of hydrocarbon contamination.

7.0 CONCLUSIONS

7.1 There has been historical and current industrial development both on and adjacent the site. The surrounding land is a mixture of residential, industrial and open land. There is a mineshaft recorded beneath the existing industrial unit in the west of the site, and a former canal and docks backfilled in the south of the site. We therefore believe the site has a moderate risk of ground contamination being present.

7.2 We would recommend that a detailed Phase II Ground Investigation is undertaken. This will enable the underlying strata to be confirmed and foundations for the new development to be specified. In addition to this, the exact location and treatment to the mineshaft recorded on site and depth and extents of backfill to the former canal and dry docks should be determined.

7.3 Trial pits and soil sampling should be undertaken across the site to confirm the presence of any contaminants within any made ground on site. Care should be taken to avoid known features such as existing live services and the culvert crossing the site.

7.4 In addition to this, we would propose that a minimum of two days of initial bore hole investigation should be undertaken on site to confirm the depth and presence of any shallow mine workings. However, it is possible that there will be a requirement to proof drill on a plot by plot basis. For investigative works disturbing Coal Authority mining interests, permission will be required from the Coal Authority.

7.5 There is also a risk of ground gas migration from backfill material to the former canal and docks located in the south of the site, the historical landfill 65m to the north east and the former shallow mine workings. We would propose that in this instance gas monitoring is undertaken.

7.6 Soil samples from any made ground present or areas showing visual/olfactory signs of contamination should be taken for contamination testing for the normal ICRCL, BTEX, asbestos and total TPH in the parking areas. In the vicinity of the existing electric substations, samples should also be submitted for PCB analysis. If any contamination is found, a site remediation report should outline the most effective method of dealing with the contamination and any validation requirements.

7.7 To summarise, we would recommend the following is required as part of the detailed Phase 2 site investigation:

- Permission sought from Coal Authority to enter or disturb Coal Authority Mining Interests.
- Demolition of existing buildings to enable existing mineshaft on site to be located.
- Rotary borehole investigation to confirm presence of shallow mine workings beneath the site.
- Gas monitoring stations to be installed within rotary boreholes to monitor for ground gases.
- Trial pitting to determine underlying soil strata and extents of infilled canal and dry docks on site.
- Samples of made ground and natural strata to be tested for ICRCL, asbestos, BTEX. Underneath parking areas samples should also be tested for TPH (Total). In the vicinity of the electric substations, samples should be tested for PCBs.
- Clay samples to be submitted for geotechnical analysis to determine the volume change potential.
- Possible water level management required during investigations.

Prepared by

M. Huddleston. MEng

Checked by

T. Haigh. BSc.,C.Eng.M.I.C.E.

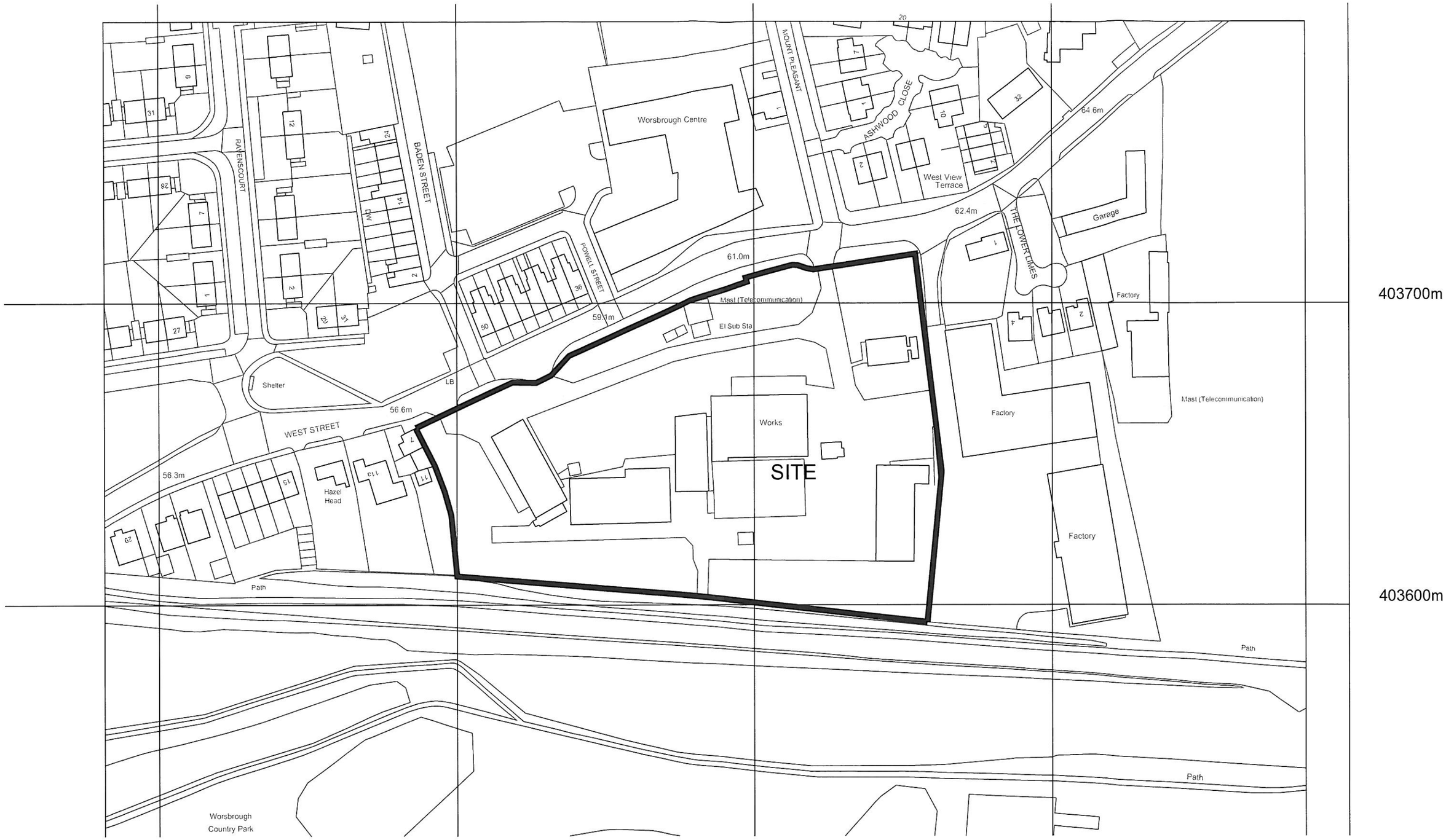
August 2013

This report is subject to the provisions of the Copyright Acts and is for the sole benefit of The Ebor Sipp in respect of the proposals described.

APPENDIX A

LOCATION PLAN

SITE SURVEY



OS GRID REFERENCE 435900, 403650

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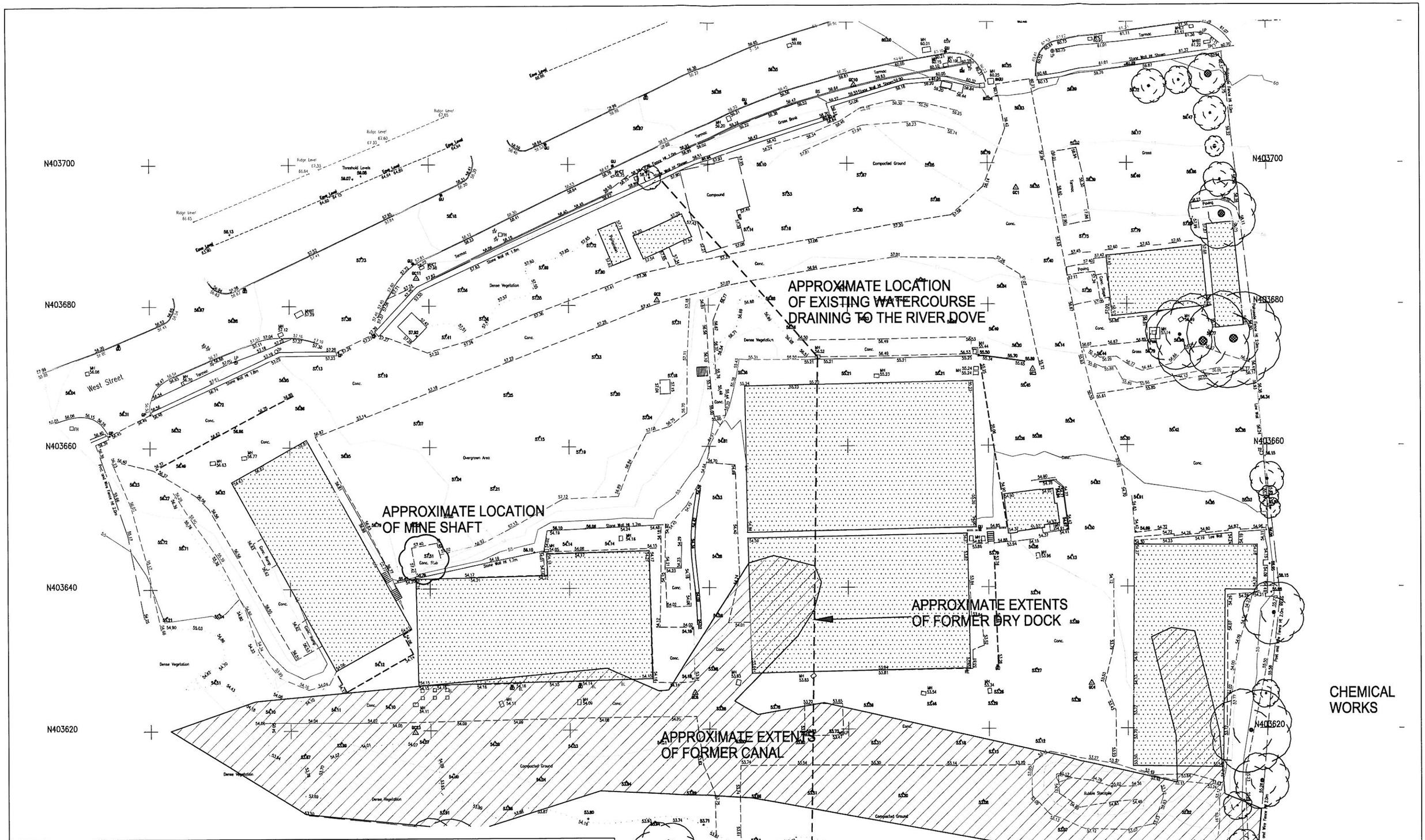
Client	Project	Detail	Scale	Dwn	Chkd	Date	Dwg No.
J R Paley Associates	West Street, Worsborough	Site Location Plan	1:1250	MD		May '13	E13/5820/01



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Client	
J R Paley Associates	
Project	
West Street, Worsborough	
Detail	
Site Features Plan	

Scale	Dwn	Chkd	Date	Dwg No.
1:500	MD		Aug '13	E13/5820/02

APPENDIX B

MINING REPORT

GEOLOGICAL REPORT

The COAL AUTHORITY

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

HAIGH HUDDLESTON & ASSOCIATES
99-101 LEEDS ROAD
DEWSBURY
WEST YORKSHIRE
WF12 7BU

Our reference:	**51000285477001**
Your reference:	**PALEYS 5820**
Date of your enquiry:	**01 May 2013**
Date we received your enquiry:	**01 May 2013**
Date of issue:	**01 May 2013**

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

Non-Residential Coal Authority Mining Report

WEST STREET, WORSBROUGH, BARNSLEY, SOUTH YORKSHIRE, S70

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

Coal mining	See comments below
Brine Compensation District	No

Information from the Coal Authority

Underground coal mining

Past

The property is in the likely zone of influence from workings in 12 seams of coal at 50m to 470m depth, and last worked in 1969.

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

In addition the property is in an area where the Coal Authority believe there is coal at or close to the surface. This coal may have been worked at some time in the past.

Present

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

Future

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

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

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

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

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

Mine entries

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Within, or within 20 metres of, the boundary of the property there is 1 mine entry, the approximate position of which is shown on the attached plan.

Our records disclose the following information:

435403-004. is unfilled but covered.

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

For an additional fee, the Coal Authority will provide a supplementary Mine Entry Interpretive Report. The report will provide a separate assessment for the mine entry (entries) referred to in this report. It will give details based on information in the Coal Authority's possession, together with an opinion on the likelihood of mining subsidence damage arising from ground movement as a consequence of the existence of the mine entry/entries. It will also give details of the remedies available for subsidence damage where the mine entry was sunk in connection with coal mining.

Please note that it may not be possible to produce a report if the main building to the property cannot be identified from Coal Authority plans (ie. for development sites and new build).

For further advice on how to order this additional information visit www.groundstability.com or telephone 0845 7626 848.

Coal mining geology

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

Opencast coal mining

Past

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

Present

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

Future

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

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

Coal mining subsidence

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

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

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

Mine gas

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

Hazards related to coal mining

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

Withdrawal of support

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

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

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Working facilities orders

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

Payments to owners of former copyhold land

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

Comments on Coal Authority information

The attached plan shows the approximate location of the disused mine entry/entries referred to in this report. For reasons of clarity, mine entry symbols may not be drawn to the same scale as the plan.

Property owners have the benefit of statutory protection (under the Coal Mining Subsidence act 1991*). This contains provision for the making good, to the reasonable satisfaction of the owner, of physical damage from disused coal mine workings including disused coal mine entries. A leaflet setting out the rights and the obligations of either the Coal Authority or other responsible persons under the 1991 Act can be obtained by telephoning 0845 762 6848 or online at www.coal.decc.gov.uk/en/coal/cms/services/claims.

If you wish to discuss the relevance of any of the information contained in this report you should seek the advice of a qualified mining engineer or surveyor. If you or your adviser wish to examine the source plans from which the information has been taken these are normally available at our Mansfield office, free of charge, by prior appointment, telephone 01623 637235. Should you or your adviser wish to carry out any physical investigations that may enter, disturb or interfere with any disused mine entry the prior permission of the owner must be sought. For coal mine entries the owner will normally be the Coal Authority.

The Coal Authority, regardless of responsibility and in conjunction with other public bodies, provide an emergency call out facility in coalfield areas to assess the public safety implications of mining features (including disused mine entries). Our emergency telephone number at all times is 01623 646333.

*Note, this Act does not apply where coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester.

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

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

Information from the Cheshire Brine Subsidence Compensation Board

The property lies outside the Cheshire Brine Compensation District.

Additional Remarks

This report is prepared in accordance with the Law Society's Guidance Notes 2006, the User Guide 2006 and the Coal Authority and Cheshire Brine Board's Terms and Conditions 2006.

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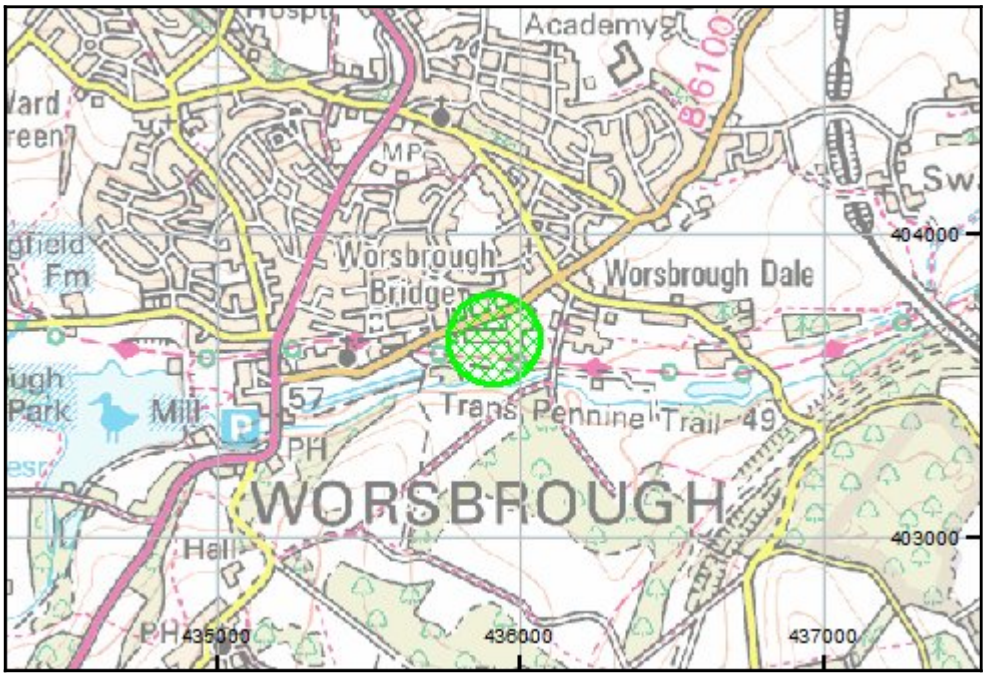
Issued by:	The Coal Authority, 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG
Tax Point Date:	01 May 2013
Issued to:	HAIGH HUDDLESTON & ASSOCIATES 99-101 LEEDS ROAD DEWSBURY WEST YORKSHIRE WF12 7BU
Property Search for:	WEST STREET, WORSBROUGH, BARNSLEY, SOUTH YORKSHIRE, S70
Reference Number:	51000285477001
Date of Issue:	01 May 2013
Cost:	£59.00
VAT @ 20%:	£11.80
Total Received:	£70.80
VAT Registration	598 5850 68

Location map

Approximate position of property



Enquiry boundary

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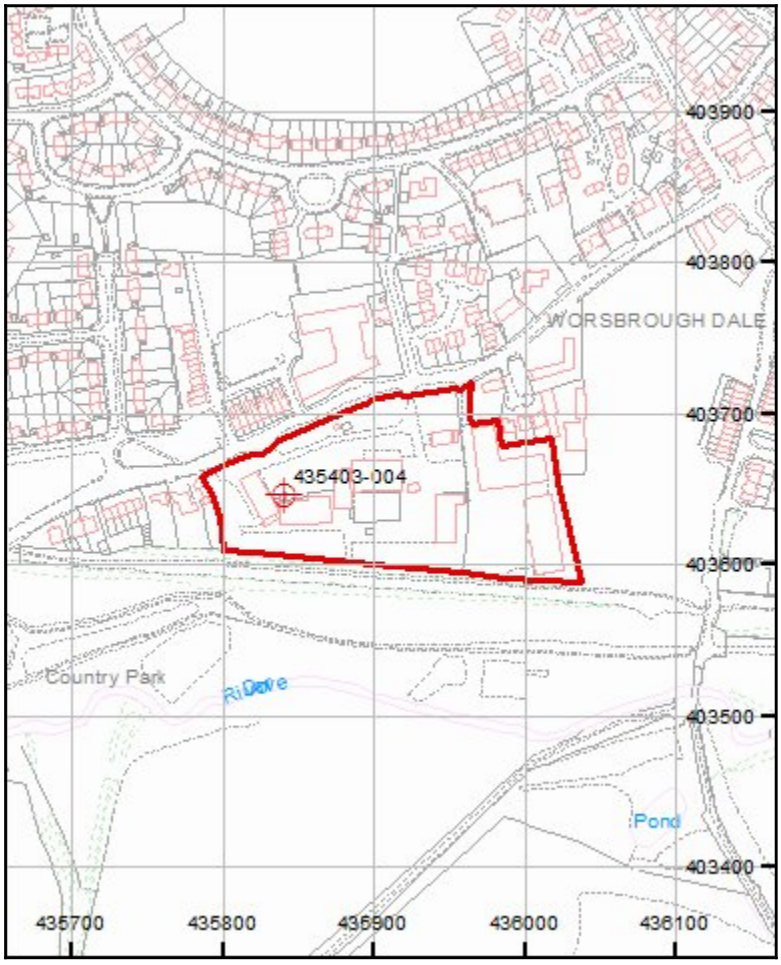

Key

Approximate position of enquiry boundary shown

Disused Adit or Mineshaft

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Haigh Huddleston & Associates
99-101, Leeds Road,
Dewsbury, WF12 7BU

GroundSure Reference:	GS-772220
Your Reference:	5820
Report Date	1 May 2013
Report Delivery Method:	Email - pdf

GroundSure GeoInsight

Address: LAND ADJACENT TO 7-9 WEST STREET,WORSBROUGH,BARNSLEY, S70 5PF

Dear Sir/Madam,

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

If you need any further assistance, please do not hesitate to contact our helpline on 08444 159000 quoting the above GroundSure reference number.

Yours faithfully,

Managing Director
Groundsure Limited

Enc.
GroundSure GeoInsight

GroundSure GeoInsight

Address: LAND ADJACENT TO 7-9 WEST STREET,WORSBROUGH,BARNSLEY, S70 5PF

Date: 1 May 2013

GroundSure Reference: GS-772220

Your Reference: 5820

Brought to you by GroundSure

Aerial Photograph of Study Site

NW N NE

W E

SW S SE

Aerial photography supplied by Getmapping PLC.
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Site Name: LAND ADJACENT TO 7-9 WEST STREET,WORSBROUGH,BARNSLEY, S70 5PF
Grid Reference: 435874,403647
Size of Site: 2.17 ha

Overview of Findings

The GroundSure GeoInsight provides high quality geo-environmental information that allows geo-environmental professionals and their clients to make informed decisions and be forewarned of potential ground instability problems that may affect the ground investigation, foundation design and possibly remediation options that could lead to possible additional costs.

The report is based on the BGS 1:50,000 Digital Geological Map of Great Britain, BGS Geosure data; BRITPITS database; Shallow Mining data and Borehole Records, Coal Authority data including brine extraction areas, PBA non-coal mining and natural cavities database, Johnson Poole and Bloomer mining data and GroundSure's unique database including historical surface ground and underground workings.

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

Report Section	Number of records found within (X) m of the study site boundary
1. Geology	Description
1.1 Artificial Ground,	
1.1.1 Is there any Artificial Ground /Made Ground present beneath the study site?*	Yes
1.1.2 Are there any records relating to permeability of artificial ground within the study site* boundary?	Yes
1.2 Superficial Geology & Landslips	
1.2.1 Is there any Superficial Ground/Drift Geology present beneath the study site?*	Yes
1.2.2 Are there any records relating to permeability of superficial geology within the study site* boundary?	Yes
1.2.3 Are there any records of landslip within 500m of the study site boundary?	Yes
1.2.4 Are there any records relating to permeability of landslips within the study site* boundary?	No
1.3 Bedrock, Solid Geology & Faults	
1.3.1 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section.	
1.3.2 Are there any records relating to permeability of bedrock within the study site* boundary?	Yes
1.3.3 Are there any records of faults within 500m of the study site boundary?	Yes
1.3.4 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?	The property is in a Radon Affected Area, as between 1 and 3% of properties are above the Action Level
1.3.5 Is the property in an area where Radon Protection Measures are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	No radon protective measures are necessary

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

Source:Scale 1:50,000 BGS Sheet No:087

2. Ground Workings	on-site	0-50	51-250	251-500	501-1000
2.1 Historical Surface Ground Working Features from Small Scale Mapping	5	8	39	-	-
2.2 Historical Underground Workings Features from Small Scale Mapping	0	0	1	2	15
2.3 Current Ground Workings	0	0	0	4	9

3. Mining, Extraction & Natural Cavities	on-site	0-50	51-250	251-500	501-1000
3.1 Historical Mining	0	0	1	2	15
3.2 Coal Mining	1	0	0	0	0
3.3 Johnson Poole and Bloomer Mining Area	0	0	0	0	0
3.4 Non-Coal Mining*	1	0	2	1	3
3.5 Non–Coal Mining Cavities	0	0	0	0	0
3.6 Natural Cavities	0	0	0	0	0
3.7 Brine Extraction	0	0	0	0	0
3.8 Gypsum Extraction	0	0	0	0	0
3.9 Tin Mining	0	0	0	0	0
3.10 Clay Mining	0	0	0	0	0

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

4. Natural Ground Subsidence	on-site*	0-50	51-250	251-500	501-1000
4.1 Shrink-Swell Clay	Low	-	-	-	-
4.2 Landslides	Low	-	-	-	-
4.3 Ground Dissolution of Soluble Rocks	Null	-	-	-	-
4.4 Compressible Deposits	Moderate	-	-	-	-
4.5 Collapsible Deposits	Very Low	-	-	-	-
4.6 Running Sand	Low	-	-	-	-

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

5. Borehole Records	on-site	0-50	51-250	251-500	501-1000
5.1 BGS Recorded Boreholes	0	0	18	-	-

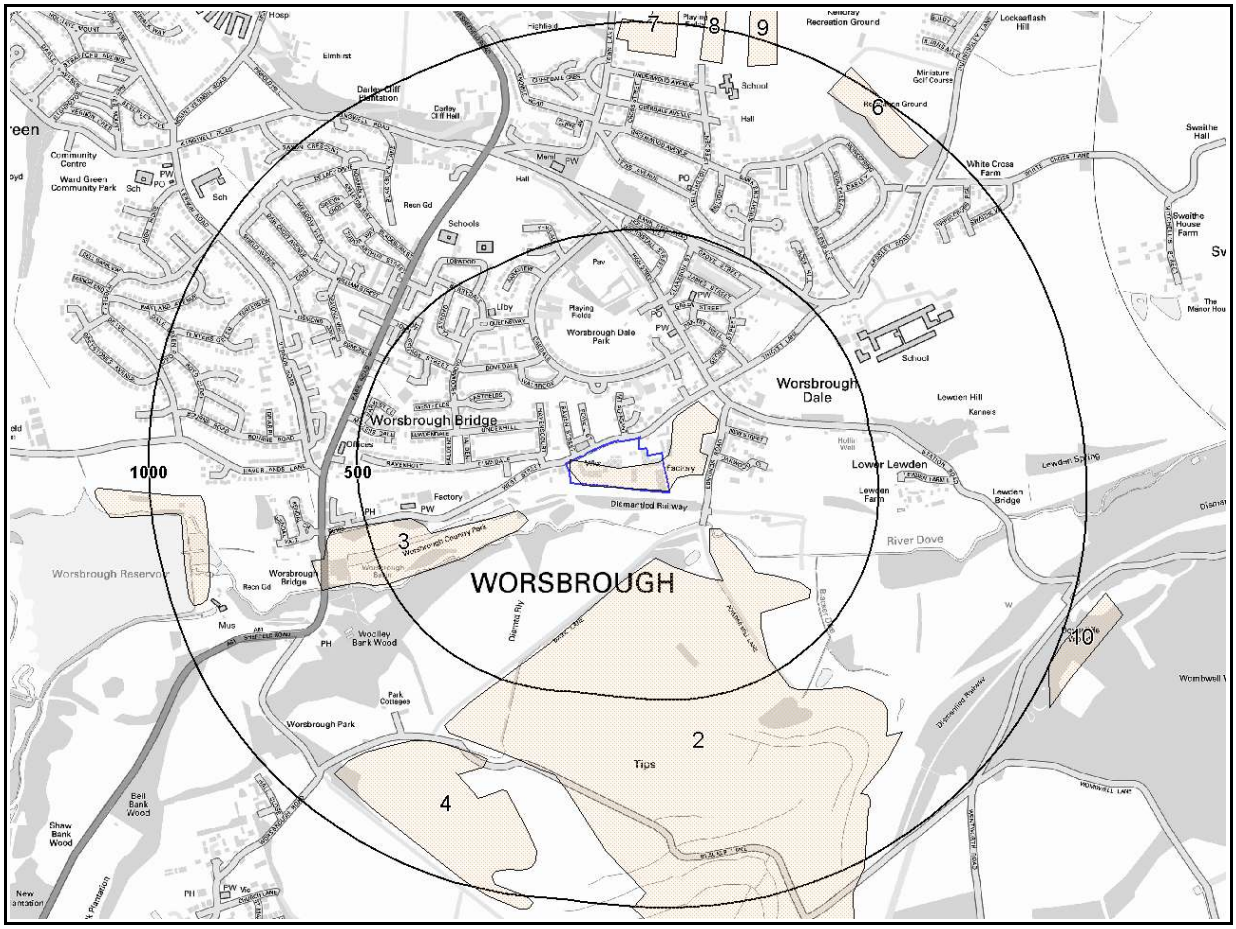
6. Estimated Background Soil Chemistry	on-site	0-50	51-250	251-500	501-1000
6.1 Records of Background Soil Chemistry	4	4	0	-	-

1.1 Artificial Ground Map

NW N NE

W E

SW S SE



Artificial Ground Legend

Mapping sourced from Ordnance Survey

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Site Outline

500
1000
Search Buffers (m)

Made Ground (undivided)

Worked Ground (undivided)

Infilled Ground

Disturbed Ground (undivided)

Landscaped Ground (undivided)

Reclaimed Ground

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

1.1 Artificial Ground

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No:087

1.1.1 Artificial/Made Ground

Are there any records of Artificial/Made Ground within 500m of the study site boundary? Yes

ID	Distance (m)	Direction	LEX Code	Description	Rock Description
1	0.0	On Site	MGR-MGRD	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
2	128.0	SE	MGR-MGRD	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
3	136.0	SW	MGR-MGRD	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT

1.1.2 Permeability of Artificial Ground

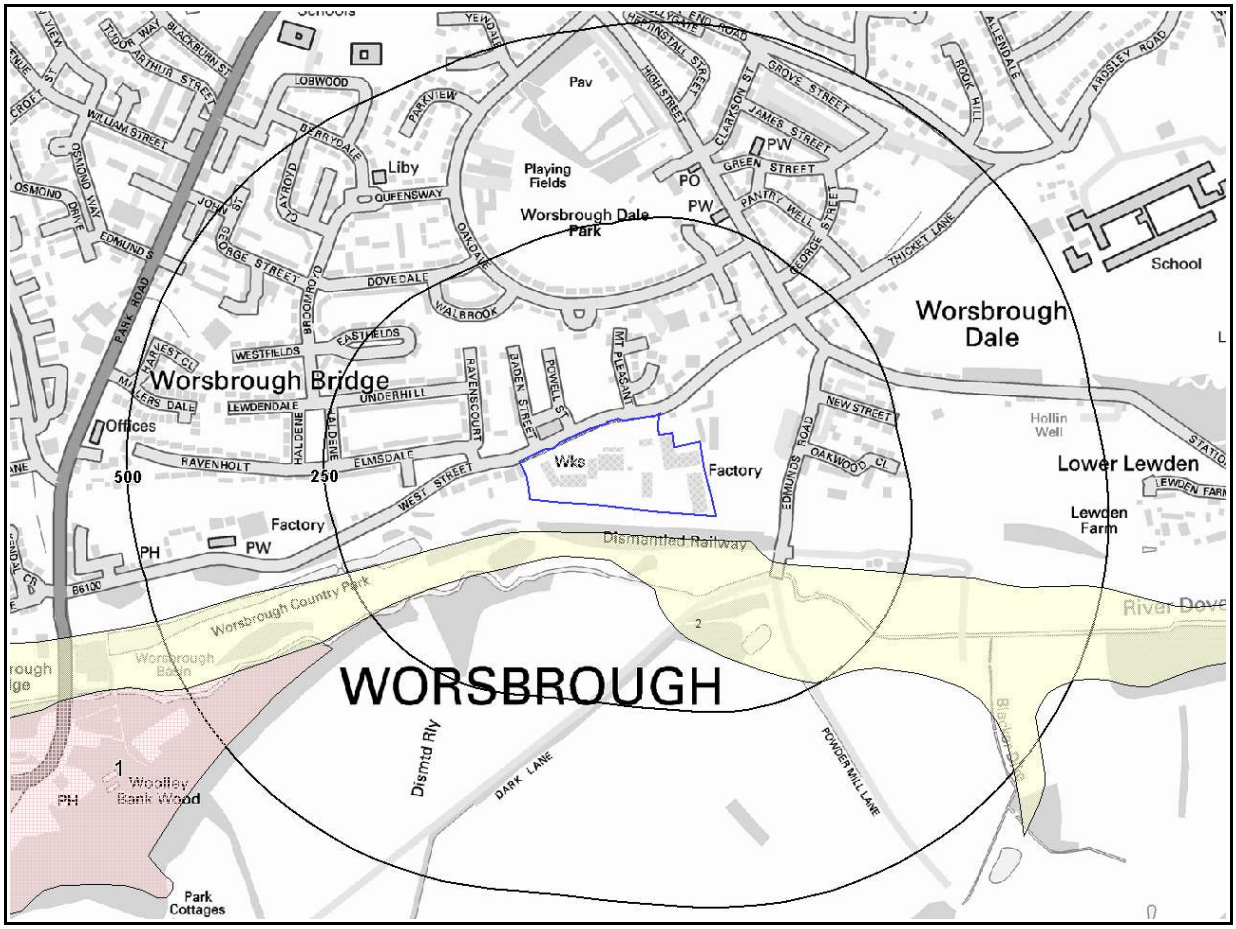
Are there any records relating to permeability of artificial ground within the study site* boundary? Yes

Distance (m)	Direction	Flow type	Maximum Permeability	Minimum Permeability
0.0	On Site	Intergranular	Very High	Very Low

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

1.2 Superficial Deposits and Landslips Map

NW N NE



SW S SE

Superficial and Landslips Legend

Mapping sourced from Ordnance Survey

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Site Outline

500
1000
Search Buffers (m)

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

1.2 Superficial Deposits and Landslips

1.2.1 Superficial Deposits/Drift Geology

Are there any records of Superficial Deposits/Drift Geology within 500m of the study site boundary? Yes

ID	Distance (m)	Direction	Lex Code	Description	Rock Description
2	30.0	S	ALV-CLSI	ALLUVIUM	CLAY AND SILT

1.2.2 Permeability of Superficial Ground

Are there any records relating to permeability of superficial ground within the study site* boundary? Yes

Distance (m)	Direction	Flow type	Maximum Permeability	Minimum Permeability
30.0	S	Intergranular	Low	Very Low

1.2.3 Landslip

Are there any records of Landslip within 500m of the study site boundary? Yes

ID	Distance (m)	Direction	Lex Code	Description	Rock Description
1	316.0	SW	SLIP-UNKN	LANDSLIDE DEPOSITS	UNKNOWN/UNCLASSIFIED ENTRY

The geology map for the site and surrounding area are extracted from the BGS Digital Geological Map of Great Britain at 1:50,000 scale.

This Geology shows the main components as discrete layers, these are: Artificial / Made Ground, Superficial / Drift Geology and Landslips. These are all displayed with the BGS Lexicon code for the rock unit and BGS sheet number. Not all of the main geological components have nationwide coverage.

1.2.4 Landslip Permeability

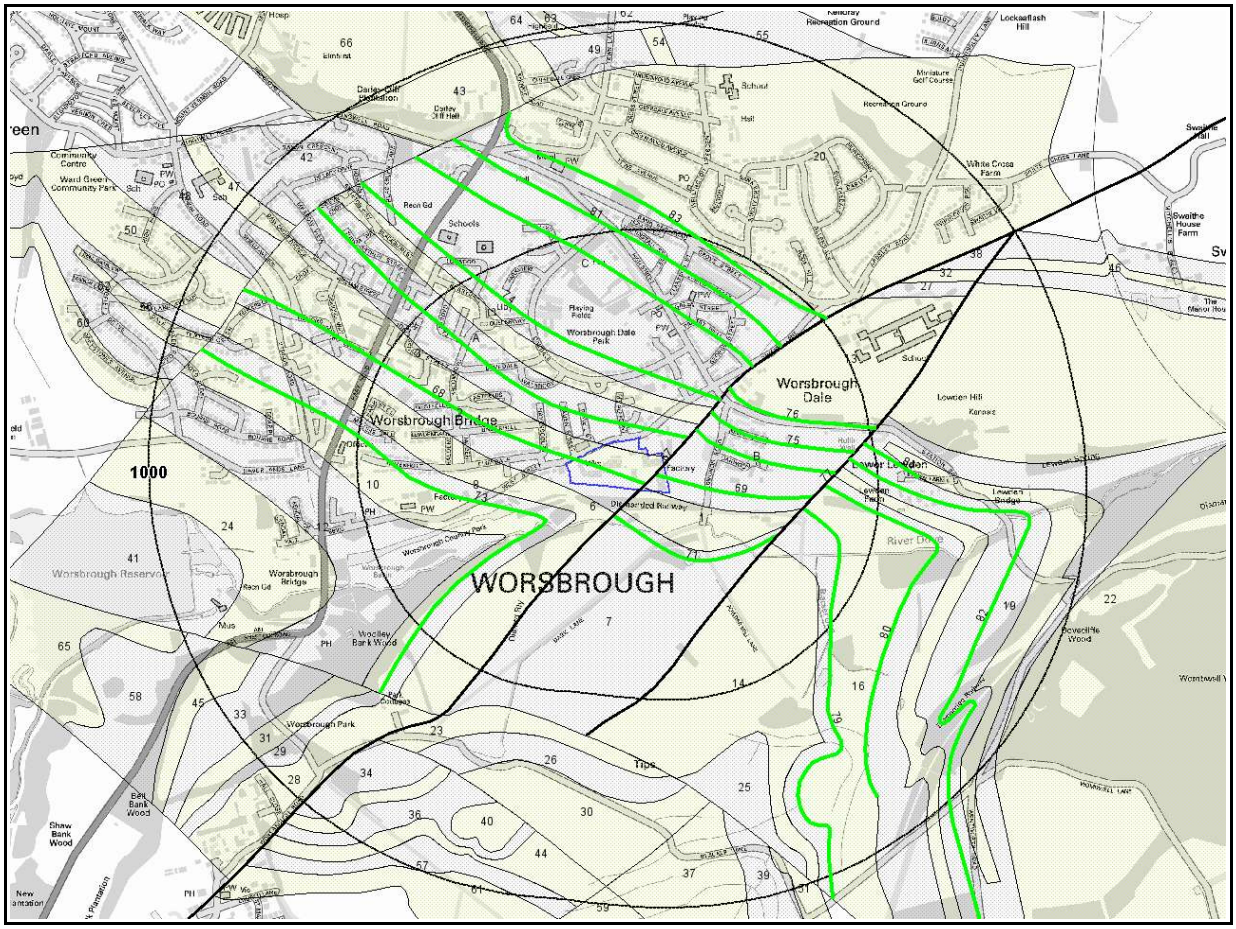
Are there any records relating to permeability of landslips within the study site* boundary? No

Database searched and no data found.

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

1.3 Bedrock and Faults Map

NW N NE



W E

SW S SE

Bedrock & Faults Deposits Legend

Mapping sourced from Ordnance Survey

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Site Outline

500

1000

Search Buffers (m)

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

1.3 Bedrock, Solid Geology & Faults

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No:087

1.3.1 Bedrock/Solid Geology

Records of Bedrock/Solid Geology within 500m of the study site boundary:

ID	Distance (m)	Direction	LEX Code	Rock Description	Rock Age
1	0.0	On Site	PMCM-SDST	Pennine Middle Coal Measures Formation - Sandstone	Bolsovian (westphalian C) / Duckmantian (westphalian B)
2	0.0	On Site	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovian (westphalian C) / Duckmantian (westphalian B)
3	0.0	On Site	KNR-SDST	Kent's Rock - Sandstone	Duckmantian (westphalian B)
4B	0.0	On Site	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovian (westphalian C) / Duckmantian (westphalian B)
5A	0.0	On Site	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovian (westphalian C) / Duckmantian (westphalian B)
6	13.0	SW	PMCM-SDST	Pennine Middle Coal Measures Formation - Sandstone	Bolsovian (westphalian C) / Duckmantian (westphalian B)
7	51.0	S	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovian (westphalian C) / Duckmantian (westphalian B)
8	64.0	S	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovian (westphalian C) / Duckmantian (westphalian B)
9	65.0	N	PMCM-SDST	Pennine Middle Coal Measures Formation - Sandstone	Bolsovian (westphalian C) / Duckmantian (westphalian B)
10	107.0	SW	PMCM-SDST	Pennine Middle Coal Measures Formation - Sandstone	Bolsovian (westphalian C) / Duckmantian (westphalian B)
11 C	108.0	N	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovian (westphalian C) / Duckmantian (westphalian B)
12	203.0	SW	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovian (westphalian C) / Duckmantian (westphalian B)
13	223.0	NE	WE-SDST	Woolley Edge Rock - Sandstone	Duckmantian (westphalian B)
14	262.0	SE	PMCM-SDST	Pennine Middle Coal Measures Formation - Sandstone	Bolsovian (westphalian C) / Duckmantian (westphalian B)
15	271.0	SE	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovian (westphalian C) / Duckmantian (westphalian B)
16	320.0	E	KNR-SDST	Kent's Rock - Sandstone	Duckmantian (westphalian B)
17	370.0	E	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovian (westphalian C) / Duckmantian (westphalian B)
18	394.0	E	PMCM-SDST	Pennine Middle Coal Measures Formation - Sandstone	Bolsovian (westphalian C) / Duckmantian (westphalian B)
19	417.0	E	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovian (westphalian C) / Duckmantian (westphalian B)
20	472.0	NE	WE-SDST	Woolley Edge Rock - Sandstone	Duckmantian (westphalian B)

1.3.2 Permeability of Bedrock Ground

Are there any records relating to permeability of bedrock ground within the study site* boundary? Yes

Distance (m)	Direction	Flow type	Maximum Permeability	Minimum Permeability
0.0	On Site	Fracture	High	Moderate
0.0	On Site	Fracture	High	Moderate
0.0	On Site	Fracture	Moderate	Low
13.0	SW	Fracture	High	Moderate

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

1.3.3 Faults

Are there any records of Faults within 500m of the study site boundary? **Yes**

ID	Distance (m)	Direction	Category Description	Feature Description
67	0.0	On Site	FAULT	Normal fault, inferred
68	0.0	On Site	ROCK	Coal seam, inferred
69	0.0	On Site	ROCK	Coal seam, inferred
70 A	22.0	N	ROCK	Coal seam, inferred
71	67.0	S	ROCK	Coal seam, inferred
72 B	100.0	NE	ROCK	Coal seam, inferred
73	107.0	SW	ROCK	Coal seam, inferred
74	151.0	N	ROCK	Coal seam, inferred
75	156.0	NE	ROCK	Coal seam, inferred
76	223.0	NE	ROCK	Coal seam, inferred
77	262.0	SE	FAULT	Normal fault, inferred
78 C	302.0	NE	ROCK	Coal seam, inferred
79	320.0	E	ROCK	Coal seam, inferred
80	370.0	E	ROCK	Coal seam, inferred
81	384.0	NE	ROCK	Coal seam, inferred
82	438.0	E	ROCK	Coal seam, inferred
83	472.0	NE	ROCK	Coal seam, inferred
84	478.0	E	ROCK	Coal seam, inferred

The geology map for the site and surrounding area are extracted from the BGS Digital Geological Map of Great Britain at 1:50,000 scale.

This Geology shows the main components as discrete layers, these are: Bedrock/ Solid Geology and linear features such as Faults. These are all displayed with the BGS Lexicon code for the rock unit and BGS sheet number. Not all of the main geological components have nationwide coverage.

1.3.4 Radon Affected Areas

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?

The property is in a Radon Affected Area, as between 1 and 3% of properties are above the Action Level

1.3.5 Radon Protection

Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?

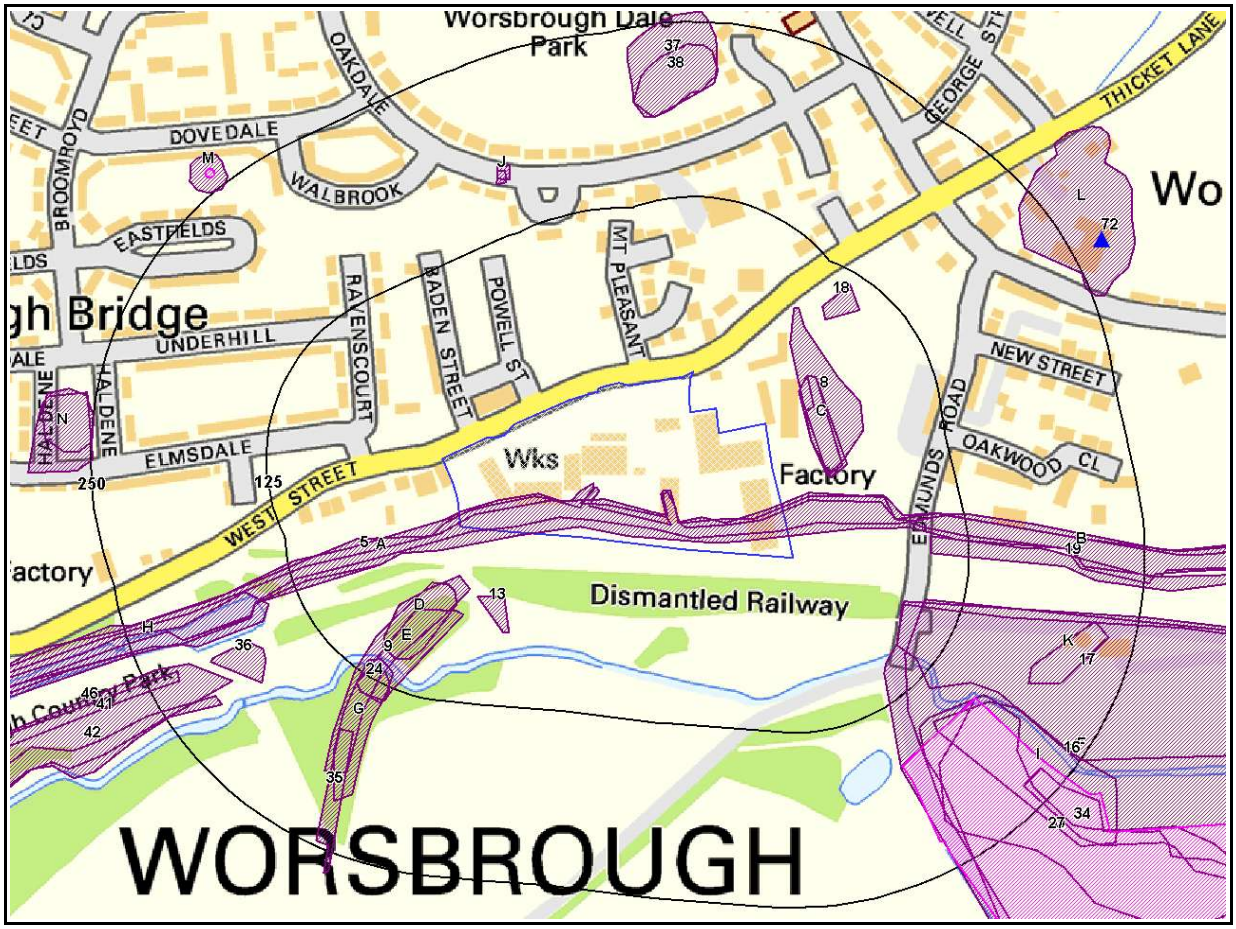
No radon protective measures are necessary

2. Ground Workings Map

NW N NE

W E

SW S SE



Ground Workings Legend

Mapping sourced from Ordnance Survey

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Site Outline

125
250
Search Buffers (m)

Historic Surface Ground Workings

Historic Underground Workings

Current Ground Workings

2. Ground Workings

2.1 Historical Surface Ground Working Features derived from Historical Mapping

This dataset is based on GroundSure's unique Historical Land Use Database derived from 1:10,560 and 1:10,000 scale historical mapping.

Are there any Historical Surface Ground Working Features within 250m of the study site boundary? Yes

The following Historical Surface Ground Working Features are provided by GroundSure:

ID	Distance (m)	Direction	NGR	Use	Date
1A	0.0	On Site	435542,403524	Canal	1890
2A	0.0	On Site	435542,403524	Canal	1904
3B	0.0	On Site	437353,403983	Disused Canal	1951
4B	0.0	On Site	437353,403983	Canal	1966
5	0.0	On Site	435542,403524	Canal	1938
6C	29.0	E	436058,403682	Unspecified Pit	1938
7C	29.0	E	436058,403682	Unspecified Pit	1904
8	30.0	E	436060,403707	Unspecified Heap	1951
9	35.0	S	435735,403505	Unspecified Ground Workings	1951
10 D	42.0	S	435771,403543	Unspecified Heap	1890
11 D	42.0	S	435771,403543	Unspecified Heap	1938
12 D	42.0	S	435771,403543	Unspecified Heap	1904
13	46.0	S	435823,403547	Filter Beds	1904
14 E	60.0	S	435764,403519	Unspecified Heaps	1977
15 E	60.0	S	435764,403519	Unspecified Heaps	1966
16	84.0	SE	436322,403365	Sewage Farm	1938
17	84.0	E	436328,403500	Sewage Farm	1951
18	86.0	NE	436071,403771	Refuse Heap	1977
19	97.0	E	437752,404266	Disused Canal	1987
20 F	98.0	E	436253,403411	Sewage Works	1987
21 F	98.0	E	436253,403411	Sewage Works	1977
22 G	110.0	SW	435731,403465	Unspecified Heap	1938
23 G	110.0	SW	435731,403465	Unspecified Heap	1904
24	116.0	SW	435738,403496	Unspecified Heap	1987
25 H	147.0	W	435462,403489	Ponds	1987
26 H	147.0	W	435462,403489	Ponds	1977
27	149.0	SE	436188,403406	Unspecified Heap	1951
28I	154.0	SE	436202,403434	Unspecified Heap	1966
29I	154.0	SE	436202,403434	Unspecified Heap	1987
30I	154.0	SE	436202,403434	Unspecified Heap	1977
31J	161.0	NW	435829,403860	Pool	1938
32 O	161.0	SE	436247,403330	Colliery	1890
33J	162.0	NW	435831,403863	Pool	1951
34	163.0	SE	436250,403405	Refuse Heap	1890
35	165.0	SW	435711,403414	Unspecified Ground Workings	1890
36	165.0	SW	435642,403512	Unspecified Heap	1966
37	184.0	N	435951,403941	Refuse Heap	1890
38	184.0	N	435953,403929	Refuse Heap	1904
39 K	186.0	SE	436233,403520	Unspecified Heap	1966
40 K	186.0	SE	436233,403520	Unspecified Heap	1977
41	196.0	SW	435457,403439	Refuse Heap	1951
42	211.0	SW	435469,403429	Refuse Heap	1938
43 L	223.0	NE	436239,403836	Unspecified Quarry	1890

44 L	223.0	NE	436239,403836	Unspecified Quarry	1938
45 L	223.0	NE	436239,403836	Unspecified Quarry	1904
46	226.0	SW	435489,403462	Refuse Heap	1938
47	231.0	SE	436262,403383	Refuse Heap	1904
48 M	248.0	NW	435621,403862	Unspecified Heap	1904
49 M	248.0	NW	435621,403862	Unspecified Heap	1938
50 N	248.0	W	435516,403677	Refuse Heap	1904
51 N	248.0	W	435516,403677	Unspecified Heap	1938
52 N	249.0	W	435521,403686	Unspecified Heap	1951

2.2 Historical Underground Workings Features derived from Historical Mapping

This data is derived from the GroundSure unique Historical Land Use Database. It contains data derived from 1:10,000 and 1:10,560 historical Ordnance Survey Mapping and includes some natural topographical features (Shake Holes for example) as well as manmade features that may have implications for ground stability. Underground and mining features have been identified from surface features such as shafts. The distance that these extend underground is not shown.

Are there any Historical Underground Working Features within 1000m of the study site boundary? Yes

The following Historical Underground Working Features are provided by GroundSure:

ID	Distance (m)	Direction	NGR	Use	Date
53O	161.0	SE	436247,403330	Colliery	1890
54M	259.0	NW	435622,403863	Air Shaft	1938
55M	259.0	NW	435622,403863	Air Shaft	1904
Not shown	517.0	S	435699,402726	Collieries	1951
Not shown	523.0	W	435288,403480	Unspecified Old Shaft	1951
Not shown	525.0	W	435288,403475	Unspecified Old Shaft	1938
Not shown	525.0	SE	436548,403136	Unspecified Workings	1977
Not shown	635.0	S	435849,402671	Colliery	1938
Not shown	635.0	S	435849,402671	Collieries	1903
Not shown	673.0	S	435758,402682	Unspecified Mine	1966
Not shown	673.0	S	435758,402682	Colliery	1977
Not shown	684.0	S	435812,402685	Collieries	1891
Not shown	727.0	E	436768,403675	Unspecified Level	1904
Not shown	758.0	E	436814,403644	Unspecified Level	1904
Not shown	842.0	S	435551,402802	Unspecified Shaft	1903
Not shown	962.0	NW	435111,404349	Air Shaft	1938
Not shown	963.0	NW	435110,404350	Air Shaft	1904
Not shown	964.0	NW	435110,404350	Air Shaft	1951

2.3 Current Ground Workings

This dataset is derived from the BGS BRITPITS database covering active; inactive mines; quarries; oil wells; gas wells and mineral wharves; and rail deposits throughout the British Isles.

Are there any BGS Current Ground Workings within 1000m of the study site boundary? Yes

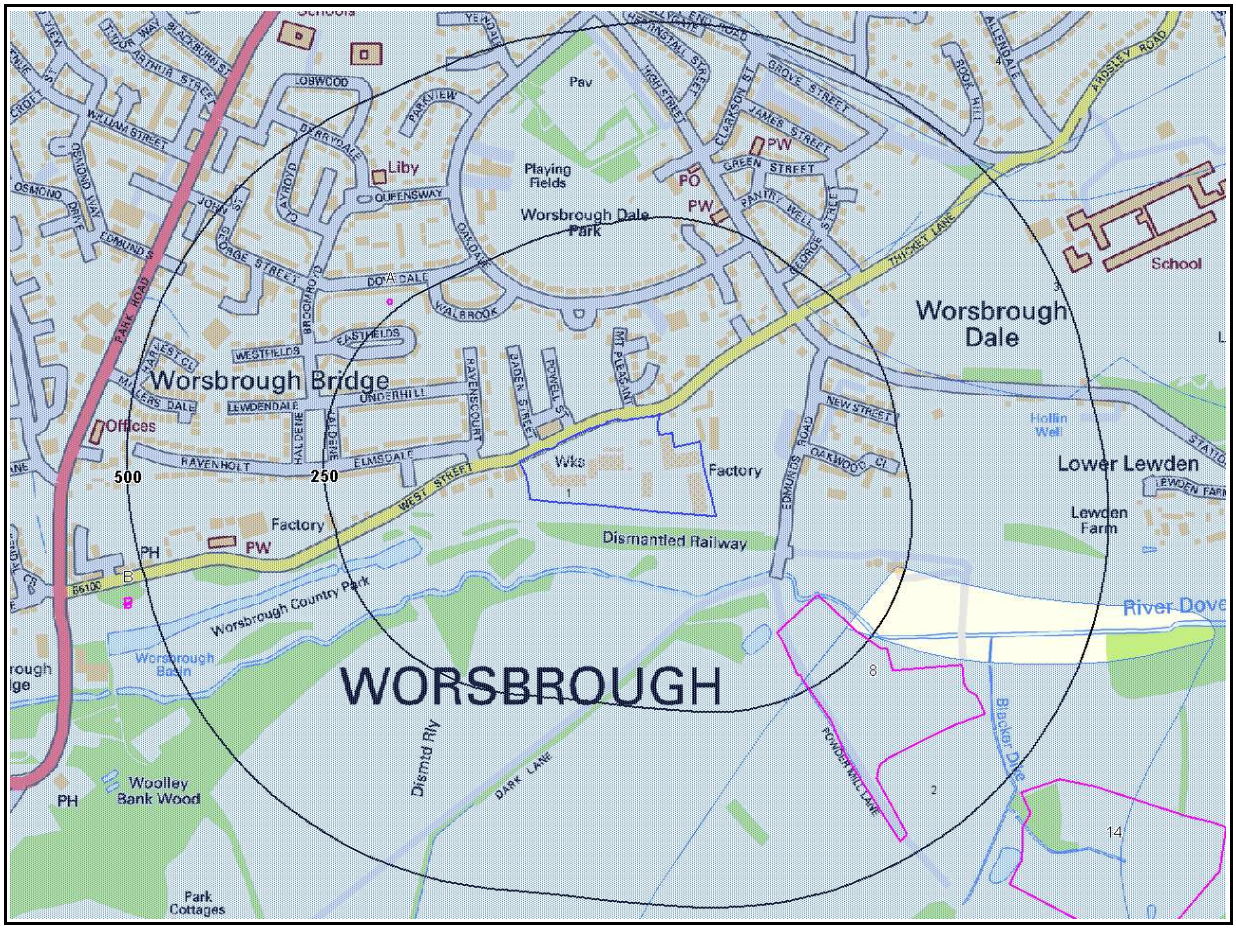
The following Current Ground Workings information is provided by British Geological Society:

ID	Distance (m)	Direction	NGR	Commodity Produced	Pit Name	Type of working	Status
Not shown	265.0	N	4359 99,40 3984	Coal, Deep	Darley Main Colliery	Working is wholly underground, access by shaft, adit or drift. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun Ee - Scots)	Ceased
72	273.0	NE	4362 56,40 3815	Sandstone	Pantry Green	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	471.0	SW	4355 63,40 3203	Sandstone	Woolley Bank	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	489.0	NE	4362 88,40 4091	Sandstone	Darley Grove	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	635.0	NW	4352 49,40 3997	Coal, Deep	Bell Ing Colliery	Working is wholly underground, access by shaft, adit or drift. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun Ee - Scots)	Ceased
Not shown	664.0	N	4358 28,40 4372	Sandstone	Yews Lane	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	667.0	S	4355 78,40 2981	Coal, Deep	Worsborough Park Coal Pit	Working is wholly underground, access by shaft, adit or drift. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun Ee - Scots)	Ceased
Not shown	686.0	E	4367 09,40 3724	Sandstone	Lewden Hill	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	716.0	S	4355 30,40 2947	Clay & Shale	Worsborough Park Brick Kiln	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased

Not shown	731.0	N	4357 58,40 4427	Sandstone	Yews Lane	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	859.0	S	4355 47,40 2789	Coal, Deep	Helliwell Pit	Working is wholly underground, access by shaft, adit or drift. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun Ee - Scots)	Ceased
Not shown	871.0	S	4356 19,40 2758	Sandstone	Helliwell HIll	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	973.0	S	4358 65,40 2625	Coal, Deep	Barrow Collieries	Working is wholly underground, access by shaft, adit or drift. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun Ee - Scots)	Ceased

3. Mining, Extraction & Natural Cavities Map

NW N NE



W E

SW S SE

Mining, Extraction & Natural Cavities Legend

Mapping sourced from Ordnance Survey

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Site Outline

250
500
Search Buffers (m)

Historical Mining

Non-Coal Mining Cavities

Natural Cavities

Non-Coal Mining

Highly likely

Likely

Unlikely

Highly unlikely

Rare

3.Mining, Extraction & Natural Cavities

3.1 Historical Mining

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

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

The following Historical Mining information is provided by Groundsure :

ID	Distance (m)	Direction	NGR	Details	Date
8	161.0	SE	436247,403 330	Colliery	1890
9A	259.0	NW	435622,403 863	Air Shaft	1904
10A	259.0	NW	435622,403 863	Air Shaft	1938
Not shown	517.0	S	435699,402 726	Collieries	1951
12B	523.0	W	435288,403 480	Unspecified Old Shaft	1951
13B	525.0	W	435288,403 475	Unspecified Old Shaft	1938
14	525.0	SE	436548,403 136	Unspecified Workings	1977
Not shown	635.0	S	435849,402 671	Colliery	1938
Not shown	635.0	S	435849,402 671	Collieries	1903
Not shown	673.0	S	435758,402 682	Colliery	1977
Not shown	673.0	S	435758,402 682	Unspecified Mine	1966
Not shown	684.0	S	435812,402 685	Collieries	1891
Not shown	727.0	E	436768,403 675	Unspecified Level	1904
Not shown	758.0	E	436814,403 644	Unspecified Level	1904
Not shown	842.0	S	435551,402 802	Unspecified Shaft	1903
Not shown	962.0	NW	435111,404 349	Air Shaft	1938
Not shown	963.0	NW	435110,404 350	Air Shaft	1904
Not shown	964.0	NW	435110,404 350	Air Shaft	1951

3.2 Coal Mining

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

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

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

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

3.3 Johnson Poole and Bloomer

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

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

The following information provided by JPB is not represented on Mapping:

Database searched. No results found.

3.4 Non – Coal Mining

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

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

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

ID	Distance (m)	Direction	Name	Commodity	Assessment of likelihood
1	0.0	On Site	Not available	Iron Ore (Bedded)	Highly Unlikely - Localised small scale mining may have occurred but restricted in extent.
2	218.0	SE	Sheffield Area	Vein Mineral/Iron ore	Highly Unlikely - Localised small scale mining may have occurred but restricted in extent.
3	220.0	NE	Sheffield Area	Vein Mineral/Iron ore	Highly Unlikely - Localised small scale mining may have occurred but restricted in extent.
4	471.0	NE	Sheffield Area	Vein Mineral/Iron ore	Highly Unlikely - Localised small scale mining may have occurred but restricted in extent.
Not shown	787.0	W	Not available	Iron Ore (Bedded)	Highly Unlikely - Localised small scale mining may have occurred but restricted in extent.
Not shown	944.0	SE	Sheffield Area	Vein Mineral/Iron ore	Highly Unlikely - Localised small scale mining may have occurred but restricted in extent.
Not shown	950.0	N	Not available	Iron Ore (Bedded)	Highly Unlikely - Localised small scale mining may have occurred but restricted in extent.

3.5 Non – Coal Mining Cavities

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

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

Database searched and no data found.

3.6 Natural Cavities

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

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

Database searched and no data found.

3.7 Brine Extraction

This dataset provides information from the Brine Compensation Board which has been discontinued and is now covered by the Coal Authority.

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

Database searched and no data found.

3.8 Gypsum Extraction

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

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

Database searched and no data found.

3.9 Tin Mining

This dataset provides information on tin mining areas and is derived from tin mining records. This search is based upon postcode information to a sector level. More detailed information on potential Tin Mining may be found in Section 3.4 – Non-Coal Mining Hazards.

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

Database searched and no data found.

3.10 Clay Mining

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

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

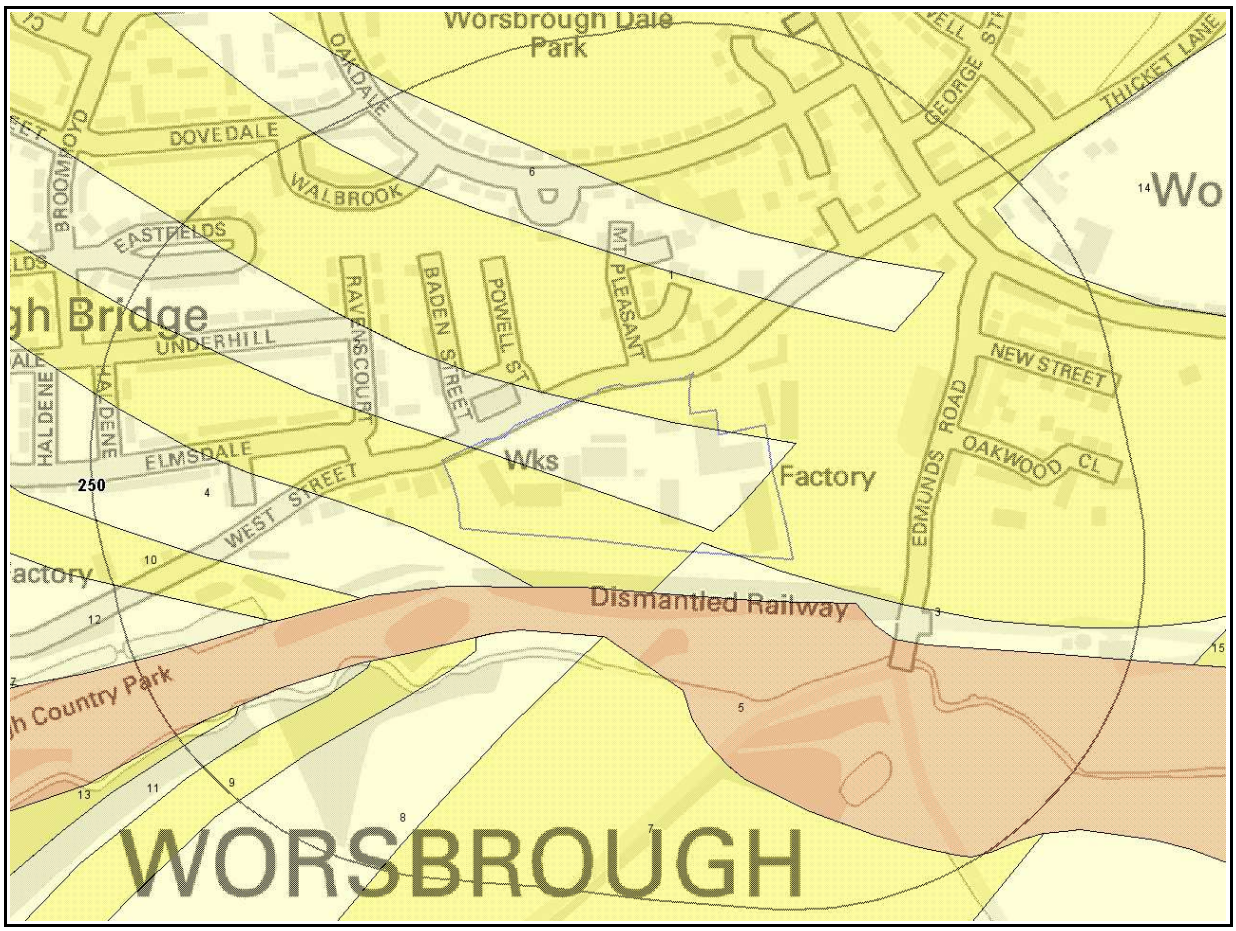
Database searched and no data found.

4. Natural Ground Subsidence
4.1 Shrink-Swell Clay Map

NW N NE

W E

SW S SE



Shrink-Swell Clay Legend

Mapping sourced from Ordnance Survey

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Site Outline

125
250
Search Buffers (m)

No Data / Null

Negligible

Very Low

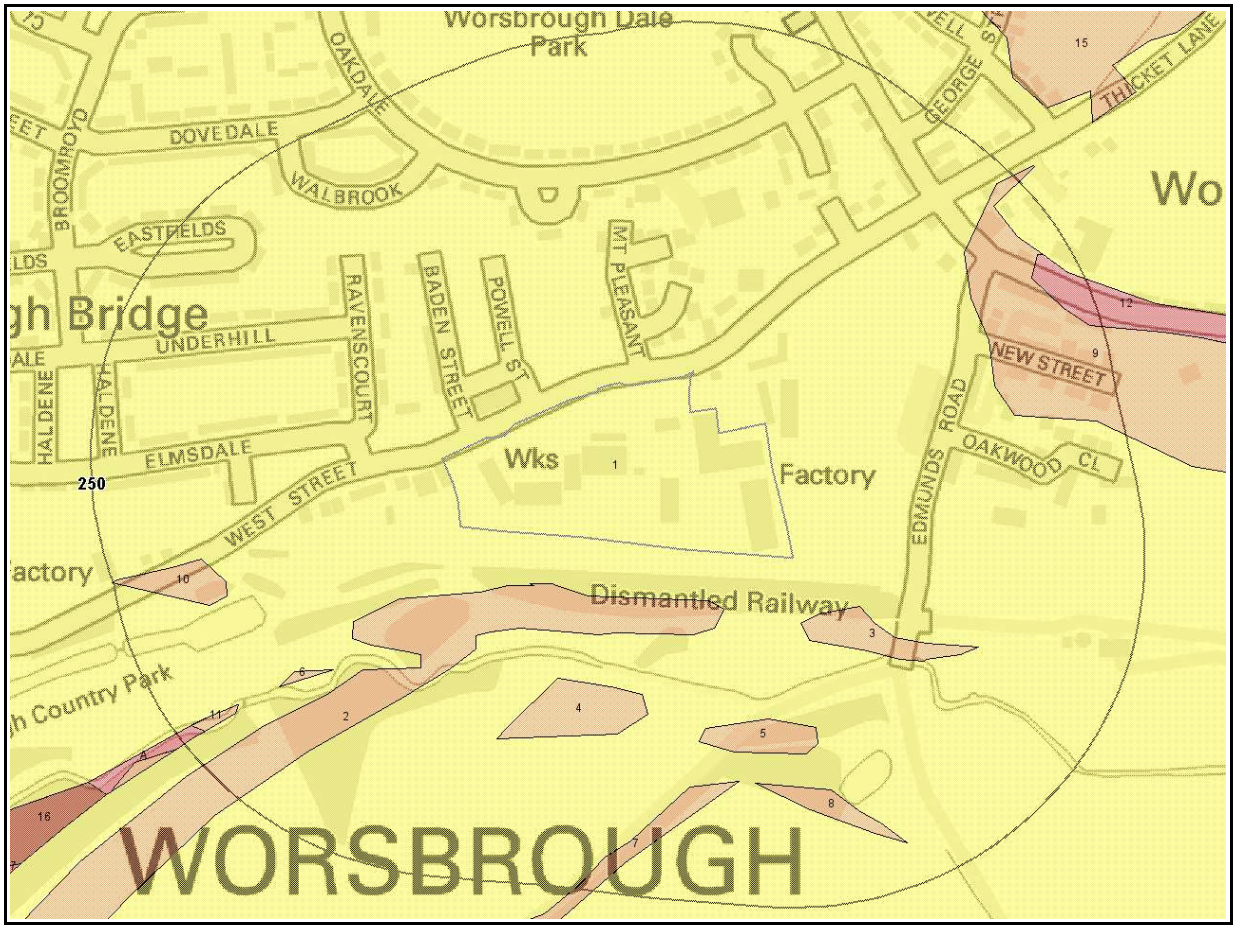
Low

Moderate

High

4.2 Landslides Map

NW N NE



W E

SW S SE

Landslides Legend

Mapping sourced from Ordnance Survey

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Site Outline

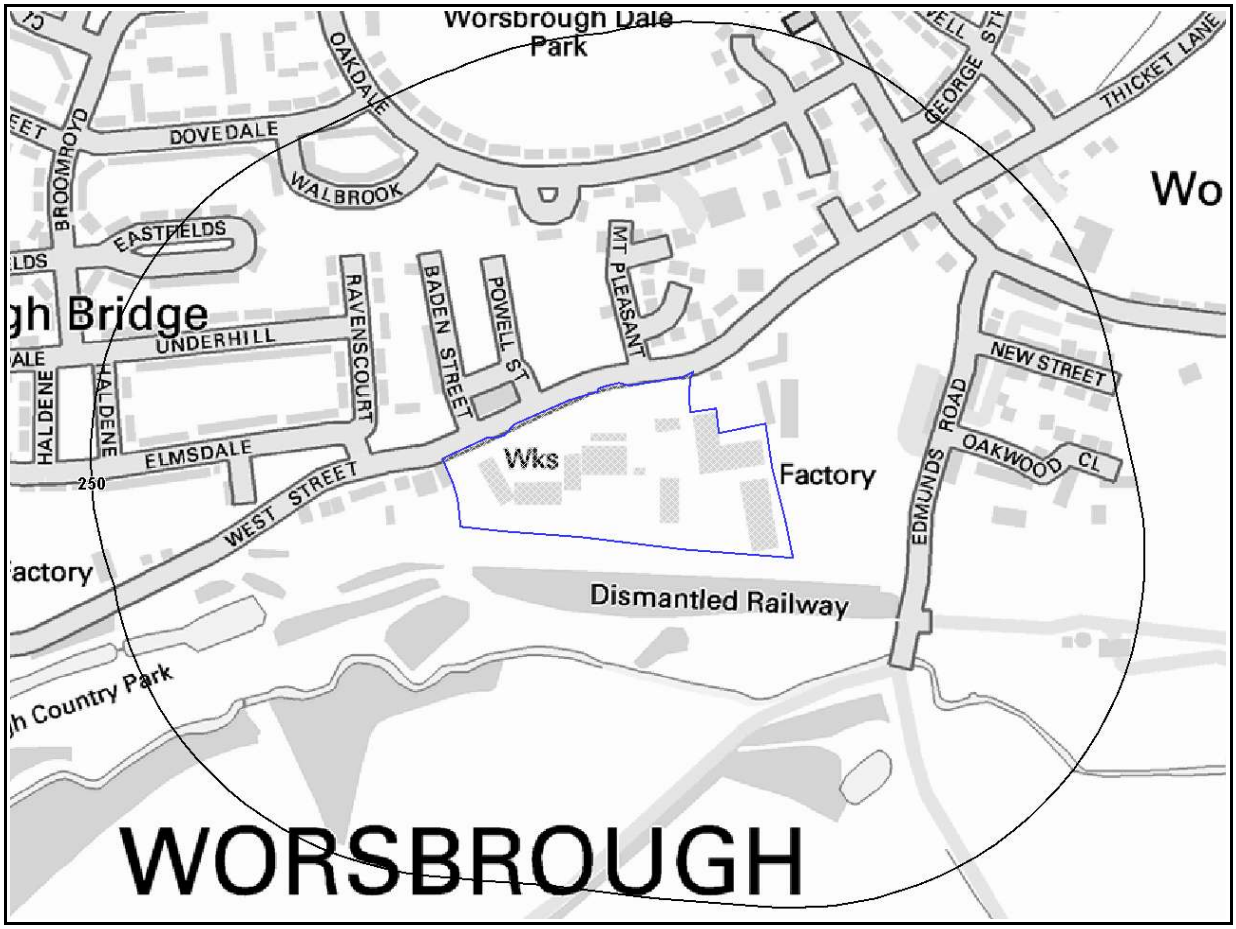
125
250
Search Buffers (m)

No Data / Null
Negligible
Very Low

Low
Moderate
High

4.3 Ground Dissolution Soluble Rocks Map

NW N NE



W E

SW S SE

Ground Dissolution Soluble Rocks Legend

Mapping sourced from Ordnance Survey

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Site Outline

125
250
Search Buffers (m)

No Data / Null

Negligible

Very Low

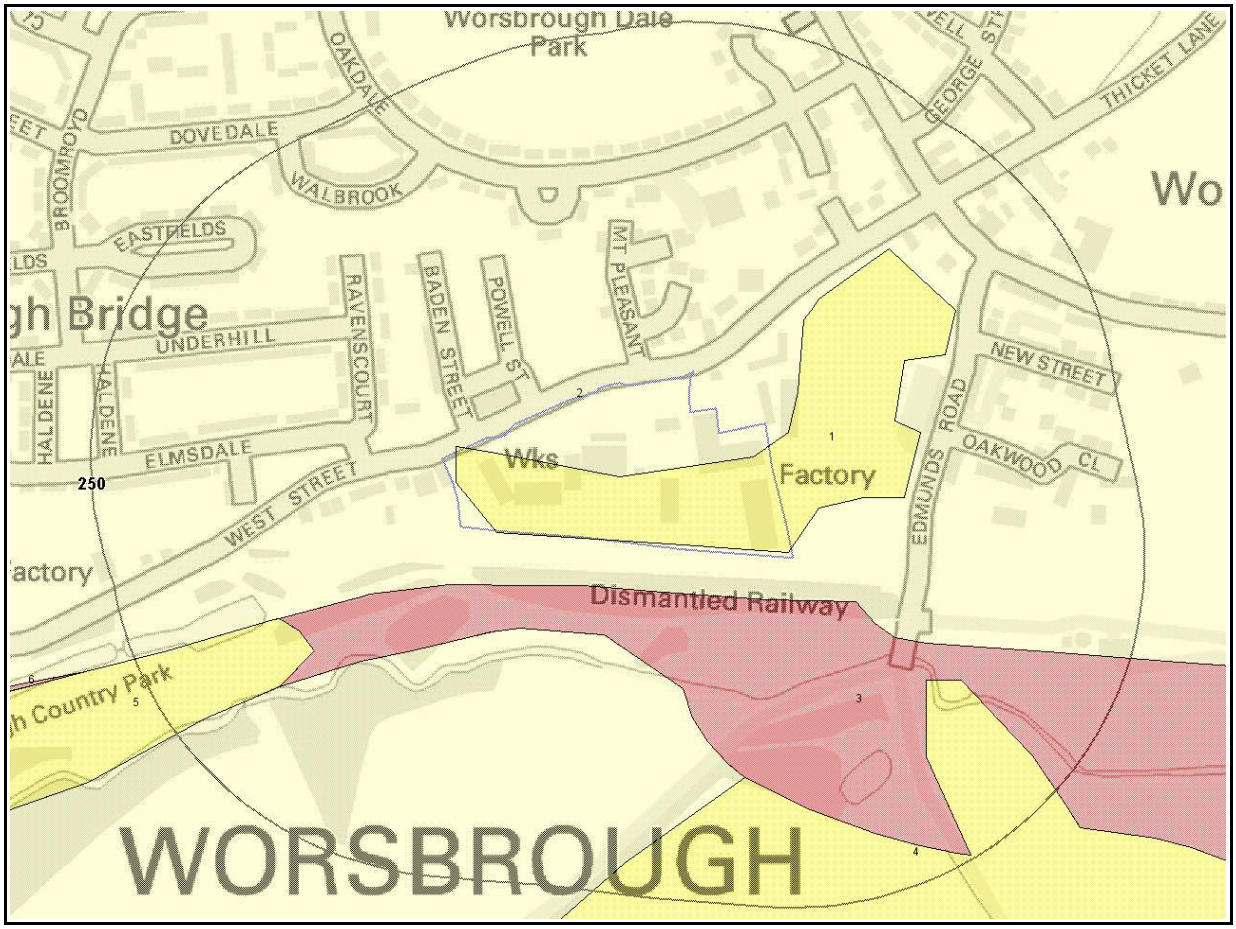
Low

Moderate

High

4.4 Compressible Deposits Map

NW N NE



W E

SW S SE

Compressible Deposits Legend

Mapping sourced from Ordnance Survey

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Site Outline

125
250
Search Buffers (m)

No Data / Null

Negligible

Very Low

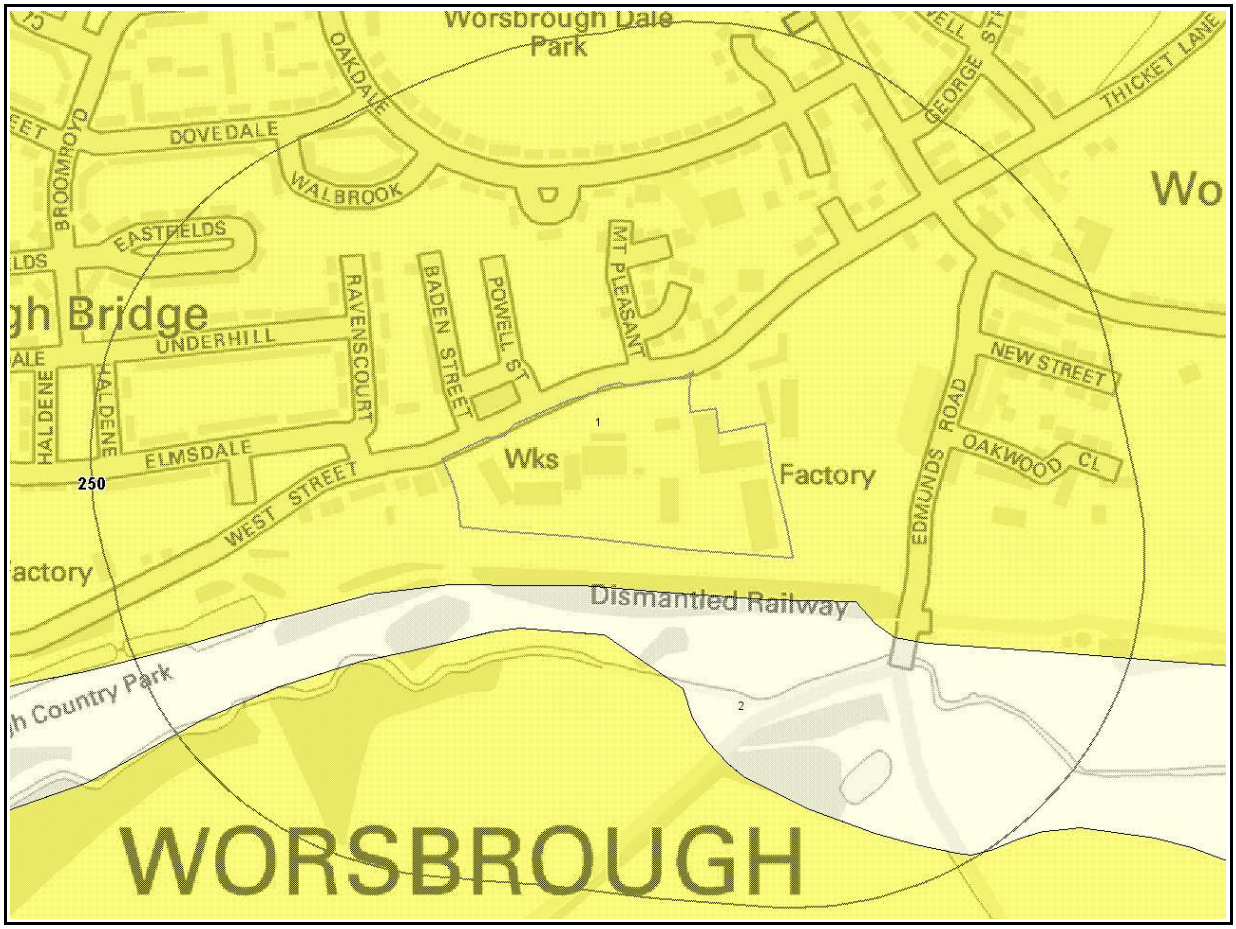
Low

Moderate

High

4.5 Collapsible Deposits Map

NW N NE



W E

SW S SE

Collapsible Deposits Legend

Mapping sourced from Ordnance Survey

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Site Outline

125
250
Search Buffers (m)

No Data / Null

Negligible

Very Low

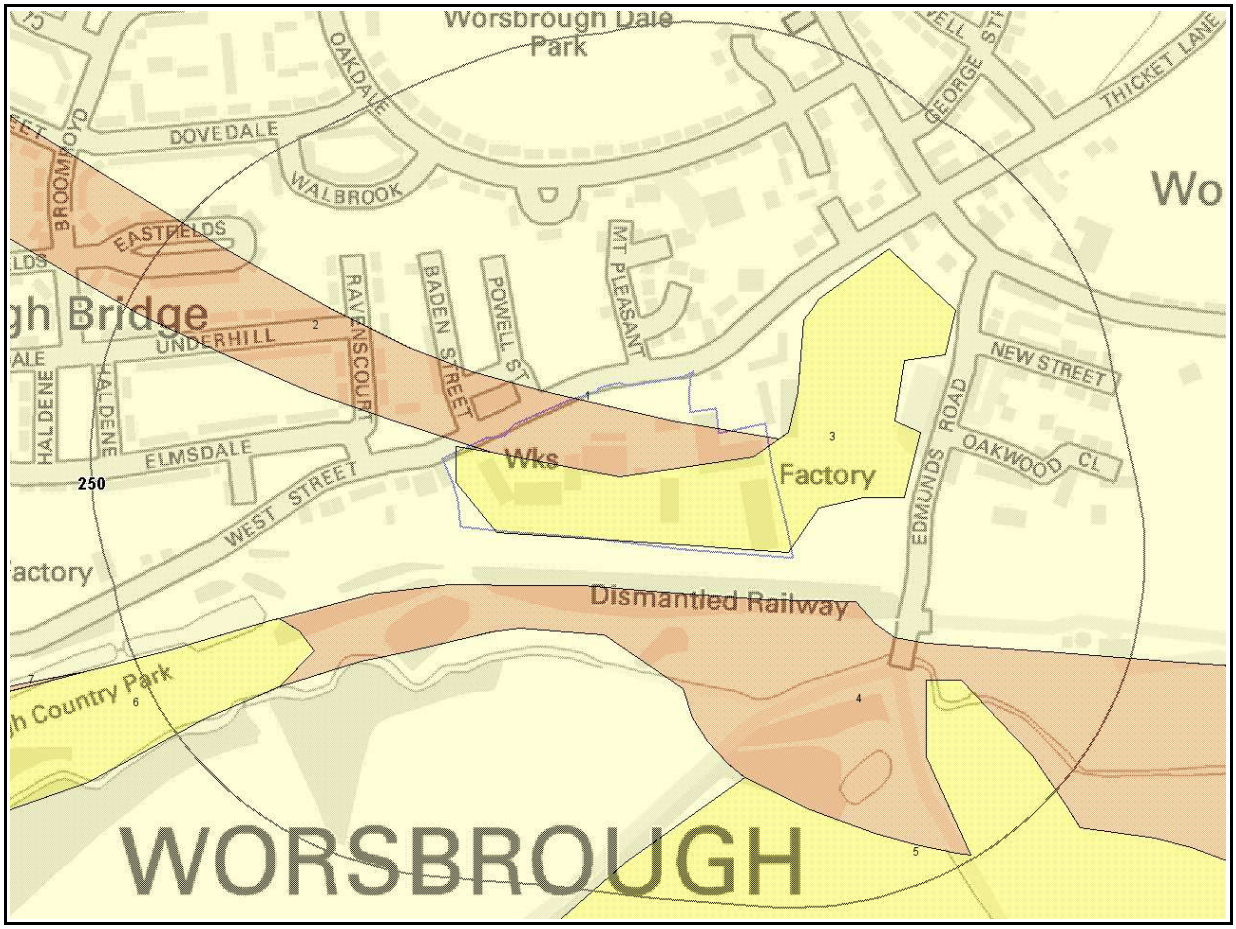
Low

Moderate

High

4.6 Running Sand Map

NW N NE



W E

SW S SE

Running Sand Legend

Mapping sourced from Ordnance Survey

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Site Outline

125
250
Search Buffers (m)

No Data / Null

Negligible

Very Low

Low

Moderate

High

4.Natural Ground Subsidence

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

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

What is the maximum hazard rating of natural subsidence within the study site* boundary? Moderate

4.1 Shrink – Swell Clays

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

ID	Distance (m) *	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Ground conditions predominantly low plasticity. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with shrink-swell clays.
2	0.0	On Site	Negligible	Ground conditions predominantly non-plastic. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely likely due to potential problems with shrink-swell clays.
3	0.0	On Site	Negligible	Ground conditions predominantly non-plastic. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely likely due to potential problems with shrink-swell clays.
4	13.0	SW	Negligible	Ground conditions predominantly non-plastic. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely likely due to potential problems with shrink-swell clays.
5	30.0	S	Low	Ground conditions predominantly medium plasticity. Do not plant trees with high soil moisture demands near to buildings. For new build, consideration should be given to advice published by the National House Building Council (NHBC) and the Building Research Establishment (BRE). There is a possible increase in construction cost to reduce potential shrink-swell problems. For existing property, there is a possible increase in insurance risk, especially during droughts or where vegetation with high moisture demands is present.

4.2 Landslides

The following Landslides information provided by the British Geological Survey:

ID	Distance (m)*	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.
2	35.0	S	Low	Possibility of slope instability problems after major changes in ground conditions. Consideration should be given to stability if changes to drainage or excavations take place. Possible increase in construction cost to reduce potential slope stability problems. Existing property no significant increase in insurance risk due to natural slope instability problems.

*This includes an automatically generated 50m buffer zone around the study site boundary.

3	44.0	SE	Low	Possibility of slope instability problems after major changes in ground conditions. Consideration should be given to stability if changes to drainage or excavations take place. Possible increase in construction cost to reduce potential slope stability problems. Existing property no significant increase in insurance risk due to natural slope instability problems.

4.3 Ground Dissolution of Soluble Rocks

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

Distance (m)*	Direction	Hazard Rating	Details
0.0	On site	Null-Negligible	Soluble rocks are not present in the search area. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

4.4 Compressible Deposits

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

ID	Distance (m)*	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Very low potential for compressible deposits to be present. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.
2	0.0	On Site	Negligible	No indicators for compressible deposits identified. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.
3	30.0	S	Moderate	Significant potential for compressibility problems. Avoid large differential loadings of ground. Do not drain or de-water ground near the property without technical advice. For new build - consider possibility of compressible ground in ground investigation, construction and building design. Consider effects of groundwater changes. Extra construction costs are likely. For existing property - possible increase in insurance risk from compressibility, especially if water conditions or loading of the ground change significantly.

4.5 Collapsible Deposits

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

ID	Distance (m)*	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.
2	30.0	S	Negligible	No indicators for collapsible deposits identified. No actions required to avoid problems due to collapsible deposits. No special ground investigation required, or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

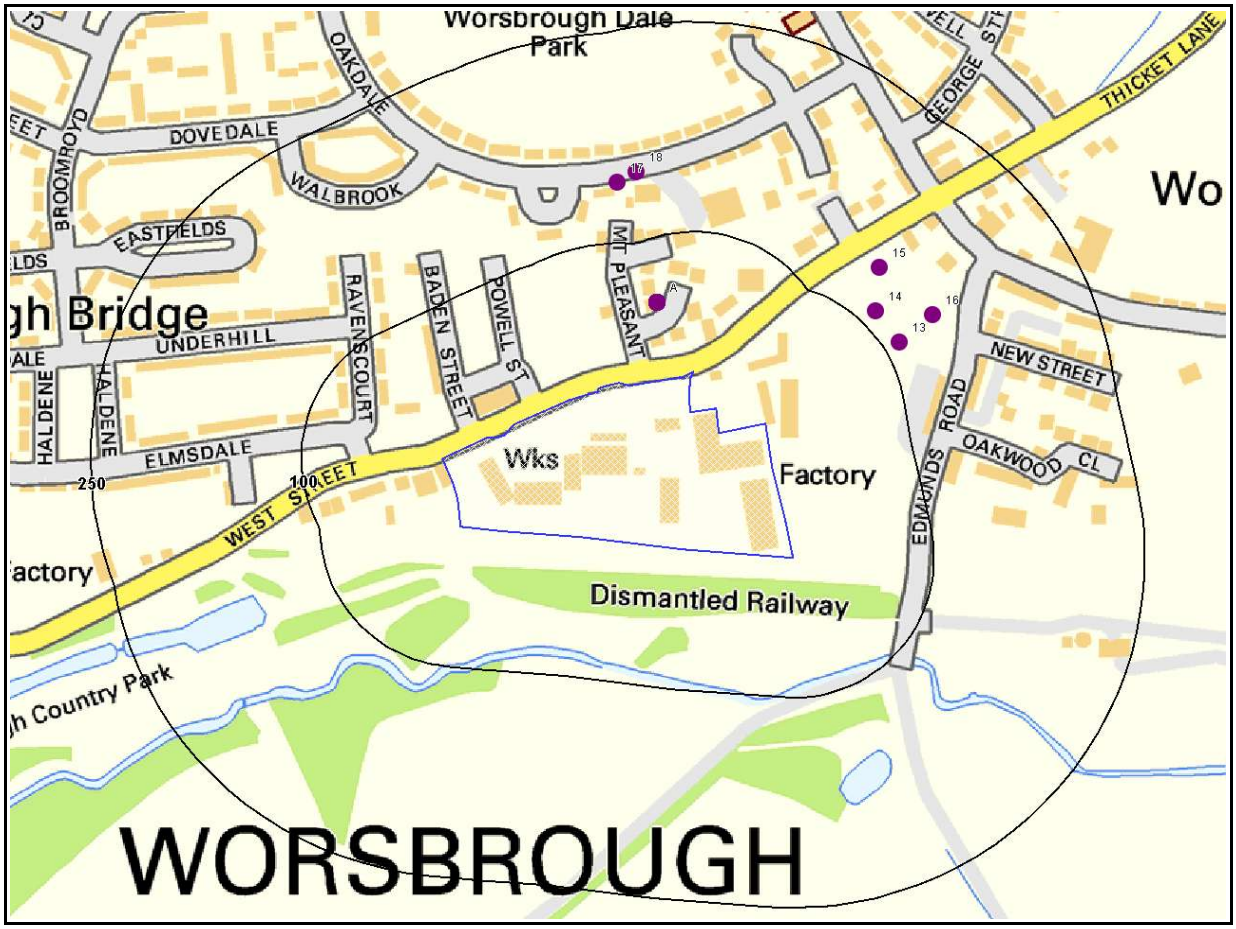
4.6 Running Sands

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

ID	Distance (m)*	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	No indicators for running sand identified. No special actions required to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.
2	0.0	On Site	Low	Possibility of running sand problems after major changes in ground conditions. Normal maintenance to avoid leakage of water-bearing services or water bodies (ponds, swimming pools) should reduce likelihood of problems due to running sand. For new build consider possibility of running sand into trenches or excavations if water table is high or sandy strata are exposed to water. Avoid concentrated water inputs to site. Unlikely to be an increase in construction costs due to potential for running sand. For existing property no significant increase in insurance risk due to running sand problems is likely.
3	0.0	On Site	Very Low	Very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required, to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.
4	30.0	S	Low	Possibility of running sand problems after major changes in ground conditions. Normal maintenance to avoid leakage of water-bearing services or water bodies (ponds, swimming pools) should reduce likelihood of problems due to running sand. For new build consider possibility of running sand into trenches or excavations if water table is high or sandy strata are exposed to water. Avoid concentrated water inputs to site. Unlikely to be an increase in construction costs due to potential for running sand. For existing property no significant increase in insurance risk due to running sand problems is likely.

5. Borehole Records Map

NW N NE



W E

SW S SE

Borehole Records Legend

Mapping sourced from Ordnance Survey

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Site Outline

Borehole Locations

125
250
Search Buffers (m)

5.Borehole Records

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

Records of boreholes within 250m of the study site boundary: 18

ID	Distance (m)	Direction	NGR	BGS Reference	Drilled Length (m)	Borehole Name
1A	55.0	N	435940,403770	SE30SE142	14.0	MOUNT PLEASANT WORSBOROUGH 11
2A	55.0	N	435940,403770	SE30SE137	11.0	MOUNT PLEASANT WORSBOROUGH 6
3A	55.0	N	435940,403770	SE30SE143	11.0	MOUNT PLEASANT WORSBOROUGH 12
4A	55.0	N	435940,403770	SE30SE133	7.0	MOUNT PLEASANT WORSBOROUGH 2
5A	55.0	N	435940,403770	SE30SE138	8.0	MOUNT PLEASANT WORSBOROUGH 7
6A	55.0	N	435940,403770	SE30SE135	7.0	MOUNT PLEASANT WORSBOROUGH 4
7A	55.0	N	435940,403770	SE30SE134	10.0	MOUNT PLEASANT WORSBOROUGH 3
8A	55.0	N	435940,403770	SE30SE136	10.0	MOUNT PLEASANT WORSBOROUGH 5
9A	55.0	N	435940,403770	SE30SE132	9.0	MOUNT PLEASANT WORSBOROUGH 1
10A	55.0	N	435940,403770	SE30SE140	10.0	MOUNT PLEASANT WORSBOROUGH 9
11A	55.0	N	435940,403770	SE30SE141	12.0	MOUNT PLEASANT WORSBOROUGH 10
12A	55.0	N	435940,403770	SE30SE139	4.0	MOUNT PLEASANT WORSBOROUGH 8
13	111.0	NE	436112,403742	SE30SE25/D	10.6	EDMUNDS ROAD WORSBROUGH DALE 4
14	112.0	NE	436095,403764	SE30SE25/A	11.0	EDMUNDS ROAD WORSBROUGH DALE 1
15	137.0	NE	436098,403795	SE30SE25/B	10.9	EDMUNDS ROAD WORSBROUGH DALE 2
16	142.0	NE	436136,403761	SE30SE25/C	7.1	EDMUNDS ROAD WORSBROUGH DALE 3
17	143.0	N	435911,403856	SE30SE131	13.0	OAKDALE WORSBOROUGH DALE BH5
18	148.0	N	435925,403863	SE30SE130	15.0	OAKDALE WORSBOROUGH DALE BH3

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

#1A: http://scans.bgs.ac.uk/sobi_scans/boreholes/84578
#2A: http://scans.bgs.ac.uk/sobi_scans/boreholes/84573
#3A: http://scans.bgs.ac.uk/sobi_scans/boreholes/84579
#4A: http://scans.bgs.ac.uk/sobi_scans/boreholes/84569
#5A: http://scans.bgs.ac.uk/sobi_scans/boreholes/84574
#6A: http://scans.bgs.ac.uk/sobi_scans/boreholes/84571
#7A: http://scans.bgs.ac.uk/sobi_scans/boreholes/84570
#8A: http://scans.bgs.ac.uk/sobi_scans/boreholes/84572
#9A: http://scans.bgs.ac.uk/sobi_scans/boreholes/84568
#10A: http://scans.bgs.ac.uk/sobi_scans/boreholes/84576
#11A: http://scans.bgs.ac.uk/sobi_scans/boreholes/84577
#12A: http://scans.bgs.ac.uk/sobi_scans/boreholes/84575
#13: http://scans.bgs.ac.uk/sobi_scans/boreholes/84454
#14: http://scans.bgs.ac.uk/sobi_scans/boreholes/84451
#15: http://scans.bgs.ac.uk/sobi_scans/boreholes/84452
#16: http://scans.bgs.ac.uk/sobi_scans/boreholes/84453
#17: http://scans.bgs.ac.uk/sobi_scans/boreholes/84567
#18: http://scans.bgs.ac.uk/sobi_scans/boreholes/84566

6.Estimated Background Soil Chemistry

Records of background estimated soil chemistry within 250m of the study site boundary: 8

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

			Estimated Geometric Mean Soil Concentrations (mg/kg)				
Distance (m)*	Direction	Sample Type	Arsenic (As)	Cadmium (Cd)	Chromium (Cr)	Nickel (Ni)	Lead (Pb)
0.0	On Site	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<150 mg/kg
0.0	On Site	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<150 mg/kg
0.0	On Site	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<150 mg/kg
0.0	On Site	RuralSoil	25 - 35 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg	<150 mg/kg
10.0	S	RuralSoil	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<150 mg/kg
12.0	S	RuralSoil	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<150 mg/kg
22.0	NE	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<150 mg/kg
29.0	S	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<150 mg/kg

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

7. Contacts

GroundSure Helpline
Telephone: 08444 159 000
info@4c.groundsure.com

British Geological Survey Enquiries
Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG
Tel: 0115 936 3143. Fax: 0115 936 3276.
Email: enquiries@bgs.ac.uk
Web: www.bgs.ac.uk
BGS Geological Hazards Reports and general geological enquiries

British Gypsum
British Gypsum Ltd, East Leake, Loughborough, Leicestershire, LE12 6HX
Tel: www.british-gypsum.com

The Coal Authority
200 Lichfield Lane, Mansfield, Notts NG18 4RG
Tel: 0845 762 6848
DX 716176 Mansfield 5 www.coal.gov.uk

Johnson Poole & Bloomer Limited
Harris and Pearson Building, Brettel Lane, Brierley Hill, West Midlands DY5 3LH
Tel: +44 (0) 1384 262 000
Email: enquiries.gs@jpb.co.uk
Website: www.jpb.co.uk

Ordnance Survey
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Tel: 08456 050505

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

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Tel: +44 (0)118 950 0761 E-mail: reading@pba.co.uk

Acknowledgements

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This report has been prepared in accordance with the GroundSure Ltd standard Terms and Conditions of business for work of this nature.

Standard Terms and Conditions

1 Definitions

In these conditions unless the context otherwise requires:

"Beneficiary" means the Client or the customer of the Client for whom the Client has procured the Services.

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

"Commission" means an order for Consultancy Services submitted by a Client.

"Consultancy Services" mean consultancy services provided by GroundSure including, without limitation, carrying out interpretation of third party and in-house environmental data, provision of environmental consultancy advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.

"Contract" means the contract between GroundSure and the Client for the performance of the Services which arises upon GroundSure's acceptance of an Order or Commission and which shall incorporate these conditions, the relevant GroundSure User Guide, proposal by GroundSure and the content of any subsequent report, and any agreed amendments in accordance with clause 11.

"Client" means the party that submits an Order or Commission.

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

"Data Report" means reports comprising factual data with no professional interpretation in respect of the level of likely risk and/or liability available from GroundSure.

"GroundSure" means GroundSure Limited, a company registered in England and Wales under number 03421028 and whose registered office is at GroundSure Ltd, c/o Top Right Group Limited, The Prow, 1 Wilder Walk, London W1B 5AP, United Kingdom.

"**GroundSure Materials**" means all materials prepared by GroundSure as a result of the provision of the Services, including but not limited to Data Reports, Mapping and Risk Screening Reports.

"Intellectual Property" means any patent, copyright, design rights, service marks, moral rights, data protection rights, know-how, trade mark or any other intellectual property rights.

"Mapping" an historical map or a combination of historical maps of various ages, time periods and scales available from GroundSure.

"Order" means an order form submitted by the Client requiring Services from GroundSure in respect of a specified Site.

"**Order Website"** means online platform via which Orders may be placed.

"Report" means a Risk Screening Report or Data Report for commercial or residential property available from GroundSure relating to the Site prepared in accordance with the specifications set out in the relevant User Guide.

"Residential" means any building used as or suitable for use as an individual dwelling.

"Risk Screening Report" means one of GroundSure's risk screening reports, comprising factual data with interpretation in respect of the level of likely risk and/or liability, excluding **"Consultancy Services"**.

"Services" means the provision of any Report, Mapping or Consultancy Services which GroundSure has agreed to carry out for the Client/Beneficiary on these terms and conditions in respect of the Site.

"Site" means the landsite in respect of which GroundSure provides the Services.

"Third Party Content" means any data, database or other information contained in a Report or Mapping which is provided to GroundSure by a Data Provider.

"User Guide" means the relevant current version of the user guide, available upon request from GroundSure.

2 Scope of Services

2.1 GroundSure agrees to carry out the Services in accordance with the Contract and to the extent set out therein.

2.2 GroundSure shall exercise all the reasonable skill, care and diligence to be expected of experienced environmental consultants in the performance of the Services.

2.3 The Client acknowledges that it has not relied on any statement or representation made by or on behalf of GroundSure which is not set out and expressly agreed in the Contract.

2.4 Terms and conditions appearing on a Client's order form, printed stationery or other communication, including invoices, to GroundSure, its employees, servants, agents or other representatives or any terms implied by custom, practice or course of dealing shall be of no effect and these terms and conditions shall prevail over all others.

2.5 If a Client/Beneficiary requests insurance in conjunction with or as a result of the Services, GroundSure shall use reasonable endeavours to procure such insurance, but makes no warranty that such insurance shall be available from insurers or offered on reasonable terms. GroundSure does not endorse or recommend any particular insurance product, policy or insurer. Any insurance purchased shall be subject solely to the terms of the policy issued by insurers and GroundSure will have no liability therefor. The Client/Beneficiary should take independent advice to ensure that the insurance policy requested and/or offered is suitable for its requirements.

2.6 GroundSure's quotations/proposals are valid for a period of 30 days only. GroundSure reserves the right to withdraw any quotation at any time before GroundSure accepts an Order or Commission. GroundSure's acceptance of an Order or Commission shall be effective only where such acceptance is in writing and signed by GroundSure's authorised representative or where accepted via GroundSure's Order Website.

3 The Client's obligations

3.1 The Client shall ensure the Beneficiary complies with and is bound by the terms and conditions set out in the Contract and shall provide that Groundsure may in its own right enforce such terms and conditions against the Beneficiary pursuant to the Contracts (Rights of Third parties) Act 1999. The Client shall be liable for all breaches of the Contract by the Beneficiary as if they were breaches by the Client. The Client shall be solely responsible for ensuring that the Report/Mapping ordered is appropriate and suitable for the Beneficiary's needs.

3.2 The Client shall (or shall procure that the Beneficiary shall) supply to GroundSure as soon as practicable and without charge all information necessary and accurate relevant data including any specific and/or unusual environmental information relating to the Site known to the Client/Beneficiary which may pertain to the Services and shall give such assistance as GroundSure shall reasonably require in the performance of the Services (including, without limitation, access to a Site, facilities and equipment as agreed in the Contract).

3.3 Where Client/Beneficiary approval or decision is required, such approval or decision shall be given or procured in reasonable time as not to delay or disrupt the performance of any other part of the Services.

3.4 The Client shall not and shall not knowingly permit the Beneficiary to, save as expressly permitted by these terms and conditions, re-sell, alter, add to, amend or use out of context the content of any Report, Mapping or, in respect of any Services, information given by GroundSure. For the avoidance of doubt, the Client and Beneficiary may make the Report, Mapping or GroundSure's findings available to a third party who is considering acquiring the whole or part of the Site, or providing funding in relation to the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.

3.5 The Client is responsible for maintaining the confidentiality of its user name and password if using GroundSure's internet ordering service and accepts responsibility for all activity that occurs under such account and password.

4 Reliance

4.1 Upon full payment of all relevant fees and subject to the provisions of these terms and conditions, the Client and Beneficiary are granted an irrevocable royalty-free licence to access the information contained in a Report, Mapping or in a report prepared by GroundSure in respect of or arising out of Consultancy Services. The Services may only be used for the benefit of the Client and those persons listed in clauses 4.2 and 4.3.

4.2 In relation to Data Reports, Mapping and Risk Screening Reports, the Client shall be entitled to make Reports available to (i) the Beneficiary, (ii) the Beneficiary's professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate), (iv) the first purchaser or first tenant of the Site (v) the professional advisers and lenders of the first purchaser or tenant of the Site. Accordingly GroundSure shall have the same duties and obligations to those persons in respect of the Services as it has to the Client and those persons shall have the benefit of any of the Client's rights under the Contract as if those persons were parties to the Contract. For the avoidance of doubt, the limitations of GroundSure's liability as set out in clauses 7 and 11.6 shall apply.

4.3 In relation to Consultancy Services, reliance shall be limited to the Client, Beneficiary and named parties on the Report.

4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise agreed in writing with GroundSure, any other party considering the information supplied by GroundSure as part of the Services, including (but not limited to) insurance underwriters, does so at their own risk and GroundSure has no legal obligations to such party unless otherwise agreed in writing.

4.5 The Client shall not and shall not knowingly permit any person (including the Beneficiary) who is provided with a copy of any Report, (except as permitted herein or by separate agreement with GroundSure) to,: (a) remove, suppress or modify any trade mark, copyright or other proprietary marking from the Report or Mapping; (b) create any product which is derived directly or indirectly from the data contained in the Report or Mapping; (c) combine the Report or Mapping with, or incorporate the Report or Mapping into any other information data or service; or (d) re-format or otherwise change (whether by modification, addition or enhancement) data or images contained in the Report or Mapping.

4.6 Notwithstanding clause 4.5, if the Client acts in a professional capacity, it may make reasonable use of a Report and/or findings made as a result of Consultancy Services to advise Beneficiaries. However, GroundSure shall have no liability in respect of any opinion or report given to such Beneficiaries by the Client or a third party.

5 Fees and Disbursements

5.1 GroundSure shall charge the Client fees at the rate and frequency specified in the Contract together, in the case of Consultancy Services, with all proper disbursements incurred by GroundSure in performing the Services. For the avoidance of doubt, the fees payable for the Services are as set out in GroundSure's written proposal, Order Website or Order acknowledgement form. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services.

5.2 Unless GroundSure requires prepayment, the Client shall promptly pay all fees disbursements and other monies due to GroundSure in full without deduction, counterclaim or set off together with such value added tax or other tax as may be required within 30 days from the date of GroundSure's invoice or such other period as may be agreed in writing between GroundSure and the Client (**"Payment Date"**). GroundSure reserves the right to charge interest which shall accrue on a daily basis from 30 days after the date of Payment Date until the date of payment (whether before or after judgment) at the rate of five per cent per annum above the Bank of England base rate from time to time.

5.3 In the event that the Client disputes the amount payable in respect of GroundSure's invoice it shall notify GroundSure no later than 28 days after the date thereof that it is in dispute. In default of such notification the Client shall be deemed to have agreed the amount thereof. As soon as reasonably practicable following receipt of a notification in respect of any disputed invoice, a member of the management team at GroundSure shall contact the Client and the parties shall use all reasonable endeavours to resolve the dispute.

6 Intellectual Property and Confidentiality

6.1 Subject to the provisions of clause 4.1, the Client and the Beneficiary hereby acknowledge that all Intellectual Property in the Services and Content are and shall remain owned by either GroundSure or the Data Providers and nothing in these terms purports to transfer or assign any rights to the Client or the Beneficiary in respect of the Intellectual Property.

6.2 The Client shall acknowledge the ownership of the **Third Party** Content where such **Third Party** Content is incorporated or used in the Client's own documents, reports, systems or services whether or not these are supplied to a third party.

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

6.4 The Client acknowledges that the proprietary rights subsisting in copyright, database rights and any other intellectual property rights in respect of any data and information contained in any Report are and shall remain (subject to clause 11.1) the property of GroundSure and/or any third party that has supplied data or information used to create a Report, and that these conditions do not purport to grant, assign or transfer any such rights in respect thereof to a Client and/or a Beneficiary.

6.5 The Client shall (and shall procure that any recipients of the Report as permitted under clause 4.2 shall):

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

(ii) use the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;
(iii) not create any product or report which is derived directly or indirectly from the data contained in the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);
(iv) not combine the Services with or incorporate such Services into any other information data or service; and
(v) not reformat or otherwise change (whether by modification, addition or enhancement), data contained in the Services (save that those acting in a professional capacity to the Beneficiary shall not be in breach of this clause 6.5(v) where such reformatting is in the normal course of providing advice based upon the Services),
in each case of parts (iii) to (v) inclusive, whether or not such product or report is produced for commercial profit or not.

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

6.8 Save as otherwise set out in these terms and conditions, any information provided by one party ("**Disclosing Party**") to the other party ("**Receiving Party**") shall be treated as confidential and only used for the purposes of these terms and conditions, except in so far as the Receiving Party is authorised by the Disclosing Party to provide such information in whole or in part to a third party.

7 Liability

THE CLIENT'S ATTENTION IS DRAWN TO THIS PROVISION

7.1Subject to the provisions of this clause 7, GroundSure shall be liable to the Beneficiary only in relation to any direct losses or damages caused by any negligent act or omission of GroundSure in preparing the GroundSure Materials and provided that the Beneficiary has used all reasonable endeavours to mitigate any such losses.

7.2GroundSure shall not be liable for any other losses or damages incurred by the Beneficiary, including but not limited to:
(i) loss of profit, revenue, business or goodwill, losses relating to business interruption, loss of anticipated savings, loss of or corruption to data or for any special, indirect or consequential loss or damage which arise out of or in connection with the GroundSure Materials or otherwise in relation to a Contract;
(ii) any losses or damages that arise as a result of the use of all or part of the GroundSure Materials in breach of these terms and conditions or contrary to the terms of the relevant User Guide;
(iii) any losses or damages that arise as a result of any error, omission or inaccuracy in any part of the GroundSure Materials where such part is based on any Third Party Content or any reasonable interpretation of Third Party Content. The Client accepts, and shall procure that any other Beneficiary shall accept, that it has no claim or recourse to any Data Provider in relation to Third Party Content; and/or
(iv) any loss or damage to a Client's computer, software, modem, telephone or other property caused by a delay or loss of use of GroundSure's internet ordering service.

7.3 GroudSure's total liability in contract, tort (including negligence or breach of statutory duty), misrepresentation, restitution or otherwise, arising in connection with the GroundSure Materials or otherwise in relation to the Contract shall be limited to £10 million in total (i) for any one claim or (ii) for a series of connected claims brought by one or more parties.

7.4 For the duration of the liability periods set out in clauses 7.5 and 7.6 below, GroundSure shall maintain professional indemnity insurance in respect of its liability under these terms and conditions provided such insurance is readily available at commercially viable rates. GroundSure shall produce evidence of such insurance if reasonably requested by the Client. A level of cover greater than GroundSure's current level of cover may be available upon request and agreement with the Client.

7.5 Any claim under the Contract in relation to Data Reports, Mapping and Risk Screening Reports, must be brought within six years from the date when the Beneficiary became aware that it may have a claim and in no event may a claim be brought twelve years or more after completion of such a Contract. For the avoidance of doubt, any claim in respect of which proceedings are notified to GroundSure in writing prior to the expiry of the time periods referred to in this clause 7.5 shall survive the expiry of those time periods provided the claim is actually commenced within six months of notification.

7.6 Any claim under the Contract in relation to Consultancy Services, must be brought within six years from the date the Consultancy Services were completed.

7.7 he Client accepts and shall procure that any other Beneficiary shall accept that it has no claim or recourse to any Data Provider or to GroundSure in respect of the acts or omissions of any Data Provider and/or any Third Party Content provided by a Data Provider.

7.8 Nothing in these terms and conditions:
(i) excludes or limits the liability of GroundSure for death or personal injury caused by GroundSure's negligence, or for fraudulent misrepresentation; or
(ii) shall affect the statutory rights of a consumer under the applicable legislation.

8 GroundSure right to suspend or terminate

8.1 In the event that GroundSure reasonably believes that the Client or Beneficiary as applicable has not provided the information or assistance required to enable the proper performance of the Services, GroundSure shall be entitled on fourteen days written notice to suspend all further performance of the Services until such time as any such deficiency has been made good.

8.2 GroundSure may additionally terminate the Contract immediately on written notice in the event that:
(i)the Client shall fail to pay any sum due to GroundSure within 28 days of the Payment Date; or
(ii)the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an Administration Order made against it or if a Receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or
(iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or
(iv)the Client or the Beneficiary breaches any material term of the Contract (including, but not limited to, the obligations in clause 4) incapable of remedy or if remediable, is not remedied within 14 days of notice of the breach.

9 Client's Right to Terminate and Suspend

9.1 Subject to clause 10.2, the Client may at any time after commencement of the Services by notice in writing to GroundSure require GroundSure to terminate or suspend immediately performance of all or any of the Services.

9.2 The Client waives all and any right of cancellation it may have under the Consumer Protection (Distance Selling) Regulations 2000 (as amended) in respect of the Order of a Report/Mapping. This does not affect the Beneficiary's statutory rights.

10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination or any suspension of the Services, GroundSure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client/Beneficiary any property of the Client/ Beneficiary in GroundSure's possession or control.

10.2 In the event of termination/suspension of the Contract under clauses 8 or 9, the Client shall pay to GroundSure all and any fees payable in respect of the performance of the Services up to the date of termination/suspension. In respect of any Consultancy Services provided, the Client shall also pay GroundSure any additional costs incurred in relation to the termination/suspension of the Contract.

11 General

11.1 The mapping contained in the Services is protected by Crown copyright and must not be used for any purpose outside the context of the Services or as specifically provided in these terms.

11.2 GroundSure reserves the right to amend these terms and conditions. No variation to these terms shall be valid unless signed by an authorised representative of GroundSure.

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

11.4 Save as expressly provided in clauses 4.2, 4.3, 6.3 and 11.5, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.

11.5 The Secretary of State for Communities and Local Government acting through Ordnance Survey may enforce breach of clause 6.1 of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.

11.6 GroundSure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:
(i) the Client or Beneficiary's failure to provide facilities, access or information;
(ii) fire, storm, flood, tempest or epidemic;
(iii) Acts of God or the public enemy;
(iv) riot, civil commotion or war;
(v) strikes, labour disputes or industrial action;
(vi) acts or regulations of any governmental or other agency;
(vii) suspension or delay of services at public registries by Data Providers; or
(viii) changes in law.

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

11.8 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email and on the second working day after the day of posting if sent by first class post.

11.9 The Contract constitutes the entire contract between the parties and shall supersede all previous arrangements between the parties.

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

11.11 These terms and conditions shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with these terms and conditions shall be subject to the exclusive jurisdiction of the English courts.

11.12 If the Client or Beneficiary has a complaint about the Services, notice can be given in any format eg writing, phone, email to the Compliance Officer at GroundSure who will respond in a timely manner.

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APPENDIX C

GROUNDSURE REPORT

HISTORICAL MAPS

Haigh Huddleston & Associates
99-101, Leeds Road,
Dewsbury, WF12 7BU

GroundSure Reference:	GS-772219
Your Reference:	5820
Report Date:	1 May 2013
Report Delivery Method:	**xml**
Client Email:	info@martinwalshassociates.co.uk

GroundSure EnviroInsight

Address: LAND ADJACENT TO 7-9 WEST STREET,WORSBROUGH,BARNSLEY, S70 5PF

Dear Sir/Madam,

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

If you need any further assistance, please do not hesitate to contact our helpline on 08444 159000 quoting the above GroundSure reference number.

Yours faithfully,

Managing Director
Groundsure Limited

Enc.
GroundSure EnviroInsight

GroundSure EnviroInsight

Address: LAND ADJACENT TO 7-9 WEST STREET,WORSBROUGH,BARNSLEY, S70 5PF

Date: 1 May 2013

GroundSure Reference: GS-772219

Your Reference: 5820

Client: Haigh Huddleston & Associates

Brought to you by GroundSure

Aerial Photograph of Study Site

NW ▲ N NE

◀W

E▶

SW S ▼ SE

Aerial photography supplied by Getmapping PLC.
© Copyright Getmapping PLC 2003. All Rights Reserved.

Site Name: LAND ADJACENT TO 7-9 WEST STREET,WORSBROUGH,BARNSLEY, S70 5PF
Grid Reference: 435874,403647
Size of Site: 2.17 ha

Overview of Findings

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

Report Section	Number of records found within (X) m of the study site boundary					
1. Environmental Permits, Incidents and Registers	on-site	0-50	51-250	251-500	501-1000	1000-1500
1.1 Industrial Sites Holding Environmental Permits and/or Authorisations						
Records of historic IPC Authorisations	0	0	0	0	-	-
Records of Part A(1) and IPPC Authorised Activities	0	0	2	0	-	-
Records of Water Industry Referrals (potentially harmful discharges to the public sewer)	0	0	0	0	-	-
Records of Red List Discharge Consents (potentially harmful discharges to controlled waters)	0	0	0	0	-	-
Records of List 1 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of List 2 Dangerous Substances Inventory sites	0	0	0	4	-	-
Records of Part A(2) and Part B Activities and Enforcements	0	0	0	0	-	-
Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0	-	-
Records of Licensed Discharge Consents	0	0	7	23	-	-
Records of Planning Hazardous Substance Consents and Enforcements	0	0	0	0		
1.2 Records of COMAH and NIHHS sites	0	0	0	0	-	-
1.3 Environment Agency Recorded Pollution Incidents						
National Incidents Recording System, List 2	1	0	4	-	-	-
National Incidents Recording System, List 1	0	0	0	-	-	-
1.4 Sites Determined as Contaminated Land under Part IIA EPA 1990	0	0	0	0	-	-
2. Landfill and Other Waste Sites	on-site	0-50	51-250	251-500	501-1000	1000-1500
2.1 Landfill Sites						
Environment Agency Registered Landfill Sites	0	0	0	0	0	-
Landfill Data – Operational Landfill Sites	0	0	0	0	0	-
Environment Agency Historic Landfill Sites	0	0	1	0	1	4
Landfill Data – Non-Operational Landfill Sites	0	0	0	0	0	-
BGS/DoE Landfill Site Survey	0	0	0	0	0	1
GroundSure Local Authority Landfill Sites Data	0	0	1	0	0	0
2.2 Landfill and Other Waste Sites Findings						
Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	1	-	-
Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	2	-	-
Environment Agency Licensed Waste Sites	0	0	0	4	0	1

3. Current Land Uses	on-site	0-50	51-250	251-500	501-1000	1000-1500
3.1 Current Industrial Sites Data	6	2	7	-	-	-
3.2 Records of Petrol and Fuel Sites	0	0	0	0	-	-
3.3 Underground High Pressure Oil and Gas Pipelines	0	0	1	0	-	-

4. Geology	Description
4.1 Are there any records of Artificial Ground and Made Ground present beneath the study site? *	Yes
4.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site? *	Yes
4.3 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section.	

Source: Scale: 1:50,000 BGS Sheet 087

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

5. Hydrogeology and Hydrology	on-site	0-50	51-250	251-500	501-1000	1001-2000
5.1 Are there any records of Productive Strata in the Superficial Geology within 500m of the study site?				Yes		
5.2 Are there any records of Productive Strata in the Bedrock Geology within 500m of the study site?				Yes		
5.3 Groundwater Abstraction Licences (within 2000m of the study site).	0	0	0	0	0	1
5.4 Surface Water Abstraction Licences (within 2000m of the study site).	0	0	0	0	4	7
5.5 Potable Water Abstraction Licences (within 2000m of the study site).	0	0	0	0	0	0
5.6 Are there any Source Protection Zones within 500m of the study site?					No	

5.7 River Quality	on-site	0-50	51-250	251-500	501-1000	1001-1500
Is there any Environment Agency information on river quality within 1500m of the study site?	No	No	No	Yes	No	No
5.8 Detailed River Network entries within 500m of the site	0	0	1	2	-	-
5.9 Surface water features within 250m of the study site	No	No	Yes	-	-	-

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

7. Designated Environmentally Sensitive Sites	on-site	0-50	51-250	251-500	501-1000	1001-2000
7.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	0
7.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0

7.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	0
7.3 Records of Local Nature Reserves (LNR)	0	1	0	0	1	0
7.4 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
7.5 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
7.6 Records of Ramsar sites	0	0	0	0	0	0
7.7 Records of World Heritage Sites	0	0	0	0	0	0
7.8 Records of Environmentally Sensitive Areas	0	0	0	0	0	0
7.9 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0
7.10 Records of National Parks	0	0	0	0	0	0
7.11 Records of Nitrate Sensitive Areas	0	0	0	0	0	0
7.12 Records of Nitrate Vulnerable Zones	1	0	0	0	0	0
7.13 Records of Ancient Woodlands	0	0	1	0	2	6

8. Natural Hazards

8.1 What is the maximum risk of natural ground subsidence?	Moderate

9. Mining

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

Using this Report

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

1. Environmental Permits, Incidents and Registers

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

2. Landfills and Other Waste Sites

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

3. Current Land Uses

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

4. Geology

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

5. Hydrogeology and Hydrology

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

6. Flooding

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

7. Designated Environmentally Sensitive Sites

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

8. Natural Hazards

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

9. Mining

Provides information on areas of coal and shallow mining.

10. Contacts

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

Note: Maps

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

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

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

1. Environmental Permits, Incidents and Registers Map

NW N NE

W E

SW S SE

Authorisations,Incidents and Registers Legend

Mapping sourced from Ordnance Survey

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

1.Environmental Permits, Incidents and Registers

1.1 Industrial Sites Holding Licences and/or Authorisations

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

Records of historic IPC Authorisations within 500m of the study site: 0

Database searched and no data found.

Records of Part A(1) and IPPC Authorised Activities within 500m of the study site: 2

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

ID	Distance	Direction	NGR	Details	
42H	221.0	E	436250, 403530	Operator: Yorkshire Water Services Limited Installation Name: Worsbrough Sludge Treatment Facility Process: OTHER WASTE DISPOSAL; NON-HAZARDOUS WASTE >50T/D BY PHYSICO-CHEMICAL TREATMENT	Permit Number: EP3537UK Original Permit Number: KP3136LR EPR Reference: - Issue Date: 23/9/2008 Effective Date: 23/9/2008 Last date noted as effective: 2013-01-23 Status: Effective
43H	221.0	E	436250, 403530	Operator: Yorkshire Water Services Limited Installation Name: Worsbrough Sludge Treatment Facility Process: OTHER WASTE DISPOSAL; NON-HAZARDOUS WASTE >50T/D BY PHYSICO-CHEMICAL TREATMENT	Permit Number: KP3136LR Original Permit Number: KP3136LR EPR Reference: - Issue Date: 23/2/2007 Effective Date: 23/2/2007 Last date noted as effective: 2013-01-23 Status: Superceded

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Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site: 0

Database searched and no data found.

Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site: 0

Database searched and no data found.

Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site: 0

Database searched and no data found.

Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site: 4

The following List 2 Dangerous Substance Inventory Site records are represented as points on the Authorisations, Incidents and Registers map:

ID	Distance	Direction	NGR	Details	
6B	471.0	E	436500, 403500	Name: Magna Colours, Dodworth Business Park Status: Active Receiving Water: -	Authorised Substances: Copper, Zinc
7B	471.0	E	436500, 403500	Name: Koyo Bearings Eurpoe Ltd South Yorkshire S75 3ta Status: Active Receiving Water: -	Authorised Substances: Nickel, Zinc
8B	471.0	E	436500, 403500	Name: Goldcrest Chemicals Ltd Barnsley Status: Active Receiving Water: -	Authorised Substances: Zinc
9B	471.0	E	436500, 403500	Name: Worsborough Stw Status: Not Active Receiving Water: River Dearne	Authorised Substances: -

Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site: 0

Database searched and no data found.

Records of Category 3 or 4 Radioactive Substance Licences within 500m of the study site: 0

Database searched and no data found.

Records of Licensed Discharge Consents within 500m of the study site: 30

The following Licensed Discharge Consents records are represented as points on the Authorisations, Incidents and Registers map:

ID	Distance	Direction	NGR	Details	
10C	93.0	SE	436100, 403520	Address: Edmunds Road Combined Sewer Overflw, Worsbrough Dale, Barnsley, South Yorkshire Effluent Type: Sewage Discharges - Sewer Storm Overflow - Water Company Permit Number: C4961 Permit Version: 1	Receiving Water: River Dove Status: Transferred From Copa 1974 Issue date: 27/1/1988 Effective Date: 27/1/1988 Revocation Date: -
11C	100.0	SE	436110, 403520	Address: Edmunds Road Combined Sewer Overflw, Worsbrough Dale, Barnsley, South Yorkshire Effluent Type: Sewage Discharges - Sewer Storm Overflow - Water Company Permit Number: C4961 Permit Version: 2	Receiving Water: River Dove Status: Varied By Application - (wra 91 Sched 10 - As Amended By Env Act 1995) Issue date: - Effective Date: - Revocation Date: -
12	105.0	S	435940, 403490	Address: Birdwell Cso, Land Adjacent To River Dove, Dark Lane, Worsbrough, Barnsley Effluent Type: Sewage Discharges - Sewer Storm Overflow - Water Company Permit Number: WRA7252 Permit Version: 1	Receiving Water: River Dove Status: New Consent, By Application (wra 91, Section 88) Issue date: 2/1/1997 Effective Date: 2/1/1997 Revocation Date: -
13	108.0	SE	436100, 403500	Address: Yorkshire Water Edmunds Road Worsbo, Rough Dale Effluent Type: Trade Discharges - Unspecified Permit Number: 3267 Permit Version: 1	Receiving Water: - Status: Revoked - Unspecified Issue date: 8/9/1983 Effective Date: 8/9/1983 Revocation Date: 7/4/1986
14	157.0	NE	436110, 403810	Address: West Street Worsbrough Cso, West Street (opp No.22), Worsbrough Dale, Barnsley, South Yorkshire Effluent Type: Sewage Discharges - Sewer Storm Overflow - Water Company Permit Number: WRA9239 Permit Version: 1	Receiving Water: River Dove Status: New Consent (wra 91, S88 & Sched 10 As Amended By Env Act 1995) Issue date: 3/9/2007 Effective Date: 3/9/2007 Revocation Date: -
15D	185.0	SE	436200, 403500	Address: Worsbrough Wwtw, Edmunds Road, Worsborough, South Yorkshire Effluent Type: Sewage Discharges - Stw Storm Overflow/storm Tank - Water Company Permit Number: E708 Permit Version: 1	Receiving Water: River Dove Status: Transferred From Copa 1974 Issue date: 2/5/1986 Effective Date: 2/5/1986 Revocation Date: 31/8/1989

16D	185.0	SE	436200, 403500	Address: Worsbrough Wwtw, Edmunds Road, Worsborough, South Yorkshire Effluent Type: Sewage Discharges - Stw Storm Overflow/storm Tank - Water Company Permit Number: E708(SS) Permit Version: 1	Receiving Water: River Dove Status: Transferred From 1975 Regulations Issue date: - Effective Date: - Revocation Date: 1/5/1986
17	277.0	E	436300, 403500	Address: Worsbrough Wwtw, Edmunds Road, Worsborough, South Yorkshire Effluent Type: Sewage Discharges - Final/treated Effluent - Water Company Permit Number: E708 Permit Version: 3	Receiving Water: River Dove Status: Revoked - Unspecified Issue date: 1/12/1990 Effective Date: 1/12/1990 Revocation Date: -
18E	290.0	SE	436280, 403430	Address: Worsbrough Wwtw, Edmunds Road, Worsborough, South Yorkshire Effluent Type: Sewage Discharges - Final/treated Effluent - Water Company Permit Number: WRA7404 Permit Version: 5	Receiving Water: River Dove Status: Modified - (wra 91 Sched 10 - As Amended By Env Act 1995) Issue date: 5/2/2009 Effective Date: 26/5/2009 Revocation Date: 23/3/2010
19E	290.0	SE	436280, 403430	Address: Worsbrough Wwtw, Edmunds Road, Worsborough, South Yorkshire Effluent Type: Sewage Discharges - Stw Storm Overflow/storm Tank - Water Company Permit Number: WRA7404 Permit Version: 7	Receiving Water: River Dove Status: Modified - (wra 91 Sched 10 - As Amended By Env Act 1995) Issue date: 24/3/2010 Effective Date: 24/3/2010 Revocation Date: -
20E	290.0	SE	436280, 403430	Address: Worsbrough Wwtw, Edmunds Road, Worsborough, South Yorkshire Effluent Type: Sewage Discharges - Final/treated Effluent - Water Company Permit Number: WRA7404 Permit Version: 7	Receiving Water: River Dove Status: Modified - (wra 91 Sched 10 - As Amended By Env Act 1995) Issue date: 24/3/2010 Effective Date: 24/3/2010 Revocation Date: -
21E	290.0	SE	436280, 403430	Address: Worsbrough Wwtw, Edmunds Road, Worsborough, South Yorkshire Effluent Type: Sewage Discharges - Final/treated Effluent - Water Company Permit Number: WRA7404 Permit Version: 1	Receiving Water: River Dove Status: New Consent (wra 91, S88 & Sched 10 As Amended By Env Act 1995) Issue date: 9/4/1998 Effective Date: 9/4/1998 Revocation Date: 31/3/1999
22E	290.0	SE	436280, 403430	Address: Worsbrough Wwtw, Edmunds Road, Worsborough, South Yorkshire Effluent Type: Sewage Discharges - Final/treated Effluent - Water Company Permit Number: WRA7404 Permit Version: 4	Receiving Water: River Dove Status: Varied By Application - (wra 91 Sched 10 - As Amended By Env Act 1995) Issue date: 5/2/2009 Effective Date: 9/2/2009 Revocation Date: 31/3/2009
23E	290.0	SE	436280, 403430	Address: Worsbrough Wwtw, Edmunds Road, Worsborough, South Yorkshire Effluent Type: Sewage Discharges - Stw Storm Overflow/storm Tank - Water Company Permit Number: WRA7404 Permit Version: 4	Receiving Water: River Dove Status: Varied By Application - (wra 91 Sched 10 - As Amended By Env Act 1995) Issue date: 5/2/2009 Effective Date: 9/2/2009 Revocation Date: 31/3/2009
24E	290.0	SE	436280, 403430	Address: Worsbrough Wwtw, Edmunds Road, Worsborough, South Yorkshire Effluent Type: Sewage Discharges - Stw Storm Overflow/storm Tank - Water Company Permit Number: WRA7404 Permit Version: 1	Receiving Water: River Dove Status: New Consent (wra 91, S88 & Sched 10 As Amended By Env Act 1995) Issue date: 9/4/1998 Effective Date: 9/4/1998 Revocation Date: 31/3/1999
25E	290.0	SE	436280, 403430	Address: Worsbrough Wwtw, Edmunds Road, Worsborough, South Yorkshire Effluent Type: Sewage Discharges - Final/treated Effluent - Water Company Permit Number: WRA7404 Permit Version: 2	Receiving Water: River Dove Status: Modified - (wra 91 Sched 10 - As Amended By Env Act 1995) Issue date: - Effective Date: 1/4/1999 Revocation Date: 8/2/2009
26E	290.0	SE	436280, 403430	Address: Worsbrough Wwtw, Edmunds Road, Worsborough, South Yorkshire Effluent Type: Sewage Discharges - Stw Storm Overflow/storm Tank - Water Company Permit Number: WRA7404 Permit Version: 5	Receiving Water: River Dove Status: Modified - (wra 91 Sched 10 - As Amended By Env Act 1995) Issue date: 5/2/2009 Effective Date: 26/5/2009 Revocation Date: 23/3/2010
27E	290.0	SE	436280, 403430	Address: Worsbrough Wwtw, Edmunds Road, Worsborough, South Yorkshire Effluent Type: Sewage Discharges - Stw Storm Overflow/storm Tank - Water Company Permit Number: WRA7404 Permit Version: 6	Receiving Water: River Dove Status: Varied By Application - (wra 91 Sched 10 - As Amended By Env Act 1995) Issue date: - Effective Date: 1/4/2009 Revocation Date: 25/5/2009

28E	290.0	SE	436280, 403430	Address: Worsbrough Wwtw, Edmunds Road, Worsborough, South Yorkshire Effluent Type: Sewage Discharges - Stw Storm Overflow/storm Tank - Water Company Permit Number: WRA7404 Permit Version: 2	Receiving Water: River Dove Status: Modified - (wra 91 Sched 10 - As Amended By Env Act 1995) Issue date: - Effective Date: 1/4/1999 Revocation Date: 8/2/2009
29E	290.0	SE	436280, 403430	Address: Worsbrough Wwtw, Edmunds Road, Worsborough, South Yorkshire Effluent Type: Sewage Discharges - Final/treated Effluent - Water Company Permit Number: WRA7404 Permit Version: 6	Receiving Water: River Dove Status: Varied By Application - (wra 91 Sched 10 - As Amended By Env Act 1995) Issue date: - Effective Date: 1/4/2009 Revocation Date: 25/5/2009
30E	304.0	SE	436290, 403420	Address: Yorkshire Water Services Limited, W, Orsbrough Sewage Treatment Works Effluent Type: Sewage Discharges - Stw Storm Overflow/storm Tank - Water Company Permit Number: WRA6831 Permit Version: 1	Receiving Water: River Dove Status: Consent Revoked - Discharge Ceased (wra 91, Sched 10 & 6) Issue date: 2/2/1993 Effective Date: 2/2/1993 Revocation Date: 21/5/1998
31F	323.0	SE	436300, 403400	Address: Worsbrough Wwtw, Edmunds Road, Worsborough, South Yorkshire Effluent Type: Sewage Discharges - Final/treated Effluent - Water Company Permit Number: E708(SS) Permit Version: 1	Receiving Water: River Dove Status: Transferred From 1975 Regulations Issue date: - Effective Date: - Revocation Date: 1/5/1986
32F	323.0	SE	436300, 403400	Address: Worsbrough Wwtw, Edmunds Road, Worsborough, South Yorkshire Effluent Type: Sewage Discharges - Final/treated Effluent - Water Company Permit Number: E708 Permit Version: 1	Receiving Water: River Dove Status: Transferred From Copa 1974 Issue date: 2/5/1986 Effective Date: 2/5/1986 Revocation Date: 31/8/1989
33F	323.0	SE	436300, 403400	Address: Worsbrough Wwtw, Edmunds Road, Worsborough, South Yorkshire Effluent Type: Sewage Discharges - Final/treated Effluent - Water Company Permit Number: E708 Permit Version: 1	Receiving Water: River Dove Status: Transferred From Copa 1974 Issue date: 2/5/1986 Effective Date: 2/5/1986 Revocation Date: 31/8/1989
34	360.0	SE	436360, 403430	Address: Yorkshire Water Services Limited, W, Orsbrough Sewage Treatment Works Effluent Type: Sewage Discharges - Final/treated Effluent - Water Company Permit Number: WRA6831 Permit Version: 1	Receiving Water: River Dove Status: Consent Revoked - Discharge Ceased (wra 91, Sched 10 & 6) Issue date: 2/2/1993 Effective Date: 2/2/1993 Revocation Date: 21/5/1998
35G	361.0	W	435460, 403490	Address: Wors. Grundy-country Park Sps, Worsborough, South Yorkshire, . Effluent Type: Sewage Discharges - Pumping Station - Water Company Permit Number: C5115 Permit Version: 1	Receiving Water: Culverted Trib Of River Dove Status: Deemed Consent (1961 Act Application Section 40) Issue date: 27/6/1988 Effective Date: 27/6/1988 Revocation Date: 5/3/2001
36G	361.0	W	435460, 403490	Address: Wors. Grundy-country Park Sps, Worsborough, South Yorkshire, . Effluent Type: Sewage Discharges - Pumping Station - Water Company Permit Number: C5115 Permit Version: 2	Receiving Water: Culverted Trib Of River Dove Status: Modified - (wra 91 Sched 10 - As Amended By Env Act 1995) Issue date: 6/3/2001 Effective Date: 6/3/2001 Revocation Date: -
37	410.0	W	435390, 403760	Address: Westfields Cso, (rear Of No 13), Worsborough, Barnsley, South Yorkshire Effluent Type: Sewage Discharges - Sewer Storm Overflow - Water Company Permit Number: WRA7982 Permit Version: 1	Receiving Water: Snape Dike Status: Revised By Application, Granted By Sec.of State -sec 35 Issue date: 3/2/2004 Effective Date: 31/3/2004 Revocation Date: -
38B	471.0	E	436500, 403500	Address: Worsbrough Wwtw, Edmunds Road, Worsborough, South Yorkshire Effluent Type: Sewage Discharges - Final/treated Effluent - Water Company Permit Number: E708 Permit Version: 2	Receiving Water: River Dove Status: Transferred From Water Act 1989 Issue date: 1/9/1989 Effective Date: 1/9/1989 Revocation Date: -
39B	471.0	E	436500, 403500	Address: Worsbrough Wwtw, Edmunds Road, Worsborough, South Yorkshire Effluent Type: Sewage Discharges - Final/treated Effluent - Water Company Permit Number: E708 Permit Version: 3	Receiving Water: River Dove Status: Revoked - Unspecified Issue date: 1/12/1990 Effective Date: 1/12/1990 Revocation Date: -

Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site: 0

Database searched and no data found.

1.2 Dangerous or Hazardous Sites

Records of COMAH & NIHHS sites within 500m of the study site: **0**

Database searched and no data found.

1.3 Environment Agency Recorded Pollution Incidents

Records of National Incidents Recording System, List 2 within 250m of the study site: **5**

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

ID	Distance	Direction	NGR	Details	
1	0.0	On Site	436014, 403644	Incident Date: 22/1/2003 Incident Identification: 132758 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
2A	90.0	S	436007, 403500	Incident Date: 2/4/2003 Incident Identification: 148061 Pollutant: Specific Waste Materials Pollutant Description: Asbestos	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
3A	90.0	S	436007, 403500	Incident Date: 2/4/2003 Incident Identification: 148061 Pollutant: Inert Materials and Wastes:Specific Waste Materials:Other Pollutant Pollutant Description: Construction and Demolition Materials and Wastes:Asbestos:Other	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
4A	90.0	S	436007, 403500	Incident Date: 2/4/2003 Incident Identification: 148061 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
5A	90.0	S	436007, 403500	Incident Date: 2/4/2003 Incident Identification: 148061 Pollutant: Other Pollutant Pollutant Description: Other	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

Records of National Incidents Recording System, List 1 within 250m of the study site: **0**

Database searched and no data found.

1.4 Sites Determined as Contaminated Land under Part IIA EPA 1990

How many records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site? **0**

Database searched and no data found.

2. Landfill and Other Waste Sites Map

NW ▲ N NE

◄W

E►

SW ▼ S SE

Landfill & Other Waste Sites Legend

Mapping sourced from Ordnance Survey

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- Site Outline
- 250 / 500 — Search Buffers (m)
- E.A. Active Landfill
- E.A. Historic Landfill (Area Data)
- E.A. Historic Landfill (Point Data)
- BGS / DoE Survey Landfill
- Local Authority Landfill (Area Data)
- Local Authority Landfill (Point Data)
- Operational Waste Treatment Licence
- Closed Waste Treatment Licence
- REGIS Waste Licence
- Operational Landfill
- Closed Landfill

2. Landfill and Other Waste Sites

2.1 Landfill Sites

Records from Environment Agency landfill data within 1000m of the study site: 0

Database searched and no data found.

Records of operational landfill sites sourced from Landmark within 1000m of the study site: 0

Database searched and no data found.

Records of Environment Agency historic landfill sites within 1500m of the study site: 6

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

ID	Distance	Direction	NGR	Details	
7C	65.0	N	436000, 403700	Site Address: Stallite Batteries, West Street, Worsbrough Waste Licence: - Site Reference: 4400/(147) Waste Type: - Regis Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: Mr A Smith
Not shown	1000.0	SE	437100, 403200	Site Address: Dovecliffe Quarry, Wombwell Wood, Blacker Hill, Barnsley Waste Licence: Yes Site Reference: 4400/B2, 2B2(8), WD2 B2 Waste Type: Inert, Industrial, Commercial, Household,Liquid sludge Regis Reference: -	Licence Issue: 03-Nov-1976 Licence Surrendered: 31-Dec-1982 Licence Hold Address: - Operator: Barnsley Metropolitan Borough Council
Not shown	1032.0	N	435600, 404700	Site Address: Highfield Farm, Knowle Road, Barnsley Waste Licence: Yes Site Reference: WD20 B311, 4400/B311, 20B311(78) Waste Type: Inert Regis Reference: -	Licence Issue: 16-Jan-1981 Licence Surrendered: Licence Hold Address: Highfield Farm, Knowle Road, Barnsley Operator: R J Norman
Not shown	1190.0	E	437400, 403900	Site Address: C E Medlam, Swaithe House Farm, Worsbrough Dale, Barnsley, South Yorkshire Waste Licence: Yes Site Reference: WD20 B89, 60599, NE4239 Waste Type: Inert, Industrial, Commercial, Household Regis Reference: -	Licence Issue: 28-Feb-1979 Licence Surrendered: 31-Dec-1990 Licence Hold Address: - Operator: Mr C E Medlam
Not shown	1246.0	NW	434500, 404300	Site Address: Land to rear of Ward Green, Communtiy Centre, Genn Lane, Ward Green, Barnsley Waste Licence: Yes Site Reference: WD20 B327, 4400/B327, CS/WG, 20B327(11) Waste Type: Inert, Industrial, Commercial Regis Reference: -	Licence Issue: 28-Jul-1981 Licence Surrendered: 22-Apr-1993 Licence Hold Address: - Operator: Barnsley Metropolitan Borough Council
Not shown	1330.0	E	437500, 403900	Site Address: Swaithe Tip, Warsborough Dale, Barnsley, Yorkshire Waste Licence: - Site Reference: - Waste Type: Commercial Regis Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: Worsbrough Urban District Council

Records of non-operational landfill sites sourced from Landmark within 1000m of the study site: 0

Database searched and no data found.

Records of BGS/DoE non-operational landfill sites within 1500m of the study site: 1

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

ID	Distance	Direction	NGR	Details	
Not shown	1496.0	E	437500.0,40390 0.0	Address: Swaithe Tip, Warsborough Dale, Barnsley, Yorks BGS Number: 2630.0	Risk: No risk to aquifer Waste Type: N/A

Records of Local Authority landfill sites within 1500m of the study site: 1

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

ID	Distance	Direction	Site Address	Source	Data Type
18C	85.0	NE	Refuse Tip	1967 mapping	Polygon

2.2 Other Waste Sites

Records of operational waste treatment, transfer or disposal sites within 500m of the study site: 1

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

ID	Distance	Direction	NGR	Details	
4B	306.0	W	435500, 403550	Site Address: West Street, Worsbrough, BARNSLEY, South Yorkshire, Landfill Licence: C32ABYAL EA Reference: EAWML60606 Waste Type: Difficult Rating: Difficult Transfer Known Restrictions: No known restriction on source of waste	Record Date: 01-Sep-1997 Transfer Date: Modification Date: Status: Operational as far as is known Category: CIVIC AMENITY Regulator: EA - North East Region - Ridings Area (Rotherham) Size: Small (<25,000 tonnes/year)

Records of non-operational waste treatment, transfer or disposal sites within 500m of the study site: 2

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

ID	Distance	Direction	NGR	Details	
5A	320.0	W	435500, 403500	Site Address: West Street, Worsbrough, BARNSLEY, South Yorkshire, Landfill Licence: 37AAEXAL EA Reference: - Waste Type: Putrescible Waste Description: Putrescible Known Restrictions: No known restriction on source of waste	Record Date:01-Nov-1979 Transfer Date: Modification Date: Status: Record superseded Category: CIVIC AMENITY Regulator: EA - North East Region - Ridings Area (Rotherham) Size: Undefined
6A	321.0	W	435500, 403495	Site Address: West Street, Worsbrough, BARNSLEY, South Yorkshire, Landfill Licence: 37ABEPAL EA Reference: - Waste Type: Difficult Waste Description: Difficult Known Restrictions: No known restriction on source of waste	Record Date:01-Aug-1993 Transfer Date: 01-Dec-1993 Modification Date: 01-Mar-1997 Status: Record superseded Category: CIVIC AMENITY Regulator: EA - North East Region - Ridings Area (Rotherham) Size: Very Small (<10,000 tonnes/year)

Records of Environment Agency licensed waste sites within 1500m of the study site: 5

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

ID	Distance	Direction	NGR	Details	
13B	306.0	W	435500, 403550	Site Address: West Street Hwrc Site, West Street, Worsbrough, Barnsley, South Yorkshire, S70 5DJ Type: Special Waste Transfer Station Size: < 25000 tonnes Regis Licence Number: WAS069 EPR reference: EA/EPR/DP3993LM/T001 Operator: Waste Recycling Ltd Waste Management licence No: 60606 Annual Tonnage: 24999.0	Issue Date: 18/08/1993 Effective Date: 27/01/2009 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred Site Name: West Street H W R C Site Correspondence Address: -, -
14B	306.0	W	435500, 403550	Site Address: West Street, Worsbrough, Barnsley, S Yorks Type: Special Waste Transfer Station Size: < 25000 tonnes Regis Licence Number: BDR010 EPR reference: - Operator: South Herts Waste Management Ltd Waste Management licence No: 60606 Annual Tonnage: 0.0	Issue Date: 18/08/1993 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: West Street Civic Amenity Site Correspondence Address: -, 48, Cardigan Road, Stanion, Northants, NN14 1BY
15B	306.0	W	435500, 403550	Site Address: West Street H W R C, West Street, Worsbrough, Barnsley, South Yorkshire, S70 5DJ Type: Special Waste Transfer Station Size: < 25000 tonnes Regis Licence Number: WAS069 EPR reference: EA/EPR/DP3993LM/V002 Operator: F C C Recycling (U K) Limited Waste Management licence No: 60606 Annual Tonnage: 24999.0	Issue Date: 18/08/1993 Effective Date: 27/01/2009 Modified: 03/12/2012 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: West Street Household Waste Recycling Centre Correspondence Address: -, -
16B	306.0	W	435500, 403550	Site Address: West Street, Worsbrough, Barnsley, S Yorks Type: Special Waste Transfer Station Size: < 25000 tonnes Regis Licence Number: REG007 EPR reference: - Operator: Regional Waste Recycling Plc Waste Management licence No: 60606 Annual Tonnage: 5000.0	Issue Date: 18/08/1993 Effective Date: 08/12/2006 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred Site Name: West Street Civic Amenity Site Correspondence Address: -, 2 Cecil Court, 49-55, London Road, Enfield, Middlesex, EN2 6DE
Not shown	1482.0	N	435550, 405150	Site Address: Vernon Works, Upper Sheffield Road, Barnsley, South Yorkshire, S70 4PN Type: Metal Recycling Site (mixed MRS's) Size: < 25000 tonnes Regis Licence Number: CSO002 EPR reference: EA/EPR/WP3490ZY/S005 Operator: C Soar & Sons Waste Management licence No: 60541 Annual Tonnage: 0.0	Issue Date: 15/07/1993 Effective Date: - Modified: - Surrendered Date: 16/10/2012 Expiry Date: - Cancelled Date: - Status: Surrendered Site Name: Vernon Works Correspondence Address: -, -

3. Current Land Use Map

NW N NE

◄W E►

SW S SE

Current Land Use Legend

Mapping sourced from Ordnance Survey

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Site Outline

250 500 Search Buffers (m)

Current Industrial Sites

Petrol & Fuel Sites

Underground High Pressure Oil & Fuel Pipelines

3. Current Land Uses

3.1 Current Industrial Data

Records of potentially contaminative industrial sites within 250m of the study site: 15

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

ID	Distance	Direction	Company	Address	Activity	Category
1	0.0	On Site	Works	S70	Unspecified Works Or Factories	Industrial Features
2	0.0	On Site	Electricity Sub Station	S70	Electrical Features	Infrastructure and Facilities
3	0.0	On Site	Barnsley Dial a Ride & Community Transport Ltd	Dearne & Dove Works, West Street, Worsbrough, Barnsley, S70 5PG	Vehicle Hire and Rental	Hire Services
4	0.0	On Site	Factory	S70	Unspecified Works Or Factories	Industrial Features
5	0.0	On Site	Electricity Sub Station	S70	Electrical Features	Infrastructure and Facilities
6	0.0	On Site	Factory	S70	Unspecified Works Or Factories	Industrial Features
7	18.0	N	Factory	S70	Unspecified Works Or Factories	Industrial Features
8	48.0	N	Barnsley Tyre Centre	West Street, Worsbrough, Barnsley, S70 5PG	Vehicle Parts and Accessories	Motoring
9	53.0	NE	Rtvaleting Co UK	32, West Street, Worsbrough, Barnsley, S70 5NU	Vehicle Cleaning Services	Personal, Consumer and Other Services
10	154.0	W	Electricity Sub Station	S70	Electrical Features	Infrastructure and Facilities
11 A	158.0	E	Gas Governor Station	S70	Gas Features	Infrastructure and Facilities
12 A	159.0	E	Gas Governor	S70	Gas Features	Infrastructure and Facilities
13	195.0	NE	Electricity Sub Station	S70	Electrical Features	Infrastructure and Facilities
14	211.0	NE	Warehouse	S70	Container and Storage	Transport, Storage and Delivery
15	237.0	E	Sewage Works	S70	Waste Storage, Processing and Disposal	Infrastructure and Facilities

3.2 Petrol and Fuel Sites

Records of petrol or fuel sites within 500m of the study site: 0

Database searched and no data found.

3.3 Underground High Pressure Oil and Gas Pipelines

Records of high pressure underground pipelines within 500m of the study site: 1

The following Underground High Pressure Oil and Gas pipeline records provided by Linewatch are represented as linear features on the Current Land Use map:

ID	Distance	Direction	Address	Operator	Telephone
16	133.0	S	GPSS, PO Box 7273, Ashby De La Zouch, LE65 2BY	GPSS Aldermaston pipelines	0845 070 1245

4. Geology

4.1 Artificial Ground and Made Ground

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

LEX Code	Description	Rock Type
MGR-MGRD	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT

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

4.2 Superficial Ground and Drift Geology

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

Lex Code	Description	Rock Type
ALV-CLSI	ALLUVIUM	CLAY AND SILT

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

4.3 Bedrock and Solid Geology

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

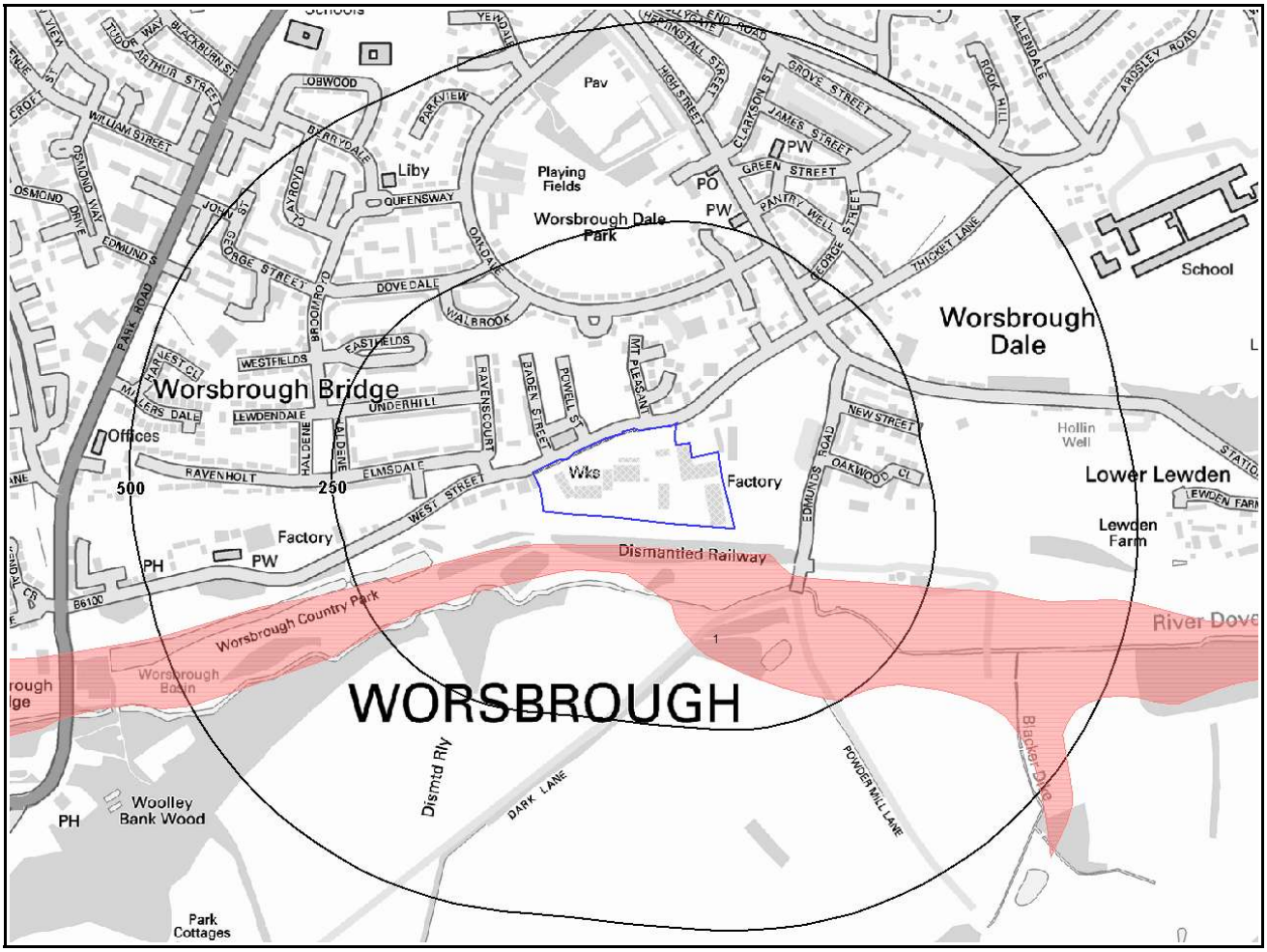
LEX Code	Description	Rock Type
PMCM-SDST	PENNINE MIDDLE COAL MEASURES FORMATION	SANDSTONE
PMCM-MDSS	PENNINE MIDDLE COAL MEASURES FORMATION	MUDSTONE, SILTSTONE AND SANDSTONE
PMCM-MDSS	PENNINE MIDDLE COAL MEASURES FORMATION	MUDSTONE, SILTSTONE AND SANDSTONE
KNR-SDST	KENT'S ROCK	SANDSTONE
PMCM-MDSS	PENNINE MIDDLE COAL MEASURES FORMATION	MUDSTONE, SILTSTONE AND SANDSTONE
PMCM-SDST	PENNINE MIDDLE COAL MEASURES FORMATION	SANDSTONE

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

For more detailed geological and ground stability data please refer to the "GroundSure GeoInsight". Available from our website.

5a. Hydrogeology - Aquifer Within Superficial Geology

NW N NE



W E

SW S SE

Aquifer Within Superficial Geology Legend

Mapping sourced from Ordnance Survey

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Site Outline

250 500 Search Buffers (m)

Principal Aquifer

Secondary (A) Aquifer - Permeable Layers

Secondary (B) Aquifer - Lower Permeability Layers

Secondary Aquifer - Undifferentiated Layers

Unproductive

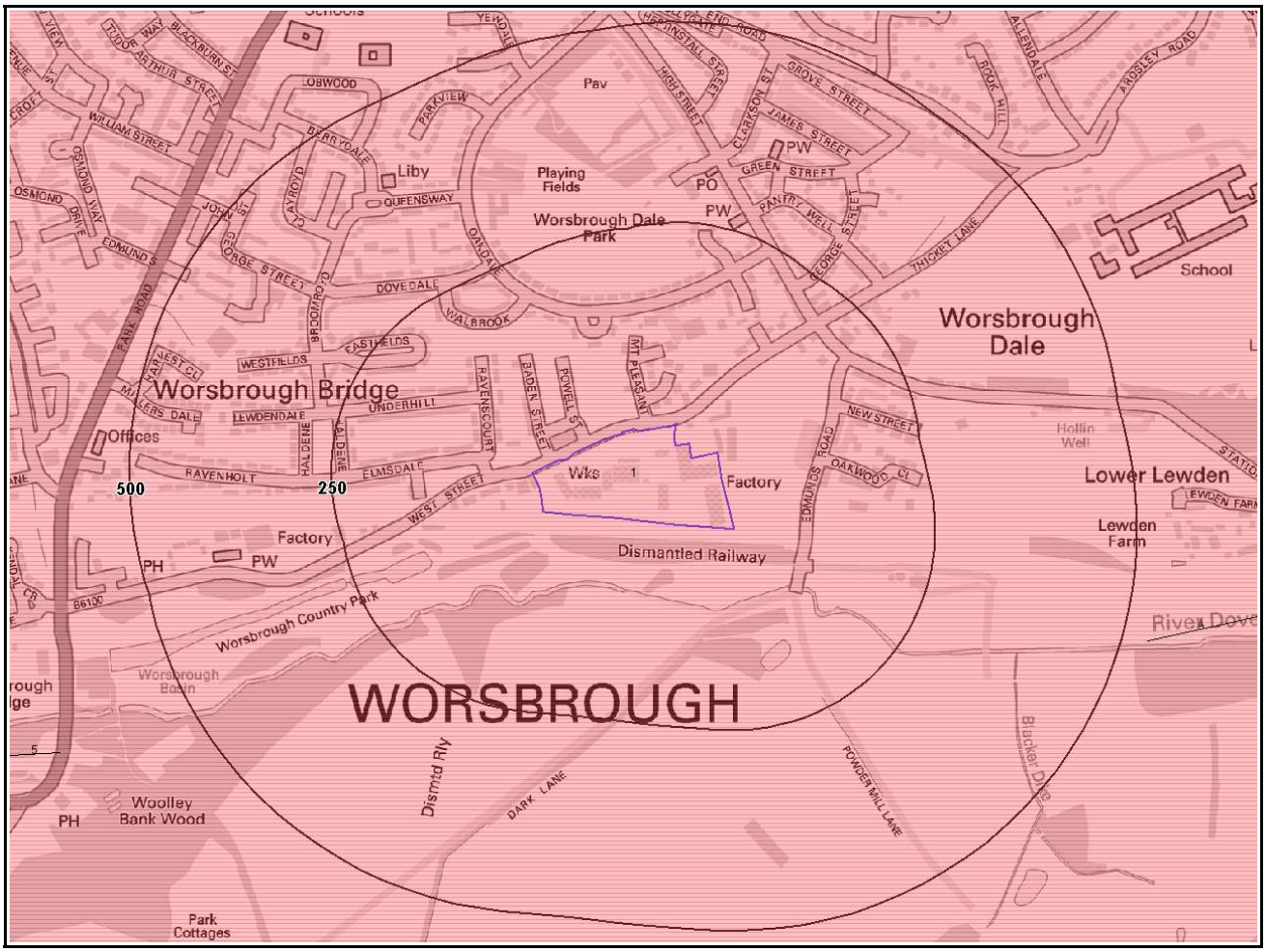
Unknown (lakes and landslip)

5b. Hydrogeology - Aquifer Within Bedrock Geology and Abstraction Licenses

NW N NE

W E

SW S SE



Aquifer Within Bedrock Geology Legend

Mapping sourced from Ordnance Survey

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Site Outline

250 500 Search Buffers (m)

Principal Aquifer

Secondary (A) Aquifer - Permeable Layers

Secondary (B) Aquifer - Lower Permeability Layers

Groundwater Abstraction Licence

Secondary Aquifer - Undifferentiated Layers

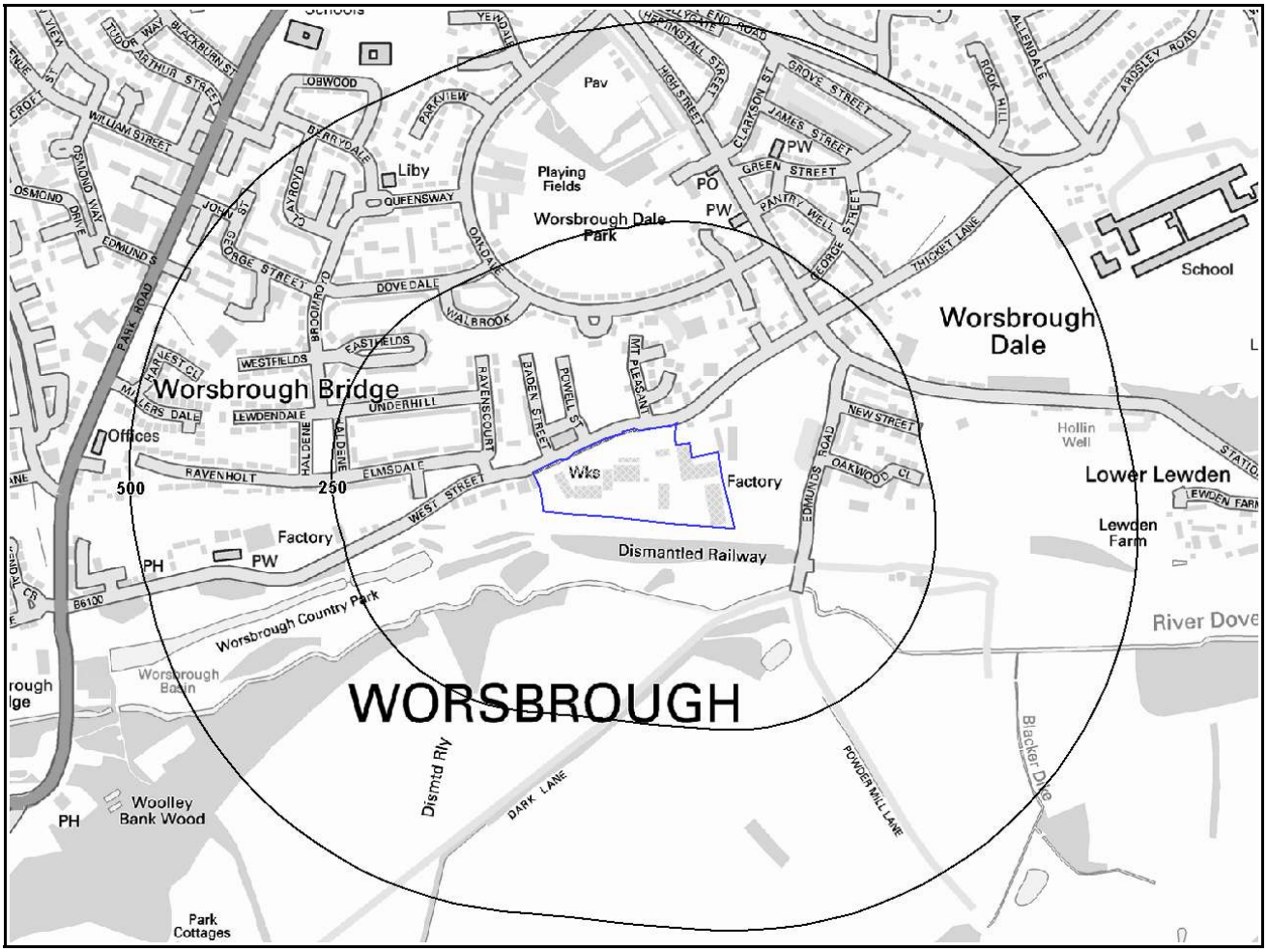
Unproductive

Unknown (lakes and landslip)

Surface Water Abstraction Licence

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

NW N NE



W E

SW S SE

SPZ and Potable Water Abstraction Licenses Legend

Mapping sourced from Ordnance Survey

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Site Outline

250 500 Search Buffers (m)

Source Protection Zone 1 - Inner Catchment

Source Protection Zone 2 - Outer Catchment

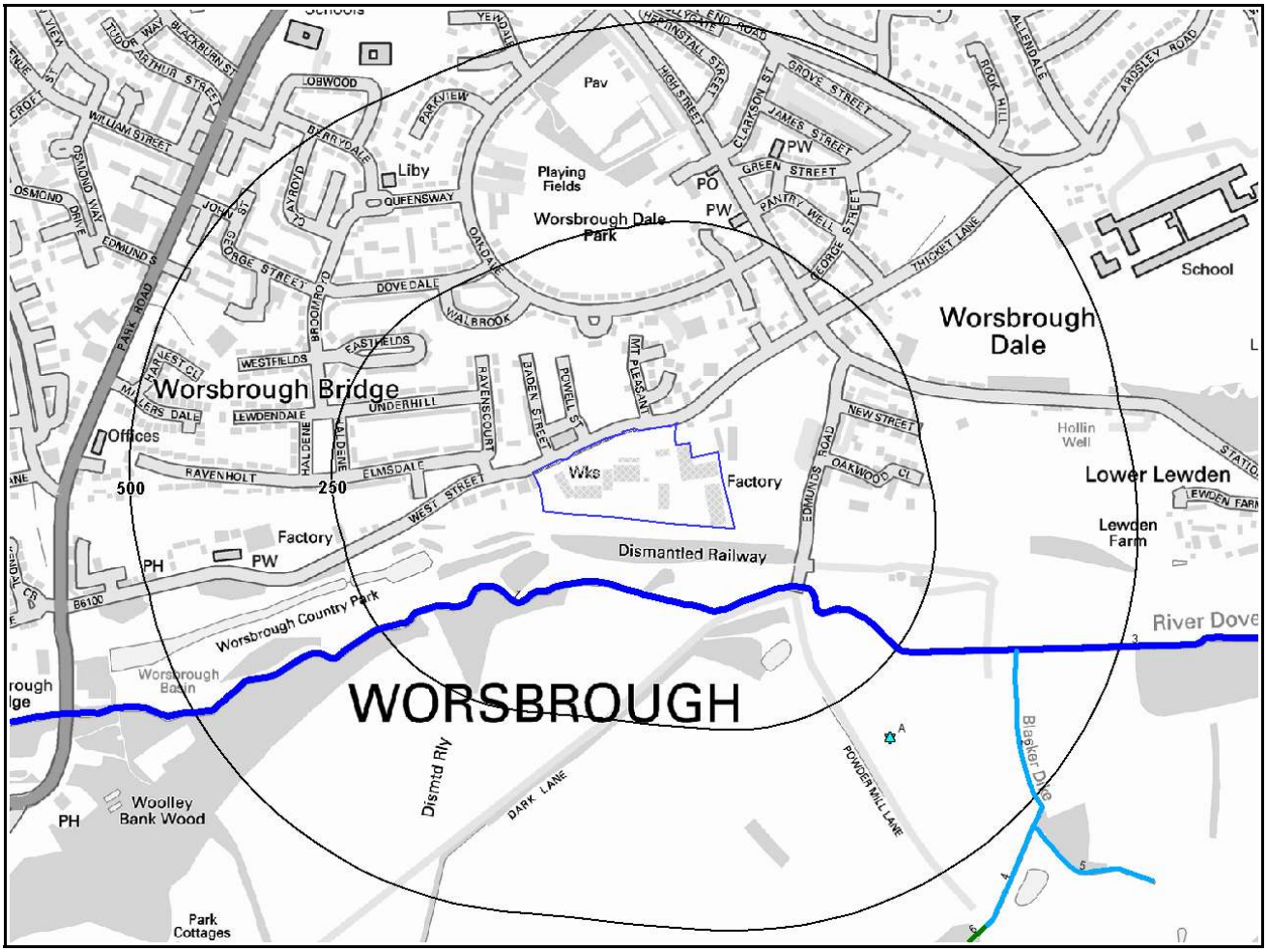
Source Protection Zone 3 - Total Catchment

Source Protection Zone 4 - Zone of Special Interest

Potable Water Abstraction Licence

5d. Hydrology – Detailed River Network and River Quality

NW N NE



W E

SW S SE

Hydrology Legend

Mapping sourced from Ordnance Survey

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- Site Outline
- 250 / 500 Search Buffers (m)
- Primary River
- Secondary River
- Tertiary River
- Lake/Reservoir
- Underground River (inferred)
- General Quality Assessment: Chemistry
- Canal
- Canal Tunnel
- Extended Culvert (greater than 50m)
- D/S of High Water Mark
- D/S seaward extension
- General Quality Assessment: Biology

5.Hydrogeology and Hydrology

5.1 Aquifer within Superficial Deposits

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

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

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

ID	Distance [m]	Direction	Designation	Description
1	30.0	S	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

5.2 Aquifer within Bedrock Deposits

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

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

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

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

5.3 Groundwater Abstraction Licences

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

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

ID	Distance	Direction	NGR	Details	
Not shown	1421.0	SW		Licence No: 2/27/08/040 Details: General Farming & Domestic Direct Source: Groundwaters Point: Well - Coal Measures - Worsborough Data Type: Point	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 03403 Original Start Date: 27/1/1966 Expiry Date: - Issue No: 100 Version Start Date: 27/1/1966 Version End Date:

5.4 Surface Water Abstraction Licences

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

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

ID	Distance	Direction	NGR	Details	
4	531.0	E	436550, 403450	Licence No: 2/27/08/128 Details: Make-Up or Top Up Water Direct Source: Surface Water Point: Inland Water - River Dove Data Type: Line	Annual Volume (m³): - Max Daily Volume (m³): - Application No: 8024 Original Start Date: 13/9/2002 Expiry Date: 31/3/2017 Issue No: 1 Version Start Date: 13/9/2002 Version End Date:
5	671.0	SW	435000, 403300	Licence No: 2/27/08/129 Details: Spray Irrigation - Direct Direct Source: Surface Water Point: Inland Water - River Dove Data Type: Line	Annual Volume (m³): - Max Daily Volume (m³): - Application No: - Original Start Date: 4/9/2002 Expiry Date: 31/3/2017 Issue No: 1 Version Start Date: 4/9/2002 Version End Date:
Not shown	952.0	W	434900, 403300	Licence No: 2/27/08/118 Details: Milling & Water Power Other Than Electricity Generation Direct Source: Surface Water Point: Worsborough Mill Pond Data Type: Point	Annual Volume (m³): 45359 Max Daily Volume (m³): 633 Application No: 6681 Original Start Date: 4/7/1997 Expiry Date: 31/12/2007 Issue No: 102 Version Start Date: 1/8/2002 Version End Date:
Not shown	952.0	W	434900, 403300	Licence No: 2/27/08/143 Details: Milling & Water Power Other Than Electricity Generation Direct Source: Surface Water Point: Worsborough Mill Pond Data Type: Point	Annual Volume (m³): 45359 Max Daily Volume (m³): 1125 Application No: 8294 Original Start Date: 14/2/2008 Expiry Date: 31/3/2017 Issue No: 1 Version Start Date: 14/2/2008 Version End Date:
Not shown	1047.0	W	434800, 403300	Licence No: 2/27/08/118 Details: Lake & Pond Throughflow Direct Source: Surface Water Point: Worsborough Reservoir Data Type: Point	Annual Volume (m³): - Max Daily Volume (m³): - Application No: 06681 Original Start Date: 4/7/1997 Expiry Date: 31/12/2007 Issue No: 102 Version Start Date: 1/8/2002 Version End Date:
Not shown	1047.0	W	434800, 403300	Licence No: 2/27/08/118 Details: Milling & Water power other than electricity generation Direct Source: Surface Water Point: Worsborough Reservoir Data Type: Point	Annual Volume (m³): - Max Daily Volume (m³): - Application No: 6681 Original Start Date: 4/7/1997 Expiry Date: 31/12/2007 Issue No: 100 Version Start Date: 4/7/1997 Version End Date:
Not shown	1047.0	W	434800, 403300	Licence No: 2/27/08/118 Details: Make-Up Or Top Up Water Direct Source: Surface Water Point: Worsborough Reservoir Data Type: Point	Annual Volume (m³): 45359 Max Daily Volume (m³): 633 Application No: 6681 Original Start Date: 4/7/1997 Expiry Date: 31/12/2007 Issue No: 102 Version Start Date: 1/8/2002 Version End Date:
Not shown	1047.0	W	434800, 403300	Licence No: 2/27/08/143 Details: General Use Relating To Secondary Category (Very Low Loss) Direct Source: Surface Water Point: Worsborough Reservoir Data Type: Point	Annual Volume (m³): 45359 Max Daily Volume (m³): 1125 Application No: 8294 Original Start Date: 14/2/2008 Expiry Date: 31/3/2017 Issue No: 1 Version Start Date: 14/2/2008 Version End Date:
Not shown	1617.0	SW	434400, 402800	Licence No: 2/27/08/118 Details: Lake & Pond Throughflow Direct Source: Surface Water Point: Rockley Dike Data Type: Point	Annual Volume (m³): - Max Daily Volume (m³): - Application No: 06681 Original Start Date: 4/7/1997 Expiry Date: 31/12/2007 Issue No: 102 Version Start Date: 1/8/2002 Version End Date:

Not shown	1617.0	SW	434400, 402800	Licence No: 2/27/08/118 Details: Make-Up Or Top Up Water Direct Source: Surface Water Point: Rockley Dike Data Type: Point	Annual Volume (m³): 45359 Max Daily Volume (m³): 633 Application No: 6681 Original Start Date: 4/7/1997 Expiry Date: 31/12/2007 Issue No: 102 Version Start Date: 1/8/2002 Version End Date:
Not shown	1617.0	SW	434400, 402800	Licence No: 2/27/08/143 Details: General Use Relating To Secondary Category (Very Low Loss) Direct Source: Surface Water Point: Rockley Dike Data Type: Point	Annual Volume (m³): 45359 Max Daily Volume (m³): 1125 Application No: 8294 Original Start Date: 14/2/2008 Expiry Date: 31/3/2017 Issue No: 1 Version Start Date: 14/2/2008 Version End Date:

5.5 Potable Water Abstraction Licences

Are there any Potable Water Abstraction Licences within 2000m of the study site? **No**

Database searched and no data found.

5.6 Source Protection Zones

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

Database searched and no data found.

5.7 River Quality

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

Biological Quality:

Biological Quality data describes water quality in terms of 83 groups of macroinvertebrates, some of which are pollution sensitive. The results are graded from A ('Very Good') to F ('Bad').

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

ID	Distance [m]	Direction	NGR	River Details	Biological Quality Grade				
					2005	2006	2007	2008	2009
38A	324.0	SE	436230, 403328	River Name: Dove Reach: Worsbrough Reservoirblacker Dyke End/Start of Stretch: End of Stretch NGR	C	C	C	C	C
39A	324.0	SE	436230, 403328	River Name: Dove Reach: Wombwell Stw River Dearne End/Start of Stretch: Start of Stretch NGR	D	D	D	C	C
40A	324.0	SE	436230, 403328	River Name: Dove Reach: Blacker Dyke Wombwell Stw End/Start of Stretch: Start of Stretch NGR	D	D	D	C	C

Chemical Quality:

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

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

ID	Distance [m]	Direction	NGR	River Details	Chemical Quality Grade (Headline Indicator)				
					2005	2006	2007	2008	2009
41A	324.0	SE	436230, 403328	River Name: River Dove Reach: Wombwell Stw River Dearne End/Start of Stretch: Start of Stretch NGR	B	B	B	B	B

5.8 Detailed River Network

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

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

ID	Distance	Direction	Details	
1	82.0	S	River Name: Dove Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
2	382.0	SE	River Name: Blacker Dike Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
3	382.0	SE	River Name: River Dove Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined

5.9 Surface Water Features

Are there any surface water features within 250m of the study site? **Yes**

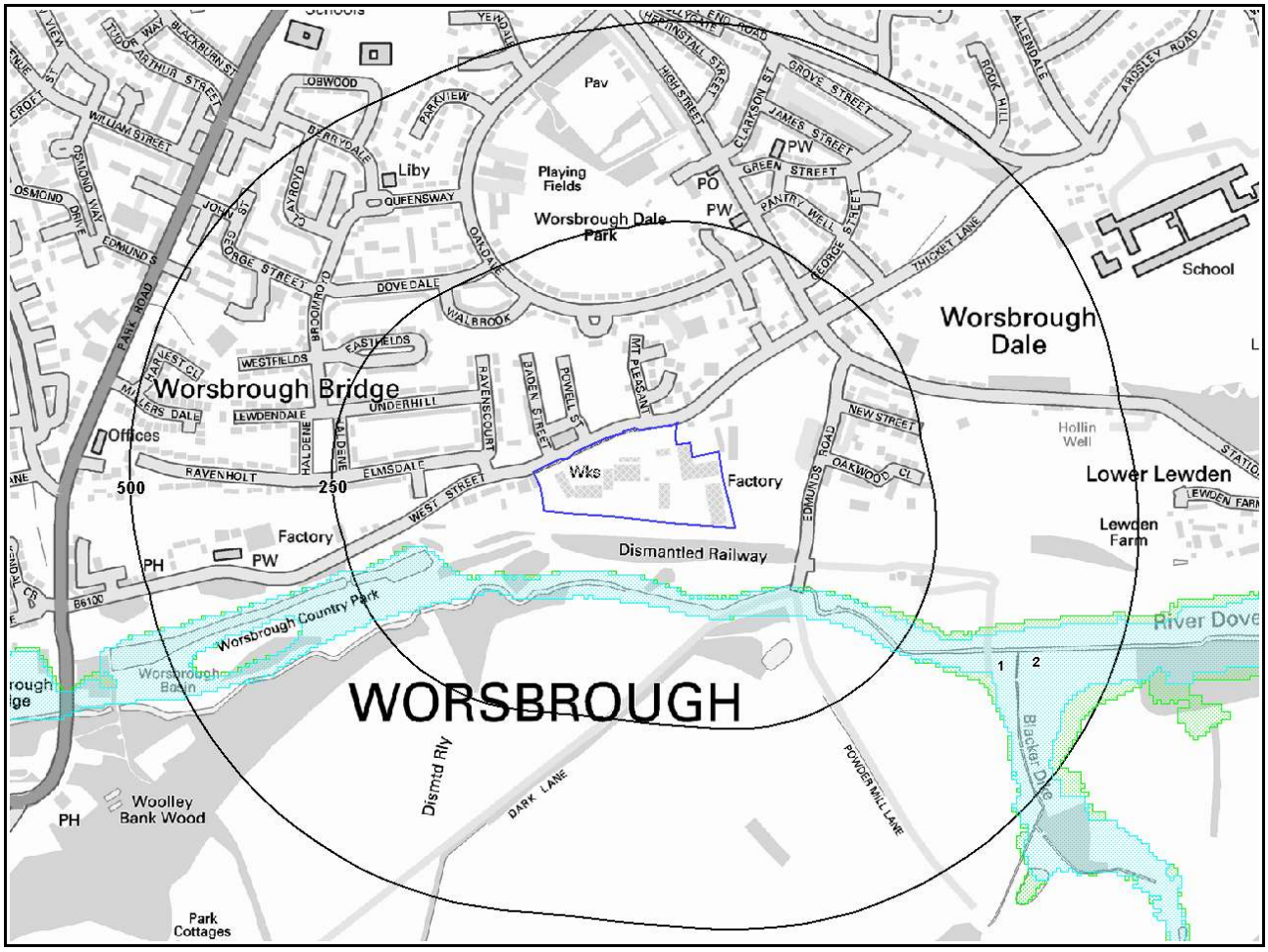
The following surface water records are not represented on mapping:

Distance to Surface Water (m)	on-site	0-50	51-250
Surface water features within 250m of the study site	No	No	Yes

6. Environment Agency Flood Map

NW ▲ N NE

◄W



SW S ▼ SE

Environment Agency Flood Legend

Mapping sourced from Ordnance Survey

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Site Outline

250 500 Search Buffers (m)

Zone 2 Floodplain

Zone 3 Floodplain

Flood Storage Area

Area Benefiting from Flood Defences

Flood Defences

6. Flooding

6.1 Zone 2 Flooding

Zone 2 floodplain estimates the annual probability of flooding as one in one thousand (0.1%) or greater from rivers and the sea but less than 1% from rivers or 0.5% from the sea. Alternatively, where information is available they may show the highest known flood level.

Is the site within 250m of an Environment Agency indicative Zone 2 floodplain? **Yes**

The following floodplain records are represented as green shading on the Flood Map:

ID	Distance	Direction	Update	Type
1	67.0	S	13-Mar-2013	Zone 2 - (Fluvial Models)

6.2 Zone 3 Flooding

Zone 3 estimates the annual probability of flooding as one in one hundred (1%) or greater from rivers and a one in two hundred (0.5%) or greater from the sea. Alternatively, where information is available they may show the highest known flood level.

Is the site within 250m of an Environment Agency indicative Zone 3 floodplain? **Yes**

The following floodplain records are represented as blue shading on the Flood Map:

ID	Distance	Direction	Update	Type
2	68.0	S	13-Mar-2013	Zone 3 - (Fluvial Models)

6.3 Flood Defences

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

6.4 Areas benefiting from Flood Defences

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

6.5 Areas used for Flood Storage

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

6.6 Groundwater Flooding Susceptibility Areas

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

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

6.7 Groundwater Flooding Confidence Areas

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

Notes:

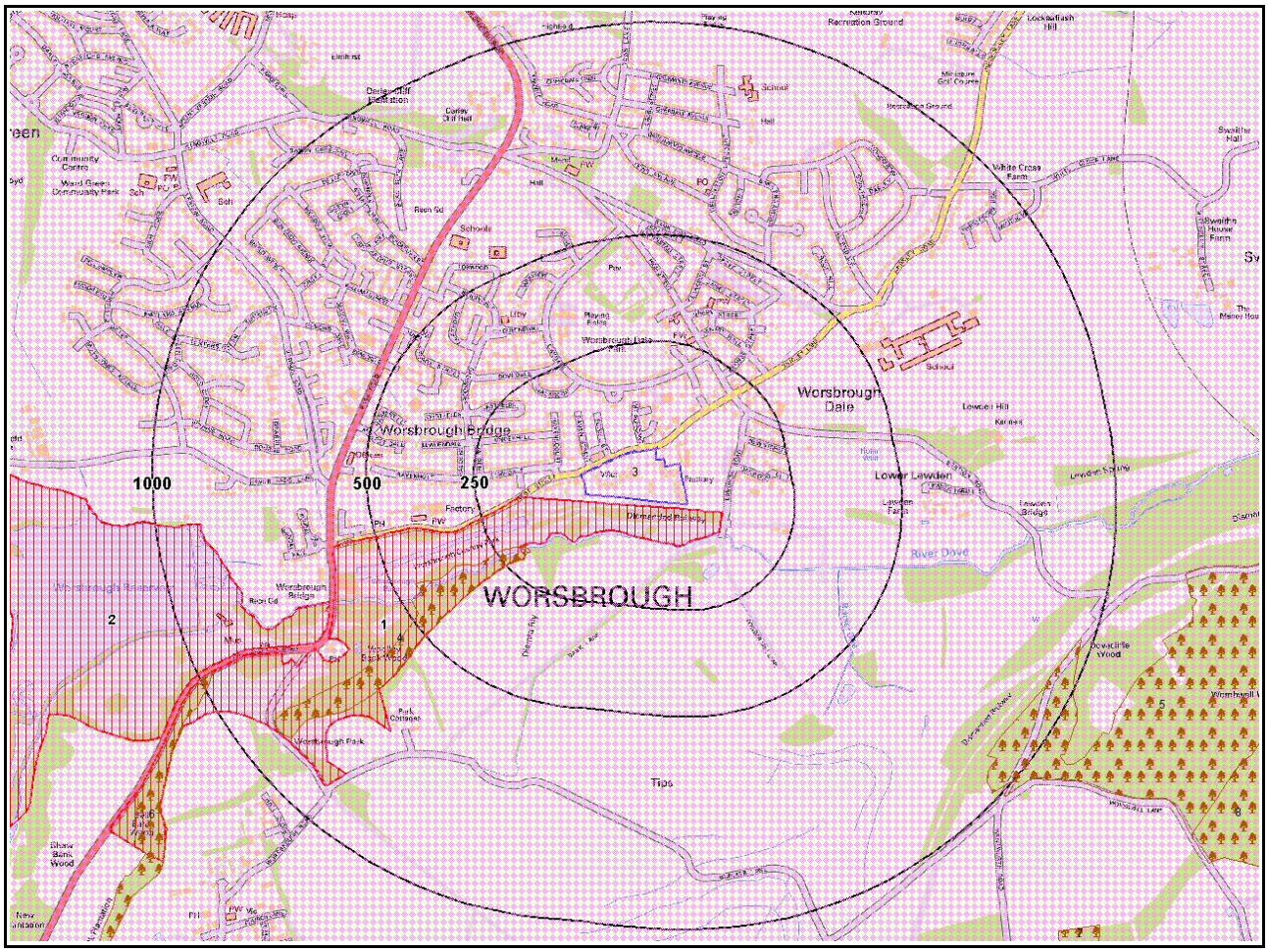
Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

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

7.Designated Environmentally Sensitive Sites Map

NW ▲ N NE

◄W E►



SW S ▼ SE

Designated Environmentally Sensitive Sites Legend

Mapping sourced from Ordnance Survey

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

7.Designated Environmentally Sensitive Sites

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

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

Records of Local Nature Reserves (LNR) within 2000m of the study site: **2**

The following Local Nature Reserve (LNR) records provided by Natural England/Countryside Council for Wales and Scottish Natural Heritage are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance	Direction	LNR Name	Data Source
1	12.0	S	Worsborough Country Park	Natural England
2	650.0	SW	Worsborough Country Park	Natural England

Records of World Heritage Sites within 2000m of the study site: **0**

Database searched and no data found.

Records of Environmentally Sensitive Areas within 2000m of the study site: **0**

Database searched and no data found.

Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site: **0**

Database searched and no data found.

Records of National Parks (NP) within 2000m of the study site: **0**

Database searched and no data found.

Records of Nitrate Sensitive Areas within 2000m of the study site: **0**

Database searched and no data found.

Records of Nitrate Vulnerable Zones within 2000m of the study site: **1**

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

ID	Distance	Direction	NVZ Type	Data Source
3	0.0	On Site	NVZ Area	DEFRA

Records of Ancient Woodland within 2000m of the study site: **9**

The following Ancient Woodland records are supplied by English Nature/Scottish Natural Heritage/Countryside Council for Wales and are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance	Direction	Ancient Woodland Name	Type
4	185.0	SW	UNKNOWN	Ancient and Semi-Natural Woodland
5	911.0	SE	WOMBWELL WOOD	Ancient and Semi-Natural Woodland
6	964.0	SW	UNKNOWN	Ancient and Semi-Natural Woodland
7	1324.0	SE	UNKNOWN	Ancient and Semi-Natural Woodland
8	1409.0	SE	WOMBWELL WOOD	Ancient Replanted Woodland
Not shown	1414.0	SE	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1620.0	S	SHORT WOOD	Ancient and Semi-Natural Woodland
Not shown	1659.0	SE	WOMBWELL WOOD	Ancient Replanted Woodland
Not shown	1743.0	SE	WOMBWELL WOOD	Ancient and Semi-Natural Woodland

8. Natural Hazards Findings

8.1 Detailed BGS GeoSure Data

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

8.1.1 Shrink Swell

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

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

Hazard
Ground conditions predominantly medium plasticity. Do not plant trees with high soil moisture demands near to buildings. For new build, consideration should be given to advice published by the National House Building Council (NHBC) and the Building Research Establishment (BRE). There is a possible increase in construction cost to reduce potential shrink-swell problems. For existing property, there is a possible increase in insurance risk, especially during droughts or where vegetation with high moisture demands is present.

8.1.2 Landslides

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

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

Hazard
Possibility of slope instability problems after major changes in ground conditions. Consideration should be given to stability if changes to drainage or excavations take place. Possible increase in construction cost to reduce potential slope stability problems. Existing property no significant increase in insurance risk due to natural slope instability problems.

8.1.3 Soluble Rocks

What is the maximum Soluble Rocks* hazard rating identified on the study site? **Null - Negligible**

Soluble rocks are not present in the search area. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

8.1.4 Compressible Ground

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

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

Hazard

Significant potential for compressibility problems. Avoid large differential loadings of ground. Do not drain or de-water ground near the property without technical advice. For new build consider possibility of compressible ground in ground investigation, construction and building design. Consider effects of groundwater changes. Extra construction costs are likely. For existing property poss ible increase in insurance risk from compressibility, especially if water conditions or loading of the ground change significantly.

8.1.5 Collapsible Rocks

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

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

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

8.1.6Running Sand

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

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

Hazard
Possibility of running sand problems after major changes in ground conditions. Normal maintenance to avoid leakage of water-bearing services or water bodies (ponds, swimming pools) should reduce likelihood of problems due to running sand. For new build consider possibility of running sand into trenches or excavations if water table is high or sandy strata are exposed to water. Avoid concentrated water inputs to site. Unlikely to be an increase in construction costs due to potential for running sand. For existing property no significant increase in insurance risk due to running sand problems is likely.

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

9.Mining

9.1 Coal Mining

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

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

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

9.2 Shallow Mining

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

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

9.3 Brine Affected Areas

Are there any brine affected areas within 75m of the study site? **No**

Guidance: No Guidance Required.

10.Contacts

GroundSure Helpline
Telephone: 08444 159 000
info@4c.groundsure.com

British Geological Survey (England & Wales)
Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG
Tel: 0115 936 3143. Fax: 0115 936 3276. Email: enquiries@bgs.ac.uk
Web: www.bgs.ac.uk
BGS Geological Hazards Reports and general geological enquiries

Environment Agency
National Customer Contact Centre
PO Box 544
Rotherham
S60 1BY
Tel: 08708 506 506
Web: www.environment-agency.gov.uk
Email: enquiries@environment-agency.gov.uk

Health Protection Agency
Chilton, Didcot, Oxon, OX11 0RQ
Tel: 01235 822622 www.hpa.org.uk/radiation
Radon measures and general radon information and guidance

The Coal Authority
200 Lichfield Lane, Mansfield, Notts NG18 4RG
Tel: 0845 762 6848
DX 716176 Mansfield 5
Web: www.groundstability.com

Ordnance Survey
Romsey Road
Southampton SO16 4GU
Tel: 08456 050505

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

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

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This report has been prepared in accordance with the GroundSure Ltd standard Terms and Conditions of business for work of this nature.

Standard Terms and Conditions

1 Definitions

In these conditions unless the context otherwise requires:

"Beneficiary" means the Client or the customer of the Client for whom the Client has procured the Services.

"Commercial" means any building which is not Residential.

"Commission" means an order for Consultancy Services submitted by a Client.

"Consultancy Services" mean consultancy services provided by GroundSure including, without limitation, carrying out interpretation of third party and in-house environmental data, provision of environmental consultancy advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.

"Contract" means the contract between GroundSure and the Client for the performance of the Services which arises upon GroundSure's acceptance of an Order or Commission and which shall incorporate these conditions, the relevant GroundSure User Guide, proposal by GroundSure and the content of any subsequent report, and any agreed amendments in accordance with clause 11.

"Client" means the party that submits an Order or Commission.

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

"Data Report" means reports comprising factual data with no professional interpretation in respect of the level of likely risk and/or liability available from GroundSure.

"GroundSure" means GroundSure Limited, a company registered in England and Wales under number 03421028 and whose registered office is at GroundSure Ltd, c/o Top Right Group Limited, The Prow, 1 Wilder Walk, London W1B 5AP, United Kingdom.

"GroundSure Materials" means all materials prepared by GroundSure as a result of the provision of the Services, including but not limited to Data Reports, Mapping and Risk Screening Reports.

"Intellectual Property" means any patent, copyright, design rights, service marks, moral rights, data protection rights, know-how, trade mark or any other intellectual property rights.

"Mapping" an historical map or a combination of historical maps of various ages, time periods and scales available from GroundSure.

"Order" means an order form submitted by the Client requiring Services from GroundSure in respect of a specified Site.

"Order Website" means online platform via which Orders may be placed.

"Report" means a Risk Screening Report or Data Report for commercial or residential property available from GroundSure relating to the Site prepared in accordance with the specifications set out in the relevant User Guide.

"Residential" means any building used as or suitable for use as an individual dwelling.

"Risk Screening Report" means one of GroundSure's risk screening reports, comprising factual data with interpretation in respect of the level of likely risk and/or liability, excluding **"Consultancy Services"**.

"Services" means the provision of any Report, Mapping or Consultancy Services which GroundSure has agreed to carry out for the Client/Beneficiary on these terms and conditions in respect of the Site.

"Site" means the landsite in respect of which GroundSure provides the Services.

"Third Party Content" means any data, database or other information contained in a Report or Mapping which is provided to GroundSure by a Data Provider.

"User Guide" means the relevant current version of the user guide, available upon request from GroundSure.

2 Scope of Services

2.1 GroundSure agrees to carry out the Services in accordance with the Contract and to the extent set out therein.

2.2 GroundSure shall exercise all the reasonable skill, care and diligence to be expected of experienced environmental consultants in the performance of the Services.

2.3 The Client acknowledges that it has not relied on any statement or representation made by or on behalf of GroundSure which is not set out and expressly agreed in the Contract.

2.4 Terms and conditions appearing on a Client's order form, printed stationery or other communication, including invoices, to GroundSure, its employees, servants, agents or other representatives or any terms implied by custom, practice or course of dealing shall be of no effect and these terms and conditions shall prevail over all others.

2.5 If a Client/Beneficiary requests insurance in conjunction with or as a result of the Services, GroundSure shall use reasonable endeavours to procure such insurance, but makes no warranty that such insurance shall be available from insurers or offered on reasonable terms. GroundSure does not endorse or recommend any particular insurance product, policy or insurer. Any insurance purchased shall be subject solely to the terms of the policy issued by insurers and GroundSure will have no liability therefor. The Client/Beneficiary should take independent advice to ensure that the insurance policy requested and/or offered is suitable for its requirements.

2.6 GroundSure's quotations/proposals are valid for a period of 30 days only. GroundSure reserves the right to withdraw any quotation at any time before GroundSure accepts an Order or Commission. GroundSure's acceptance of an Order or Commission shall be effective only where such acceptance is in writing and signed by GroundSure's authorised representative or where accepted via GroundSure's Order Website.

3 The Client's obligations

3.1 The Client shall ensure the Beneficiary complies with and is bound by the terms and conditions set out in the Contract and shall provide that Groundsure may in its own right enforce such terms and conditions against the Beneficiary pursuant to the Contracts (Rights of Third parties) Act 1999. The Client shall be liable for all breaches of the Contract by the Beneficiary as if they were breaches by the Client. The Client shall be solely responsible for ensuring that the Report/Mapping ordered is appropriate and suitable for the Beneficiary's needs.

3.2 The Client shall (or shall procure that the Beneficiary shall) supply to GroundSure as soon as practicable and without charge all information necessary and accurate relevant data including any specific and/or unusual environmental information relating to the Site known to the Client/Beneficiary which may pertain to the Services and shall give such assistance as GroundSure shall reasonably require in the performance of the Services (including, without limitation, access to a Site, facilities and equipment as agreed in the Contract).

3.3 Where Client/Beneficiary approval or decision is required, such approval or decision shall be given or procured in reasonable time as not to delay or disrupt the performance of any other part of the Services.

3.4 The Client shall not and shall not knowingly permit the Beneficiary to, save as expressly permitted by these terms and conditions, re-sell, alter, add to, amend or use out of context the content of any Report, Mapping or, in respect of any Services, information given by GroundSure. For the avoidance of doubt, the Client and Beneficiary may make the Report, Mapping or GroundSure's findings available to a third party who is considering acquiring the whole or part of the Site, or providing funding in relation to the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.

3.5 The Client is responsible for maintaining the confidentiality of its user name and password if using GroundSure's internet ordering service and accepts responsibility for all activity that occurs under such account and password.

4 Reliance

4.1 Upon full payment of all relevant fees and subject to the provisions of these terms and conditions, the Client and Beneficiary are granted an irrevocable royalty-free licence to access the information contained in a Report, Mapping or in a report prepared by GroundSure in respect of or arising out of Consultancy Services. The Services may only be used for the benefit of the Client and those persons listed in clauses 4.2 and 4.3.

4.2 In relation to Data Reports, Mapping and Risk Screening Reports, the Client shall be entitled to make Reports available to (i) the Beneficiary, (ii) the Beneficiary's professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate), (iv) the first purchaser or first tenant of the Site (v) the professional advisers and lenders of the first purchaser or tenant of the Site. Accordingly GroundSure shall have the same duties and obligations to those persons in respect of the Services as it has to the Client and those persons shall have the benefit of any of the Client's rights under the Contract as if those persons were parties to the Contract. For the avoidance of doubt, the limitations of GroundSure's liability as set out in clauses 7 and 11.6 shall apply.

4.3 In relation to Consultancy Services, reliance shall be limited to the Client, Beneficiary and named parties on the Report.

4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise agreed in writing with GroundSure, any other party considering the information supplied by GroundSure as part of the Services, including (but not limited to) insurance underwriters, does so at their own risk and GroundSure has no legal obligations to such party unless otherwise agreed in writing.

4.5 The Client shall not and shall not knowingly permit any person (including the Beneficiary) who is provided with a copy of any Report, (except as permitted herein or by separate agreement with GroundSure) to,: (a) remove, suppress or modify any trade mark, copyright or other proprietary marking from the Report or Mapping; (b) create any product which is derived directly or indirectly from the data contained in the Report or Mapping; (c) combine the Report or Mapping with, or incorporate the Report or Mapping into any other information data or service; or (d) re-format or otherwise change (whether by modification, addition or enhancement) data or images contained in the Report or Mapping.

4.6 Notwithstanding clause 4.5, if the Client acts in a professional capacity, it may make reasonable use of a Report and/or findings made as a result of Consultancy Services to advise Beneficiaries. However, GroundSure shall have no liability in respect of any opinion or report given to such Beneficiaries by the Client or a third party.

5 Fees and Disbursements

5.1 GroundSure shall charge the Client fees at the rate and frequency specified in the Contract together, in the case of Consultancy Services, with all proper disbursements incurred by GroundSure in performing the Services. For the avoidance of doubt, the fees payable for the Services are as set out in GroundSure's written proposal, Order Website or Order acknowledgement form. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services.

5.2 Unless GroundSure requires prepayment, the Client shall promptly pay all fees disbursements and other monies due to GroundSure in full without deduction, counterclaim or set off together with such value added tax or other tax as may be required within 30 days from the date of GroundSure's invoice or such other period as may be agreed in writing between GroundSure and the Client (**"Payment Date"**). GroundSure reserves the right to charge interest which shall accrue on a daily basis from 30 days after the date of Payment Date until the date of payment (whether before or after judgment) at the rate of five per cent per annum above the Bank of England base rate from time to time.

5.3 In the event that the Client disputes the amount payable in respect of GroundSure's invoice it shall notify GroundSure no later than 28 days after the date thereof that it is in dispute. In default of such notification the Client shall be deemed to have agreed the amount thereof. As soon as reasonably practicable following receipt of a notification in respect of any disputed invoice, a member of the management team at GroundSure shall contact the Client and the parties shall use all reasonable endeavours to resolve the dispute.

6 Intellectual Property and Confidentiality

6.1 Subject to the provisions of clause 4.1, the Client and the Beneficiary hereby acknowledge that all Intellectual Property in the Services and Content are and shall remain owned by either GroundSure or the Data Providers and nothing in these terms purports to transfer or assign any rights to the Client or the Beneficiary in respect of the Intellectual Property.

6.2 The Client shall acknowledge the ownership of the **Third Party** Content where such **Third Party** Content is incorporated or used in the Client's own documents, reports, systems or services whether or not these are supplied to a third party.

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

6.4 The Client acknowledges that the proprietary rights subsisting in copyright, database rights and any other intellectual property rights in respect of any data and information contained in any Report are and shall remain (subject to clause 11.1) the property of GroundSure and/or any third party that has supplied data or information used to create a Report, and that these conditions do not purport to grant, assign or transfer any such rights in respect thereof to a Client and/or a Beneficiary.

6.5 The Client shall (and shall procure that any recipients of the Report as permitted under clause 4.2 shall):

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

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

(iii) not create any product or report which is derived directly or indirectly from the data contained in the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);
(iv) not combine the Services with or incorporate such Services into any other information data or service; and
(v) not reformat or otherwise change (whether by modification, addition or enhancement), data contained in the Services (save that those acting in a professional capacity to the Beneficiary shall not be in breach of this clause 6.5(v) where such reformatting is in the normal course of providing advice based upon the Services),
in each case of parts (iii) to (v) inclusive, whether or not such product or report is produced for commercial profit or not.

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

6.8 Save as otherwise set out in these terms and conditions, any information provided by one party ("**Disclosing Party**") to the other party ("**Receiving Party**") shall be treated as confidential and only used for the purposes of these terms and conditions, except in so far as the Receiving Party is authorised by the Disclosing Party to provide such information in whole or in part to a third party.

7 Liability

THE CLIENT'S ATTENTION IS DRAWN TO THIS PROVISION

7.1Subject to the provisions of this clause 7, GroundSure shall be liable to the Beneficiary only in relation to any direct losses or damages caused by any negligent act or omission of GroundSure in preparing the GroundSure Materials and provided that the Beneficiary has used all reasonable endeavours to mitigate any such losses.

7.2GroundSure shall not be liable for any other losses or damages incurred by the Beneficiary, including but not limited to:
(i) loss of profit, revenue, business or goodwill, losses relating to business interruption, loss of anticipated savings, loss of or corruption to data or for any special, indirect or consequential loss or damage which arise out of or in connection with the GroundSure Materials or otherwise in relation to a Contract;
(ii) any losses or damages that arise as a result of the use of all or part of the GroundSure Materials in breach of these terms and conditions or contrary to the terms of the relevant User Guide;
(iii) any losses or damages that arise as a result of any error, omission or inaccuracy in any part of the GroundSure Materials where such part is based on any Third Party Content or any reasonable interpretation of Third Party Content. The Client accepts, and shall procure that any other Beneficiary shall accept, that it has no claim or recourse to any Data Provider in relation to Third Party Content; and/or
(iv) any loss or damage to a Client's computer, software, modem, telephone or other property caused by a delay or loss of use of GroundSure's internet ordering service.

7.3 GroudSure's total liability in contract, tort (including negligence or breach of statutory duty), misrepresentation, restitution or otherwise, arising in connection with the GroundSure Materials or otherwise in relation to the Contract shall be limited to £10 million in total (i) for any one claim or (ii) for a series of connected claims brought by one or more parties.

7.4 For the duration of the liability periods set out in clauses 7.5 and 7.6 below, GroundSure shall maintain professional indemnity insurance in respect of its liability under these terms and conditions provided such insurance is readily available at commercially viable rates. GroundSure shall produce evidence of such insurance if reasonably requested by the Client. A level of cover greater than GroundSure's current level of cover may be available upon request and agreement with the Client.

7.5 Any claim under the Contract in relation to Data Reports, Mapping and Risk Screening Reports, must be brought within six years from the date when the Beneficiary became aware that it may have a claim and in no event may a claim be brought twelve years or more after completion of such a Contract. For the avoidance of doubt, any claim in respect of which proceedings are notified to GroundSure in writing prior to the expiry of the time periods referred to in this clause 7.5 shall survive the expiry of those time periods provided the claim is actually commenced within six months of notification.

7.6 Any claim under the Contract in relation to Consultancy Services, must be brought within six years from the date the Consultancy Services were completed.

7.7 he Client accepts and shall procure that any other Beneficiary shall accept that it has no claim or recourse to any Data Provider or to GroundSure in respect of the acts or omissions of any Data Provider and/or any Third Party Content provided by a Data Provider.

7.8 Nothing in these terms and conditions:
(i) excludes or limits the liability of GroundSure for death or personal injury caused by GroundSure's negligence, or for fraudulent misrepresentation; or
(ii) shall affect the statutory rights of a consumer under the applicable legislation.

8 GroundSure right to suspend or terminate

8.1 In the event that GroundSure reasonably believes that the Client or Beneficiary as applicable has not provided the information or assistance required to enable the proper performance of the Services, GroundSure shall be entitled on fourteen days written notice to suspend all further performance of the Services until such time as any such deficiency has been made good.

8.2 GroundSure may additionally terminate the Contract immediately on written notice in the event that:
(i)the Client shall fail to pay any sum due to GroundSure within 28 days of the Payment Date; or
(ii)the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an Administration Order made against it or if a Receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or
(iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or
(iv)the Client or the Beneficiary breaches any material term of the Contract (including, but not limited to, the obligations in clause 4) incapable of remedy or if remediable, is not remedied within 14 days of notice of the breach.

9 Client's Right to Terminate and Suspend

9.1 Subject to clause 10.2, the Client may at any time after commencement of the Services by notice in writing to GroundSure require GroundSure to terminate or suspend immediately performance of all or any of the Services.

9.2 The Client waives all and any right of cancellation it may have under the Consumer Protection (Distance Selling) Regulations 2000 (as amended) in respect of the Order of a Report/Mapping. This does not affect the Beneficiary's statutory rights.

10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination or any suspension of the Services, GroundSure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client/Beneficiary any property of the Client/ Beneficiary in GroundSure's possession or control.

10.2 In the event of termination/suspension of the Contract under clauses 8 or 9, the Client shall pay to GroundSure all and any fees payable in respect of the performance of the Services up to the date of termination/suspension. In respect of any Consultancy Services provided, the Client shall also pay GroundSure any additional costs incurred in relation to the termination/suspension of the Contract.

11 General

11.1 The mapping contained in the Services is protected by Crown copyright and must not be used for any purpose outside the context of the Services or as specifically provided in these terms.

11.2 GroundSure reserves the right to amend these terms and conditions. No variation to these terms shall be valid unless signed by an authorised representative of GroundSure.

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

11.4 Save as expressly provided in clauses 4.2, 4.3, 6.3 and 11.5, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.

11.5 The Secretary of State for Communities and Local Government acting through Ordnance Survey may enforce breach of clause 6.1 of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.

11.6 GroundSure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:
(i) the Client or Beneficiary's failure to provide facilities, access or information;
(ii) fire, storm, flood, tempest or epidemic;
(iii) Acts of God or the public enemy;
(iv) riot, civil commotion or war;
(v) strikes, labour disputes or industrial action;
(vi) acts or regulations of any governmental or other agency;
(vii) suspension or delay of services at public registries by Data Providers; or
(viii) changes in law.

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

11.8 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email and on the second working day after the day of posting if sent by first class post.

11.9 The Contract constitutes the entire contract between the parties and shall supersede all previous arrangements between the parties.

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

11.11 These terms and conditions shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with these terms and conditions shall be subject to the exclusive jurisdiction of the English courts.

11.12 If the Client or Beneficiary has a complaint about the Services, notice can be given in any format eg writing, phone, email to the Compliance Officer at GroundSure who will respond in a timely manner.

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Conveyancing Department

Haigh Huddleston & Associates
99-101, Leeds Road,
Dewsbury, WF12 7BU

GroundSure Reference:	GS-772217
Your Reference:	5820
Report Date	1 May 2013
Report Delivery Method:	**xml**
Client Email:	info@martinwalshassociates.co.uk

GroundSure RadonCheck

Address: **LAND ADJACENT TO 7-9 WEST STREET,WORSBROUGH,BARNSLEY, S70 5PF**

Dear Sir/Madam,

Thank you for placing your order with GroundSure.

Please find enclosed the GroundSure RadonCheck as requested.

If you need any further assistance, please do not hesitate to contact our helpline on 08444 159000 quoting the above GroundSure reference number.

Yours faithfully,

Managing Director
Groundsure Limited

Enc.
GroundSure RadonCheck

GroundSure RadonCheck

Address: LAND ADJACENT TO 7-9 WEST STREET,WORSBROUGH,BARNSLEY, S70 5PF

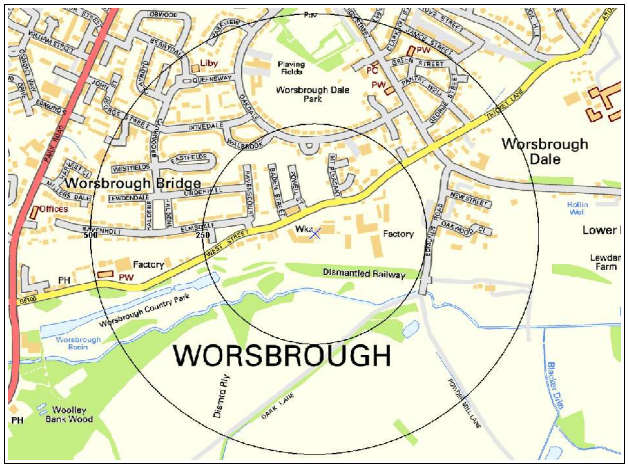
Date: 1 May 2013

GroundSure Reference: GS-772217

Your Reference: 5820

Grid Reference**:** 435874,403647

Client: Haigh Huddleston & Associates



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1. Residential Radon Potential Result

1.1 Is the property in a Radon Affected Area?

The information in this section provides an answer to one of the standard legal enquiries on house purchase in England and Wales, known as *CON29 standard Enquiry of Local Authority; 3.13 Radon Gas: Location of the Property in a Radon Affected Area*.

Question: 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?

Answer: The property is in a Radon Affected Area, as between 1 and 3% of properties are above the Action Level.

1.2 Are Radon Protective Measures required?

The information in this section will detail the level of protection required for new dwellings under as described in the latest Building Research Establishment guidance on radon protective measures for new dwellings. This may include extensions to the property.

Question: Is the property in an area where Radon Protection Measures are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?

Answer: No Radon Protective Measures are necessary.

1.3 Combined Radon Guidance

Radon is a colourless, odourless radioactive gas which is present in all areas of the United Kingdom, usually at levels that pose a negligible risk to homebuyers. However, in some areas levels of radon are much higher than in others, and in these cases it can pose a health risk. The data supplied by the Health Protection Agency (HPA) and the British Geological Survey (BGS) is not able to determine exact Radon levels, as this information can only be obtained through site-specific, in-situ testing. As 1-3% of properties in the area may be radon affected the HPA recommend carrying out a site-specific radon assessment. This costs £43.70 including VAT and the results are confidential to the client. Please contact the HPA (01235 831 600) for further information and advice.

If planning on building an extension or a new build property, no Radon Protective Measures are required.

1.4 Further details on Radon

Radon is a naturally occurring radioactive gas, which enters buildings from the ground. Outdoors, it is diluted to very low levels. However, in some cases the radon level indoors can build up to high concentrations. In such cases, it does pose a serious risk to health. Exposure to high concentrations increases the risk of lung cancer. The Health Protection Agency recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq m^{-3}). This is termed the Action Level. The Health Protection Agency defines Radon Affected Areas as those with 1% chance or more of a house having a radon concentration at or above the Action Level of 200 Bq m^{-3}.

The joint HPA-BGS digital Radon Potential Dataset used in this report provides the current definitive map of Radon Affected Areas in England and Wales.

Indoor radon levels can usually be substantially reduced at a cost comparable to many home improvements, such as replacing carpets. Details of methods of reducing radon levels are given on the Building Research Establishment Website. http://www.bre.co.uk/radon/index.html

2. Contact Details

GroundSure Helpline
Telephone: 08444 159 000
info@4c.groundsure.com

Local Authority - Barnsley Metropolitan Borough Council. Address: Town Hall, Barnsley, South Yorkshire, S70 2TA. Web: www.barnsley.gov.uk/index.asp. Tel: 01226 770770

British Geological Survey Enquiries
Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG
Tel: 0115 936 3143. Fax: 0115 936 3276. Email: enquiries@bgs.ac.uk
Web: www.bgs.ac.uk
BGS Geological Hazards Reports and general geological enquiries

Health Protection Agency
CRCE, RPD
Chilton, Didcot, Oxon, OX11 0RQ
Tel: 01235 822622 (www.hpa.org.uk/radiation)

Ordnance Survey
Romsey Road, Southampton SO16 4GU
Tel: 08456 050505

CoPSO
29 Harley Street, London W1G 9QR
Tel: 020 7927 6836
(www.copso.org.uk)

This report is produced by GroundSure Ltd, whose correspondence address is Lees House, 21 Dyke Road, Brighton, BN1 3FE (Tel: 08444 159 000, Fax: 01273 763569, Email: info@groundsure.com). GroundSure's registered address is Greater London House, Hampstead Road, London NW1 7EJ. Registration Number: 3421028. VAT Number 486 4004 42.

This report has been prepared in accordance with the GroundSure Ltd standard Terms and Conditions of business for work of this nature.

Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by GroundSure Ltd, Lees House, 21 Dyke Road, Brighton, BN1 3FE. Tel: 08444 159 000. Email: info@4C.groundsure.com which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.
The Search Code:

·provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom

·sets out minimum standards which firms compiling and selling search reports have to meet

·promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals

·enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Search Code will:

·display the Search Code logo prominently on their search reports
·act with integrity and carry out work with due skill, care and diligence
·at all times maintain adequate and appropriate insurance to protect consumers
·conduct business in an honest, fair and professional manner
·handle complaints speedily and fairly
·ensure that products and services comply with industry registration rules and standards and relevant laws
·monitor their compliance with the Code

COMPLAINTS

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if he finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Email: admin@tpos.co.uk
You can get more information about the PCCB from www.propertycodes.org.uk.

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

COMPLAINTS PROCEDURE

If you want to make a complaint, we will:

·Acknowledge it within 5 working days of receipt.
·Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
·Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
·Provide a final response, in writing, at the latest within 40 working days of receipt.
·Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to: Operations Director, GroundSure Ltd, Lees House, 21 Dyke Road, Brighton, BN1 3FE. Tel: 08444 159 000. Email: info@4C.groundsure.com
If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk.
We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

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1 Definitions

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"Commission" means an order for Consultancy Services submitted by a Client.

"Consultancy Services" mean consultancy services provided by GroundSure including, without limitation, carrying out interpretation of third party and in-house environmental data, provision of environmental consultancy advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.

"Contract" means the contract between GroundSure and the Client for the performance of the Services which arises upon GroundSure's acceptance of an Order or Commission and which shall incorporate these conditions, the relevant GroundSure User Guide, proposal by GroundSure and the content of any subsequent report, and any agreed amendments in accordance with clause 11.

"Client" means the party that submits an Order or Commission.

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

"Data Report" means reports comprising factual data with no professional interpretation in respect of the level of likely risk and/or liability available from GroundSure.

"GroundSure" means GroundSure Limited, a company registered in England and Wales under number 03421028 and whose registered office is at Greater London House, Hampstead Road, London NW1 7EJ.

"GroundSure Materials" means all materials prepared by GroundSure as a result of the provision of the Services, including but not limited to Data Reports, Mapping and Risk Screening Reports.

"Intellectual Property" means any patent, copyright, design rights, service marks, moral rights, data protection rights, know-how, trade mark or any other intellectual property rights.

"Mapping" an historical map or a combination of historical maps of various ages, time periods and scales available from GroundSure.

"Order" means an order form submitted by the Client requiring Services from GroundSure in respect of a specified Site.

"Order Website" means online platform via which Orders may be placed.

"Report" means a Risk Screening Report or Data Report for commercial or residential property available from GroundSure relating to the Site prepared in accordance with the specifications set out in the relevant User Guide.

"Residential" means any building used as or suitable for use as an individual dwelling.

"Risk Screening Report" means one of GroundSure's risk screening reports, comprising factual data with interpretation in respect of the level of likely risk and/or liability, excluding **"Consultancy Services"**.

"Services" means the provision of any Report, Mapping or Consultancy Services which GroundSure has agreed to carry out for the Client/Beneficiary on these terms and conditions in respect of the Site.

"Site" means the landsite in respect of which GroundSure provides the Services.

"Third Party Content" means any data, database or other information contained in a Report or Mapping which is provided to GroundSure by a Data Provider.

"User Guide" means the relevant current version of the user guide, available upon request from GroundSure.

2 Scope of Services

2.1 GroundSure agrees to carry out the Services in accordance with the Contract and to the extent set out therein.

2.2 GroundSure shall exercise all the reasonable skill, care and diligence to be expected of experienced environmental consultants in the performance of the Services.

2.3 The Client acknowledges that it has not relied on any statement or representation made by or on behalf of GroundSure which is not set out and expressly agreed in the Contract.

2.4 Terms and conditions appearing on a Client's order form, printed stationery or other communication, including invoices, to GroundSure, its employees, servants, agents or other representatives or any terms implied by custom, practice or course of dealing shall be of no effect and these terms and conditions shall prevail over all others.

2.5 If a Client/Beneficiary requests insurance in conjunction with or as a result of the Services, GroundSure shall use reasonable endeavours to procure such insurance, but makes no warranty that such insurance shall be available from insurers or offered on reasonable terms. GroundSure does not endorse or recommend any particular insurance product, policy or insurer. Any insurance purchased shall be subject solely to the terms of the policy issued by insurers and GroundSure will have no liability therefor. The Client/Beneficiary should take independent advice to ensure that the insurance policy requested and/or offered is suitable for its requirements.

2.6 GroundSure's quotations/proposals are valid for a period of 30 days only. GroundSure reserves the right to withdraw any quotation at any time before GroundSure accepts an Order or Commission. GroundSure's acceptance of an Order or Commission shall be effective only where such acceptance is in writing and signed by GroundSure's authorised representative or where accepted via GroundSure's Order Website.

3 The Client's obligations

3.1 The Client shall ensure the Beneficiary complies with and is bound by the terms and conditions set out in the Contract and shall provide that Groundsure may in its own right enforce such terms and conditions against the Beneficiary pursuant to the Contracts (Rights of Third parties) Act 1999. The Client shall be liable for all breaches of the Contract by the Beneficiary as if they were breaches by the Client. The Client shall be solely responsible for ensuring that the Report/Mapping ordered is appropriate and suitable for the Beneficiary's needs.

3.2 The Client shall (or shall procure that the Beneficiary shall) supply to GroundSure as soon as practicable and without charge all information necessary and accurate relevant data including any specific and/or unusual environmental information relating to the Site known to the Client/Beneficiary which may pertain to the Services and shall give such assistance as GroundSure shall reasonably require in the performance of the Services (including, without limitation, access to a Site, facilities and equipment as agreed in the Contract).

3.3 Where Client/Beneficiary approval or decision is required, such approval or decision shall be given or procured in reasonable time as not to delay or disrupt the performance of any other part of the Services.

3.4 The Client shall not and shall not knowingly permit the Beneficiary to, save as expressly permitted by these terms and conditions, re-sell, alter, add to, amend or use out of context the content of any Report, Mapping or, in respect of any Services, information given by GroundSure. For the avoidance of doubt, the Client and Beneficiary may make the Report, Mapping or GroundSure's findings available to a third party who is considering acquiring the whole or part of the Site, or providing funding in relation to the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.

3.5 The Client is responsible for maintaining the confidentiality of its user name and password if using GroundSure's internet ordering service and accepts responsibility for all activity that occurs under such account and password.

4 Reliance

4.1 Upon full payment of all relevant fees and subject to the provisions of these terms and conditions, the Client and Beneficiary are granted an irrevocable royalty-free licence to access the information contained in a Report, Mapping or in a report prepared by GroundSure in respect of or arising out of Consultancy Services. The Services may only be used for the benefit of the Client and those persons listed in clauses 4.2 and 4.3.

4.2 In relation to Data Reports, Mapping and Risk Screening Reports, the Client shall be entitled to make Reports available to (i) the Beneficiary, (ii) the Beneficiary's professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate), (iv) the first purchaser or first tenant of the Site (v) the professional advisers and lenders of the first purchaser or tenant of the Site. Accordingly GroundSure shall have the same duties and obligations to those persons in respect of the Services as it has to the Client and those persons shall have the benefit of any of the Client's rights under the Contract as if those persons were parties to the Contract. For the avoidance of doubt, the limitations of GroundSure's liability as set out in clauses 7 and 11.6 shall apply.

4.3 In relation to Consultancy Services, reliance shall be limited to the Client, Beneficiary and named parties on the Report.

4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise agreed in writing with GroundSure, any other party considering the information supplied by GroundSure as part of the Services, including (but not limited to) insurance underwriters, does so at their own risk and GroundSure has no legal obligations to such party unless otherwise agreed in writing.

4.5 The Client shall not and shall not knowingly permit any person (including the Beneficiary) who is provided with a copy of any Report, (except as permitted herein or by separate agreement with GroundSure) to,: (a) remove, suppress or modify any trade mark, copyright or other proprietary marking from the Report or Mapping; (b) create any product which is derived directly or indirectly from the data contained in the Report or Mapping; (c) combine the Report or Mapping with, or incorporate the Report or Mapping into any other information data or service; or (d) re-format or otherwise change (whether by modification, addition or enhancement) data or images contained in the Report or Mapping.

4.6 Notwithstanding clause 4.5, if the Client acts in a professional capacity, it may make reasonable use of a Report and/or findings made as a result of Consultancy Services to advise Beneficiaries. However, GroundSure shall have no liability in respect of any opinion or report given to such Beneficiaries by the Client or a third party.

5 Fees and Disbursements

5.1 GroundSure shall charge the Client fees at the rate and frequency specified in the Contract together, in the case of Consultancy Services, with all proper disbursements incurred by GroundSure in performing the Services. For the avoidance of doubt, the fees payable for the Services are as set out in GroundSure's written proposal, Order Website or Order acknowledgement form. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services.

5.2 Unless GroundSure requires prepayment, the Client shall promptly pay all fees disbursements and other monies due to GroundSure in full without deduction, counterclaim or set off together with such value added tax or other tax as may be required within 30 days from the date of GroundSure's invoice or such other period as may be agreed in writing between GroundSure and the Client (**"Payment Date"**). GroundSure reserves the right to charge interest which shall accrue on a daily basis from 30 days after the date of Payment Date until the date of payment (whether before or after judgment) at the rate of five per cent per annum above the Bank of England base rate from time to time.

5.3 In the event that the Client disputes the amount payable in respect of GroundSure's invoice it shall notify GroundSure no later than 28 days after the date thereof that it is in dispute. In default of such notification the Client shall be deemed to have agreed the amount thereof. As soon as reasonably practicable following receipt of a notification in respect of any disputed invoice, a member of the management team at GroundSure shall contact the Client and the parties shall use all reasonable endeavours to resolve the dispute.

6 Intellectual Property and Confidentiality

6.1 Subject to the provisions of clause 4.1, the Client and the Beneficiary hereby acknowledge that all Intellectual Property in the Services and Content are and shall remain owned by either GroundSure or the Data Providers and nothing in these terms purports to transfer or assign any rights to the Client or the Beneficiary in respect of the Intellectual Property.

6.2 The Client shall acknowledge the ownership of the **Third Party** Content where such **Third Party** Content is incorporated or used in the Client's own documents, reports, systems or services whether or not these are supplied to a third party.

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

6.4 The Client acknowledges that the proprietary rights subsisting in copyright, database rights and any other intellectual property rights in respect of any data and information contained in any Report are and shall remain (subject to clause 11.1) the property of GroundSure and/or any third party that has supplied data or information used to create a Report, and that these conditions do not purport to grant, assign or transfer any such rights in respect thereof to a Client and/or a Beneficiary.

6.5 The Client shall (and shall procure that any recipients of the Report as permitted under clause 4.2 shall):

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

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

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

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

(v) not reformat or otherwise change (whether by modification, addition or enhancement), data contained in the Services (save that those acting in a professional capacity to the Beneficiary shall not be in breach of this clause 6.5(v) where such reformatting is in the normal course of providing advice based upon the Services),

in each case of parts (iii) to (v) inclusive, whether or not such product or report is produced for commercial profit or not.

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

6.8 Save as otherwise set out in these terms and conditions, any information provided by one party ("**Disclosing Party**") to the other party ("**Receiving Party**") shall be treated as confidential and only used for the purposes of these terms and conditions, except in so far as the Receiving Party is authorised by the Disclosing Party to provide such information in whole or in part to a third party.

7 Liability

THE CLIENT'S ATTENTION IS DRAWN TO THIS PROVISION

7.1Subject to the provisions of this clause 7, GroundSure shall be liable to the Beneficiary only in relation to any direct losses or damages caused by any negligent act or omission of GroundSure in preparing the GroundSure Materials and provided that the Beneficiary has used all reasonable endeavours to mitigate any such losses.

7.2GroundSure shall not be liable for any other losses or damages incurred by the Beneficiary, including but not limited to:

(i) loss of profit, revenue, business or goodwill, losses relating to business interruption, loss of anticipated savings, loss of or corruption to data or for any special, indirect or consequential loss or damage which arise out of or in connection with the GroundSure Materials or otherwise in relation to a Contract;

(ii) any losses or damages that arise as a result of the use of all or part of the GroundSure Materials in breach of these terms and conditions or contrary to the terms of the relevant User Guide;

(iii) any losses or damages that arise as a result of any error, omission or inaccuracy in any part of the GroundSure Materials where such part is based on any Third Party Content or any reasonable interpretation of Third Party Content. The Client accepts, and shall procure that any other Beneficiary shall accept, that it has no claim or recourse to any Data Provider in relation to Third Party Content; and/or

(iv) any loss or damage to a Client's computer, software, modem, telephone or other property caused by a delay or loss of use of GroundSure's internet ordering service.

7.3 GroudSure's total liability in contract, tort (including negligence or breach of statutory duty), misrepresentation, restitution or otherwise, arising in connection with the GroundSure Materials or otherwise in relation to the Contract shall be limited to £10 million in total (i) for any one claim or (ii) for a series of connected claims brought by one or more parties.

7.4 For the duration of the liability periods set out in clauses 7.5 and 7.6 below, GroundSure shall maintain professional indemnity insurance in respect of its liability under these terms and conditions provided such insurance is readily available at commercially viable rates. GroundSure shall produce evidence of such insurance if reasonably requested by the Client. A level of cover greater than GroundSure's current level of cover may be available upon request and agreement with the Client.

7.5 Any claim under the Contract in relation to Data Reports, Mapping and Risk Screening Reports, must be brought within six years from the date when the Beneficiary became aware that it may have a claim and in no event may a claim be brought twelve years or more after completion of such a Contract. For the avoidance of doubt, any claim in respect of which proceedings are notified to GroundSure in writing prior to the expiry of the time periods referred to in this clause 7.5 shall survive the expiry of those time periods provided the claim is actually commenced within six months of notification.

7.6 Any claim under the Contract in relation to Consultancy Services, must be brought within six years from the date the Consultancy Services were completed.

7.7 he Client accepts and shall procure that any other Beneficiary shall accept that it has no claim or recourse to any Data Provider or to GroundSure in respect of the acts or omissions of any Data Provider and/or any Third Party Content provided by a Data Provider.

7.8 Nothing in these terms and conditions:

(i) excludes or limits the liability of GroundSure for death or personal injury caused by GroundSure's negligence, or for fraudulent misrepresentation; or

(ii) shall affect the statutory rights of a consumer under the applicable legislation.

8 GroundSure right to suspend or terminate

8.1 In the event that GroundSure reasonably believes that the Client or Beneficiary as applicable has not provided the information or assistance required to enable the proper performance of the Services, GroundSure shall be entitled on fourteen days written notice to suspend all further performance of the Services until such time as any such deficiency has been made good.

8.2 GroundSure may additionally terminate the Contract immediately on written notice in the event that:

(i)the Client shall fail to pay any sum due to GroundSure within 28 days of the Payment Date; or

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

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

(iv)the Client or the Beneficiary breaches any material term of the Contract (including, but not limited to, the obligations in clause 4) incapable of remedy or if remediable, is not remedied within 14 days of notice of the breach.

9 Client's Right to Terminate and Suspend

9.1 Subject to clause 10.2, the Client may at any time after commencement of the Services by notice in writing to GroundSure require GroundSure to terminate or suspend immediately performance of all or any of the Services.

9.2 The Client waives all and any right of cancellation it may have under the Consumer Protection (Distance Selling) Regulations 2000 (as amended) in respect of the Order of a Report/Mapping. This does not affect the Beneficiary's statutory rights.

10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination or any suspension of the Services, GroundSure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client/Beneficiary any property of the Client/ Beneficiary in GroundSure's possession or control.

10.2 In the event of termination/suspension of the Contract under clauses 8 or 9, the Client shall pay to GroundSure all and any fees payable in respect of the performance of the Services up to the date of termination/suspension. In respect of any Consultancy Services provided, the Client shall also pay GroundSure any additional costs incurred in relation to the termination/suspension of the Contract.

11 General

11.1 The mapping contained in the Services is protected by Crown copyright and must not be used for any purpose outside the context of the Services or as specifically provided in these terms.

11.2 GroundSure reserves the right to amend these terms and conditions. No variation to these terms shall be valid unless signed by an authorised representative of GroundSure.

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

11.4 Save as expressly provided in clauses 4.2, 4.3, 6.3 and 11.5, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.

11.5 The Secretary of State for Communities and Local Government acting through Ordnance Survey may enforce breach of clause 6.1 of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.

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

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

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

(iii) Acts of God or the public enemy;

(iv) riot, civil commotion or war;

(v) strikes, labour disputes or industrial action;

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

(vii) suspension or delay of services at public registries by Data Providers; or

(viii) changes in law.

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

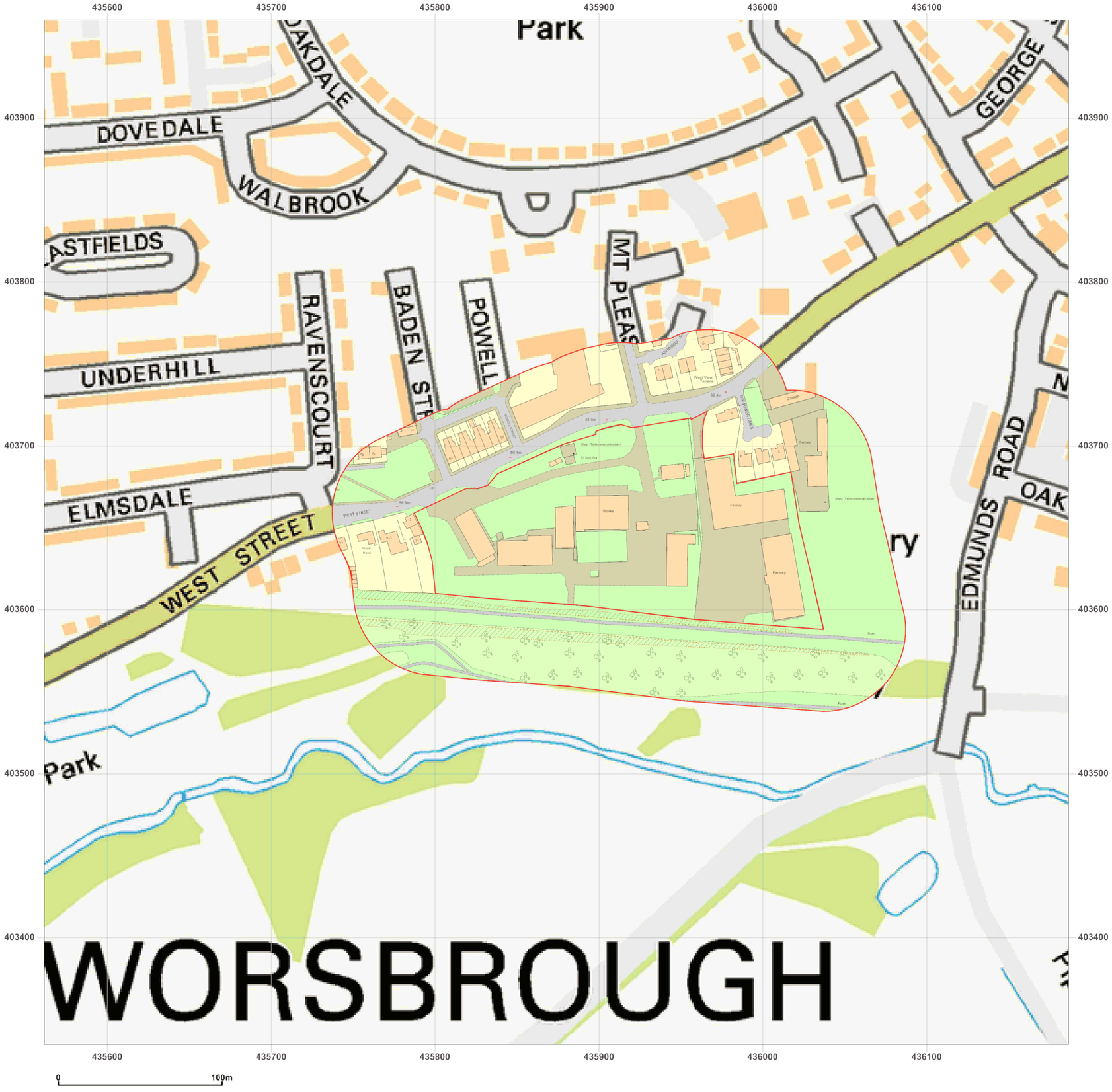
11.8 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email and on the second working day after the day of posting if sent by first class post.

11.9 The Contract constitutes the entire contract between the parties and shall supersede all previous arrangements between the parties.

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

11.11 These terms and conditions shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with these terms and conditions shall be subject to the exclusive jurisdiction of the English courts.

11.12 If the Client or Beneficiary has a complaint about the Services, notice can be given in any format eg writing, phone, email to the Compliance Officer at GroundSure who will respond in a timely manner.



GroundSure
ENVIRONMENTAL INSIGHT

Site Details:

LAND ADJACENT TO 7-9 WEST STREET,WORSBROUGH,BARNSLEY, S70 5PF

Client Ref: 5820
Report Ref: GS-772218
Grid Ref: 435874, 403647

Map Name: MasterMap

Map date: **2012**

Scale: 1:1,250

Printed at: 1:2,500

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2012

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Produced by
GroundSure Environmental Insight
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E: info@groundsure.com
W: www.groundsure.com

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Production date: 01 May 2013

To view map legend click here *Legend*

GroundSure
ENVIRONMENTAL INSIGHT

Site Details:

LAND ADJACENT TO 7-9 WEST STREET,WORSBROUGH,BARNSLEY, S70 5PF

Client Ref: 5820
Report Ref: GS-772218
Grid Ref: 435874, 403647

Map Name: National Grid

Map date: **1990-1994**

Scale: 1:1,250

Printed at: 1:2,500

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Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A	Surveyed 1963 Revised 1990 Edition N/A Copyright 1990 Levelled 1963

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GroundSure
ENVIRONMENTAL INSIGHT

Site Details:

LAND ADJACENT TO 7-9 WEST STREET,WORSBROUGH,BARNSLEY, S70 5PF

Client Ref: 5820
Report Ref: GS-772218
Grid Ref: 435874, 403647

Map Name: National Grid

Map date: **1994**

Scale: 1:1,250

Printed at: 1:2,500

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Surveyed N/A
Revised N/A
Edition N/A
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Levelled N/A

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GroundSure
ENVIRONMENTAL INSIGHT

Site Details:

LAND ADJACENT TO 7-9 WEST STREET,WORSBROUGH,BARNSLEY, S70 5PF

Client Ref: 5820
Report Ref: GS-772218
Grid Ref: 435874, 403647

Map Name: National Grid

Map date: **1990-1993**

Scale: 1:1,250

Printed at: 1:2,500

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Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A	Surveyed N/A Revised N/A Edition N/A Copyright 1990 Levelled 1963
Surveyed 1993 Revised 1993 Edition NA Copyright NA Levelled NA	Surveyed 1993 Revised 1993 Edition NA Copyright NA Levelled NA

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GroundSure
ENVIRONMENTAL INSIGHT

Site Details:

LAND ADJACENT TO 7-9 WEST STREET,WORSBROUGH,BARNSLEY, S70 5PF

Client Ref: 5820
Report Ref: GS-772218
Grid Ref: 435874, 403647

Map Name: National Grid

Map date: **1988-1993**

Scale: 1:1,250

Printed at: 1:2,500

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Surveyed 1963 Revised 1988 Edition N/A Copyright 1988 Levelled 1963	Surveyed N/A Revised N/A Edition N/A Copyright 1993 Levelled N/A

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GroundSure
ENVIRONMENTAL INSIGHT

Site Details:

LAND ADJACENT TO 7-9 WEST STREET,WORSBROUGH,BARNSLEY, S70 5PF

Client Ref: 5820
Report Ref: GS-772218
Grid Ref: 435874, 403647

Map Name: National Grid

Map date: **1967-1971**

Scale: 1:1,250

Printed at: 1:2,500

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Surveyed 1959 Revised 1970 Edition N/A Copyright 1971 Levelled 1963	Surveyed 1959 Revised 1967 Edition N/A Copyright 1967 Levelled 1963

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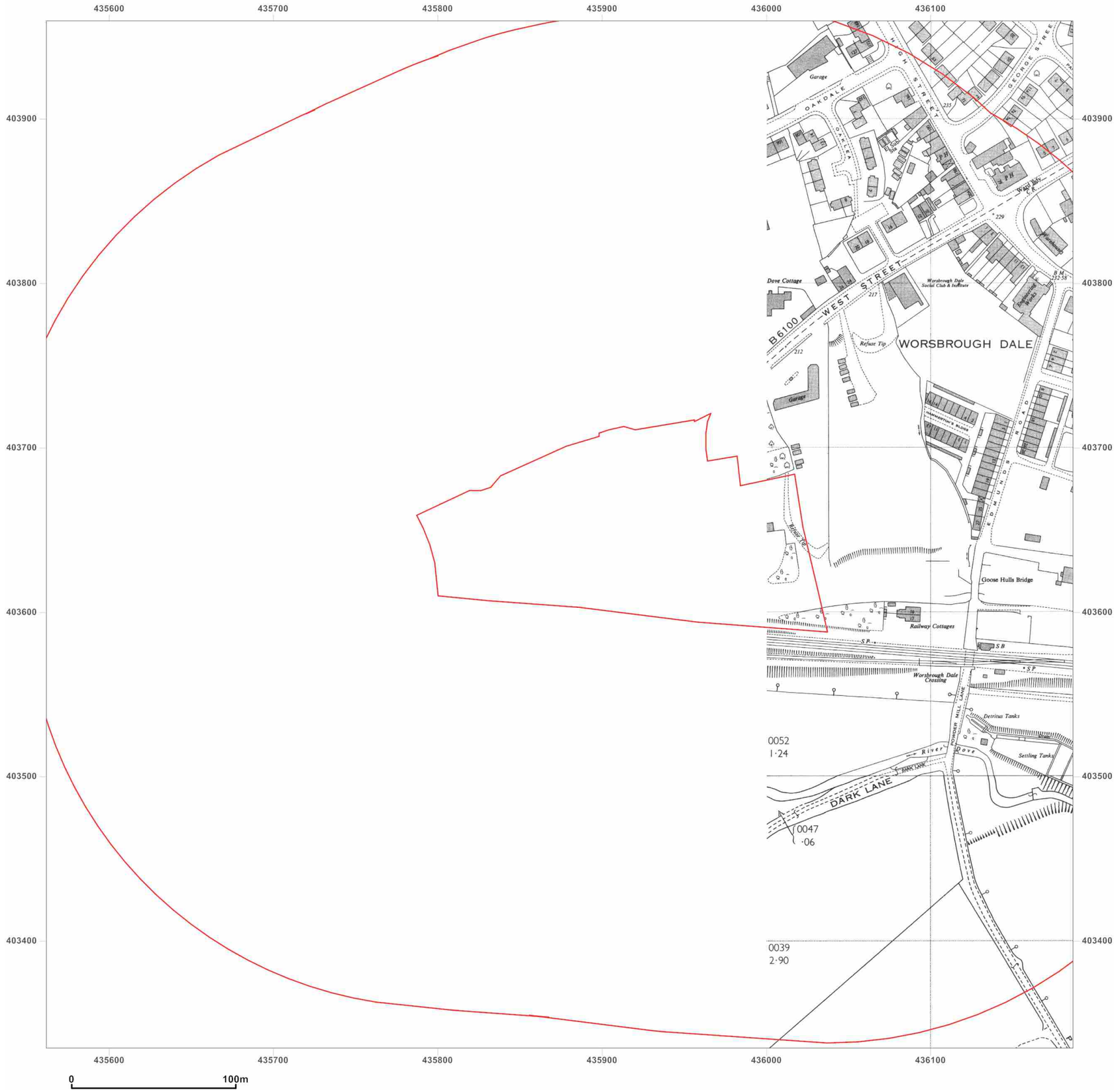

GroundSure
ENVIRONMENTAL INSIGHT

Site Details:

LAND ADJACENT TO 7-9 WEST STREET,WORSBROUGH,BARNSLEY, S70 5PF

Client Ref: 5820
Report Ref: GS-772218
Grid Ref: 435874, 403647

Map Name: National Grid

Map date: **1967**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1967
Revised 1967
Edition N/A
Copyright 1968
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Production date: 01 May 2013

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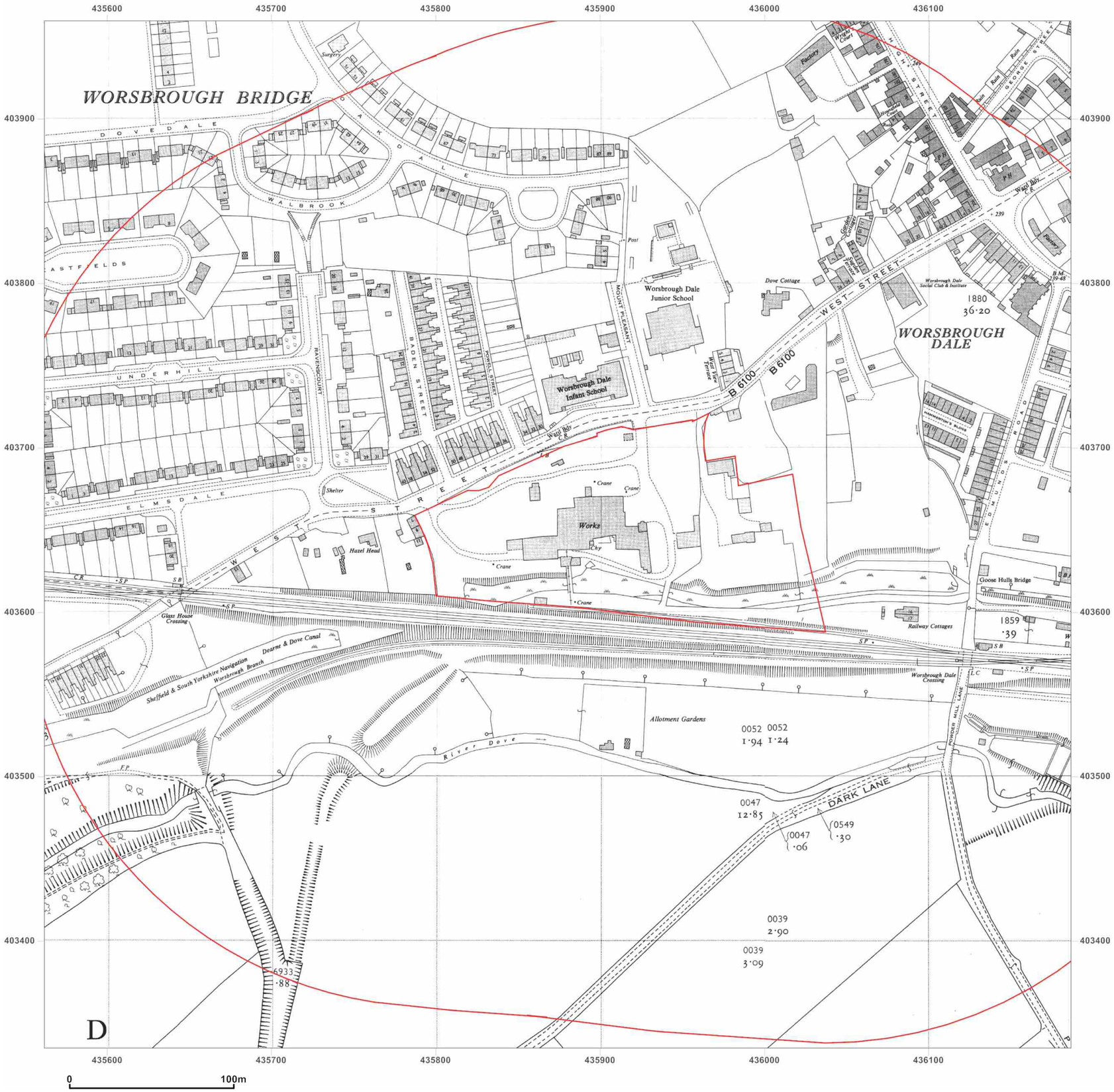

Site Details:

LAND ADJACENT TO 7-9 WEST STREET,WORSBROUGH,BARNSLEY, S70 5PF

Client Ref: 5820
Report Ref: GS-772218
Grid Ref: 435874, 403647

Map Name: National Grid

Map date: **1960-1961**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1959
Revised 1960
Edition 1961
Copyright 1961
Levelled 1959

Surveyed 1961
Revised 1961
Edition 1962
Copyright 1962
Levelled 1959

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Production date: 01 May 2013

To view map legend click here *Legend*

GroundSure
ENVIRONMENTAL INSIGHT

Site Details:

LAND ADJACENT TO 7-9 WEST STREET,WORSBROUGH,BARNSLEY, S70 5PF

Client Ref: 5820
Report Ref: GS-772218
Grid Ref: 435874, 403647

Map Name: National Grid

Map date: **1960**

Scale: 1:1,250

Printed at: 1:2,500

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Surveyed 1959 Revised 1959 Edition N/A Copyright 1960 Levelled 1930	Surveyed 1959 Revised 1959 Edition N/A Copyright 1960 Levelled 1930

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Production date: 01 May 2013

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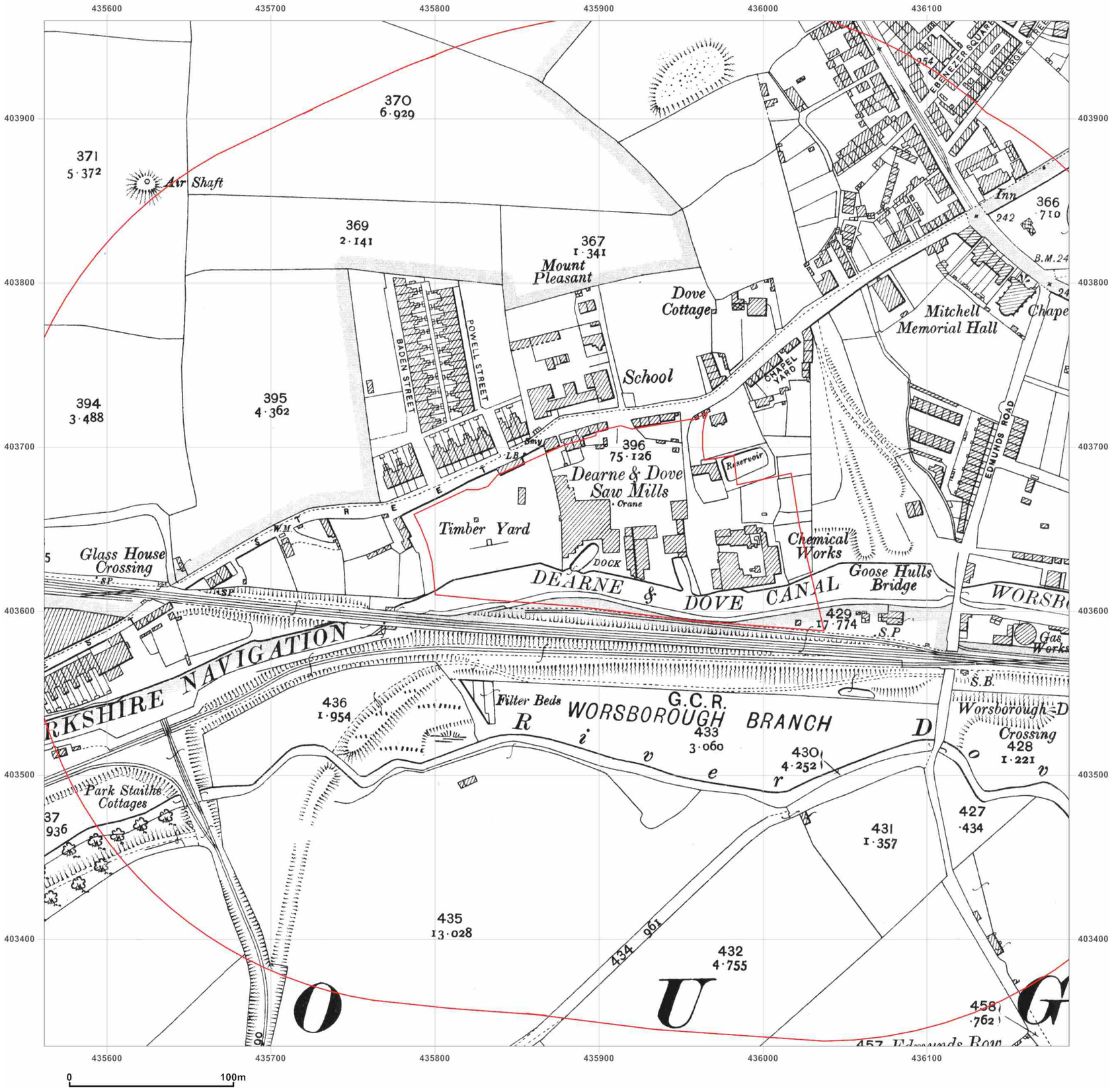

GroundSure
ENVIRONMENTAL INSIGHT

Site Details:

LAND ADJACENT TO 7-9 WEST STREET,WORSBROUGH,BARNSLEY, S70 5PF

Client Ref: 5820
Report Ref: GS-772218
Grid Ref: 435874, 403647

Map Name: County Series

Map date: **1906**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1906
Revised 1906
Edition N/A
Copyright N/A
Levelled N/A

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Production date: 01 May 2013

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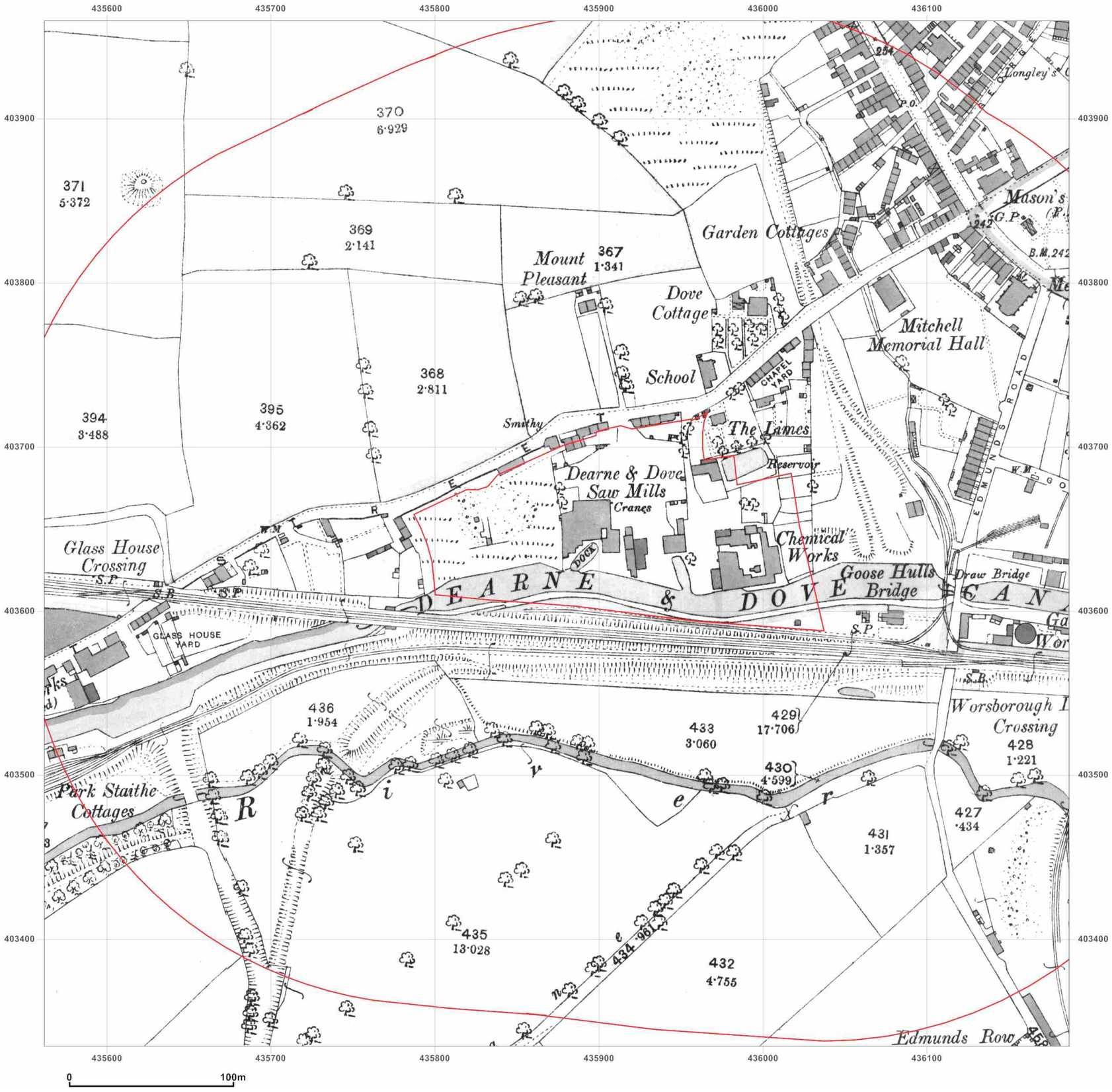

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ENVIRONMENTAL INSIGHT

Site Details:

LAND ADJACENT TO 7-9 WEST STREET,WORSBROUGH,BARNSLEY, S70 5PF

Client Ref: 5820
Report Ref: GS-772218
Grid Ref: 435874, 403647

Map Name: County Series

Map date: **1892**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1892
Revised 1892
Edition N/A
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ENVIRONMENTAL INSIGHT

Site Details:

LAND ADJACENT TO 7-9 WEST STREET,WORSBROUGH,BARNSLEY, S70 5PF

Client Ref: 5820
Report Ref: GS-772218
Grid Ref: 435874, 403647

Map Name: National Grid

Map date: **2012**

Scale: 1:10,000

Printed at: 1:10,000

N
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2012

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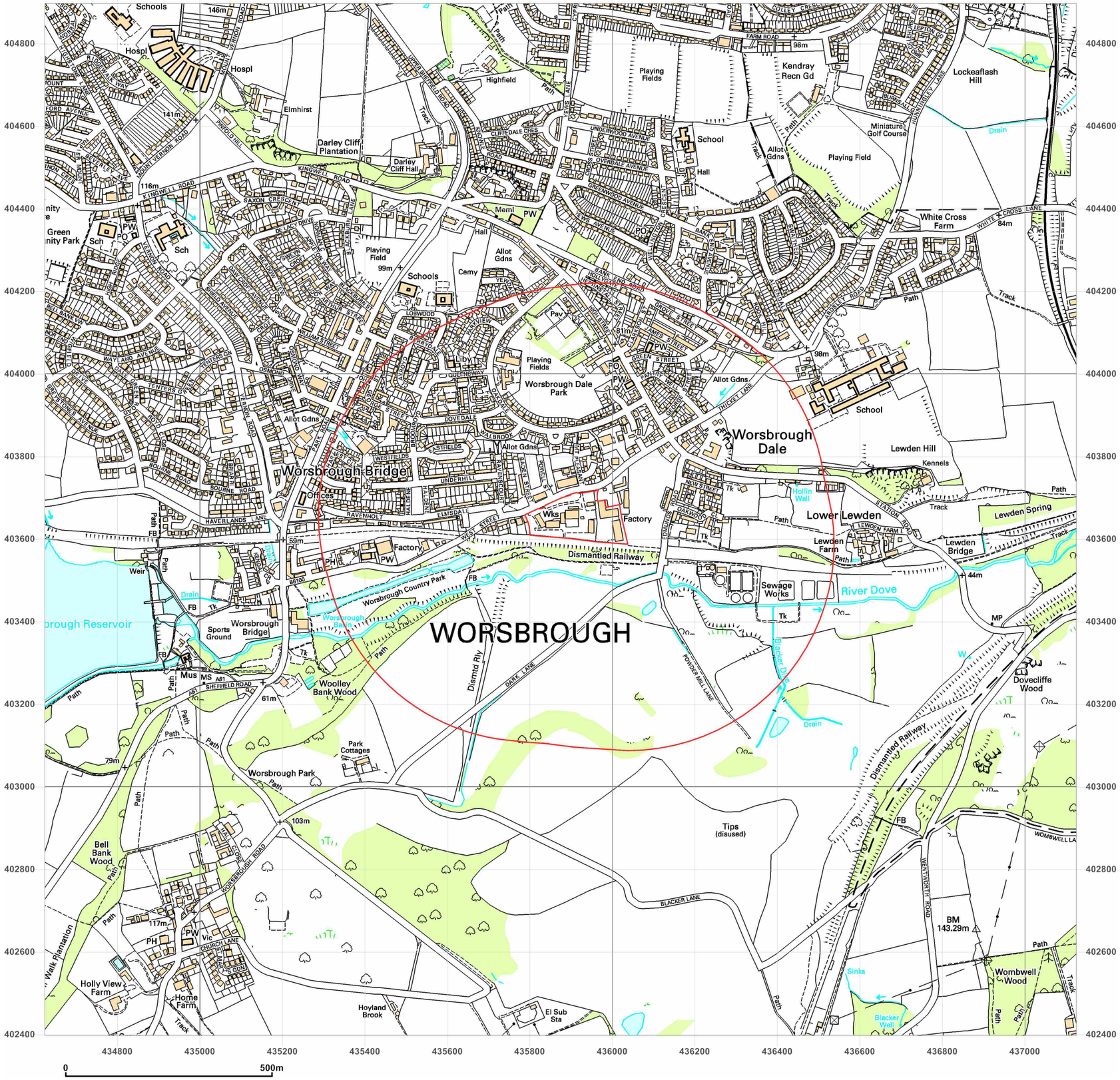

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ENVIRONMENTAL INSIGHT

Site Details:

LAND ADJACENT TO 7-9 WEST STREET,WORSBROUGH,BARNSLEY, S70 5PF

Client Ref: 5820
Report Ref: GS-772218
Grid Ref: 435874, 403647

Map Name: 1:10,000 Raster

Map date: **2002**

Scale: 1:10,000

Printed at: 1:10,000

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2002

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Production date: 01 May 2013

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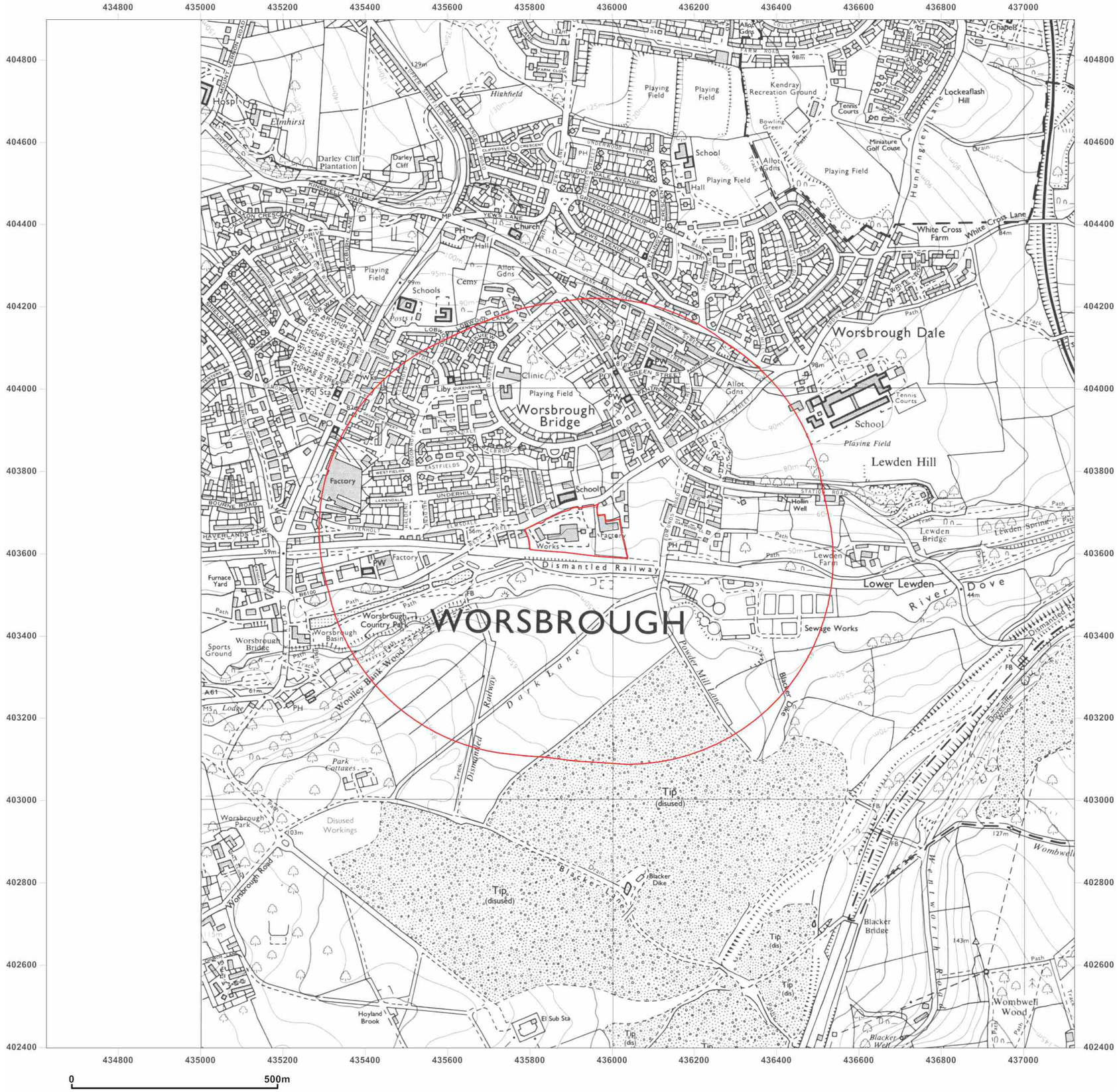

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ENVIRONMENTAL INSIGHT

Site Details:

LAND ADJACENT TO 7-9 WEST STREET,WORSBROUGH,BARNSLEY, S70 5PF

Client Ref: 5820
Report Ref: GS-772218
Grid Ref: 435874, 403647

Map Name: National Grid

Map date: **1987**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
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Surveyed 1986
Revised 1987
Edition N/A
Copyright N/A
Levelled N/A

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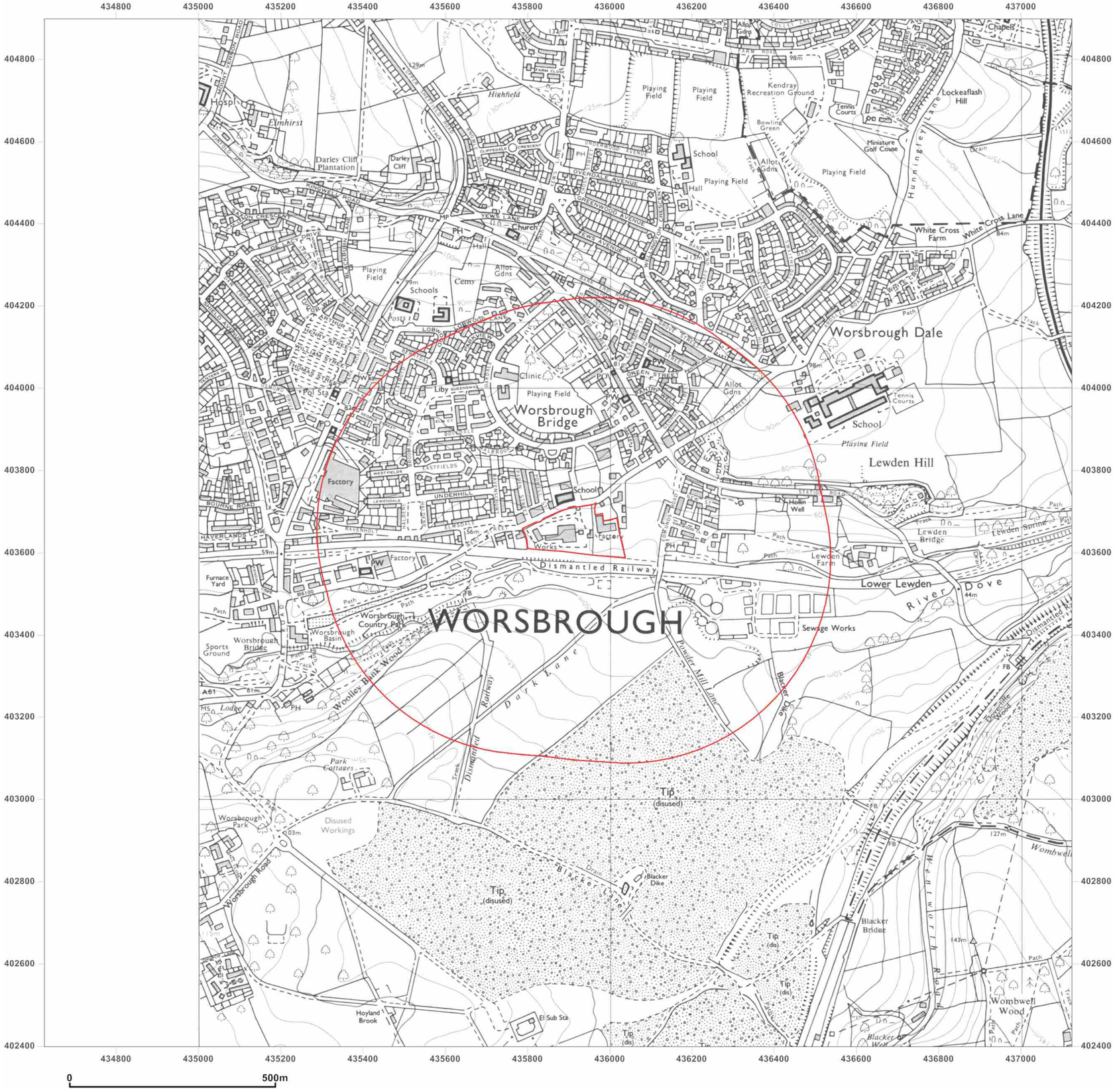

Site Details:

LAND ADJACENT TO 7-9 WEST STREET,WORSBROUGH,BARNSLEY, S70 5PF

Client Ref: 5820
Report Ref: GS-772218
Grid Ref: 435874, 403647

Map Name: National Grid

Map date: **1987**

Scale: 1:10,000

Printed at: 1:10,000

N
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Surveyed 1986
Revised 1987
Edition N/A
Copyright N/A
Levelled N/A

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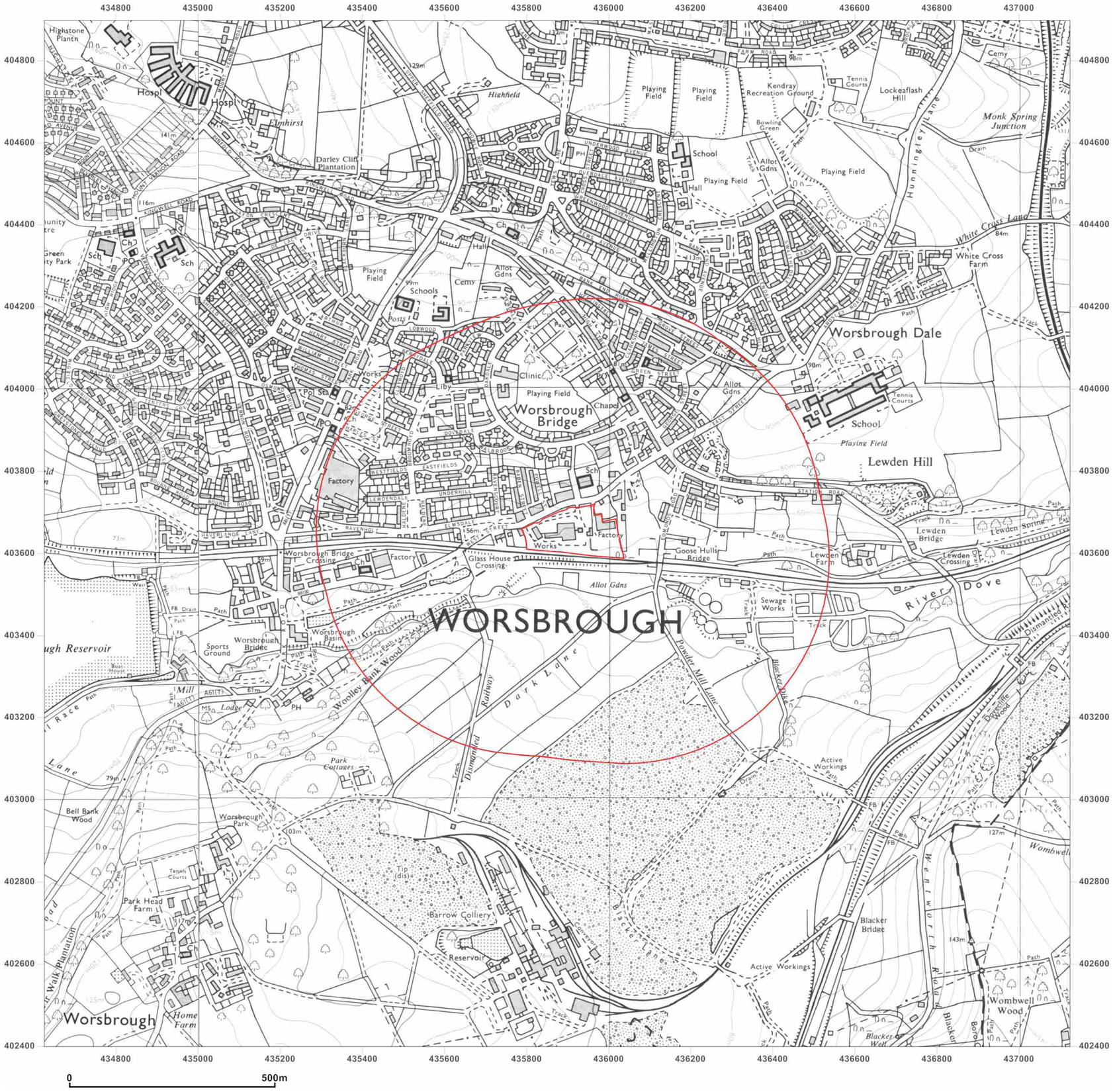

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ENVIRONMENTAL INSIGHT

Site Details:

LAND ADJACENT TO 7-9 WEST STREET,WORSBROUGH,BARNSLEY, S70 5PF

Client Ref: 5820
Report Ref: GS-772218
Grid Ref: 435874, 403647

Map Name: National Grid

Map date: **1977**

Scale: 1:10,000

Printed at: 1:10,000

N
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Surveyed 1973
Revised 1977
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1976
Revised 1977
Edition N/A
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Levelled N/A

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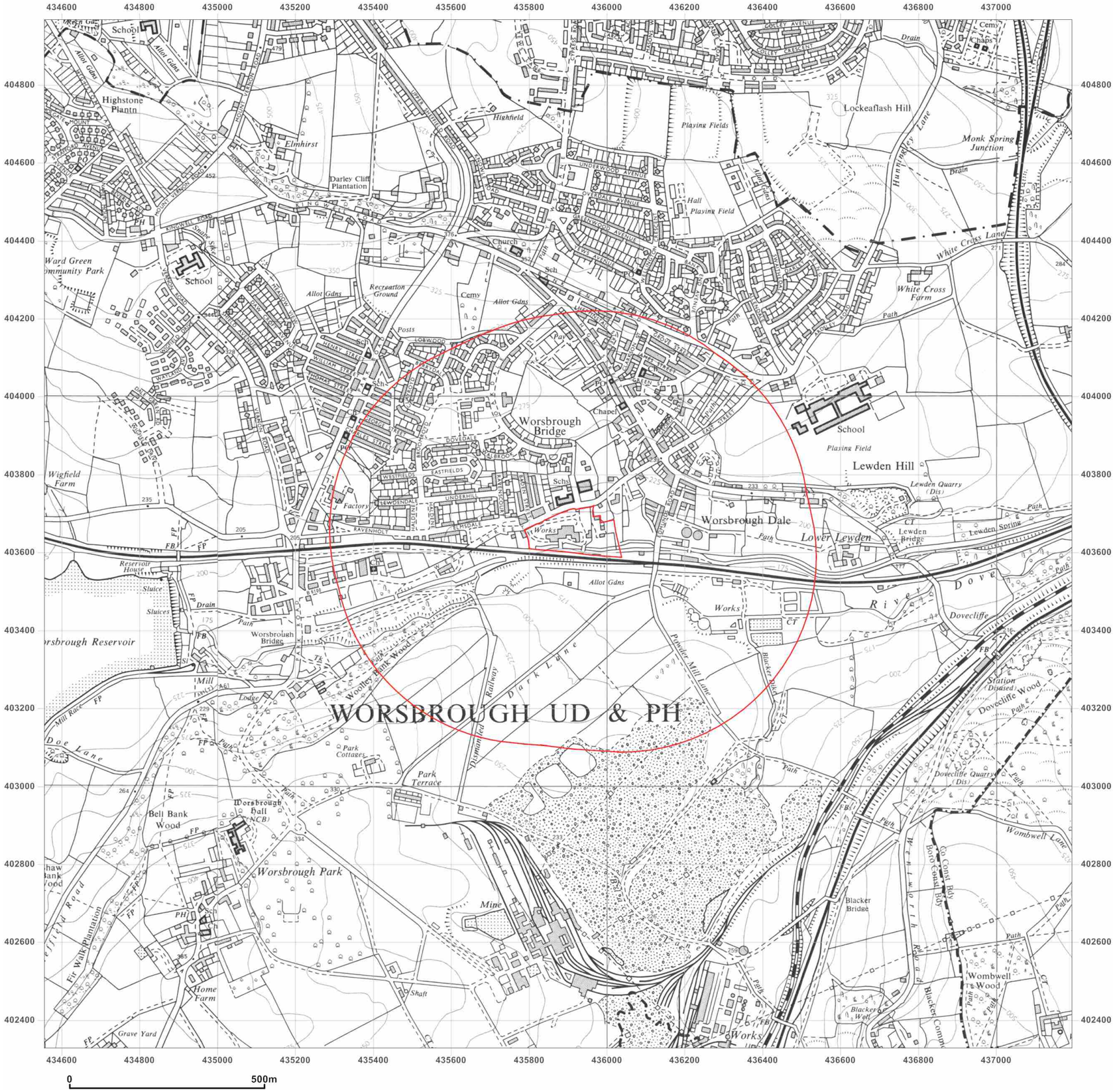

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ENVIRONMENTAL INSIGHT

Site Details:

LAND ADJACENT TO 7-9 WEST STREET,WORSBROUGH,BARNSLEY, S70 5PF

Client Ref: 5820
Report Ref: GS-772218
Grid Ref: 435874, 403647

Map Name: Provisional

Map date: **1965-1966**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1965
Revised 1965
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1966
Revised 1966
Edition N/A
Copyright N/A
Levelled N/A

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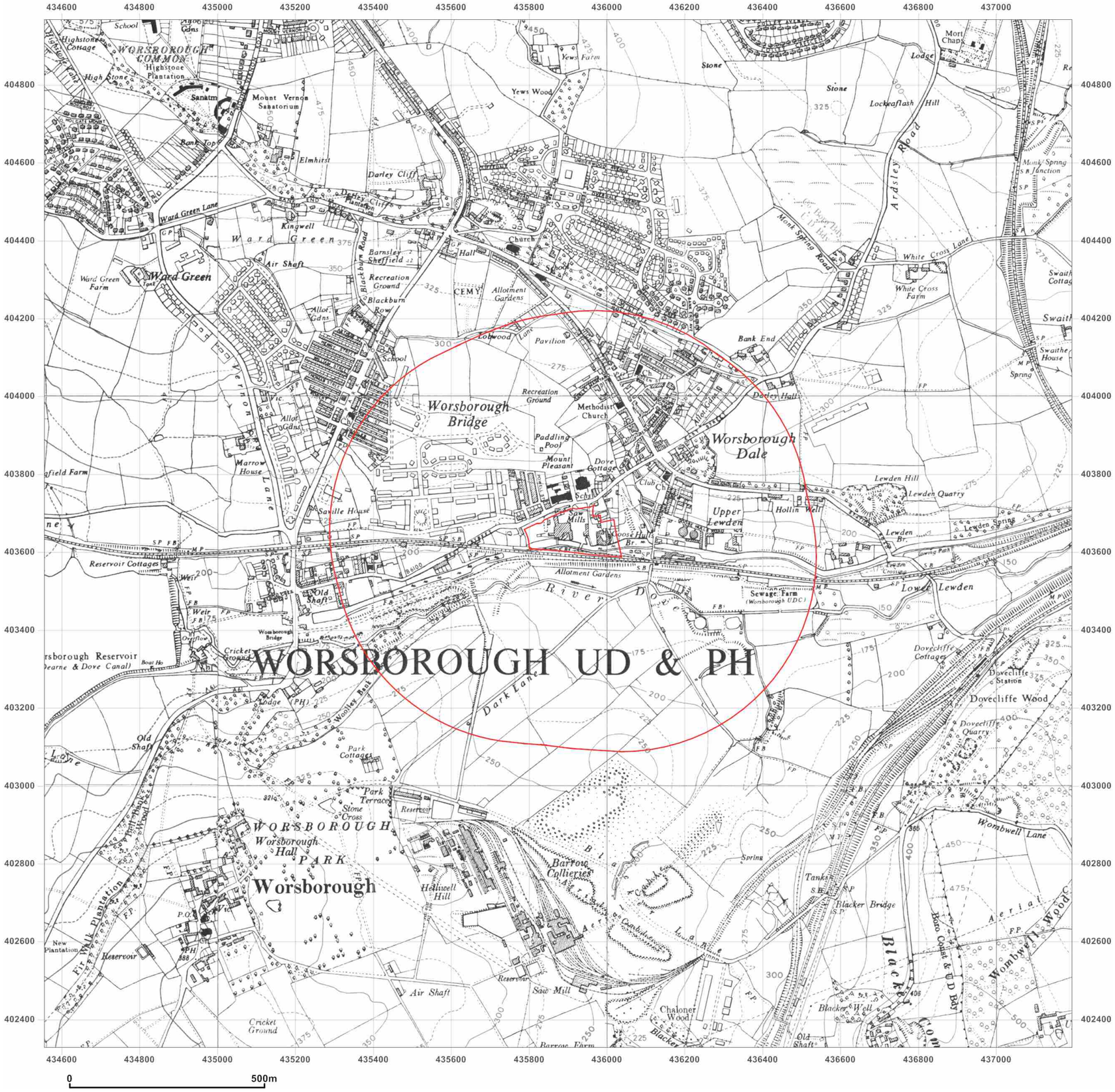
WORSBOROUGH UD & PH
Worsborough
Worsborough Bridge
Worsborough Dale
Ward Green
Upper Lewden
Lower Lewden
Dovecliffe Wood
Wombwell Lane
Ardsley Road
Monk Spring Road
Dark Lane
River Dove
Lockeaflash Hill
Yews Wood
Worsborough Hall
PARK
Barrow Collieries
Hellwell Hill
Lewden Hill
Lewden Quarry
Dovecliffe Quarry
Dovecliffe Cottages
Dovecliffe Station
Bank End
White Cross Farm
Swaithe House
Methodist Church
Recreation Ground
Allotment Gardens
Sewage Farm (Worsborough UDC)
Reservoir Cottages
Cricket Ground
Chaloner Wood
Blacker Bridge
Blacker Well
Saw Mill
Air Shaft
Old Shaft
Park Cottages
Park Terrace
Stone Cross
Reservoir
Barrow Farm
Mount Vernon Sanatorium
Highstone Plantation
WORSBOROUGH COMMON
Darley Cliff
Darley Hall
Church
Pavilion
Paddling Pool
Mount Pleasant
Dove Cottage
Saville House
Marrow House
Ward Green Farm
Kingwell
Elmhirst
Bank Top
Highstone Cottage
High Stone
Lodge
Stone
Swaith
Swaithe House
Spring
Monk Spring
Lewden Spring
Hollin Well
Tanks
Boro Colliery & U.D. Bay
Aerial
Wood
Fir Wall Plantation
New Plantation
Weir
Outflow
Worsborough Bridge
Boat Ho
Woolley Bank
Lodge (PH)
Cricket Ground
Lewden Br.
Lewden Crossing
Towing Path
Lewden Br.
Allot. Gdns
Allotment Gardens
Blackburn Road
Blackburn Row
Barnsley Sheffield
Vernon Park Lane
Ward Green Lane
White Cross Lane
Lobwood Lane
Dodsley Lane
Mortimer Chapel
Mount Vernon Ch.
Sanatm
Ch
Club
Sch
Saw Mills
Goose Hills
Br.
Lodge
Cottage
Cottages
Station
Quarry
Wood
Spring
Tanks
Blacker Bridge
Blacker Well
Chaloner Wood
Barrow Farm
Old Shaft
Air Shaft
Saw Mill
Reservoir
Cricket Ground
Park Cottages
Park Terrace
Stone Cross
Worsborough Hall
Fir Wall Plantation
Hellwell Hill
Barrow Collieries
Lewden Hill
Lewden Quarry
Dovecliffe Quarry
Dovecliffe Cottages
Dovecliffe Station
Dovecliffe Wood
Wombwell Lane
Bank End
White Cross Farm
Swaithe House
Spring
Monk Spring
Lewden Spring
Hollin Well
Tanks
Blacker Bridge
Blacker Well
Chaloner Wood
Barrow Farm
Old Shaft
Air Shaft
Saw Mill
Reservoir
Cricket Ground
Park Cottages
Park Terrace
Stone Cross
Worsborough Hall
PARK

WORSBOROUGH COMMON
Highstone Plantation
Mount Vernon Sanatorium
Ward Green
Ward Green Lane
Wellfield Cottage
Kingwell
Darley Cliff
Yews Wood
Yews Farm
Church
Hall
CEMY
Allotment Gardens
Recreation Ground
Blackburn Road
Blackburn Row
Barnsley Sheffield
Lobwood Lane
Pavilion
Berry Row
Methodist Church
Paddling Pool
Mount Pleasant
Dove Cottage
Worsborough Bridge
Worsborough Dale
Upper Lewden
Lower Lewden
Lockeaflash Hill
Ardsley Road
Monk Spring Road
White Cross Lane
White Cross Farm
Bank End
Dodley Hall
Lewden Hill
Lewden Quarry
Hollin Well
Lewden Spring
Lewden Crossing
Lewden Br.
Allotment Gardens
River Dove
Sewage Farm (Worsborough U.D.C.)
Worsborough Bridge Crossing
Reservoir Cottages
Weir
Old Shaft
Cricket Ground
Pump Ho.
Worsborough Reservoir (Barnsley & Dove Canal)
Worsborough Mill
Barnsley Sheffield
Lodge
Inn
Woolley Bank Wood
Dark Lane
MIDLAND RAILWAY
Park Cottages
Park Terrace
Stone Cross
Reservoir
WORSBOROUGH
Worsborough Hall
PARK
Worsborough
St. Mary's Church
Hellwell Hill
Barrow Collieries
Blacker Dike
BARROW COLLIERY RAILWAY
Blacker Bridge
Blacker Farm
Spring
Tanks
Saw Mill
Chaloner Wood
Blacker Wood
Blacker Well
Old Shaft
Dovecliffe Cottages
Dovecliffe Station
Dovecliffe Wood
Dovecliffe Quarry
Wombwell Lane
Wombwell Woods
Swaithe House
Swaith Cottage
Monk Spring
Monk Spring Junction
L.M.S.R. CHAPELTOWN BRANCH EXTENSION
L.M.S.R. WHARNCLIFFE BRANCH
STAIRFOOT
Parly. Boro. By.
Lodge
Stone
Air Shaft
Marrow House
Saville House
Rest
Vernon Lane
Fir Walk Plantation
New Plantation
Reservoir
Grate Yard
Cricket Ground
Saw Mills
Loose Hills Br.
Allot. Gdns.
School
Highstone Cottage
High Stone
Bank Top
Elmhirst
Ward Green Farm
Tank
Allot. Gdns.
Marrow House
Reservoir Cottages
Worsborough Bridge Crossing
Lane
Yews Farm
Yews Wood
Darley Cliff

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ENVIRONMENTAL INSIGHT

Site Details:

LAND ADJACENT TO 7-9 WEST STREET,WORSBROUGH,BARNSLEY, S70 5PF

Client Ref: 5820
Report Ref: GS-772218
Grid Ref: 435874, 403647

Map Name: County Series

Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1851
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1851
Revised 1938
Edition N/A
Copyright N/A
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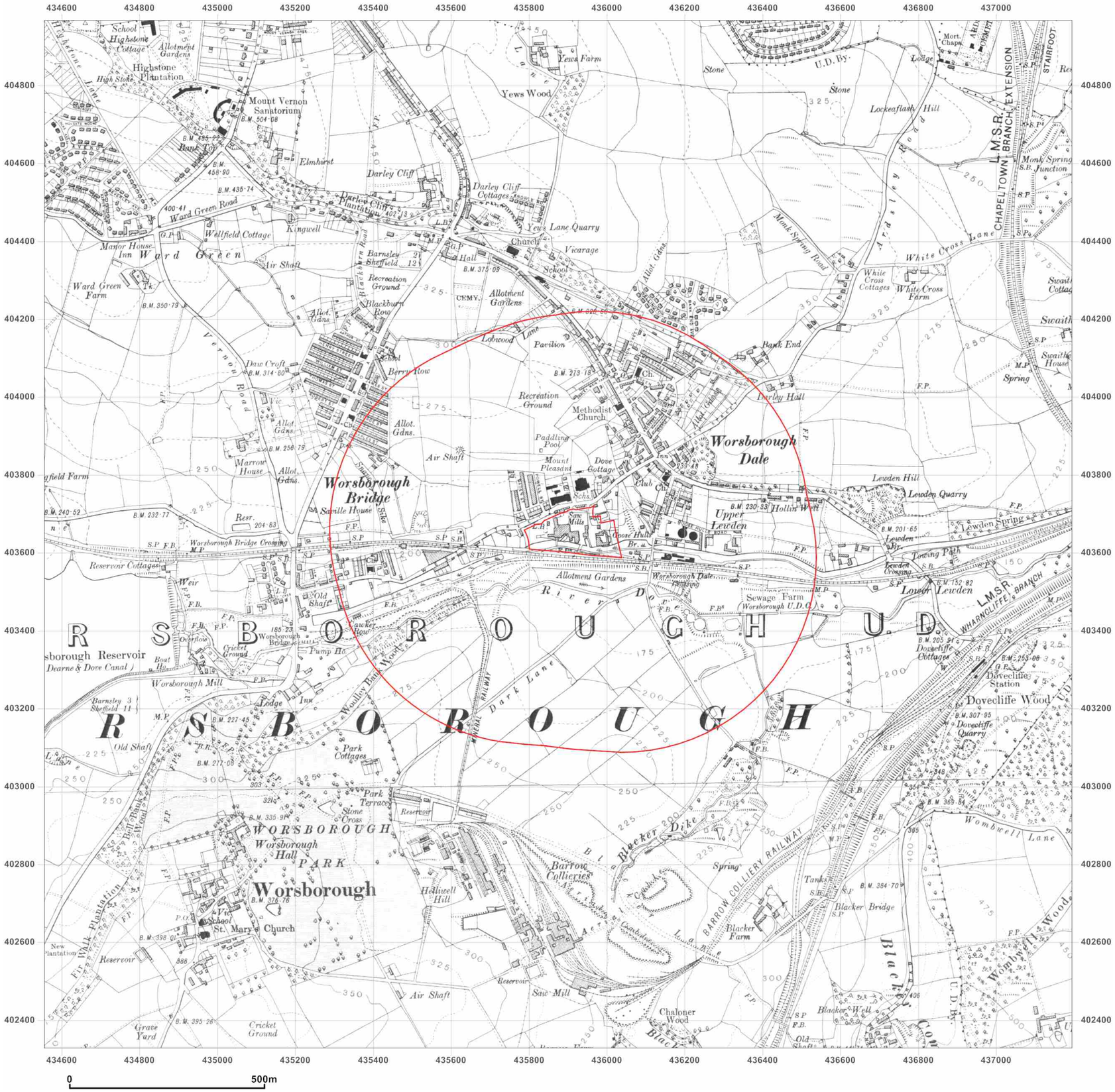

GroundSure
ENVIRONMENTAL INSIGHT

Site Details:

LAND ADJACENT TO 7-9 WEST STREET,WORSBROUGH,BARNSLEY, S70 5PF

Client Ref: 5820
Report Ref: GS-772218
Grid Ref: 435874, 403647

Map Name: County Series

Map date: **1929**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1851
Revised 1929
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1851
Revised 1929
Edition N/A
Copyright N/A
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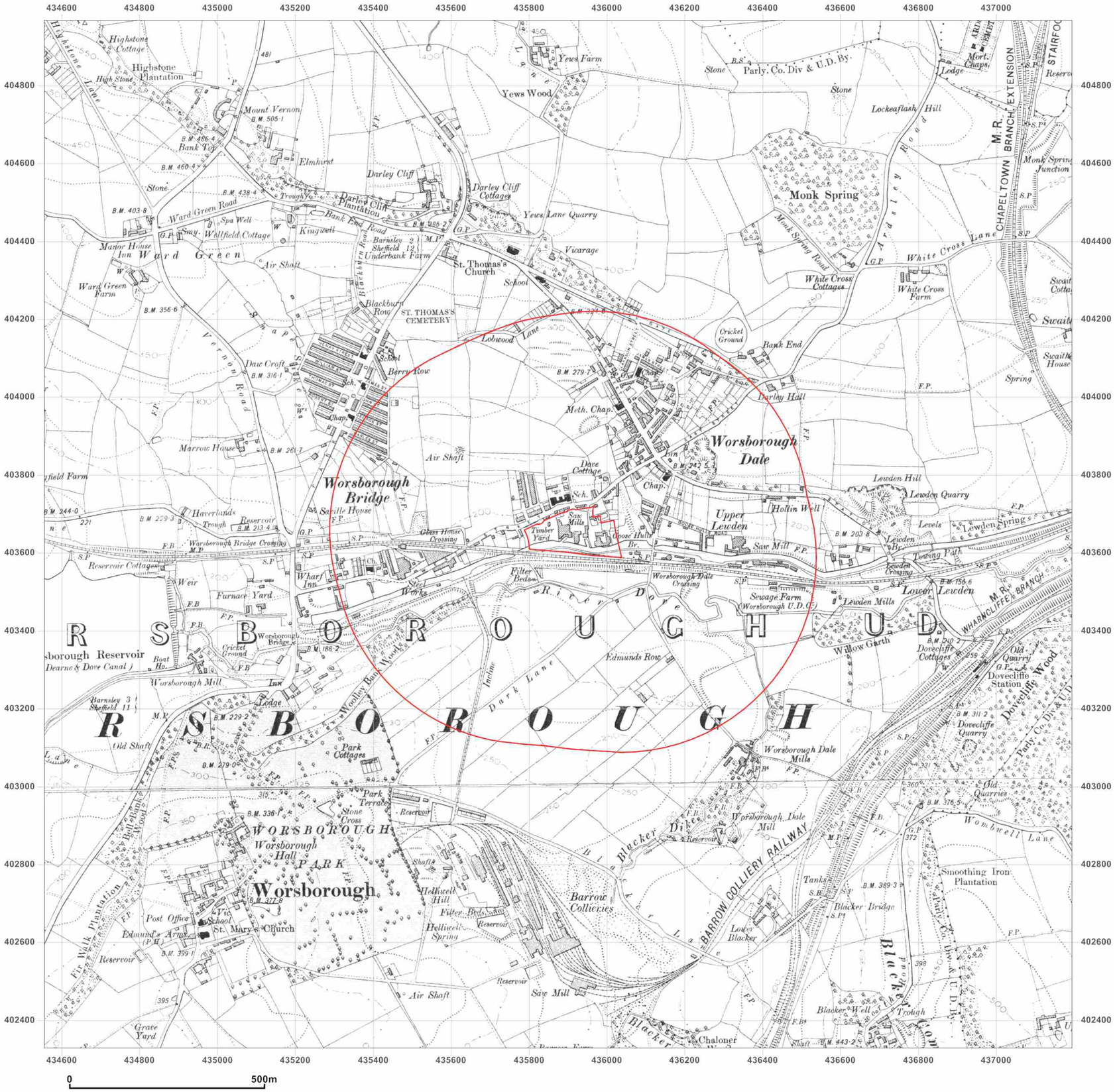

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ENVIRONMENTAL INSIGHT

Site Details:

LAND ADJACENT TO 7-9 WEST STREET,WORSBROUGH,BARNSLEY, S70 5PF

Client Ref: 5820
Report Ref: GS-772218
Grid Ref: 435874, 403647

Map Name: County Series

Map date: **1903-1904**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1890
Revised 1904
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1891
Revised 1903
Edition N/A
Copyright N/A
Levelled N/A

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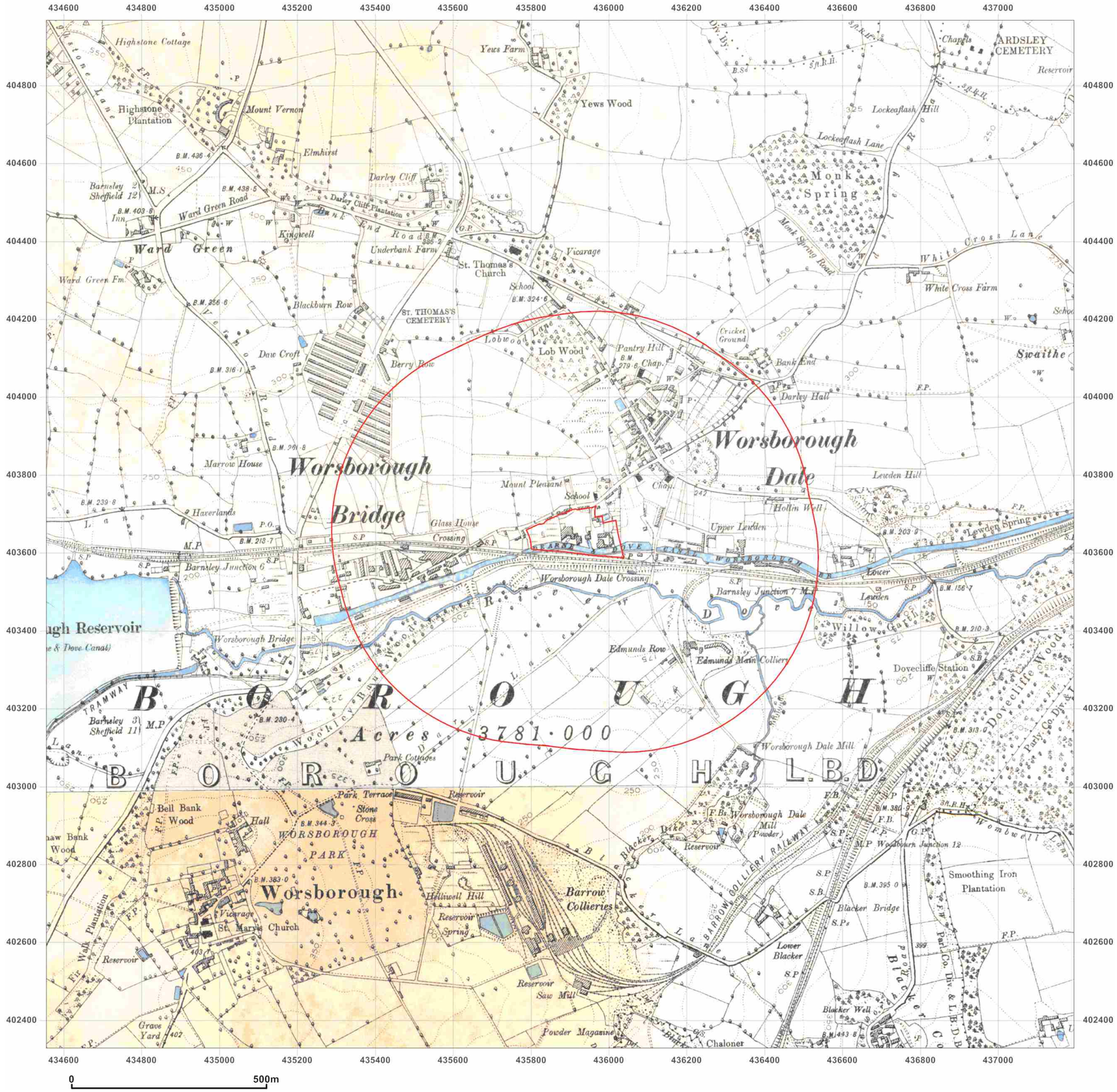

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ENVIRONMENTAL INSIGHT

Site Details:

LAND ADJACENT TO 7-9 WEST STREET,WORSBROUGH,BARNSLEY, S70 5PF

Client Ref: 5820
Report Ref: GS-772218
Grid Ref: 435874, 403647

Map Name: County Series

Map date: **1890-1891**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1890
Revised 1890
Edition N/A
Copyright N/A
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Surveyed 1891
Revised 1891
Edition N/A
Copyright N/A
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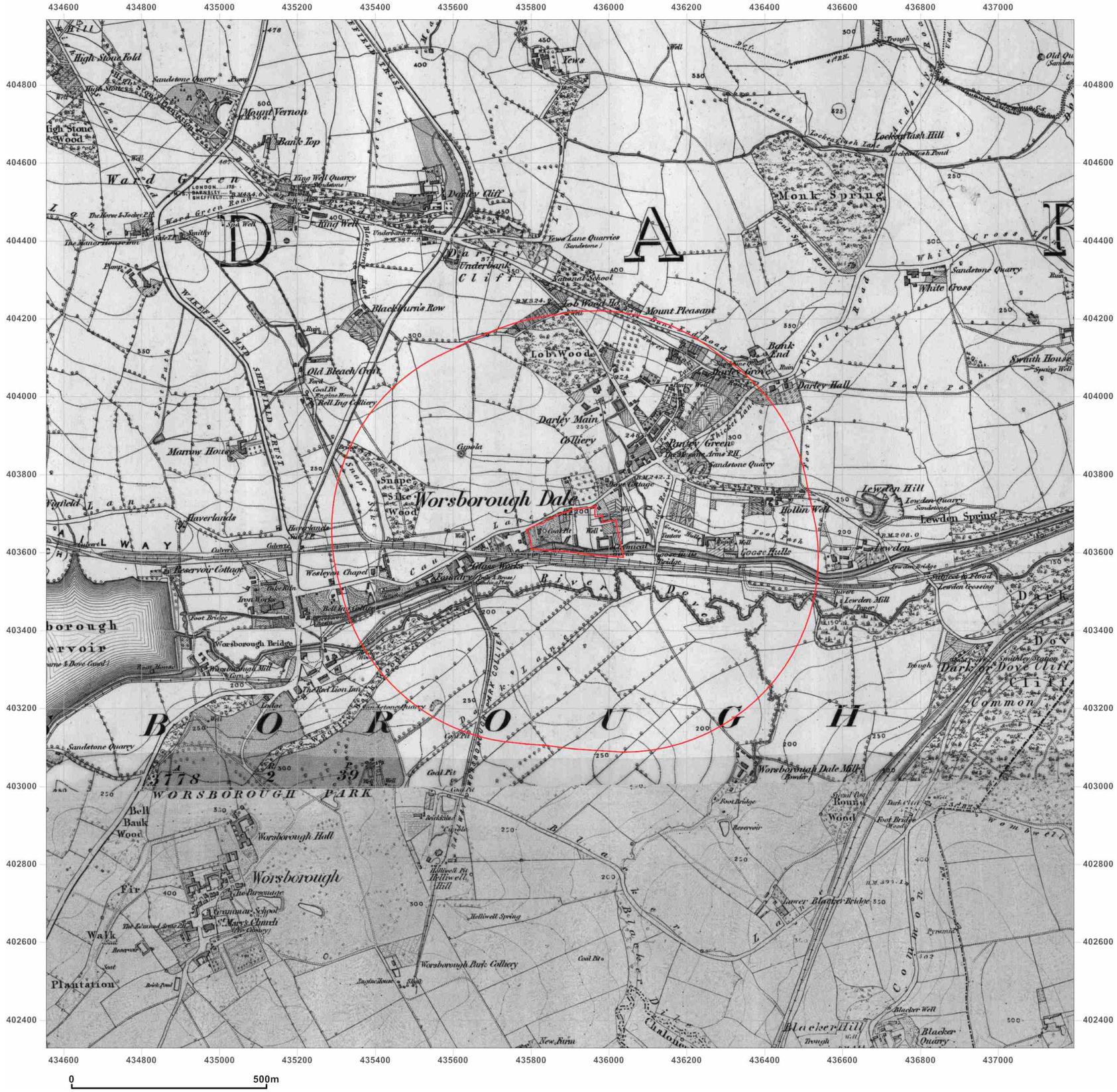
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403600
403400
403200
403000
402800
402600
402400
Worsborough Dale
Darley Cliff
Darley Underbank Cliff
Monk Spring
Lockerbash Hill
Mount Vernon
Bank Top
Ward Green
Ring Well
Yews Lane Quarries
Blackburn's Row
Mount Pleasant
Lob Wood
Old Bleach Croft
Darley Main Colliery
Darley Green
Darley Hall
Bank End
White Cross
Sandstone Quarry
Marrow House
Haverlands
Reservoir Cottage
Worsborough Bridge
Worsborough Mill
Worsborough Park
Worsborough Hall
Worsborough
Bell Bank Wood
Fir Walk Plantation
Worsborough Park Colliery
Worsborough Dale Mill
Lower Blacker Bridge
Blacker Hill
Blacker Quarry
Lewden Hill
Lewden Spring
Lewden
Goose Hills
Hollin Well
Lewden Mill
Dark Dove Cliff
Common
Swith House
Spring Well
Yews
Old Quarry
Trough
Cupola
Coal Pit
Foot Bridge
Reservoir
Well
Pump
Smithy
Sandstone Quarry
Ruin
Footpath
Footpath
Footpath