WORTLEY VILLAGE (North East), SHEFFIELD, SOUTH YORKSHIRE (PLOT 12)

PHASE 1 (DESK STUDY) REPORT

Prepared by

SILKSTONE ENVIRONMENTAL LTD

For

WHARNCLIFFE ESTATES

JUNE 2016

16012/P1/0

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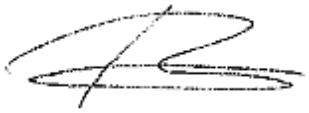
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Contract:	Wortley Village (North East) Plot 12.
Document:	Phase 1 Preliminary Risk Assessment (Desk Study)

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REVISION RECORD

Revision	Date	Description	Prepared by
0	19/05/16	Phase 1 PRA	CE

EXECUTIVE (Non-Technical) SUMMARY

Silkstone Environmental Ltd (SEL) have carried out this investigation for Wharncliffe Estates (WE), following an instruction from Mr C Orme. The stated purpose of the work was to carry out six separate desk studies for groups of joined plots within the village of Wortley, by using four separate Groundsure and Coal Authority Reports. This desk study concentrates on one plot numbered 12 located in the northeast of the village.

The village of Wortley in South Yorkshire is situated approximately 13 km northwest of Sheffield city centre. The village centre is approximately National Grid Reference (NGR) 430800,399400. This plot will be for residential development.

Historically, the site has had a stable building since the late 1800's but has otherwise never been developed. A pond is located 150m northeast which was seen to be in use as a discharge for Yorkshire Water during the site walkover. Wells are noted locally and beyond 250m from the site boundary records show a gasworks, reservoir, and nursery.

A ventilator presumably associated with deep mining was also located beyond 300m southwest. Other features at distance from the site have included farms, mills, pumping stations, coal pits, quarries and railways. Opencast workings are recorded beyond 600m from the site boundary.

The site is shown to be underlain by mudstone or sandstone of the Pennine Lower Coal Measures Formation. This geology should provide good bearing capacity at shallow depths. However a potential ground fault and associated broken ground may exist at the site.

The Initial Environmental Risk Assessment has derived risk ratings of Moderate/Low which predominantly concerns potential ground gasses from any mine workings found below the site. It is therefore recommended that a Phase 2 intrusive investigation be undertaken for which details are provided by the report.

Prior to any site investigation or development work, records of services should be obtained to accurately locate the existing services on site and in the adjoining streets.

Should any development of the site commence, ongoing monitoring of any sub-surface materials exposed should take place. Should any unusual, oily, brightly coloured or odorous material, or unexpected tanks and containers be encountered, then the advice of a suitably qualified specialist should be sought.

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REFERENCES

A. Contaminated Land Report 11 – Model Procedures for the Management of Land Contamination. Environment Agency (September 2004).
B. Town and Country Planning Act (1990)
C. National Planning Policy Framework (2012)
D. Planning Policy Statement 23 (2004)

1 INTRODUCTION

1.1 Brief

Silkstone Environmental Ltd (SEL) have carried out this desk study on behalf Warncliffe Estates (WE). The stated purpose of the work was to carry out six Phase 1 Preliminary Risk Assessments (Desk Studies) for joining plots surrounding Wortley Village in Sheffield, to assess the potential for historic contamination at the site which may adversely impact human health and/or the environment in consideration of the site's proposed end use.

This report concentrates on one plot numbered 12, which is located in the northeast of the village. This plot is understood to be for residential development. The report has been compiled in general accordance with Ref A. as a 'Preliminary Risk Assessment – Desk Study', as defined therein.

This preliminary desk study will highlight the potential requirements for an intrusive investigation. These have been assessed as follows:

- A description of the site showing location and layout.
- A review of the site history including previous surrounding land uses.
- Determination of the environmental setting by reference to geology, mining / quarrying risks associated with hazardous gas (including radon, landfill gas, mines gas and the like), proximity to land filled ground, proximity to Control of Major Accident Hazard (COMAH) or explosive sites, hydrology, flood risk and hydrogeology.
- A site walkover and inspection.
- An assessment of anticipated ground conditions including potential contaminants.
- An assessment of anticipated foundation and engineering issues associated with any redevelopment.
- Preparation of a conceptual ground model and design of an appropriate ground investigation.
- An inspection of historical and geological maps and information provided by the Local Planning Authority, Environment Agency, British Geological Survey and the Coal Authority.
- A risk assessment is given of the proposed development including an appraisal of actual and/or potential contaminant sources, pathways and receptors. A conceptual site model is also provided.

Conclusions are given alongside any further recommendations. No other site investigations are known or have been made available to SEL.

1.2 Legislative and Regulatory Context

If land, proposed to be developed, is suspected to be contaminated either historically, or by its current use, an investigation will be requested by the Local Authority under the Town and Country Planning Act (1990) (Ref B) and the National Planning Policy Framework (Ref C), which follows Planning Policy Statement 23 (Ref D), to determine the level of risk and if remediation is necessary. Under this regime investigations are carried out to determine whether the current condition of the site is suitable for its proposed use.

1.3 Guidance and Information Sources Used Within This Report

This report has been produced in line with relevant guidance and best practice and in particular Ref. A, B, C and D.

This list includes all of the sited references. It is not exhaustive and comprises only the principal references used in conducting this risk assessment.

2 PHASE 1 (DESK STUDY)

2.1 Site Location

The plot of this report is numbered 12 and located in the northeast of the village. It will be developed for residential use. The village of Wortley in South Yorkshire is approximately 13 km northwest of Sheffield City centre. The village centre is approximately National Grid Reference (NGR) 430800, 399400 and the site is centred at NGR 431217, 399658.

2.2 Historical Land Use

Information relating to historical land use of the site and surrounding area has been gained from historical maps (Appendix B) and the Groundsure Environmental Report (Appendix C). The information has been summarised in the table below, including dates of the significant maps referred to. It is important to note that the date referred to indicates the date the feature appears on the map and not necessarily the date the actual feature was present.

In addition, the marked site boundary may appear to move with respect to successive editions, this is predominantly due to minor variations in the Ordnance Survey with time.

In summary, the site has had a stable building since the late 1800's but has otherwise never been developed. A pond is located 150m northeast which was seen to be in use as a discharge for Yorkshire Water during the site walkover. Wells are noted locally and beyond 250m from the site boundary records show a gasworks, reservoir, and nursery.

A ventilator presumably associated with deep mining was also located beyond 300m southwest. Other features at distance from the site have included farms and a smithy. The wider area has included mills, pumping stations, coal pits, quarries and railways with opencast workings beyond 600m from the site boundary.

Table 1: Historical Land Uses of the Site and Surrounding Area

Date	Scale	Site	Surrounding Area
1855	1:10,560	The site comprises open fields within the grounds of Wortley Hall.	400m SW: Farm 500m SW: Smithy/Graveyard. 500m NE Sandstone Quarry
1891	1:10,560	No significant changes.	150m NE: Pond 200m SE: Hall Well. 250m SW: Gasworks. 500m NE: High wood Dyke. 800m W Saw mill.
1893	1:2,500	Small building located at east site boundary.	No significant changes.
1903	1:10,560	No significant changes.	400m NW: Reservoir. 750m E: Air shaft.
1905	1:2,500		No significant changes.
1931	1:2,500		250m W: Nursery
1932	1:10,560	No significant changes.	300m SW: Ventilator. 600m SW: Pumping Station.
1938	1:10,560		No significant changes.
1948	1:10,560		
1956	1:10,560		
1958	1:2,500		
1966	1:10,560		500m W: Mill. 600m W and SW: Opencast Workings.
1976	1:2,500		No significant changes.
1980	1:10,560		
1992	1:10,560		
1993	1:2,500		
2002	1:10,000		
2010	1:10,000		
2014	1:10,000		

2.3 Site Description

A site walkover was carried out on Thursday 26 May 2016, photographic records are presented at Appendix D. Plot 12 comprises a roughly triangular and overgrown parcel of land approximately 30m northeast to southwest and 30m southwest to northeast.

The plot was located south of a gated field entrance leading downhill northeast from "The Avenue" which leads to Wortley Hall. The northwest boundary of the site was formed by the continuation of the trackway down to a Yorkshire Water outfall located alongside a pond shown on Ordnance Survey and other information to be beyond 90m from the study site.

The site sloped steeply uphill in a southerly direction with one structure located at the east site boundary. This was in use as a stable.

A rear gate was located behind the stable opening out into adjoining fields. A dry stone wall formed the south boundary of the site beyond which new development was being constructed on adjoining land. Some recent building materials were being stored at the site which was otherwise overgrown with one recently felled tree.

2.4 Geology

Information relating to the geology of the site has been gained from various sources and has been summarised in the table below.

Table 2: Geological summary

Maps / Publications Referenced	The Geological Survey Map of England and Wales, Sheet 87, Barnsley, Solid and Drift, 1:50,000 scale. BGS Geoindex website. The Coal Authority Mining Report.
Drift Geology	Not recorded within the mapped site area.
Made Ground	Not recorded within the mapped site area.
Solid Geology	Shown as the Pennine Lower Coal Measures Formation of Mudstone, Siltstone and Sandstone. Shown as mudstone below the site with sandstone 2.0m southwest.
Dip of Solid Strata	From succession of rocks northeast.
Faults	The named Wortley Hall Fault is located by Groundsure beyond 2m SW of the site boundary and is this the natural strata change between sandstone above the fault (SW) and mudstone within site area (NE). It is shown as trending Northwest to Southeast being downthrown northeast. This concurs with site levels.
Coal Seams / Mining/Natural Cavities	With respect to quarrying or near surface non coal mining, such as ore workings. Groundsure consider that there is potential for small scale mining at the site. Groundsure have not recorded any non-coal mining cavities at the surface within 1km of the site boundary and subsequently attribute Mining, Extraction and Natural Cavities a "highly unlikely" classification. The site is within a recorded coal mining area consequently a report has been obtained from the Coal authority. The Coal Authority report is presented at Appendix C and is summarised below.

A Coal Authority Mining Report was obtained for the site. It states that;

"*the property is in a surface area that could be affected by underground mining in one seam of coal at shallow depth, and last worked in 1959.*

The authority state that: *The property is not within the boundary of an opencast site, the property does not lie within 200m of the boundary of an open cast site".*

They recommend that; *"technical advice relating to both investigation of coal and former coal mines and their treatment should be obtained before beginning work on the site".* No local boreholes are recorded, but a probable mine ventilator is situated east of the defined area.

The geological section of the named seams suggested that leaves of the Silkstone Coal could be within the near surface, with other lower coal seams within 30m of this depth.

Nevertheless the authority explain that: "*The property is not within a surface area that could be affected by present underground mining and the property is not in an area where the Coal Authority has plans to grant a licence to remove coal using underground methods.* However *"reserves of coal exist in the local area which could be worked at some time in the future"*.

A proposed ground investigation for near surface mining is described in section 4 of this report and others within the southwest localities.

2.4.1 Historical Borehole Data

There are no historical boreholes recorded within 250m of the site boundary by the British Geological Survey (BGS).

2.4.2 Natural Ground Subsidence Risks

The Groundsure Report considers other Natural Ground Subsidence Risks such as shrinking swelling of clay, landslides, ground dissolution, compressible deposits, collapsible ground and running sand.

In all respects either a low, very low or negligible risk has been attributed. Nevertheless near surface mudstone can weather to clays that can have the potential to shrink or swell below foundations. In this respect Ground Investigation recommendations are given in section 4 of this report.

2.5 Hydrogeology

Superficial deposits are not recorded at the site however the bedrock geology is recorded as a Secondary A Aquifer. Secondary A aquifers are defined as 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. Generally Secondary A aquifers were previously classified as minor aquifers.

The site is not within a Source Protection Zone and as such groundwater will not be considered a potential receptor.

The Groundsure report records three groundwater abstraction licences within 500m of the site boundary which are all for spray irrigation. There are no surface water or potable water abstractions within 2km.

Two licenced discharge consents are located beyond 90m east from the site boundary. These are both licences for sewage discharges of final treated effluent or storm overflow and as such are not considered to effect the study site.

2.6 Hydrology

There are a number of ponds and minor surface water features recorded within 250m of the site boundary. Unnamed tertiary rivers are located beyond 200m northeast from the site boundary.

According to the Groundsure report the site is not within 250m of an Environment Agency Zone 2 or Zone 3 Flood Plain. The Environment agency consider there is a very low potential for onsite flooding.

Information supplied by the British Geological Survey (BGS) considers that there is a limited potential for flooding from ground water may occur from either shallow unconsolidated sedimentary aquifers which overlie unproductive aquifers (Superficial Deposits Flooding), or with unconfined aquifers (Clearwater flooding). However this information is attributed a low confidence rating.

There are no flood defences, areas benefitting from flood defence, or areas used for flood storage within 250m of the site boundary.

Prior to any new developments at the site, regulators may require a standalone flood risk assessment in addition to this report.

2.7 Landfills and Licensed Waste Management Facilities

No registered or historical landfills are recorded within 500m of the site boundary potential landfill gasses are not considered to effect the study site.

There are no Operational or Non-operational Waste Treatment, Transfer and Disposal Sites or Environment Agency Licensed Waste Sites listed within 500m.

2.8 Ground Gases

Section 4 of this report details a ground gas risk assessment required for the site. Otherwise the property is not in a Radon Affected Area defined by the Health Protection Agency, as less than 1% properties are above the Action Level. Basic radon protective measures are not considered necessary under BR211 Radon Guidance on Protective Measures for New Dwellings.

2.9 Other Potentially Significant Information Relating to the Site

The site is within an area of designated Green Belt. The site may be underlain by near surface workings that could have the potential to generate mine gasses most especially in areas of fracture and or faulted ground.

Potentially infilled land described as ponds are located beyond 130m northeast. Historical nurseries, gasworks, unspecified heaps and mills are all located beyond 200m from this plot.

No current industries are listed within 250m of the site boundary.

Historically there are no records of garages and motor vehicle repair records within 500m from the site boundary and no historical petrol and fuel sites. Two records exist for historical tanks but these are located beyond 400m from the site boundary. Substations are not recorded within 500m of the site boundary.

No environmental, permits, incidents and registers are recorded within 500m of the site boundary. This list includes, pollution incidents, sites determined as contaminated land under Part 2A of the Environmental Protection Act and the principal environmental licenced activities.

3 INITIAL RISK ASSESSMENTS AND CONCEPTUAL MODEL

3.1 Potential Pollutant Linkages

To determine the potential for a pollutant linkage to be present the preliminary risk assessment process involves the identification of potential sources, pathways and receptors. A pollutant linkage can only be present if all three of these factors are involved. There must be a source of contamination present, a receptor for the contamination to impact on and a pathway for the contamination to reach the receptor.

3.2 Potential Sources of Contamination

Potential sources of contamination and associated contaminants which may be present on site are shown in the table below.

Table 3: Potential Sources of Contamination on site

Potential Sources	Potential Contaminants
On Site	
Sites former use as small developments. Potential made ground associated with minor structures, and surface spillages. Potential shallow mine workings.	Heavy metals such as Iron, Arsenic, Cadmium, Chromium, Nickel, Copper, Lead, Mercury, Zinc. Sulphates/Sulphides. Polycyclic Aromatic Hydrocarbons (PAHs) Petroleum Hydrocarbons (TPH) Asbestos. Mine gasses
Off Site	
Potential contaminant associated with the neighbouring site's historical development as minor structures and potential shallow mining.	Heavy metals such as Iron, Arsenic, Cadmium, Chromium, Nickel, Copper, Lead, Mercury, Zinc. Sulphates/Sulphides. Polycyclic Aromatic Hydrocarbons (PAHs) Petroleum Hydrocarbons (TPH) Mine gasses

3.3 Potential Pathways and Receptors

3.3.1 Human Health

- **Chronic Risks**

Potential exposure pathways are based on those in the Conceptual Exposure Model for human health which is detailed in Contaminated Land Report 10.

The chronic risks to human health take into account those risks to end users of the site. The proposed end use of the site is considered to be residential.

- Ingestion of soil
- Ingestion of dust
- Dermal contact with soil
- Dermal contact with dust
- Inhalation of gasses and vapours
- Inhalation of fugitive soil dust
- Inhalation of fugitive building dust
- Migration of contaminants through soil/groundwater

- **Acute Risks**

Acute risks are considered with respect to construction workers/engineers on site.

NB: During any intrusive ground works appropriate health and safety measures should be adopted to protect site workers from any potential risks associated with contamination in the ground. This should include the use of any personal protective equipment necessary and a general awareness of any possible risks to safety and human health on site.

3.3.2 Controlled Waters

- **Groundwater**

The site is underlain by a Secondary A aquifer. Aquifer. Secondary A aquifers are defined as 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. The site is not within a source protection zone and in this respect the groundwater would not usually be considered a receptor.

- **Surface Water**

No significant surface water features are recorded in close proximity to the site boundary. Therefore we would not consider that surface water is a significant receptor.

3.4 Initial Conceptual Site Model

Based on all the information gained in previous sections of this report the Initial Conceptual Site Model (ICSM) identifies the potential pollutant linkages which may exist on the site. Unexpected contaminated material may be encountered during the site preparation and may have the potential to impact on various receptors including human health of site-end-users and controlled waters.

Remaining buildings and rubbish at the site look to contain possible asbestos cement sheeting. Otherwise there was no evidence of any significantly contaminated material on the site surface at the time of the site visit.

From the available information the initial conceptual model is presented in the table below:

Table 4: Initial Conceptual Site Model

Potential Pollutant (Source)	Potential Linkage (Pathway)	Receptor
Sites former use as small developments. Potential made ground associated with minor structures, and surface spillages. Potential shallow mining. Potential contaminant associated with the neighbouring site's historical development as minor structures.	Inhalation of soil gas, vapours or dust. Ingestion of, and dermal contact with, contaminated soil or dust. Migration of soluble contaminants.	Construction/ maintenance workers. Site End-users. Surface water.

3.5 Initial Environmental Risk Assessment

This section aims to expand the ICSM to assess the level of risk for each potential pollutant linkage.

Risk is a combination of the 'likelihood' of an event occurring and the magnitude of its 'consequences'. Therefore, in order to assess risk, both the likelihood and the consequences of an event must be taken into account. SEL has adopted guidance provided in CIRIA C552 for use in the production of risk assessments.

The likelihood of an event can be classified on a four point system using the following terms:

- **Highly likely**: The event appears very likely in the short term and almost inevitable over the long term, or there is evidence at the receptor of harm or pollution;
- **Likely**: It is probable that an event will occur, or circumstances are such that the event is not inevitable, but possible in the short term and likely over the long term;
- **Low likelihood**: Circumstances are possible under which an event could occur, but it is not certain even in the long term that an event would occur and it is less likely in the short term;
- **Unlikely**: Circumstances are such that it is improbably the event would occur even in the long term.

The terms and definitions relating to severity are:

- **Severe**: Short term (acute) risk to human health likely to result in 'significant harm' as defined by the Environment Protection Act 1990, Part IIA. Short-term risk of pollution of sensitive water resources. Catastrophic damage to buildings or property. Short term risk to an ecosystem or organism forming part of that ecosystem (note definition of ecosystem in 'Draft Circular on Contaminated Land', DETR 2000);
- **Medium**: Chronic damage to human health ('significant harm' as defined in 'Draft Circular on Contaminated Land', DETR 2000), pollution of sensitive water resources, significant change in an ecosystem or organism forming part of that ecosystem (note definition of ecosystem in 'Draft Circular on Contaminated Land', DETR 2000);
- **Mild**: Pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services ('significant harm' as defined in 'Draft Circular on Contaminated Land', DETR 2000). Damage to sensitive buildings, structures or the environment; and
- **Minor**: Harm, not necessarily significant, but that could result in financial loss or expenditure to resolve. Non-permanent human health effects easily prevented by use of personal protective clothing. Easily repairable damage to buildings, structures and services.

Once the likelihood of an event occurring and its severity have been classified, a risk category can be assigned as below.

Table 5: Risk Classification System from CIRIA C552

Probability	Consequences			
	Severe	**Medium**	**Mild**	**Minor**
High	Very high	High	Moderate	Moderate / Low
Medium	High	Moderate	Moderate / Low	Low
Low	Moderate	Moderate / Low	Low	Very Low
Unlikely	Moderate / Low	Low	Very Low	Very Low

The pollutant linkages from the ICSM and resulting risks are considered in the table below:

Table 6: Initial Environmental Risk Assessment

Receptor	Potential Pollutant Linkage	Estimated Degree of Risk to Receptor
Site users	Inhalation of soil gas, vapours or dust.	Moderate/Low
	Ingestion of, and dermal contact with, contaminated soil or dust.	Low
Construction/ maintenance workers.	Inhalation of soil gas, odours or dust.	Low*
	Ingestion of, and dermal contact with, contaminated soil or dust.	Low*
Surface water	Migration of soluble contaminants.	Very Low **

* Assumes basic PPE is used.
** Assumes good site construction practice including regulation of spillages.

In this qualitative risk assessment, a **Moderate/Low** risk has been applied based on the existing land use and condition.

4 CONCLUSIONS & RECOMMENDATIONS

The report has reviewed the available data for the study site. Based on the historical land uses within the local area to the site, the Initial Environmental Risk Assessment has derived risk ratings of Moderate/Low for the site. This predominantly concerns potential shallow mine workings below the site or migration of mine gasses into any heavily fractured ground.

It is therefore recommended that a Phase 2 intrusive investigation be undertaken to determine the contamination status of the site and to make recommendations on remediation where necessary.

4.1 Ground Investigation

The objectives of an investigation are to:

- Clarify the Initial Conceptual Site Model
- Clarify the Initial Environmental Risk Assessment
- Provide data for the design of any remedial works that may be required
- Benchmark the contamination status of the site including potential leachates and or ground gases
- Define the extent of potential faulting below the site.
- Investigating for the presence / absence of shallow old mine workings

To achieve these objectives it is recommended that an initial investigation with near surface rotary drilling of the site is undertaken. This is in order to discount potential shallow coal mining or heavily faulted ground and should be to a target depth of 30m across the site, most especially below areas of proposed development.

Trial pits undertaken at the site would also enable a clearer understand of the quality of near surface rock with respect appropriate foundations. These would also be used to obtain soil samples for testing the listed potential contaminants.

The boreholes should be fitted with combined gas groundwater monitoring points to the depth of any encountered workings.

It is recommended that a minimum of two gas/groundwater monitoring points are located within the plot. A ground gas risk assessment will then initially comprise a minimum of six visits over a three month period of monitoring.

Where possible all exploratory holes should pass through made ground into underlying natural soils and extend below any obvious soil contamination.

Sampling of any made ground and natural soils beneath the site should be undertaken to ensure that the site is acceptable for the intended use, which is understood to be residential. Samples should be tested for the constituents of concern, as outlined in Table 4 within Section 3.2 of this report, and below.

Soil samples should be tested for arsenic, cadmium, chromium (total), lead, mercury, selenium, copper, nickel, zinc, speciated polycyclic aromatic hydrocarbons (PAH), Total Petroleum Hydrocarbons, organic matter content, soluble sulphate and pH. Any groundwater samples should be tested for similar contaminants. Selected samples should also be tested for the presence of asbestos.

Thicknesses of clay, sand and/or gravel are predicted above shallow rock head at the site. This should provide good bearing capacity at shallow depths for any new development, where competent rock has been interpreted from investigation in the trial pits described above.

Where any redevelopment is proposed it is recommended that any clay soils encountered are tested for plasticity, which in the case of foundations near trees can be compared to Section 4.2 of NHBC Standards 2013 by a suitably qualified person. In addition to the testing outlined above it would be good practice to undertake some basic soils testing to determine the likely environment for concrete foundations at the site.

Service providers may require an independent understanding of soil conditions prior to laying pipes and/or service materials. In addition warrantee providers and regulators for any new development would require soil analysis of any reused or imported soils that will be used for clean cover in areas of garden or landscaping.

Prior to any intrusive site investigation or development work records of services should be obtained to accurately locate the existing services on site and in the adjoining streets. Services should be protected in order to prevent damage by drilling or use of excavation equipment.

Should any investigation or development of the site commence, ongoing monitoring of any sub-surface materials exposed should take place. Should any unusual, oily, brightly coloured or odorous material or unexpected tanks and containers be encountered, then the advice of a suitably qualified specialist should be sought.

4.2 Preliminary Summary

The following table offers a preliminary summary of the ground conditions based solely on the information presented in this report, it is intended for guidance purpose only.

Table 7: Preliminary Summary

Description	Comments
Foundations	It is predicted that strip footings will prove viable where near surface rockhead is defined at the site.
Ground gases	A ground gas risk assessment is required where any near surface workings or heavily fractured ground is encountered and should be based upon two monitoring points.
Groundwater	Shallow groundwater is not expected.
Soakaways	In the event that these were considered regulators would likely require further investigation in addition to these recommendations.
Excavations	Following complete removal of site topsoil, soft ground plant with the use of hydraulic breaking equipment for competent rock should be viable for any development at the site.
Mining and Quarrying	The risk from shallow mining is considered significant at the site and required discounting by a series of open holed boreholes to a target depth of 30m.
Made ground	Is not predicted in significant thicknesses at this site.

APPENDIX A

(i) Site Location Plan



Rev B 21.09.2011

- Omit Site 13 Woodland Parking.
- Amend boundary Site 8.

Wortley Village
Sheffield
South Yorkshire

SELECTED DEVELOPMENT SITES

This drawing and the copyright is the Architects property and maybe used or reproduced only by agreement. All Dimensions in Millimetres Unless specified otherwise and subject to verification on site.

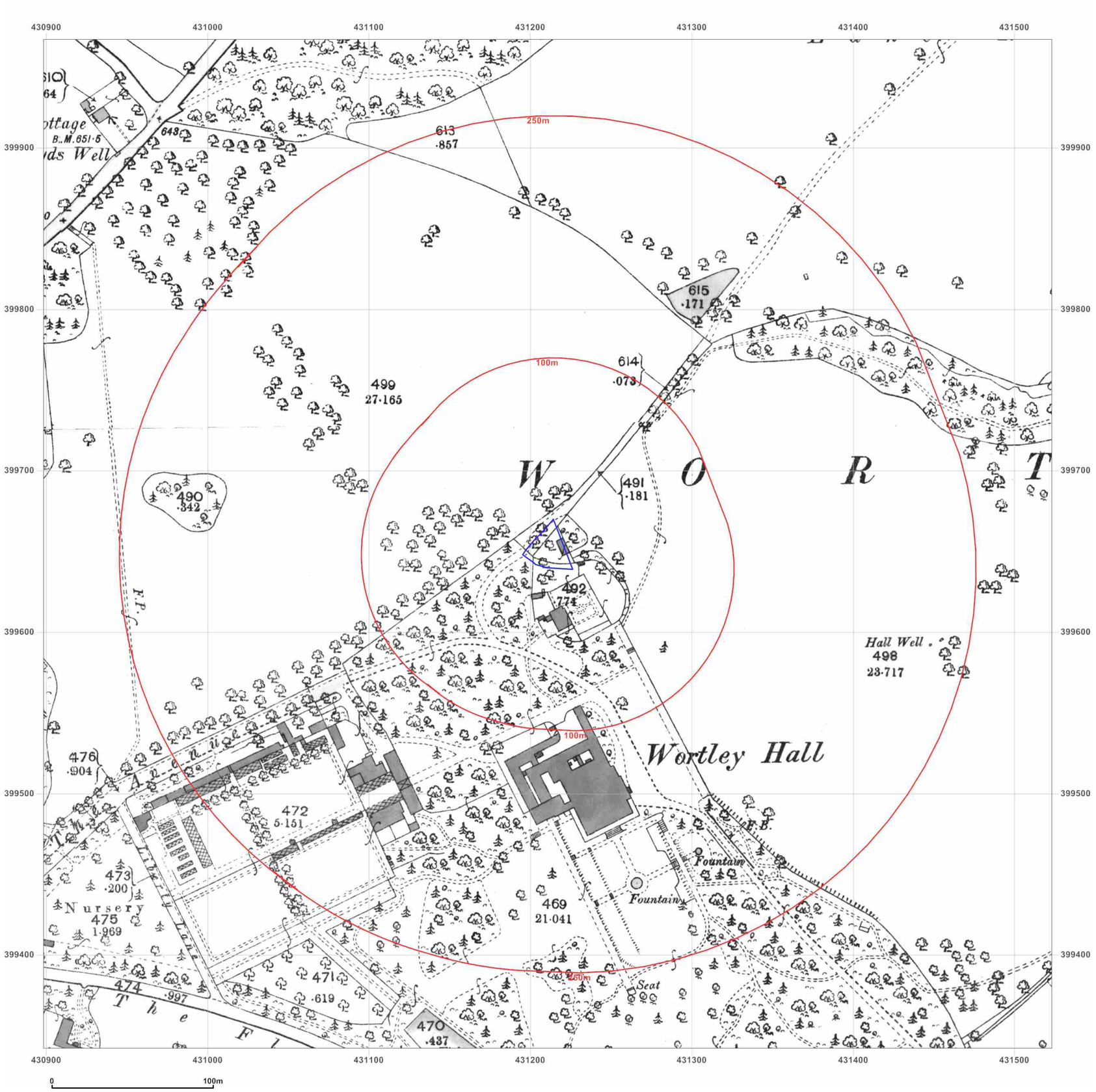
0 cm 2 cm 4 cm 6 cm 8 cm 10 cm 12 cm 14 cm 16 cm 18 cm 20 cm 22 cm

Scale: 1:2500 | Date: Sept 2010 | Ref: 21.70 | Rev: - | Drwg No: P24 Rev B

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APPENDIX B

(i) Historical Mapping



Groundsure INSIGHTS

Site Details:

Wortley Village Phase 1 Desk Study North-East Area, S35 7DT

Client Ref: 16012NE
Report Ref: GS-3012885
Grid Ref: 431211, 399655

Map Name: County Series

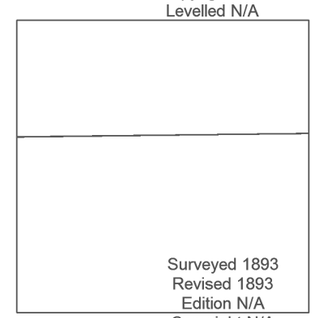
Map date: **1893**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1893
Revised 1893
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1893
Revised 1893
Edition N/A
Copyright N/A
Levelled N/A

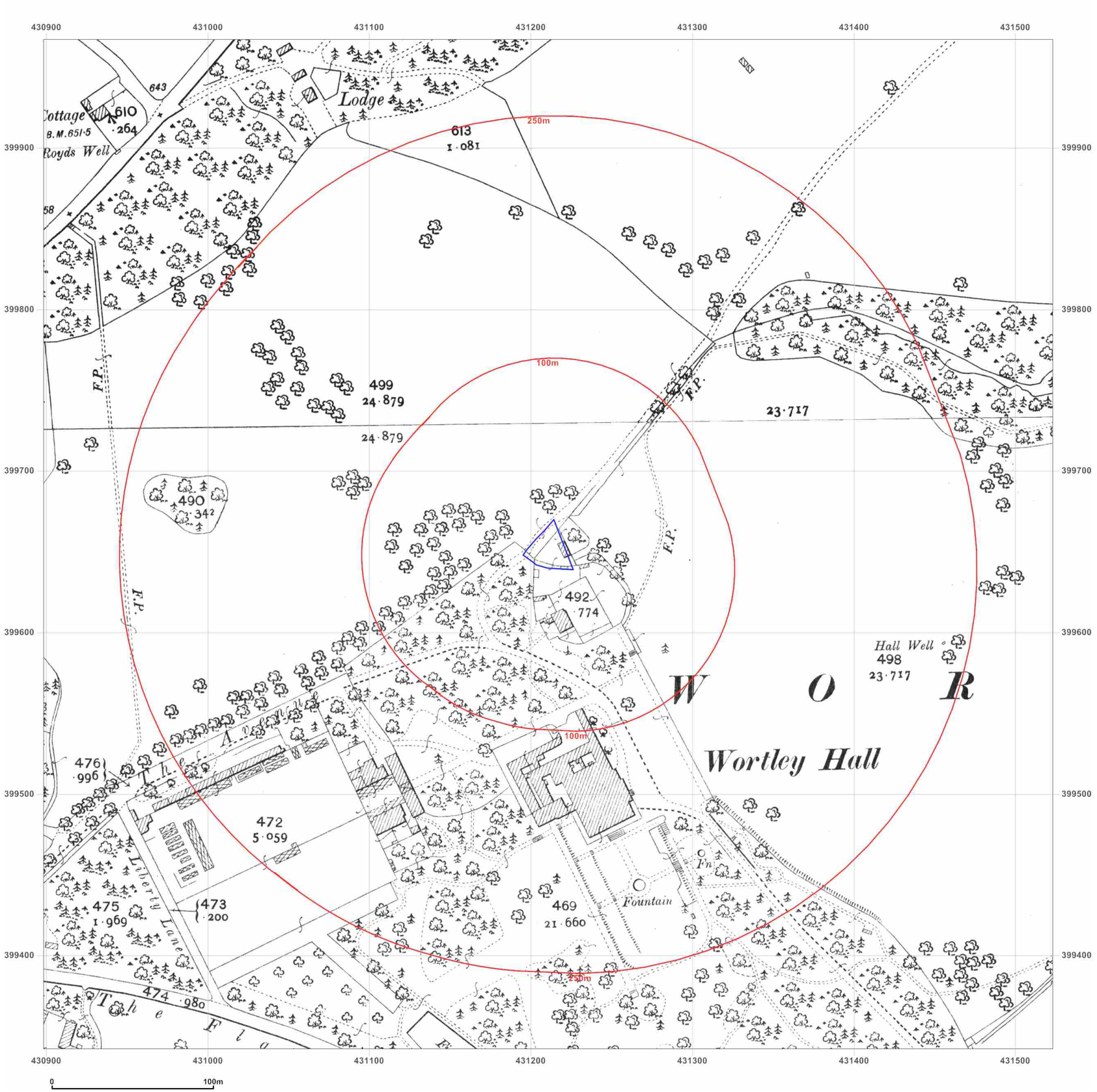
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Site Details:

Wortley Village Phase 1 Desk
Study North-East Area, S35 7DT

Client Ref: 16012NE
Report Ref: GS-3012885
Grid Ref: 431211, 399655

Map Name: County Series

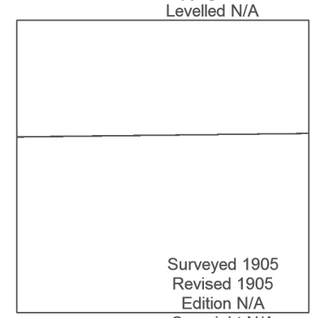
Map date: **1905**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1905
Revised 1905
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1905
Revised 1905
Edition N/A
Copyright N/A
Levelled N/A

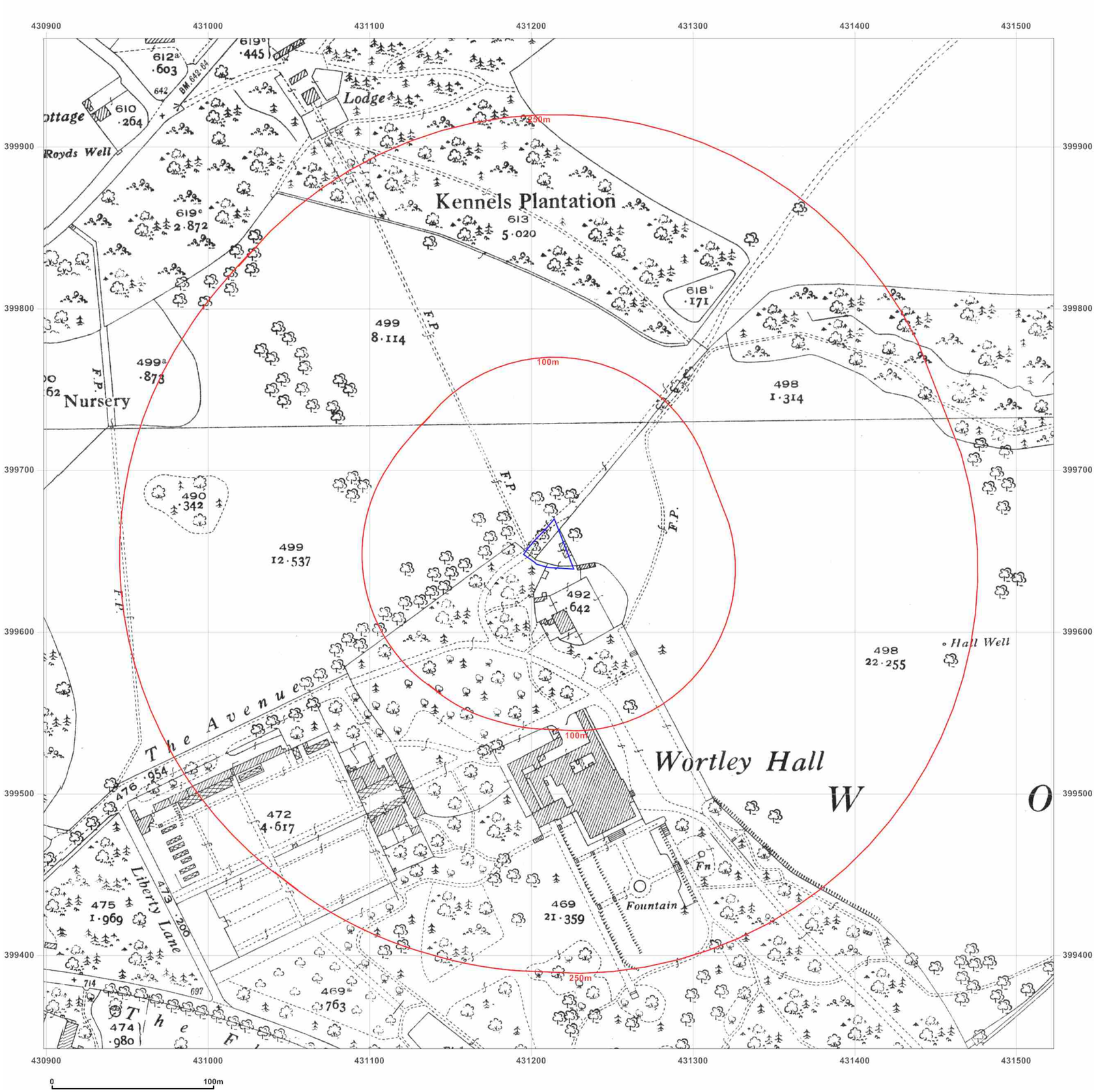
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Site Details:

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Client Ref: 16012NE
Report Ref: GS-3012885
Grid Ref: 431211, 399655

Map Name: County Series

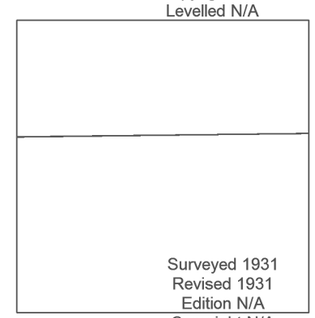
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Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1931
Revised 1931
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1931
Revised 1931
Edition N/A
Copyright N/A
Levelled N/A

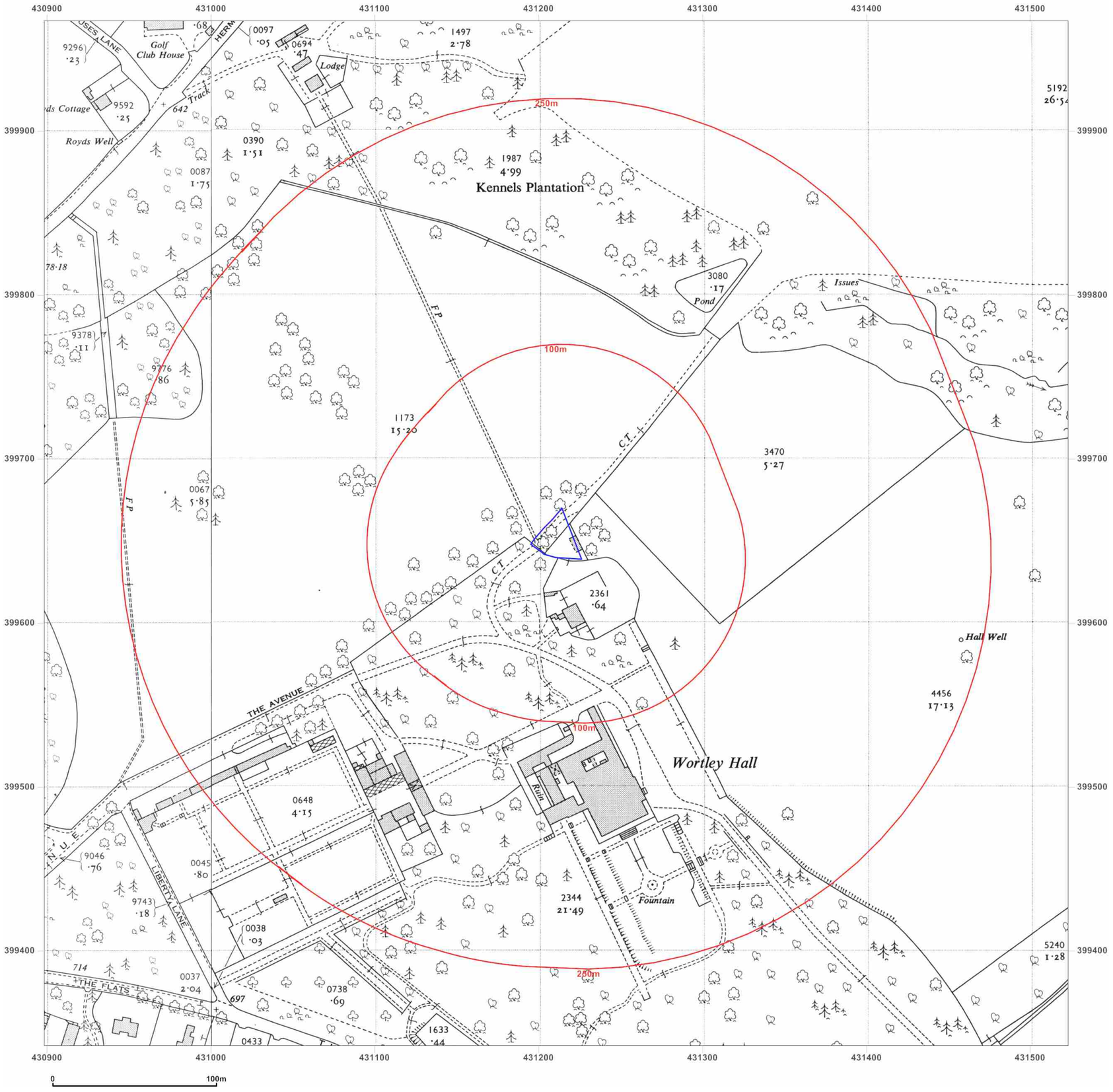
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Site Details:

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Client Ref: 16012NE
Report Ref: GS-3012885
Grid Ref: 431211, 399655

Map Name: National Grid

Map date: **1956-1958**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1958
Revised 1958
Edition N/A
Copyright 1959
Levelled 1930

Surveyed 1956
Revised 1956
Edition N/A
Copyright N/A
Levelled 1930

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Site Details:

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Study North-East Area, S35 7DT

Client Ref: 16012NE
Report Ref: GS-3012885
Grid Ref: 431211, 399655

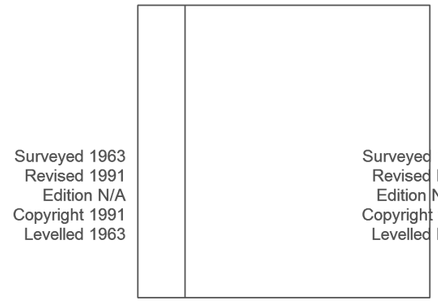
Map Name: National Grid

Map date: **1991-1993**

Scale: 1:2,500

Printed at: 1:2,500

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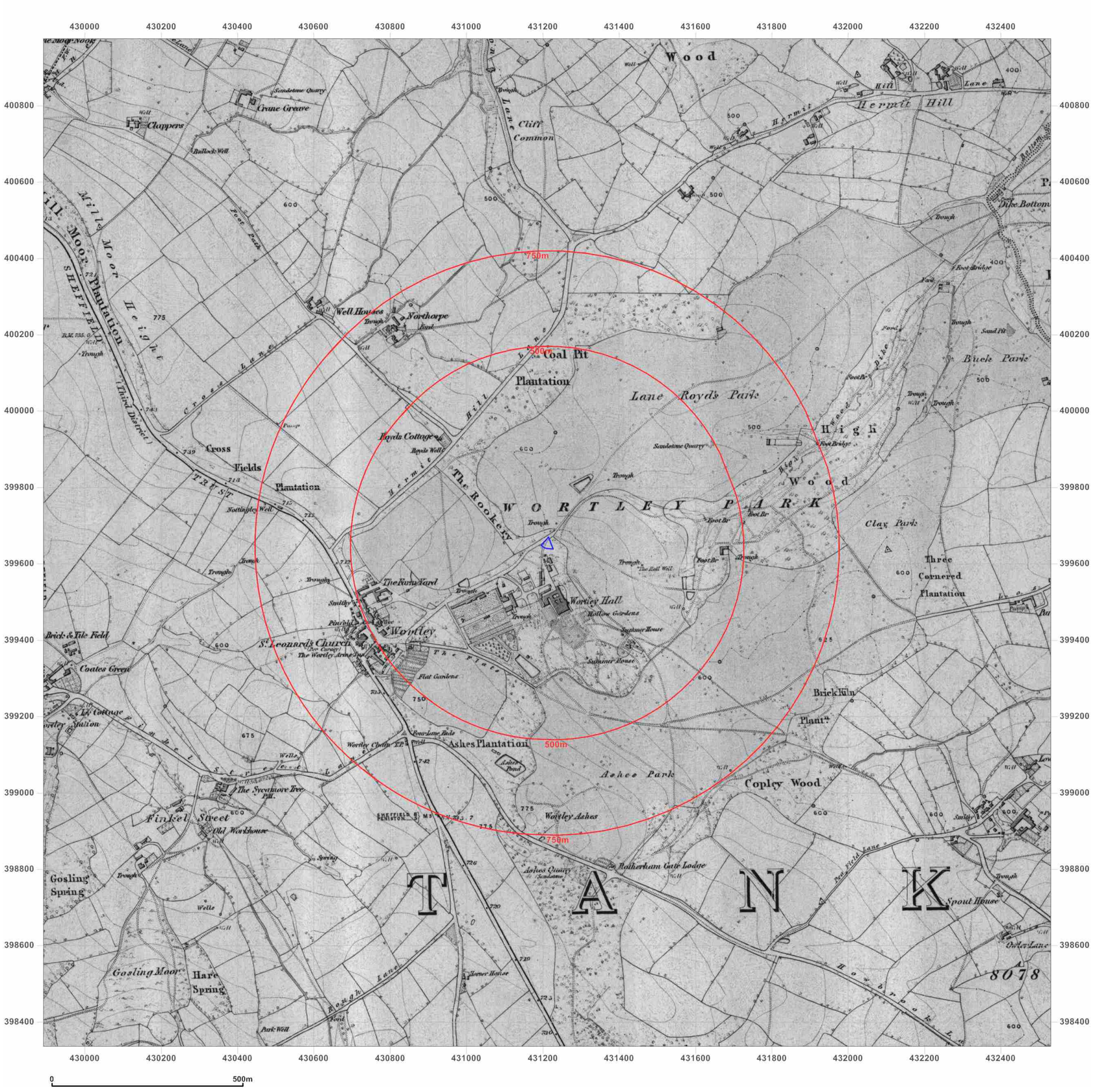
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Site Details:

Wortley Village Phase 1 Desk
Study North-East Area, S35 7DT

Client Ref: 16012NE
Report Ref: GS-3012885
Grid Ref: 431211, 399655

Map Name: County Series

Map date: **1855**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1851
Revised N/A
Edition 1855
Copyright N/A
Levelled N/A

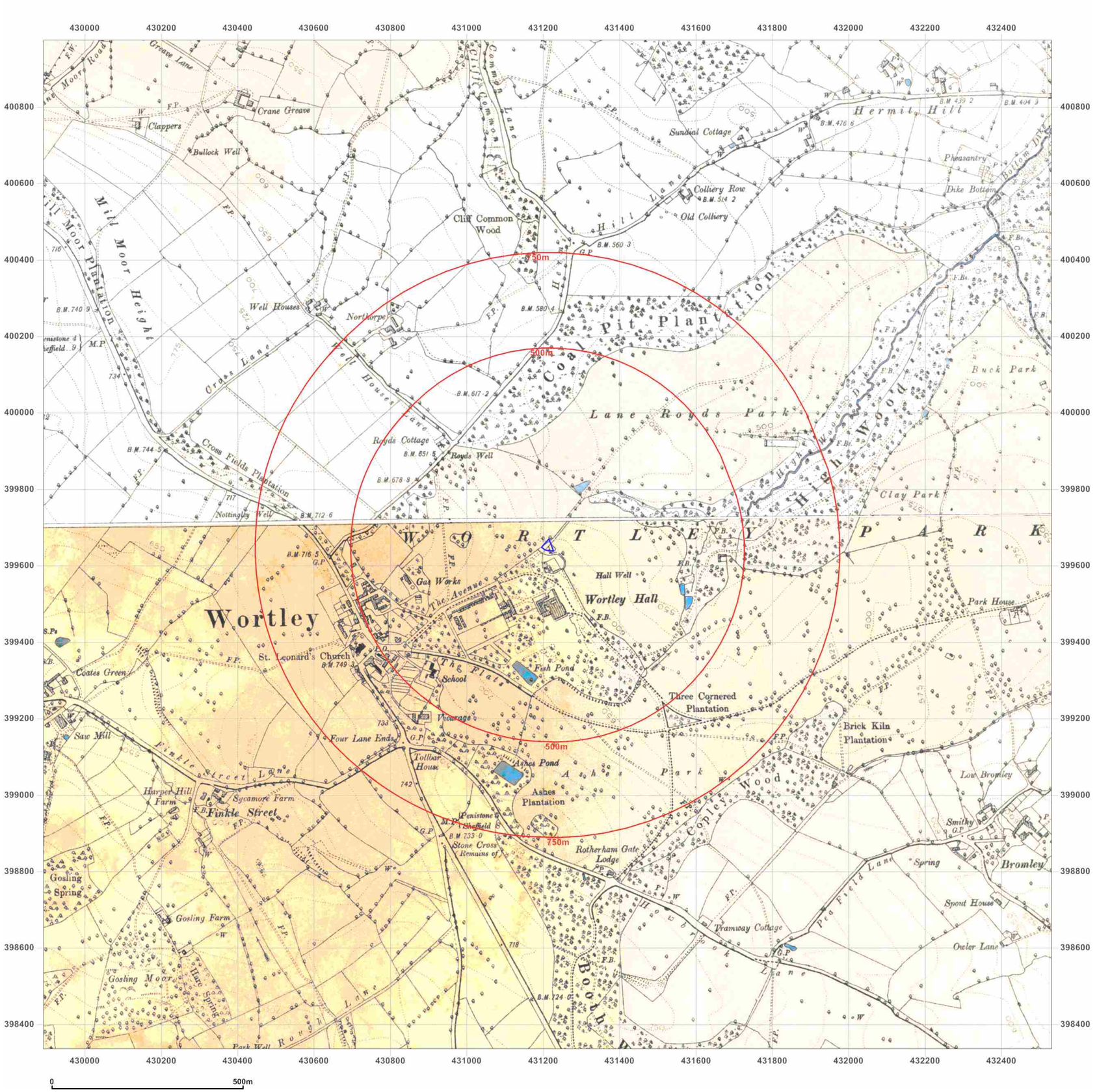
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Site Details:

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Client Ref: 16012NE
Report Ref: GS-3012885
Grid Ref: 431211, 399655

Map Name: County Series

Map date: **1891**

Scale: 1:10,560

Printed at: 1:10,560

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

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

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

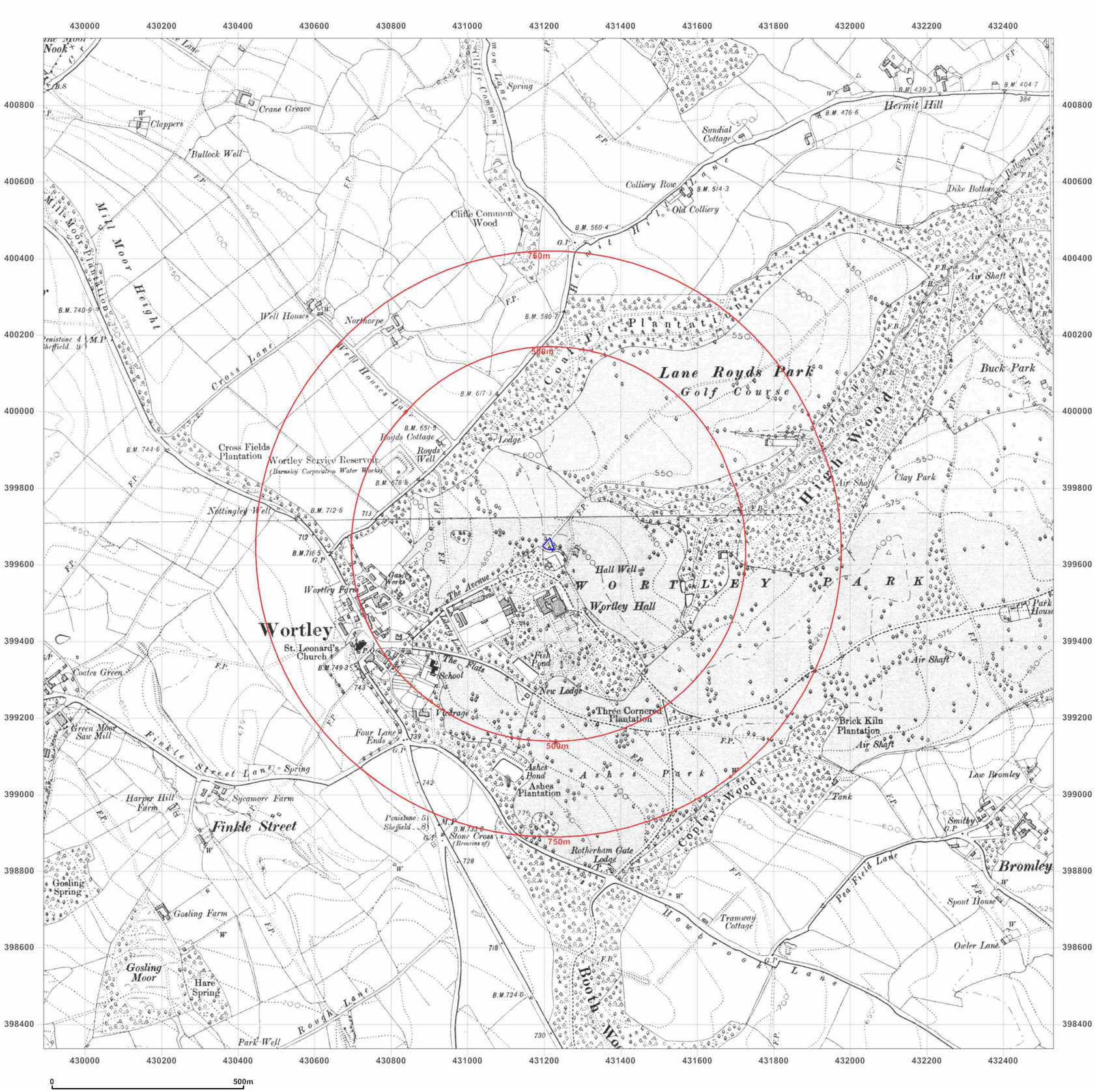
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Site Details:

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Client Ref: 16012NE
Report Ref: GS-3012885
Grid Ref: 431211, 399655

Map Name: County Series

Map date: **1903**

Scale: 1:10,560

Printed at: 1:10,560

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

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

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

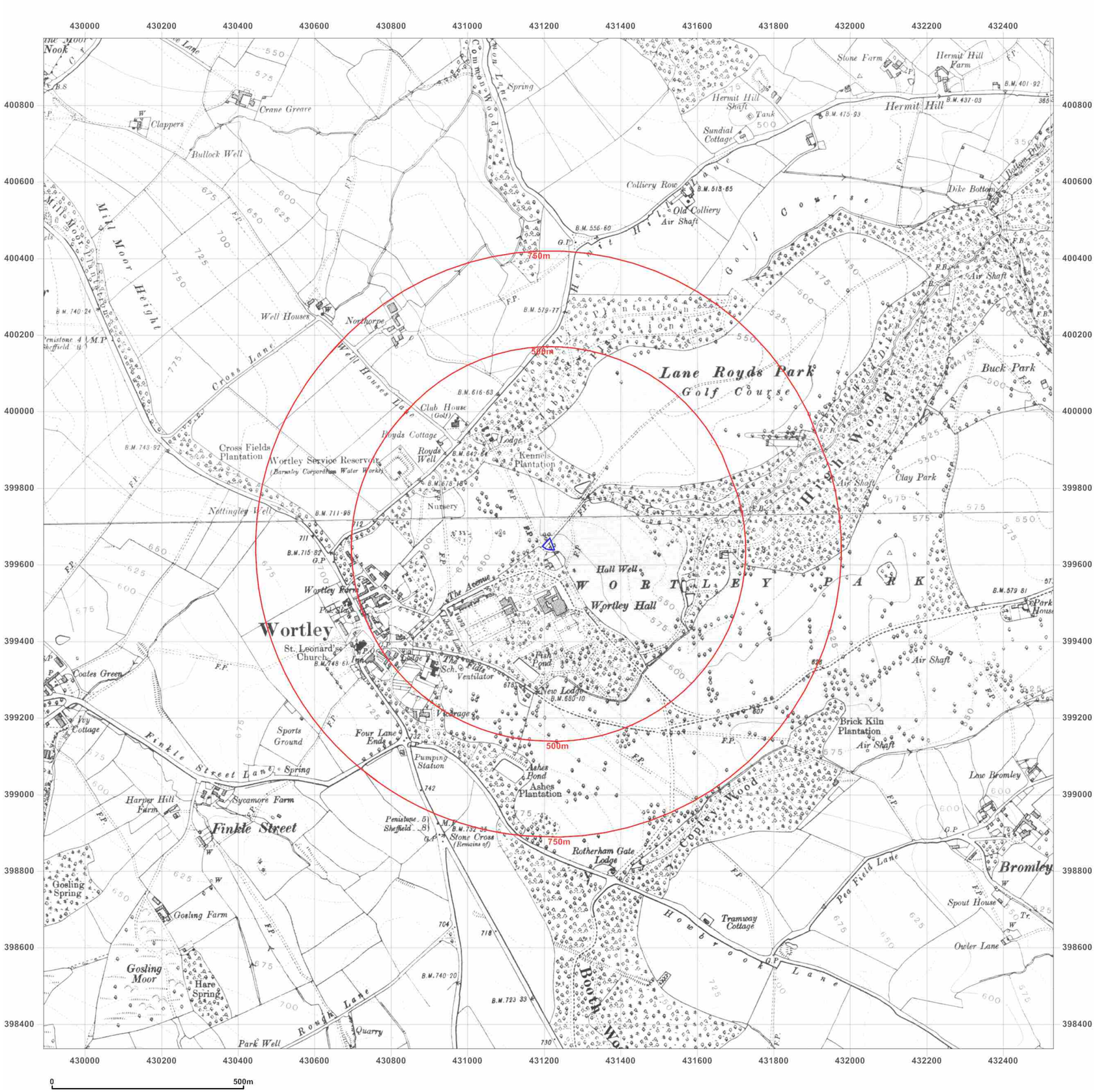
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Client Ref: 16012NE
Report Ref: GS-3012885
Grid Ref: 431211, 399655

Map Name: County Series

Map date: **1929-1932**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1851
Revised 1932
Edition N/A
Copyright N/A
Levelled N/A

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

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

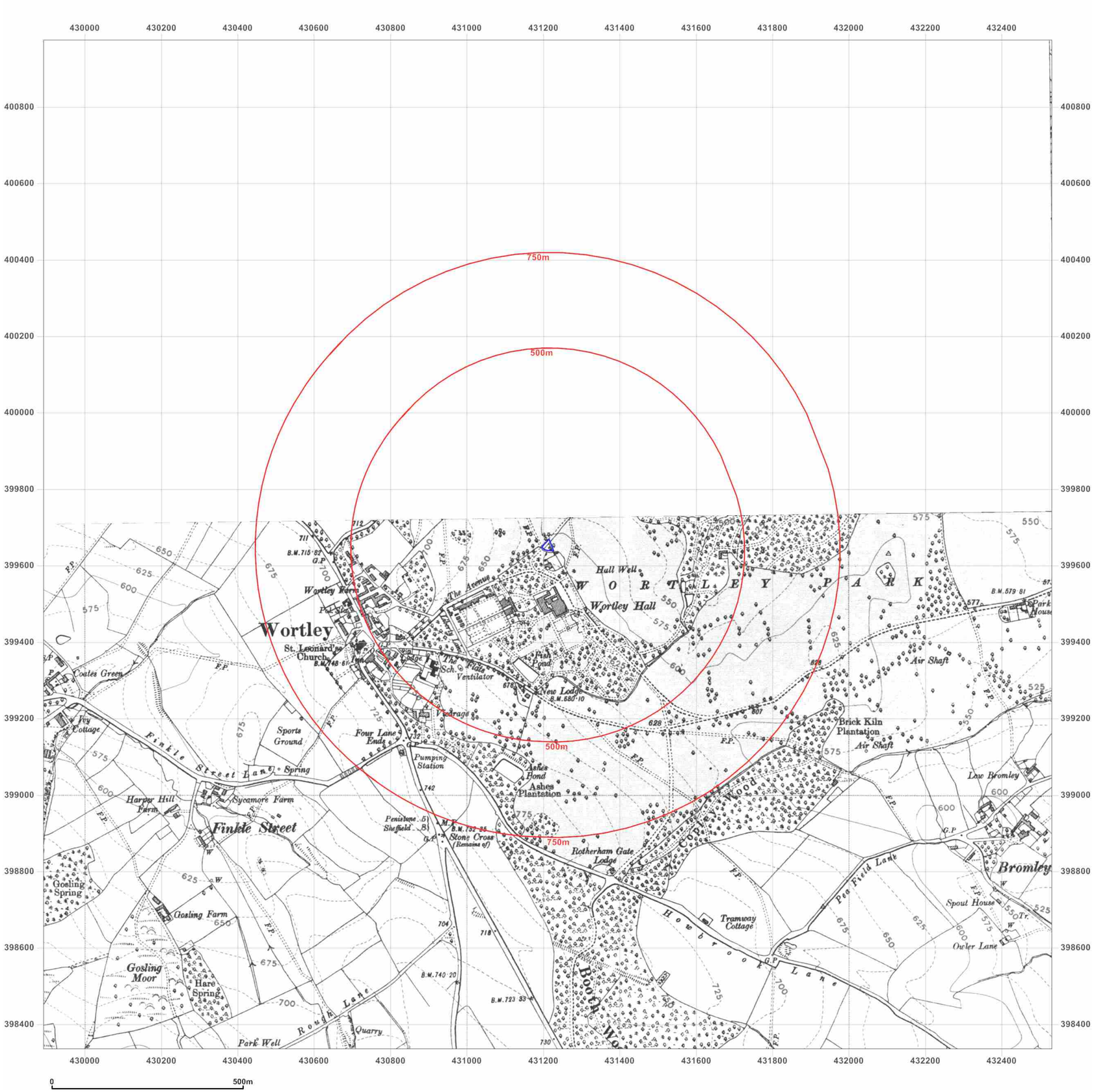
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Site Details:

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Study North-East Area, S35 7DT

Client Ref: 16012NE
Report Ref: GS-3012885
Grid Ref: 431211, 399655

Map Name: County Series

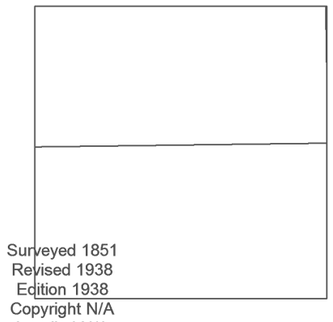
Map date: **1938**

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 1938
Copyright N/A
Levelled N/A

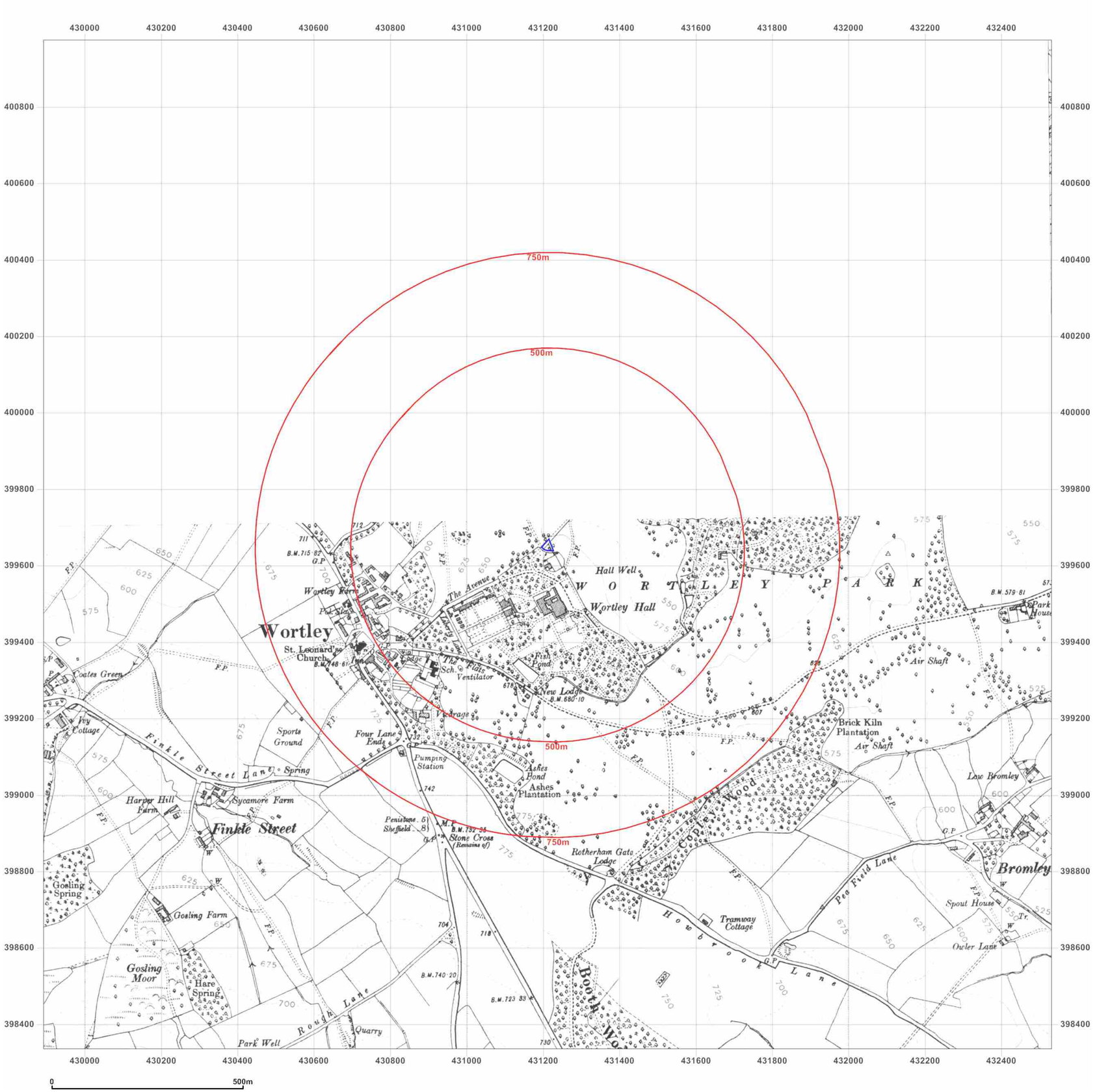
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Production date: 01 June 2016

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Site Details:

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Study North-East Area, S35 7DT

Client Ref: 16012NE
Report Ref: GS-3012885
Grid Ref: 431211, 399655

Map Name: County Series

Map date: **1948**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1851
Revised 1948
Edition 1948
Copyright N/A
Levelled N/A

Surveyed 1851
Revised 1948
Edition N/A
Copyright N/A
Levelled N/A

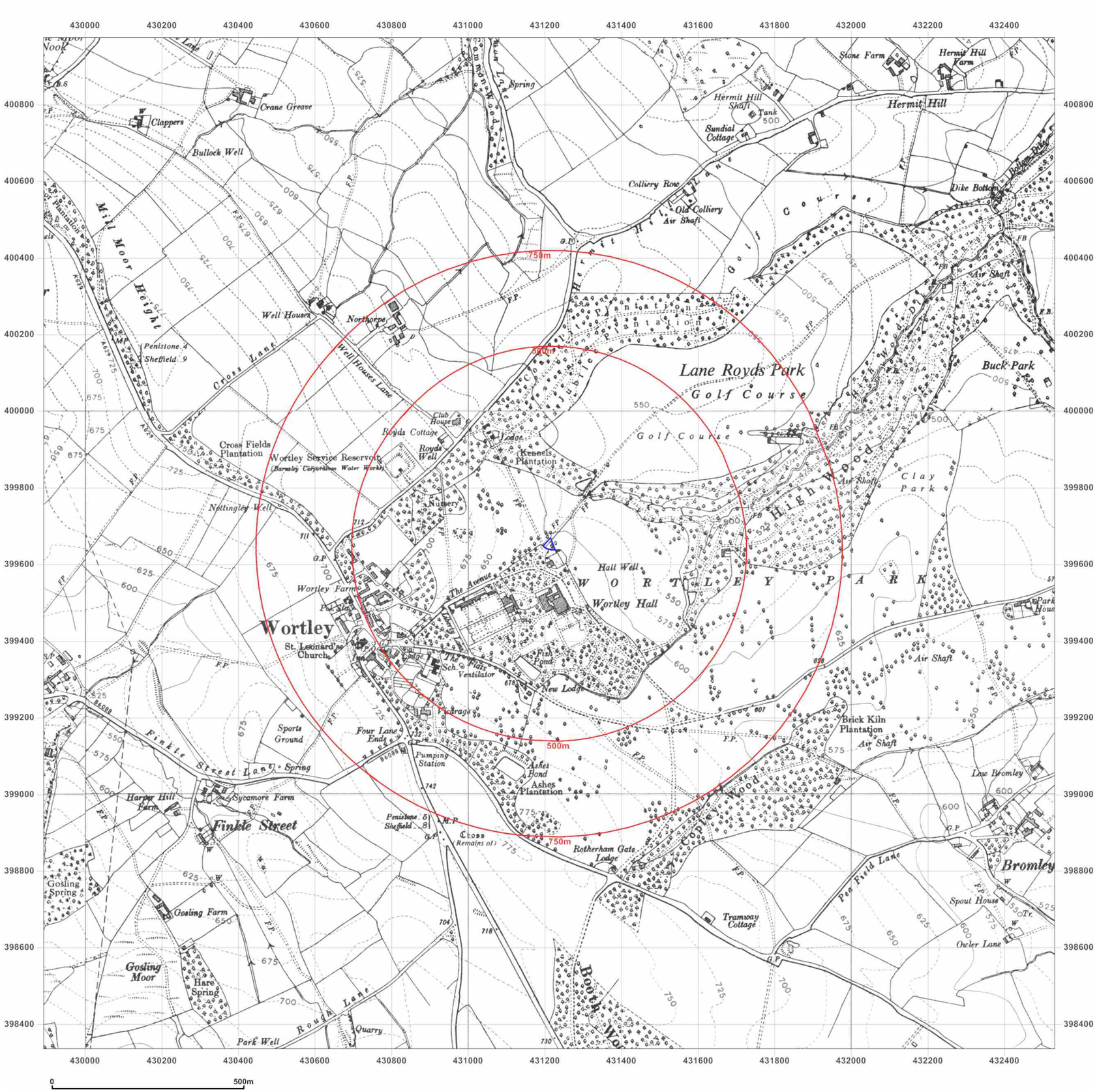
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Site Details:

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Study North-East Area, S35 7DT

Client Ref: 16012NE
Report Ref: GS-3012885
Grid Ref: 431211, 399655

Map Name: Provisional

Map date: **1951-1956**

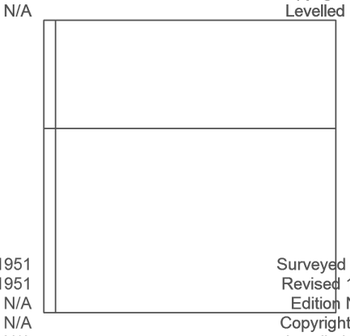
Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1951
Revised 1951
Edition N/A
Copyright N/A
Levelled N/A

Surveyed N/A
Revised 1955
Edition N/A
Copyright 1956
Levelled N/A



Surveyed 1951
Revised 1951
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1951
Revised 1951
Edition N/A
Copyright N/A
Levelled N/A

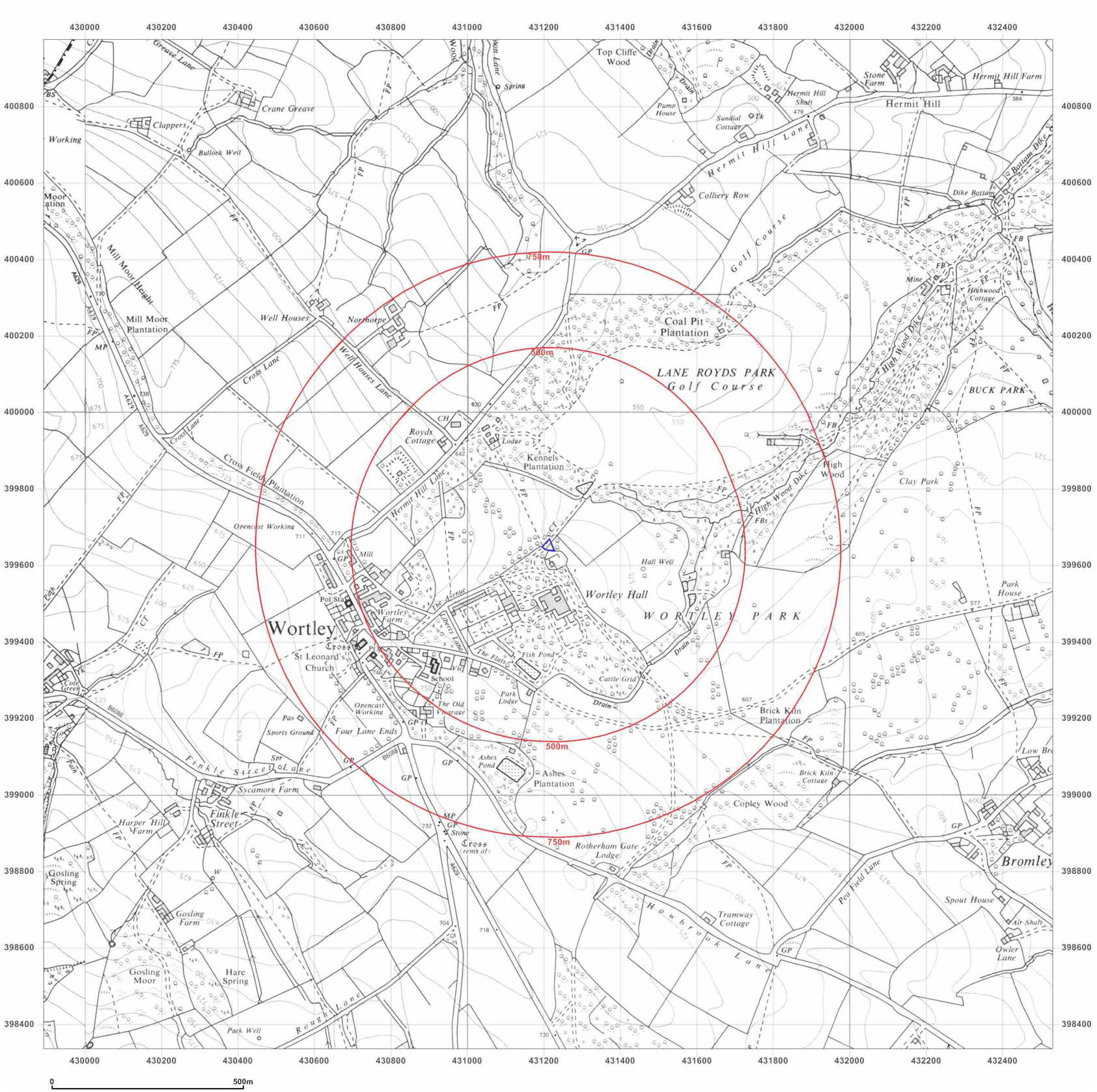
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Groundsure INSIGHTS

Site Details:

Wortley Village Phase 1 Desk Study North-East Area, S35 7DT

Client Ref: 16012NE
Report Ref: GS-3012885
Grid Ref: 431211, 399655

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 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

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

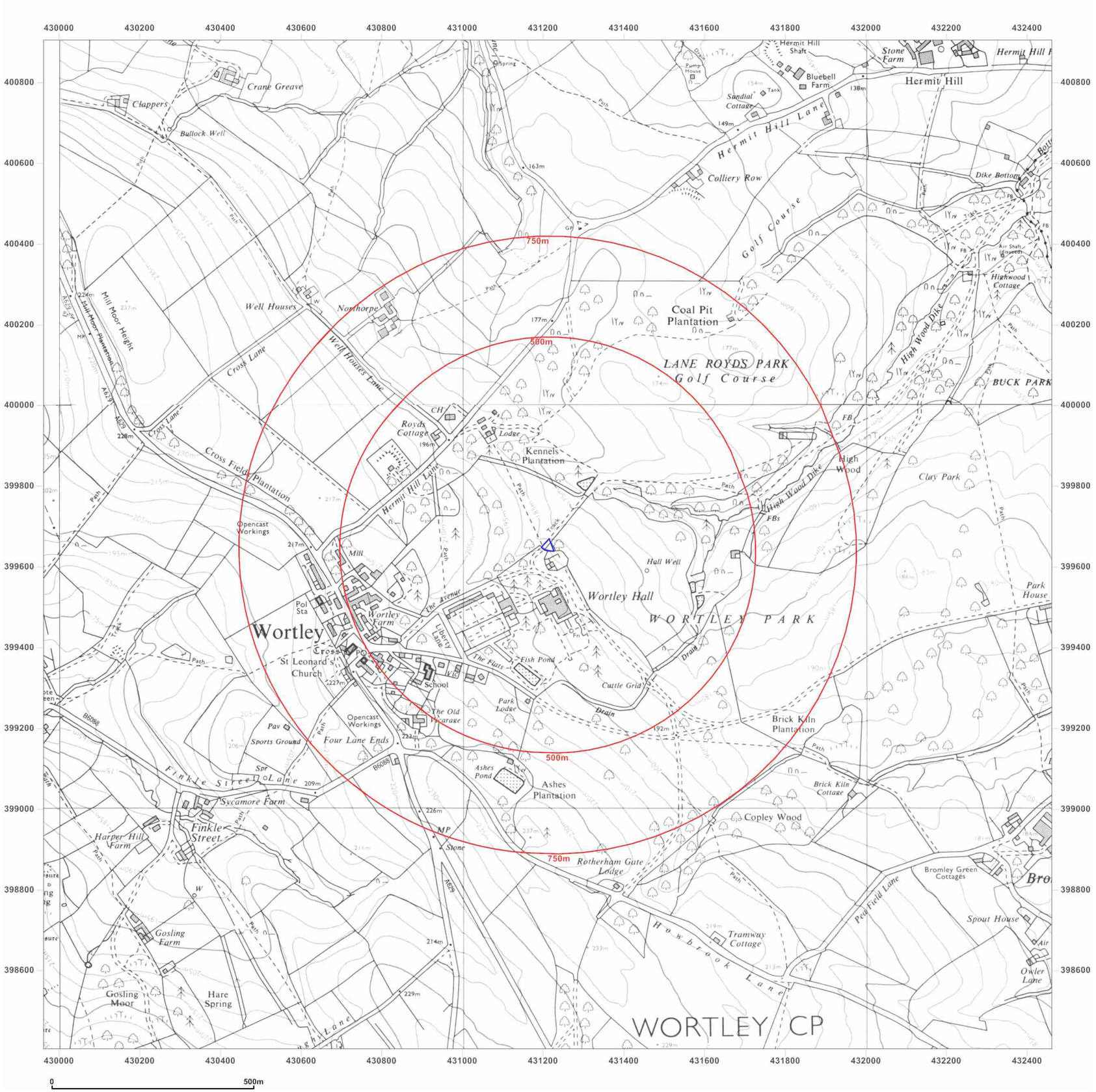
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Site Details:

Wortley Village Phase 1 Desk Study North-East Area, S35 7DT

Client Ref: 16012NE
Report Ref: GS-3012885
Grid Ref: 431211, 399655

Map Name: National Grid

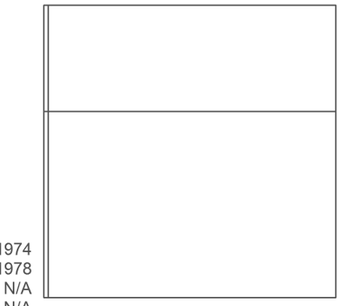
Map date: **1977-1980**

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 1974
Revised 1978
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1980
Revised 1980
Edition N/A
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Levelled N/A

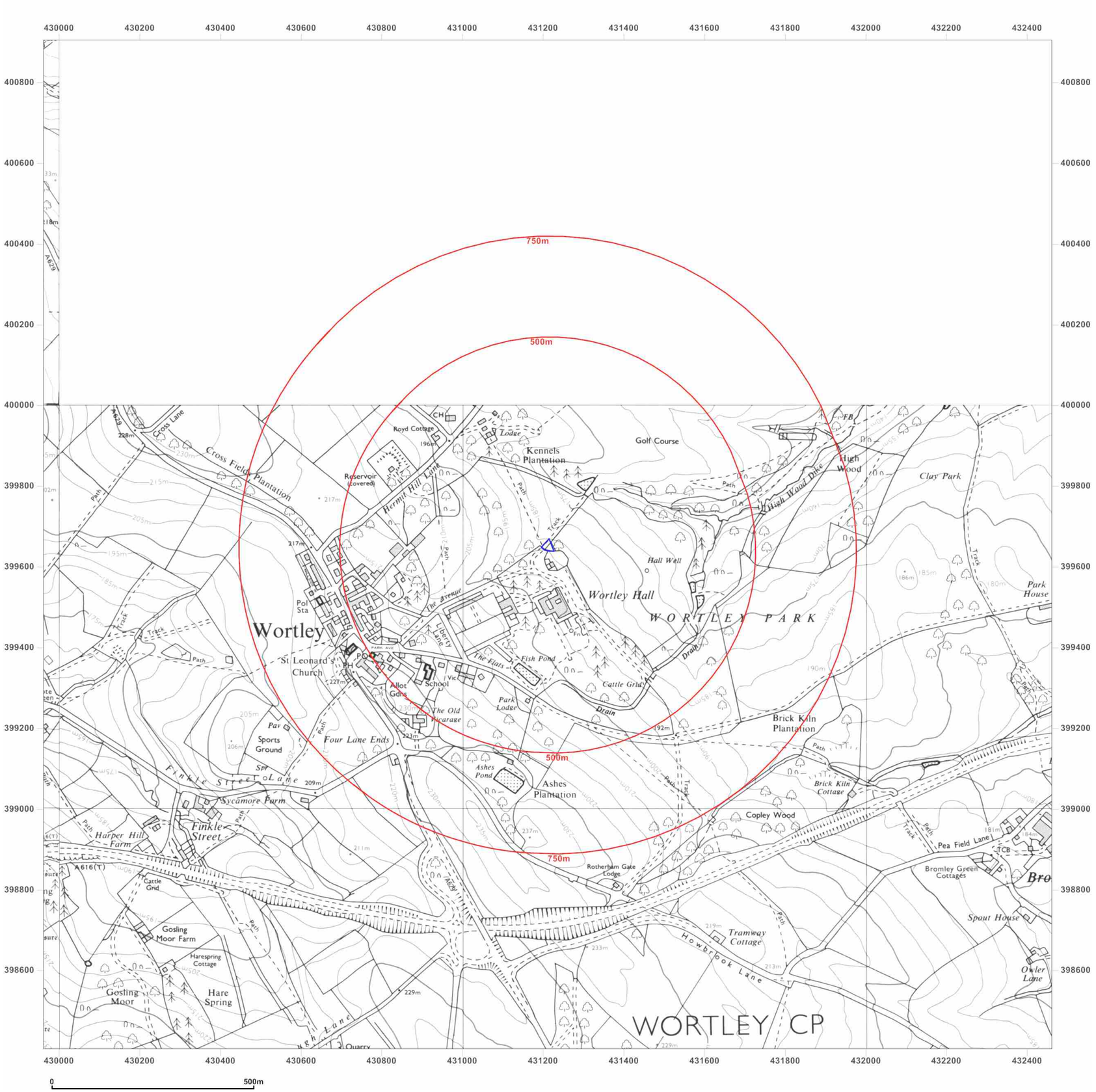
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Site Details:

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Study North-East Area, S35 7DT

Client Ref: 16012NE
Report Ref: GS-3012885
Grid Ref: 431211, 399655

Map Name: National Grid

Map date: **1987-1992**

Scale: 1:10,000

Printed at: 1:10,000

N
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Surveyed 1984
Revised 1987
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1981
Revised 1990
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1991
Revised 1992
Edition N/A
Copyright N/A
Levelled N/A

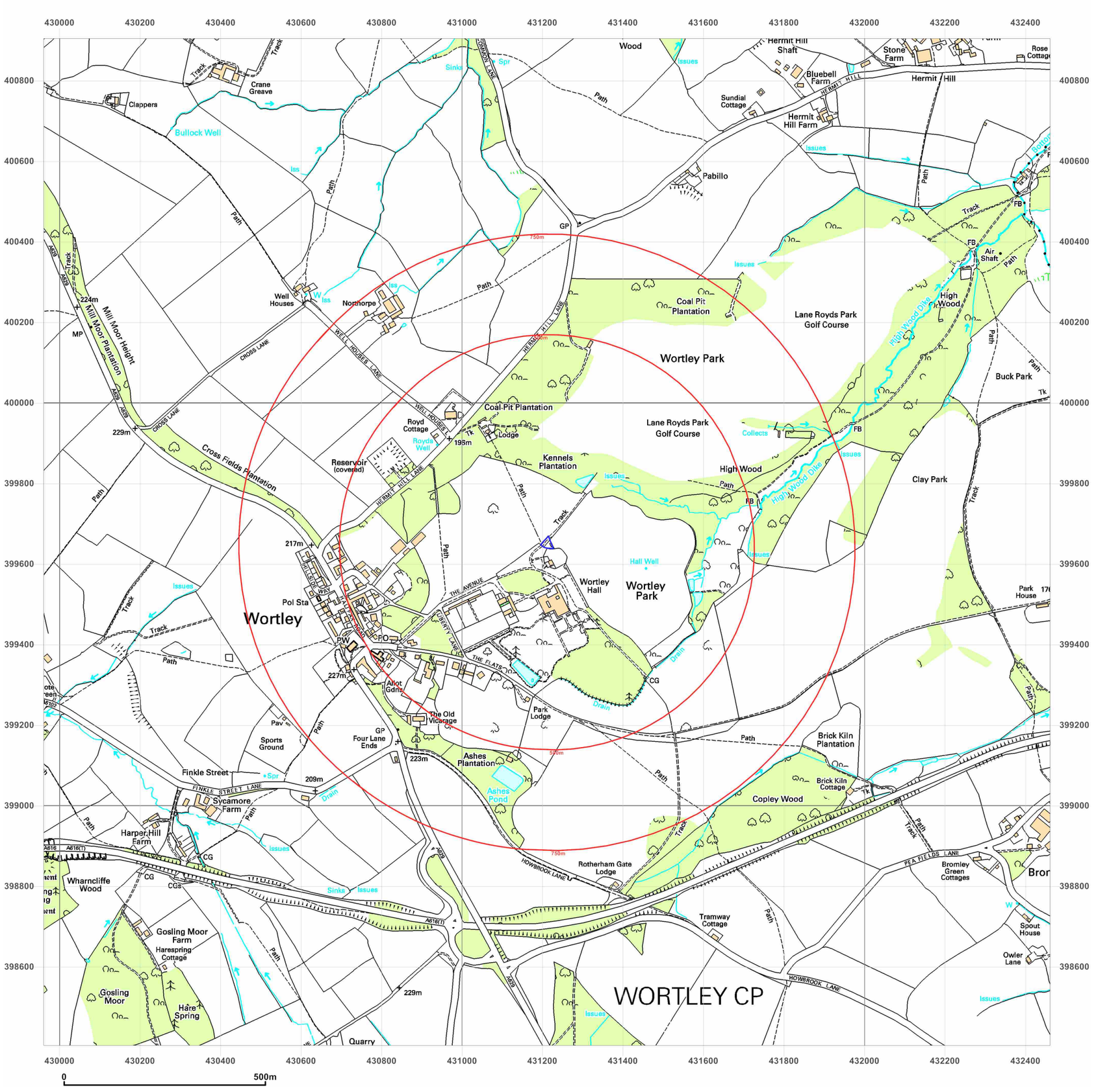
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Wortley Village Phase 1 Desk
Study North-East Area, S35 7DT

Client Ref: 16012NE
Report Ref: GS-3012885
Grid Ref: 431211, 399655

Map Name: 1:10,000 Raster
Map date: **2002**
Scale: 1:10,000
Printed at: 1:10,000

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2002

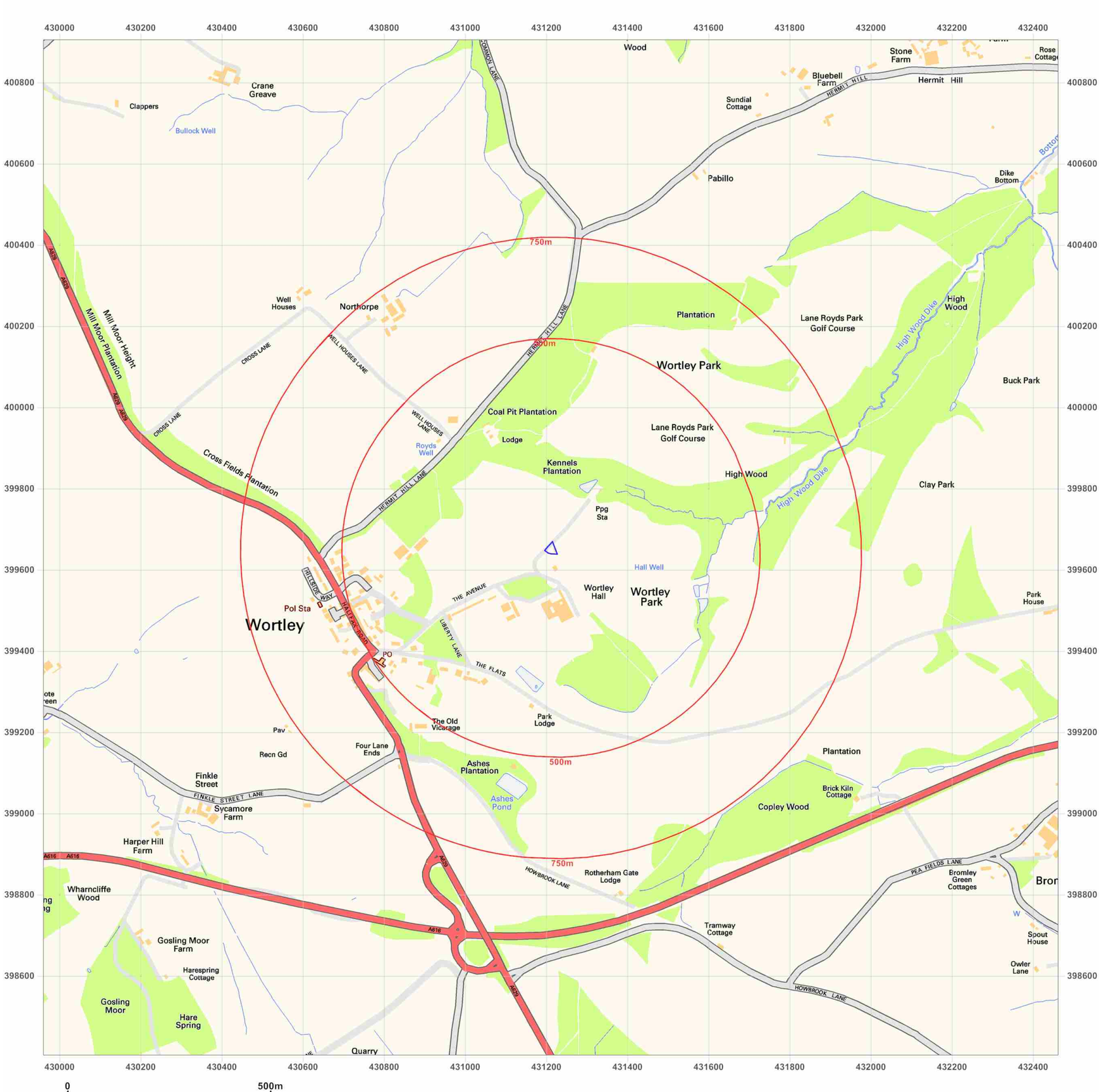
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Site Details:

Wortley Village Phase 1 Desk Study North-East Area, S35 7DT

Client Ref: 16012NE
Report Ref: GS-3012885
Grid Ref: 431211, 399655

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

N
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2010

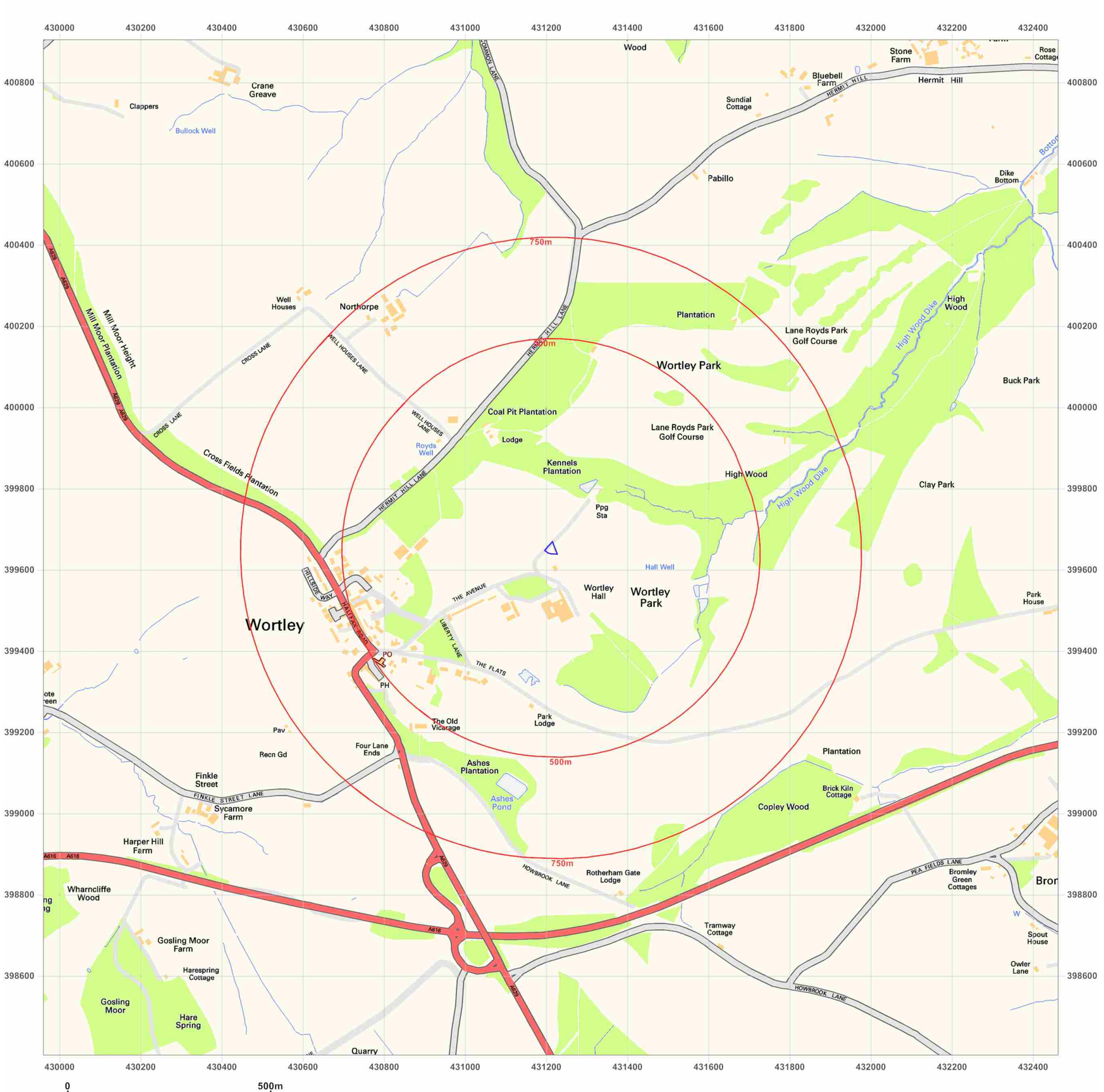
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Client Ref: 16012NE
Report Ref: GS-3012885
Grid Ref: 431211, 399655

Map Name: National Grid

Map date: **2014**

Scale: 1:10,000

Printed at: 1:10,000

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2014

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APPENDIX C

(i) GroundSure EnviroInsight – Environmental Data Report

(ii) GroundSure GeoInsight

(iii) Coal Authority Report

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LOCATION INTELLIGENCE

Silkstone Environmental Ltd

THORNCLIFFE HALL ANNEXE SILKSTONE ENVIRONMENTAL, NEWTON CHAMBERS ROAD,
SHEFFIELD/CHAPELTOWN, S35 2PH

Groundsure Reference:	GS-3012883
Your Reference:	16012NE
Report Date	1 Jun 2016
Report Delivery Method:	Email - pdf

Groundsure Enviro Insight

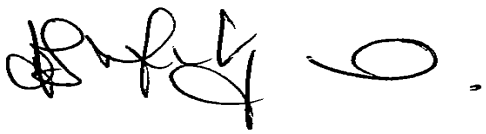
Address: Wortley Village Phase 1 Desk Study North-East Area, S35 7DT

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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

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Address:	**Wortley Village Phase 1 Desk Study North-East Area, S35 7DT**
Date:	**1 Jun 2016**
Reference:	**GS-3012883**
Client:	**Silkstone Environmental Ltd**

NW N NE

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SW S SE



Aerial Photograph Capture date:	07-Jun-2013
Grid Reference:	431217,399658
Site Size:	0.05ha

Report Reference: GS-3012883
Client Reference: 16012NE

Groundsure
LOCATION INTELLIGENCE

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Overview of Findings

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

Section 1: Historical Industrial Sites	On-site	0-50	51-250	251-500
1.1 Potentially Contaminative Uses identified from 1:10,000 scale mapping	0	0	1	9
1.2 Additional Information – Historical Tank Database	0	0	0	2
1.3 Additional Information – Historical Energy Features Database	0	0	0	0
1.4 Additional Information – Historical Petrol and Fuel Site Database	0	0	0	0
1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database	0	0	0	0
1.6 Potentially Infilled Land	0	0	6	22

Section 2: Environmental Permits, Incidents and Registers	On-site	0-50m	51-250	251-500
2.1 Industrial Sites Holding Environmental Permits and/or Authorisations				
2.1.1 Records of historic IPC Authorisations	0	0	0	0
2.1.2 Records of Part A(1) and IPPC Authorised Activities	0	0	0	0
2.1.3 Records of Red List Discharge Consents	0	0	0	0
2.1.4 Records of List 1 Dangerous Substances Inventory sites	0	0	0	0
2.1.5 Records of List 2 Dangerous Substances Inventory sites	0	0	0	0
2.1.6 Records of Part A(2) and Part B Activities and Enforcements	0	0	0	0
2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0
2.1.8 Records of Licensed Discharge Consents	0	0	2	0
2.1.9 Records of Water Industry Referrals	0	0	0	0
2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site	0	0	0	0
2.2 Records of COMAH and NIHHS sites	0	0	0	0
2.3 Environment Agency Recorded Pollution Incidents				
2.3.1 National Incidents Recording System, List 2	0	0	0	0
2.3.2 National Incidents Recording System, List 1	0	0	0	0
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0

Section 3: Landfill and Other Waste Sites	On-site	0-50m	51-250	251-500	501-1000	1000-1500
3.1 Landfill Sites						
3.1.1 Environment Agency Registered Landfill Sites	0	0	0	0	0	Not searched
3.1.2 Environment Agency Historic Landfill Sites	0	0	0	0	2	2
3.1.3 BGS/DoE Landfill Site Survey	0	0	0	0	0	0
3.1.4 Records of Landfills in Local Authority and Historical Mapping Records	0	0	0	0	0	0
3.2 Landfill and Other Waste Sites Findings						
3.2.1 Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	Not searched	Not searched
3.2.2 Environment Agency Licensed Waste Sites	0	0	0	0	0	0

Section 4: Current Land Use	On-site	0-50m	51-250	251-500
4.1 Current Industrial Sites Data	0	0	0	Not searched
4.2 Records of Petrol and Fuel Sites	0	0	0	0
4.3 National Grid Underground Electricity Cables	0	0	0	0
4.4 National Grid Gas Transmission Pipelines	0	0	0	0

Section 5: Geology	
5.1 Are there any records of Artificial Ground and Made Ground present beneath the study site?	No
5.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site?	None
5.3 For records of Bedrock and Solid Geology beneath the study site see the detailed findings section.	

Section 6: Hydrogeology and Hydrology	0-500m
6.1 Are there any records of Strata Classification in the Superficial Geology within 500m of the study site?	No
6.2 Are there any records of Strata Classification in the Bedrock Geology within 500m of the study site?	Yes

	On-site	0-50m	51-250	251-500	501-1000	1000-2000
6.3 Groundwater Abstraction Licences (within 2000m of the study site)	0	0	0	3	0	1
6.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	0
6.5 Potable Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	0
6.6 Source Protection Zones (within 500m of the study site)	0	0	0	0	Not searched	Not searched
6.7 Source Protection Zones within Confined Aquifer	0	0	0	0	Not searched	Not searched
6.8 Groundwater Vulnerability and Soil Leaching Potential (within 500m of the study site)	1	0	1	3	Not searched	Not searched

	On-site	0-50m	51-250	251-500	501-1000	1000-1500

Section 6: Hydrogeology and Hydrology	0-500m					
6.9 Is there any Environment Agency information on river quality within 1500m of the study site?	No	No	No	No	No	No
6.10 Detailed River Network entries within 500m of the site	0	0	3	9	Not searched	Not searched
6.11 Surface water features within 250m of the study site	No	No	Yes	Not searched	Not searched	Not searched

Section 7: Flooding	
7.1 Are there any Enviroment Agency Zone 2 floodplains within 250m of the study site?	No
7.2 Are there any Environment Agency Zone 3 floodplains within 250m of the study site	No
7.3 What is the Risk of flooding from Rivers and the Sea (RoFRaS) rating for the study site?	Very Low
7.4 Are there any Flood Defences within 250m of the study site?	No
7.5 Are there any areas benefiting from Flood Defences within 250m of the study site?	No
7.6 Are there any areas used for Flood Storage within 250m of the study site?	No
7.7 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Limited potential
7.8 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	Low

Section 8: Designated Environmentally Sensitive Sites	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	0
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
8.3 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
8.4 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
8.5 Records of Ramsar sites	0	0	0	0	0	0
8.6 Records of Ancient Woodlands	0	0	1	0	4	21
8.7 Records of Local Nature Reserves (LNR)	0	0	0	0	0	0
8.8 Records of World Heritage Sites	0	0	0	0	0	0
8.9 Records of Environmentally Sensitive Areas	0	0	0	0	0	0
8.10 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0

Section 8: Designated Environmentally Sensitive Sites	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.11 Records of National Parks	0	0	0	0	0	0
8.12 Records of Nitrate Sensitive Areas	0	0	0	0	0	0
8.13 Records of Nitrate Vulnerable Zones	1	0	0	1	1	1
8.14 Records of Green Belt land	1	0	0	1	0	3

Section 9: Natural Hazards

9.1 What is the maximum risk of natural ground subsidence?	Very Low
9.1.1 What is the maximum Shrink-Swell hazard rating identified on the study site?	Very Low
9.1.2 What is the maximum Landslides hazard rating identified on the study site?	Low
9.1.3 What is the maximum Soluble Rocks hazard rating identified on the study site?	Negligible
9.1.4 What is the maximum Compressible Ground hazard rating identified on the study site?	Negligible
9.1.5 What is the maximum Collapsible Rocks hazard rating identified on the study site?	Very Low
9.1.6 What is the maximum Running Sand hazard rating identified on the study site?	Negligible
9.2 Radon	
9.2.1 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 not in a Radon Affected Area, as less than 1% of properties are above the Action Level.
9.2.2 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.

Section 10: Mining

10.1 Are there any coal mining areas within 75m of the study site?	Yes
10.2 Are there any Non-Coal Mining areas within 50m of the study site boundary?	Yes
10.3 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. Historical Industrial Sites

Provides information on past land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. Potentially Infilled Land features are also included. This search is conducted using radii of up to 500m.

2. 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.

3. 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.

4. 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 gas pipelines and underground electricity transmission lines.

5. Geology

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

6. 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.

7. Flooding

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

8. 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.

9. 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 and radon..

10. Mining

Provides information on areas of coal and non-coal mining and brine affected areas.

11. 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.

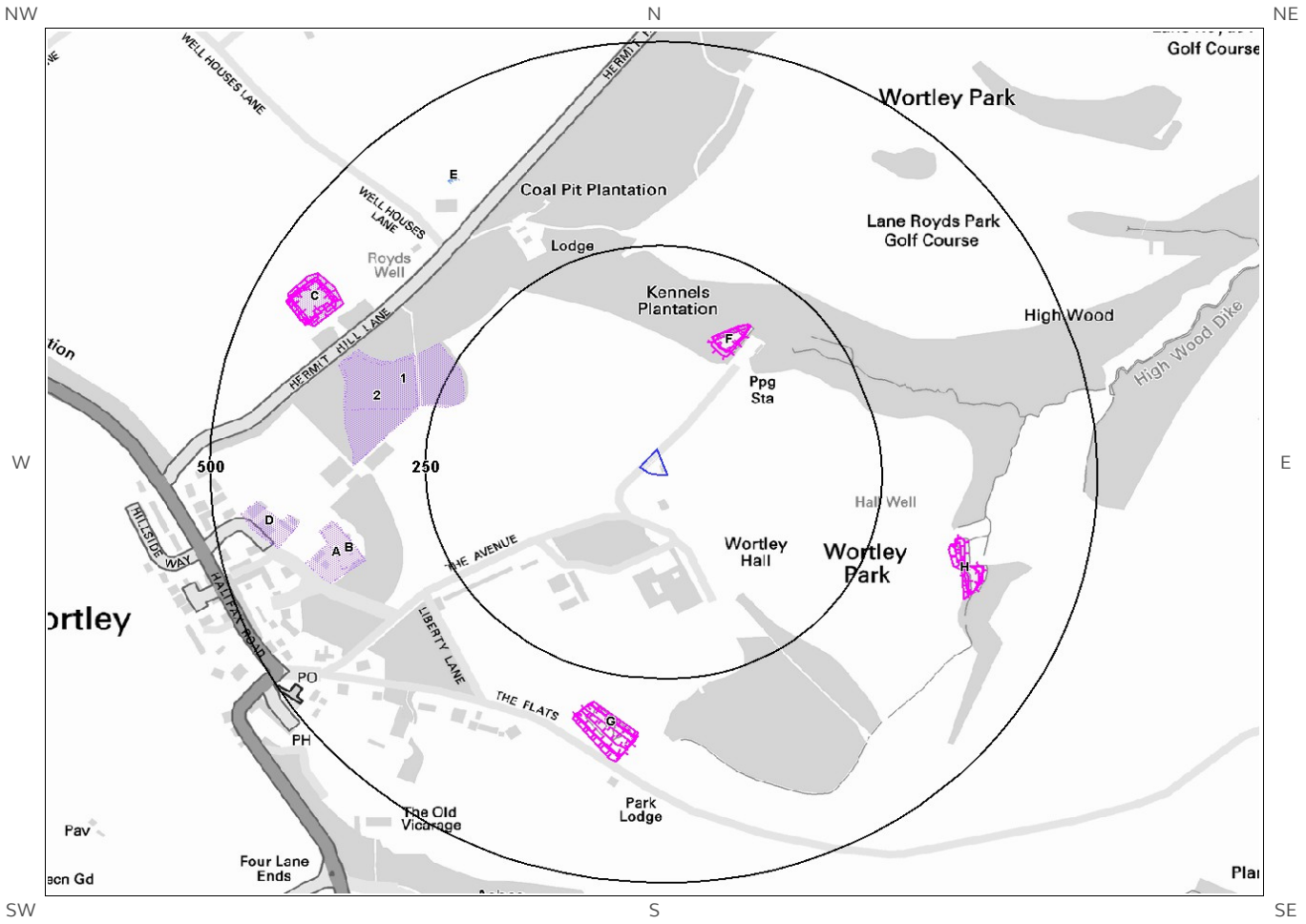
Note: Maps

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. Historical Land Use



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Site Outline

250
500
Search Buffers (m)

Historical 1:10,000 and 1:10,560 scale mapping

Industrial Land Use

Potentially Infilled Land

Historical 1:2,500, 1:1,250 and 1:500 scale mapping

Energy Features

Petrol Stations

Tanks

Garages

1. Historical Industrial Sites

1.1 Potentially Contaminative Uses identified from 1:10,000 scale Mapping

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information:

Records of sites with a potentially contaminative past land use within 500m of the search boundary: 10

ID	Distance [m]	Direction	Use	Date
1	222	W	Nursery	1932
2	269	W	Nursery	1951
3A	339	W	Gas Works	1903
4A	341	W	Gas Works	1891
5B	349	W	Gasometer	1903
6B	349	W	Gasometer	1891
7C	400	NW	Unspecified Heap	1966
8C	400	NW	Unspecified Heap	1980
9D	402	W	Unspecified Mill	1966
10D	402	W	Unspecified Mill	1980

1.2 Additional Information – Historical Tank Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical tanks within 500m of the search boundary: 2

ID	Distance (m)	Direction	Use	Date
11E	402	NW	Unspecified Tank	1984
12E	405	NW	Unspecified Tank	1958

1.3 Additional Information – Historical Energy Features Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical energy features within 500m of the search boundary: 0

Database searched and no data found.

1.4 Additional Information – Historical Petrol and Fuel Site Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical petrol stations and fuel sites within 500m of the search boundary: 0

Database searched and no data found.

1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical garage and motor vehicle repair sites within 500m of the search boundary: 0

Database searched and no data found.

1.6 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 500m of the study site: 28

The following Historical Potentially Infilled Features derived from the Historical Mapping information is provided by Groundsure:

ID	Distance(m)	Direction	Use	Date
13F	138	NE	Pond	1932
14F	145	NE	Pond	1891
15F	145	NE	Pond	1980
16F	145	NE	Pond	1992
17F	145	NE	Pond	1951
18F	145	NE	Pond	1966
19G	287	S	Fish Pond	1992
20G	290	S	Fish Pond	1980
21G	290	S	Fish Pond	1951
22G	290	S	Fish Pond	1966
23G	292	S	Fish Pond	1938
24G	298	S	Fish Pond	1891
25G	298	S	Fish Pond	1903
26G	298	S	Fish Pond	1948
27H	340	E	Ponds	1948
28H	340	E	Ponds	1903
29H	340	E	Ponds	1891
30H	345	E	Ponds	1938
31H	346	E	Ponds	1980
32H	346	E	Ponds	1992

33H	346	E	Ponds	1951
34H	346	E	Ponds	1966
35C	400	NW	Unspecified Heap	1980
36C	400	NW	Unspecified Heap	1966
37C	406	NW	Covered Reservoir	1992
38C	407	NW	Reservoir	1951
39C	411	NW	Reservoir	1932
40C	411	NW	Reservoir	1903

2. Environmental Permits, Incidents and Registers Map



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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

2. Environmental Permits, Incidents and Registers

2.1 Industrial Sites Holding Licences and/or Authorisations

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

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

0

Database searched and no data found.

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

0

Database searched and no data found.

2.1.3 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.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations:

0

Database searched and no data found.

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

2

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

ID	Distance (m)	Direction	NGR	Details	
1A	91	E	431300 399700	Address: WORTLEY EAST STW, WORTLEY, SHEFFIELD, SOUTH YORKSHIRE Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: 3717(SS) Permit Version: 1	Receiving Water: Status: TRANSFERRED FROM R(PP)A 1951-1961 Issue date: 17/06/1983 Effective Date: 17-Jun-1983 Revocation Date: -
2A	91	E	431300 399700	Address: WORTLEY EAST STW, WORTLEY, SHEFFIELD, SOUTH YORKSHIRE Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 3717(SS) Permit Version: 1	Receiving Water: Status: TRANSFERRED FROM R(PP)A 1951-1961 Issue date: 17/06/1983 Effective Date: 17-Jun-1983 Revocation Date: -

2.1.9 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.

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

0

Database searched and no data found.

2.2 Dangerous or Hazardous Sites

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

Database searched and no data found.

2.3 Environment Agency Recorded Pollution Incidents

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

0

Database searched and no data found.

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

0

Database searched and no data found.

2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990

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

Database searched and no data found.

3. Landfill and Other Waste Sites Map



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Site Outline

250
500
Search Buffers (m)

E.A. Active Landfill

E.A. Historic Landfill

BGS / DoE Survey Landfill

Historic and Planned Waste Sites

E.A. Licensed Waste Site

Local Authority/Historical Mapping Landfill Records

3. Landfill and Other Waste Sites

3.1 Landfill Sites

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

0

Database searched and no data found.

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

4

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

ID	Distance (m)	Direction	NGR	Details	
Not shown	759	SW	430800 398800	Site Address: Land being part of Northorpe Farm Holding Sycamore Farm, Finkle Street, Wortley, Sheffield Waste Licence: Yes Site Reference: WD20 B531, 4400/B531, 20B531(25) Waste Type: Inert, Commercial Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 14-Aug-1986 Licence Surrendered: 13-May-1987 Licence Holder Address: Hooton, South Wirral, Cheshire Operator: McAlpine Construction Limited Licence Holder: Alfred McAlpine Construction Limited First Recorded: 14-Aug-1986 Last Recorded: 13-May-1987
Not shown	972	SW	430500 398800	Site Address: Sycamore Farm, Finkle Street, Wortley Waste Licence: - Site Reference: 4400/(26) Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Holder Address: - Operator: Wharncliffe Estates Licence Holder: Wharncliffe estates First Recorded: 31-Dec-1986 Last Recorded: 31-Dec-1987
Not shown	1286	NE	431700 400800	Site Address: Hermit Hill Shaft, Hermit Hill, Near Leeds Waste Licence: Yes Site Reference: 4400/B68 Waste Type: - Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 01-Sep-1995 Licence Surrendered: Licence Holder Address: - Operator: - Licence Holder: R E Goldthorpe First Recorded: - Last Recorded: -
Not shown	1304	SW	430600 398300	Site Address: Disused Quarry, Rough Lane, Wortley, Sheffield Waste Licence: Yes Site Reference: 20B361(48), WD2C B361, 4400/B361, WD20 B361 Waste Type: Inert, Commercial Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 14-Oct-1983 Licence Surrendered: 29-Apr-1994 Licence Holder Address: 1A Arundel Road, Chapletown, Sheffield Operator: H and J Wroe Licence Holder: H and J Wroe First Recorded: 31-Oct-1983 Last Recorded: 30-Jun-1995

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

0

Database searched and no data found.

3.1.4 Records of Landfills from Local Authority and Historical Mapping Records within 1500m of the study site:

0

Database searched and no data found.

3.2 Other Waste Sites

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

0

Database searched and no data found.

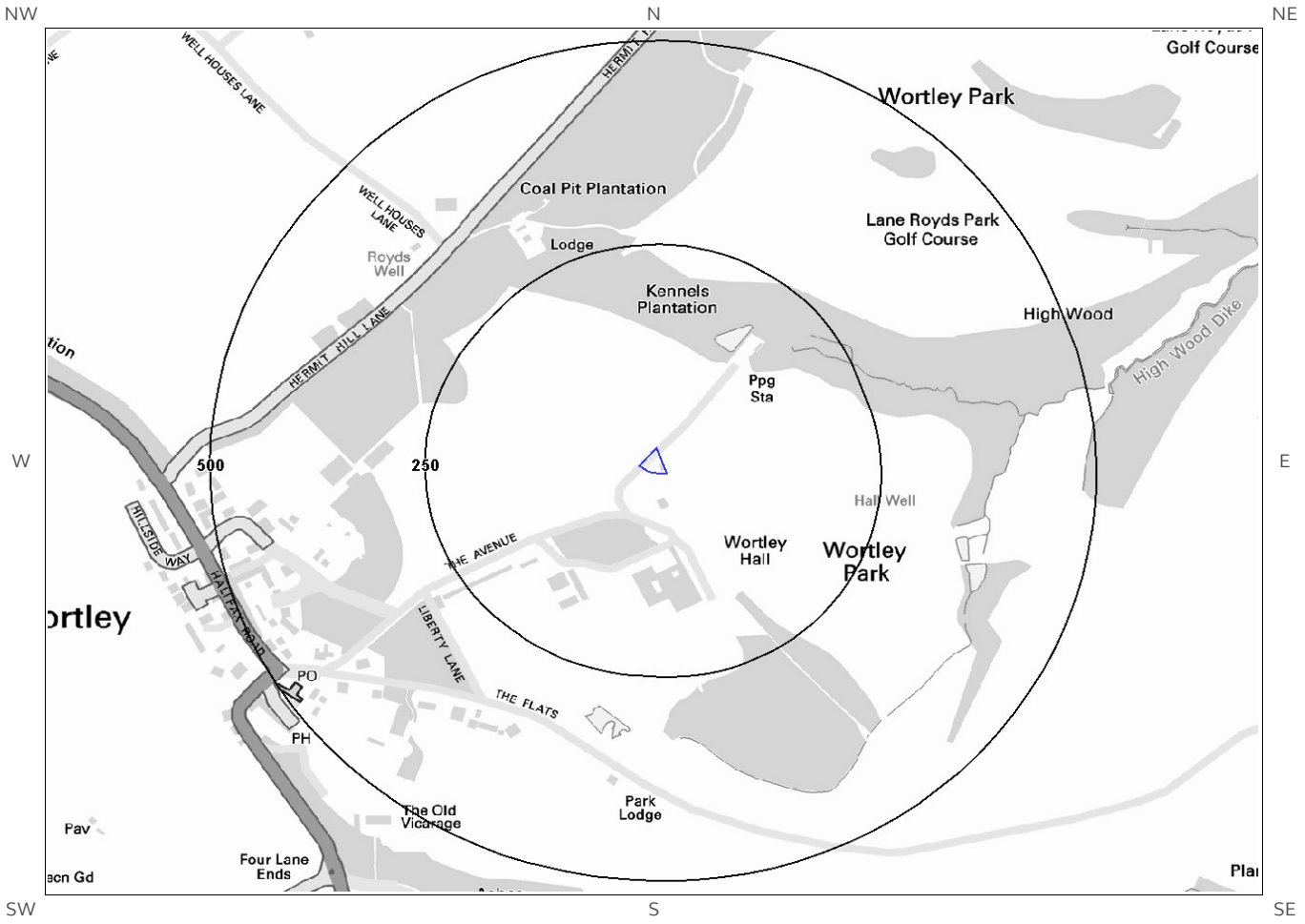
3.2.2 Records of Environment Agency licensed waste sites within 1500m of the study site:

0

Database searched and no data found.

---

4. Current Land Use Map



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Site Outline

Search Buffers (m)
250
500

Current Industrial Sites

Petrol & Fuel Sites

Electricity Transmission Cables

Gas Transmission Pipelines

4. Current Land Uses

4.1 Current Industrial Data

Records of potentially contaminative industrial sites within 250m of the study site: 0

Database searched and no data found.

4.2 Petrol and Fuel Sites

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

Database searched and no data found.

4.3 National Grid High Voltage Underground Electricity Transmission Cables

This dataset identifies the high voltage electricity transmission lines running between generating power plants and electricity substations. The dataset does not include the electricity distribution network (smaller, lower voltage cables distributing power from substations to the local user network). This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high voltage underground electricity transmission cables within 500m of the study site: 0

Database searched and no data found.

4.4 National Grid High Pressure Gas Transmission Pipelines

This dataset identifies high-pressure, large diameter pipelines which carry gas between gas terminals, power stations, compressors and storage facilities. The dataset does not include the Local Transmission System (LTS) which supplies gas directly into homes and businesses. This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high pressure gas transmission pipelines within 500m of the study site: 0

Database searched and no data found.

5. Geology

5.1 Artificial Ground and Made Ground

Database searched and no data found.

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

5.2 Superficial Ground and Drift Geology

Database searched and no data found.

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

5.3 Bedrock and Solid Geology

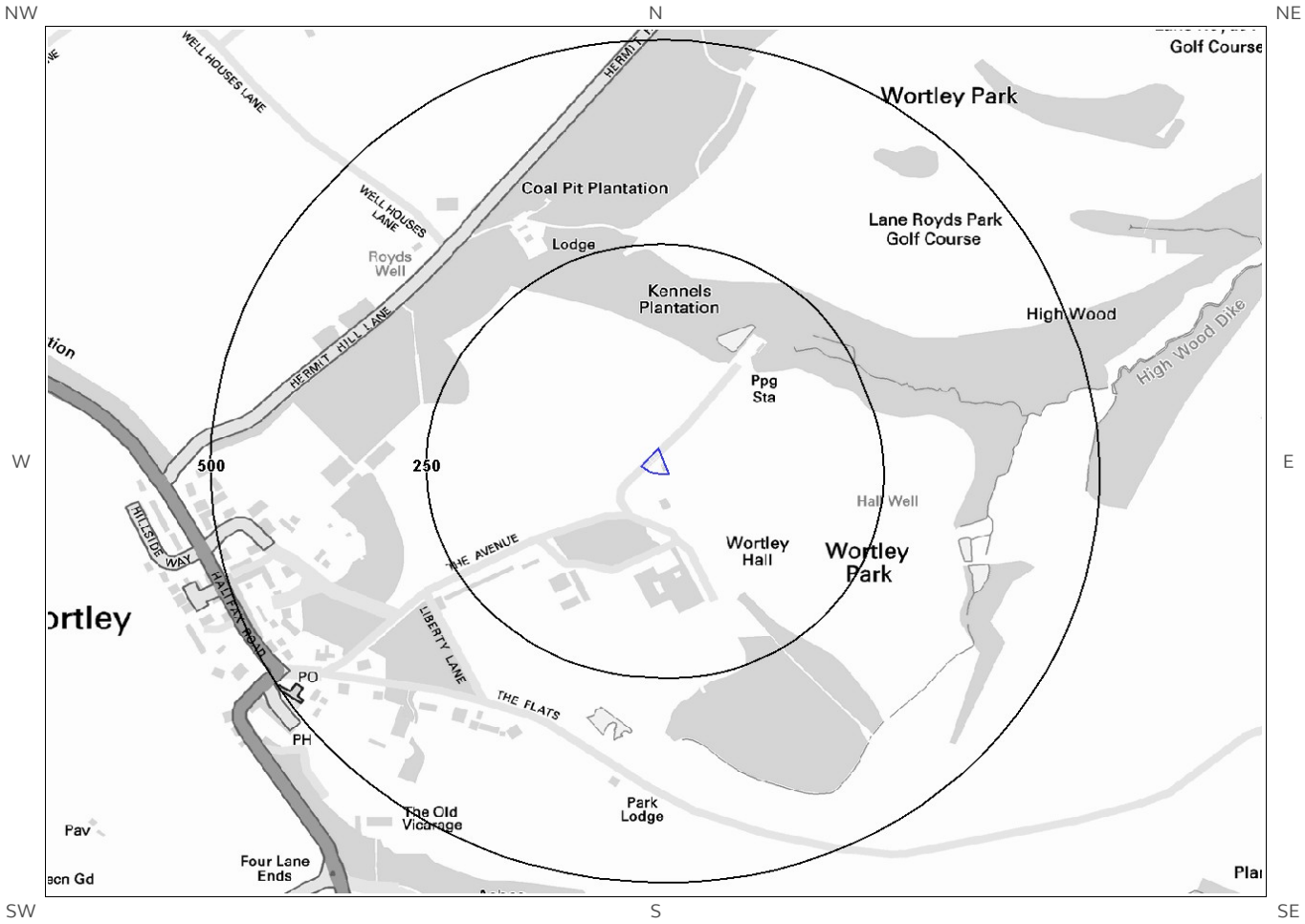
The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION	MUDSTONE, SILTSTONE AND SANDSTONE
PLCM-SDST	PENNINE LOWER COAL MEASURES FORMATION	SANDSTONE

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

6 Hydrogeology and Hydrology

6a. Aquifer Within Superficial Geology



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Site Outline

250
500
Search Buffers (m)

Principal Aquifer

Secondary (A) Aquifer - Permeable Layers

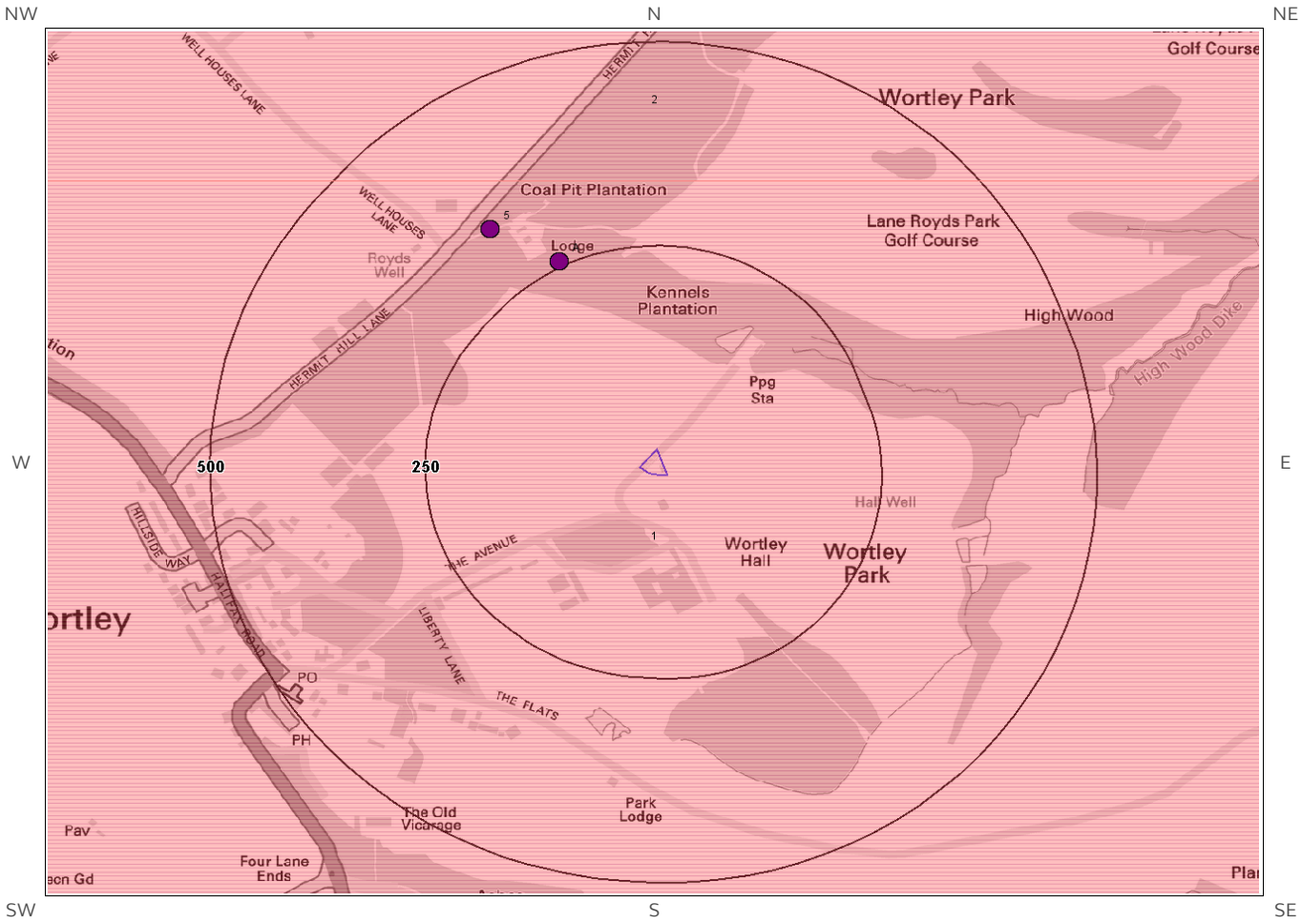
Secondary (B) Aquifer - Lower Permeability Layers

Secondary Aquifer - Undifferentiated Layers

Unproductive

Unknown (lakes and landslip)

6b. Aquifer Within Bedrock Geology and Abstraction Licenses



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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

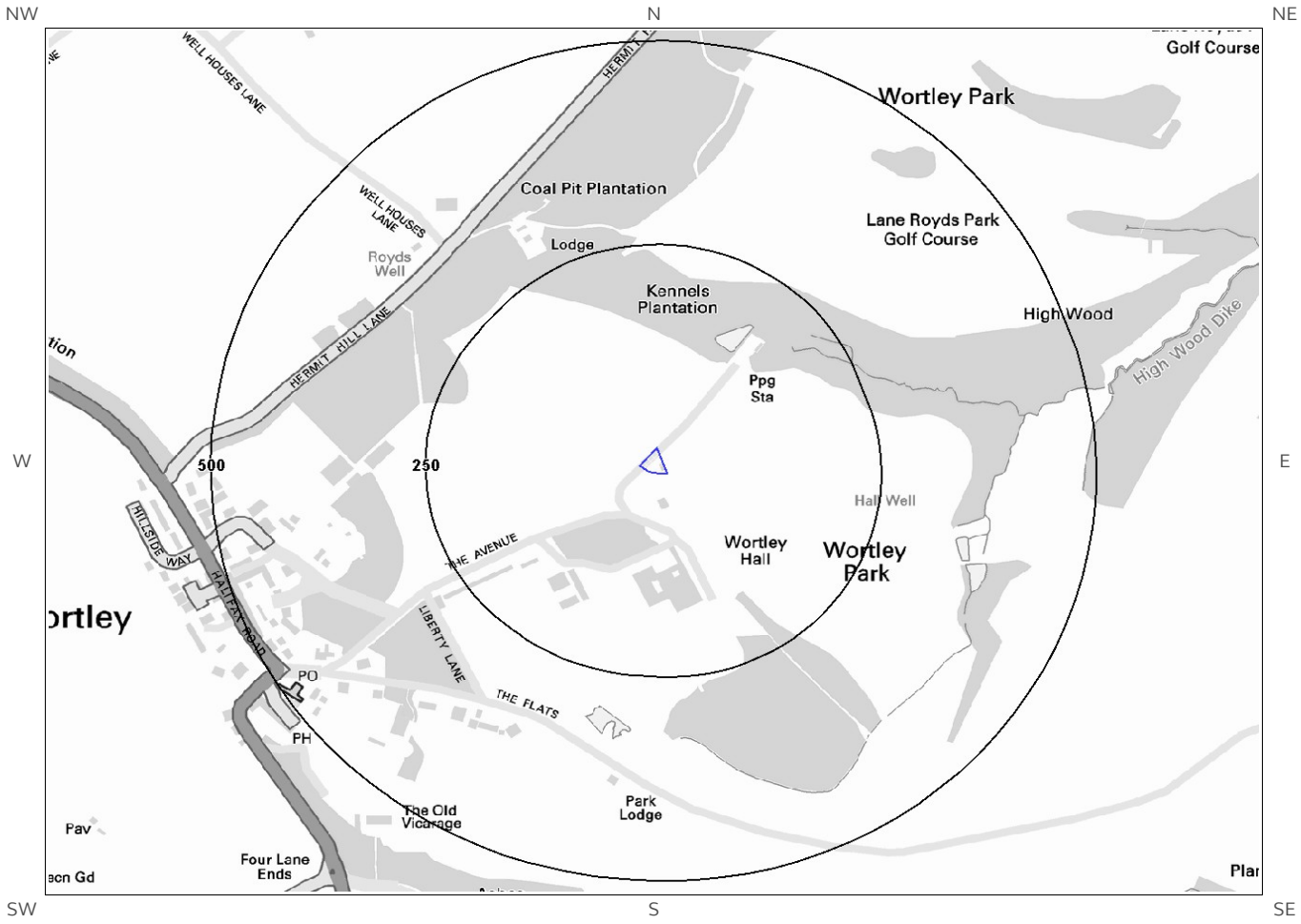
Secondary Aquifer - Undifferentiated Layers

Unproductive

Unknown (lakes and landslip)

Surface Water Abstraction Licence

6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses



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Site Outline

250
500
Search Buffers (m)

Source Protection Zone 1 - Inner Catchment

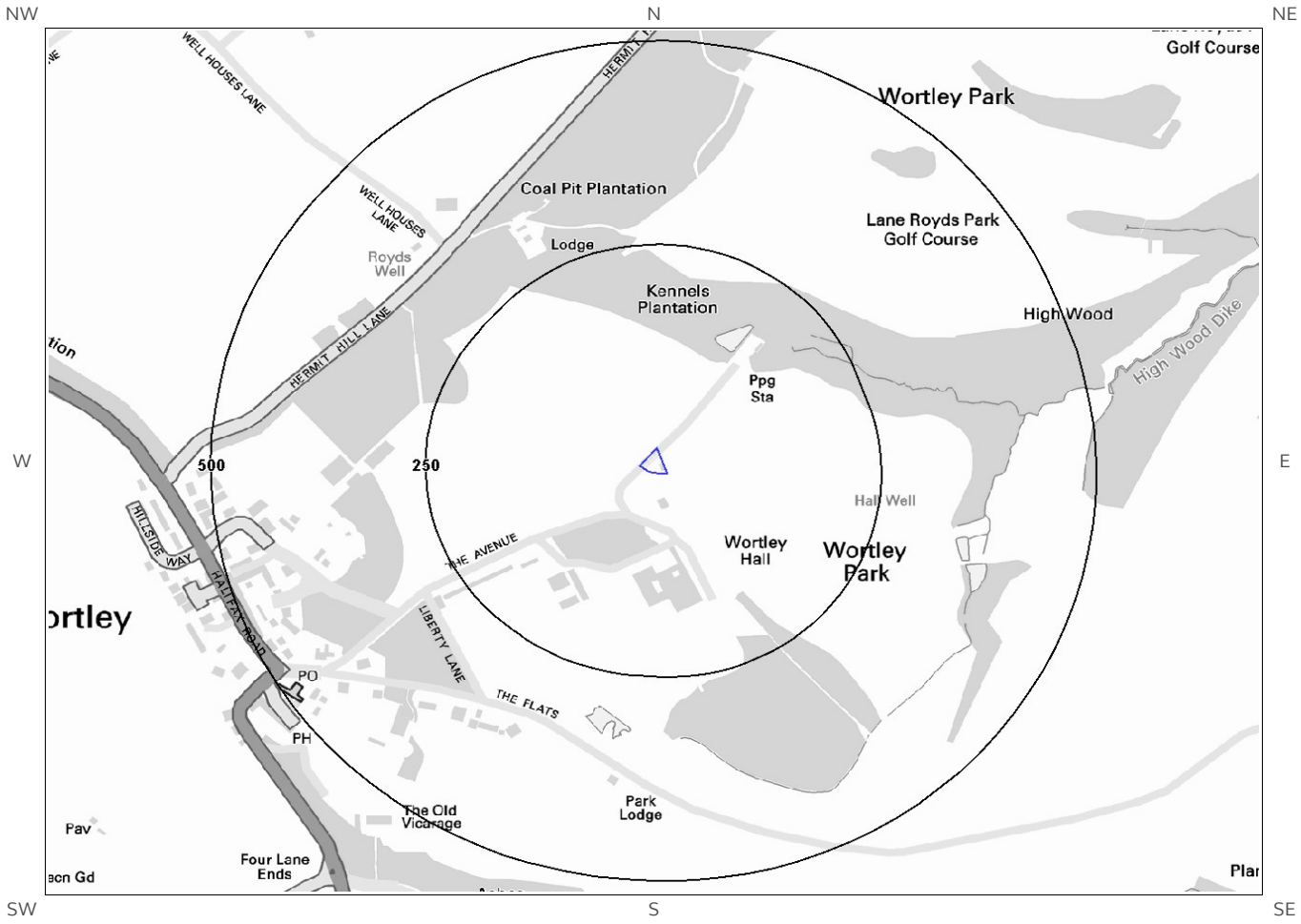
Source Protection Zone 2 - Outer Catchment

Source Protection Zone 3 - Total Catchment

Source Protection Zone 4 - Zone of Special Interest

Potable Water Abstraction Licence

6d. Hydrogeology – Source Protection Zones within confined aquifer



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Site Outline

250
500
Search Buffers (m)

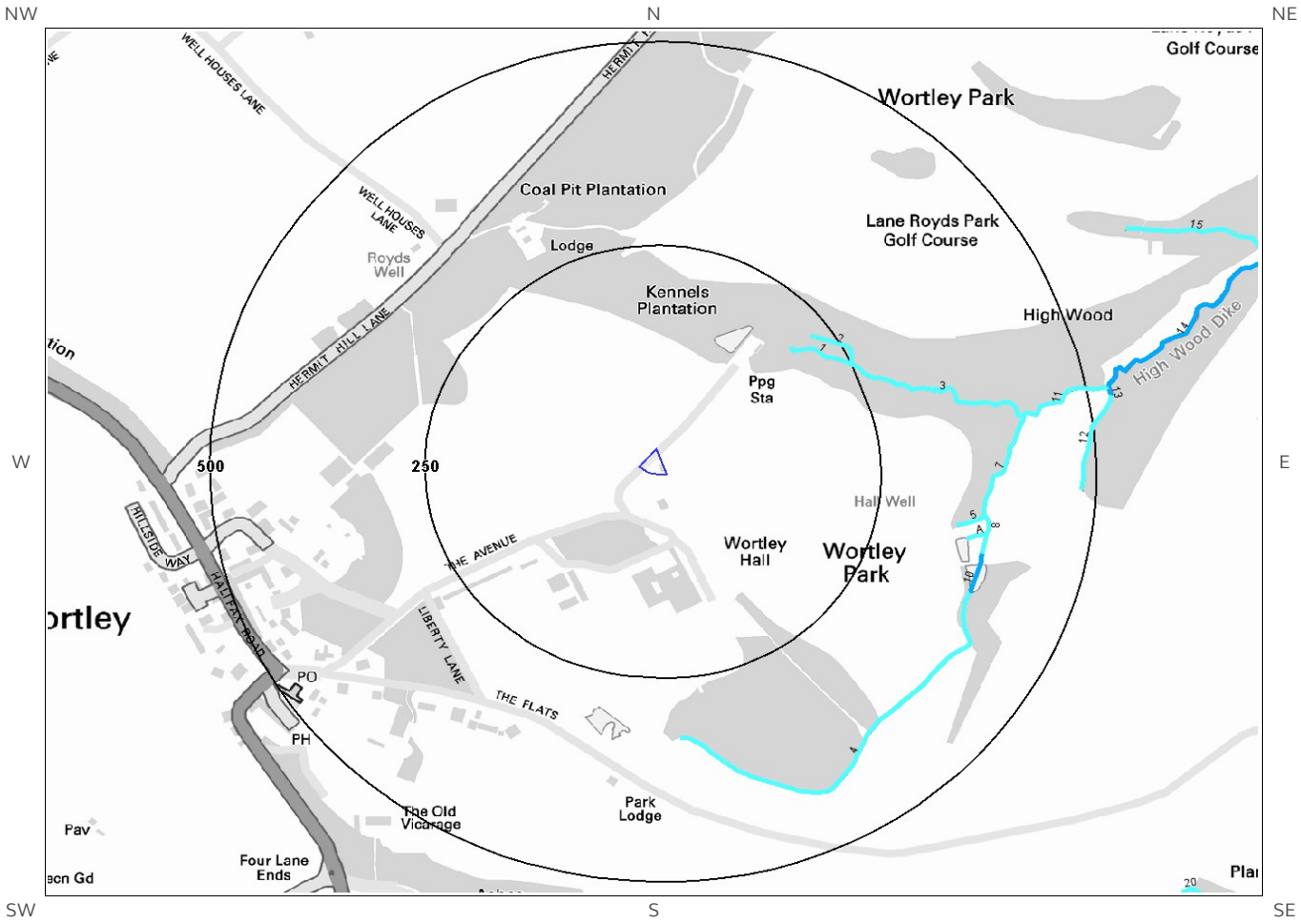
Source Protection Zone 1 - Inner Catchment

Source Protection Zone 2C - Outer Catchment within Confined Aquifer

Source Protection Zone 3C - Total Catchment within Confined Aquifer

Potable Water Abstraction Licence

6e. Hydrology – Detailed River Network and River Quality



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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: Biology
General Quality Assessment: Chemistry

Canal
Canal Tunnel
Culvert
Multiple Channel Culvert
Underground River (Potential Sewer)
Underground River (local knowledge)

6.Hydrogeology and Hydrology

6.1 Aquifer within Superficial Deposits

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

Database searched and no data found.

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

6.2 Aquifer within Bedrock Deposits

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

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

The following aquifer records are shown on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	Designation	Description
1	0	On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	330	N	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

6.3 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 (6b):

ID	Distance (m)	Direction	NGR	Details	
3A	257	NW	431100 399900	Status: Historical Licence No: 2/27/08/108 Details: Spray Irrigation - Direct Direct Source: Groundwaters Point: Borehole - Coal Measures - Wortley Sheffield Data Type: Point Name: WORTLEY GOLF CLUB	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: 6469 Original Start Date: 24/6/1994 Expiry Date: 30/9/2003 Issue No: 100 Version Start Date: 3/2/1999 Version End Date:

ID	Distance (m)	Direction	NGR	Details	
4A	257	NW	431100 399900	Status: Historical Licence No: 2/27/08/108 Details: Spray Irrigation - Direct Direct Source: Groundwaters Point: Borehole Data Type: Point Name: WORTLEY GOLF CLUB	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: 6469 Original Start Date: 24/6/1994 Expiry Date: 30/09/2003 Issue No: 100 Version Start Date: 3/2/1999 Version End Date:
5	332	NW	431020 399940	Status: Active Licence No: 2/27/08/134 Details: Spray Irrigation - Direct Direct Source: Groundwaters Point: Borehole- Coal Measures - Wortley-Sheffield Data Type: Point Name: WORTLEY GOLF CLUB	Annual Volume (m^3): 7000 Max Daily Volume (m^3): 89 Original Application No: 8106 Original Start Date: 9/3/2004 Expiry Date: 31/3/2017 Issue No: 3 Version Start Date: 13/2/2008 Version End Date:
Not shown	1375	E	432600 399600	Status: Historical Licence No: 03/28/20/0057 Details: General Farming & Domestic Direct Source: Groundwater Midlands Region Point: Red House Farm, Ratcliife Culey - Well Data Type: Point Name: MESSRS J D & G G HUNT	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 13/1/1966 Expiry Date: - Issue No: 100 Version Start Date: 8/6/1994 Version End Date:

6.4 Surface Water Abstraction Licences

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

Database searched and no data found.

6.5 Potable Water Abstraction Licences

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

Database searched and no data found.

6.6 Source Protection Zones

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

Database searched and no data found.

6.7 Source Protection Zones within Confined Aquifer

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

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

Database searched and no data found.

6.8 Groundwater Vulnerability and Soil Leaching Potential

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

Distance (m)	Direction	Classification	Soil Vulnerability Category	Description
0	On Site	Minor Aquifer/High Leaching Potential	H3	Coarse textured or moderately shallow soils which readily transmit non-adsorbed pollutants and liquid discharges but have some ability to attenuate adsorbed pollutants because of their clay or organic matter content.
62	NE	Minor Aquifer/Low Leaching Potential	L	Soils in which pollutants are unlikely to penetrate the soil layer because either water movement is largely horizontal, or they have the ability to attenuate diffuse pollutants.
330	N	Minor Aquifer/Low Leaching Potential	L	Soils in which pollutants are unlikely to penetrate the soil layer because either water movement is largely horizontal, or they have the ability to attenuate diffuse pollutants.
349	N	Minor Aquifer/High Leaching Potential	H3	Coarse textured or moderately shallow soils which readily transmit non-adsorbed pollutants and liquid discharges but have some ability to attenuate adsorbed pollutants because of their clay or organic matter content.
418	W	Minor Aquifer/Low Leaching Potential	L	Soils in which pollutants are unlikely to penetrate the soil layer because either water movement is largely horizontal, or they have the ability to attenuate diffuse pollutants.

6.9 River Quality

Is there any Environment Agency information on river quality within 1500m of the study site? No

6.9.1 Biological Quality:

Database searched and no data found.

6.9.2 Chemical Quality:

Database searched and no data found.

6.10 Detailed River Network

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

The following Detailed River Network records are represented on the Hydrology Map (6e):

ID	Distance (m)	Direction	Details	
1	200	NE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
2	227	NE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
3	250	NE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
4	324	S	River Name: Drain Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
5	343	E	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
6A	359	E	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
7	372	E	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
8	372	E	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
9A	379	E	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
10	380	E	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
11	422	E	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
12	483	E	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined

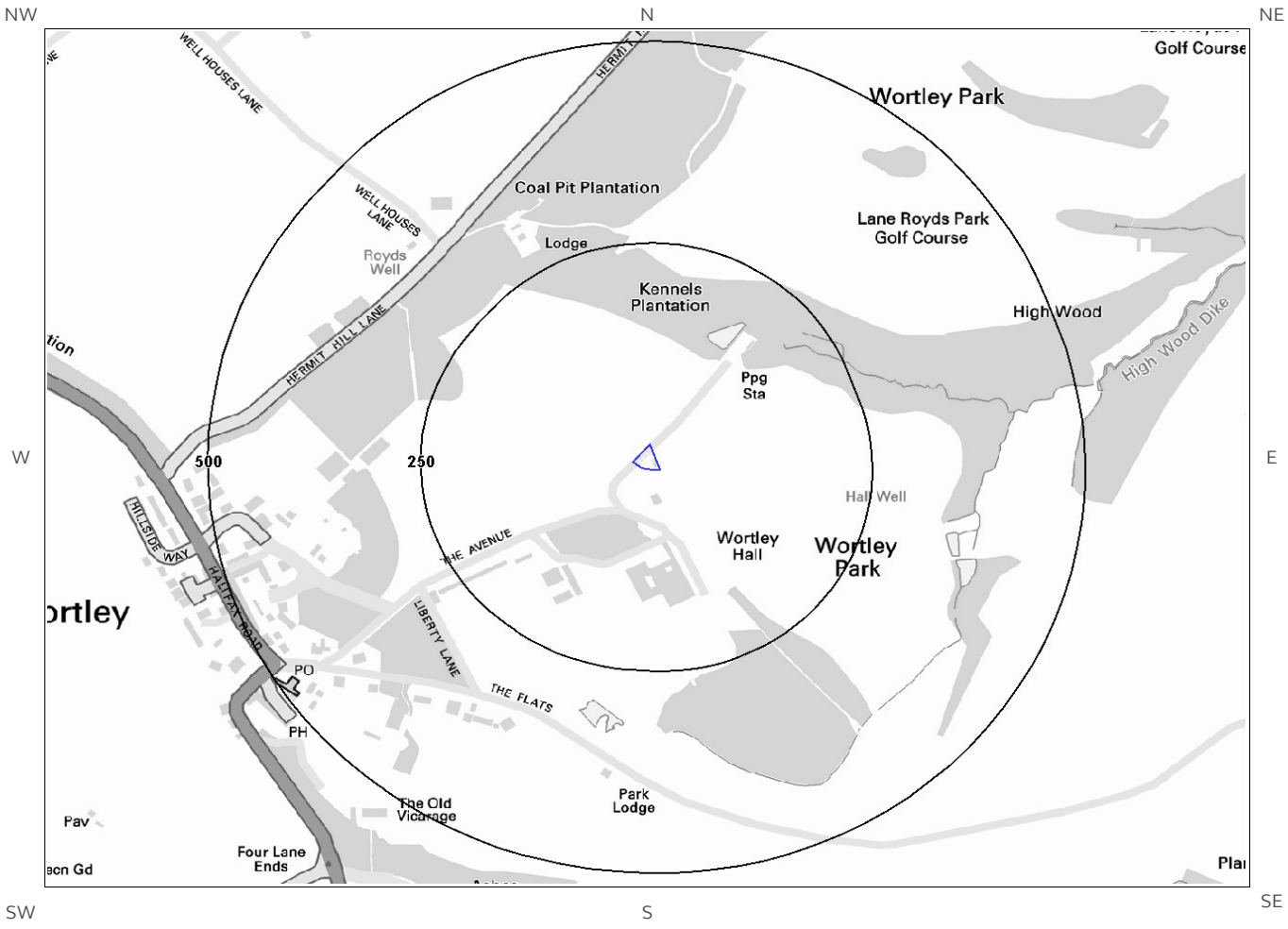
6.11 Surface Water Features

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

The following surface water records are not represented on mapping:

Distance (m)	Direction
200	NE
227	NE
250	NE

7a. Environment Agency Flood Map for Planning (from rivers and the sea)



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Site Outline

100
250
Search Buffers (m)

Zone 2 Floodplain

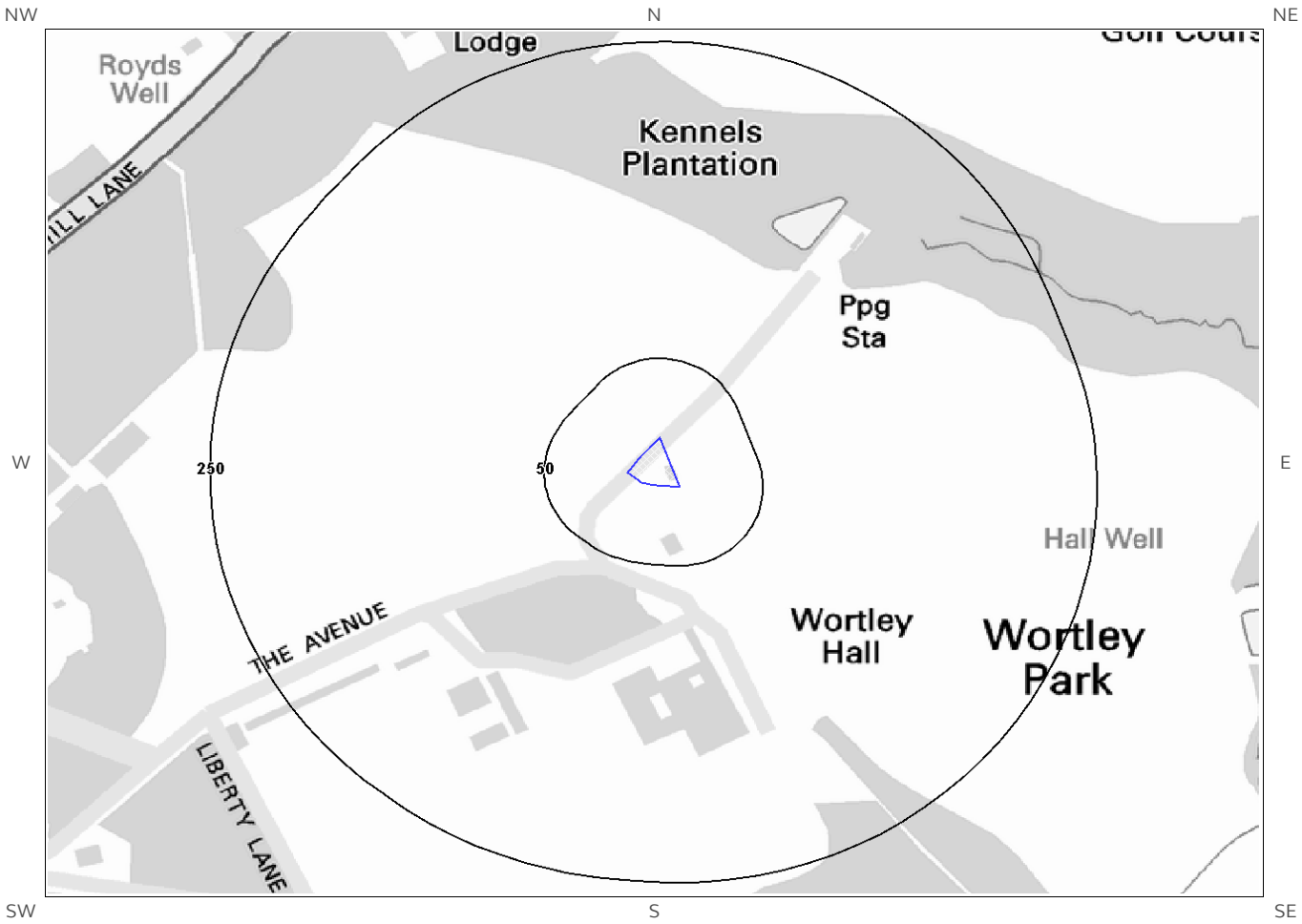
Zone 3 Floodplain

Flood Defences

Area used for Flood Storage

Area Benefiting from Flood Defences

7b. Environment Agency Risk of Flooding from Rivers and the Sea (RoFRaS) Map



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Site Outline

100
250
Search Buffers (m)

RoFRaS Rating

Very Low

Low

Medium

High

7 Flooding

7.1 River and Coastal Zone 2 Flooding

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

Environment Agency Zone 2 floodplains estimate the annual probability of flooding as between 1 in 1000 (0.1%) and 1 in 100 (1%) from rivers and between 1 in 1000 (0.1%) and 1 in 200 (0.5%) from the sea. Any relevant data is represented on Map 7a – Flood Map for Planning:

Database searched and no data found.

7.2 River and Coastal Zone 3 Flooding

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

Zone 3 shows the extent of a river flood with a 1 in 100 (1%) or greater chance of occurring in any year or a sea flood with a 1 in 200 (0.5%) or greater chance of occurring in any year. Any relevant data is represented on Map 7a – Flood Map for Planning.

Database searched and no data found.

7.3 Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating

What is the highest risk of flooding onsite? Very Low

The Environment Agency RoFRaS database provides an indication of river and coastal flood risk at a national level on a 50m grid with the flood rating at the centre of the grid calculated and given above. The data considers the probability that the flood defences will overtop or breach by considering their location, type, condition and standard of protection.

RoFRaS data for the study site indicates the property is in an area with a Very Low (less than 1 in 1000) chance of flooding in any given year.

7.4 Flood Defences

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

Database searched and no data found.

7.5 Areas benefiting from Flood Defences

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

7.6 Areas benefiting from Flood Storage

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

7.7 Groundwater Flooding Susceptibility Areas

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

Does this relate to Clearwater Flooding or Superficial Deposits Flooding? Clearwater Flooding

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

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

Limited potential

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

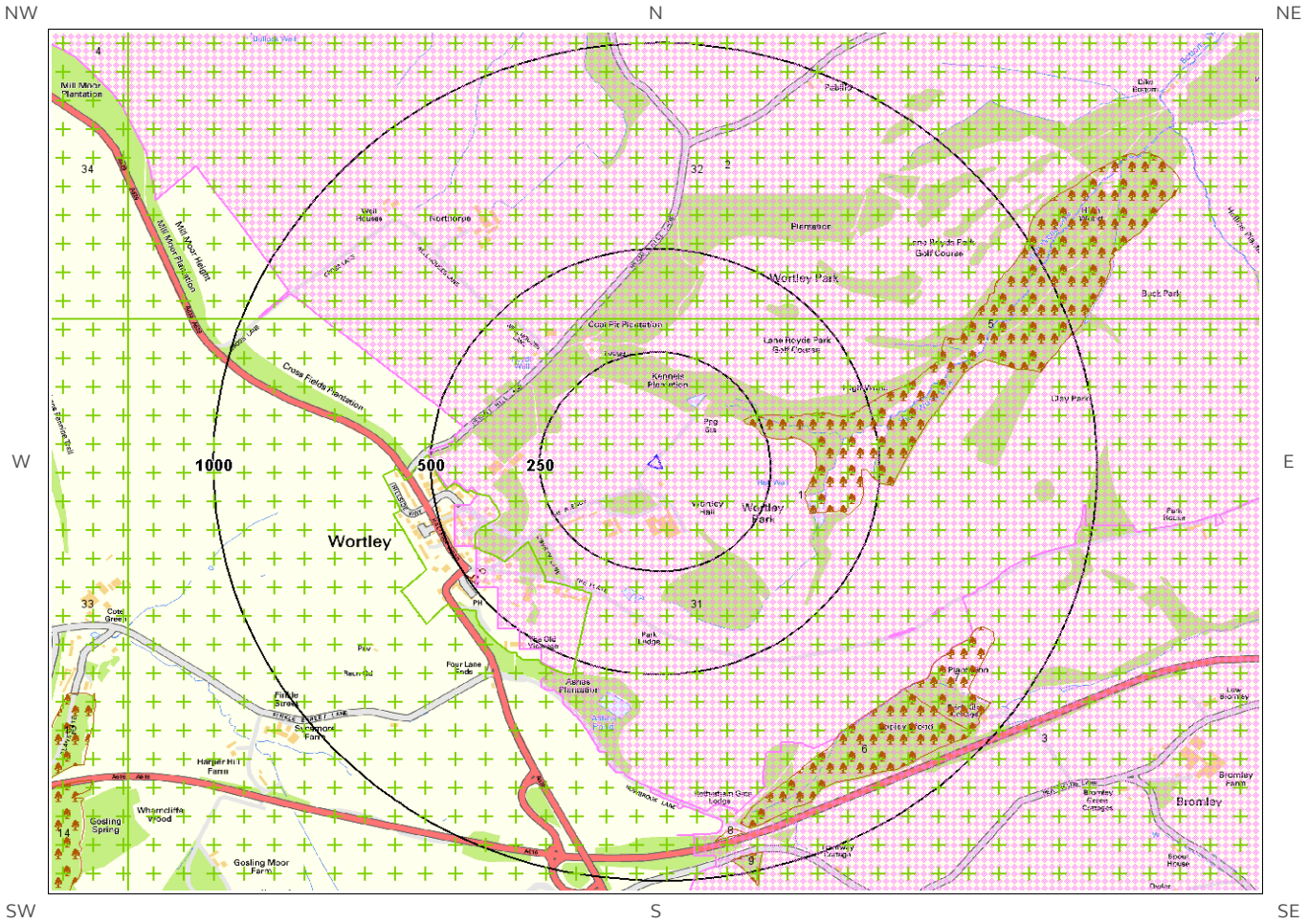
7.8 Groundwater Flooding Confidence Areas

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

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

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

8. Designated Environmentally Sensitive Sites Map



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Site Outline

100
250
Search Buffers (m)

AONB
National Park
SSSI
Special Protection Areas
Nitrate Vulnerable Zones
Green Belt
Environmentally Sensitive Areas
Special Areas of Conservation
World Heritage Sites
Nitrate Sensitive Areas
Ancient Woodland
National Nature Reserve
Local Nature Reserves
Ramsar Sites

8. Designated Environmentally Sensitive Sites

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

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

8.5 Records of Ramsar sites within 2000m of the study site:

0

Database searched and no data found.

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

26

The following records of Designated Ancient Woodland provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	Ancient Woodland Name	Data Source
5	217	NE	UNKNOWN	Ancient and Semi-Natural Woodland
6	759	SE	UNKNOWN	Ancient Replanted Woodland
7	771	SE	UNKNOWN	Ancient and Semi-Natural Woodland
8	889	S	UNKNOWN	Ancient Replanted Woodland
9	957	S	UNKNOWN	Ancient Replanted Woodland
Not shown	1027	S	UNKNOWN	Ancient Replanted Woodland
Not shown	1217	N	UNKNOWN	Ancient and Semi-Natural Woodland
12	1390	SW	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1462	E	UNKNOWN	Ancient and Semi-Natural Woodland
14	1492	SW	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1554	W	UNKNOWN	Ancient Replanted Woodland
Not shown	1572	SW	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1607	N	UNKNOWN	Ancient Replanted Woodland
Not shown	1630	SW	UNKNOWN	Ancient Replanted Woodland
Not shown	1655	S	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1655	SW	UNKNOWN	Ancient Replanted Woodland
Not shown	1681	W	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1714	SW	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1740	SE	UNKNOWN	Ancient Replanted Woodland
Not shown	1743	SW	UNKNOWN	Ancient Replanted Woodland
Not shown	1771	NE	UNKNOWN	Ancient Replanted Woodland
Not shown	1808	NE	UNKNOWN	Ancient Replanted Woodland
Not shown	1827	SW	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1883	NE	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1976	SW	UNKNOWN	Ancient Replanted Woodland
Not shown	1985	W	UNKNOWN	Ancient and Semi-Natural Woodland

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

4

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

ID	Distance (m)	Direction	NVZ Name	Data Source
1	0	On Site	Existing	DEFRA
2	330	N	Existing	DEFRA
3	719	S	Existing	DEFRA
4	1461	NW	Existing	DEFRA

8.14 Records of Green Belt land within 2000m of the study site:

5

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ID	Distance	Direction	Green Belt Name	Local Authority Name
31	0	On Site	Liverpool, Manchester and West Yorks Greenbelt	Barnsley District (B)
32	330	N	Liverpool, Manchester and West Yorks Greenbelt	Barnsley District (B)
33	1195	W	Liverpool, Manchester and West Yorks Greenbelt	Barnsley District (B)
34	1246	W	Liverpool, Manchester and West Yorks Greenbelt	Barnsley District (B)
Not shown	1995	SW	Liverpool, Manchester and West Yorks Greenbelt	Sheffield District (B)

9. Natural Hazards Findings

9.1 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 Geo Insight, available from our website. The following information has been found:

9.1.1 Shrink Swell

What is the maximum Shrink-Swell*[*] 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
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.

9.1.2 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 Ö no significant increase in insurance risk due to natural slope instability problems.

9.1.3 Soluble Rocks

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

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

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

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

9.1.4 Compressible Ground

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

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

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

9.1.5 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.

9.1.6 Running Sand

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

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

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

9.2 Radon

9.2.1 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 not in a Radon Affected Area, as less than 1% of properties are above the Action Level.

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

9.2.2 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.

10. Mining

10.1 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 (m)	Direction	Details
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.

10.2 Non-Coal Mining

Are there any Non-Coal Mining areas within 50m of the study site boundary? Yes

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

Distance (m)	Direction	Name	Commodity	Assessment of likelihood
0.0	On Site	Sheffield Area	Vein Mineral/Iron ore	Localised small scale underground mining may have occurred. Potential for difficult ground conditions are unlikely or localised and are at a level where they need not be considered

Past underground mine workings may occur. The rock types present in these areas are such that small mineral veins may be present on which it is possible that small scale mining has been undertaken and/or it is possible that limited underground extraction of other materials may have occurred. All such occurrences are likely to be of minor localised extent and infrequent. It should be noted, however, that there is always the possibility of the existence of other sub-surface excavations, such as wells, cess pits, follies, air raid shelters/bunkers and other military structures etc. that could affect surface ground stability but which are outside the scope of this dataset. However, if in a coalfield area you should still consider a Coal Authority mining search for the area of interest.

10.3 Brine Affected Areas

Are there any brine affected areas within 75m of the study site? No
Guidance: No Guidance Required.

Contact Details

Groundsure Helpline
Telephone: 08444 159 000
info@groundsure.com

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

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**

Public Health England
Public information access office
Public Health England, Wellington House
133-155 Waterloo Road, London, SE1 8UG
www.gov.uk/phe
Email:**enquiries@phe.gov.uk**
Main switchboard**: 020 7654 8000**

The Coal Authority
200 Lichfield Lane
Mansfield
Notts NG18 4RG
Tel: 0345 7626 848
DX 716176 Mansfield 5
www.coal.gov.uk

Ordnance Survey
Adanac Drive, Southampton
SO16 0AS
Tel: 08456 050505

Local Authority
Authority: Barnsley Metropolitan Borough Council
Phone: 01226 770770
Web: http://www.barnsley.gov.uk/
Address: PO Box 634, Barnsley, South Yorkshir, S70 9GG

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

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

Standard Terms and Conditions

1 Definitions

I**n these terms and conditions unless the context otherwise requires:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

"User Guide" means the user guide, as amended from time to time, available upon request from Groundsure and on the website (www.Groundsure.com) and forming part of this Contract.

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

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

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

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

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

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

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

3 The Client's obligations

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

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

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

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

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

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

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

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

4 Reliance

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

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

(i) the Beneficiary,

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

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

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

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

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

5 Fees and Disbursements

5.1Groundsure shall charge and the Client shall pay fees at the rate and

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

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

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

6 Intellectual Property and Confidentiality

6.1 Subject to

(i) full payment of all relevant Fees and

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7.4 Groundsure shall not be liable for

(i) loss of profits;

(ii) loss of business;

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

(iv) loss of anticipated savings;

(v) loss of goods;

(vi) loss of contract;

(vii) loss of use;

(viii) loss or corruption of data or information;

(ix) business interruption;

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

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

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

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

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

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

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

8 Groundsure's right to suspend or terminate

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

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

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

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

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

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

9. Client's Right to Terminate and Suspend

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

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

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

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

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

(b) by their nature cannot be returned.

10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination of the Contract:

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

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

11 Anti-Bribery

11.1 The Client warrants that it shall:

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

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

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

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

12 General

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

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

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

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

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

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

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

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

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

(iii) Acts of God or the public enemy;

(iv) riot, civil commotion or war;

(v) strikes, labour disputes or industrial action;

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

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

(viii) changes in law; or

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

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

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

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

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

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

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

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

12.14 If the Client or Beneficiary has a complaint about the Services, written notice should be given to the Compliance Officer at Groundsure who will respond in a timely manner. In the event you are not satisfied with Groundsure's complaints handling process or you are unable to resolve the complaint, at your discretion you may refer the complaint to The Property Ombudsman Scheme at the following URL/email: website www.tpos.co.uk or email: admin@tpos.co.uk

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

Groundsure
LOCATION INTELLIGENCE

Silkstone Environmental Ltd

THORNCLIFFE HALL ANNEXE SILKSTONE ENVIRONMENTAL, NEWTON CHAMBERS ROAD,
SHEFFIELD/CHAPELTOWN, S35 2PH

Groundsure Reference:	GS-3012884
Your Reference:	16012NE
Report Date	1 Jun 2016
Report Delivery Method:	Email - pdf

Groundsure Geo Insight

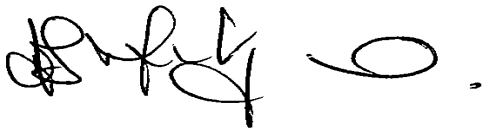
Address: Wortley Village Phase 1 Desk Study North-East Area, S35 7DT

Dear Sir/ Madam,

Thank you for placing your order with Groundsure. Please find enclosed the **Groundsure Geo Insight** 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 Geo Insight

Address:	**Wortley Village Phase 1 Desk Study North-East Area, S35 7DT**
Date:	**1 Jun 2016**
Reference:	**GS-3012884**
Client:	**Silkstone Environmental Ltd**

NW N NE

W E



SW S SE

Aerial Photograph Capture date:	07-Jun-2013
Grid Reference:	431217,399658
Site Size:	0.05ha

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Overview of Findings

The Groundsure Geo Insight 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.

Section 1:Geology		
1.1 Artificial Ground	1.1.1 Is there any Artificial Ground/ Made Ground present beneath the study site?	No
	1.1.2 Are there any records relating to permeability of artificial ground within the study site* boundary?	No
1.2 Superficial Geology and Landslips	1.2.1 Is there any Superficial Ground/Drift Geology present beneath the study site?	No
	1.2.2 Are there any records relating to permeability of superficial geology within the study site boundary?	No
	1.2.3 Are there any records of landslip within 500m of the study site boundary?	No
	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
1.4 Radon data	1.4.1 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 not in a Radon Affected Area, as less than 1% of properties are above the Action Level
	1.4.2 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

Section 2:Ground Workings	On-site	0-50m	51-250	251-500	501-1000
2.1 Historical Surface Ground Working Features from Small Scale Mapping	0	0	6	Not Searched	Not Searched
2.2 Historical Underground Workings from Small Scale Mapping	0	0	0	0	12
2.3 Current Ground Workings	0	0	0	4	34

Section 3: Mining, Extraction & Natural Cavities	On-site	0-50m	51-250	251-500	501-1000
3.1 Historical Mining	0	0	0	0	16
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	0	1	0
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

Section 4: Natural Ground Subsidence	On-site
4.1 Shrink Swell Clay	Very Low
4.2 Landslides	Low
4.3 Ground Dissolution of Soluble Rocks	Negligible
4.4 Compressible Deposits	Negligible
4.5 Collapsible Deposits	Very Low
4.6 Running Sand	Negligible

Section 5: Borehole Records	On-site	0-50m	51-250
5 BGS Recorded Boreholes	0	0	0

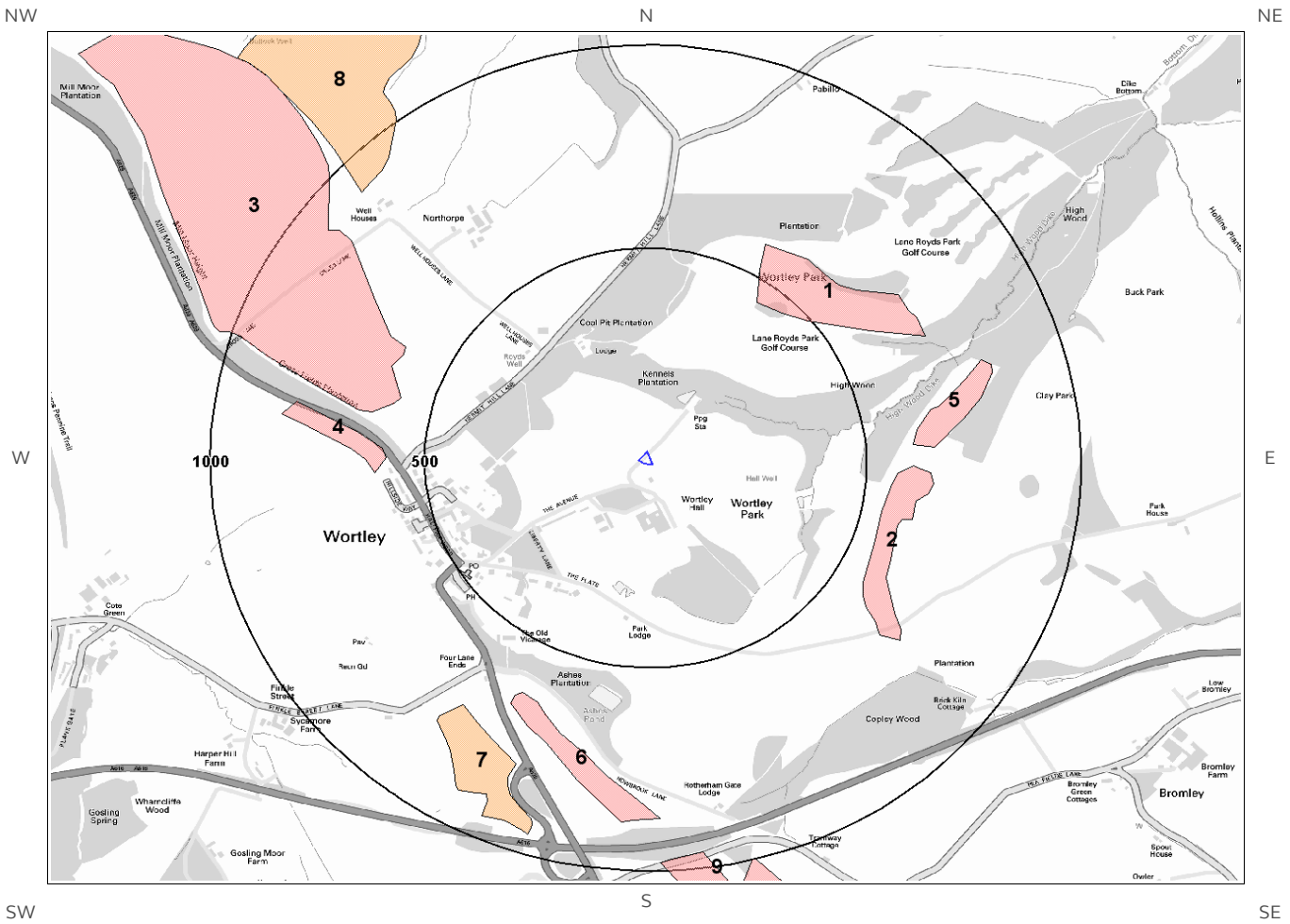
Section 6: Estimated Background Soil Chemistry	On-site	0-50m	51-250
6 Records of Background Soil Chemistry	1	1	4

Section 7: Railways and Tunnels	On-site	0-50m	51-250	251-500
7.1 Tunnels	0	0	0	Not Searched
7.2 Historical Railway and Tunnel Features	0	0	0	Not Searched
7.3 Historical Railways	0	0	0	Not Searched
7.4 Active Railways	0	0	0	Not Searched

Section 7:Railways and Tunnels	On-site	0-50m	51-250	251-500
7.5 Railway Projects	0	0	0	0

1 Geology

1.1 Artificial Ground Map



Artificial Ground Legend

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Site Outline

500
1000
Search Buffers (m)

Made Ground (undivided)

Disturbed Ground (undivided)

Worked Ground (undivided)

Landscaped Ground (undivided)

Infilled Ground

Reclaimed Ground

1 Geology

1.1 Artificial Ground

1.1.1 Artificial/ Made Ground

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

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

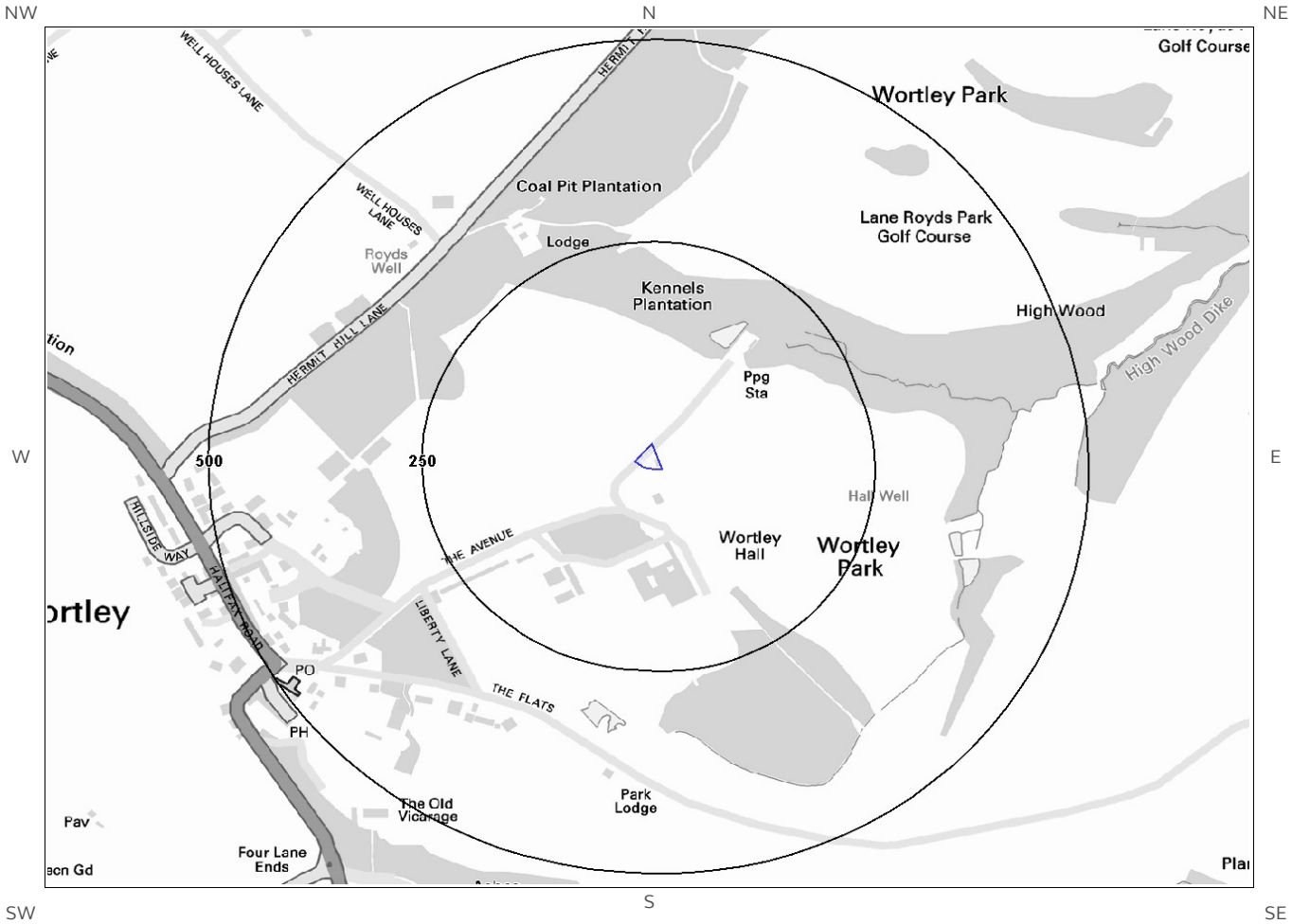
ID	Distance (m)	Direction	LEX Code	Description	Rock Description
1	448.0	NE	WMGR-MGRD	INFILLED GROUND	ARTIFICIAL DEPOSIT

1.1.2 Permeability of Artificial Ground

Are there any records relating to permeability of artificial ground within the study site boundary? No

Database searched and no data found.

1.2 Superficial Deposits and Landslips Map



Superficial Deposits and Landslips Legend

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Site Outline

500
1000
Search Buffers (m)

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? No

Database searched and no data found.

1.2.2 Permeability of Superficial Ground

Are there any records relating to permeability of superficial ground within the study site boundary? No

Database searched and no data found.

1.2.3 Landslip

Are there any records of Landslip within 500m of the study site boundary? No

Database searched and no data found.

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

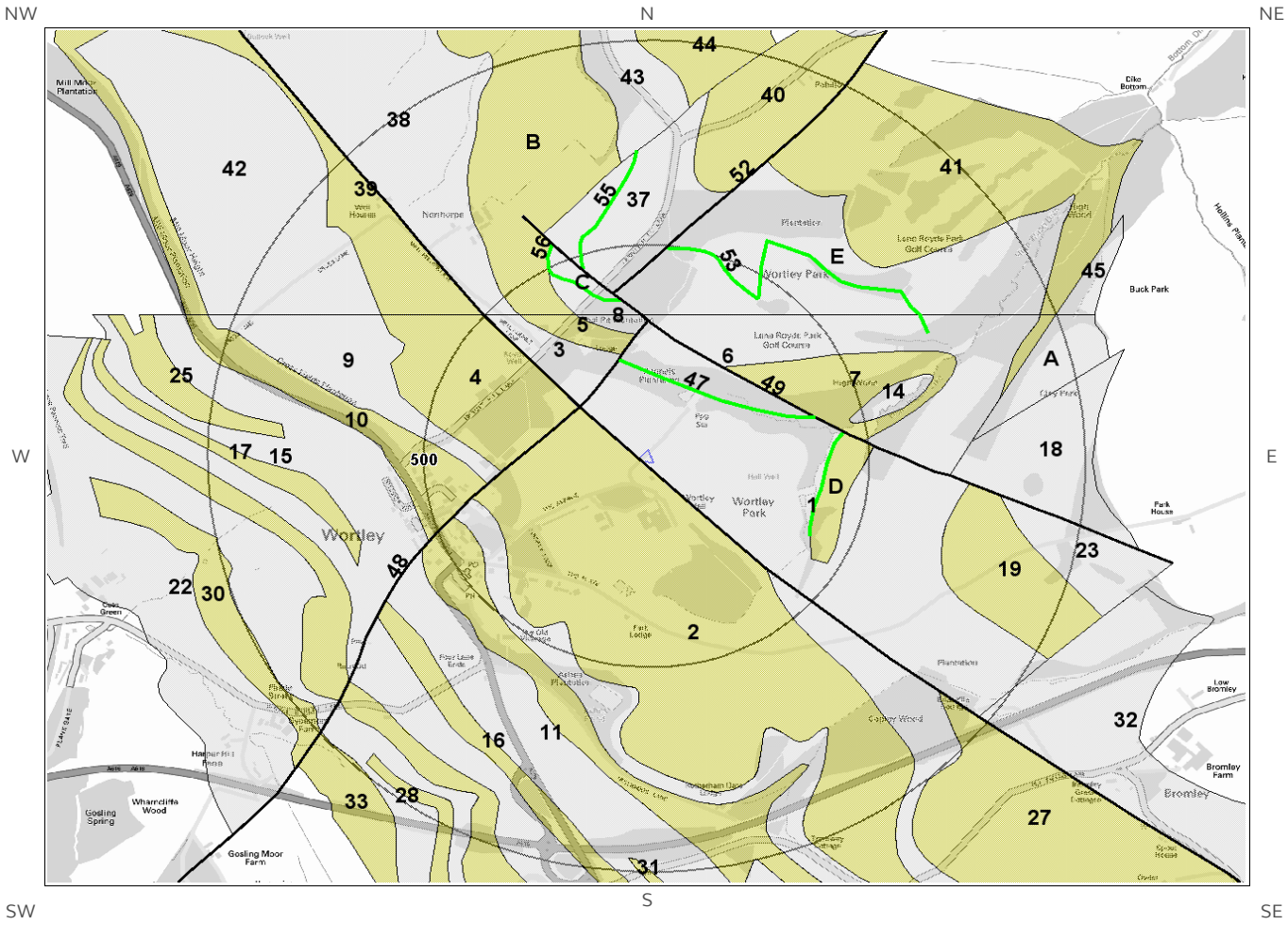
Are there any records relating to permeability of landslips within the study site* boundary? No

Database searched and no data found.

---

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

1.3 Bedrock and Faults Map



Bedrock and Faults Legend

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Site Outline

500
1000
Search Buffers (m)

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	Description	Rock Age
1	0.0	On Site	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian
2	2.0	SW	PLCM-SDST	Pennine Lower Coal Measures Formation - Sandstone	Langsettian
3	188.0	NW	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian
4	189.0	NW	PLCM-SDST	Pennine Lower Coal Measures Formation - Sandstone	Langsettian
5	241.0	N	PLCM-SDST	Pennine Lower Coal Measures Formation - Sandstone	Langsettian
6	262.0	NE	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian
7	265.0	NE	PLCM-SDST	Pennine Lower Coal Measures Formation - Sandstone	Langsettian
8	284.0	N	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian
9	321.0	W	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian
34E	330.0	N	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian
35C	330.0	N	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian
10	358.0	W	PLCM-SDST	Pennine Lower Coal Measures Formation - Sandstone	Langsettian
11	365.0	SW	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian
36B	370.0	NW	PLCM-SDST	Pennine Lower Coal Measures Formation - Sandstone	Langsettian
12D	388.0	E	PLCM-SDST	Pennine Lower Coal Measures Formation - Sandstone	Langsettian
37	390.0	N	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian
13	427.0	SW	PLCM-SDST	Pennine Lower Coal Measures Formation - Sandstone	Langsettian
38	444.0	NW	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian
14	466.0	E	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian

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	Low
2.0	SW	Fracture	High	Low

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
46B	2.0	SW	FAULT	Fault, inferred, displacement unknown
47	175.0	N	ROCK	Coal seam, inferred
48	188.0	NW	FAULT	Fault, inferred, displacement unknown
49	262.0	NE	FAULT	Fault, inferred, displacement unknown
50C	369.0	N	ROCK	Coal seam, inferred
51D	388.0	E	ROCK	Coal seam, inferred
52	390.0	N	FAULT	Fault, inferred, displacement unknown
53	448.0	NE	ROCK	Coal seam, inferred
54E	448.0	NE	ROCK	Coal seam, inferred
55	465.0	N	ROCK	Coal seam, inferred
56	498.0	NW	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.

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

1.4 Radon Data

1.4.1 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 not in a Radon Affected Area, as less than 1% of properties are above the Action Level

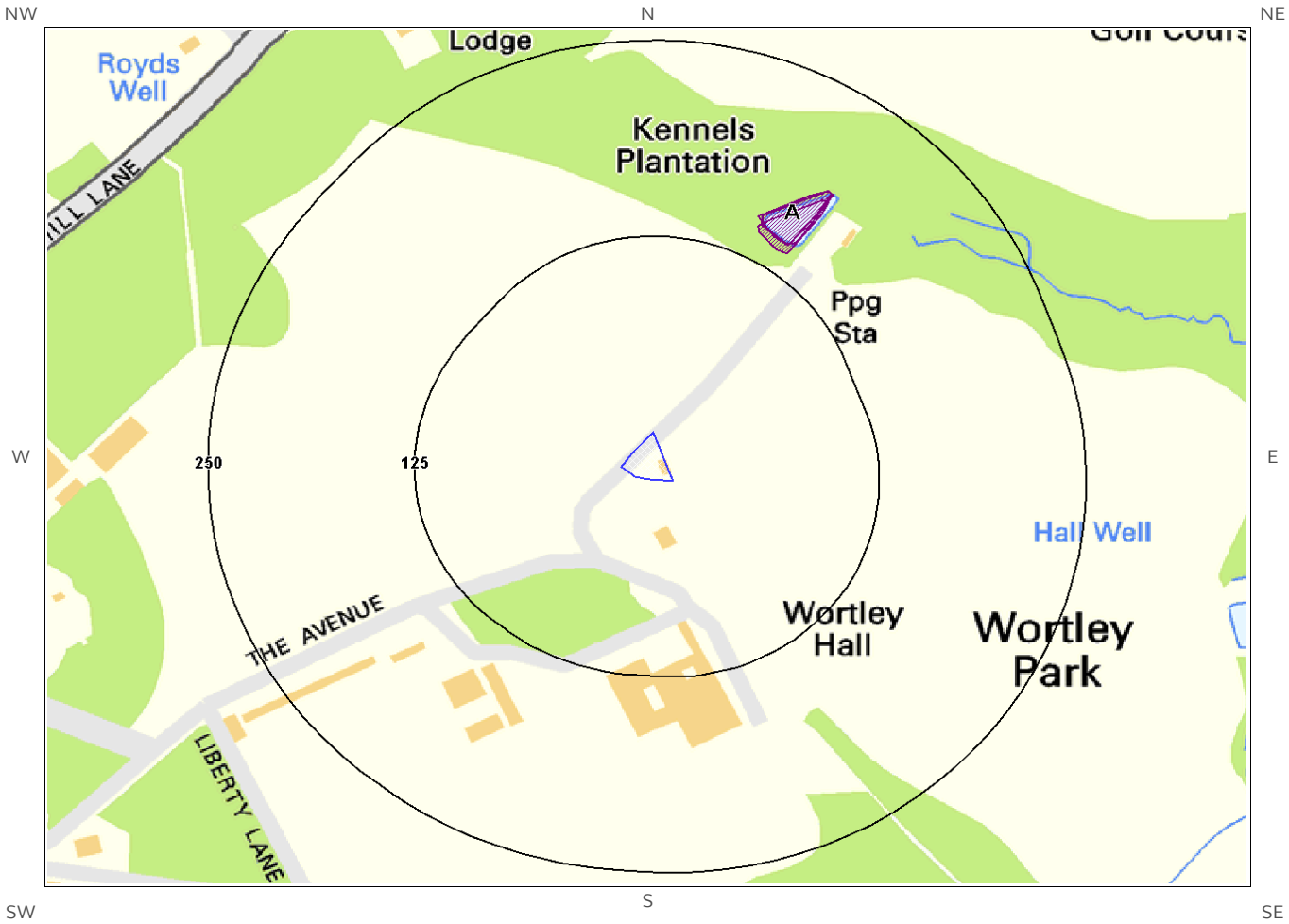
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1.4.2 Radon Protection

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

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2 Ground Workings Map



Ground Workings Legend

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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	138.0	NE	431299 399801	Pond	1932
2A	145.0	NE	431300 399806	Pond	1891
3A	145.0	NE	431301 399807	Pond	1966
4A	145.0	NE	431301 399807	Pond	1951
5A	145.0	NE	431301 399807	Pond	1992
6A	145.0	NE	431301 399807	Pond	1980

2.2 Historical Underground Working 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
Not shown	642.0	N	431517 400479	Old Colliery	1903
Not shown	642.0	N	431517 400479	Old Colliery	1891
Not shown	765.0	E	431970 399828	Air Shaft	1903
Not shown	765.0	E	431970 399828	Air Shaft	1932

ID	Distance (m)	Direction	NGR	Use	Date
Not shown	768.0	E	431974 399830	Air Shaft	1951
Not shown	889.0	N	431512 400510	Air Shaft	1932
Not shown	890.0	N	431516 400511	Air Shaft	1951
Not shown	905.0	NE	431646 400548	Old Colliery	1932
Not shown	908.0	NE	431649 400550	Old Colliery	1951
Not shown	968.0	SE	432044 399115	Air Shaft	1948
Not shown	968.0	SE	432044 399115	Air Shaft	1903
Not shown	969.0	SE	432047 399117	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 Survey:

ID	Distance (m)	Direction	NGR	Commodity Produced	Pit Name	Type of working	Status
Not shown	387.0	N	431102 400040	Coal, Deep	Lane Royds Park Mine	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	483.0	NE	431630 399916	Sandstone	Lane Royd Park	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	492.0	N	431283 400157	Coal, Deep	Lane Royds Park 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	493.0	N	431067 400141	Coal, Deep	Cliff Common Drift	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	535.0	N	431061 400183	Coal, Deep	Cliff Common Drift	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	555.0	N	431094 400212	Coal, Deep	Cliff Common Drift	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

ID	Distance (m)	Direction	NGR	Commodity Produced	Pit Name	Type of working	Status
Not shown	560.0	N	431394 400200	Coal, Deep	Lane Royds Park 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	563.0	NE	431633 400046	Coal, Surface Mined	Lane Royds Park OCCS	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	605.0	N	431135 400270	Coal, Deep	Cliff Common Drift	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	635.0	N	431155 400302	Coal, Deep	Cliff Common Crop Workings	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	639.0	N	431409 400279	Coal, Deep	Lane Royds Park 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	658.0	N	431167 400326	Coal, Deep	Cliff Common Drift	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	681.0	N	431176 400350	Coal, Deep	Cliff Common Drift	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	715.0	N	431179 400384	Coal, Deep	Cliff Common Drift	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	735.0	N	431236 400405	Coal, Deep	Cliff Common Bell Pits	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	746.0	N	431151 400413	Coal, Deep	Cliff Common Crop Workings	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	763.0	NE	431646 400299	Coal, Deep	Hermit Hill Old Colliery 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	767.0	N	431477 400391	Coal, Deep	Hermit Hill Old Colliery 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	768.0	N	431187 400438	Coal, Deep	Cliff Common Bell Pits	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

ID	Distance (m)	Direction	NGR	Commodity Produced	Pit Name	Type of working	Status
Not shown	778.0	N	431302 400443	Coal, Deep	Hermit Hill Old Colliery 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	780.0	S	431132 398864	Sandstone	Ashes	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	803.0	S	431229 398836	Sandstone	Ashes	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	805.0	N	431199 400475	Coal, Deep	Cliff Common Crop Workings	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	833.0	N	431389 400484	Coal, Deep	Hermit Hill Old Colliery 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	844.0	N	431388 400496	Coal, Deep	Hermit Hill Old Colliery 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	846.0	S	431292 398796	Sandstone	Ashes	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	874.0	N	431169 400543	Coal, Deep	Cliff Common Crop Workings	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	882.0	NE	431994 400082	Coal, Deep	Lane Royds Bell Pits	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	884.0	N	431514 400502	Coal, Deep	Hermit Hill Old Colliery Air Shaft	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	885.0	SW	430560 399032	Sandstone	Finkle Street	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	896.0	SW	430653 398934	Sandstone	Finkle Street	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	905.0	N	431528 400519	Coal, Deep	Hermit Hill Old 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	916.0	NE	431583 400508	Coal, Deep	Hermit Hill Old Colliery 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	927.0	N	431093 400589	Coal, Deep	Cliff Common Crop Workings	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased

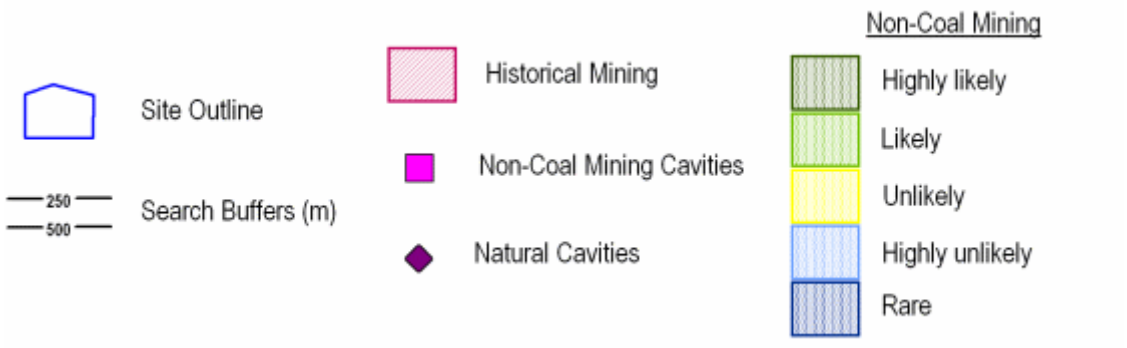
ID	Distance (m)	Direction	NGR	Commodity Produced	Pit Name	Type of working	Status
Not shown	928.0	N	431166 400597	Ironstone	Cliff Common Ironstone Workings	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	931.0	NE	432060 400059	Coal, Deep	Bucks Park 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	955.0	SW	430419 399092	Sandstone	Finkle Street	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	976.0	SE	432055 399123	Coal, Deep	Bromley 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

3 Mining, Extraction & Natural Cavities Map



Mining, Extraction and Natural Cavities Legend

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3 Mining, Extraction & Natural Cavities

3.1 Historical Mining

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

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

The following Historical Mining information is provided by Groundsure:

ID	Distance (m)	Direction	NGR	Details	Date
3A	569.0	SW	430749 399218	Opencast Workings	1966
4A	569.0	SW	430749 399218	Opencast Workings	1980
5B	578.0	W	430475 399691	Opencast Workings	1966
6B	578.0	W	430475 399691	Opencast Workings	1980
Not shown	642.0	N	431517 400479	Old Colliery	1891
Not shown	642.0	N	431517 400479	Old Colliery	1903
Not shown	765.0	E	431970 399828	Air Shaft	1932
Not shown	765.0	E	431970 399828	Air Shaft	1903
Not shown	768.0	E	431974 399830	Air Shaft	1951
Not shown	889.0	N	431512 400510	Air Shaft	1932
Not shown	890.0	N	431516 400511	Air Shaft	1951
Not shown	905.0	NE	431646 400548	Old Colliery	1932
Not shown	908.0	NE	431649 400550	Old Colliery	1951
Not shown	968.0	SE	432044 399115	Air Shaft	1948
Not shown	968.0	SE	432044 399115	Air Shaft	1903
Not shown	969.0	SE	432047 399117	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 and no data found.

3.4 Non-Coal Mining

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

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

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

ID	Distance (m)	Direction	Name	Commodity	Assessment of likelihood
1	0.0	On Site	Sheffield Area	Vein Mineral/Iron ore	Localised small scale underground mining may have occurred. Potential for difficult ground conditions are unlikely or localised and are at a level where they need not be considered
2	330.0	N	Sheffield Area	Vein Mineral/Iron ore	Localised small scale underground mining may have occurred. Potential for difficult ground conditions are unlikely or localised and are at a level where they need not be considered

3.5 Non-Coal Mining Cavities

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

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

Database searched and no data found.

3.6 Natural Cavities

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

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

Database searched and no data found.

3.7 Brine Extraction

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

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

Database searched and no data found.

3.8 Gypsum Extraction

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

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

Database searched and no data found.

3.9 Tin Mining

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

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

Database searched and no data found.

3.10 Clay Mining

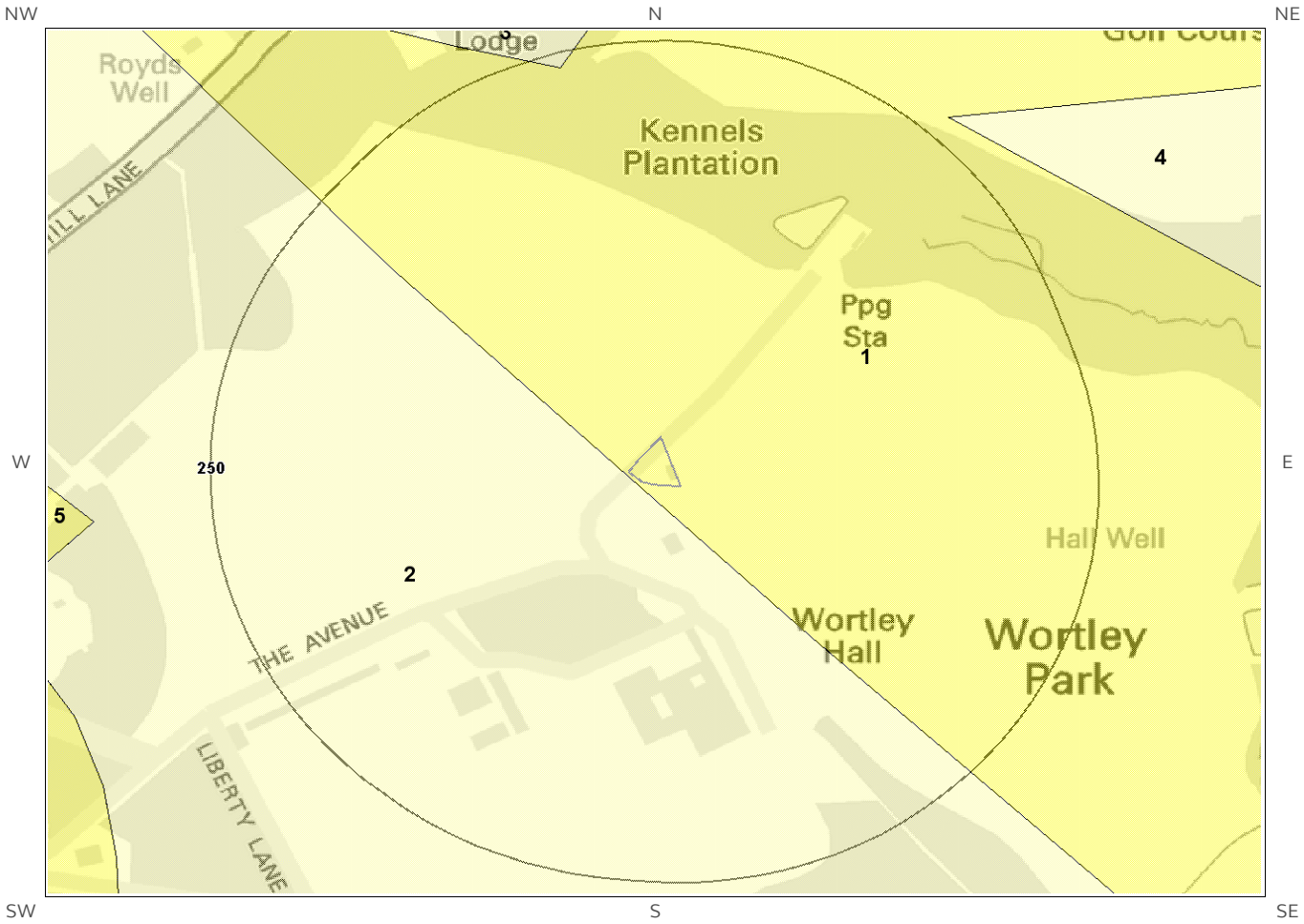
This dataset provides information on Kaolin and Ball Clay mining from relevant mining records.

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

Database searched and no data found.

4 Natural Ground Subsidence

4.1 Shrink-Swell Clay Map

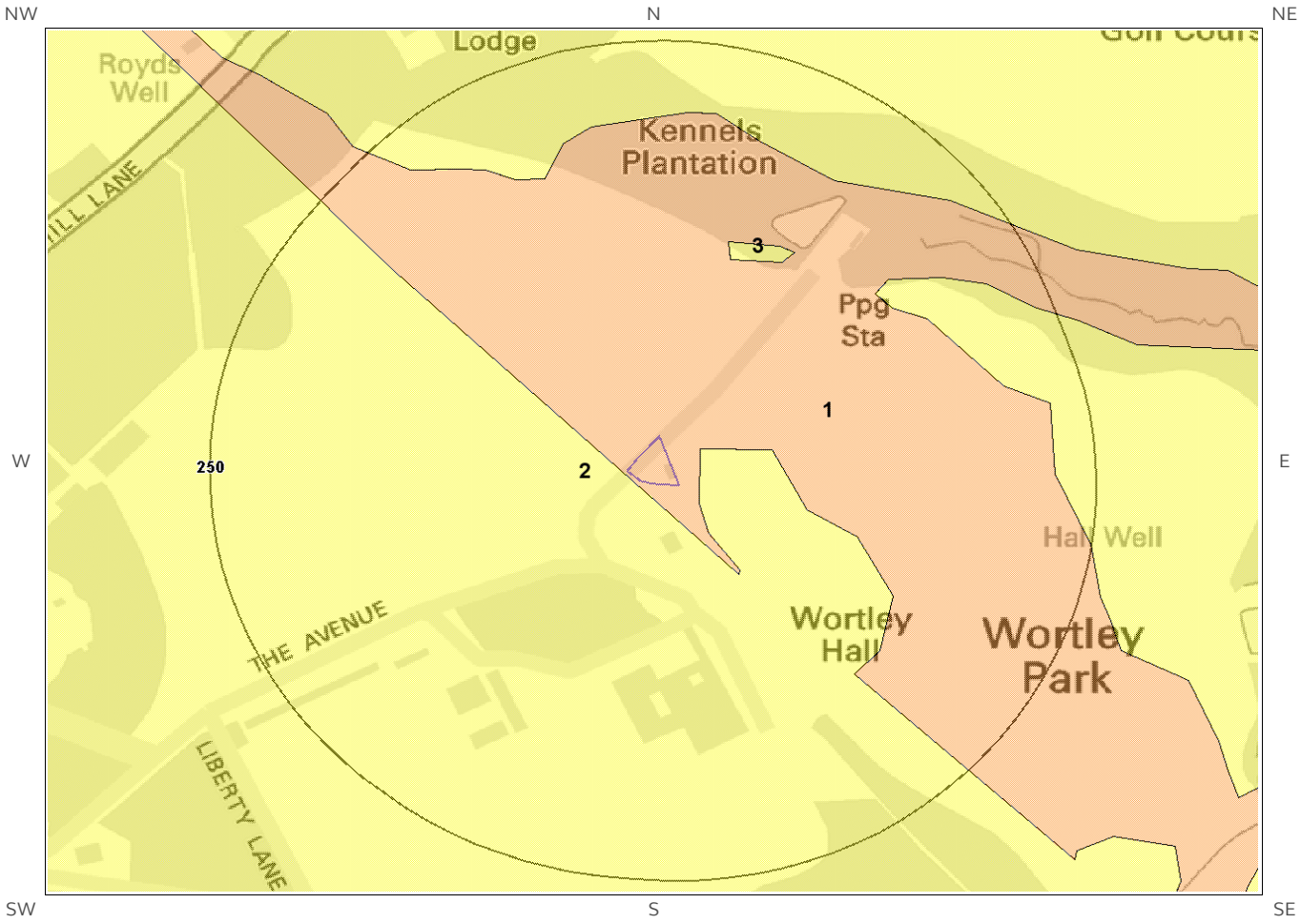


Shrink Swell Clay Legend

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4.2 Landslides Map



Landslides Legend

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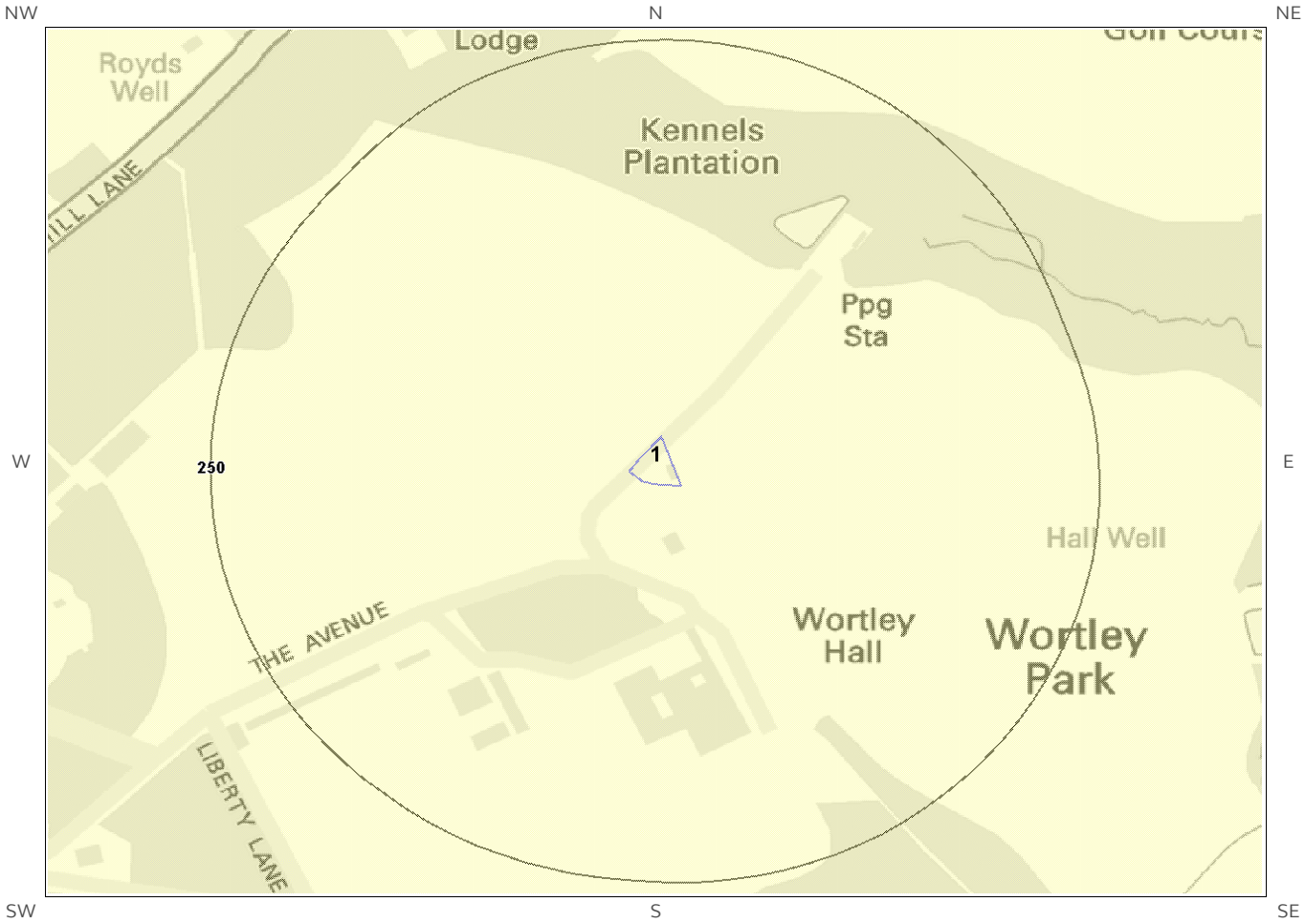
Site Outline

125
250
Search Buffers (m)

No Data / Null
Negligible
Very Low

Low
Moderate
High

4.3 Ground Dissolution Soluble Rocks Map

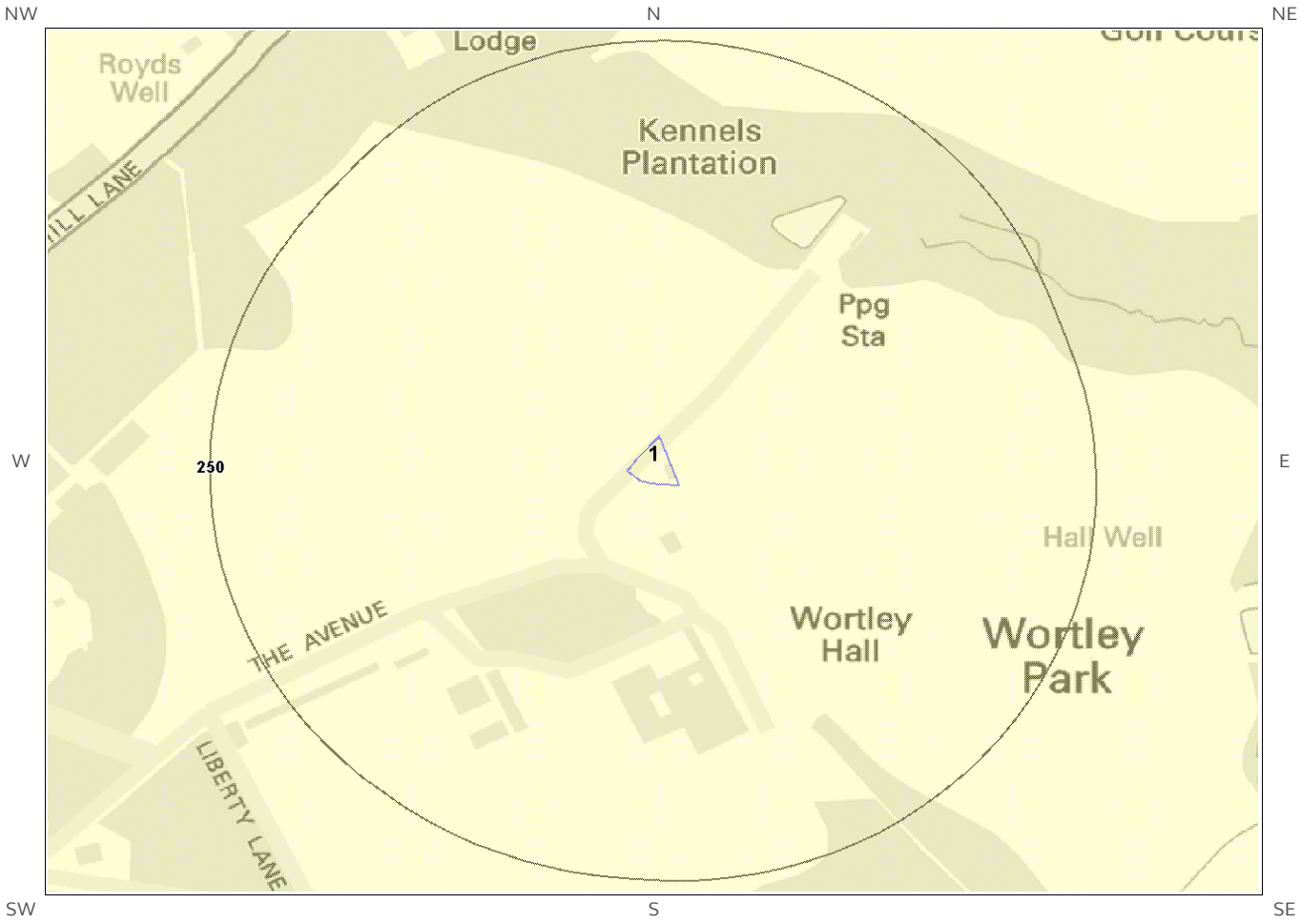


Ground Dissolution Soluble Rocks Legend

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4.4 Compressible Deposits Map



Compressible Deposits Legend

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4.5 Collapsible Deposits Map

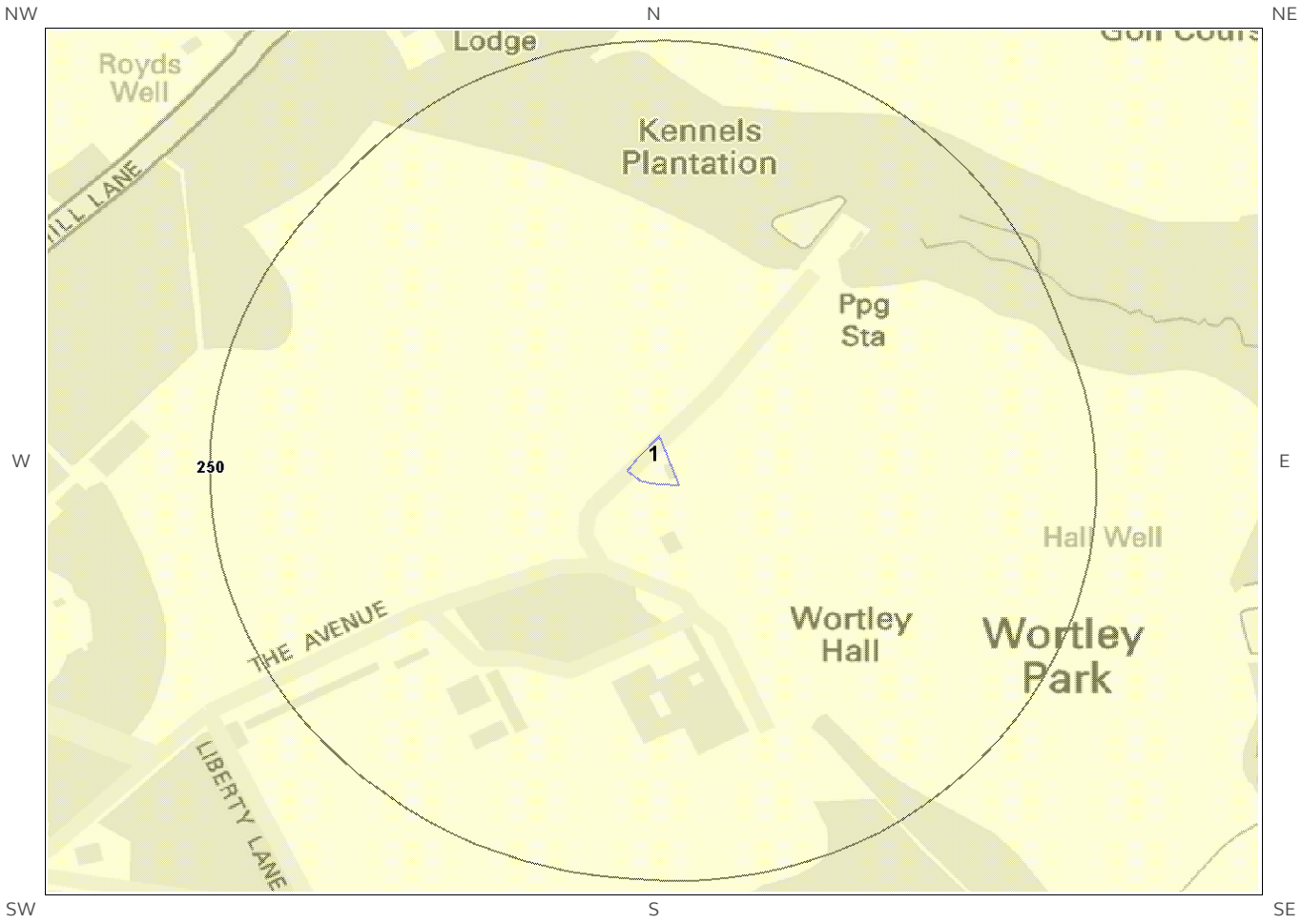


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Collapsible Deposits Legend



4.6 Running Sand Map



Running Sand Legend

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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? Low

4.1 Shrink-Swell Clays

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

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	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	2.0	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 due to potential problems with shrink-swell clays.

4.2 Landslides

The following Landslides information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Low	Possibility of slope instability problems after major changes in ground conditions. Consideration should be given to stability if changes to the ground, such as drainage or excavations, take place. Possible increase in construction cost to reduce potential slope stability problems. For existing property, no significant increase in insurance risk due to natural slope instability problems.
2	2.0	SW	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.

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

4.3 Ground Dissolution of Soluble Rocks

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

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

4.4 Compressible Deposits

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

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

4.5 Collapsible Deposits

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

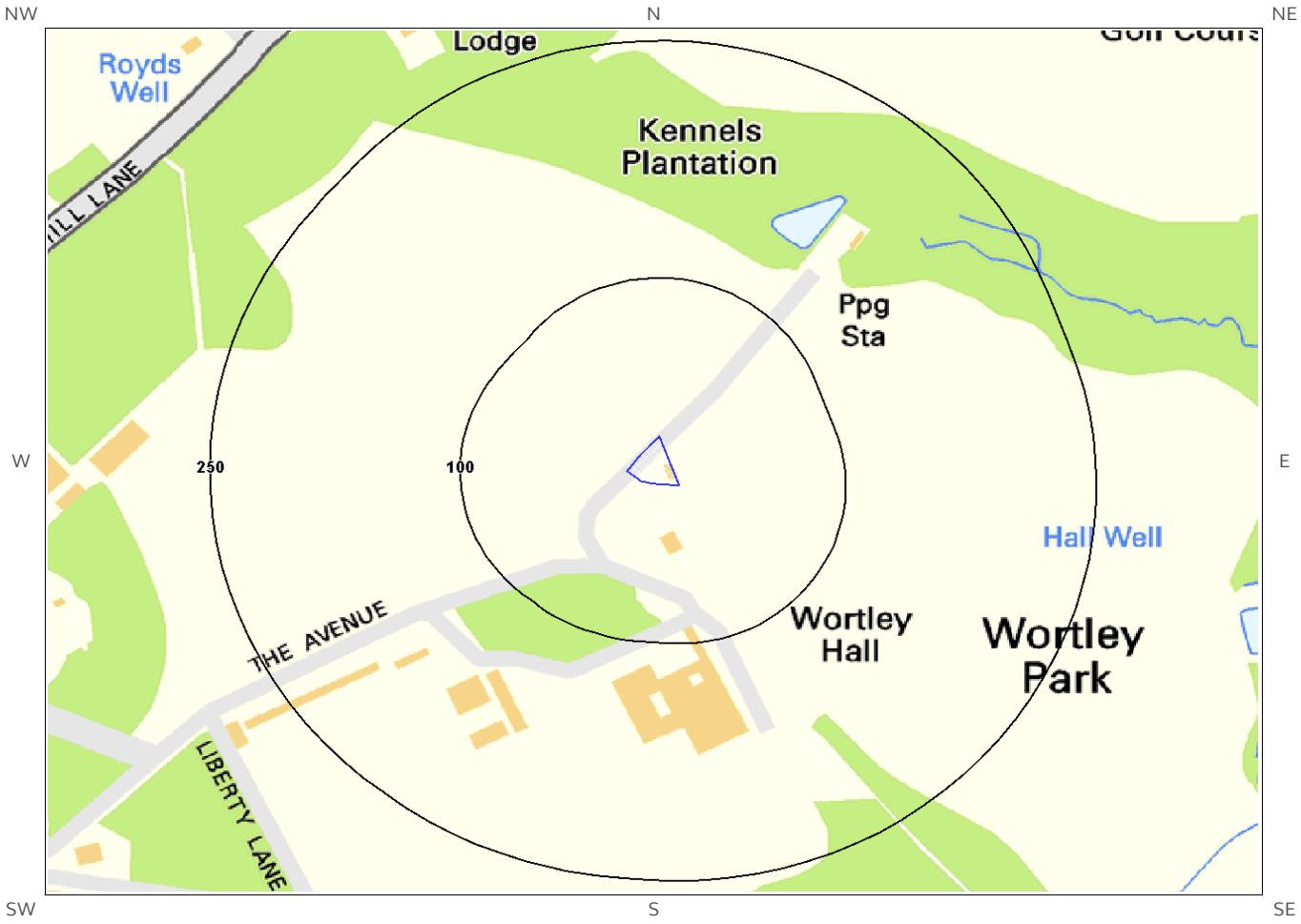
ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible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

4.6 Running Sands

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

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

5 Borehole Records Map



Borehole Records Legend

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Site Outline

Borehole Locations

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:	0

Database searched and no data found.

6 Estimated Background Soil Chemistry

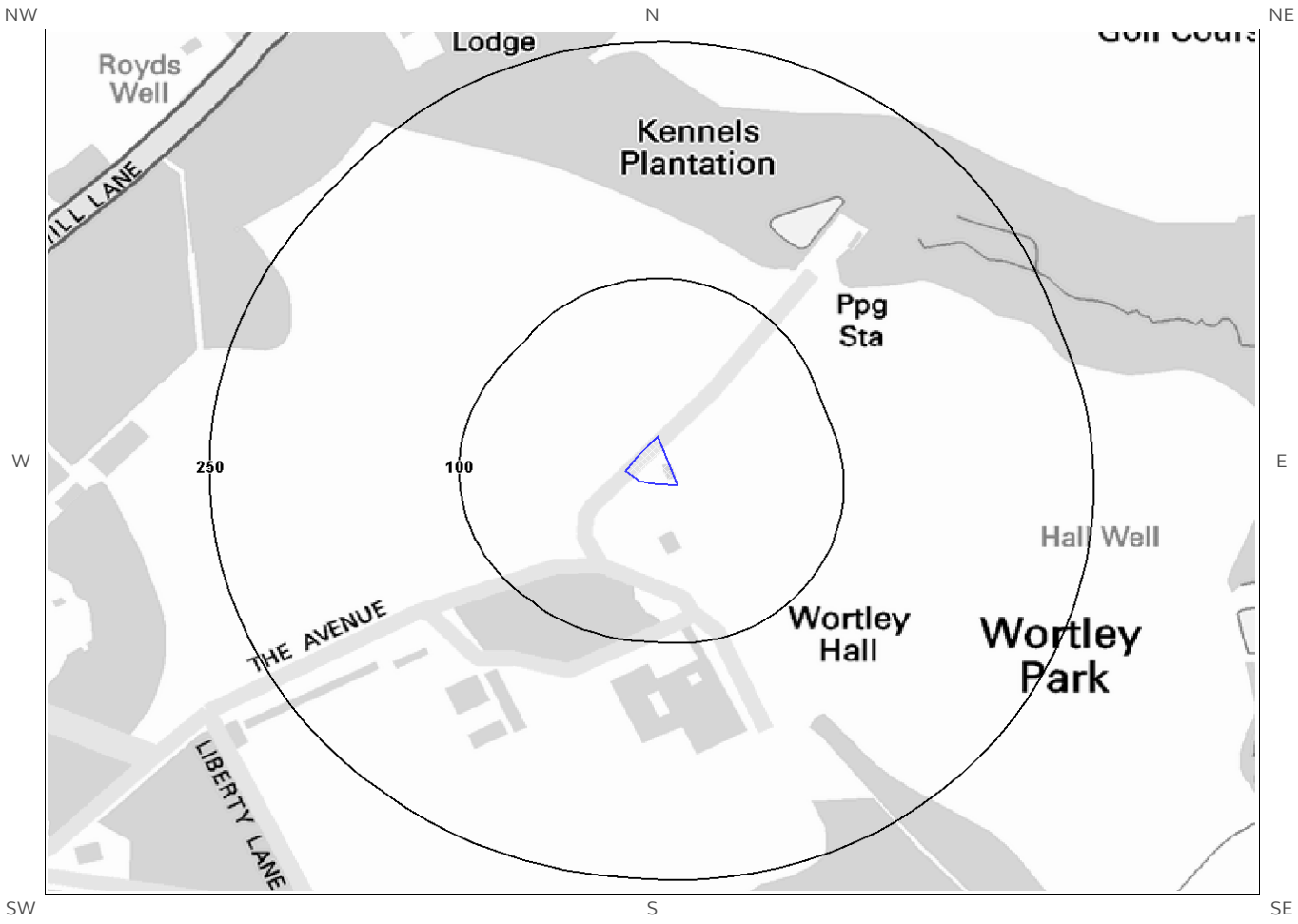
Records of background estimated soil chemistry within 250m of the study site boundary: 6

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

Distance (m)	Direction	Sample Type	Arsenic (As)	Cadmium (Cd)	Chromium (Cr)	Nickel (Ni)	Lead (Pb)
0.0	On Site	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
11.0	SW	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg	<100 mg/kg
139.0	S	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg	<100 mg/kg
173.0	SE	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
195.0	W	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg	<100 mg/kg
245.0	SW	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg	<100 mg/kg

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

7 Railways and Tunnels Map



Railways and Tunnels Legend

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- Site Outline
- 250 / 500 Search Buffers (m)
- Underground or Partially Underground Railway / Subway System
- Railway Tunnel (OS Mapping)
- Abandoned or Dismantled Railway (OpenStreetMap)
- Railway Track (OS Mapping)
- Railway Track (OpenStreetMap)
- High Speed 2
- Crossrail 1
- Railway and/or Tunnel Feature from Historical Mapping

7 Railways and Tunnels

7.1 Tunnels

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

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

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

Database searched and no data found.

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

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

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

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

Database searched and no data found.

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

7.2 Historical Railway and Tunnel Features

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

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

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

Database searched and no data found.

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

7.3 Historical Railways

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

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

Database searched and no data found.

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

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

7.4 Active Railways

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

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

Database searched and no data found.

Note: multiple sections of the same track may be listed in the detail above
Any records that have been identified are represented on the Railways and Tunnels Map.

7.5 Railway Projects

These datasets provide information on the location of large scale railway projects High Speed 2 and Crossrail 1 .

Is the study site within 5km of the route of the High Speed 2 rail project?	Yes
Is the study site within 500m of the route of the Crossrail 1 rail project?	No

*Further information on proximity to these routes, the project construction status and associated works can be obtained through the purchase of a **Groundsure HS2 and Crossrail 1 Report**.*

The route data has been digitised from publicly available maps by Groundsure. The route as provided relates to the Crossrail 1 project only, and does not include any details of the Crossrail 2 project, as final details of the route for Crossrail 2 are still under consultation.

Contact Details

Groundsure Helpline

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info@groundsure.com

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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

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The Coal Authority

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Public Health England

Public information access office
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https://www.gov.uk/government/organisations/public-health-england
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Standard Terms and Conditions

1 Definitions

I**n these terms and conditions unless the context otherwise requires:**
"Beneficiary" means the person or entity for whose benefit the Client has obtained the Services.
"Client" means the party or parties entering into a Contract with Groundsure.
"Commercial" means any building or property which is not Residential.
"Confidential Information" means the contents of this Contract and all information received from the Client as a result of, or in connection with, this Contract other than
(i) information which the Client can prove was rightfully in its possession prior to disclosure by Groundsure and
(ii) any information which is in the public domain (other than by virtue of a breach of this Contract).
"Support Services" means Support Services provided by Groundsure including, without limitation, interpreting third party and in-house environmental data, providing environmental support advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.
"Contract" means the contract between Groundsure and the Client for the provision of the Services, and which shall incorporate these terms and conditions, the Order, and the relevant User Guide.
"Third Party Data Provider" means any third party providing Third Party Content to Groundsure.
"Data Reports" means reports comprising factual data with no accompanying interpretation.
"Fees" has the meaning set out in clause 5.1.
"Groundsure" means Groundsure Limited, a company registered in England and Wales under number 03421028.
"Groundsure Materials" means all materials prepared by Groundsure and provided as part of the Services, including but not limited to Third Party Content, Data Reports, Mapping, and Risk Screening Reports.
"Intellectual Property" means any patent, copyright, design rights, trade or service mark, moral rights, data protection rights, know-how or trade mark in each case whether registered or not and including applications for the same or any other rights of a similar nature anywhere in the world.
"Mapping" means a map, map data or a combination of historical maps of various ages, time periods and scales.
"Order" means an electronic, written or other order form submitted by the Client requesting Services from Groundsure in respect of a specified Site.
"Ordnance Survey" means the Secretary of State for Business, Innovation and Skills, acting through Ordnance Survey, Adanac Drive, Southampton, SO16 0AS, UK.
"Order Website" means the online platform through which Orders may be placed by the Client and accepted by Groundsure.
"Report" means a Risk Screening Report or Data Report for Commercial or Residential property.
"Residential" means any building or property used as or intended to be used as a single dwelling.
"Risk Screening Report" means a risk screening report comprising factual data with an accompanying interpretation by Groundsure.
"Services" means any Report, Mapping and/or Support Services which Groundsure has agreed to provide by accepting an Order pursuant to clause 2.6.
"Site" means the area of land in respect of which the Client has requested Groundsure to provide the Services.
"Third Party Content" means data, database information or other information which is provided to Groundsure by a Third Party Data Provider.
"User Guide" means the user guide, as amended from time to time, available upon request from Groundsure and on the website (www.Groundsure.com) and forming part of this Contract.

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

2.1 Groundsure agrees to provide the Services in accordance with the Contract.
2.2 Groundsure shall exercise reasonable skill and care in the provision of the Services.
2.3 Subject to clause 7.3 the Client acknowledges that it has not relied on any statement or representation made by or on behalf of Groundsure which is not set out and expressly agreed in writing in the Contract and all such statements and representations are hereby excluded to the fullest extent permitted by law.
2.4 The Client acknowledges that terms and conditions appearing on a Client's order form, printed stationery or other communication, or any terms or conditions implied by custom, practice or course of dealing shall be of no effect, and that this Contract shall prevail over all others in relation to the Order.
2.5 If the Client or Beneficiary requests insurance in conjunction with or as a result of the Services, Groundsure shall use reasonable endeavours to recommend such insurance, but makes no warranty that such insurance shall be available from insurers or that it will be offered on reasonable terms. Any insurance purchased by the Client or Beneficiary shall be subject solely to the terms of the policy issued by insurers and Groundsure will have no liability therefor. In addition you acknowledge and agree that Groundsure does not act as an agent or broker for any insurance providers. The Client should take (and ensure that the Beneficiary takes) independent advice to ensure that the insurance policy requested or offered is suitable for its requirements.
2.6 Groundsure's quotations or proposals are valid for a period of 30 days only unless an alternative period of time is explicitly stipulated by Groundsure. Groundsure reserves the right to withdraw any quotation or proposal at any time before an Order is accepted by Groundsure. Groundsure's acceptance of an Order shall be binding only when made in writing and signed by Groundsure's authorised representative or when accepted through the Order Website.

3 The Client's obligations

3.1The Client shall comply with the terms of this Contract and
(i) procure that the Beneficiary or any third party relying on the Services complies with and acts as if it is bound by the Contract and
(ii) be liable to Groundsure for the acts and omissions of the Beneficiary or any third party relying on the Services as if such acts and omissions were those of the Client.
3.2 The Client shall be solely responsible for ensuring that the Services are appropriate and suitable for its and/or the Beneficiary's needs.
3.3 The Client shall supply to Groundsure as soon as practicable and without charge all requisite information (and the Client warrants that such information is accurate, complete and appropriate), including without limitation any environmental information relating to the Site and shall give such assistance as Groundsure shall reasonably require in the provision of the Services including, without limitation, access to the Site, facilities and equipment.
3.4 Where the Client's approval or decision is required to enable Groundsure to carry out work in order to provide the Services, such approval or decision shall be given or procured in reasonable time and so as not to delay or disrupt the performance of the Services.
3.5 Save as expressly permitted by this Contract the Client shall not, and shall procure that the Beneficiary shall not, re-sell, alter, add to, or amend the Groundsure Materials, or use the Groundsure Materials in a manner for which they were not intended. The Client may make the Groundsure Materials available to a third party who is considering acquiring some or all of, or providing funding in relation to, the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.
3.6 The Client is responsible for maintaining the confidentiality of its user name and password if using the Order Website and the Client acknowledges that Groundsure accepts no liability of any kind for any loss or damage suffered by the Client as a consequence of using the Order Website.

4 Reliance

4.1The Client acknowledges that the Services provided by Groundsure consist of the presentation and analysis of Third Party Content and other content and that information obtained from a Third Party Data Provider cannot be guaranteed or warranted by Groundsure to be reliable.
4.2 In respect of Data Reports, Mapping and Risk Screening Reports, the following classes of person and no other are entitled to rely on their contents;
(i) the Beneficiary,
(ii) the Beneficiary's professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate),
(iv) the first purchaser or first tenant of the Site, and
(v) the professional advisers and lenders of the first purchaser or tenant of the Site.
4.3 In respect of Support Services, only the Client, Beneficiary and parties expressly named in a Report and no other parties are entitled to rely on its contents.
4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise expressly agreed in writing, no other person or entity of any kind is entitled to rely on any Services or Report issued or provided by Groundsure. Any party considering such Reports and Services does so at their own risk.

5 Fees and Disbursements

5.1Groundsure shall charge and the Client shall pay fees at the rate and frequency specified in the written proposal, Order Website or Order acknowledgement form, plus (in the case of Support Services) all proper disbursements incurred by Groundsure. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services (together "Fees").
5.2 The Client shall pay all outstanding Fees to Groundsure in full without deduction, counterclaim or set off within 30 days of the date of Groundsure's invoice or such other period as may be agreed in writing between Groundsure and the Client ("Payment Date"). Interest on late payments will accrue on a daily basis from the Payment Date until the date of payment (whether before or after judgment) at the rate of 8% per annum.
5.3 The Client shall be deemed to have agreed the amount of any invoice unless an objection is made in writing within 28 days of the date of the invoice. As soon as reasonably practicable after being notified of an objection, without prejudice to clause 5.2 a member of Groundsure's management team will contact the Client and the parties shall then use all reasonable endeavours to resolve the dispute within 15 days.

6 Intellectual Property and Confidentiality

6.1 Subject to
(i) full payment of all relevant Fees and
(ii) compliance with this Contract, the Client is granted (and is permitted to sub-licence to the Beneficiary) a royalty-free, worldwide, non-assignable and (save to the extent set out in this Contract) non-transferable licence to make use of the Groundsure Materials.
6.2 All Intellectual Property in the Groundsure Materials are and shall remain owned by Groundsure or Groundsure's licensors (including without limitation the Third Party Data Providers) the Client acknowledges, and shall procure

acknowledgement by the Beneficiary of, such ownership. Nothing in this Contract purports to transfer or assign any rights to the Client or the Beneficiary in respect of such Intellectual Property.
6.3 Third Party Data Providers may enforce any breach of clauses 6.1 and 6.2 against the Client or Beneficiary.
6.4 The Client shall, and shall procure that any recipients of the Groundsure Materials shall:

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

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

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

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

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

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

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

6.5 Notwithstanding clause 6.4, the Client may make reasonable use of the Groundsure Materials in order to advise the Beneficiary in a professional capacity. However, Groundsure shall have no liability in respect of any advice, opinion or report given or provided to Beneficiaries by the Client.
6.6 The Client shall procure that any person to whom the Services are made available shall notify Groundsure of any request or requirement to disclose, publish or disseminate any information contained in the Services in accordance with the Freedom of Information Act 2000, the Environmental Information Regulations 2004 or any associated legislation or regulations in force from time to time.

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

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

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

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

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

7.2 All warranties, conditions and other terms implied by statute or common law are, to the fullest extent permitted by law, excluded from the Contract.
7.3 Nothing in the Contract limits or excludes the liability of the Supplier for death or personal injury resulting from negligence, or for any damage or liability incurred by the Client or Beneficiary as a result of fraud or fraudulent misrepresentation.
7.4 Groundsure shall not be liable for

(i) loss of profits;
(ii) loss of business;
(iii) depletion of goodwill and/or similar losses;
(iv) loss of anticipated savings;
(v) loss of goods;
(vi) loss of contract;
(vii) loss of use;
(viii) loss or corruption of data or information;
(ix) business interruption;
(x) any kind of special, indirect, consequential or pure economic loss, costs, damages, charges or expenses;
(xi) loss or damage that arise as a result of the use of all or part of the Groundsure Materials in breach of the Contract;
(xii) loss or damage arising as a result of any error, omission or inaccuracy in any part of the Groundsure Materials where such error, omission or inaccuracy is caused by any Third Party Content or any reasonable interpretation of Third Party Content;
(xiii) loss or damage to a computer, software, modem, telephone or other property; and
(xiv) loss or damage caused by a delay or loss of use of Groundsure's internet ordering service.

7.5 Groundsure's total liability in relation to or under the Contract shall be limited to £10 million for any claim or claims.
7.6 Groundsure shall procure that the Beneficiary shall be bound by limitations and exclusions of liability in favour of Groundsure which accord with those detailed in clauses 7.4 and 7.5 (subject to clause 7.3) in respect of all claims which the Beneficiary may bring against Groundsure in relation to the Services or other matters arising pursuant to the Contract.

8 Groundsure's right to suspend or terminate

8.1 If Groundsure reasonably believes that the Client or Beneficiary has not provided the information or assistance required to enable the proper provision of the Services, Groundsure shall be entitled to suspend all further performance of the Services until such time as any such deficiency has been made good.
8.2 Groundsure shall be entitled to terminate the Contract immediately on written notice in the event that:

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

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

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

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

9. Client's Right to Terminate and Suspend

9.1 Subject to clause 10.1, the Client may at any time upon written notice terminate or suspend the provision of all or any of the Services.
9.2 In any event, where the Client is a consumer (and not a business) he/she hereby expressly acknowledges and agrees that:

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

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

(a) supplied to the Client's specification(s) and in any event
(b) by their nature cannot be returned.

10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination of the Contract:

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

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

11 Anti-Bribery

11.1 The Client warrants that it shall:

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

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

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

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

12 General

12.1 The Mapping contained in the Services is protected by Crown copyright and must not be used for any purpose other than as part of the Services or as specifically provided in the Contract.
12.2 The Client shall be permitted to make one copy only of each Report or Mapping Order. Thereafter the Client shall be entitled to make unlimited copies of the Report or Mapping Order only in accordance with an Ordnance Survey paper map copy license available through Groundsure.
12.3 Groundsure reserves the right to amend or vary this Contract. No amendment or variation to this Contract shall be valid unless signed by an authorised representative of Groundsure.
12.4 No failure on the part of Groundsure to exercise, and no delay in exercising, any right, power or provision under this Contract shall operate as a waiver thereof.
12.5 Save as expressly provided in this Contract, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.
12.6 The Secretary of State for Business, Innovation and Skills ("BIS") or BIS' successor body, as the case may be, acting through Ordnance Survey may enforce a breach of clause 6.4(vi) and clause 6.4(vii) of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.
12.7 Groundsure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:

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

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

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

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

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

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

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

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

12.14 If the Client or Beneficiary has a complaint about the Services, written notice should be given to the Compliance Officer at Groundsure who will respond in a timely manner. In the event you are not satisfied with Groundsure's complaints handling process or you are unable to resolve the complaint, at your discretion you may refer the complaint to The Property Ombudsman Scheme at the following URL/email: website www.tpos.co.uk or email: admin@tpos.co.uk

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

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The Coal Authority

Resolving the impacts of mining

CON29M Non-Residential Mining Report







1 HOME FARM COURT
WORTLEY
SHEFFIELD
S35 7DT

Date of enquiry:	02 June 2016
Date enquiry received:	02 June 2016
Issue date:	02 June 2016
Our reference:	51001170305001
Your reference:	16012NE

CON29M Non-Residential Mining Report

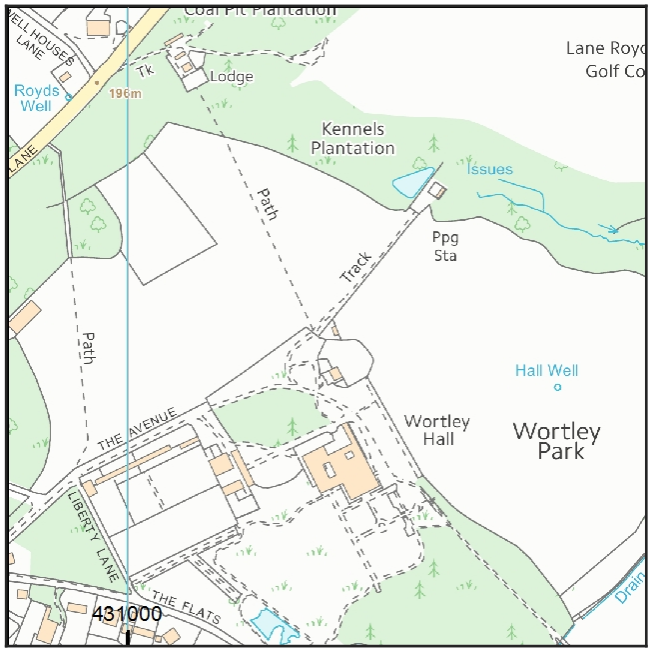
This report is based on, and limited to, the records held by the Coal Authority and the Cheshire Brine Subsidence Compensation Board's records, at the time we answer the search.

Client name

Silkstone Environmental Ltd

Enquiry address

1 HOME FARM COURT, WORTLEY, SHEFFIELD, S35 7DT



Approximate position of property

Mapping sourced from Ordnance Survey

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/thecoalauthority
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Summary

Has the search report highlighted evidence or potential of		
1	Past underground coal mining	Yes
2	Present underground coal mining	No
3	Future underground coal mining	Yes
4	Mine entries	Yes
5	Coal mining geology	No
6	Past opencast coal mining	No
7	Present opencast coal mining	No
8	Future opencast coal mining	No
9	Coal mining subsidence	No
10	Mine gas	No
11	Hazards related to coal mining	No
12	Withdrawal of support	Yes
13	Working facilities order	No
14	Payments to owners of former copyhold land	No
15	Information from the Cheshire Brine Subsidence Compensation Board	No

For detailed findings, please go to page 4.

Detailed findings

1. Past underground coal mining

The property is in a surface area that could be affected by underground mining in 1 seam of coal at shallow depth, and last worked in 1959.

2. Present underground coal mining

The property is not within a surface area that could be affected by present underground mining.

3. Future underground coal mining

The property is not in an area where the Coal Authority has plans to grant a licence to remove coal using underground methods.

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

The property is not in an area likely to be affected from any planned future underground coal mining.

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

No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

4. Mine entries

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

There may however be mine entries/additional mine entries in the local area which the Coal Authority has no knowledge of.

5. Coal mining geology

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

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

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

8. Future opencast coal mining
There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.

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.

9. 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 Coal 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.

10. Mine gas
The Coal Authority has no record of a mine gas emission requiring action.

11. 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.

12. Withdrawal of support
The property is in an area where a notice to withdraw support was given in 1954.

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

13. Working facilities order
The property is not in an area where 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.

14. Payments to owners of former copyhold land

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

15. Information from the Cheshire Brine Subsidence Compensation Board

The property lies outside the Cheshire Brine Compensation District.

Comments on the Coal Authority information

The Coal Authority own the copyright in this report and the information used is protected by our database right.

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.

Additional remarks

Information provided by the Coal Authority in this report is compiled in response to the Law Society's Con29M Coal Mining and Brine Subsidence Claim enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL. Please note that Brine Subsidence Claim enquiries are only relevant for England and Wales. 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 applicable at the time the report was produced.

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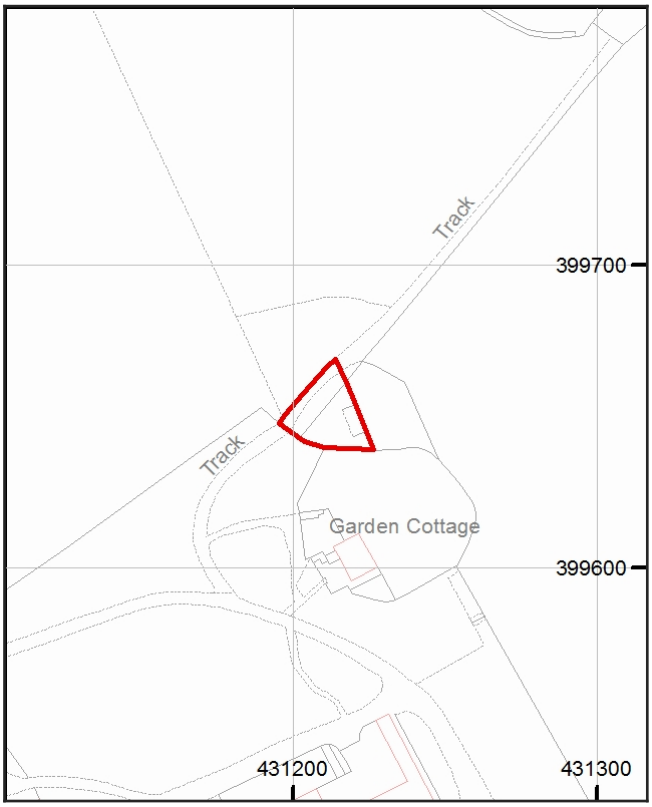
Alternative formats

If you would like this report in an alternative format, please contact our communications team.

Enquiry boundary

Key

Approximate position of enquiry boundary shown



Mapping sourced from Ordnance Survey

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/coalauthority

VAT receipt	
Issued by:	The Coal Authority 200 Lichfield Lane Mansfield Nottinghamshire NG18 4RG
Tax point date:	02 June 2016
Issued to:	SILKSTONE ENVIRONMENTAL LTD THORNCLIFFE HALL ANNEXE NEWTON CHAMBERS ROAD CHAPELTOWN SHEFFIELD S35 2PH
Property search for:	1 HOME FARM COURT WORTLEY SHEFFIELD S35 7DT
Reference number:	51001170305001
Date of issue:	02 June 2016
Cost:	£77.00
VAT @ 20%:	£15.40
Total received:	£92.40
VAT registration:	598 5850 68

APPENDIX D

(i) Photographic Record

Photo Reference	Description
A	The site was located beyond south of a gated entrance.
B	A trackway formed the northwest boundary of the site.
C	One historical structure was located at the east site boundary.
D & E	This was a stable.
F	A rear gate was located behind the stable.
G & H	New development was being constructed on adjoining land.
I	Some recent building materials were being stored at the site.
J	A recently felled tree.

PHOTO ‘A’



PHOTO ‘B’



PHOTO 'C'



PHOTO 'D'



PHOTO 'E'



PHOTO 'F'



PHOTO 'G'



PHOTO 'H'



PHOTO 'I'



PHOTO 'J'

