

**REPORT: D7278**  
**March 2016**

**PRELIMINARY INVESTIGATION  
of Land at  
THURGOLAND, BARNSELY  
Prepared for  
DRYDEN WILKINSON PARTNERSHIP**

Revision No	Written by	Date	Checked By	Date
0	LB	15/03/2016	KJ	15/03/2016



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## APPENDICES

### Appendix A - Drawings

Drawing Number	Drawing Title
D7278/01	Site Location Plan
D7278/02	Preliminary Conceptual Site Model

### Appendix B - Photographic Survey

### Appendix C - Desk Study Information

### Appendix D - Dunelm Conditions of Offer, Notes on Limitations & Basis for Contract



## 1 SCOPE OF INVESTIGATION

Dunelm Geotechnical and Environmental Limited (Dunelm) carried out a Preliminary Investigation (Desk Study) of land at Cote Lane, Thurgoland on behalf of Dryden Wilkinson Partnership.

It is proposed to develop the site with residential properties.

The purpose of this preliminary investigation is to evaluate likely ground conditions and significant geoenvironmental issues at the site, and to plan the scope of subsequent phases of investigation.

This report may be regarded as a Preliminary Risk Assessment in accordance with the Environment Agency's guidance document *Model Procedures for the Management of Land Contamination* (CLR 11, 2004).

This preliminary investigation has been undertaken with due regard to current contaminated land guidance issued by the Royal Institution of Chartered Surveyors (RICS) together with BS 10175: 2001, "Code of Practice for the Investigation of Potentially Contaminated Land" and relevant sections of BS 5930: 1999, "Code of Practice for Site Investigations".

The objectives of the investigation were as follows:

- To determine the land use history of the site from an inspection of available Ordnance Survey (OS) plans
- To determine the environmental setting of the site from available sources
- To determine whether past mining may have had an influence on the site
- To determine whether the site has previously been used for purposes that may have given rise to significant ground contamination
- To provide recommendations for further investigation.

Information has been obtained from various sources and the full responses received are presented in Appendix C; details relevant to the site are discussed in Sections 3 and 4.

Conditions of offer and notes on limitations relevant to all Dunelm geoenvironmental investigations are described in Appendix D and should be read in conjunction with this report.

## 2 SITE RECONNAISSANCE

### 2.1 General

The centre of the site is located at OS Grid Ref 429204, 400617. The site is situated approximately 10km southwest of Barnsley town centre. The site location is shown in Drawing Number D7278/01 in Appendix A to this report.

The preliminary site inspection was undertaken during March 2016 and site photographs are presented in Appendix B.

### 2.2 Topography and Site Features

The site is gently sloping to the east, becoming steep along the eastern boundary of the site, sloping down towards an un-named stream.

The site is currently used as an agricultural field, with a stockpile of hay in the centre. The site is covered by rough grass.

The site boundaries currently comprise timber fences. Occasional mature trees were noted around the site boundaries.

### 3 SITE HISTORY

In order to determine the history of the site, extracts from historical Ordnance Survey (OS) plans have been examined. Copies of these plans are provided in Appendix C.

A summary of the history of the on-site and off-site features is presented below. It is not the intention of this report to describe in detail all the changes that have occurred on or adjacent to the site, only those pertinent to the site.

#### Summary of Historical Information

OS Map Edition	On-site Features	Off-site Features
1855	The site is an undeveloped parcel of land.	Spring Wood lies directly east of the site. Spring House lies directly south of the site. Railway lies 60m east of the site. A further railway line is located approximately 200m south of the site.
1891	A spring is located in the south of the site.	No significant change.
1893	No significant change.	No significant change.
1903	No significant change.	No significant change.
1929-1932	No significant change.	The railway line to the east is indicated as dismantled.
1959	An electricity pylon is located in the centre of the site.	Residential development has increased slightly in the surrounding area.
1977	The electricity pylon is no longer indicated on the site.	No significant change.
1980	No significant change.	Detached residential properties located 20m northwest of the site.
1987-1992	No significant change.	The railway line to the south is indicated as dismantled.
1993	No significant change.	Further detached residential properties built to the north.
2014	No significant change. The site remains undeveloped.	Expansion of residential area from 80m north of the site

### 4 ENVIRONMENTAL SETTING

#### 4.1 Information Sources

The environmental setting of the site was determined through reference to the following:

- British Geological Survey (BGS) 1: 50,000 scale sheet No 87 Barnsley
- BGS 1:10,000 scale sheet SE20SE
- Coal Mining Report from David Bellis Associates (based on data obtained from the Coal Authority)
- Groundsure Report (including historical map extracts)
- BRE Publication BR211 *Radon: Guidance on Protective Measures for New Dwellings*

#### 4.2 Geology

No drift deposits are shown on the geological plan.

The solid geology underlying the site comprises the Penistone Flags of the Coal Measures strata. The strata dip towards the northeast.

An un-named coal seam outcrops through the site, and dips to the northeast beneath the site; the thickness of the seam is not known.

There are no faults in the vicinity of the site.

No significant ground hazards have been identified by the British Geological Survey as reported in the Groundsure Report, however there is a low risk from shrink swell clay on the site.

#### **4.3 Mining & Quarrying**

The mining report indicates that the site is not affected by unrecorded shallow workings.

The geological plan shows an un-named coal seam outcropping through the site, dipping to the northeast. The thickness of the seam is not known. There is no evidence from the mining report to indicate that this seam has been worked although the possibility of unrecorded shallow workings cannot be ruled out.

There are no recorded mine entries within 20m of the site.

No evidence of quarrying has been found on site.

#### **4.4 Hydrology**

There are a number of minor water features in the surrounding areas including unnamed tertiary rivers 14m east and 35m west of the site; and culverts present 91m south and 111m northwest of the site.

The Groundsure Report indicates there are no licensed surface water abstraction within 1000m of the site.

There are no recorded discharge consents within 450m of the site.

There are no recorded pollution incidents within 350m of the site.

The site is not recorded as being situated within a zone of flooding.

#### **4.5 Hydrogeology**

Using the Environment Agency's Policy and Practice for the Protection of Groundwater the solid geology beneath the site is classified as a Secondary (A) Aquifer – with permeable layers. These formations, although not producing large quantities of water for abstraction, are important for supplying base flows to rivers.

The site does not lie within a source protection zone.

There are no recorded groundwater abstractions located within 1000m of the site.

#### **4.6 Landfills and other Potential Gas Sources**

There are no recorded landfill sites located within 250m of the site; the nearest recorded landfill is located 263m northeast of the site and relates to disused railway cuttings.

Should shallow mine workings be present, this could represent a possible source of gas.

#### **4.7 Radon Gas**

In accordance with the procedure described in BRE Publication BR211 *Radon: Guidance on Protective Measures for New Dwellings*, no radon protection measures are required for new buildings on the site.

### **5 CONCEPTUAL SITE MODEL**

#### **5.1 General**

Based on the information presented in the preceding Sections, and in accordance with the CLR11 guidance noted in Section 1, a Preliminary Conceptual Site Model has been produced. A simplified diagrammatic form of the model showing the most significant features is included as Drawing No D7278/02 in Appendix A.

It is understood that the site is to be redeveloped with residential properties.

The main features of the model are discussed in the following sections together with preliminary recommendations where appropriate.

## 5.2 Likely Ground Conditions

Based on available information, ground conditions are likely to comprise shallow rock deposits.

Localised areas of made ground may be encountered.

## 5.3 Mining & Quarrying Assessment

The geological plan shows that the site is underlain by an unknown seam. There is no evidence from the mining report to indicate that this seam has been worked. However, it is recommended that further information is obtained in order to assess the risk from unrecorded workings in this seam.

No evidence has been found to indicate that the site has been affected by quarrying.

## 5.4 Geotechnical Issues

The ground conditions noted above may allow the use of strip footings for lightly loaded structures. Where made ground is encountered, foundations will need to be taken through the made ground into underlying natural strata of adequate bearing capacity. Suspended floor slabs are required where made ground exceeds 0.6m in thickness.

Where new foundations conflict with buried obstructions, considerable overdeepening may be required to reach natural ground of adequate bearing capacity.

The above suggestions should be regarded as tentative until intrusive investigations are undertaken and information is available regarding design loads and development layout.

## 5.5 Hazard Identification – Contamination Sources

The desk study has shown that the site has been occupied previously and it is possible that contamination is present associated with the site's previous use as an agricultural field with electricity pylon. No specific contaminants are associated with these land uses, however, the following commonly occurring contaminants should be tested for:

- Heavy metals
- Polyaromatic hydrocarbons, (PAHs)
- TPH
- Asbestos

It should be noted that potential contaminants may be identified during intrusive works that have not been identified within the desk study report.

## 5.6 Hazard Identification - Gas Sources

Potential sources of hazardous gas that could affect the site have been identified as follows:

- Possible shallow mineworkings beneath site

A hazardous gas risk assessment is therefore recommended as part of an intrusive investigation at the site. The scope of a gas investigation (including the number of monitoring points and quantity of data required) should be related to the gas generation potential of the source and the sensitivity of the proposed end use.

## 5.7 Risk Assessment for Contaminated Land

In the CLR11 guidance noted above, risk assessment for contaminated land should be conducted using the following four steps: Hazard Identification, Hazard Assessment, Risk Estimation, and Risk Evaluation.

The results of the Hazard Identification process (identifying potential contamination and gas sources) are shown in the preceding sections.

'Hazard Assessment' involves analysing the potential for unacceptable risks, i.e. identifying what receptors and pathways could be present, what pollutant linkages could result, and what the effects might be. 'Pollution linkages' is a term used to describe a particular combination of contaminant pathway and receptor.

Following the site's redevelopment, significant receptors in terms of human health that could be affected by contamination will include future residents. Ecosystem receptors include the underlying Secondary Aquifer and tertiary streams.

Potential pollution linkages considered to be significant at this stage are shown on the Preliminary Conceptual Site Model drawing in Appendix A.

Based on the model, potentially unacceptable risks have been identified and further action is therefore recommended.

This further action should comprise an intrusive ground investigation that would enable additional Hazard Assessment to be carried out, followed by Risk Estimation and Risk Evaluation. The Preliminary Conceptual Site Model should be revised on completion of the ground investigation. An outline of a suitable intrusive ground investigation is included in the following Section of this report.

## 6 GROUND INVESTIGATION STRATEGY

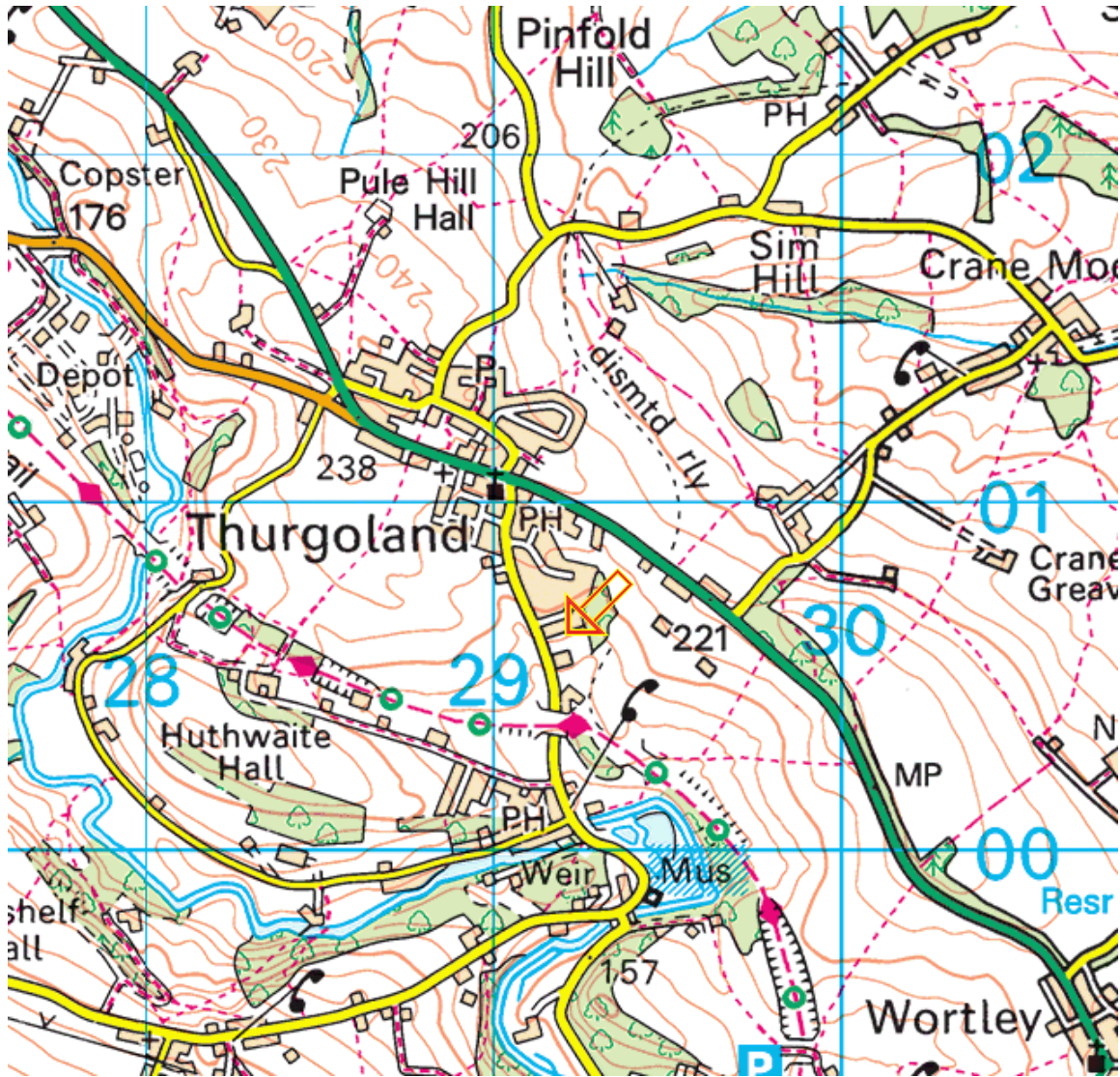
An intrusive ground investigation should be undertaken to verify the assumptions made in the Preliminary Conceptual Site Model and to provide data for foundation design.

An outline ground investigation strategy is summarised below, based on the preliminary conceptual site model and information obtained during the desk study.


- Trial pits to enable potential made ground and natural soils to be examined and rockhead to be identified.
- Appropriate sampling to enable chemical and geotechnical testing to be carried out
- Rotary probeholes to investigate the nature of the rock beneath the site and the potential for mine workings.
- Should shallow mine workings be encountered, installation of monitoring wells to enable subsequent groundwater and gas measurements.
- Depending on the development layout and ground conditions encountered, slope stability assessment may be required.

**Appendix A**  
**Drawings**



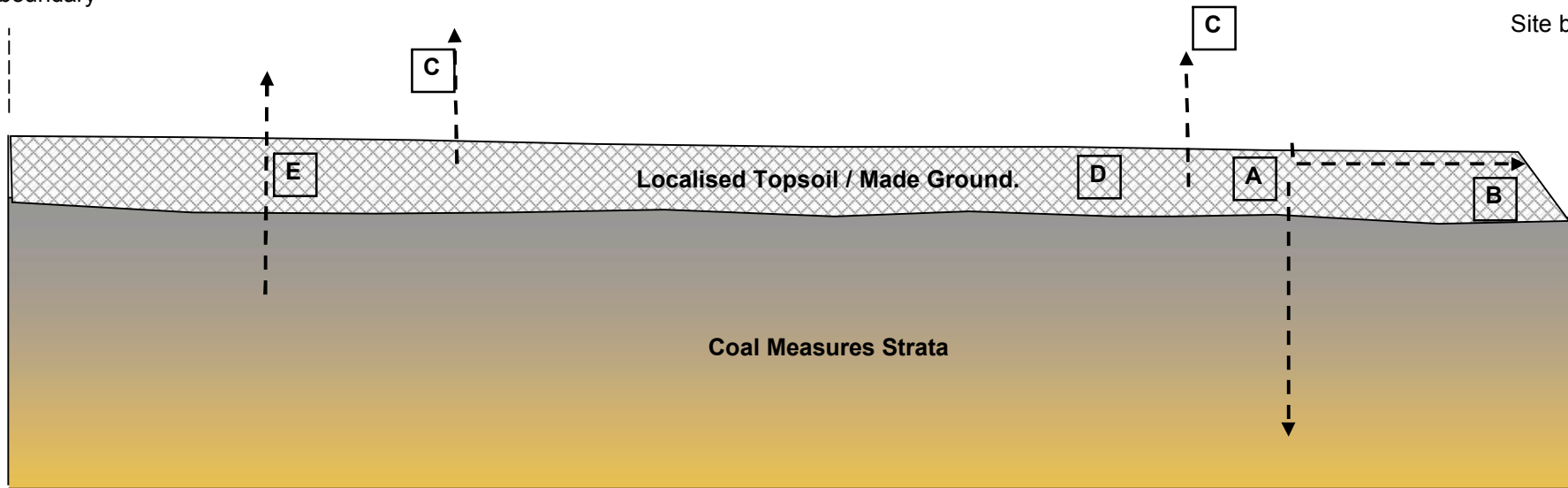


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	<b>Contract:</b> Thurgoland, Barnsley		<b>Contract No:</b> D7278	
	<b>Client:</b> Dryden Wilkinson Partnership			
TEL: 0191 378 3151 FAX: 0191 378 3157	<b>Drawing Title:</b> Site Location Plan			
<b>Drawing No:</b> D7278/01	<b>Date:</b> March 2016	<b>Scale:</b> NTS	<b>Status:</b> Final	<b>Drawn by:</b> KJ

**West**  
Site boundary

**East**  
Site boundary



**Potential Contamination linkages:**

A – Potential leaching of contamination from made ground, if encountered, into underlying aquifer.

B – Migration of contamination offsite. e.g: hydrocarbons / leachable inorganic determinants.

C – Ingestion / Inhalation / Dermal contact of determinants within made ground (if encountered) or topsoil.

D – Aggressive ground conditions for building materials (concrete and underground services) and plants.

E – Gas migration from possible shallow mine workings



**Contract:**  
Thurgoland, Barnsley

**Client:**  
Dryden Wilkinson Partnership

TEL: 0191 3783151  
FAX: 0191 3783157

**Drawing Title:**  
Conceptual Site Model

**Drawing No:**  
D7278/02

**Date:**  
March 2016

**Scale:**  
NTS

**Status:**  
Prelim

**Drawn by:**  
KJ

**Appendix B**  
**Photographic Survey**






Photograph 1: View of west of the site, with site entrance and hay pile.



Photograph 2: View of eastern part of site looking towards the eastern boundary, with steep slope beyond.

 TEL: 0191 378 3151 FAX: 0191 378 3157	<b>Contract:</b> Thurgoland, Barnsley		<b>Contract No:</b> D7278
	<b>Client:</b> Dryden Wilkinson Partnership		
	<b>Site Photographs</b>	<b>Date:</b> March 2016	<b>Sheet 1 of 1</b>

**Appendix C**  
**Desk Study Information**



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By

David Bellis  
CONSULTING SURVEYORS

## Coal Mining Search Report

Incorporating Cheshire Brine Enquiries



### Serial Number 337020

**Client detail :**

Dunelm Geotechnical &  
 Enviromental Ltd  
 Foundation House  
 St John's Road  
 Meadowfield  
 Co Durham, DH7 8TZ

CoalSearchPlus+ by David Bellis Consulting  
 Surveyors Ltd  
 8 Mornington Terrace  
 Harrogate  
 North Yorkshire  
 HG1 5DH  
 (DX 720352 Harrogate)

Tel 01423 529911  
 Fax 01423 529922

Search produced by M J Peace

**Property details:**

Cote Lane  
 Sheffield  
 S35 7AE

**Your ref :** 7799 D7278 AIL

**Purchaser :**

**Vendor :**

**In accordance with your instructions received 29 Feb 2016 we have inspected plans and records of coal mine workings and have made enquiries with respect to Cheshire brine extraction in relation to the above property and can report as follows :**

- 1. SEAM DETAILS FOR PAST UNDERGROUND COAL MINING :** In relation to the property the undermentioned seam(s) have been worked within the likely zone of physical influence on the surface.

Seam	Depth (m)	Sect (cm)	Date	Remarks
See Remarks				No previous recorded coal workings.

- 2. SEAM DETAILS FOR CURRENT AND FUTURE UNDERGROUND COAL MINING :** The undermentioned seam(s) are currently being worked, or licenses to work are being determined, or have been granted to work, within the likely zone of physical influence on the surface in relation to the property.

Seam	Depth (m)	Sect (cm)	Date	Remarks
				Coal in reserve - no workings currently planned.

**3. UNDERLYING GEOLOGY :**

The property is situated in an area of Lower Coal Measures, shales and mudstones.

**4. OPENCAST COAL MINING :**

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Past Opencast Workings : The property is not situated within the boundary of a former opencast coal mining site.

Present Opencast Workings : The property is not situated within 200m of the boundary of a currently operating opencast coal mining site.

Future Opencast Workings : The property is not situated within 800m of the boundary of an opencast site for which a license to extract coal by opencast methods has been granted or a license to do so is currently being determined.

**5. SHAFTS, ADITS (MINE ENTRIES) AND ADDITIONAL INFORMATION :**

We have no knowledge of any shafts or adits within 20 metres of the property or the boundary of the property.

There are no tips or lagoons in the vicinity of the property.

**6. NOTICES IN RELATION TO FUTURE COAL MINING ACTIVITY :**

We have no knowledge of any intention to work coal by underground methods within influencing distance on the surface in the vicinity of the property for which notices have been issued under the Coal Mining Subsidence Act 1991.

**7. PAST COAL MINING RELATED SUBSIDENCE :**

Our investigations have shown no evidence of coal mining related subsidence claims in relation to the property in the past 10 years.

**8. CONCLUSION (COAL MINING) : In the light of the above facts we conclude that in relation to coal mining :**

In our opinion it is unlikely that coal will be worked in the foreseeable future.

**COAL MINING RISK LEVEL : We recommend that the transaction is treated as :**

Where this report is to be used for development purposes particular attention is drawn to the paragraphs below concerning the ownership of in situ coal, coal workings and the risks from mine gases.

**Please note that the overall coal mining risk level above is based upon an assessment of the detailed information contained in the body of the report. The risk assessment must be used in conjunction with the detailed report.**

**If development of the property is being considered then all necessary enquiries and investigations should be completed prior to the commencement of works to ensure that proposals follow good engineering practice for development in mining areas. The Coal Authority has ownership of in situ coal, coal mines (both current and disused) and coal mine shafts and adits. Activities that intersect, enter or disturb any of the Coal Authority's interests require the written permission of the Authority.**

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**Any development proposals should consider risks to the development, or adjacent property, of generating or displacing underground gases where coal seams or former mining works are disturbed. The need for effective measures to prevent gasses entering public properties should be assessed and properly addressed. These actions are necessary due to the public safety implications of development in these circumstances.**

#### **CHESHIRE BRINE EXTRACTION INFORMATION :**

The property lies outside the Cheshire Brine Compensation District as prescribed by the Cheshire Brine Pumping (Compensation for Subsidence) Act 1952.

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With respect to coal mining there is nothing to prevent a claim being made under the provisions of the Coal Mining Subsidence Act 1991 and subsequent legislation, but it must not be inferred that the Coal Authority or their licensees will necessarily accept that any damage has been caused as a result of mining subsidence.

If you require any further information or amplification please contact CoalSearchPlus+ on 01423 529911 or via our website [www.coalsearch.plus.com](http://www.coalsearch.plus.com).

This report is prepared in accordance with the CoalSearchPlus+ terms and conditions as published on the CoalSearchPlus+ website ([www.coalsearch.plus.com](http://www.coalsearch.plus.com)) on the date of issue of this report.

This is a Coal Mining Search Report and is not to be interpreted as being part of an Environmental Assessment of the property.

We cannot be held responsible for the accuracy of the information provided to us by third party organisations.

The information and/or material supplied is composed from data based in many cases on measurements and records of various standards of reliability and age. We cannot be held responsible for the accuracy of such information.

This search report is based upon the privately owned CoalSearchPlus+ mining record database and plans and records publicly available at the time of inspection from the Coal Authority, including British Geological Survey and Ordnance Survey data. Organisations reserve the right to vary their proposals and intentions as to their future mining operations without prior notice save as provided in the Coal Mining (subsidence) Act 1991 and the Coal Industry Act 1994.

Coal Authority Address : The Coal Authority, 200 Lichfield Lane Berry Hill, Mansfield, Nottinghamshire, HG18 4RG  
British Geological Survey Address : British Geological Survey, Kingsley Dunham Centre, Keyworth, Nottingham NG12 5GG

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The information contained in this report relates to the property address given by the individual or organisation ordering the report. Where a plan indicating the property location and boundary is supplied with the instruction the report is based on that information. Where no plan is supplied the report is based on the property location as defined in publicly available mapping data. At all times it remains the responsibility of the instructing organisation or individual to define the boundary of the property.

#### **Additional notes applicable to Residential Coal Mining Reports only:**

David Bellis Consulting Surveyors Ltd is not aware of any personal or business relationship between the person conducting or preparing the search and any person involved in the sale of the property.

This report is a desk study of existing published geological and coal mining records and the CoalSearchPlus+ coal mining database. In order to compile this report enquiries have been made relating to the following :

Past Coal Mining – the existence of any previously worked seams of coal within influencing distance on the surface in relation to the property including an indication of the location, depth and age of the workings,

Present Coal Mining - the existence of any currently worked seams of coal within influencing distance on the surface in relation to the property including an indication of the location, depth and age of the workings. The existence of coal that could be worked at some time in the future will be enquired into and detail of any relevant licenses disclosed where available.

Underlying Geology - the underlying geology of the property will be reviewed and briefly described in relation to coal mining.

Opencast Coal Mining - the existence of past present and future opencast coal mining, specifically :

**Serial Number 337020**

- if the property is situated within the boundary of a former opencast site. In the case of old opencast workings it must be understood that records are often unclear regarding the site boundary and/or worked areas. Published records will be reviewed to give our opinion of the existence of relevant former opencast coal workings.
- if the property is situated within 200m of the boundary of a currently operating opencast site.
- if the property is situated within 800m of the boundary of an opencast for which either a license to extract coal by opencast methods has been granted or a license to do so is currently being determined.

Shafts, Adits (Mine Entries) and Additional Information – the existence of any mine entries within 20m of the property or the boundary of the property and its associated land and buildings (the definition of the boundary of the property is the responsibility of the individual or organisation ordering this report). Where a mine entry is found to exist the approximate location of the mine entry will be indicated on a plan to be provided by the instructing organisation or individual. The existence of unworked coal will be enquired into and our opinion regarding the likelihood of it being worked at some time in the past will be given where relevant. Any other relevant coal mining related features discovered will be noted.

Notices in relation to future coal mining activity – the existence of notices indicating an intention to work coal by underground methods in the future.

Past coal mining related subsidence – if any publicly available records indicate coal mining related subsidence affecting the property in the past 10 years.

Coal Mining Risk Level – the opinion of David Bellis Consulting Surveyors of the risk posed to the property from coal mining given all the information contained in the report. The risk to the property is given in relation to the majority of the housing stock in the immediate area.

Cheshire Brine – the location of the property in relation to the Cheshire Brine Compensation District and any relevant information to the property regarding brine extraction.

Additional information, including answers to many frequently asked questions, can be found on the CoalSearchPlus+ website, [www.coalsearch.plus.com](http://www.coalsearch.plus.com)

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- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
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If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs):

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We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

Complaints should be sent to:

Mr M. Peace, Director, David Bellis Consulting Surveyors Ltd, 8 Mornington Terrace, Harrogate, North Yorkshire, HG1 5DH  
Tel : 01423 529911 Fax : 01423 529922 Email : [contact@coalsearch.plus.com](mailto:contact@coalsearch.plus.com)

Date : 03 Mar 2016

Signed :



**Serial Number 337020****Important Consumer Protection Information**

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- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
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The Property Ombudsman scheme  
Milford House  
43-55 Milford Street  
Salisbury  
Wiltshire SP1 2BP  
Tel: 01722 333306  
Fax: 01722 332296  
Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

You can get more information about the PCCB from [www.propertycodes.org.uk](http://www.propertycodes.org.uk).

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  - b) The Applicant is the Individual, Organisation, or appointed officer of said Organisation placing a Request with the Service Provider.
  - c) The Third Party Provider is any Organisation from which the Service Provider obtains data and/or information on behalf of the Applicant in the normal course of fulfilling the Applicants Request.
  - d) The request is a formal Request by the Applicant with CoalSearchPlus+ to retrieve specific data and/or information.
2. CoalSearchPlus+ accept Requests only on the basis that the Applicant is acting as a principal and is directly liable for payment of our invoice or account.
3. It is the policy of CoalSearchPlus+ to observe confidentiality with regard to the identity and affairs of our customers to the extent permitted by law, but, in common with other service providers, we may be required exceptionally to disclose information to governmental and other public authorities.
4. The placing of a Request by the Applicant with CoalSearchPlus+ confirms acceptance of these terms and conditions.
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6. Orders will be accepted on order forms other than CoalSearchPlus+ forms however these will be accepted under the standard CoalSearchPlus+ terms and conditions only, subject to Clause 10.
7. CoalSearchPlus+ reserves the right to refuse any Request.
8. CoalSearchPlus+ reserves the right to cancel any Request at any time.
9. Proof of transmission of a Request by the Applicant does not constitute proof of receipt by CoalSearchPlus+.
10. It is the responsibility of the Applicant to ensure the accuracy, legibility, clarity and completeness of all data and/or information provided to CoalSearchPlus+ as part of the Request, including but not limited to, names, numbers, addresses, location plans, and boundary plans. This applies whether the Request is submitted on CoalSearchPlus+ order forms either printed or published on the CoalSearchPlus+ website or on the Applicants own order form.
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12. CoalSearchPlus+ may request clarification of data and/or information supplied by the Applicant.
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14. If, subsequent to Clause 11. and/or Clause 12., requested data and/or information is not provided and/or clarified within a reasonable period of time, CoalSearchPlus+ reserves the right to cancel the Request in whole or in part. The Applicant remains liable for all fees, Taxes and Disbursements accrued prior to the cancellation.
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22. A CoalSearchPlus+ coal mining search report is not a substitute for site investigation or a mining survey. Depending on the content of a coal mining search report, or whether development is intended, the Applicant must decide whether a site investigation or mining survey is required.
23. CoalSearchPlus+ coal mining reports comply with the Search Code.

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39. CoalSearchPlus+ accept no liability for any loss incurred by the Applicant or the Applicants client where the Applicant is acting as an agent for a client, due to late fulfilment and delivery of the Request.
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42. Independent Dispute Resolution - If you make a complaint and we are unable to resolve it to your satisfaction you may refer the complaint to The Property Ombudsman scheme (website: [www.tpos.co.uk](http://www.tpos.co.uk) email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk) Tel: 01722 333306). We will cooperate fully with the Ombudsman during an investigation and comply with his final decision.
43. Third Party and subcontractor Terms and Conditions shall apply in addition to these clauses. Should any conflict arise between CoalSearchPlus+ Terms and Conditions and Third Party or Subcontractor Terms and Conditions, then CoalSearchPlus+ Terms and Conditions prevail unless and until CoalSearchPlus+ expressly states otherwise in writing and/or courts of England and Wales establish otherwise.
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Dunelm Geotechnical & Environmental Ltd  
FOUNDATION HOUSE, ST. JOHNS ROAD,  
DURHAM/MEADOWFIELD INDUSTRIAL  
ESTATE, DH7 8TZ

Groundsure Reference: GS-2790557  
Your Reference: 7798-D7278-AIL  
Report Date: 29 Feb 2016  
Report Delivery Method: Email - pdf

## Groundsure Enviroinsight

Address: COTE LANE, SHEFFIELD, S35 7AE

Dear Sir/ Madam,

Thank you for placing your order with Groundsure. Please find enclosed the **Groundsure Enviroinsight** as requested.

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

Yours faithfully,

Managing Director  
Groundsure Limited

Enc.  
Groundsure Enviroinsight

# Groundsure Enviroinsight

**Address:** COTE LANE, SHEFFIELD, S35 7AE  
**Date:** 29 Feb 2016  
**Reference:** GS-2790557  
**Client:** Dunelm Geotechnical & Environmental Ltd



Aerial Photograph Capture date: 07-Jun-2013  
Grid Reference: 429204,400617  
Site Size: 0.99ha

Report Reference: GS-2790557  
Client Reference: 7798-D7278-AIL

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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.

<b>Section 1: Historical Industrial Sites</b>	On-site	0-50	51-250	251-500
1.1 Potentially Contaminative Uses identified from 1:10,000 scale mapping	0	2	10	20
1.2 Additional Information – Historical Tank Database	0	0	0	3
1.3 Additional Information – Historical Energy Features Database	0	0	3	3
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	4	0
1.6 Potentially Infilled Land	0	0	5	16
<b>Section 2: Environmental Permits, Incidents and Registers</b>	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	1
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	0	3
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	1
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
<b>3.1 Landfill Sites</b>						
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	1	1	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
<b>3.2 Landfill and Other Waste Sites Findings</b>						
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	3

Section 4: Current Land Use	On-site	0-50m	51-250	251-500
4.1 Current Industrial Sites Data	0	0	1	Not searched
4.2 Records of Petrol and Fuel Sites	0	0	0	2
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?	Yes					
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	0	0	3
6.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	1
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	0	1	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	Yes
6.10 Detailed River Network entries within 500m of the site	0	2	4	6	Not searched	Not searched
6.11 Surface water features within 250m of the study site	No	Yes	Yes	Not searched	Not searched	Not searched

## Section 7: Flooding

7.1 Are there any Environment 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?	Potential at Surface
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	0	0	6	18
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	0	0	0	1	1	1
8.14 Records of Green Belt land	1	0	0	0	3	1

## 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.

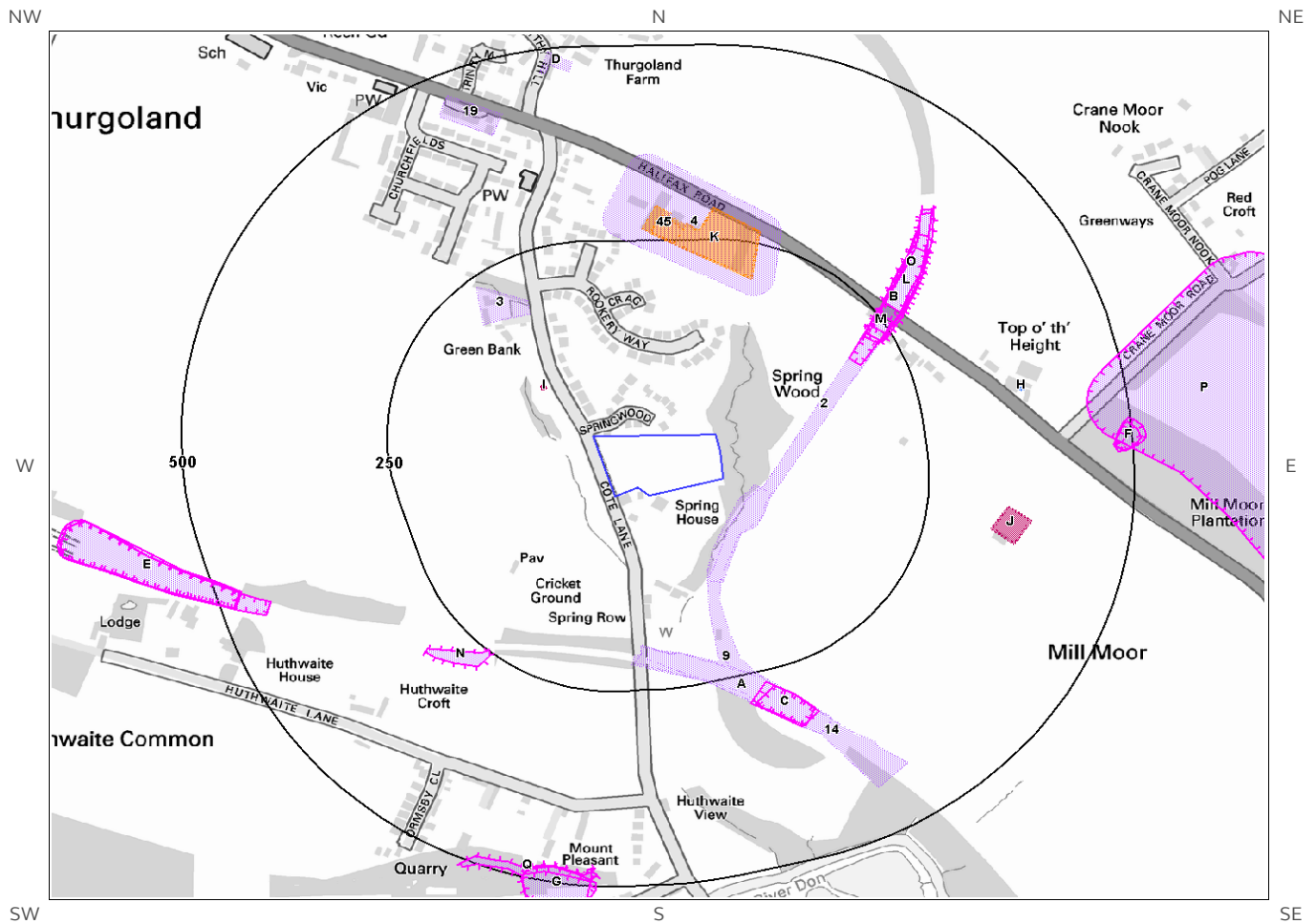
### Note: Maps

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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# 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: 32

ID	Distance [m]	Direction	Use	Date
1	32	SE	Railway Sidings	1951
2	39	SE	Railway Sidings	1903
3	174	NW	Wire Mill	1891
4	184	N	Garage	1965
5B	189	NE	Cuttings	1891
6A	193	S	Railway Sidings	1932
7A	194	S	Railway Sidings	1903
8B	221	NE	Cuttings	1903
9	222	S	Railway Building	1951
10L	227	NE	Cuttings	1932
11M	234	NE	Cuttings	1951
12N	249	SW	Unspecified Heap	1951
13C	265	S	Cuttings	1903
14	265	S	Railway Sidings	1891
15C	265	S	Cuttings	1891
16C	265	S	Cuttings	1932
17O	266	NE	Cuttings	1951
18C	272	S	Cuttings	1951
19	404	N	Unspecified Depot	1987
20E	440	W	Cuttings	1891
21P	450	E	Opencast Workings	1965
22D	469	N	Smithy	1891
23D	469	N	Smithy	1903
24E	469	W	Cuttings	1932
25E	469	W	Cuttings	1903
26E	472	W	Cuttings	1951
27F	477	E	Refuse Heap	1932
28G	478	S	Unspecified Quarry	1951
29Q	479	S	Unspecified Disused Quarry	1987
30F	480	E	Refuse Heap	1951
31G	480	S	Unspecified Quarry	1932
32G	480	S	Unspecified Quarry	1903

## 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: 3

ID	Distance (m)	Direction	Use	Date
33H	372	E	Unspecified Tank	1980
34H	372	E	Unspecified Tank	1988
35H	374	E	Unspecified Tank	1993

## 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: 6

ID	Distance (m)	Direction	Use	Date
36I	83	NW	Electricity Substation	1980
37I	83	NW	Electricity Substation	1988
38I	83	NW	Electricity Substation	1993
39J	331	E	Electricity Substation	1980
40J	331	E	Electricity Substation	1988
41J	334	E	Electricity Substation	1993

## 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: 4

ID	Distance (m)	Direction	Use	Date
42K	204	N	Garage	1988
43K	204	N	Garage	1980
44K	205	N	Garage	1993
45	245	N	Garage	1959

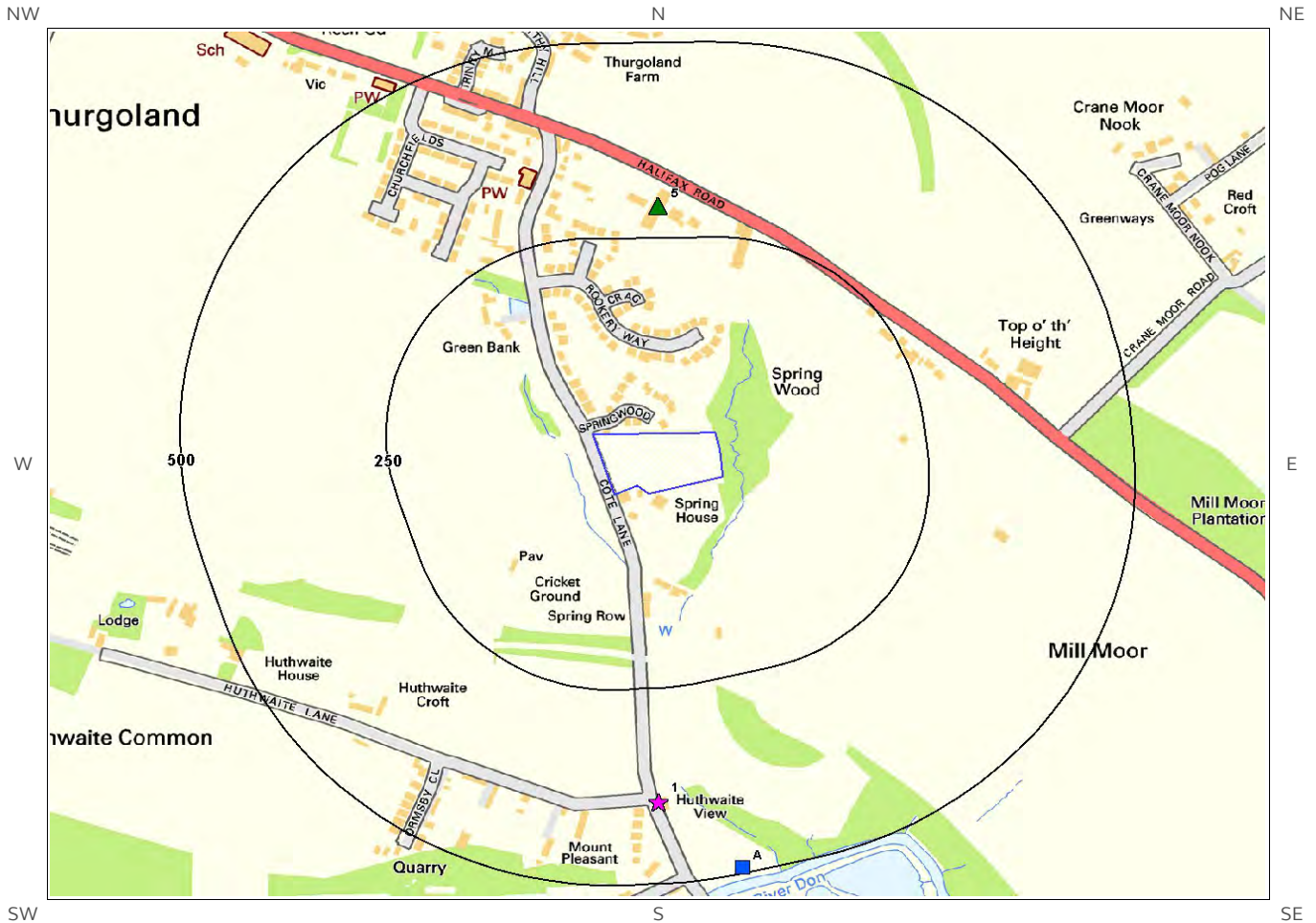
## 1.6 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 500m of the study site: 21


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

ID	Distance(m)	Direction	Use	Date
46B	189	NE	Cuttings	1891
47B	221	NE	Cuttings	1903
48L	227	NE	Cuttings	1932
49M	234	NE	Cuttings	1951
50N	249	SW	Unspecified Heap	1951
51C	265	S	Cuttings	1891
52C	265	S	Cuttings	1903
53C	265	S	Cuttings	1932
54O	266	NE	Cuttings	1951
55C	272	S	Cuttings	1951
56E	440	W	Cuttings	1891
57P	450	E	Opencast Workings	1965
58E	469	W	Cuttings	1932
59E	469	W	Cuttings	1903
60E	472	W	Cuttings	1951
61F	477	E	Refuse Heap	1932
62G	478	S	Unspecified Quarry	1951
63Q	479	S	Unspecified Disused Quarry	1987
64F	480	E	Refuse Heap	1951
65G	480	S	Unspecified Quarry	1903
66G	480	S	Unspecified Quarry	1932

# 2. Environmental Permits, Incidents and Registers Map



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

1

The following Part A(2) and Part B Activities are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details	
5	289	N	429197 400945	Address: Ernest Thorpe & Co. Limited, Central Garage, Halifax Road, Thurgoland, Sheffield, S35 7AJ Process: Petrol Vapour Recovery Status: Current Permit Permit Type: N/A	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified

### 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:

3

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

ID	Distance (m)	Direction	NGR	Details	
2A	492	S	429300 400100	Address: SSO AT THURGOLAND PUMPING STATION Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 2992 Permit Version: 3	Receiving Water: Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 24/03/2010 Effective Date: 24-Mar-2010 Revocation Date: -
3A	492	S	429300 400100	Address: SSO AT THURGOLAND PUMPING STATION Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 2992 Permit Version: 1	Receiving Water: Status: TRANSFERRED FROM R(PP)A 1951-1961 Issue date: 05/11/1973 Effective Date: 09-Nov-1973 Revocation Date: 30/03/2007
4A	492	S	429300 400100	Address: SSO AT THURGOLAND PUMPING STATION Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 2992 Permit Version: 2	Receiving Water: Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 21/03/2005 Effective Date: 31-Mar-2007 Revocation Date: 23/03/2010

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:

1

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

ID	Distance (m)	Direction	NGR	Details	
1	396	S	429197 400183	Incident Date: 12-Jun-2002 Incident Identification: 84318 Pollutant: Oils and Fuel Pollutant Description: Diesel	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)

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

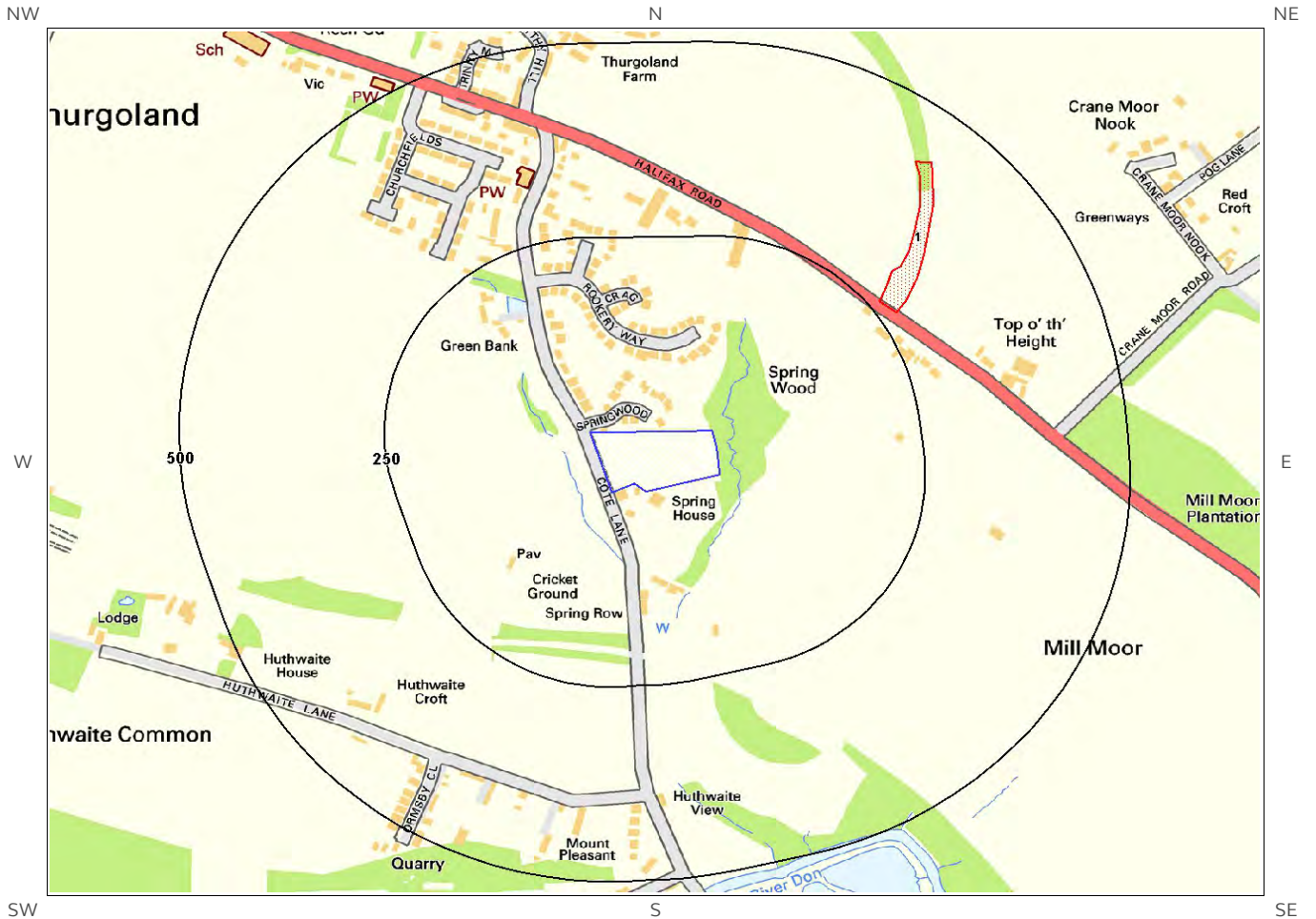
How many records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site?

0

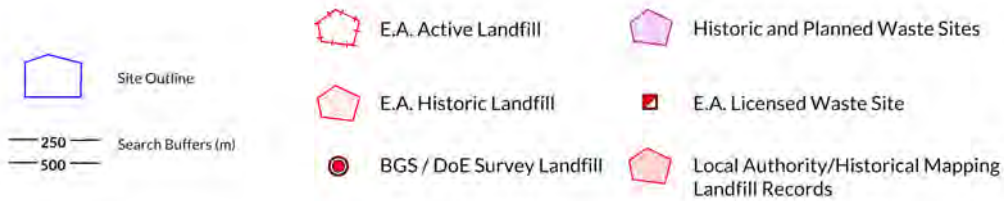
Database searched and no data found.

---

# 3. Landfill and Other Waste Sites Map



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# 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	
1	263	NE	429500 400800	Site Address: Disused Railway Cutting Off A629, Halifax Road, Thurgoland, Barnsley Waste Licence: Yes Site Reference: WD20 Eng5, WD2 B13, 2B13(32), 4400/B13 Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 26-Nov-1980 Licence Surrendered: 31-Dec-1990 Licence Hold Address: - Operator: South Yorkshire County Council First Recorded: 31-Dec-1980 Last Recorded: 31-Dec-1990
Not shown	921	NE	430100 401100	Site Address: Lionell Hill, Cranemoor Road, Crane Moor Waste Licence: - Site Reference: 4400/(31) Waste Type: - Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: L Airstone First Recorded: 31-Dec-1976 Last Recorded: 31-Dec-1980
Not shown	1157	S	428700 399400	Site Address: Well Hill Road, Green Moor, Penistone Waste Licence: - Site Reference: 4400/(122) Waste Type: - Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: - First Recorded: - Last Recorded: -
Not shown	1484	SW	427700 399800	Site Address: California Quarry, Greenmoor, Near. Penistone Waste Licence: Yes Site Reference: WD20 B97, 4400/B97, 20B97(63) Waste Type: Industrial, Commercial, Liquid sludge Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 01-Jul-1977 Licence Surrendered: 17-Apr-1991 Licence Hold Address: Green Road, Penistone Operator: David Brown Gear First Recorded: 31-Jul-1977 Last Recorded: 31-Mar-1981

### 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:

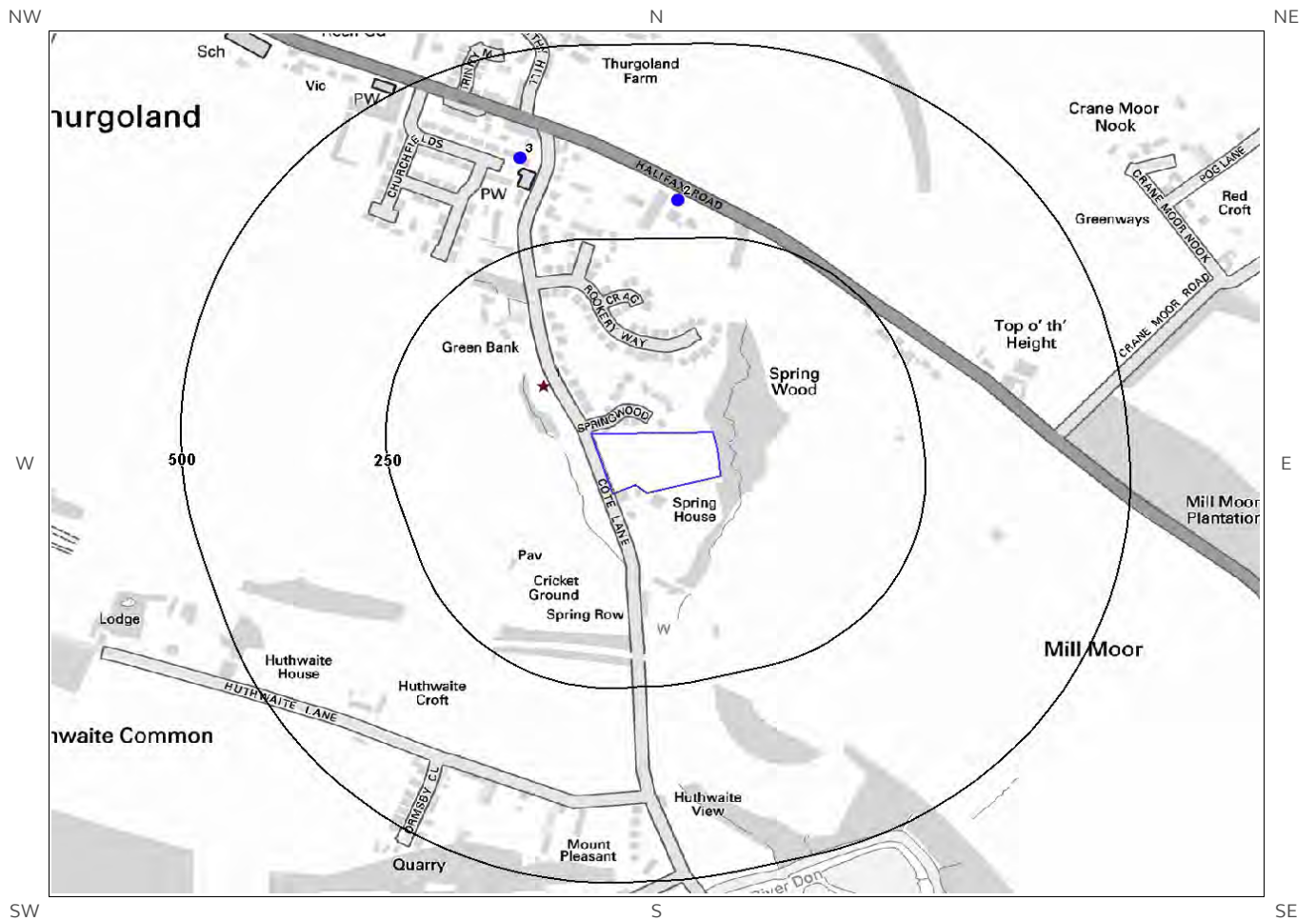
3

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

ID	Distance (m)	Direction	NGR	Details
Not shown	1088	S	429110 399490	<p>Site Address: 1, Low Forge, Wortley, Sheffield, South Yorkshire, S35 7DN            Type: ELV Facility            Size: &lt; 25000 tonnes            Environmental Permitting Regulations (Waste) Licence Number: 000167            EPR reference: -            Operator: Haigh Brian            Waste Management licence No: 65380            Annual Tonnage: 0.0</p> <p>Issue Date: 13/12/2004            Effective Date: -            Modified: -            Surrendered Date: -            Expiry Date: -            Cancelled Date: -            Status: Issued            Site Name: Bh Scrap Metals            Correspondence Address: -, 1, Low Forge, Wortley, Sheffield, South Yorkshire, S35 7DN</p>
Not shown	1088	S	429110 399490	<p>Site Address: 1, Low Forge, Wortley, Sheffield, South Yorkshire, S35 7DN            Type: Vehicle depollution facility            Size: &lt; 25000 tonnes            Environmental Permitting Regulations (Waste) Licence Number: 000167            EPR reference: EA/EPR/CP3499LU/V002            Operator: Haigh Brian            Waste Management licence No: 65380            Annual Tonnage: 0.0</p> <p>Issue Date: 12/13/2004            Effective Date: -            Modified: 12/22/2008            Surrendered Date: -            Expiry Date: -            Cancelled Date: -            Status: Modified            Site Name: B H Scrap Metals            Correspondence Address: -, 1, Low Forge, Wortley, Sheffield, South Yorkshire, S35 7DN</p>

ID	Distance (m)	Direction	NGR	Details	
Not shown	1088	S	429110 399490	Site Address: 1, Low Forge, Wortley, Sheffield, South Yorkshire, S35 7DN Type: Vehicle depollution facility Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: BHS002 EPR reference: EA/EPR/FP3393LA/T001 Operator: B H Scrap Metals Ltd Waste Management licence No: 65380 Annual Tonnage: 7500.0	Issue Date: 13/12/2004 Effective Date: 05/01/2010 Modified: 05/11/2009 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred Site Name: B H Scrap Metals, Forge Lane Correspondence Address: -, -

# 4. Current Land Use Map



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- |   |                    |   |                          |  |                                 |
|---|--------------------|---|--------------------------|--|---------------------------------|
|  | Site Outline       |  | Current Industrial Sites |  | Electricity Transmission Cables |
|  | Search Buffers (m) |  | Petrol & Fuel Sites      |  | Gas Transmission Pipelines      |

# 4. Current Land Uses

## 4.1 Current Industrial Data

Records of potentially contaminative industrial sites within 250m of the study site: 1

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

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
1	85	NW	Electricity Sub Station	429060 400717	S35	Electrical Features	Infrastructure and Facilities

## 4.2 Petrol and Fuel Sites

Records of petrol or fuel sites within 500m of the study site: 2

The following petrol or fuel site records provided by Catalist are represented as points on the Current Land Use map:

ID	Distance (m)	Direction	NGR	Company	Address	LPG	Status
2	300	N	429224 400956	Unbranded	Thorpes Transport, A629, A629, Thurgoland, Sheffield, South Yorkshire, S36 2SQ	No	Open
3	366	N	429031 401010	Obsolete	Mathews Haulage, Huddersfield Road, Huddersfield Road, Thurgoland, Sheffield, South Yorkshire, S36	Not Applicable	Obsolete

## 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

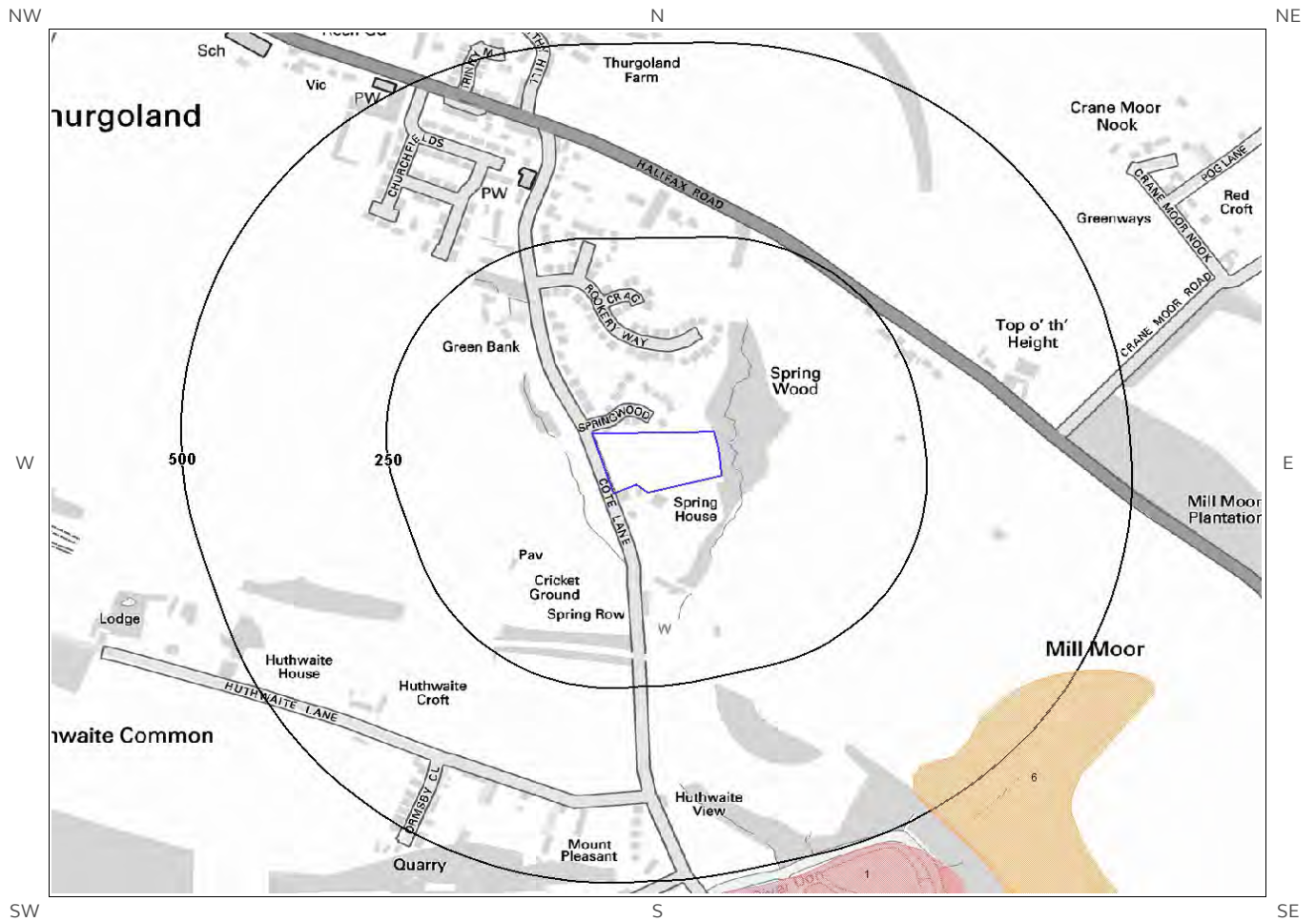
The database has been searched on site, including a 50m buffer.

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

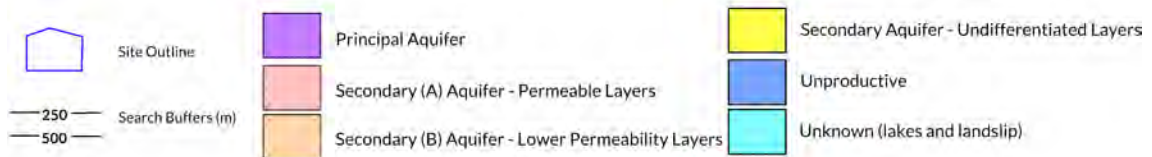
(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

# 6 Hydrogeology and Hydrology

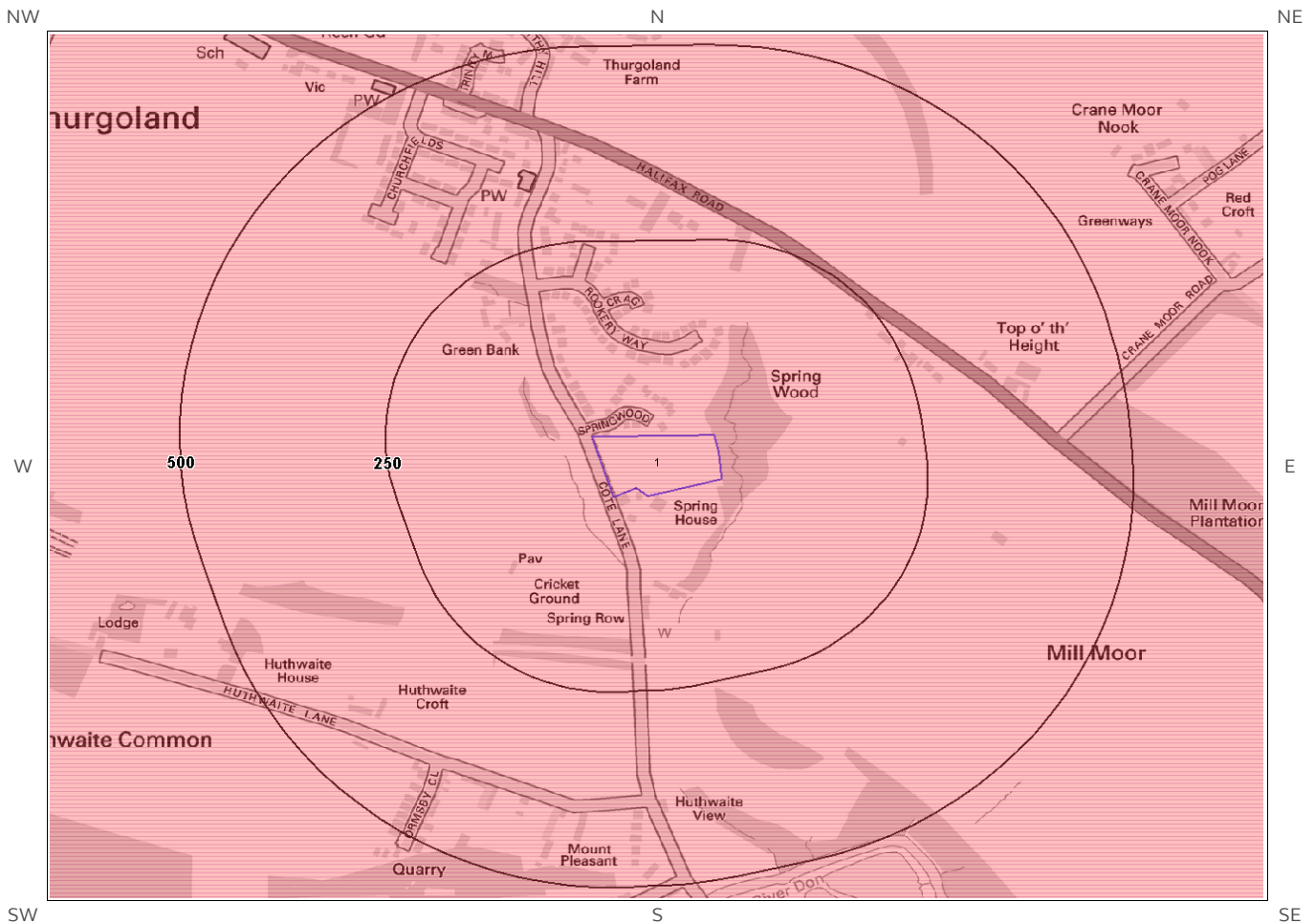
## 6a. Aquifer Within Superficial Geology



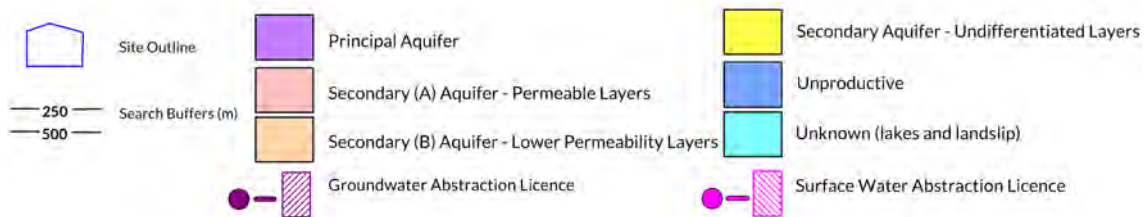
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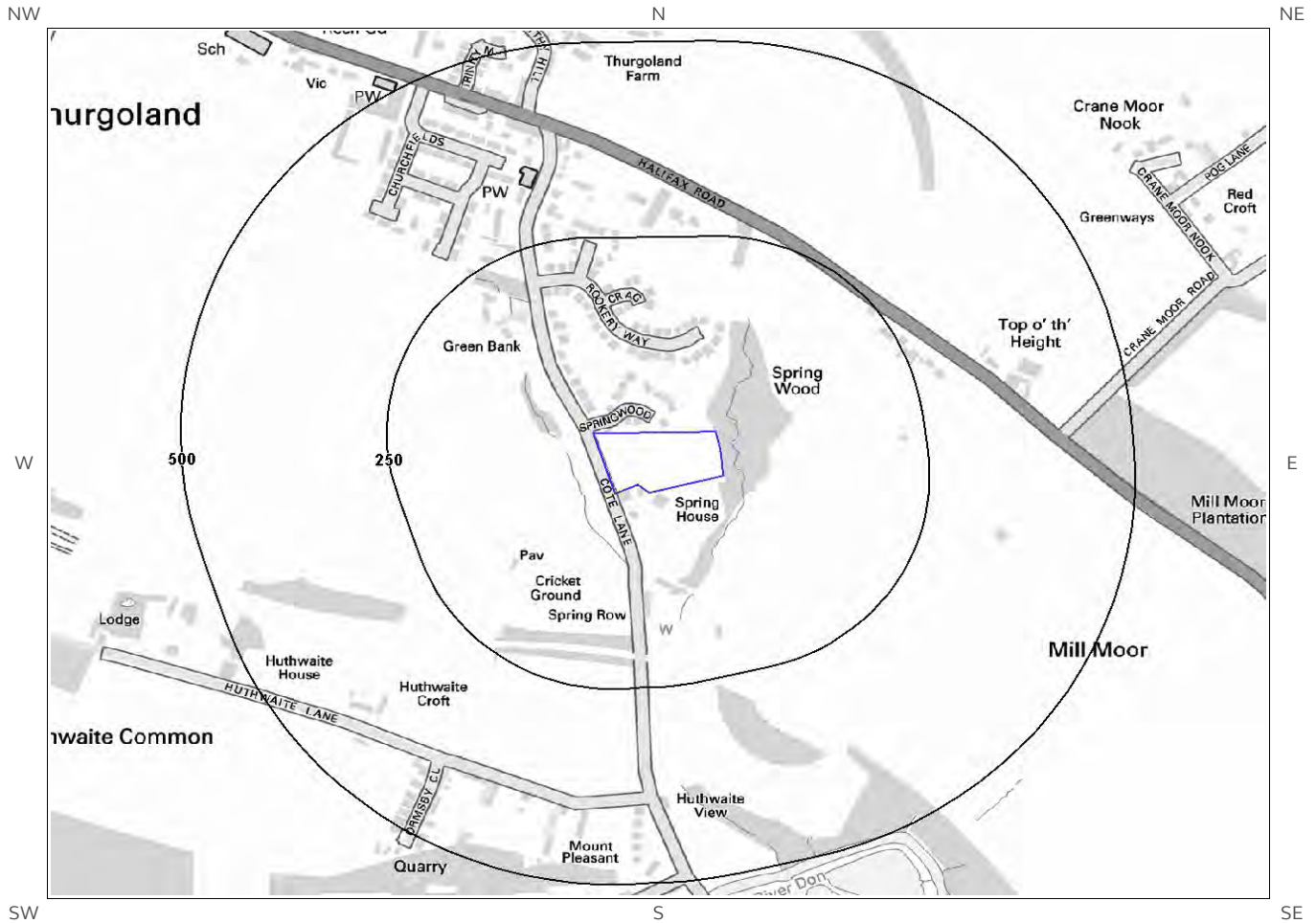
# 6b. Aquifer Within Bedrock Geology and Abstraction Licenses



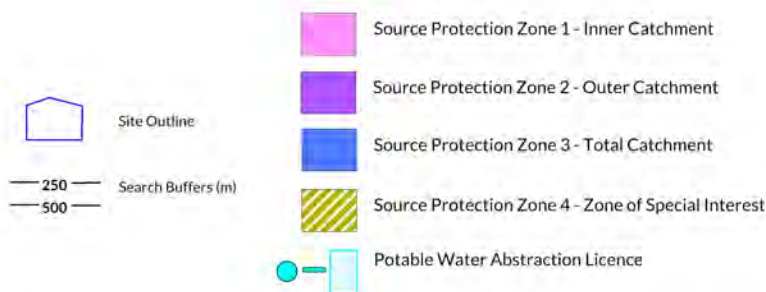
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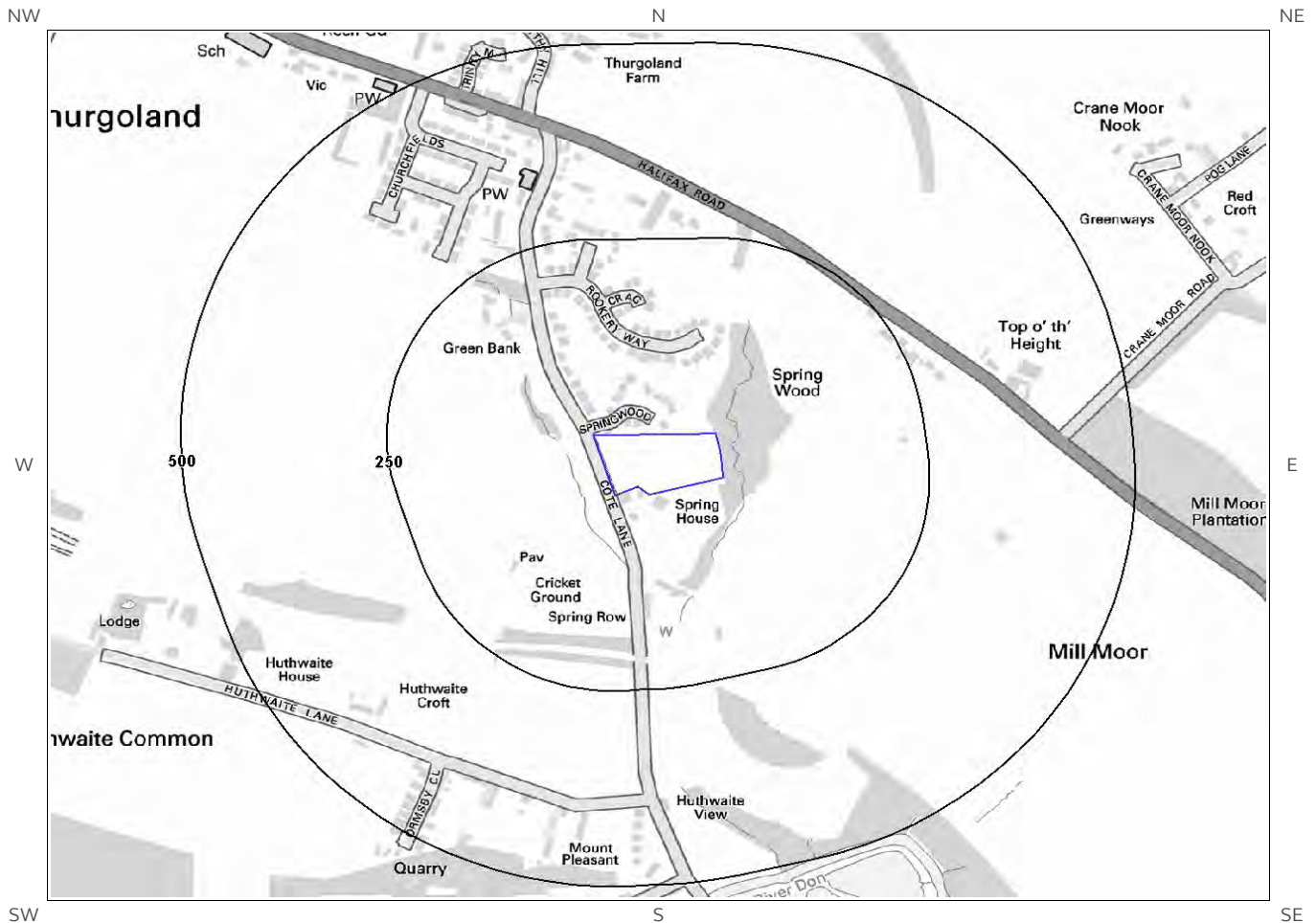
# 6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses



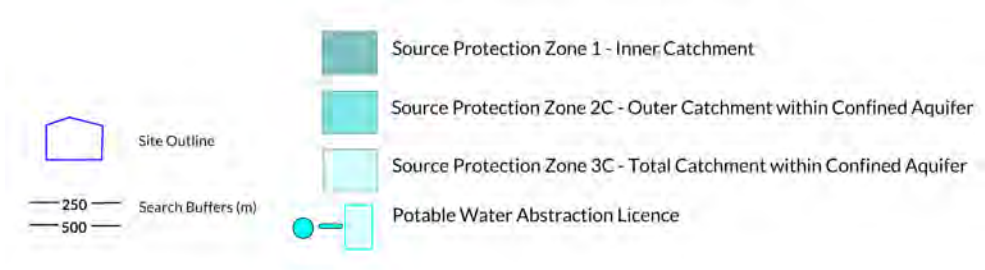
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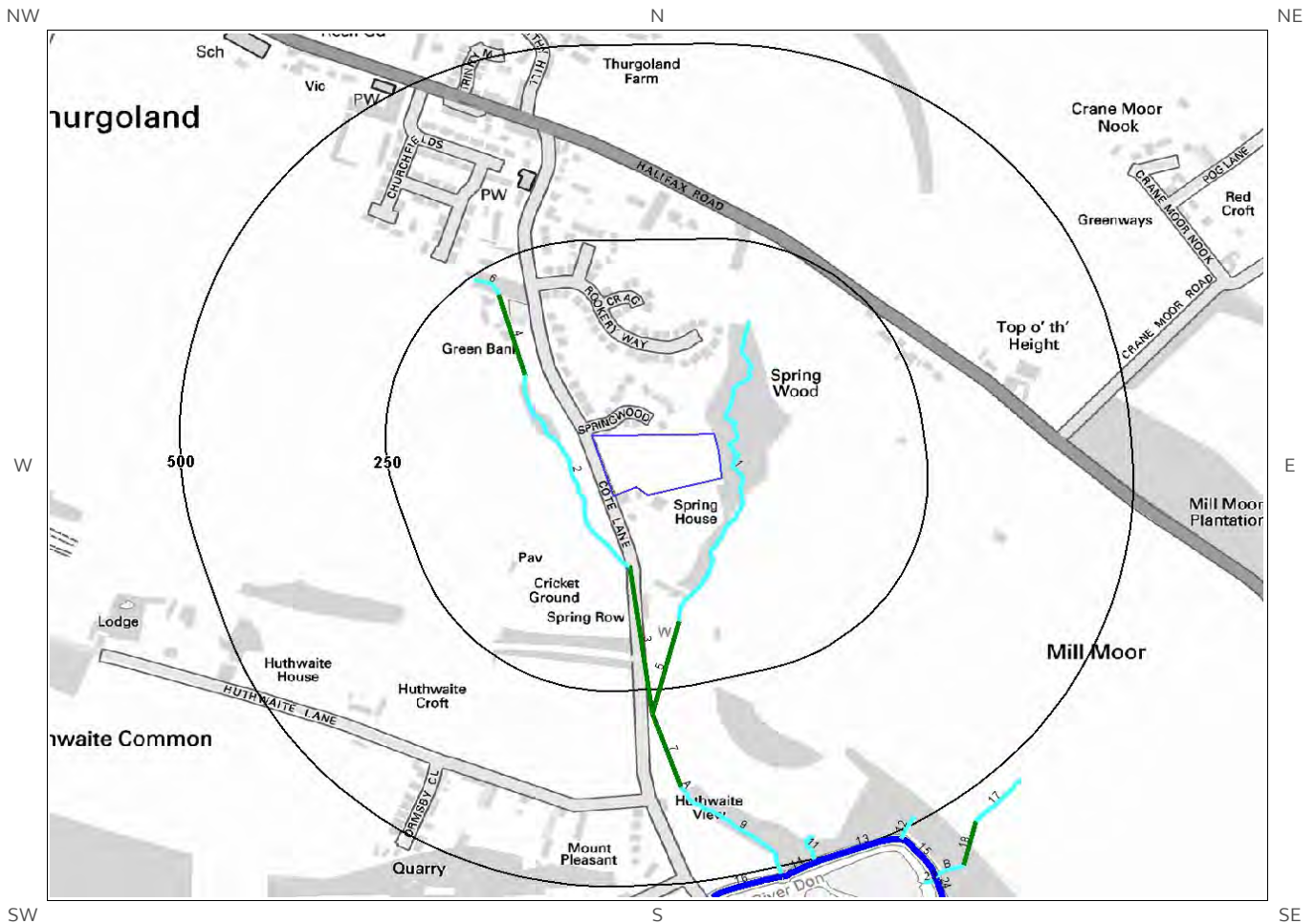
# 6d. Hydrogeology – Source Protection Zones within confined aquifer



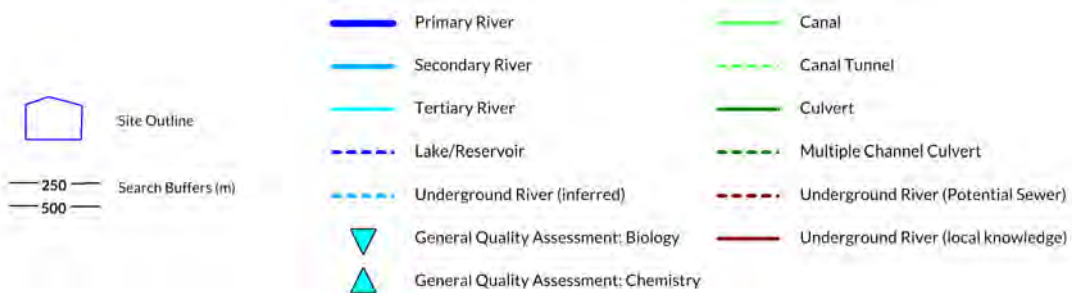
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# 6e. Hydrology – Detailed River Network and River Quality



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# 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? Yes

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

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

ID	Distance (m)	Direction	Designation	Description
6	443	SE	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers

## 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 Enviroinsight 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

## 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
Not shown	1864	E	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 <sup>3</sup> ): 7000 Max Daily Volume (m <sup>3</sup> ): 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:

ID	Distance (m)	Direction	NGR	Details
Not shown	1953	E	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 <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - 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:
Not shown	1953	E	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 <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - 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:

## 6.4 Surface Water Abstraction Licences

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

The following Surface Water Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	NGR	Details
Not shown	1228	W	427890 400620	Status: Active Licence No: 2/27/05/201 Details: Hydroelectric Power Generation Direct Source: Surface Water Point: River Don - The Old Mill - Thurgoland Data Type: Point Name: ROLLINSON Annual Volume (m <sup>3</sup> ): 10249200 Max Daily Volume (m <sup>3</sup> ): 28080 Application No: 8268 Original Start Date: 4/9/2007 Expiry Date: 31/3/2017 Issue No: 2 Version Start Date: 5/3/2008 Version End Date:

## 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/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	NE	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.

## 6.9 River Quality

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

### 6.9.1 Biological Quality:

Database searched and no data found.

## 6.9.2 Chemical Quality:

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

The following Chemical Quality records are shown on the Hydrology Map (6e):

ID	Distance (m)	Direction	NGR	River Quality Grade	Chemical Quality Grade				
					2005	2006	2007	2008	2009
Not shown	1129	W	428063 401058	River Name: River Don Reach: Cheesebottom Stw Little Don River End/Start of Stretch: Start of Stretch NGR	A	A	A	A	A
Not shown	1129	W	428063 401058	River Name: River Don Reach: Cubley Brook Cheesebottom Stw End/Start of Stretch: End of Stretch NGR	A	A	A	A	A

## 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	14	E	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
2	35	W	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
3	91	S	River Name: - Welsh River Name: - Alternative Name: -	River Type: Culvert Main River Status: Currently Undefined
4	111	NW	River Name: - Welsh River Name: - Alternative Name: -	River Type: Culvert Main River Status: Currently Undefined
5	167	S	River Name: - Welsh River Name: - Alternative Name: -	River Type: Culvert Main River Status: Currently Undefined
6	213	NW	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
7	281	S	River Name: - Welsh River Name: - Alternative Name: -	River Type: Culvert Main River Status: Currently Undefined
8A	377	S	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined

ID	Distance (m)	Direction	Details	
9	382	S	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
10A	382	S	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
11	470	S	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
12	492	SE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined

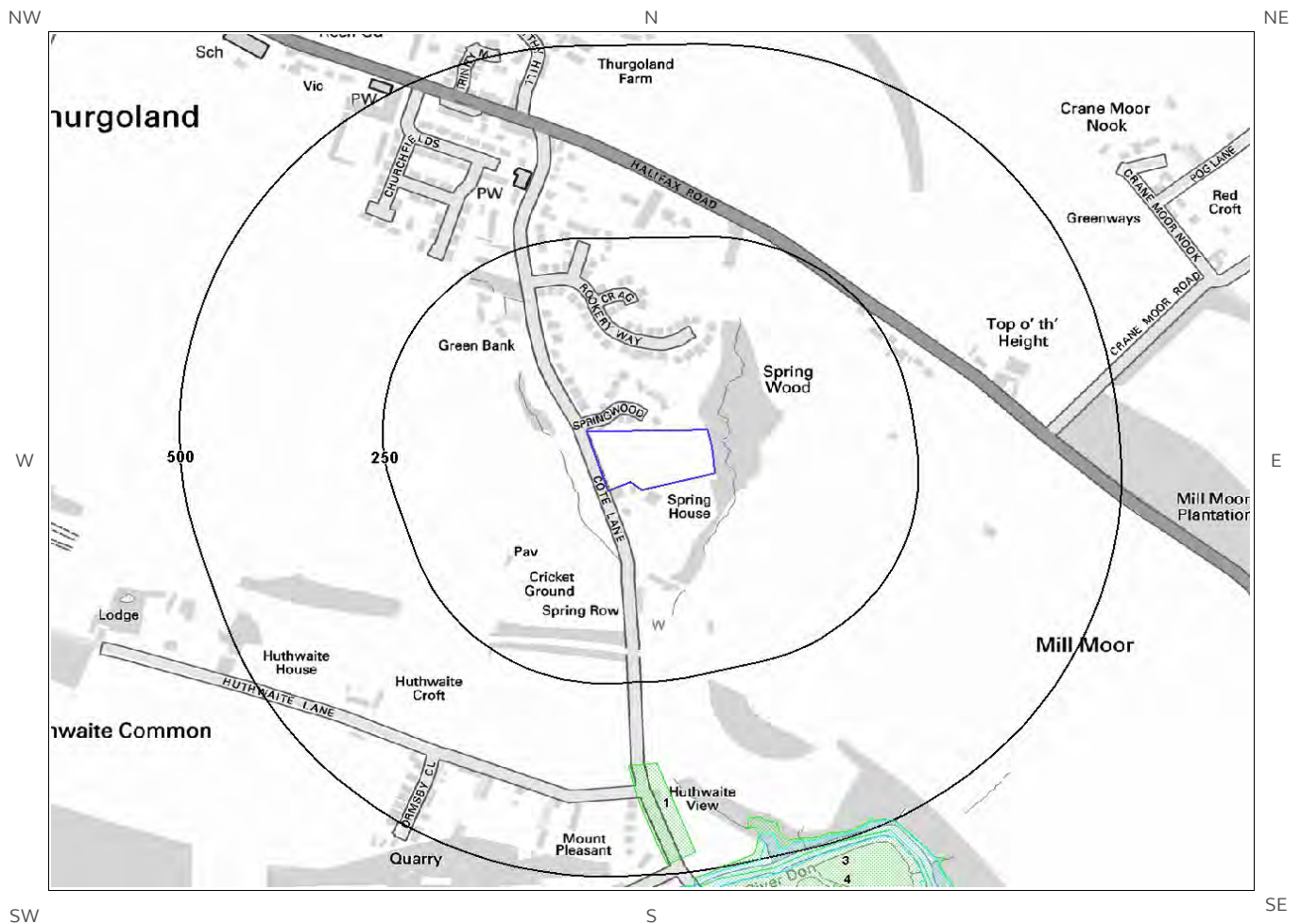
## 6.11 Surface Water Features

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
14	E
35	W
44	W
138	S
213	NW

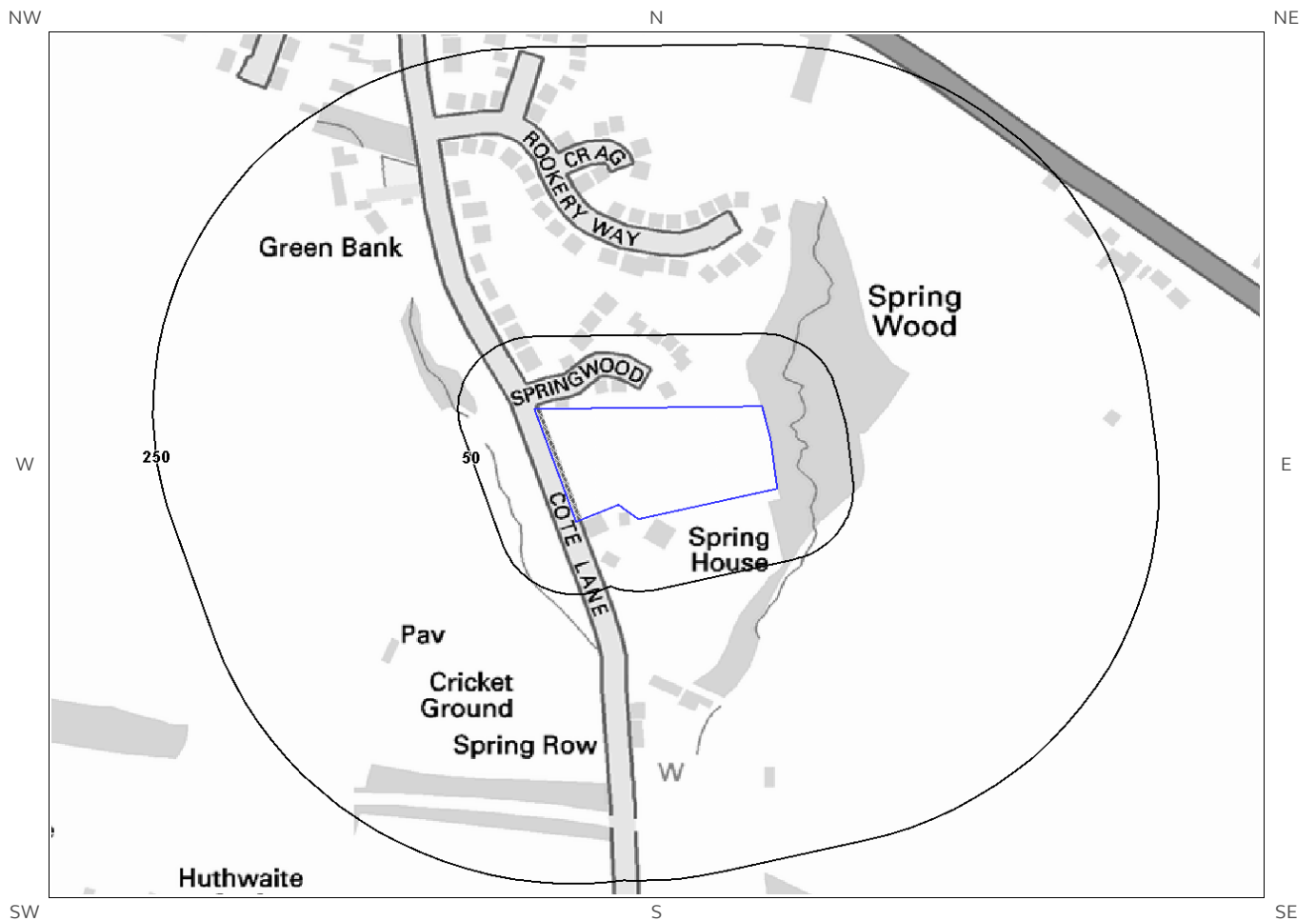
# 7a. Environment Agency Flood Map for Planning (from rivers and the sea)



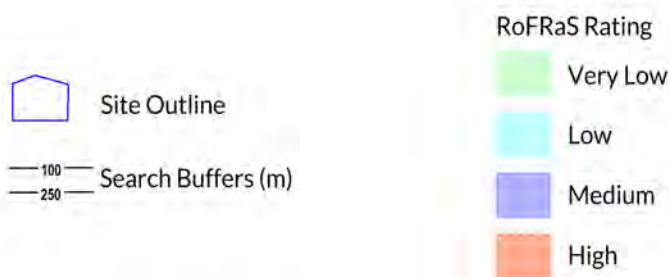
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# 7b. Environment Agency Risk of Flooding from Rivers and the Sea (RoFRaS) Map



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# 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?

Potential at Surface

Where potential for groundwater flooding to occur at surface is indicated, this means that given the geological conditions in the area groundwater flooding hazard should be considered in all land-use planning decisions. It is recommended that other relevant information e.g. records of previous incidence of groundwater flooding, rainfall, property type, and land drainage information be investigated in order to establish relative, but not absolute, risk of groundwater flooding.

## 7.8 Groundwater Flooding Confidence Areas

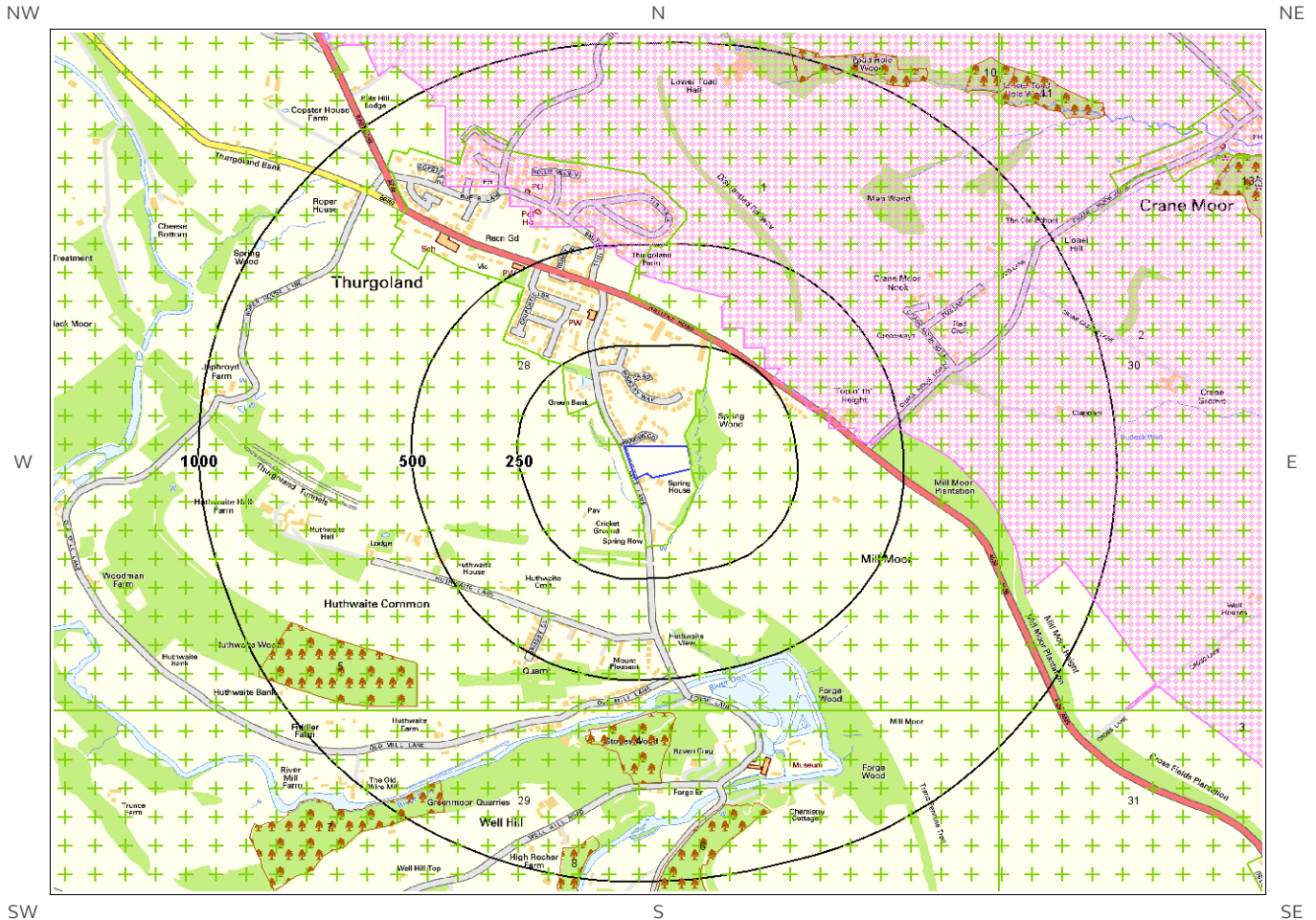
What is the British Geological Survey confidence rating in this result?

Low

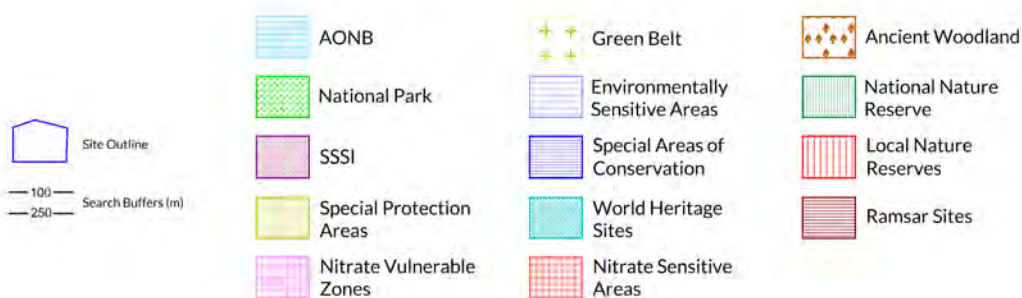
Notes: Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

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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# 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:

24

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
4	581	S	UNKNOWN	Ancient and Semi-Natural Woodland
5	689	SW	UNKNOWN	Ancient and Semi-Natural Woodland
6	825	S	UNKNOWN	Ancient and Semi-Natural Woodland
7	878	SW	UNKNOWN	Ancient and Semi-Natural Woodland
8	893	S	UNKNOWN	Ancient Replanted Woodland
9	941	N	UNKNOWN	Ancient and Semi-Natural Woodland
10	1097	NE	UNKNOWN	Ancient Replanted Woodland
11	1120	NE	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1337	N	UNKNOWN	Ancient Replanted Woodland
13	1380	NE	UNKNOWN	Ancient Replanted Woodland
Not shown	1552	W	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1591	NE	UNKNOWN	Ancient Replanted Woodland
Not shown	1616	S	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1671	N	UNKNOWN	Ancient Replanted Woodland
Not shown	1689	S	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1715	NW	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1724	S	UNKNOWN	Ancient Replanted Woodland
Not shown	1805	NE	UNKNOWN	Ancient Replanted Woodland
Not shown	1817	S	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1828	S	UNKNOWN	Ancient Replanted Woodland
Not shown	1839	S	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1845	S	UNKNOWN	Ancient Replanted Woodland
Not shown	1869	NE	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1895	NE	UNKNOWN	Ancient Replanted 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:

3

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	265	NE	Existing	DEFRA
2	723	E	Existing	DEFRA
3	1317	SE	Existing	DEFRA

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

5

Green Belt data contains Ordnance Survey data © Crown copyright and database right [2015].

ID	Distance	Direction	Green Belt Name	Local Authority Name
28	0	On Site	Liverpool, Manchester and West Yorks Greenbelt	Barnsley District (B)
29	577	S	Liverpool, Manchester and West Yorks Greenbelt	Barnsley District (B)
30	723	E	Liverpool, Manchester and West Yorks Greenbelt	Barnsley District (B)
31	940	SE	Liverpool, Manchester and West Yorks Greenbelt	Barnsley District (B)
Not shown	1697	S	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 GeoInsight, 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	Rare and localised small scale mining may have occurred.

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](http://www.bgs.ac.uk)

BGS Geological Hazards Reports and general geological enquiries:  
[enquiries@bgs.ac.uk](mailto: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](http://www.environment-agency.gov.uk)

Email:[enquiries@environment-agency.gov.uk](mailto: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](http://www.gov.uk/phe)

Email:[enquiries@phe.gov.uk](mailto: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](http://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



**Groundsure**  
LOCATION INTELLIGENCE



**Public Health  
England**



**The Coal  
Authority**



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.

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

## Standard Terms and Conditions

### 1 Definitions

In these 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](http://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

3.1 The 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

4.1 The 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

5.1 Groundsure 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](http://www.tpos.co.uk) or email: [admin@tpos.co.uk](mailto: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

Dunelm Geotechnical & Environmental Ltd  
FOUNDATION HOUSE, ST. JOHNS ROAD,  
DURHAM/MEADOWFIELD INDUSTRIAL  
ESTATE, DH7 8TZ

Groundsure Reference: GS-2790558  
Your Reference: 7798-D7278-AIL  
Report Date: 29 Feb 2016  
Report Delivery Method: Email - pdf

## Groundsure Geoinsight

Address: COTE LANE, SHEFFIELD, S35 7AE

Dear Sir/ Madam,

Thank you for placing your order with Groundsure. Please find enclosed the **Groundsure Geoinsight** as requested.

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

Yours faithfully,

Managing Director  
Groundsure Limited

Enc.  
Groundsure Geoinsight

# Groundsure Geoinsight

**Address:** COTE LANE, SHEFFIELD, S35 7AE  
**Date:** 29 Feb 2016  
**Reference:** GS-2790558  
**Client:** Dunelm Geotechnical & Environmental Ltd

NW N NE



SW S SE

Aerial Photograph Capture date: 07-Jun-2013  
Grid Reference: 429204,400617  
Site Size: 0.99ha

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# Overview of Findings

The Groundsure Geosight 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	5	Not Searched	Not Searched
2.2 Historical Underground Workings from Small Scale Mapping	0	0	0	0	11
2.3 Current Ground Workings	0	0	0	1	6

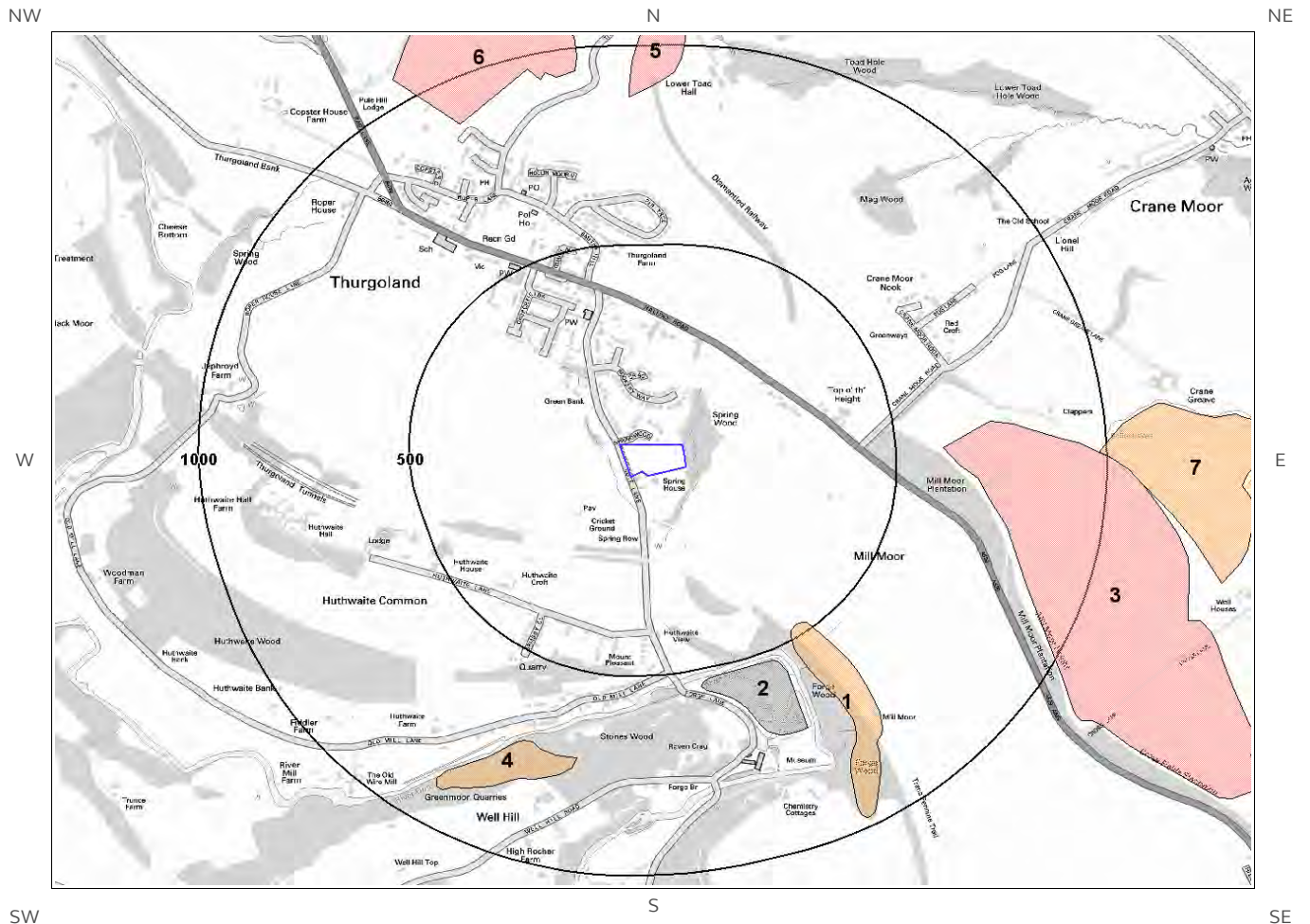
Section 3: Mining, Extraction & Natural Cavities	On-site	0-50m	51-250	251-500	501-1000
3.1 Historical Mining	0	0	0	0	4
3.2 Coal Mining	1	0	0	0	0
3.3 Johnson Poole and Bloomer Mining Area	0	0	0	0	0
3.4 Non-Coal Mining	1	0	0	0	3
3.5 Non-Coal Mining Cavities	0	0	0	0	0
3.6 Natural Cavities	0	0	0	0	0
3.7 Brine Extraction	0	0	0	0	0
3.8 Gypsum Extraction	0	0	0	0	0
3.9 Tin Mining	0	0	0	0	0
3.10 Clay Mining	0	0	0	0	0
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	5	1		
Section 6: Estimated Background Soil Chemistry	On-site	0-50m	51-250		
6 Records of Background Soil Chemistry	3	3	37		
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	2	2	Not Searched	
7.3 Historical Railways	0	0	3	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

---

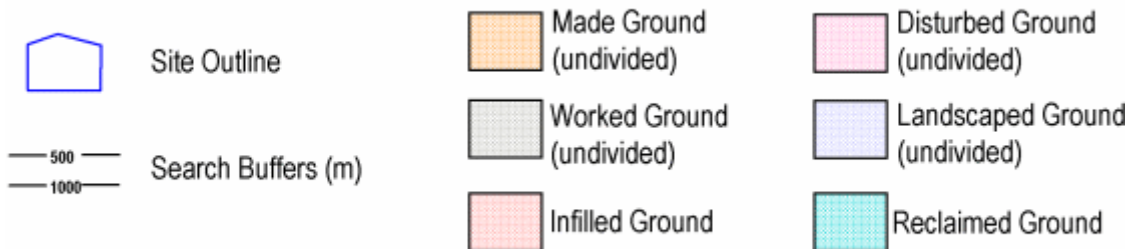
# 1 Geology

## 1.1 Artificial Ground Map



Artificial Ground Legend

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# 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

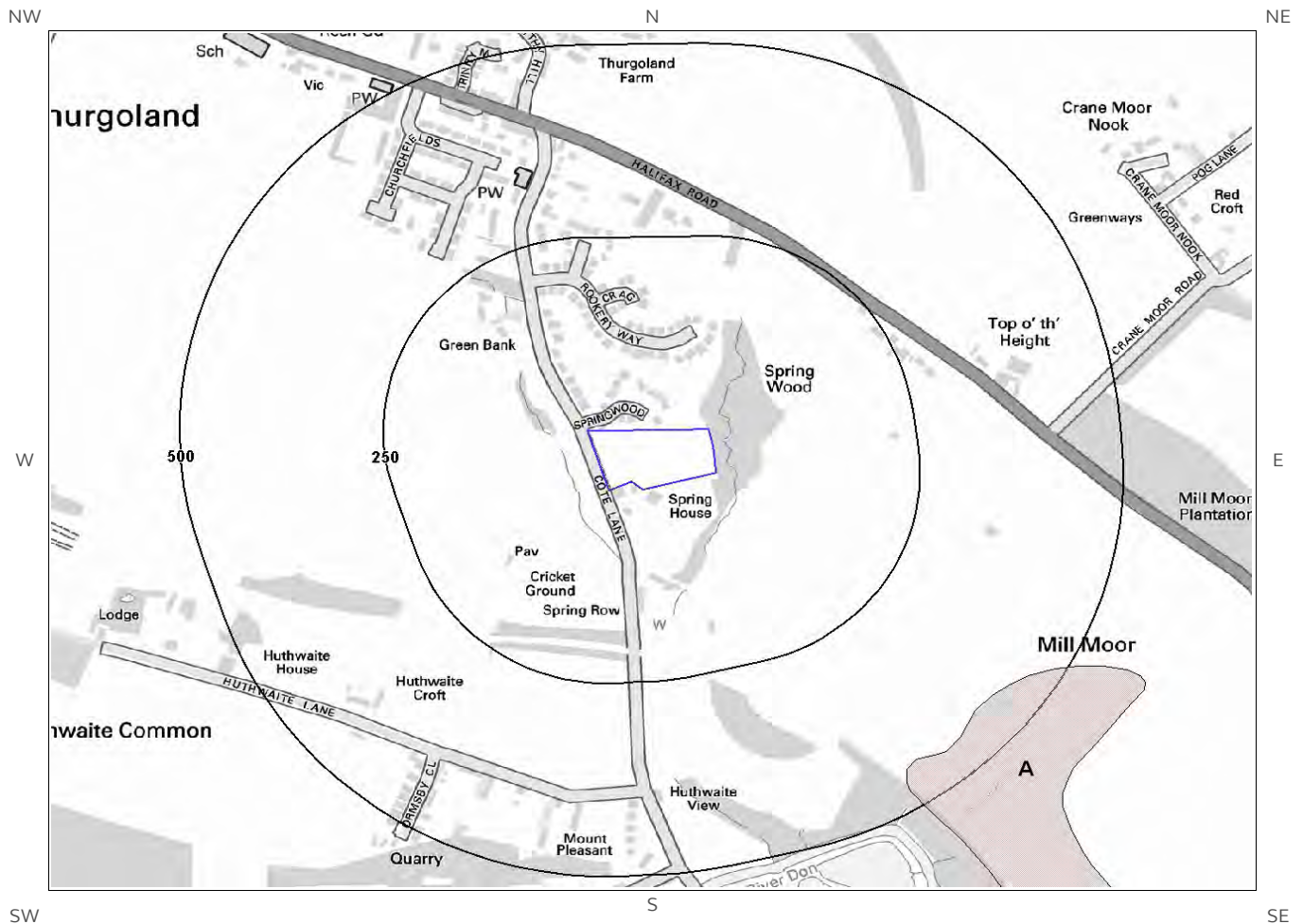
ID	Distance (m)	Direction	LEX Code	Description	Rock Description
1	471.0	SE	MGR-MGRD	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT

### 1.1.2 Permeability of Artificial Ground

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


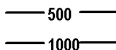
Database searched and no data found.

# 1.2 Superficial Deposits and Landslips Map



**Superficial Deposits and Landslips Legend**

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Ordnance Survey license 100035207.

-  Site Outline
-  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? Yes

ID	Distance (m)	Direction	LEX Code	Description	Rock Description
1A	443.0	SE	HEAD	HEAD	DIAMICTON
2A	443.0	SE	HEAD	HEAD	DIAMICTON

## 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.

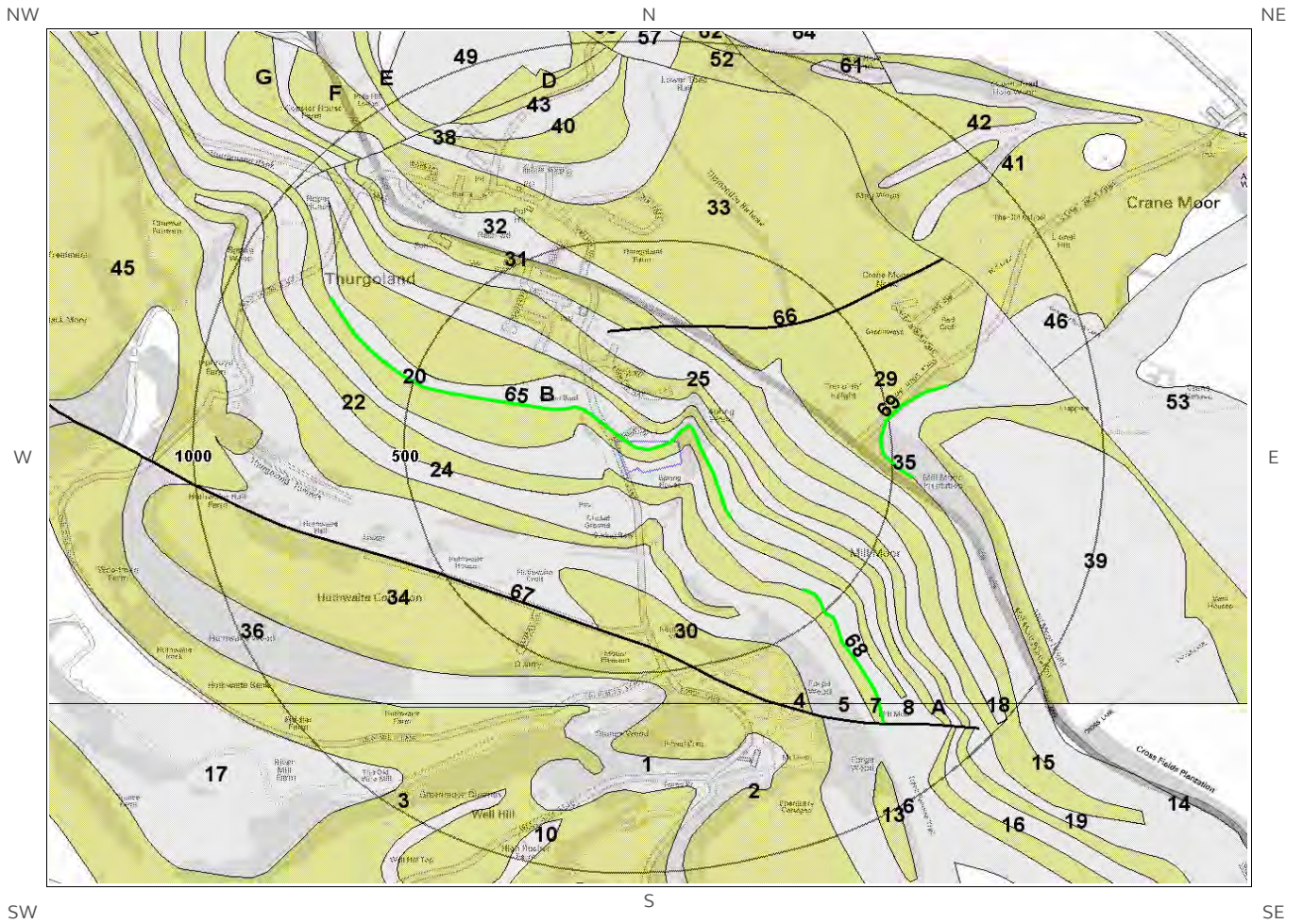
## 1.2.4 Landslip Permeability

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

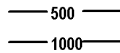


**Bedrock and Faults Legend**

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Site Outline



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
20	0.0	On Site	PF-SDST	Penistone Flags - Sandstone	Langsettian
21B	0.0	On Site	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian
22	14.0	SW	PF-SDST	Penistone Flags - Sandstone	Langsettian
23B	21.0	N	PF-SDST	Penistone Flags - Sandstone	Langsettian
24	42.0	SW	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian
25	104.0	NE	PF-SDST	Penistone Flags - Sandstone	Langsettian
26	130.0	NE	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian
27C	190.0	NE	PF-SDST	Penistone Flags - Sandstone	Langsettian
28C	219.0	NE	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian
29	248.0	NE	PF-SDST	Penistone Flags - Sandstone	Langsettian
30	261.0	S	GR-SDST	Grenoside Sandstone - Sandstone	Langsettian
31	281.0	N	PF-SDST	Penistone Flags - Sandstone	Langsettian
32	287.0	N	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian
33	290.0	N	PF-SDST	Penistone Flags - Sandstone	Langsettian
34	389.0	S	GR-SDST	Grenoside Sandstone - Sandstone	Langsettian
35	474.0	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
0.0	On Site	Fracture	High	Moderate
14.0	SW	Fracture	High	Moderate
21.0	N	Fracture	High	Moderate

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

### 1.3.3 Faults

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

Yes

ID	Distance (m)	Direction	Category Description	Feature Description
65	0.0	On Site	ROCK	Coal seam, inferred
66	277.0	N	FAULT	Fault, inferred, displacement unknown
67	389.0	S	FAULT	Fault, inferred, displacement unknown
68	425.0	SE	ROCK	Coal seam, inferred
69	474.0	E	ROCK	Coal seam, inferred

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

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

# 1.4 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

---

## 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



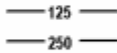


---

# 2 Ground Workings Map



Ground Workings Legend

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- |   |                    |   |                                  |
|---|--------------------|---|----------------------------------|
|  | Site Outline       |  | Historic Surface Ground Workings |
|  | Search Buffers (m) |  | 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	189.0	NE	429499 400864	Cuttings	1891
2A	221.0	NE	429487 400836	Cuttings	1903
3	227.0	NE	429493 400858	Cuttings	1932
4	234.0	NE	429468 400801	Cuttings	1951
5	249.0	SW	428954 400371	Unspecified Heap	1951

### 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	631.0	E	429935 400475	Unspecified Old Levels	1932
Not shown	639.0	W	428360 400589	Tunnel	1987
Not shown	639.0	W	428360 400589	Tunnel	1951
Not shown	639.0	W	428360 400589	Tunnel	1965
Not shown	642.0	W	428348 400591	Tunnel	1891

ID	Distance (m)	Direction	NGR	Use	Date
Not shown	642.0	W	428348 400591	Tunnel	1932
Not shown	642.0	W	428348 400591	Tunnel	1903
Not shown	644.0	W	428334 400582	tunnel	1987
Not shown	676.0	E	429950 400478	Unspecified Old Levels	1951
Not shown	686.0	S	428952 399915	Unspecified Shaft	1951
Not shown	696.0	S	428913 399917	Unspecified Shaft	1932

## 2.3 Current Ground Workings

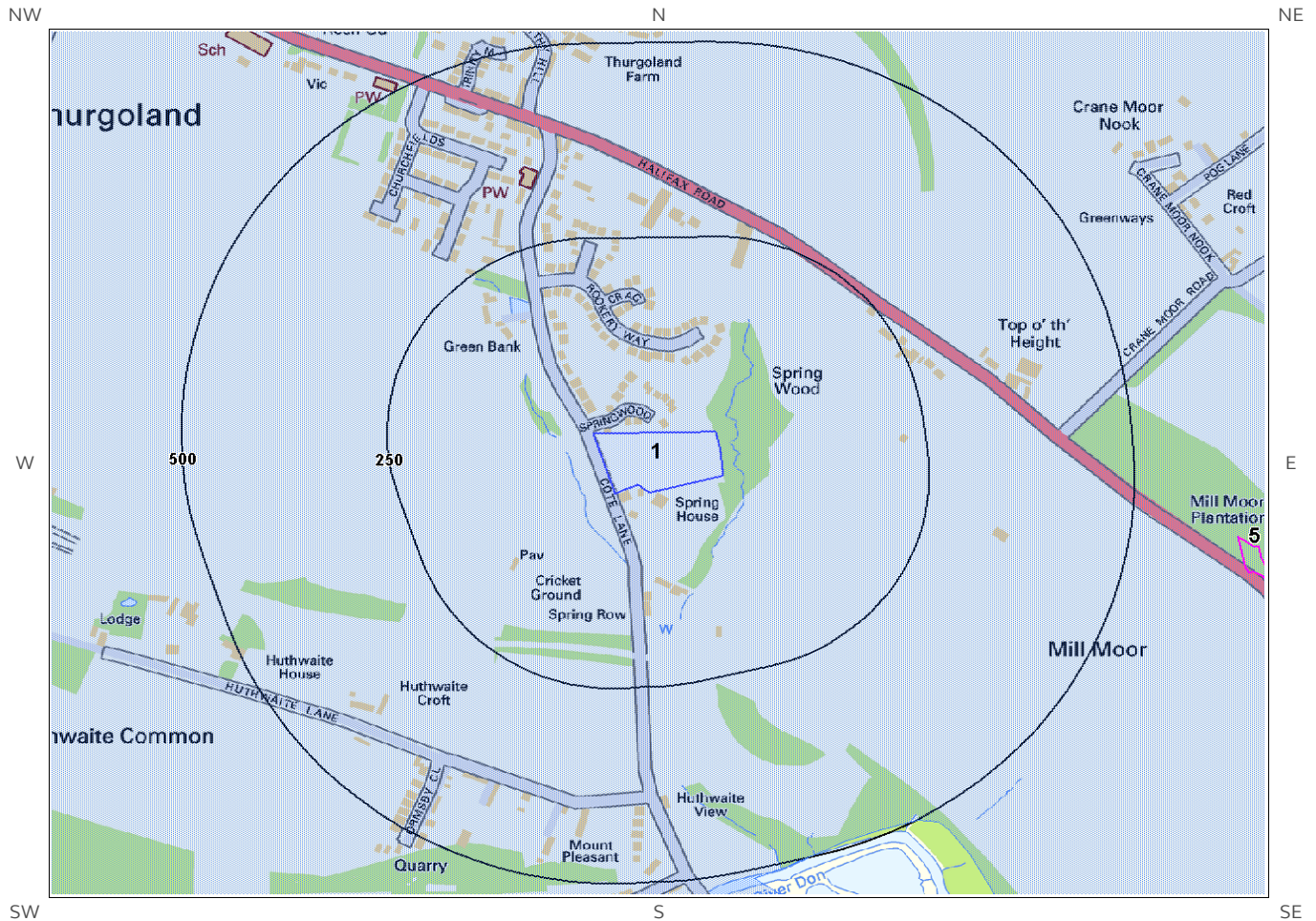
This dataset is derived from the BGS BRITPITS database covering active; inactive mines; quarries; oil wells; gas wells and mineral wharves; and rail deposits throughout the British Isles.

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	487.0	S	429155 400090	Sandstone	Huthwaite Quarries	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	506.0	S	429074 400076	Sandstone	Huthwaite	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	513.0	S	429000 400085	Sandstone	Huthwaite	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	714.0	S	428990 399880	Sandstone	Victoria	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	745.0	S	429080 399835	Sandstone	Greenmoor	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	813.0	S	429121 399764	Sandstone	Well Hill Road	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	947.0	NE	430089 401127	Sandstone	Crane Moor	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	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
5	631.0	E	429935 400475	Unspecified Old Levels	1932
Not shown	676.0	E	429950 400478	Unspecified Old Levels	1951
Not shown	686.0	S	428952 399915	Unspecified Shaft	1951
Not shown	696.0	S	428913 399917	Unspecified Shaft	1932

## 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	Rare and localised small scale mining may have occurred.
Not shown	577.0	S	Sheffield Area	Vein Mineral/Iron ore	Rare and localised small scale mining may have occurred.
Not shown	723.0	E	Sheffield Area	Vein Mineral/Iron ore	Rare and localised small scale mining may have occurred.
Not shown	940.0	SE	Sheffield Area	Vein Mineral/Iron ore	Rare and localised small scale mining may have occurred.

### 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.

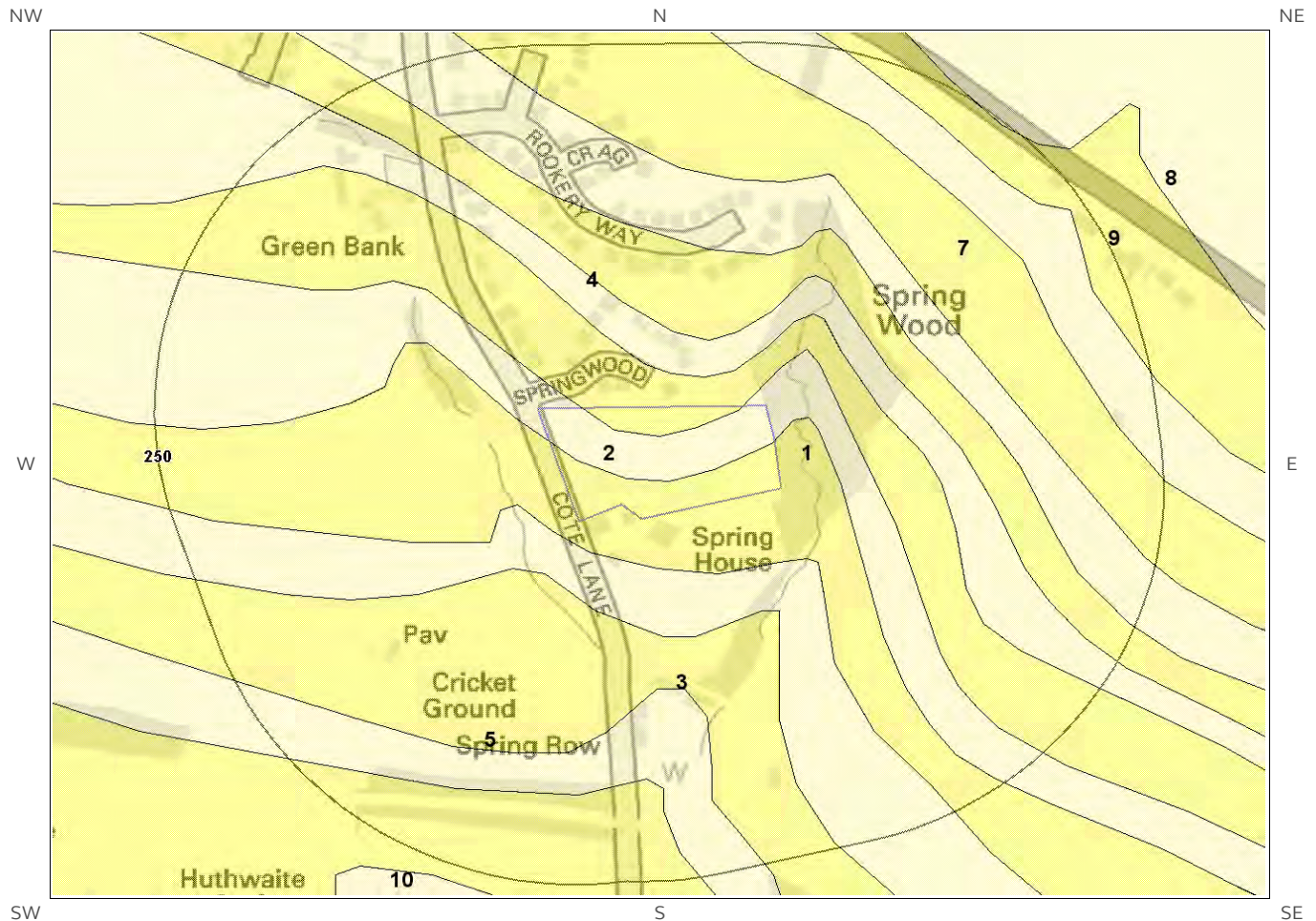
Are there any Clay Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

---

# 4 Natural Ground Subsidence

## 4.1 Shrink-Swell Clay Map

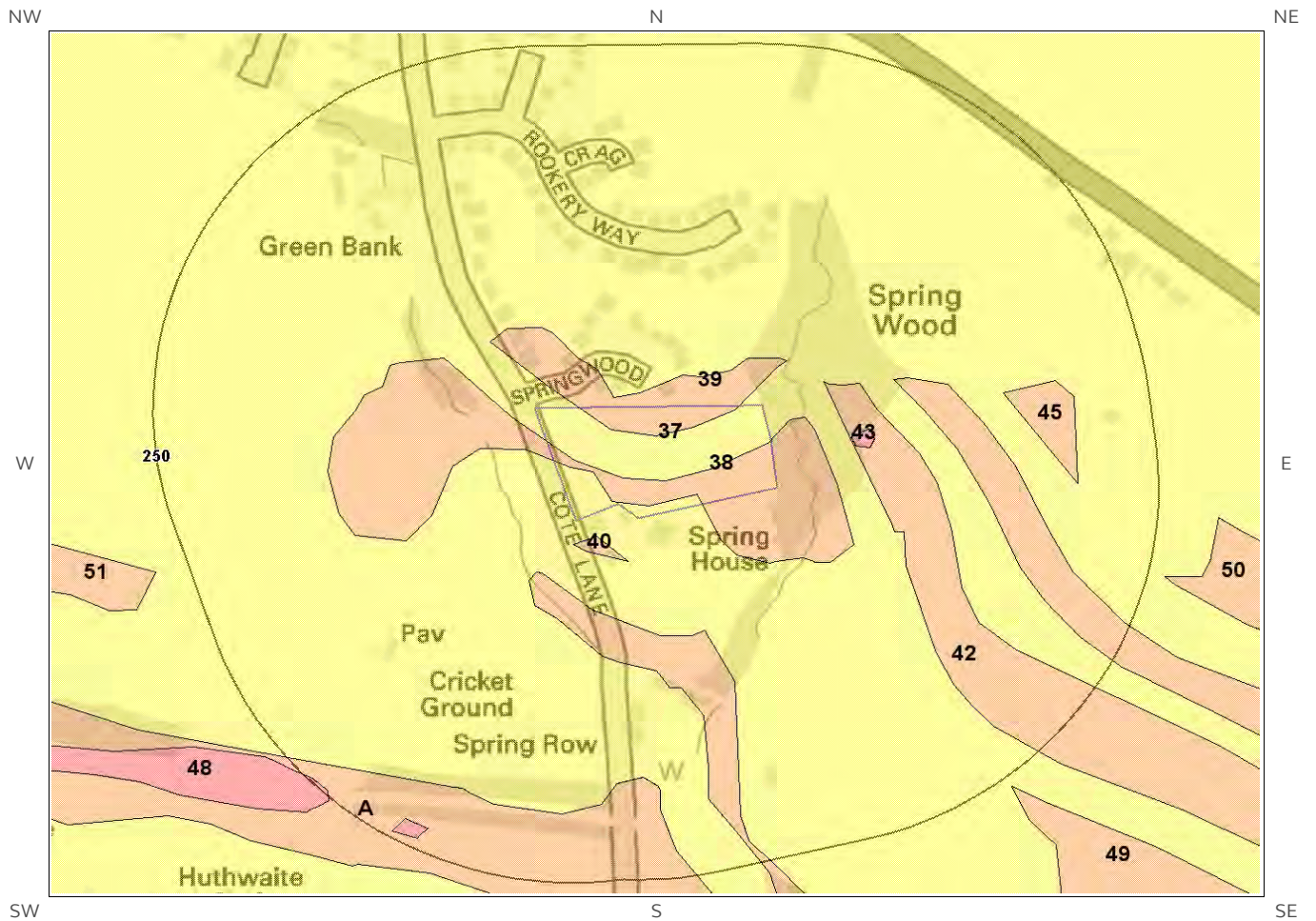


Shrink Swell Clay Legend

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# 4.2 Landslides Map



Landslides Legend

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# 4.3 Ground Dissolution Soluble Rocks Map



Ground Dissolution Soluble Rocks Legend

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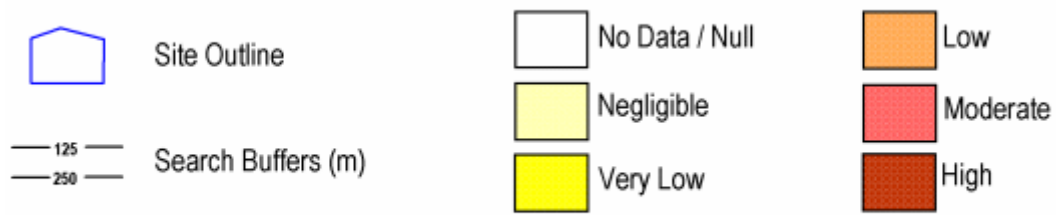


# 4.4 Compressible Deposits Map

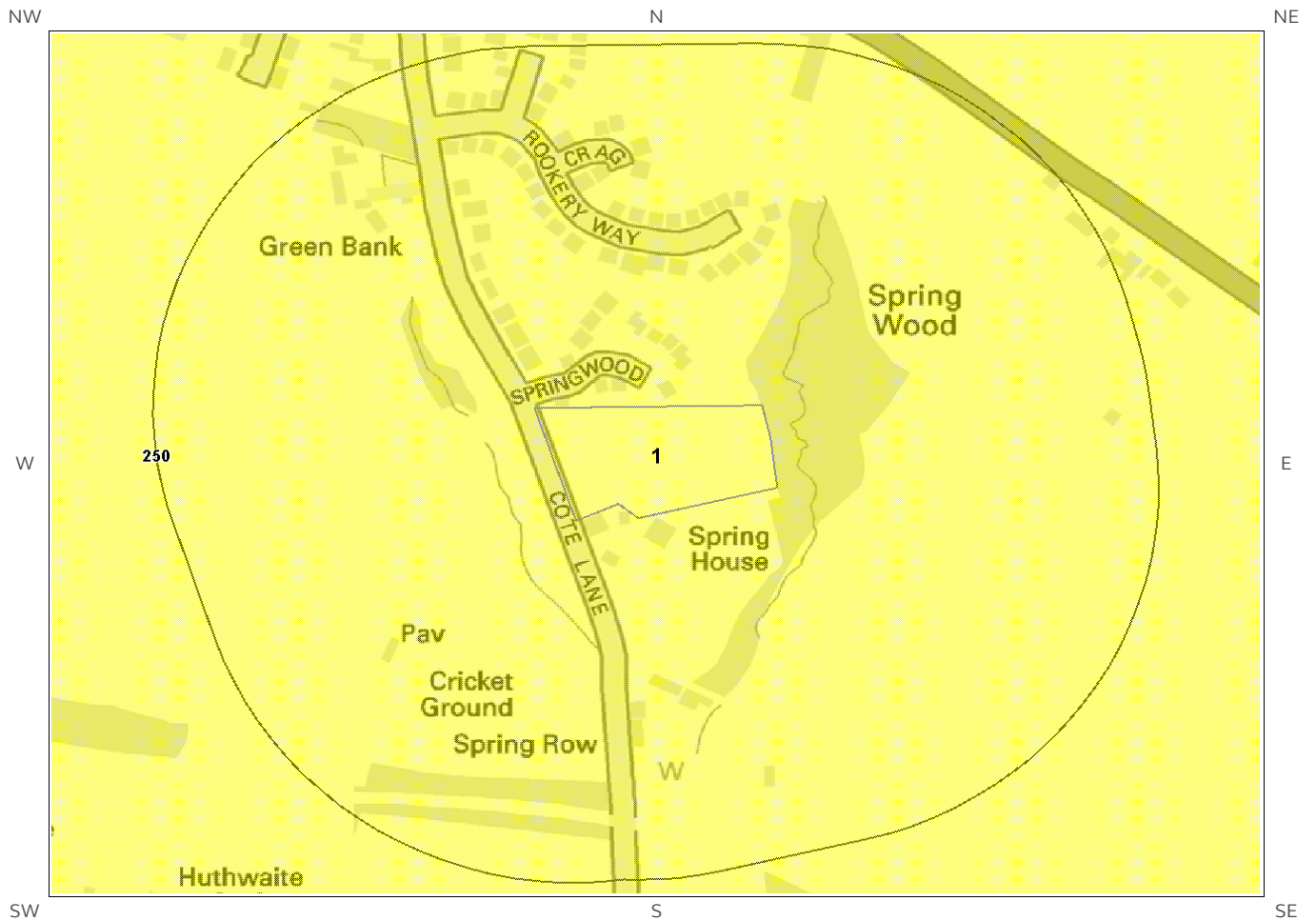


Compressible Deposits Legend

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# 4.5 Collapsible Deposits Map



Collapsible Deposits Legend

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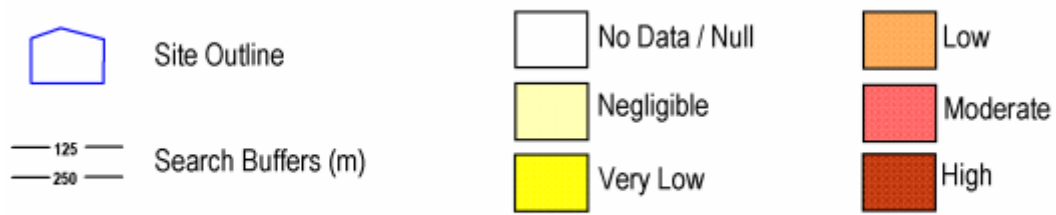


# 4.6 Running Sand Map



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	0.0	On Site	Negligible	Ground conditions predominantly non-plastic. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with shrink-swell clays.
3	14.0	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	21.0	N	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.
5	42.0	SW	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.

### 4.2 Landslides

The following Landslides information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
37	0.0	On Site	Very Low	Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

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

ID	Distance (m)	Direction	Hazard Rating	Details
38	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.
39	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.
40	14.0	S	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.
41	42.0	SW	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.
42	44.0	NE	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.

### 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:

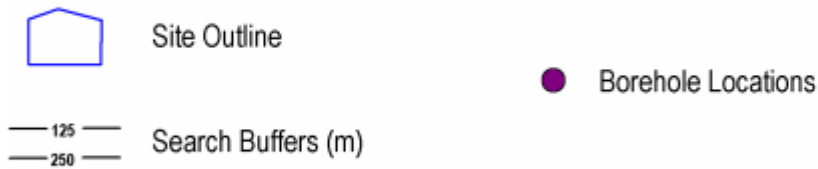
ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	No indicators for running sand identified. No special actions required to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due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

# 5 Borehole Records Map



Borehole Records Legend

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## 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:

6

ID	Distance (m)	Direction	NGR	BGS Reference	Drilled Length	Borehole Name
1	4.0	N	429200 400660	SE20SE50	-1.0	COTE LANE THURGOLAND TP 1
2	14.0	N	429170 400670	SE20SE53	-1.0	COTE LANE THURGOLAND TP 4
3	24.0	N	429220 400680	SE20SE52	-1.0	COTE LANE THURGOLAND TP 3
4	34.0	N	429190 400690	SE20SE51	-1.0	COTE LANE THURGOLAND TP 2
5	35.0	N	429150 400690	SE20SE54	-1.0	COTE LANE THURGOLAND TP 5
6	55.0	N	429140 400710	SE20SE55	-1.0	COTE LANE THURGOLAND TP 6

The borehole records are available using the hyperlinks below: Please note that if the donor of the borehole record has requested the information be held as commercial-in-confidence, the additional data will be held separately by the BGS and a formal request must be made for its release.

# 6 Estimated Background Soil Chemistry

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

43

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

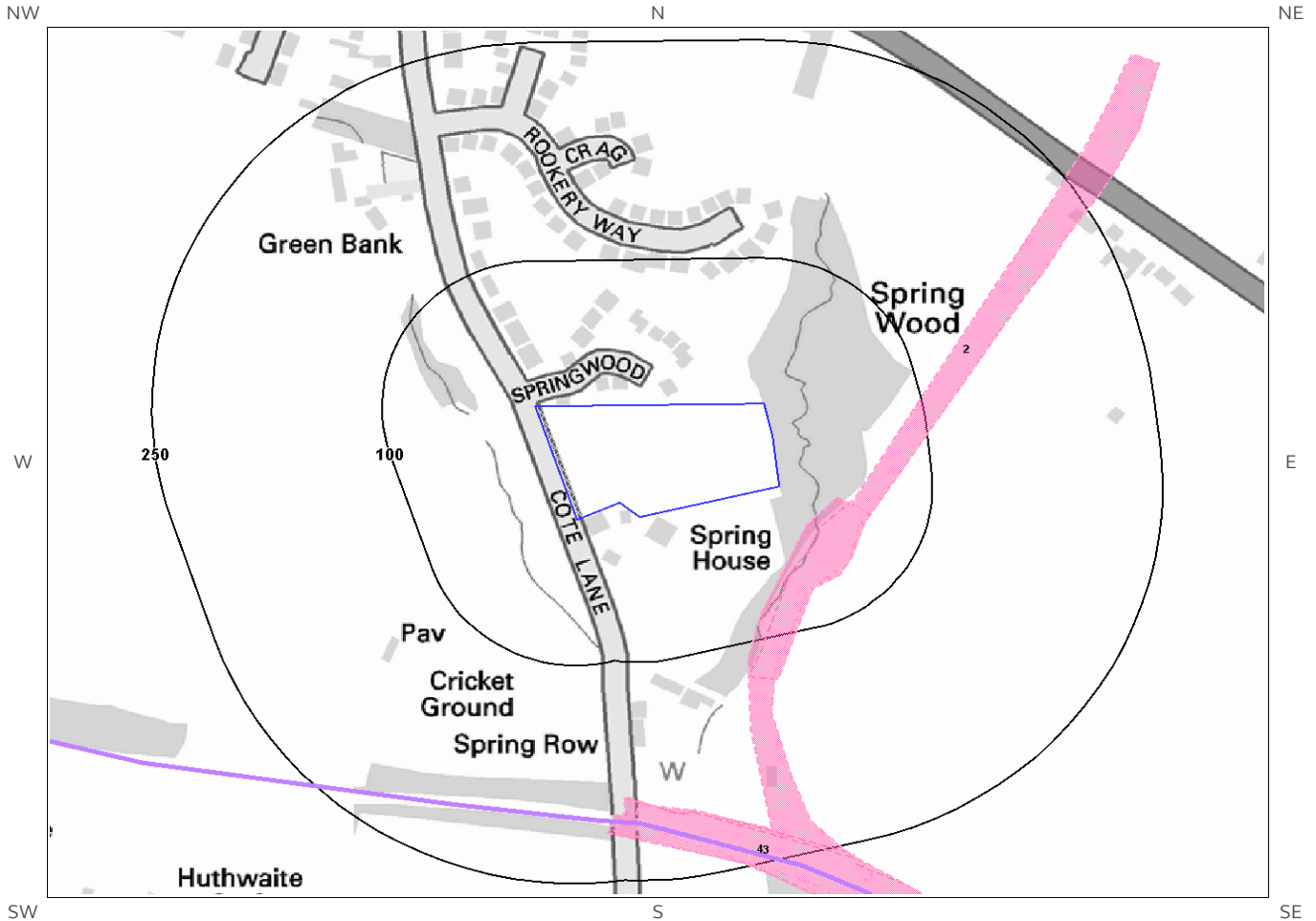
Distance (m)	Direction	Sample Type	Arsenic (As)	Cadmium (Cd)	Chromium (Cr)	Nickel (Ni)	Lead (Pb)
0.0	On Site	RuralSoil	<15 mg/kg	<1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg	<100 mg/kg
0.0	On Site	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
0.0	On Site	RuralSoil	<15 mg/kg	<1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg	<100 mg/kg
14.0	SW	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
32.0	N	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
39.0	SW	RuralSoil	<15 mg/kg	<1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg	<100 mg/kg
71.0	N	RuralSoil	<15 mg/kg	<1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg	<100 mg/kg
77.0	S	RuralSoil	<15 mg/kg	<1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg	<100 mg/kg
90.0	S	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
103.0	S	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
113.0	SE	RuralSoil	<15 mg/kg	<1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg	<100 mg/kg
118.0	W	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg	<100 mg/kg
118.0	W	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg	<100 mg/kg
127.0	W	RuralSoil	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
127.0	W	RuralSoil	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
139.0	SE	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
142.0	NE	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
143.0	W	RuralSoil	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
143.0	W	RuralSoil	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
151.0	W	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg	<100 mg/kg
151.0	W	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg	<100 mg/kg
154.0	NW	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg	<100 mg/kg
154.0	NW	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg	<100 mg/kg
164.0	SW	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg	<100 mg/kg
164.0	SW	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg	<100 mg/kg
164.0	NE	RuralSoil	<15 mg/kg	<1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg	<100 mg/kg
165.0	SE	RuralSoil	<15 mg/kg	<1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg	<100 mg/kg
181.0	SW	RuralSoil	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
181.0	SW	RuralSoil	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
204.0	NW	RuralSoil	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
204.0	NW	RuralSoil	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
212.0	SW	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg	<100 mg/kg
212.0	SW	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg	<100 mg/kg
218.0	SE	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
223.0	E	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
223.0	NE	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
225.0	E	RuralSoil	<15 mg/kg	<1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg	<100 mg/kg
225.0	E	RuralSoil	<15 mg/kg	<1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg	<100 mg/kg
239.0	NW	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg	<100 mg/kg

Distance (m)	Direction	Sample Type	Arsenic (As)	Cadmium (Cd)	Chromium (Cr)	Nickel (Ni)	Lead (Pb)
239.0	NW	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg	<100 mg/kg
240.0	E	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
244.0	SE	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
246.0	E	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 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.

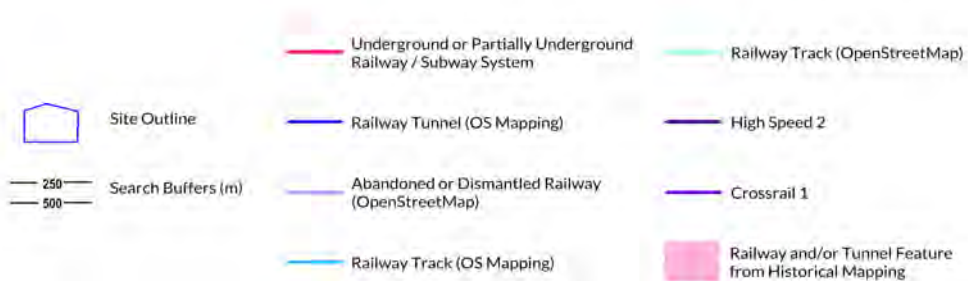
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# 7 Railways and Tunnels Map



Railways and Tunnels Legend

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# 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? Yes

ID	Distance (m)	Direction	NGR	Details	Date
1	32	SE	429261 400450	Railway Sidings	1951
2	39	SE	429391 400683	Railway Sidings	1903
3	193	S	429289 400330	Railway Sidings	1932
4	194	S	429279 400334	Railway Sidings	1903

*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? Yes

Distance (m)	Direction	Status
204	S	Abandoned
207	S	Abandoned
211	S	Abandoned

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? No
- 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**  
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: [enquiries@bgs.ac.uk](mailto:enquiries@bgs.ac.uk)  
Web: [www.bgs.ac.uk](http://www.bgs.ac.uk)

BGS Geological Hazards Reports and general geological enquiries



## British Gypsum

British Gypsum Ltd  
East Leake  
Loughborough  
Leicestershire  
LE12 6HX



## The Coal Authority

200 Lichfield Lane  
Mansfield  
Notts NG18 4RG  
Tel: 0345 7626 848  
DX 716176 Mansfield 5  
[www.coal.gov.uk](http://www.coal.gov.uk)



## Public Health England

Public information access office  
Public Health England, Wellington House  
133-155 Waterloo Road, London, SE1 8UG  
<https://www.gov.uk/government/organisations/public-health-england>  
Email: [enquiries@phe.gov.uk](mailto:enquiries@phe.gov.uk)  
Main switchboard: 020 7654 8000



## Johnson Poole & Bloomer Limited

Harris and Pearson Building, Brettel Lane  
Brierley Hill, West Midlands  
DY5 3LH  
Tel: +44 (0) 1384 262 000  
Email: [enquiries.gs@jpb.co.uk](mailto:enquiries.gs@jpb.co.uk)  
Website: [www.jpb.co.uk](http://www.jpb.co.uk)



## Ordnance Survey

Adanac Drive, Southampton  
SO16 0AS  
Tel: 08456 050505  
Website: <http://www.ordnancesurvey.co.uk/>



## Getmapping PLC

Virginia Villas, High Street, Hartley Witney,  
Hampshire RG27 8NW  
Tel: 01252 845444  
Website: <http://www1.getmapping.com/>



# Contact Details

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**Peter Brett Associates**

Caversham Bridge House  
Waterman Place  
Reading  
Berkshire RG1 8DN

Tel: +44 (0)118 950 0761 E-mail: [reading@pba.co.uk](mailto:reading@pba.co.uk)  
Website: <http://www.peterbrett.com/home>



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## Standard Terms and Conditions

### 1 Definitions

In 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](http://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

3.1 The 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

4.1 The 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

5.1 Groundsure 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](http://www.tpos.co.uk) or email: [admin@tpos.co.uk](mailto: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

**Site Details:**

COTE LANE, SHEFFIELD, S35  
7AE

**Client Ref:** 7798-D7278-AIL  
**Report Ref:** GS-2790559  
**Grid Ref:** 429198, 400617

**Map Name:** County Series

**Map date:** 1893

**Scale:** 1:2,500

**Printed at:** 1:2,500



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

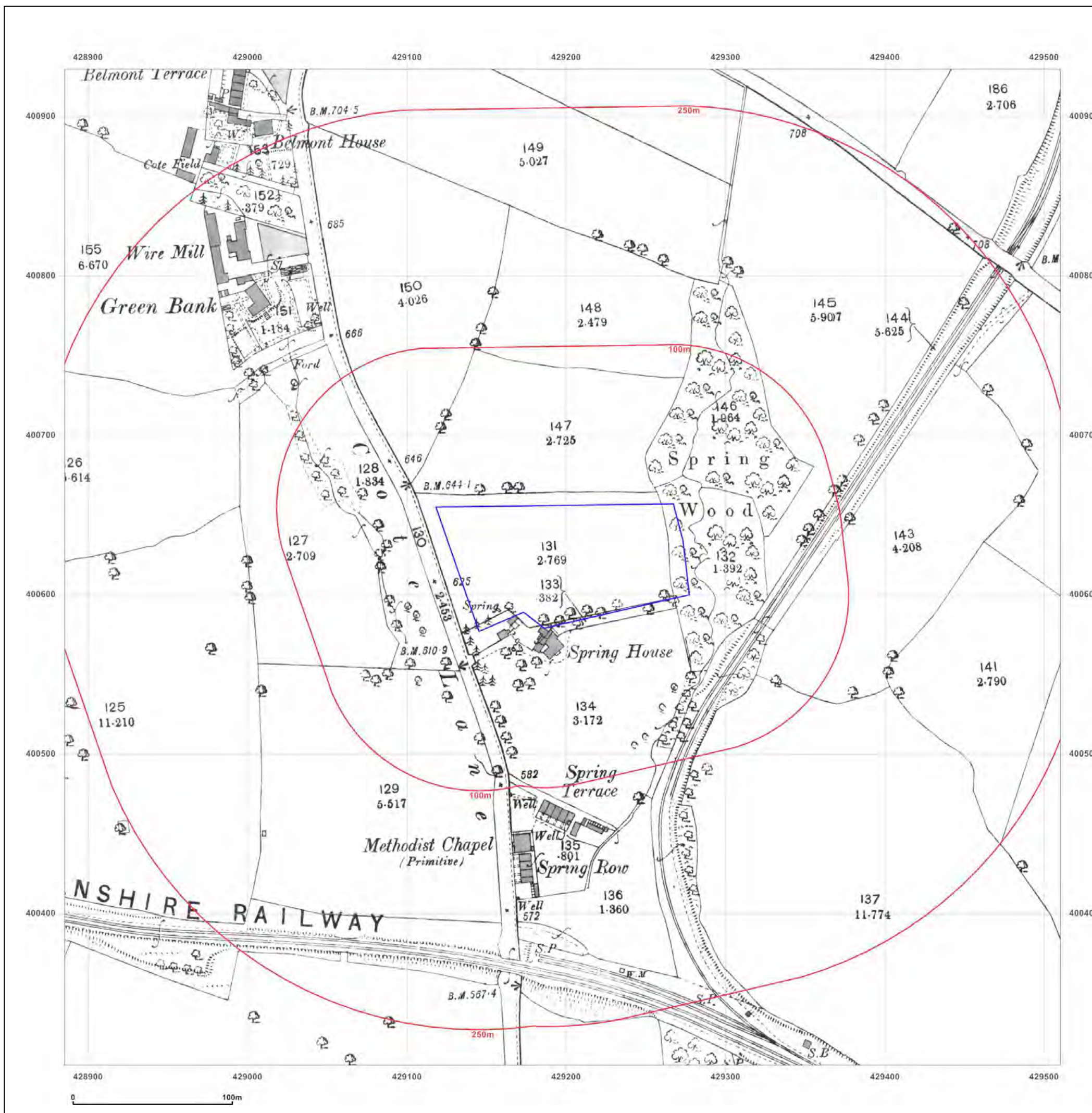


Produced by  
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W: [www.groundsure.com](http://www.groundsure.com)

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Production date: 29 February 2016

To view map legend click here [Legend](#)



**Site Details:**

COTE LANE, SHEFFIELD, S35 7AE

**Client Ref:** 7798-D7278-AIL  
**Report Ref:** GS-2790559  
**Grid Ref:** 429198, 400617

**Map Name:** County Series

**Map date:** 1905

**Scale:** 1:2,500

**Printed at:** 1:2,500



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

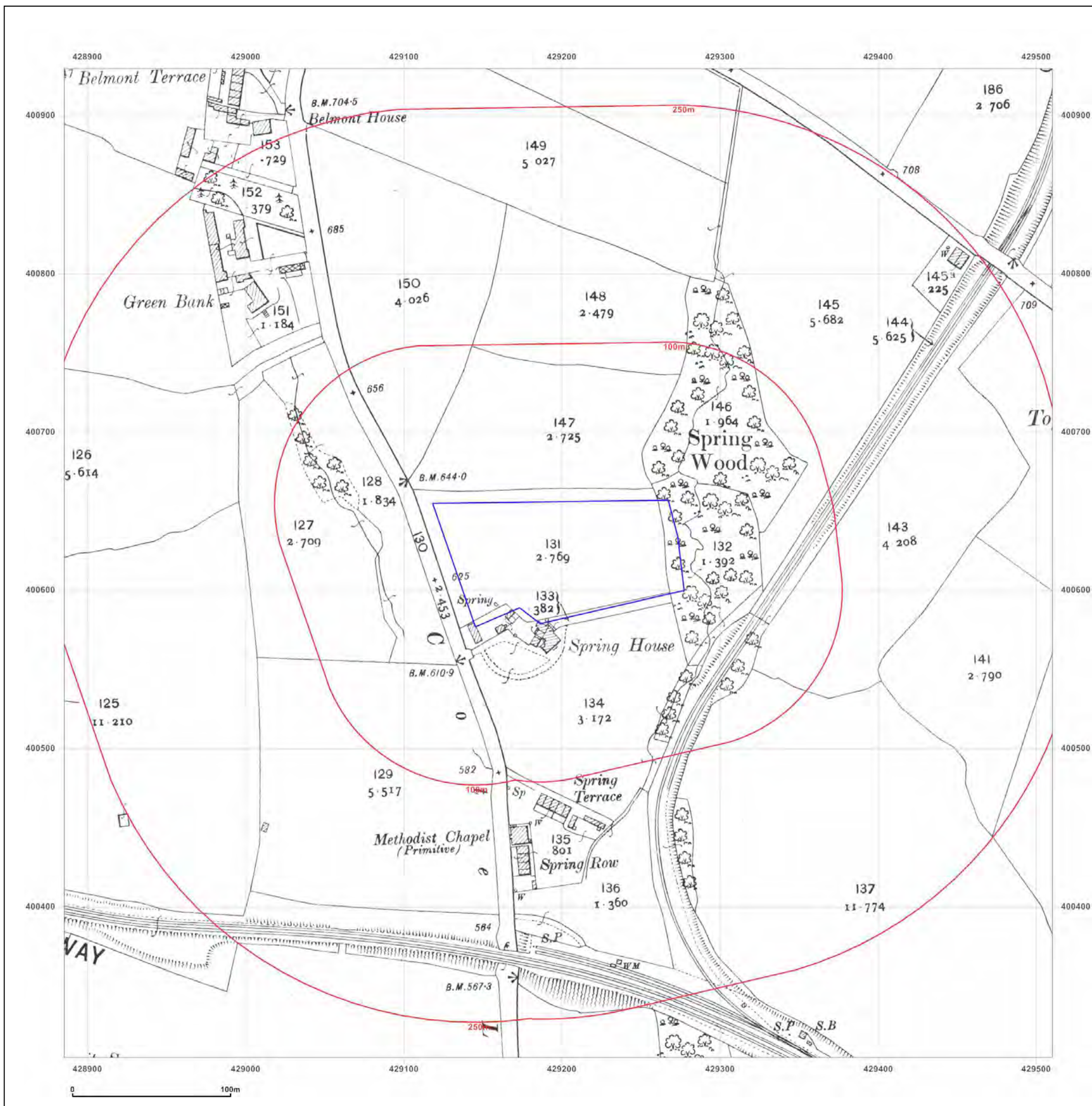


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**Site Details:**

COTE LANE, SHEFFIELD, S35 7AE

**Client Ref:** 7798-D7278-AIL  
**Report Ref:** GS-2790559  
**Grid Ref:** 429198, 400617

**Map Name:** National Grid

**Map date:** 1959

**Scale:** 1:2,500

**Printed at:** 1:2,500



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

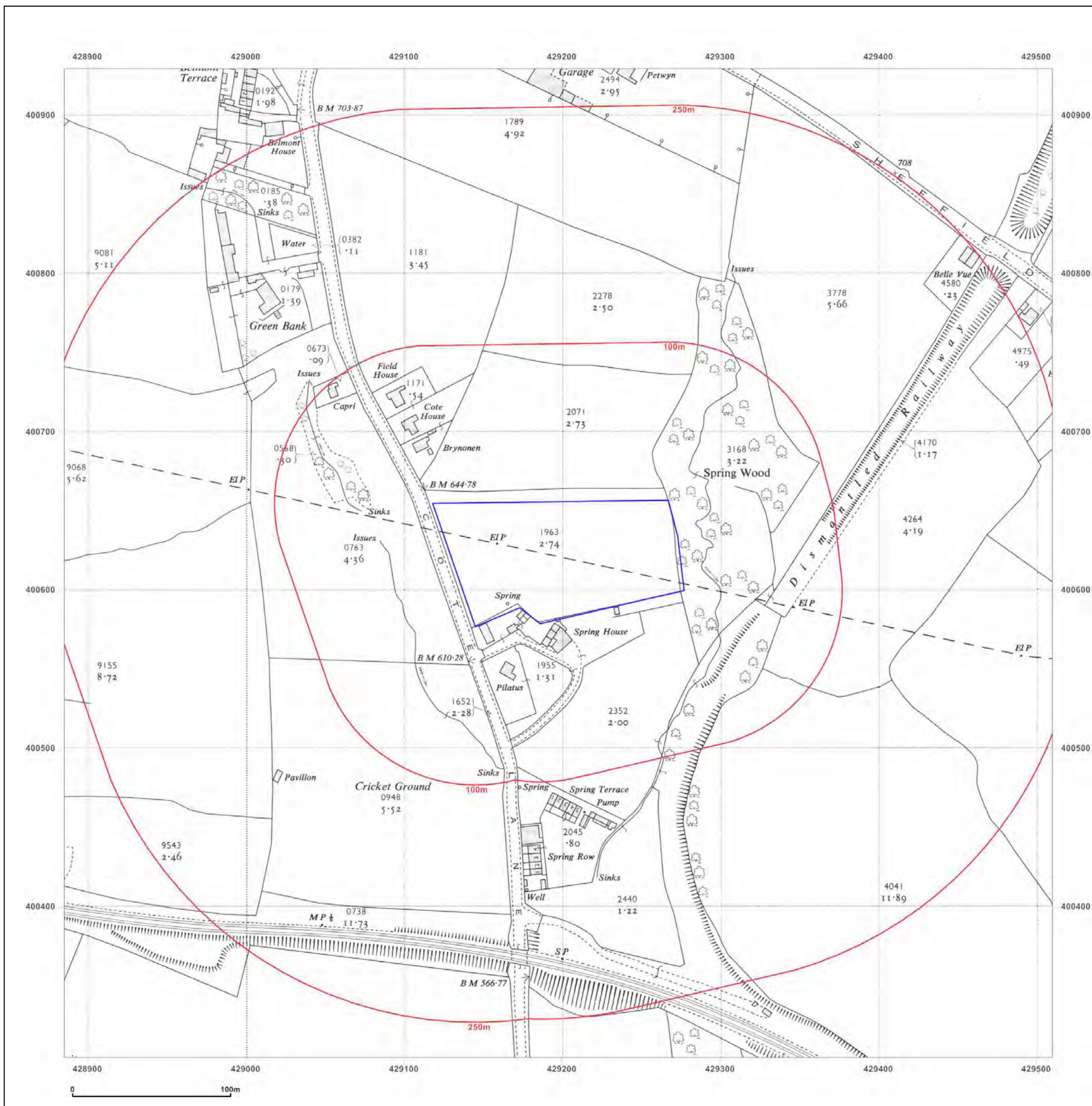


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Production date: 29 February 2016

To view map legend click here [Legend](#)



**Site Details:**

COTE LANE, SHEFFIELD, S35 7AE

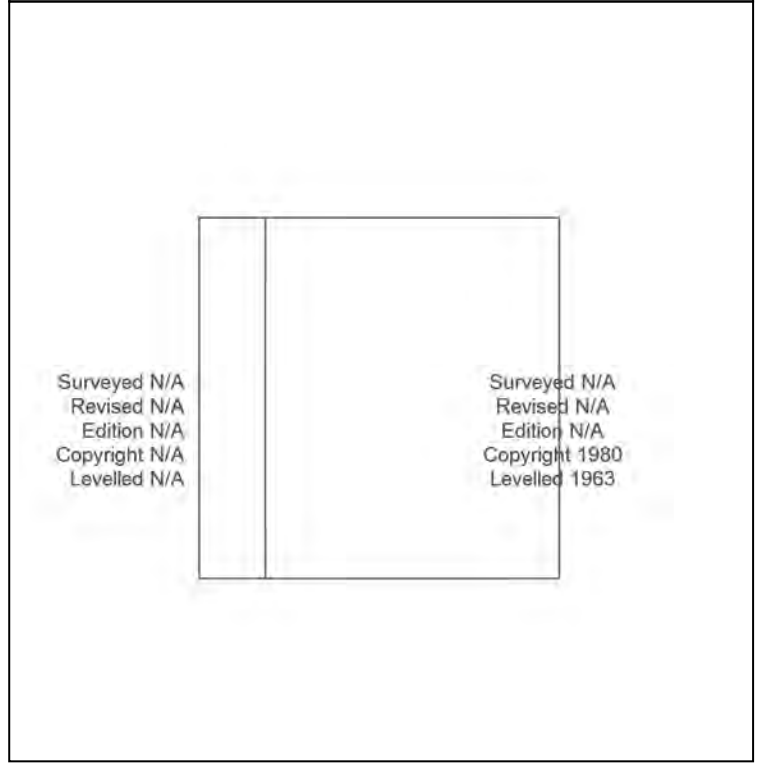
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**Map Name:** National Grid

**Map date:** 1977-1980

**Scale:** 1:2,500

**Printed at:** 1:2,500

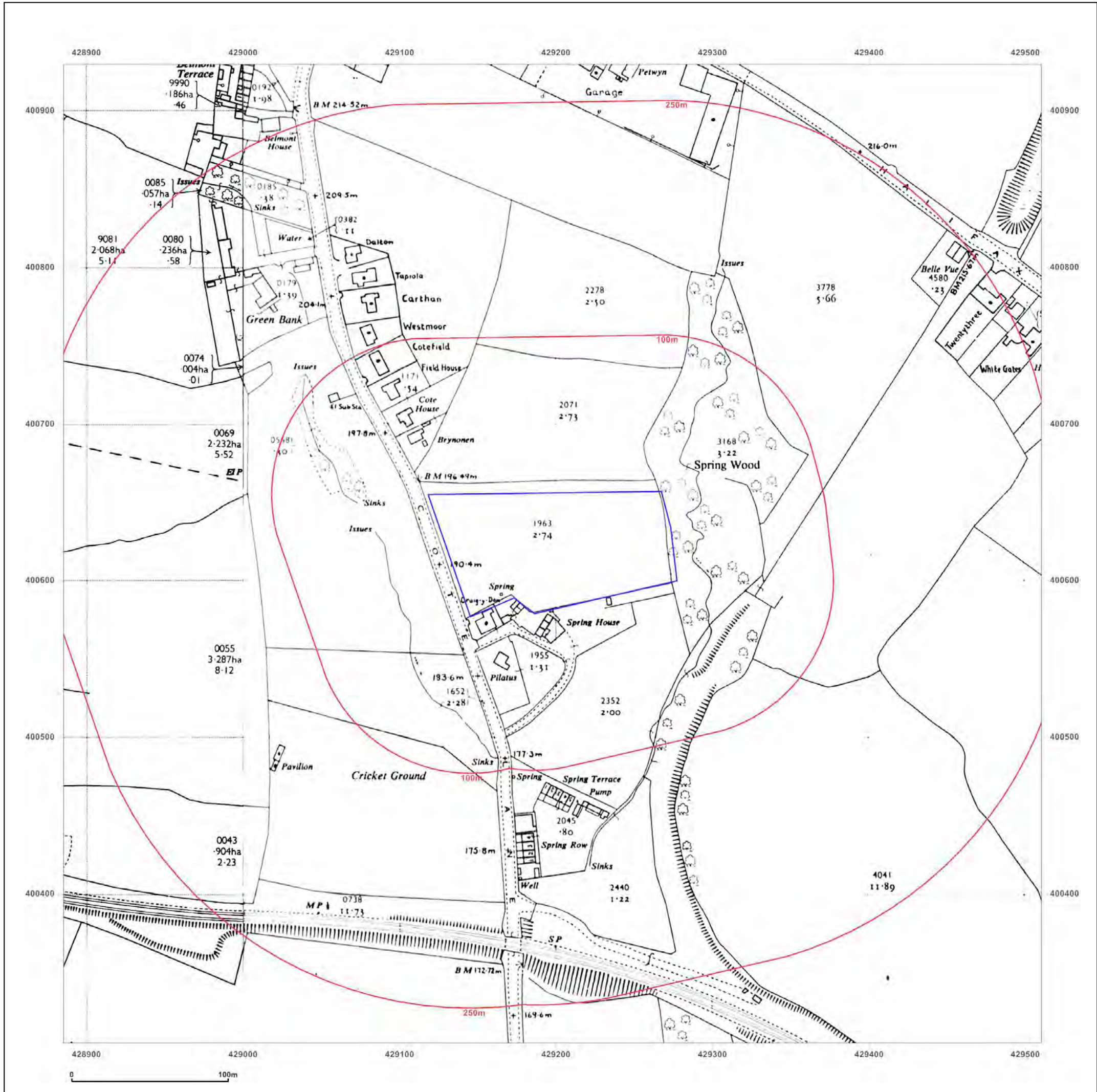


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**Site Details:**

COTE LANE, SHEFFIELD, S35 7AE

Client Ref: 7798-D7278-AIL  
 Report Ref: GS-2790559  
 Grid Ref: 429198, 400617

Map Name: National Grid

Map date: 1988-1993

Scale: 1:2,500

Printed at: 1:2,500



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

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



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**Site Details:**

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**Client Ref:** 7798-D7278-AIL  
**Report Ref:** GS-2790559  
**Grid Ref:** 429198, 400617

**Map Name:** National Grid

**Map date:** 1993

**Scale:** 1:2,500

**Printed at:** 1:2,500



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

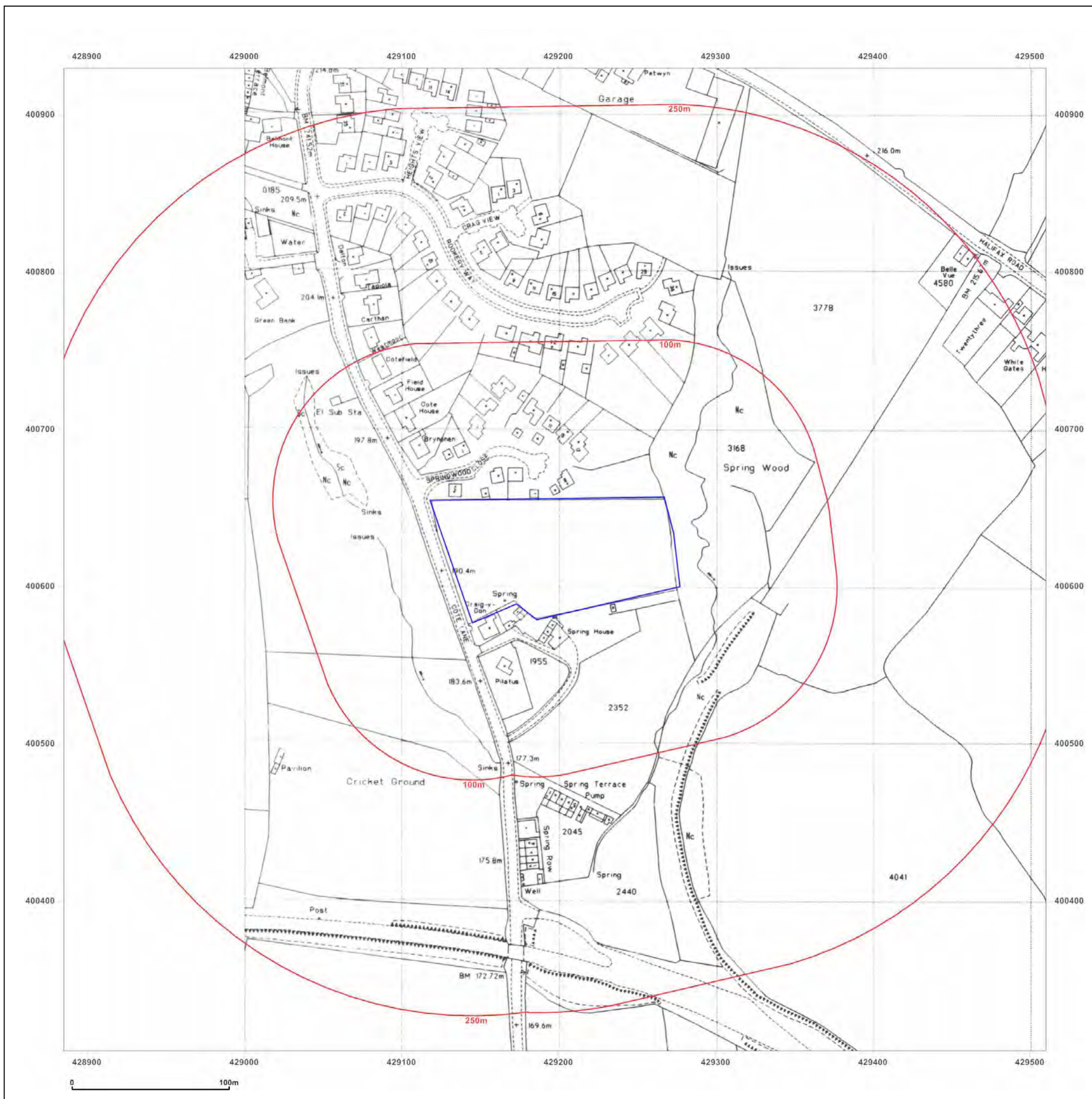


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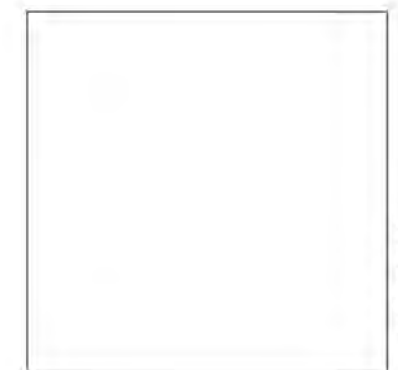
Client Ref: 7798-D7278-AIL  
 Report Ref: GS-2790559  
 Grid Ref: 429198, 400617

Map Name: County Series

Map date: 1855

Scale: 1:10,560

Printed at: 1:10,560



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

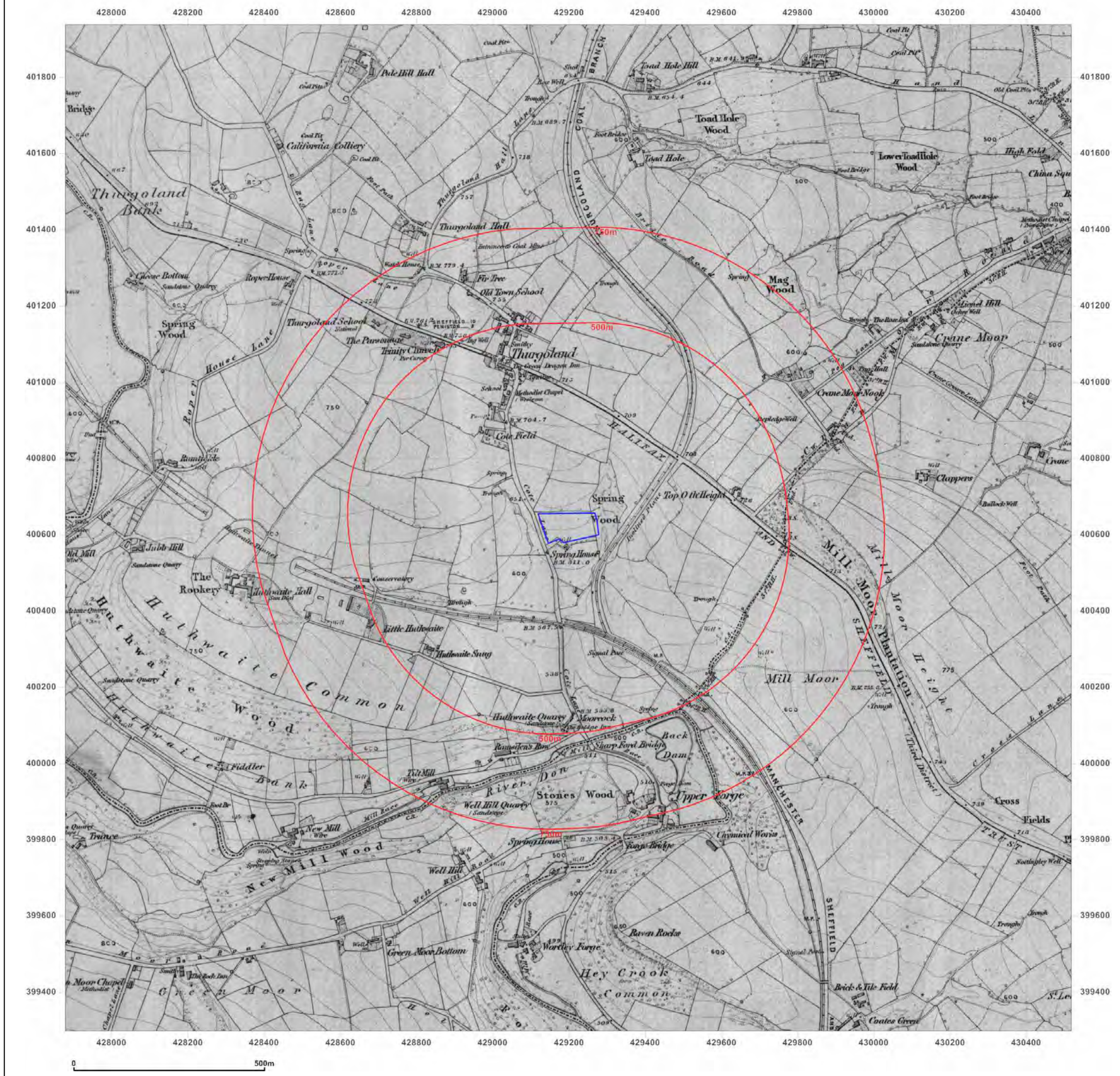


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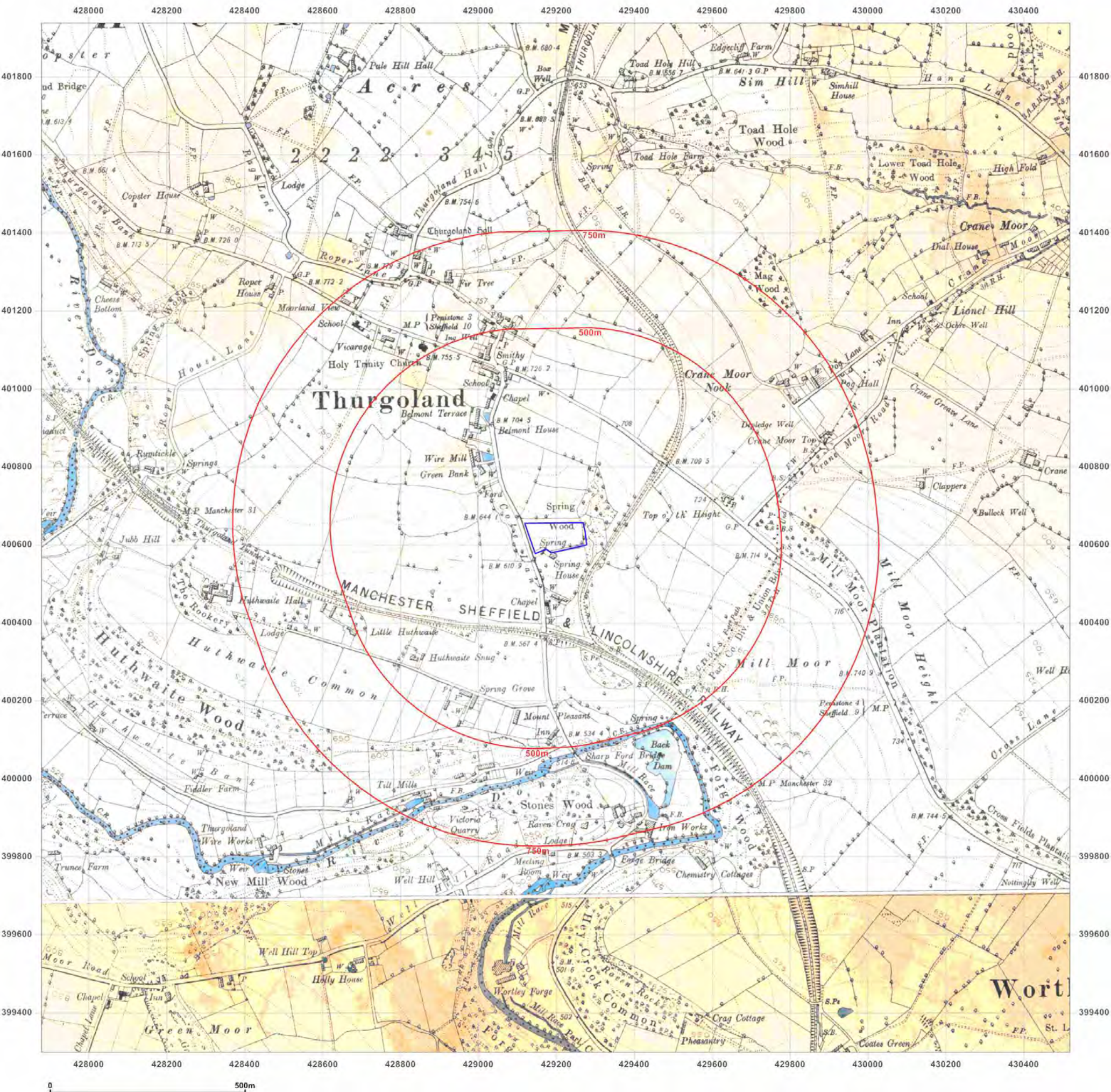
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**Grid Ref:** 429198, 400617

**Map Name:** County Series

**Map date:** 1891

**Scale:** 1:10,560

**Printed at:** 1:10,560



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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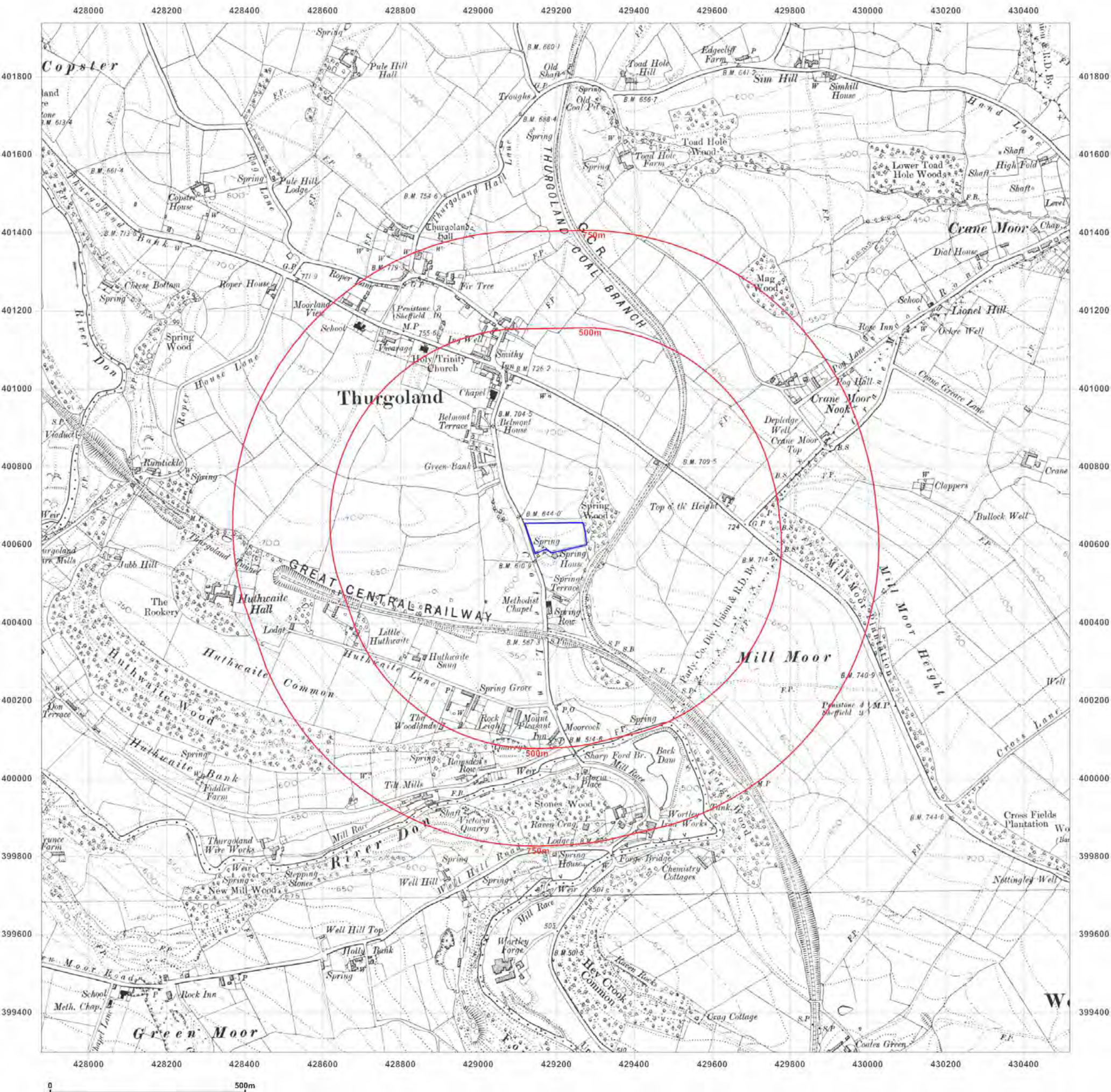
**Client Ref:** 7798-D7278-AIL  
**Report Ref:** GS-2790559  
**Grid Ref:** 429198, 400617

**Map Name:** County Series

**Map date:** 1903

**Scale:** 1:10,560

**Printed at:** 1:10,560



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:** 7798-D7278-AIL  
**Report Ref:** GS-2790559  
**Grid Ref:** 429198, 400617

**Map Name:** County Series

**Map date:** 1929-1932

**Scale:** 1:10,560

**Printed at:** 1:10,560



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

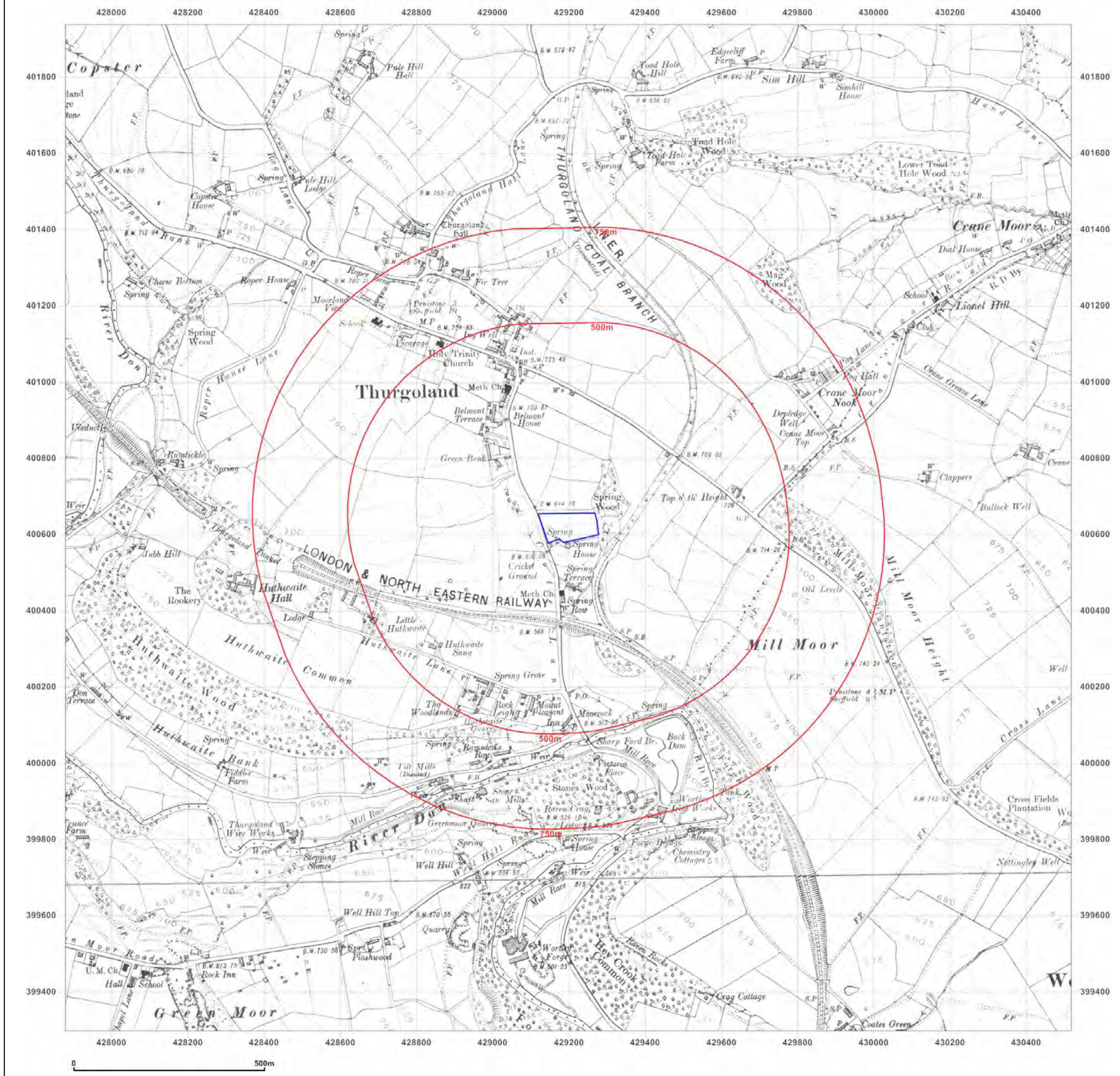


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**Client Ref:** 7798-D7278-AIL  
**Report Ref:** GS-2790559  
**Grid Ref:** 429198, 400617

**Map Name:** Provisional

**Map date:** 1951

**Scale:** 1:10,560

**Printed at:** 1:10,560



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

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

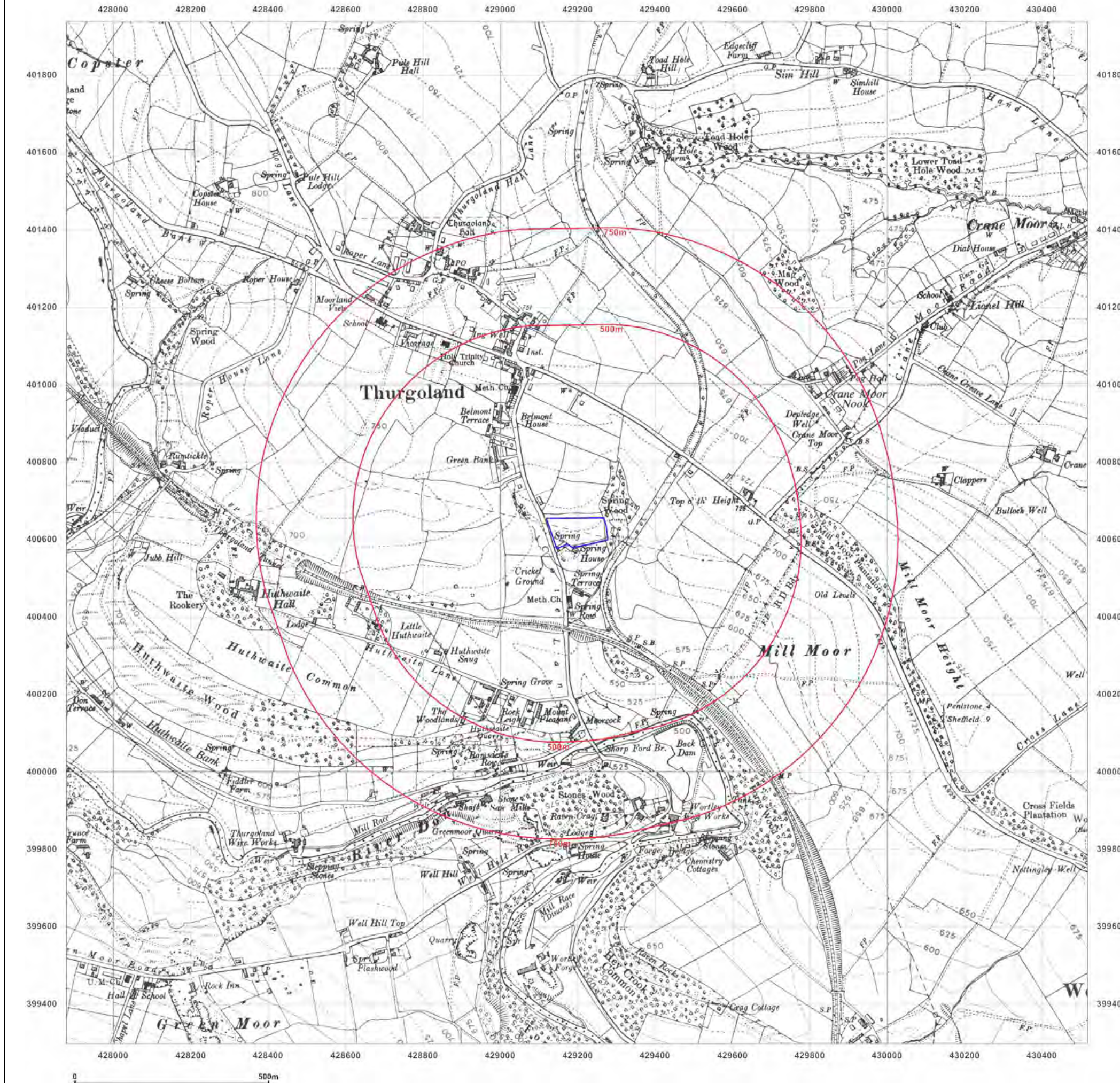


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**Client Ref:** 7798-D7278-AIL  
**Report Ref:** GS-2790559  
**Grid Ref:** 429198, 400617

**Map Name:** Provisional

**Map date:** 1965-1966

**Scale:** 1:10,560

**Printed at:** 1:10,560



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

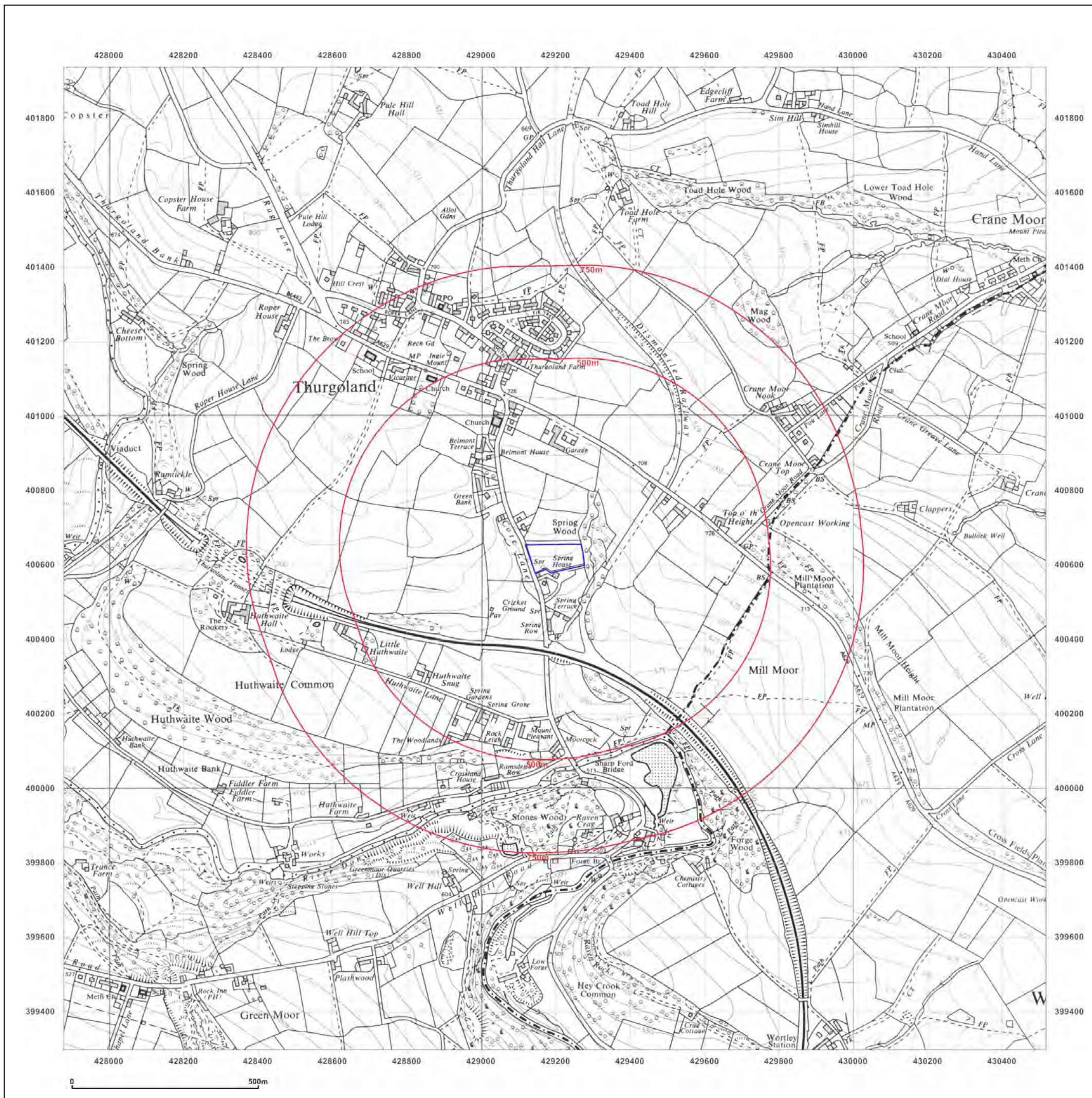


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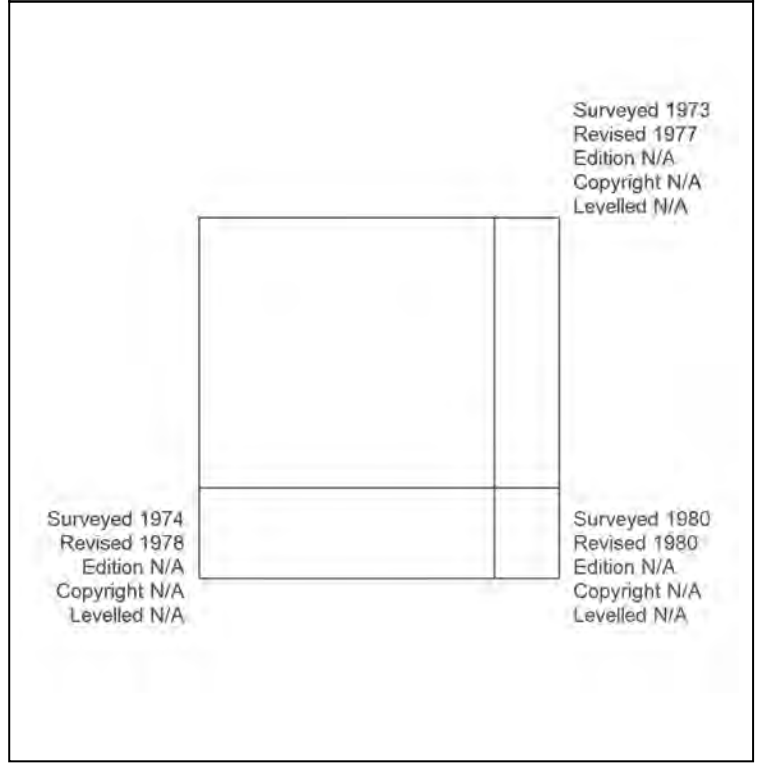
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**Report Ref:** GS-2790559  
**Grid Ref:** 429198, 400617

**Map Name:** National Grid

**Map date:** 1977-1980

**Scale:** 1:10,000

**Printed at:** 1:10,000



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  
 Copyright N/A  
 Levelled N/A



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**Client Ref:** 7798-D7278-AIL  
**Report Ref:** GS-2790559  
**Grid Ref:** 429198, 400617

**Map Name:** National Grid

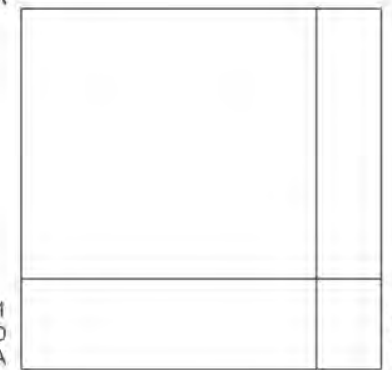
**Map date:** 1987-1992

**Scale:** 1:10,000

**Printed at:** 1:10,000



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

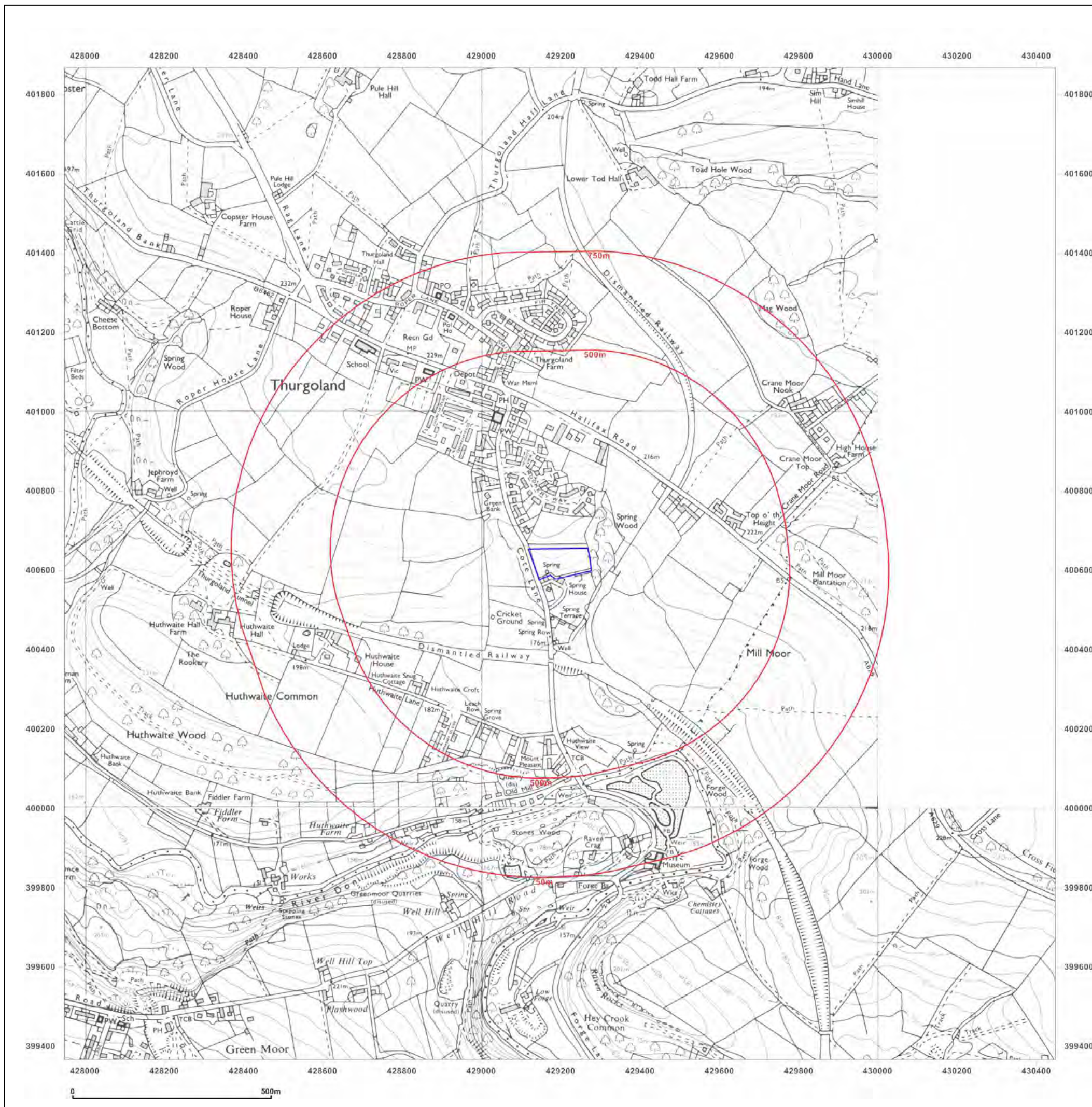


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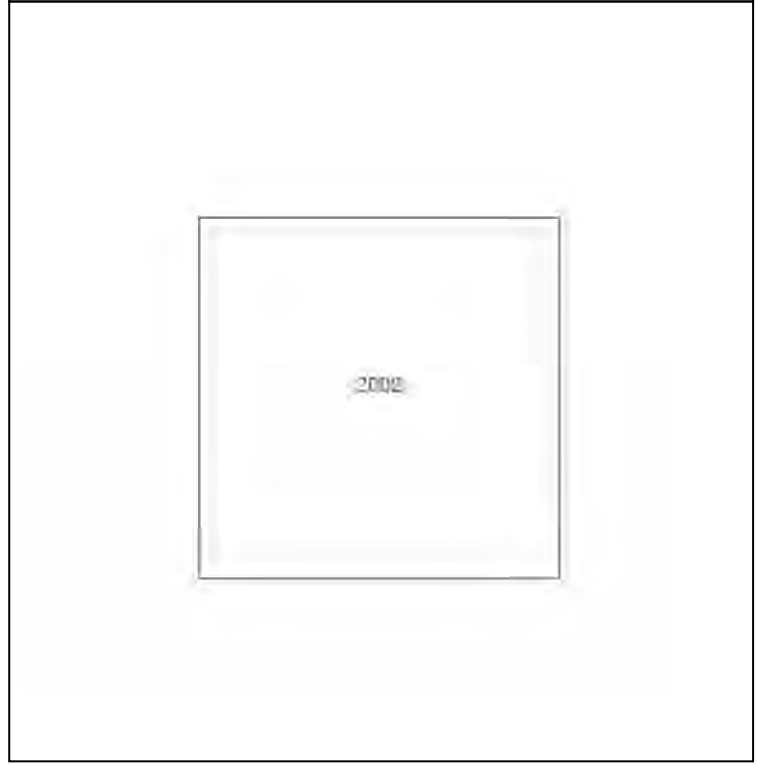
Client Ref: 7798-D7278-AIL  
 Report Ref: GS-2790559  
 Grid Ref: 429198, 400617

Map Name: 1:10,000 Raster

Map date: 2002

Scale: 1:10,000

Printed at: 1:10,000

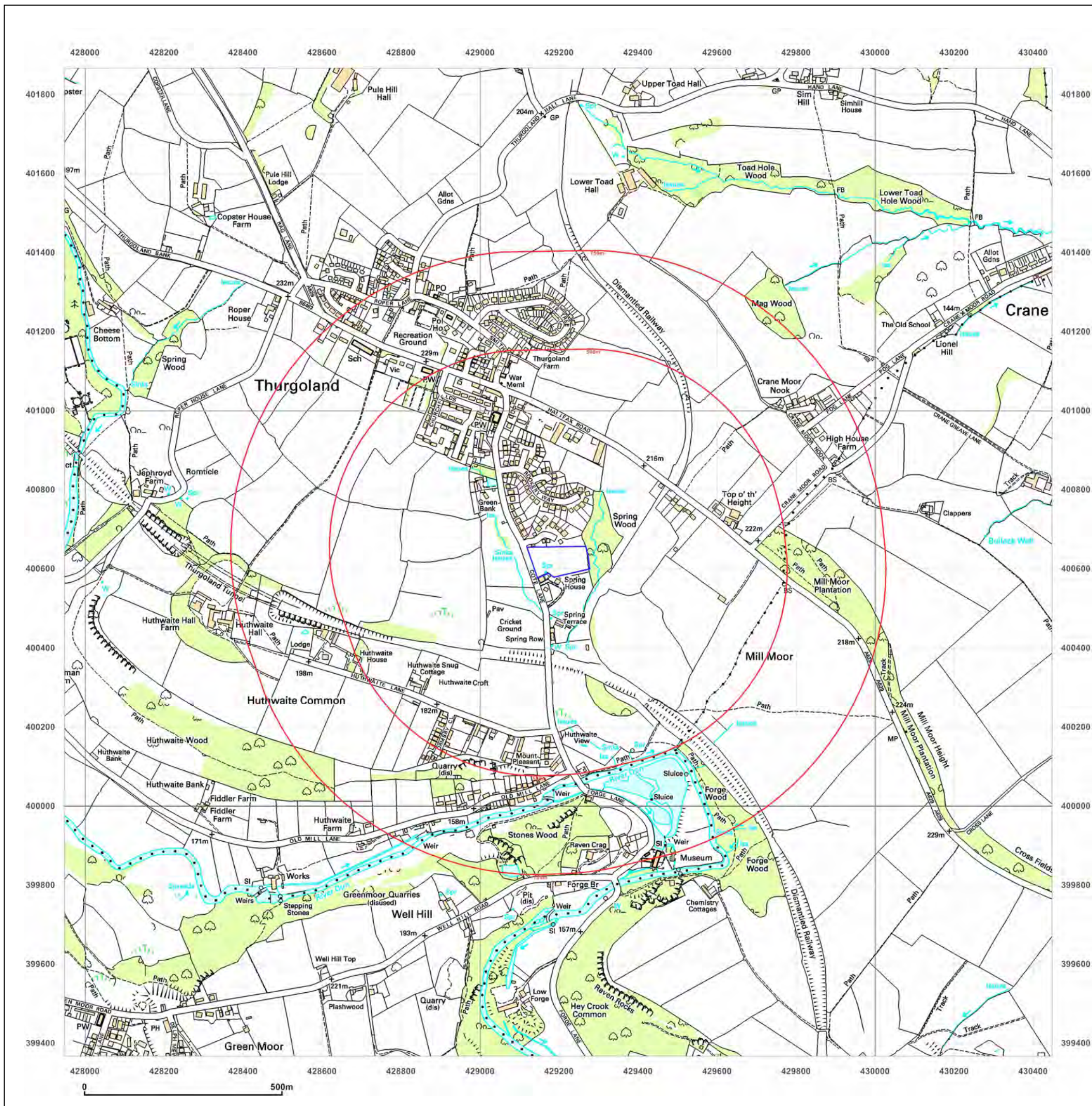


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**Client Ref:** 7798-D7278-AIL  
**Report Ref:** GS-2790559  
**Grid Ref:** 429198, 400617

**Map Name:** National Grid

**Map date:** 2010

**Scale:** 1:10,000

**Printed at:** 1:10,000

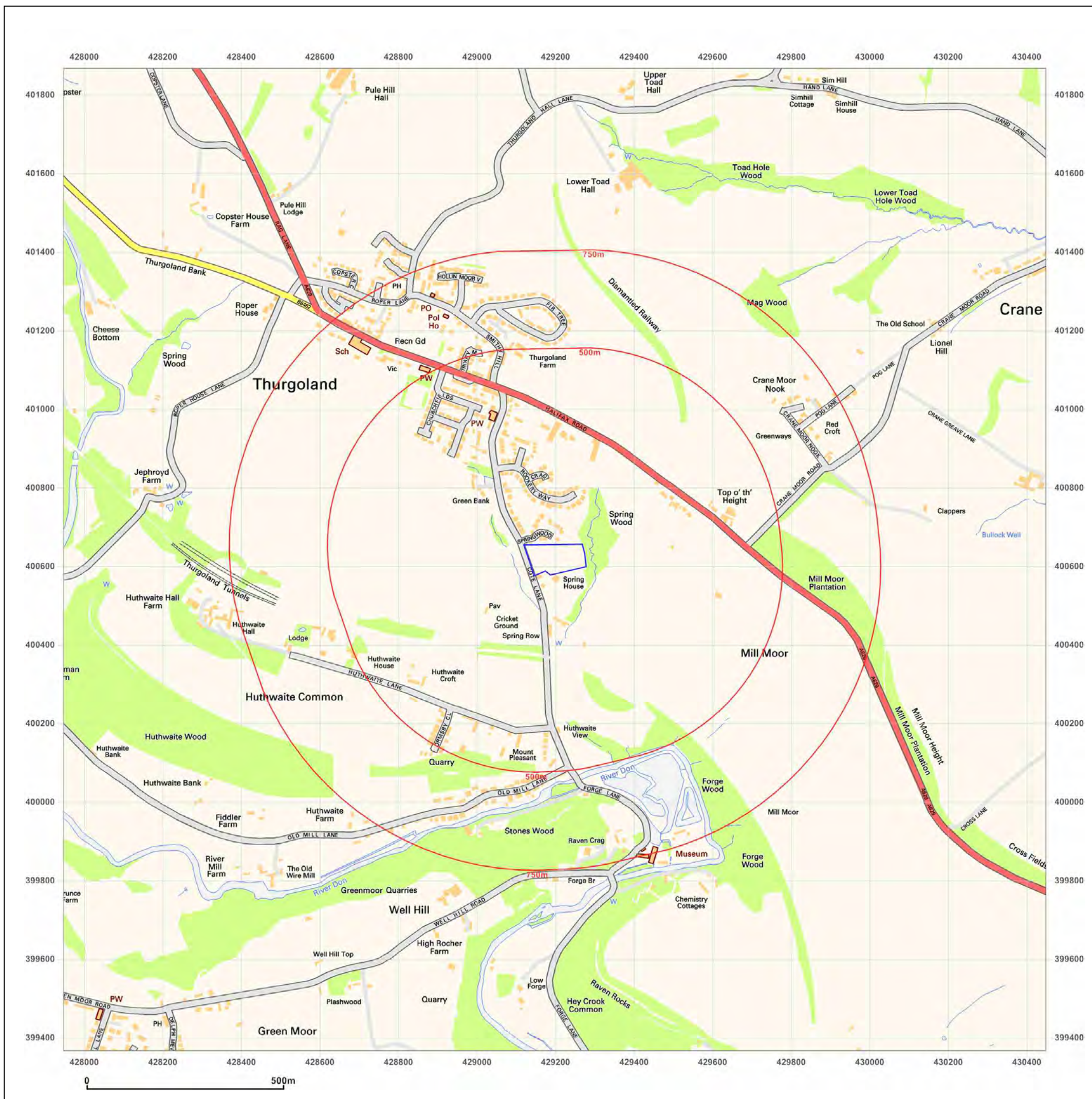


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**Client Ref:** 7798-D7278-AIL  
**Report Ref:** GS-2790559  
**Grid Ref:** 429198, 400617

**Map Name:** National Grid

**Map date:** 2014

**Scale:** 1:10,000

**Printed at:** 1:10,000

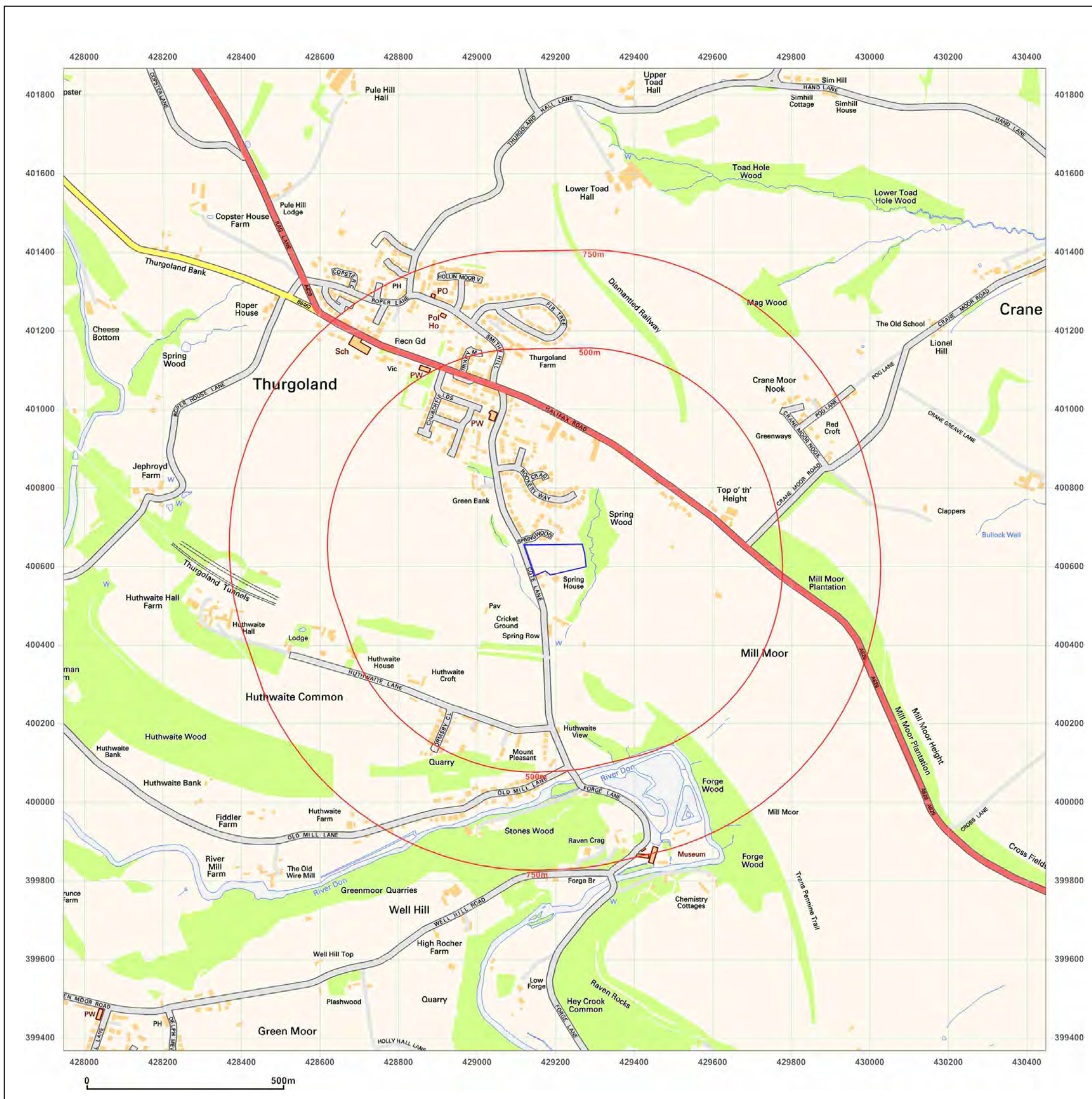


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## Appendix D

### Dunelm Conditions Of Offer, Notes On Limitations & Basis For Contract



## Dunelm Conditions of Offer, Notes on Limitations & Basis for Contract

These conditions accompany our tender and supercede any previous conditions issued. The firm will prepare a report solely for the use of the Client (the party invoiced) and its agent(s). No reliance should be placed on the contents of this report, in whole or in part by 3<sup>rd</sup> parties. The report, its content and format and associated data are copyright, and the property of the firm. Photocopying of part or all of the contents, transfer or reproduction of any kind is forbidden without written permission from the firm. A charge may be levied against such approval, the same to be made at the discretion of the firm.

Site investigation is a process of sampling. The scope and size of an investigation may be considered proportional to levels of confidence regarding the ground and groundwater conditions. The exploratory holes undertaken investigate only a small volume of the ground in relation to the overall size of the site, and can only provide a general indication of site conditions. The opinions provided and recommendations given in this report are based on the ground conditions as encountered within each of the exploratory holes. There may be different ground conditions elsewhere on the site which have not been identified by this investigation and which therefore have not been taken into account in this report. Reports are generally subject to the comments of the local authority and Environment Agency. The comments made on groundwater conditions are based on observations made at the time that site work was carried out. It should be noted that mobile contamination, soil gas levels and groundwater levels may vary owing to seasonal, tidal and/or weather related effects. Unrecorded ancient mining may occur anywhere where seams that have been worked and influence the rock and soil above. Dissolution cavities can occur where gypsum or chalk is present. Rotary drilling is the recommended technique to prove the integrity of the rock.

Where the scope of the investigation is limited via access to information, time constraints, equipment limitations, testing, interpretation or by the client or his agents budgetary constraints, elements not set out in the proposal and excluded from the report are deemed to be omitted from the scope of the investigation.

The firm cannot be held liable and do not warrant, or otherwise guarantee the validity of information provided by third parties and subsequently used in our reports. The firm are not responsible for the action negligent or otherwise of subcontractors or third parties.

Desk studies are generally prepared in accordance with RICS guidelines. Environmental site investigations are generally undertaken as 'exploratory investigations' in accordance with the definitions provided in paragraph 5.4 of BS 10175:2001 in order to confirm the conceptual assumptions. You are advised to familiarize yourself with the typical scope of such an investigation. No pumping of water will be undertaken unless a licence or facilities/equipment have been arranged by others.

Where the type, number or/and depth of exploratory hole is specified by others, the firm cannot and will not be responsible for any subsequent shortfall or inadequacy in data, and any consequent shortfall in interpretation of environmental and geotechnical aspects which may be required at a later date in order to facilitate the design of permanent or temporary works.

All information acquired by the firm in the course of investigation is the property of the firm, and, only also becomes the joint property of the Client only on the complete settlement of all invoices relating to the project. The firm reserves the right to use the information in commercial tendering and marketing, unless the Client expressly wishes otherwise in writing. The quoted rates do not include VAT, and payment terms are 30 days from dispatch of invoice from our offices. Quotes are subject to a site visit.

We have allowed for 1 mobilisation and normal working hours unless otherwise stated. The scope of the investigation may be reviewed following the desk study and/or fieldwork. We have not allowed for acquiring services information, and cannot be responsible for damage to underground services or pipes not shown to us or not clearly shown on plans. Costs incurred will be passed on to you, and in commissioning the firm, you understand and accept that you/your agent have a contractual relationship with the firm & you accept this. Our rates assume unobstructed, reasonably level and firm access to the exploratory positions and adequate clear working areas and headroom. We have priced on the basis that you or your client have the necessary permissions, wayleaves and approvals to access land. All boreholes and pits are backfilled with arisings except where gas monitoring pipes are installed with stopcock covers. Dunelm are not responsible for any uneven surfaces as a result of siteworks and rutting and backfilled excavations may require re-levelling and/or making good by others after fieldwork is complete. Dunelm have not allowed for subsequent reinstatement as a result of settlement. No price has been provided or requested for a return visit to remove pipework and covers. No price has been provided or requested for a return visit to remove pipework and covers. Hourly rates apply to consultancy only and do not include expenses unless otherwise shown. If warranties are required, legal costs incurred will be passed on to you assuming the firm agree to complete such warranties, modified or otherwise and you understand and agree to pay all costs.

We reserve the right to pursue full payment of the invoice prior to release of any information including reports. We advise you/your client that we may elect to pursue our statutory rights under late payment legislation, and will apply 8% to the base rate for unreasonably late payments. We will also apply the right to claim any associated legal costs incurred with recovery of late payments. The firm is exempt from the CIS Scheme. The firm offer to undertake work only in strict accordance with conditions covered by our current insurances, which are available for inspection. The company are not responsible for acts, negligent or otherwise of subcontractors and as a matter of policy cannot indemnify any other parties. Professional indemnity Insurance is limited to ten times the invoice net total except where stated otherwise by the firm, and we give notice that consequential loss as a direct or indirect result of the firms activities or omission of the same are excluded.