



Abbeydale Geoscience

PHASE 1 DESK STUDY REPORT

177 High Street, Royston, Barnsley, S71 4RR

REPORT: 26036-DS

DATE: JUNE 2026

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DOCUMENT VERIFICATION

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TABLE OF CONTENTS

1.	EXECUTIVE SUMMARY	1
2.	INTRODUCTION	2
2.1.	Project Scope	
2.2.	Objectives	
2.3.	Limitations	
3.	THE SITE	3
3.1.	Existing Conditions	
3.2.	Proposed Development	
4.	HISTORY	5
5.	GEOLOGY	7
5.1.	Sources of Information	
5.2.	Artificial Soils	
5.3.	Natural Soils	
5.4.	Solid Geology	
6.	HYDROGEOLOGY & HYDROLOGY	8
6.1.	Hydrogeology	
6.2.	Hydrology	
6.3.	Flood Risk	
7.	MINING RISK ASSESSMENT & QUARRYING	8
7.1.	Sources of Information	
7.2.	Shallow Mine Workings	
7.3.	Deep Mine Workings	
7.4.	Mine Entries	
7.5.	Quarrying / Opencast	
8.	ANTICIPATED GROUND CONDITIONS	9

9.	GEOTECHNICAL CONSIDERATIONS.....	10
9.1.	Proposed Buildings & Structures	
9.2.	Mining Precautions	
9.3.	Foundations	
9.4.	Floor Slabs	
9.5.	Highways & Hardstanding	
9.6.	Excavations	
9.7.	Surface Water Drainage	
9.8.	Chemical Precautions	
9.9.	Ground Source Heating	
10.	ENVIRONMENTAL SEARCHES	12
10.1.	Current Land Uses	
10.2.	Historical Industrial Sites	
10.3.	Landfills and Waste Sites	
10.4.	Potentially Infilled Land	
10.5.	Environmental Permits, Incidents and Registers	
10.6.	Environmentally Sensitive Receptors	
11.	PRELIMINARY ENVIRONMENTAL RISK ASSESSMENT	13
11.1.	Proposed Site Use	
11.2.	Potential On Site Contamination Sources	
11.3.	Off Site Contamination Sources	
11.4.	Ground Gases	
11.5.	Invasive Plant Species	
11.6.	Potential Pathways	
11.7.	Human Health Receptors	
11.8.	Controlled Waters Receptors	
11.9.	Conceptual Site Model	
12.	SOIL MANAGEMENT	16
12.1.	Reuse of Existing Soils	
12.2.	Waste Disposal	
12.3.	Imported Soils	
13.	REGULATORY APPROVAL.....	17
14.	FURTHER INVESTIGATION	17

APPENDICES

APPENDIX A - PROPOSED LAYOUT DRAWINGS	A
APPENDIX B - HISTORICAL MAPS.....	B
APPENDIX C - CONSULTANTS COALMINING REPORT	C
APPENDIX D - GROUNDSURE REPORT	D
APPENDIX E - HISTORICAL CONTAMINATION RISK ASSESSMENT	E
APPENDIX F - CONCEPTUAL SITE MODEL	F

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1. EXECUTIVE SUMMARY

Site Description	• Irregular parcel of unoccupied land which a level topography across site.
History (site)	• Numerous properties were present on the site between 1854 and 1951. • 177 High Street constructed by 1962; by 1970 it was the only building shown on the site. No longer present on site as of July 2025.
History (surrounding area)	• The site was predominantly undeveloped fields in 1854, with a gradual increase in residential development continuing through to 2026. • Brick pond was located approximately 10 m south of the site until 1930. • A railway is shown approximately 400 m north-west of the site from 1891 and is later recorded as dismantled by 1978.
Geology	• Made ground anticipated in vicinity of previous buildings to shallow depths. • Natural soils expected as residual soils, weathered down from the bedrock. • The site is underlain by the Mexborough Rock, also known as the Royston Rock.
Hydrogeology	• Groundwater likely to be within underlying bedrock sequence.
Hydrology	• No notable hydrological features within 250 m of the site.
Flooding	• Site is within Flood Zone 1.
Mining & Quarrying	• Recorded deep coal workings are too deep to pose a risk to the surface stability of the site. • Very high risk from shallow mine workings affecting the site's surface stability has been identified. • No quarrying recorded on or immediately adjacent to the site.
Surface Water Drainage	• Soakaways are not considered suitable due to the presence of shallow mine workings beneath the site.
Preliminary Environmental Assessment	• Only past use is residential, with limited potential for widespread contamination. • Risk of ground gases affecting the site is very low unless shallow mine workings are found, then the risk of mine ground gas would be high.
Geotechnical Appraisal	• Very high perceived risk from unrecorded shallow mine workings due to geological setting of the site.
Recommendations	• Trial pits to take confirm shallow ground investigation. • Samples of strata to be obtained for chemical and geotechnical testing. • Series of deep rotary openhole boreholes required to confirm depth and state of the Royston Coal seam under the site.

2. INTRODUCTION

2.1. Project Scope

On the instruction of Jack Whaling, at Join and Build Ltd., a Mining Risk Assessment was carried out by Abbeydale Geoscience Limited on a site off 177 High Street, Royston, Barnsley. See Figure 1.

When writing this report the proposed development was the construction of six new build properties at, or close to, existing ground levels. If there are changes to these proposals then some modification to the comments and recommendations given may be required. The proposed site layout provided by the client is included as Appendix A.

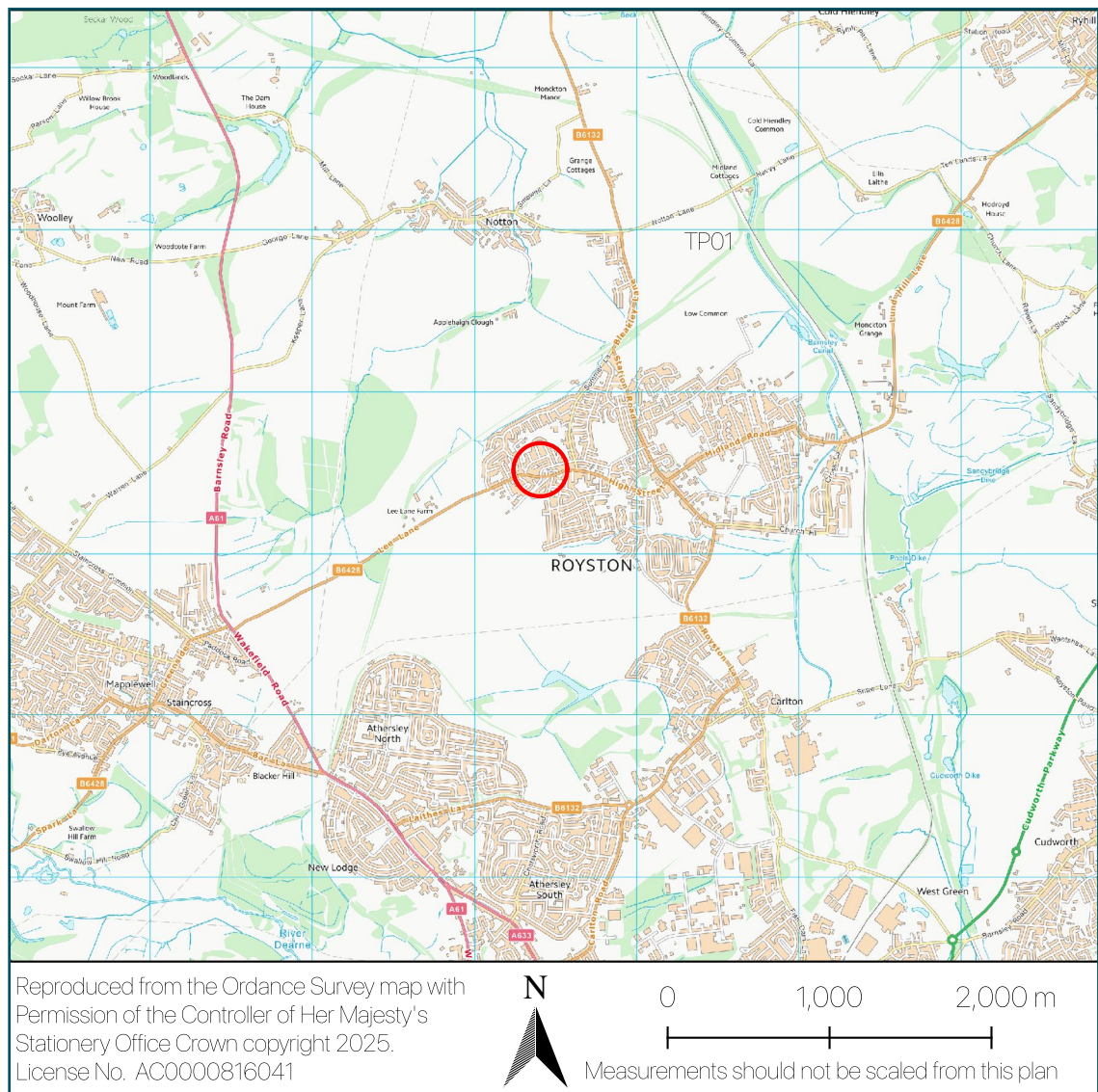


FIGURE 1 - LOCATION PLAN

2.2. Objectives

The overarching objective of this Phase 1 Desk Study is to review the baseline environmental and geotechnical context of the site to support the proposed [development/redevelopment]. This preliminary assessment focuses on the following key objectives:

- **Desk-Based Review:** Collate and evaluate historical maps, geological records, and environmental datasets to understand past and present site activities.
- **Initial Conceptual Site Model (CSM):** Develop an initial CSM that identifies potential sources of contamination, potential pathways, and vulnerable receptors (pollutant linkages).
- **Preliminary Risk Assessment:** Evaluate potential geo-environmental risks to human health, controlled waters, and ecology, alongside preliminary geotechnical hazards that may impact project design and construction.
- **Recommendations:** Determine the necessity, scope, and specific target areas for a Phase 2 intrusive ground investigation to further quantify any identified geotechnical or geo-environmental risks.

The findings will provide clear recommendations regarding the site's preliminary suitability for its intended use and establish whether a Phase 2 intrusive ground investigation is required prior to construction.

2.3. Limitations

This report was prepared for Jack Whaling, their advisors, and financiers. It should not be shared with others without Abbeydale Geoscience's and our client's written permission. Unauthorised parties who obtain this report do so at their own risk, and the authors owe them no duty of care or skill.

The comments and recommendations in this Phase 1 Desk Study report are based on the findings of a review of available information. However, it's important to note that other conditions on the site may not have been recorded and therefore cannot be considered in this report. The report cannot be held responsible for unrecorded information.

3. THE SITE

3.1. Existing Conditions

The site is situated on the western side of Royston, centred on National Grid Reference 435431, 411503, with a site area of around 0.15 hectares (ha).

A site walkover was carried out on 1st June 2026 as part of a Phase 1 Desk Study assessment, to highlight any features that could pose a potential risk to future site users, or require further investigation to better understand the potential risk(s).

The site comprises an irregularly shaped parcel of land with generally level topography throughout. The majority of the site is grass-covered.

The northern, southern, and western site boundaries are defined by low-level walls. The southern boundary wall is constructed of sandstone, while the northern and western boundary walls are of brick construction. The eastern boundary is defined by a timber fence approximately 1.8 m in height.

Vehicular access to the site is gained via a gate located on the northern boundary, approximately 3.0 m wide. A separate pedestrian access point is present on the southern boundary through a gate approximately 1.0 m wide.

A wide, level concrete driveway extends southwards from the northern boundary towards the centre of the site. At the southern end of the driveway, an area of exposed ground was present, containing scattered construction-related materials, including brick fragments, glass, and sections of guttering.

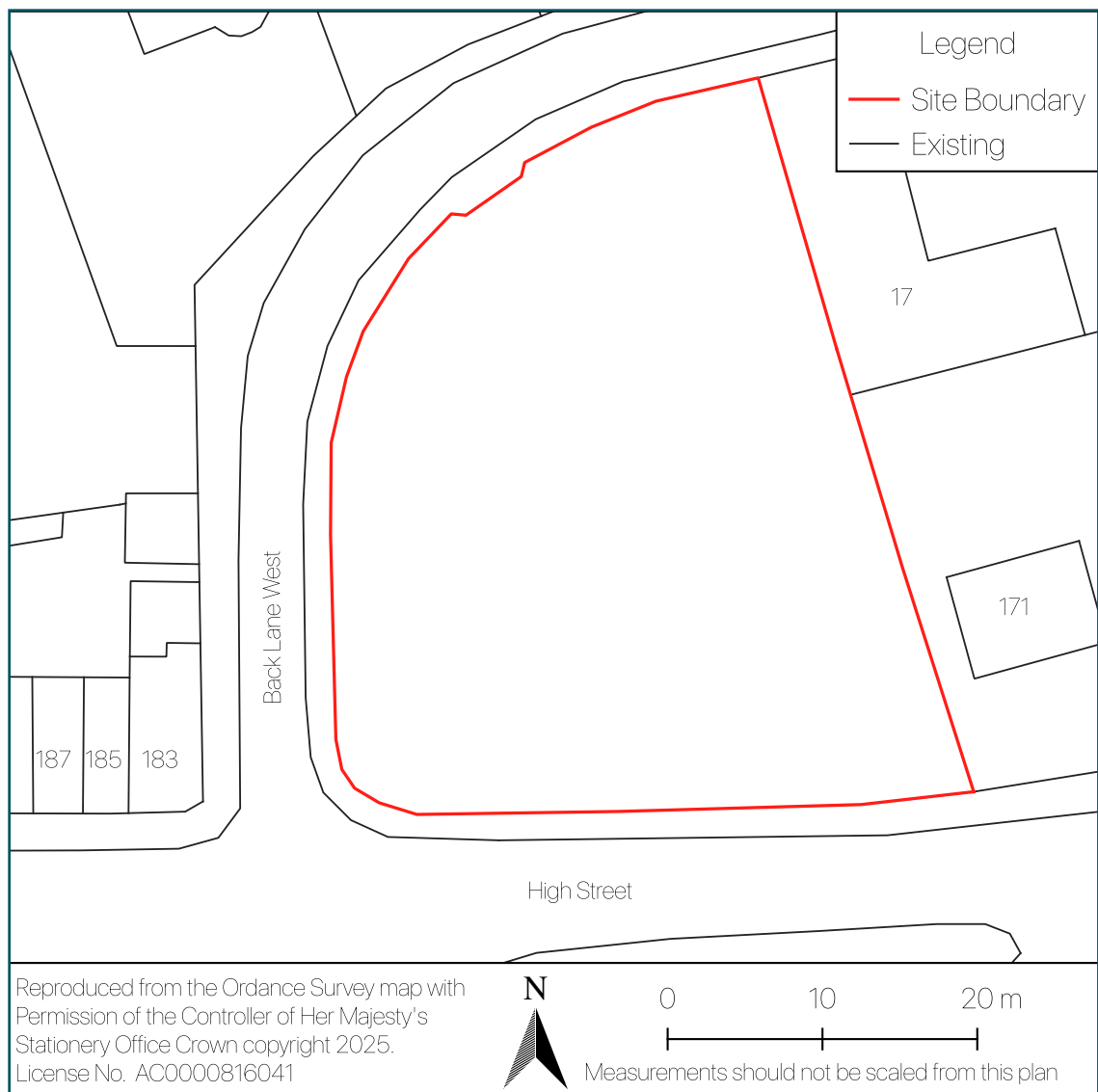


FIGURE 2 - SITE PLAN

A service cover was observed within the entrance area of the northern vehicular access gate. The nature of the service and the direction of any associated infrastructure could not be determined during the site walkover.

An out-of-use yellow plastic pipe protruding from the ground was noted in the south-eastern corner of the site.

Sparse shrubs were present along the north-eastern boundary, while the remainder of the site was generally covered by long grass.

The current site layout is presented on Figure 2.

No visual evidence of contamination was identified during the site walkover survey. This assessment included observations for indicators such as staining, waste deposits, odours, and areas of stressed or unhealthy vegetation that may be associated with potential contamination.

3.2. Proposed Development

The proposed development comprises the construction of six new-build residential properties together with a new access road. The development includes two semi-detached dwellings located within the northern portion of the site, each with associated garden areas. Along the southern edge of the site, four detached dwellings are proposed, each with associated gardens and private driveways.

A new access road is proposed centrally within the site, running from west to east, adjoining Back Lane West on the site's western boundary. The detached dwellings are served by rear parking areas accessed directly from the proposed road. The front of the properties face onto High Street, with pedestrian access provided via gates.

Private garden spaces are proposed to both the front and rear of the dwellings; however the specific surface cover within these areas is unclear particularly whether they will comprise soft landscaping or hard paving.

4. HISTORY

The historic Ordnance Survey (OS) maps of the site and surrounding area have been obtained from Groundsure, dated 26th May 2026; included as Appendix B. All measurements stated are approximate distances from the site boundaries to the recorded features.

Where relevant Google Street View and Google Earth aerial photograph archives have been reviewed to provide further background on more recent uses of the site. A summary of the findings of the historical sources is tabulated below.

Date(s)	On-Site Features	Surrounding Area
1854	The site is occupied by numerous properties.	Back Lane to north and west, High Street borders the southern boundary. To the east, the land extending approximately 500 m from the site is sparsely populated residential properties. The wider surrounding area predominantly comprises undeveloped fields. Approximately 350 m north-west is a trough/ water course, running from south-west to north-east.
1891	The site is noted to be occupied by four distinct properties with walls dividing the site. A well is labeled on the site's northern boundary.	A brick pond is located 10 m south of the site. Numerous pumps and wells are noted within 500 m of the site. Wells are labelled at 250 m north-west, 200 m east and 250 m east. Numerous pumps are located at 250 m north-east, 100 m east, 350 m east and 400 m east. A railway line is present at 400m north-west trending from south-west to north-east.
1893	The site is now more clearly shown to be occupied by ten properties. To the north of the site are two attached buildings, centrally to the east is a further building To the south-east of the site are two attached properties. In the southern portion of the site are three attached properties and to the north-west is on detached properties. The site is divided into four with walls.	Directly adjacent to the sites eastern boundary is an orchard area. A further pump is noted approx. 80 m south-west.
1904	No significant changes.	The orchard area directly adjacent to the sites eastern boundary is now occupied by a property and out building. A tank is noted at approx 300 m north-east.
1930	No significant changes.	The brick pond at ~10 m south is no longer noted. The area is now occupied by numerous properties on West End crescent.
1951	The properties to the southern portion of the site are no longer noted.	A general increase in residential development surrounding the site.
1962	The property 177 High Street is now noted to the west of the site.	Large increase in residential developments to the north of Bank Lane West.
1965-1966	No significant changes.	A works is noted at 480 m east

Date(s)	On-Site Features	Surrounding Area
1970	The site is now only occupied by 177 High Street with an out building to the north. A wall line is shown to dissect the site, trending from north to south centrally.	No significant changes.
1976	The wall has been removed and now 177 High street is noted centrally on site.	No significant changes.
1978	No significant changes.	The railway is now noted as Dismantled. There is also a general increase in residential development to the north, east and south.
1978-2025	No significant changes.	There is also a general increase in residential development surrounding the site.
2025-2026	Google maps street view imagery from July 2025 highlights that the property of 177 High Street is no longer present on site.	No significant changes.

HISTORICAL MAP SUMMARY

5. GEOLOGY

5.1. Sources of Information

The geological survey maps of the area, 1:10,000 scale sheet SE31SE, 1:50,000 scale BGS Sheet Barnsley 87 and Yorkshire County Series Sheet 262SE have been examined, along with the memoir of the area.

5.2. Artificial Soils

The site is not recorded to be underlain by made ground, however made ground would be anticipated across the site associated with past buildings recorded to have occupied the site from historical OS maps, to shallow depths, and existing buildings too.

5.3. Natural Soils

No superficial deposits are noted on site. Natural soils at the site are expected to be residual soils, weathered down from the parent bedrock.

5.4. Solid Geology

Geological maps indicate the solid geology beneath any made ground and natural soils to be the Mexborough Rock (also known as Royston Rock in the north); a flaggy yellow-brown sandstone with sandy shale partings.

Two geological faults are conjectured within close proximity to the site; a large regional fault 80 m north-west and the other at 50 m south-east both noted to be trending south-west to north-east and downthrowing strata to the south-east.

The Royston Coal seam is conjectured to outcrop at 110 m south-west of the site, dipping north; beneath the site. The Royston coal seam is stratigraphically just below the Mexborough Rock.

6. HYDROGEOLOGY & HYDROLOGY

Information on the hydrogeology and hydrology of the site and surrounding area has been assessed from information included in a Groundsure Enviro Insight report dated 26th May 2026, included in Appendix D.

6.1. Hydrogeology

The Environment Agency (EA) classify the bedrock geology as a Secondary A / Secondary B; 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.

No potable drinking water abstractions, or groundwater abstraction licenses have been highlighted within 250 m of the site and the site is not recorded to be within a groundwater Source Protection Zone (SPZ).

6.2. Hydrology

The closest surface watercourse is around 375 m north-west of the site at its closest point. The watercourse is recorded to flow south-west to north-east. The watercourse is unnamed.

No surface water abstractions have been highlighted within 250 m of the site by the Groundsure Insight report.

6.3. Flood Risk

The Enviro Insight includes information obtained from the Environment Agency regarding the potential for flooding across the area. The site is not shown to lie within an area deemed to be at risk from flooding from rivers and seas, or surface water, nor does the surrounding 50 m.

7. MINING RISK ASSESSMENT & QUARRYING

7.1. Sources of Information

The presence of rock and mineral seams, including coal, which may have been mined or quarried in the area has been assessed in a separate Coal Mining Risk Assessment report produced by Abbeydale Geoscience Limited, ref: 26036-MRA dated June 2026. For a detailed description the MRA report should be consulted. The main findings are summarised below for ease of reference.

7.2. Shallow Mine Workings

The Consultants Coal Mining report appended to the MRA report noted the site to lie within a Coal Mining Reporting Area, a defined development high risk area, and an area of probable unrecorded shallow coal workings.

The only shallow depth coal seam, the up to 0.80 m thick Royston Coal is conjectured to outcrop approximately 100 m south-west of the site, dipping north-east beneath the site.

There was some uncertainty regarding the potential dip of the bedrock strata under the site, which could range between 5° and 14° according to the geological maps and historical coal mining information. This would have a notable difference on the potential depth of the coal seam, calculated at either 8.75m below ground level (bgl) or 25.0m bgl.

Assuming the shallower angle were used the anticipated risk of shallow coal mining affecting the site is considered to be **very high** as there would likely be insufficient rock cover above any possible unrecorded shallow mine workings..

7.3. Deep Mine Workings

Recorded deep mine workings were noted in the Low Barnsley and Lidgett Coal seams beneath the property, with other deep coal seams noted to be worked across the surrounding area.

Given the relative depths of recorded deep mine workings the overall risk to the surface stability of the site was recorded to be **negligible**.

7.4. Mine Entries

No mine entries were highlighted on or within 20m of the site boundaries. The risk of potential unrecorded mine entries is considered to be **very low**.

7.5. Quarrying / Opencast

This site does not lie within a past opencast mining area, historical maps do not highlight any past quarrying on or adjacent to site. The resultant risk of unrecorded quarrying affecting the site is considered to be **very low**.

8. ANTICIPATED GROUND CONDITIONS

Based on our interpretation of the published geological maps we have summarised below what we expect the ground conditions to broadly be across the site. Any archive information has been obtained using public sector information licensed under the Open Government License (OGL) v3.0. We've used it assuming that it's correct and any assumptions based on this information are for guidance purposes only at this stage. Confirmation of the actual ground conditions should be considered if deemed critical.

There are no archive BGS borehole records close to the site, which would be representative of ground conditions. Based upon geological maps, the site is underlain by Mexborough (Royston) Rock; a flaggy yellow brown sandstone. At the surface, a layer of topsoil would be anticipated to a depth of ~0.20 m. Below which sandy clayey subsoil would be anticipated, residual soils weathered down from the parent Mexborough (Royston) sandstone bedrock.

From the various geological maps, the Royston coal seam is anticipated to be at a depth between 7.00m bgl and 8.75m bgl, below which, further layers of interbedded mudstone, siltstone and sandstone would be anticipated.

Groundwater is likely to be confined within the underlying bedrock sequence.

9. GEOTECHNICAL CONSIDERATIONS

9.1. Proposed Buildings & Structures

When writing this report we had been provided with a proposed development plan. We understand that the proposal is to construct six new build properties at or around existing ground levels. Although not confirmed we'd assume that the loadings will be less than 100 kN/m. Some modification to the comments and recommendations provided may be necessary if different loadings or a different type of development is proposed.

9.2. Mining Precautions

To confirm the depth, thickness and state of the Royston Coal seam, across the site, an intrusive shallow mining investigation should be carried out as part of the scope of ground investigation works. Based on this we'll be able to determine if there are any signs of potential shallow mine workings in the seam, and/or if any treatment of shallow mine workings is needed beneath the footprint of proposed new houses and ancillary buildings.

The risk of recorded deep mine workings affecting the site stability is **very low** due to the recorded depths of the workings.

The risk of unrecorded quarrying having affected the site is deemed to be **very low** as no historic quarrying has been identified on the site or immediately adjacent.

9.3. Foundations

Intrusive Ground Investigation is recommended prior to foundation design to confirm the ground conditions present and determine the depth to a suitable founding stratum.

Should coal be encountered at a shallow depth in excavations, consideration should be given to removing the coal from below any proposed foundations, or blinding off the coal seam using clay

9.4. Floor Slabs

At this stage we recommend considering using suspended floors as the ground conditions are unknown.

If ground bearing floors were being considered they would need to be designed by a structural engineer to account for any potential ground movements. A regulated layer of compact granular fill would likely need to be considered, to help minimise the potential impact of any differential movement. The thickness of the regulated layer will depend on the actual ground conditions present. The possibility of using mechanical stabilisation such as geo-grid should also be considered at this stage underneath any ground bearing floor slabs.

9.5. Highways & Hardstanding

A new access road is proposed centrally on site running from west to east, adjoining Back Lane Weston the site's western boundary. The detached dwellings are served by rear parking areas accessed directly from the road.

Without any information on the ground conditions it should be assumed that any highways and hardstanding areas will need to be constructed on re-engineered material at this stage. This will help mitigate excessive differential movement. For design purposes a CBR of 2.5% may be assumed provided that the formation is proof rolled and any soft spots are removed.

The Local Authority should be consulted to confirm the thicknesses of unbound road construction that will be needed below any adoptable highways and footways. This will be based on the depth to natural soils and the relative stiffness of the natural sub-grade.

9.6. Excavations

It should be expected that there may be some difficulties when excavating through made ground and any sandstone bedrock without the use of a hydraulic breaker. Support of temporary excavations may also be required where within made ground or where greater than 1.20m deep.

Consideration should also be given to the requirement for dewatering of excavations and the potential for encountering running sand conditions.

9.7. Surface Water Drainage

All surface water drainage systems should follow the Local Authority's guidance on Sustainable Drainage Systems (SuDS) and the best practice guidance in the SuDS Manual, CIRIA C753:2015.

If shallow mine workings are found on site, soakaways would not be deemed suitable for draining surface waters from new impermeable areas such as roofs and hardstanding areas.

However, if soakaways were being considered then in situ soakaway tests will need to be carried out at the location(s) of proposed soakaways, to determine

the feasibility of soakaways and calculate a soil infiltration rate for soakaway design purposes. Any soakaways would need to be placed at least 5m from any existing or proposed structures.

9.8. Chemical Precautions

Without any chemical data for any made ground and natural soils, it should be assumed that sulphate resistant concrete is required at this stage as a precautionary measure.

Water supply pipes may need to be resistant to any chemical contamination.

9.9. Ground Source Heating

As a renewable way of providing the heating and hot water demand of the proposed properties, ground source heating could be considered. This works by extracting heat directly from the strata in which the groundloop collectors are installed. A further assessment of the site's geology would be needed if this method of heating was being considered.

10. ENVIRONMENTAL SEARCHES

As part of the Phase 1 Desk Study assessment, a Groundsure Enviro Insight report was obtained on 26th May 2026. This report provided environmental search information on potentially contaminative sources and sensitive receptors across the site and surrounding area. The relevant findings of the report are summarised below. The full report is included in the Appendix D.

10.1. Current Land Uses

Two industrial land uses are noted within 250 m of the site; an electricity substation at 45 m south and a caravan care site at 142 m south-west. Neither of these pose a risk to contamination on site.

There are no current or recent petrol stations within 500m of the site.

10.2. Historical Industrial Sites

Only one historic industrial land use is noted within 250 m of the site; an unspecified tank at 247 m north-east. This does not pose a risk to contamination on site.

No historical petrol stations have been recorded within 250m of the site by the Groundsure Insight report.

10.3. Landfills and Waste Sites

No active or historical landfill sites have been identified within 250m of the site boundaries according to the appended Groundsure Insight report.

No historical waste site is identified within 250m of the site by the Groundsure Insight report.

10.4. Potentially Infilled Land

There are not any records of infilled land within 250 m of the site.

10.5. Environmental Permits, Incidents and Registers

No Major Accident Hazards (COMAH), hazardous substance storage or licensed pollutant release permits have been recorded with 250m of the site.

There is one note of a pollution incident at 51 m east of the site associated with inorganic chemicals/ pollutants. The water and land impact was category 4 (no impact) and the air impact was category 3 (minor).

10.6. Environmentally Sensitive Receptors

There are no sensitive receptors such as SSSI's, Areas of Outstanding Natural Beauty, wetland habitats or nature reserves within 250m of the site.

11. PRELIMINARY ENVIRONMENTAL RISK ASSESSMENT

The official definition of Contaminated Land is outlined in Part 2A of the Environmental Protection Act 1990, and administered through Section 57 of the Environment Act 1995. The United Kingdom's Land Contamination Risk Management (LCRM) guidance outlines a risk assessment approach based on three components:

Source: Something potentially harmful in, on, or under the land.

Pathway: A plausible route for the contaminant to travel through.

Receptor: Something or someone that could be harmed by the contaminant.

For there to be an actual risk all three of these elements must be present. If any one of them is missing, then there isn't a complete "linkage" for pollution to cause harm.

		Consequence (C)			
		Severe	Medium	Mild	Minor
Probability (P)	High Likelihood	Very high risk	High risk	Moderate risk	Moderate / low risk
	Likely	High risk	Moderate risk	Moderate / low risk	Low risk
	Low likelihood	Moderate risk	Moderate / low risk	Low risk	Very low risk
	Unlikely	Moderate / low risk	Low risk	Very low risk	Very low risk

RISK MATRIX FOR ENVIRONMENTAL RISK ASSESSMENT (BASED ON CIRIA C552)

However, if all three parts are or could be present, the resulting risk is based on an assessment of how bad the consequences would be if the harmful substance actually reached the receptor (the person, animal, plant, or water), and how likely it is that this will actually happen. This is outlined in CIRIA C552, tabulated for reference.

For a Local Authority to designate something as Contaminated Land it needs to be either knowingly causing harm, or have a significant possibility of causing harm. This includes to either land or controlled waters.

The potential risks associated with historical land uses on the site have been assessed in relation to the tables provided in Appendix D.

11.1. Proposed Site Use

We understand that the current development proposal is the construction of six residential dwellings, four of which are detached dwellings to the southern portion of the site and two semi-detached properties to the northern portion of the site, each with associated gardens and driveways.

Private garden spaces are proposed to both the front and rear of the dwellings; however the specific surface cover within these area is unclear particularly whether they will comprise soft landscaping or hard paving. A proposed layout plan is included as Appendix A.

There is also a lesser potential for any construction workers to come into contact with existing soils, and standard precautionary measures should be employed to reduce the potential for dermal contact and/or inhalation of dust or vapours. Good hygiene practises and facilities should also be provided as a standard precautionary measure.

11.2. Potential On Site Contamination Sources

The historic OS maps show the site to have been previously occupied by residential properties. In 1976, only the property of 177 High Street was noted on site. Between 2025 and the present day, this property has been knocked down so the site is now unoccupied. The site is covered in grassland. Past residential developments can pose a potential source of contamination, however the risk would be **low** of potential contamination resulting from this usage.

No obvious visual or olfactory signs of potential contamination were identified during the walkover survey undertaken as part of the desk study assessment.

As is common with brownfield sites there is the potential for contaminants such as heavy metals and Polycyclic Aromatic Hydrocarbons (PAH) to be present in any made ground present across the site, and future receptors may come into contact with any such contaminants in proposed gardens or soft landscaping areas.

11.3. Off Site Contamination Sources

The surrounding area has been predominantly residential housing and estate

roads with a resultant **very low** risk of potential off site contamination.

11.4. Ground Gases

According to the Groundsure Enviro Insight report the site is within a radon affected area as defined by the Health Protection Agency (HPA) and basic radon protection measures are required to be installed in any new buildings in accordance with Building Research Establishment (BRE) document BRE report BR211:2023.

No recorded landfill sites have been identified within 250m of the site.

A shallow layer of made ground is anticipated across the site as a result of previous residential development. However, the extent and nature of this material are not expected to present a significant ground gas risk.

Should shallow mine workings be identified beneath the site during subsequent investigations, the installation of ground gas monitoring wells will be required to assess the potential presence of mine gases.

Based on the information currently available, the overall ground gas risk is considered to be **very low**, and no further investigation or ground gas risk assessment are deemed to be necessary, unless any signs of potential shallow mine workings are identified.

11.5. Invasive Plant Species

No obvious signs of potential invasive plant species were noted during the site walkover undertaken. However, because weedkiller could have been applied prior to carrying out our walkover survey, not seeing any signs of invasive plants during our brief time on site cannot be a guarantee that they are not present on or around the site.

11.6. Potential Pathways

- Dermal contact (indoor and outdoor).
- Ingestion of soil and indoor dust.
- Indirect ingestion (indoor and outdoor).
- Inhalation of dust (indoor and outdoor).
- Inhalation of vapours (indoor and outdoor).
- Leaching to groundwater
- Surface water run-off.
- Direct contact with concrete substructures.
- Migration through the ground (vertical and horizontal).

11.7. Human Health Receptors

The historic OS maps show the site to have been previously occupied by properties, which have since been demolished to leave the site in its current state of today: an unoccupied irregular parcel of land covered in areas of hard paving, grass and bare made ground. There is a subsequent **low** risk of potential contamination resulting from this usage.

No obvious visual or olfactory signs of potential contamination were identified during the walkover survey undertaken, and with the site being previously occupied by residential dwellings, no specific sources of potential contamination have been identified.

To determine the chemical suitability of existing soils across the site a Generic Quantitative Risk Assessment (GQRA) should be undertaken as part of intrusive ground investigation works.

11.8. Controlled Waters Receptors

If any groundwater is encountered below the site, there could be the potential for leachable contaminants to adversely affect the groundwater quality of this controlled waters resource.

11.9. Conceptual Site Model

Based on the information gathered during the Phase 1 Desk Study we've created a preliminary Conceptual Site Model (CSM) to highlight possible sources of contamination and if there's a plausible linkage to a future receptor. The preliminary CSM is tabulated and provided diagrammatically in Appendix F.

It's important to keep the CSM up-to-date following later phases of ground investigation, and throughout the development process, to update any potential risks to future receptors as more data becomes available. This is especially important if previously unexpected ground conditions are encountered.

To further quantify the potential risks from the preliminary CSM we recommend carrying out intrusive ground investigation, along with laboratory testing and possibly ground gas monitoring. Our recommended scope of Phase 2 Ground Investigation is detailed in Section 14 (Further Investigation) of this report. Following this the CSM should then be updated so that the potential risks identified can be reassessed to reflect the additional information.

12. SOIL MANAGEMENT

12.1. Reuse of Existing Soils

Wherever possible it is desirable to keep existing soils on site and avoid the need for unnecessary removal or importation of soils onto site. This will depend partly on the chemical composition of the soils if there are to remain in proposed garden or soft landscaping areas, or the geotechnical suitability if the soils need to meet a particular engineering classification.

Depending on the chemical composition of the existing soils it may be possible to retain or reuse them in proposed gardens or soft landscaping areas as part of the redevelopment of the site.

Provided that natural soils are not mixed with any made ground or other sources of potential contamination then any excavated natural soils can be considered for reuse as subsoil in any gardens or soft landscaping areas.

12.2. Waste Disposal

Any waste arising from development of the site, such as excess soil or material deemed unsuitable for retention on site, should be disposed of in accordance with the Duty of Care Regulations. If any soils are being disposed directly to a landfill site then Waste Acceptance Criteria (WAC) analysis may be required in addition to basic environmental screen testing to determine the most appropriate disposal facility for the waste, in accordance with the requirements of the current Landfill Directive.

12.3. Imported Soils

If imported soils are needed for the development, they must be validated to ensure they're suitable and safe for the future use of the site. The validation should follow YALPAG guidance '*Verification Requirements for Cover Systems*' version 4.1, dated June 2021. The scope of analysis needed depends on the source and the volume of imported soils required.

13. REGULATORY APPROVAL

The conclusions and recommendations in this report are based on a review of available information and observations made during the site walkover survey undertaken. The conclusions and recommendations cannot be guaranteed to gain regulatory approval if this report is required as part of a planning application. If it is required as such it should be passed to the relevant regulatory bodies for their comment and approval.

14. FURTHER INVESTIGATION

Based on the findings of the Phase 1 Desk Study undertaken it would be recommended to carry out a geo-environmental Ground Investigation prior to redeveloping the site. This will confirm the ground conditions and geotechnical properties of the soils and weathered bedrock for engineering purposes, and also allow an initial human health risk assessment of the existing soils.

The human health Generic Quantitative Risk Assessment (GQRA) will determine if the existing soils are suitable for retention close to the surface in any proposed gardens or soft landscaping areas, or if a cover system is required to protect future receptors in such areas.

To provide information on the shallow depth soils it would be recommended to undertake a series of trial pits across the site, which will allow representative samples of the strata for environmental and geotechnical laboratory testing.

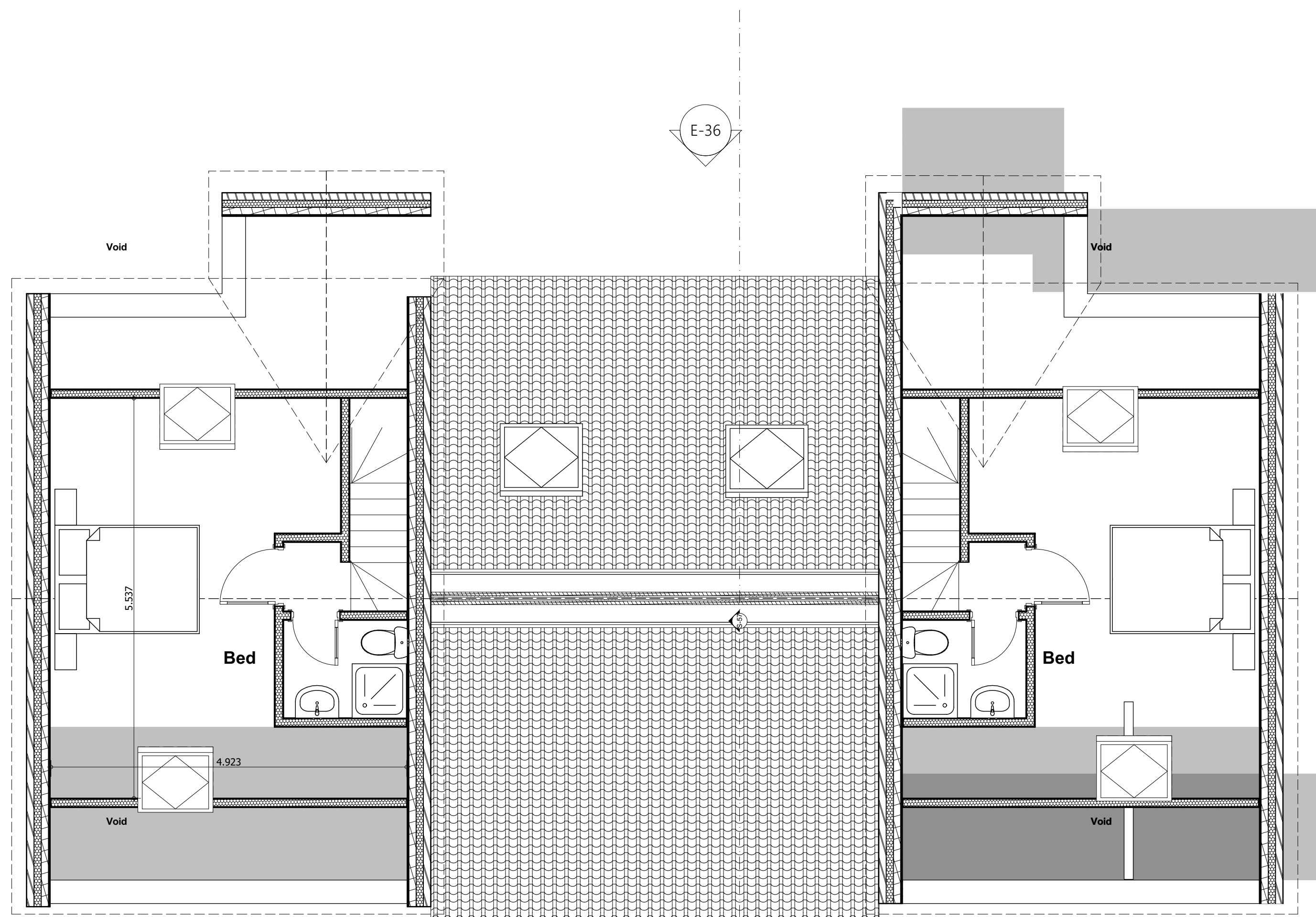
As no specific sources of potential geo-environmental concern have been highlighted by the Phase 1 Desk Study information, generally non-targeted exploratory hole locations can be considered to confirm the general ground conditions and suitability of existing soils for reuse as part of the proposed development.T

To determine the depth and state of the Royston Coal seam under the site an intrusive shallow mining investigation will need to be undertaken. Due to the proximity to occupied residential dwellings / buildings the rotary boreholes would need to be drilled using water flush techniques, and would require a permit to drill from the Mining Remediation Authority before the shallow mining investigation fieldwork is undertaken.

Only if signs of shallow mine workings are encountered in the rotary boreholes would ground gas monitoring be deemed necessary, as no other potential significant sources have been identified by the Desk Study information.

Report 26036-DS | JUNE 2026

APPENDIX A - PROPOSED LAYOUT DRAWINGS



2.

Story (4)

1:50

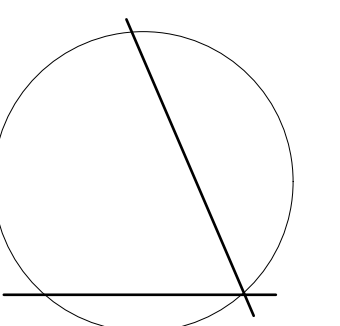
Client:

Project:

Drawing Title:

Scale: 1:50 Date: 09/02/2026

Drawn By:



Alan Robinson
Chartered Architect BA Dip Arch RIBA BSc (Hons)
2 Gawber Road, Barnsley S75 2AF
Tel/Fax 01226 286066
Mob: 07947808933







Street

Alan Robinson
 Chartered Architect BA Dip Arch RIBA BSc (Hons)
 20 Gawber Road, Barnsley S75 2AF
 Tel/Fax 01226 286066
 Mob: 07947808933

Client: _____
 Project: _____
 Drawing Title: _____
 Scale: 1:50 Date: 09/02/2026
 Drawn By: _____ Rev: _____

BT

APPENDIX B - HISTORICAL MAPS

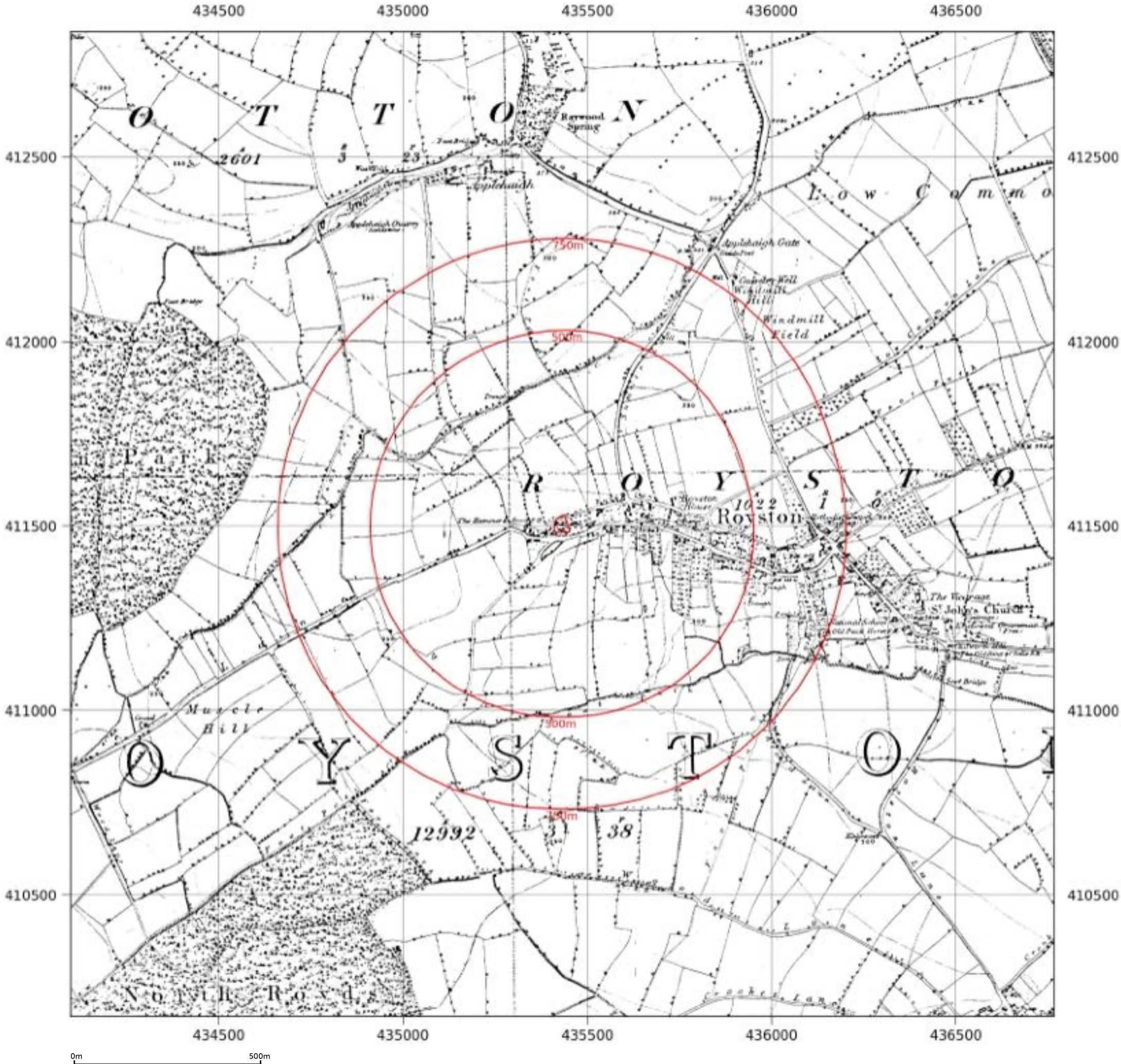
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Client ref: 26036/4619
Report ref: GS-6M8-8BF-WST-ZI5
Grid ref: 435429.69, 411501.94
Production date: 26 May 2026

Map name: County Series
Map date: 1854
Scale: 1:10,560
Printed at: 1:10,560



Date: 1854
Surveyed: 1851
Edition: 1854
Levelled: 1854

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info@groundsure.com
01273 257 755



Site details:	177 High Street, Royston
Client ref:	26036/4619
Report ref:	GS-6M8-8BF-WST-ZI5
Grid ref:	435429.69, 411501.94
Production date:	26 May 2026

Map name:	County Series
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Printed at:	1:10,560

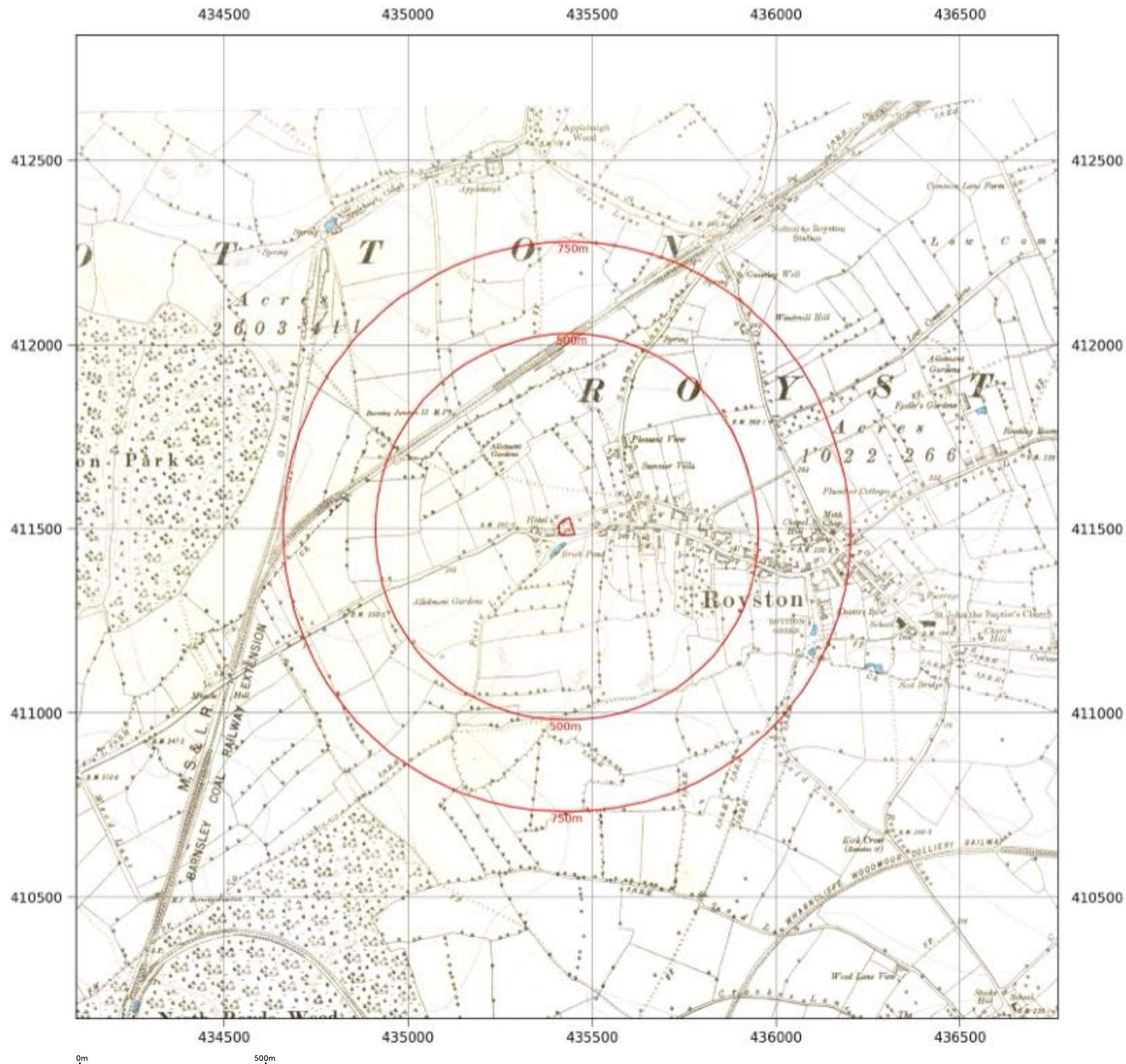


Date: 1891
Surveyed: 1891
Revised: 1891

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info@groundsurre.com

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Site details: 177 High Street, Royston
Client ref: 26036/4619
Report ref: GS-6M8-8BF-WST-ZI5
Grid ref: 435429.69, 411501.94
Production date: 26 May 2026

Map name: County Series
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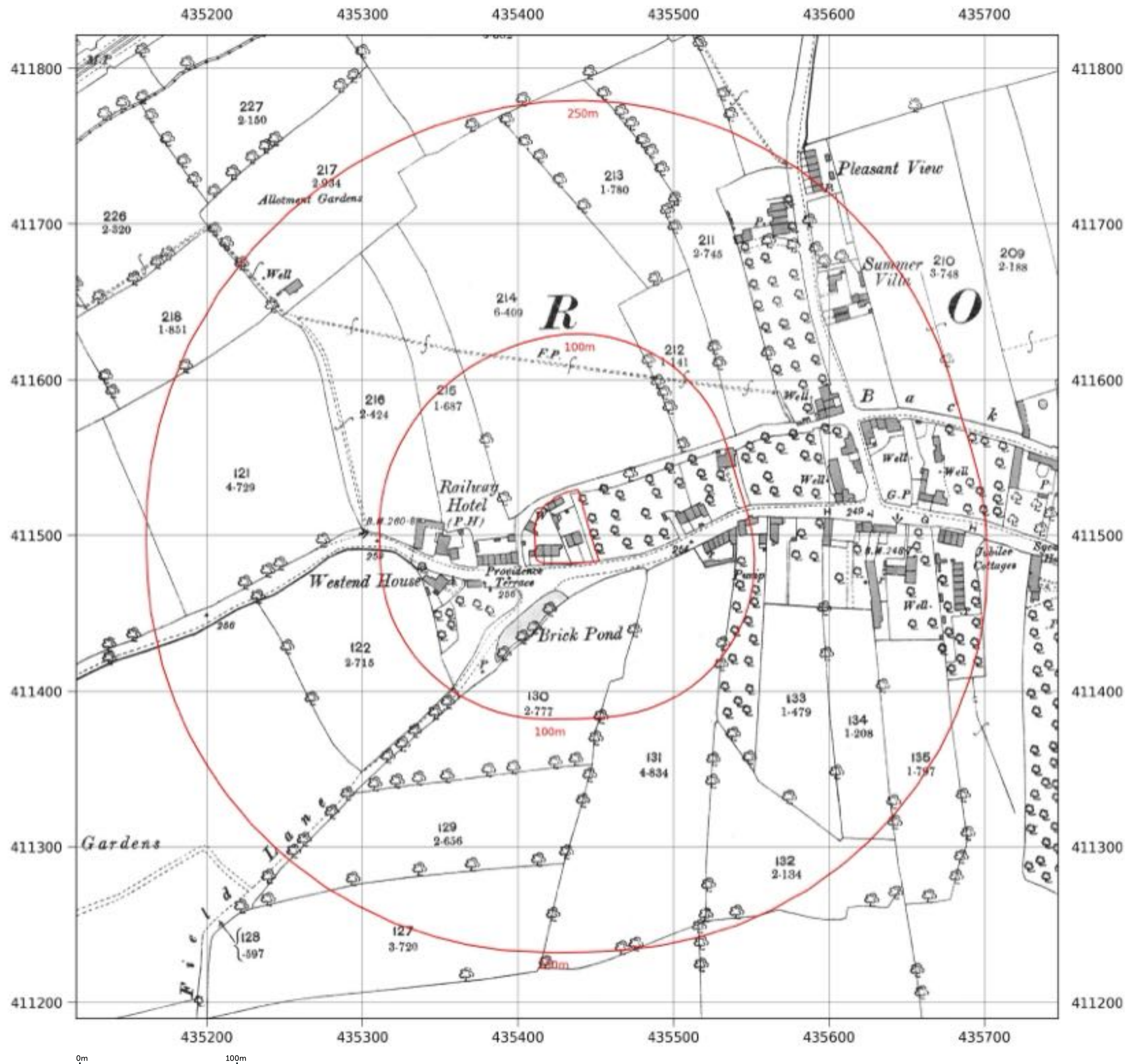


Date: 1893
 Surveyed: 1893
 Revised: 1893

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Site details:	177 High Street, Royston
Client ref:	26036/4619
Report ref:	GS-6M8-8BF-WST-ZI5
Grid ref:	435429.69, 411501.94
Production date:	26 May 2026

Map name:	County Series
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Printed at:	1:10,560

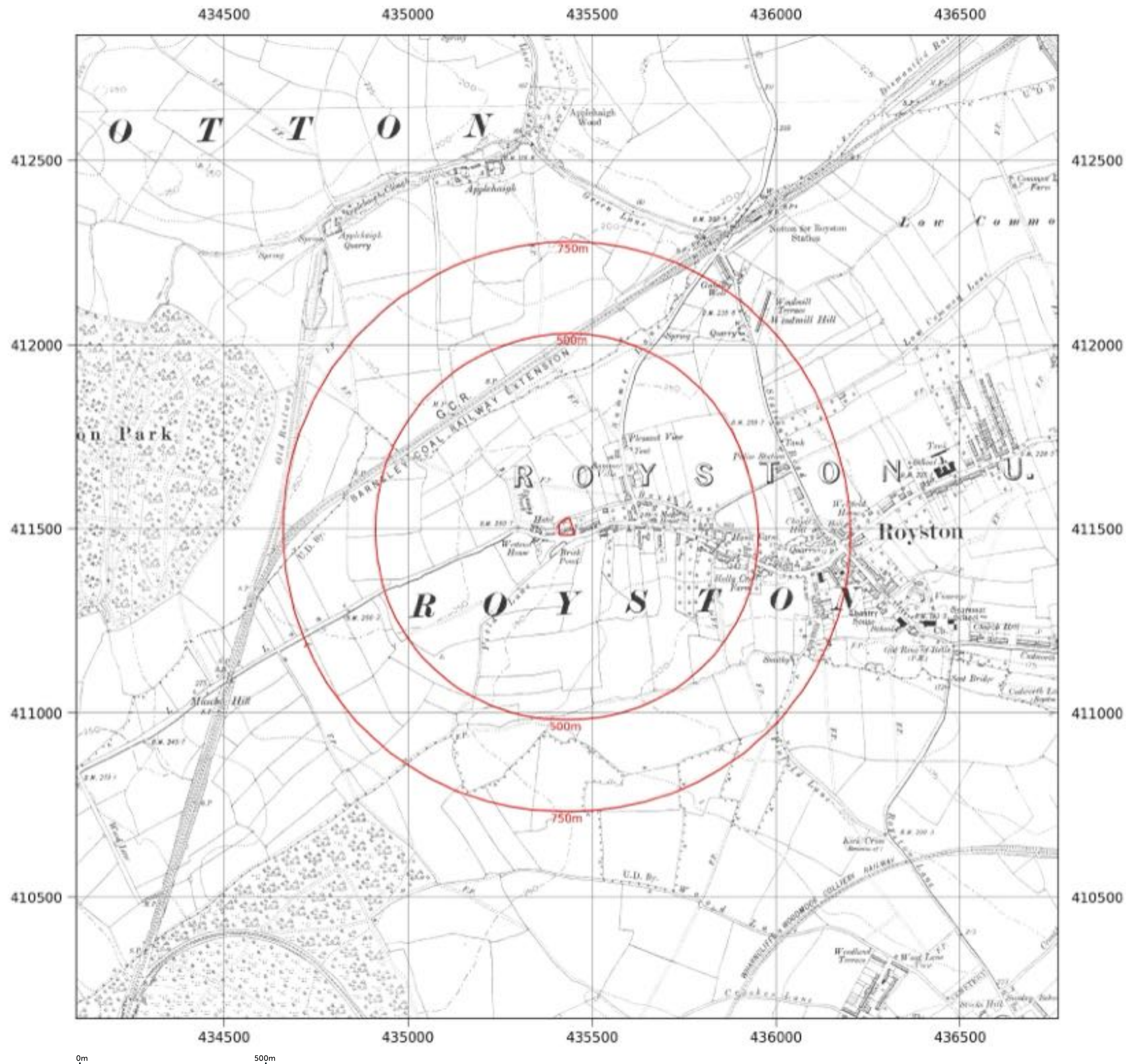


Date: 1904
Surveyed: 1891
Revised: 1904
Date: 1904
Surveyed: 1891
Revised: 1904

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Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf



Site details: 177 High Street, Royston
Client ref: 26036/4619
Report ref: GS-6M8-8BF-WST-ZI5
Grid ref: 435429.69, 411501.94
Production date: 26 May 2026

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Printed at: 1:2,500

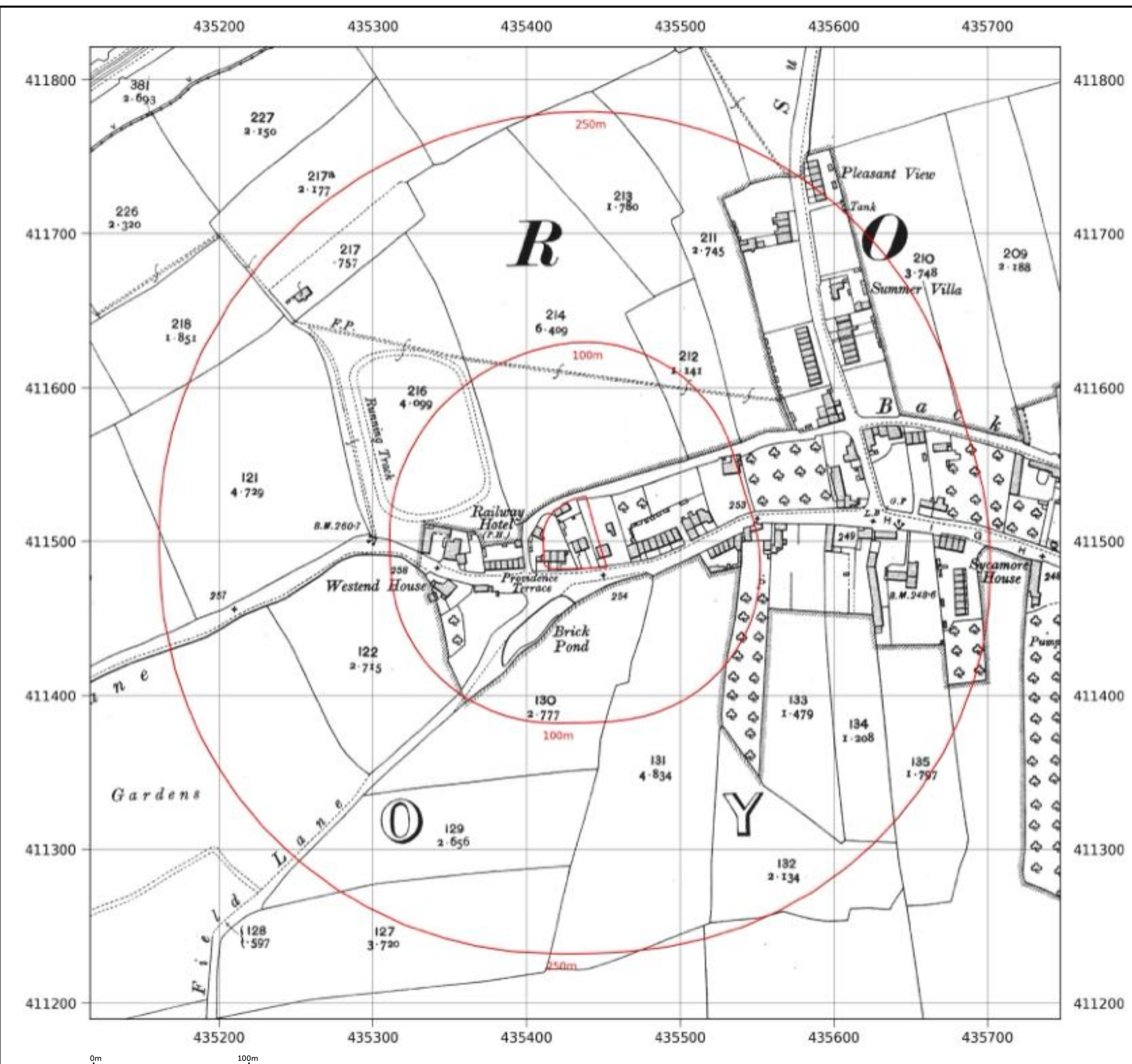


Date: 1906
 Surveyed: 1906
 Revised: 1906

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Site details: 177 High Street, Royston
Client ref: 26036/4619
Report ref: GS-6M8-8BF-WST-ZI5
Grid ref: 435429.69, 411501.94
Production date: 26 May 2026

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Printed at: 1:2,500

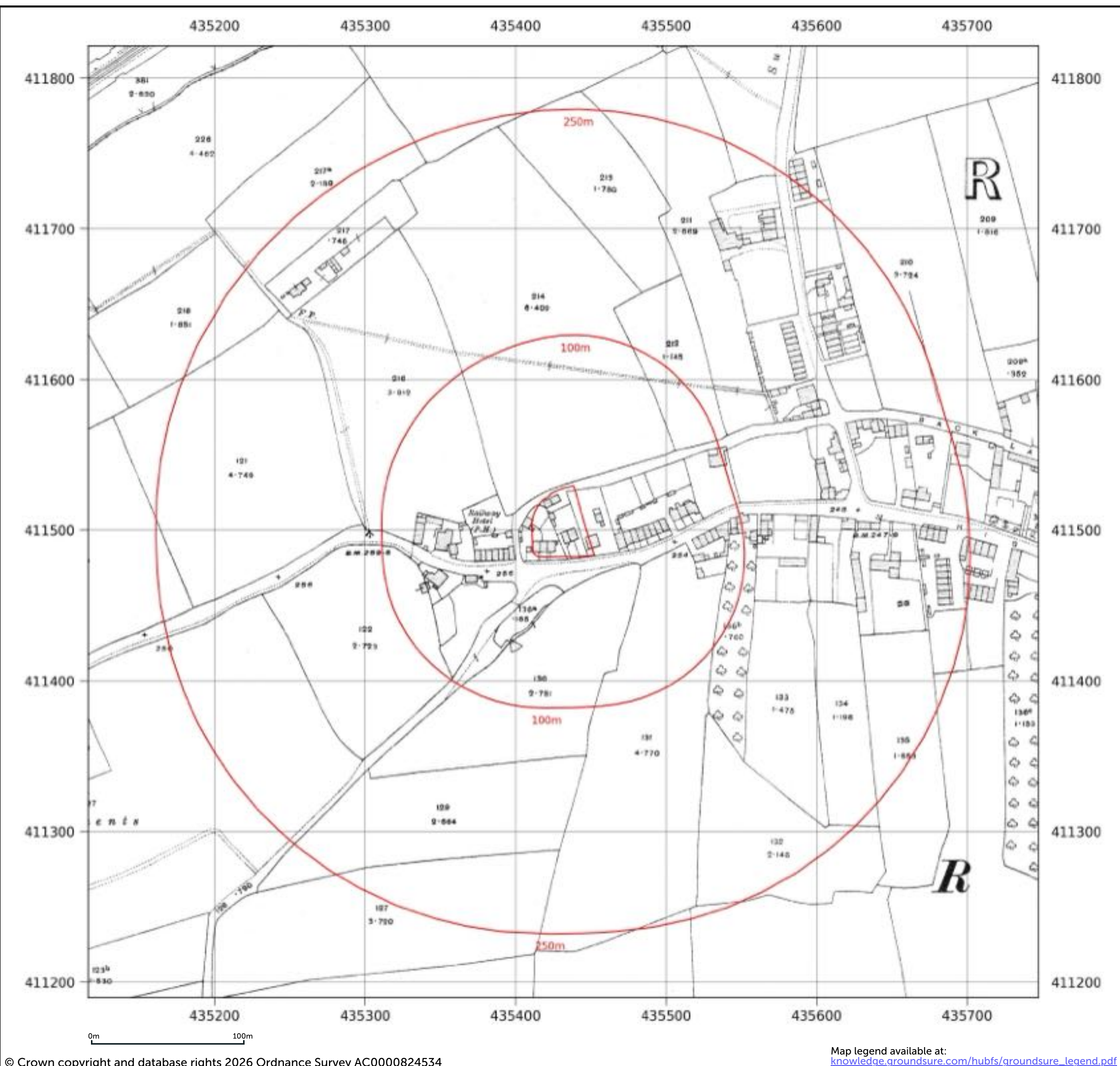


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 Surveyed: 1913
 Revised: 1913

Contact us with any questions at:

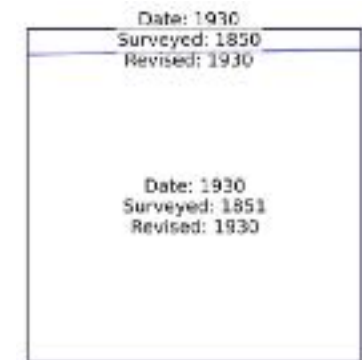
info@groundsure.com

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Site details: 177 High Street, Royston
Client ref: 26036/4619
Report ref: GS-6M8-8BF-WST-ZI5
Grid ref: 435429.69, 411501.94
Production date: 26 May 2026

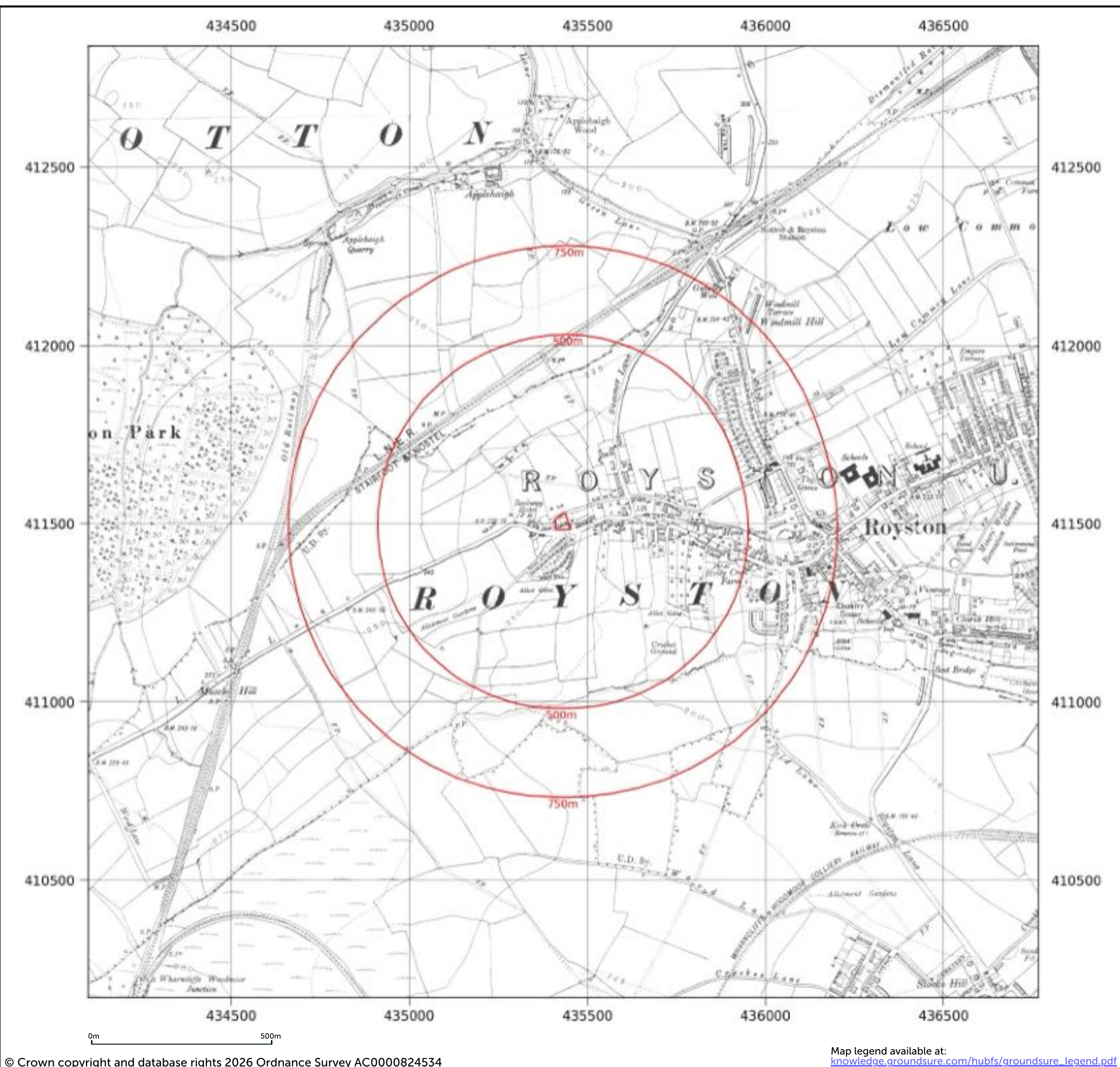
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Map date: 1930
Scale: 1:10,560
Printed at: 1:10,560



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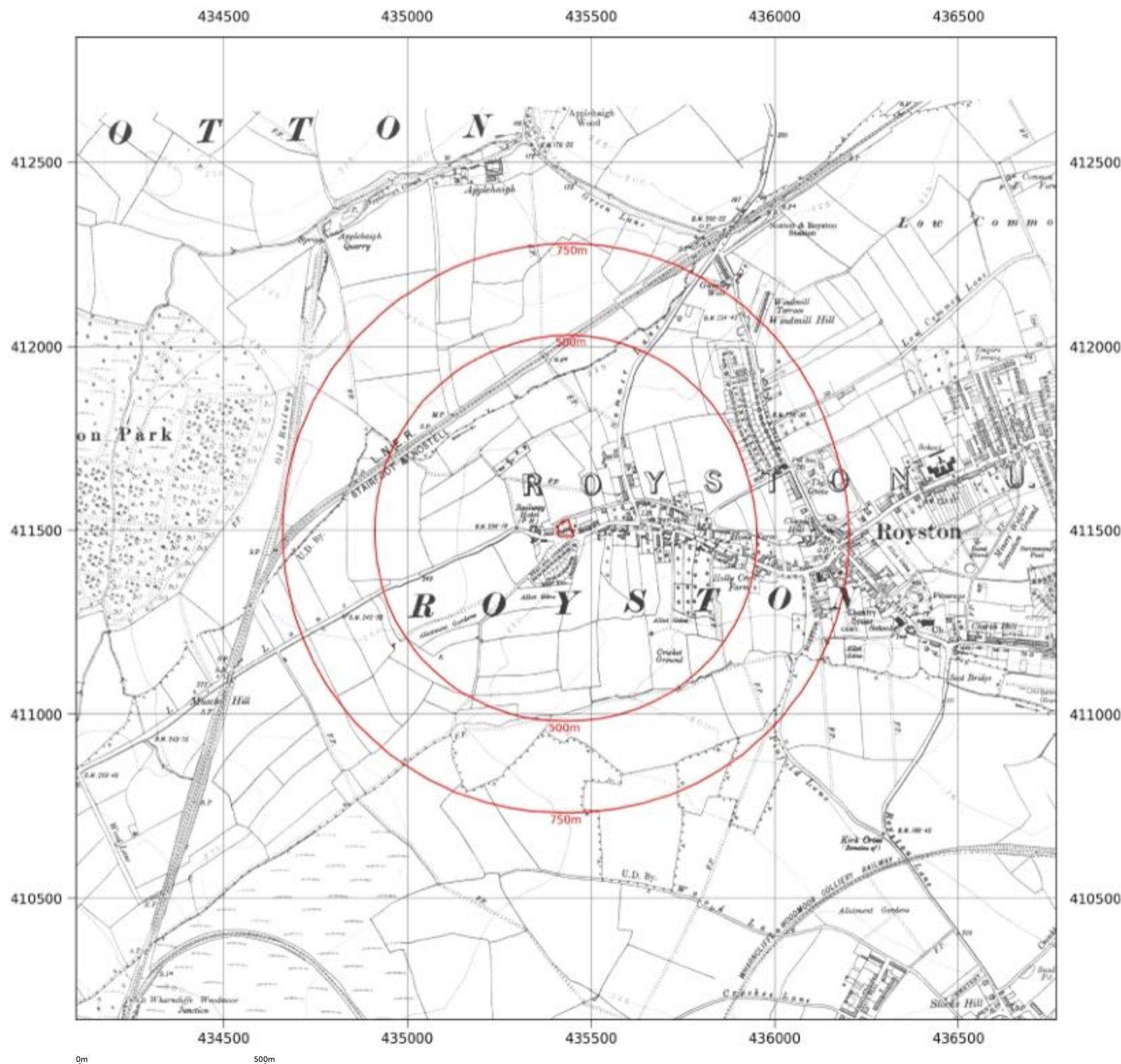
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Report ref: GS-6M8-8BF-WST-ZI5
Grid ref: 435429.69, 411501.94
Production date: 26 May 2026

Map name: County Series
Map date: 1930
Scale: 1:10,560
Printed at: 1:10,560



Date: 1930
 Surveyed: 1851
 Revised: 1930

Contact us with any questions at:
info@groundsure.com
 01273 257 755



0m 500m

Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

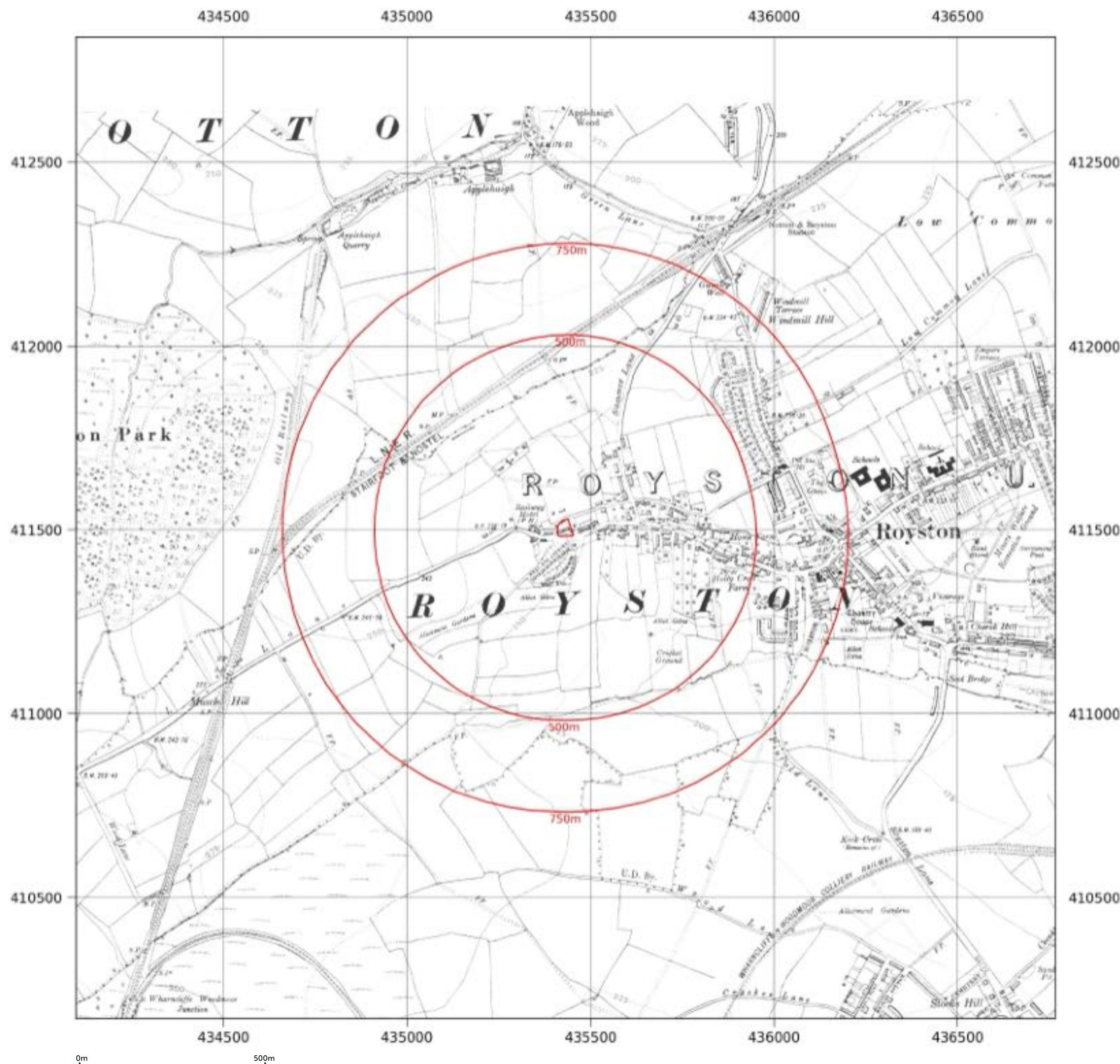
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Client ref: 26036/4619
Report ref: GS-6M8-8BF-WST-ZI5
Grid ref: 435429.69, 411501.94
Production date: 26 May 2026

Map name: County Series
Map date: 1938
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Printed at: 1:10,560



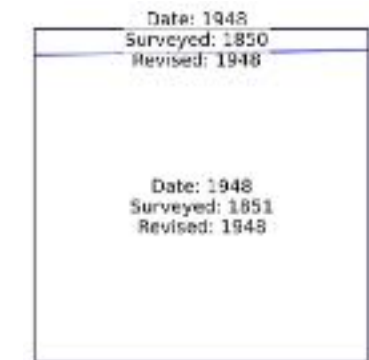
Date: 1938
 Surveyed: 1851
 Revised: 1938
 Edition: 1938

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Site details: 177 High Street, Royston
Client ref: 26036/4619
Report ref: GS-6M8-8BF-WST-ZI5
Grid ref: 435429.69, 411501.94
Production date: 26 May 2026

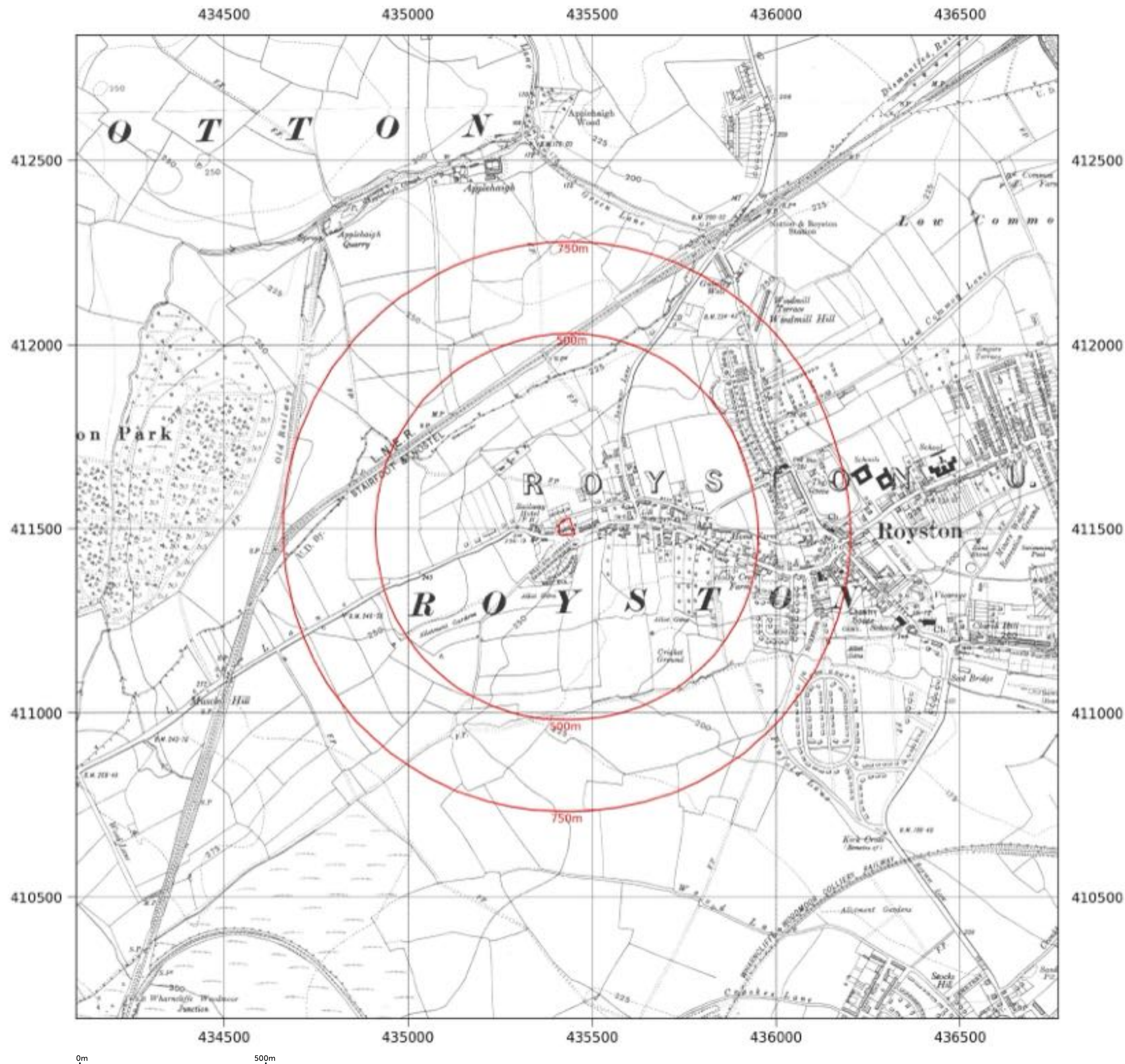
Map name: County Series
Map date: 1948
Scale: 1:10,560
Printed at: 1:10,560



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0m 500m

Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Site details: 177 High Street, Royston
Client ref: 26036/4619
Report ref: GS-6M8-8BF-WST-ZI5
Grid ref: 435429.69, 411501.94
Production date: 26 May 2026

Map name: Provisional
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Printed at: 1:10,560

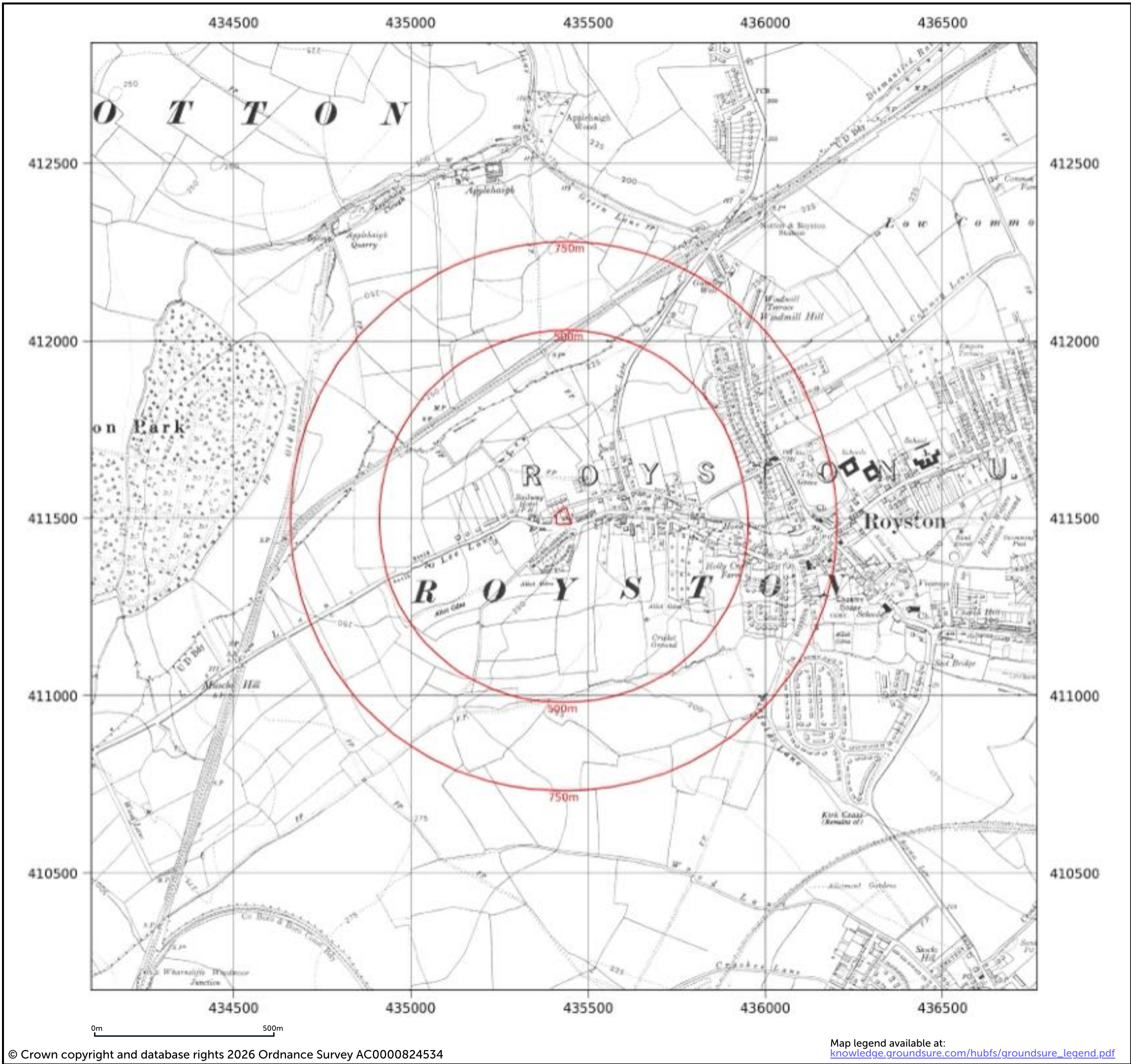


Date: 1951 Surveyed: 1951 Revised: 1951	Date: 1951 Surveyed: 1951 Revised: 1951
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Site details: 177 High Street, Royston
Client ref: 26036/4619
Report ref: GS-6M8-8BF-WST-ZI5
Grid ref: 435429.69, 411501.94
Production date: 26 May 2026

Map name: National Grid
Map date: 1962
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Printed at: 1:2,500

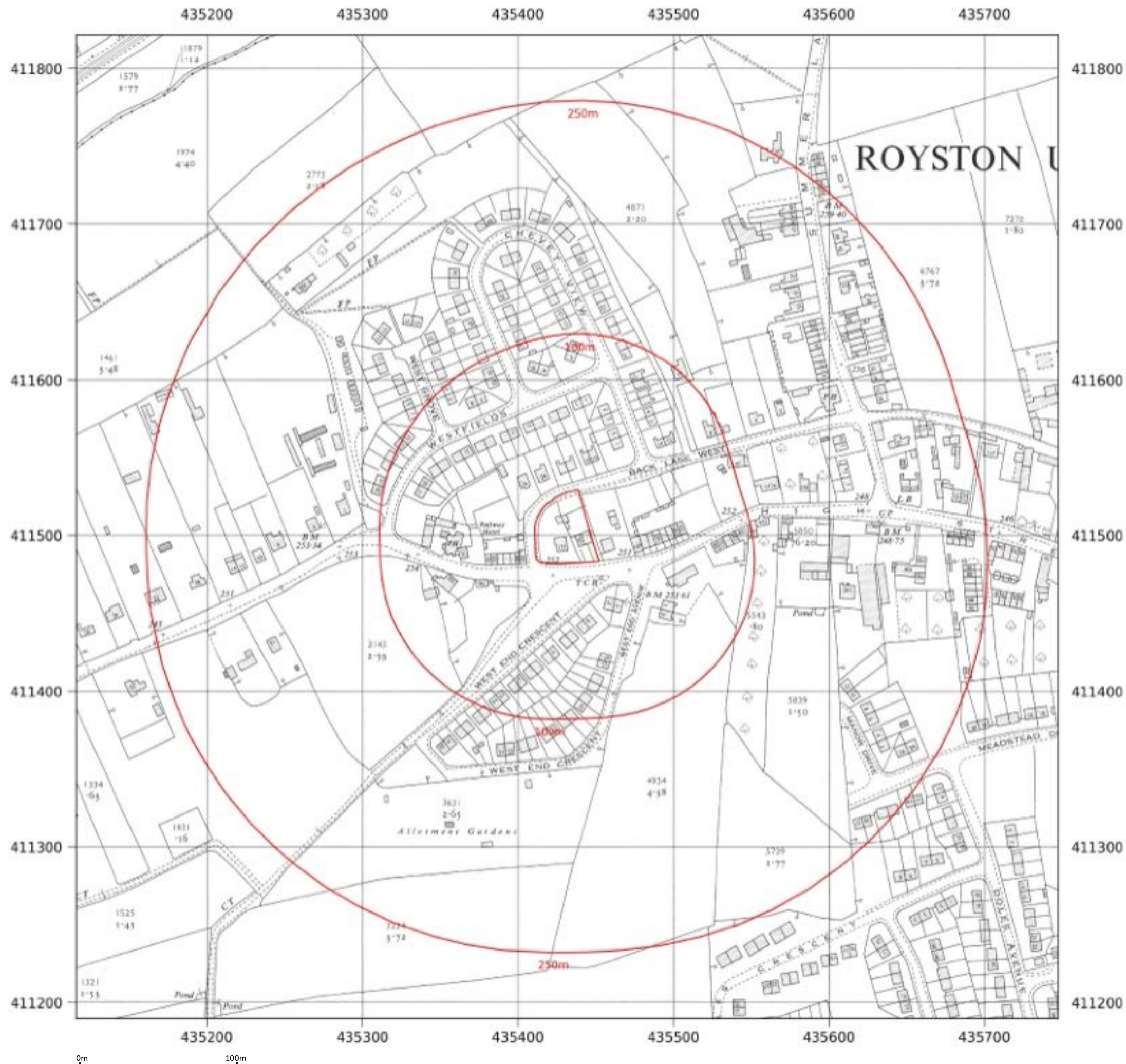


Date: 1962
 Surveyed: 1960
 Revised: 1960
 Copyright: 1962
 Levelled: 1959

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Site details: 177 High Street, Royston
Client ref: 26036/4619
Report ref: GS-6M8-8BF-WST-ZI5
Grid ref: 435429.69, 411501.94
Production date: 26 May 2026

Map name: Provisional
Map date: 1965-1966
Scale: 1:10,560
Printed at: 1:10,560

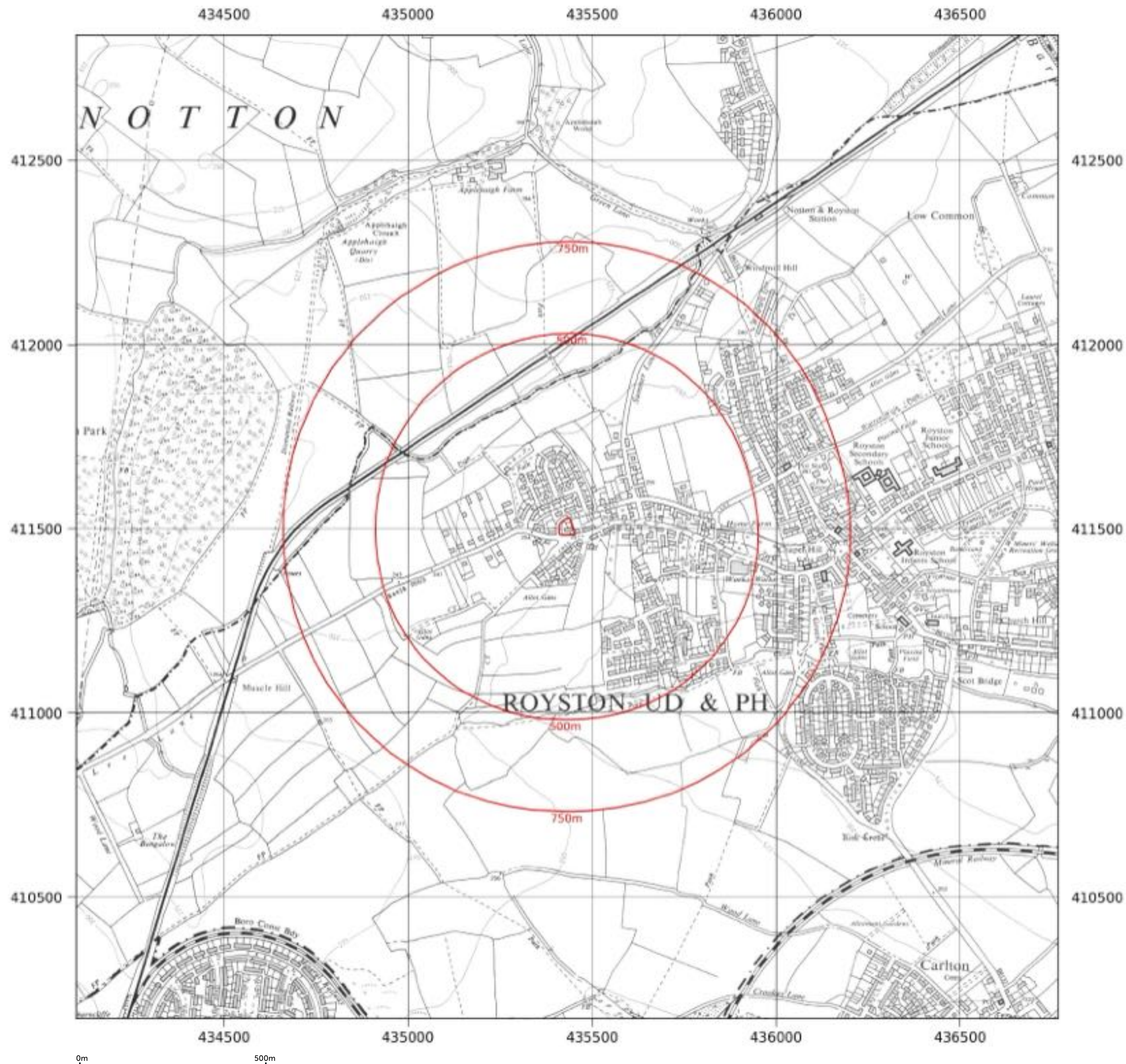


Date: 1965	Date: 1966
Surveyed: 1965	Surveyed: 1966
Revised: 1965	Revised: 1966

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0m 500m

Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Site details: 177 High Street, Royston
Client ref: 26036/4619
Report ref: GS-6M8-8BF-WST-ZI5
Grid ref: 435429.69, 411501.94
Production date: 26 May 2026

Map name: National Grid
Map date: 1970
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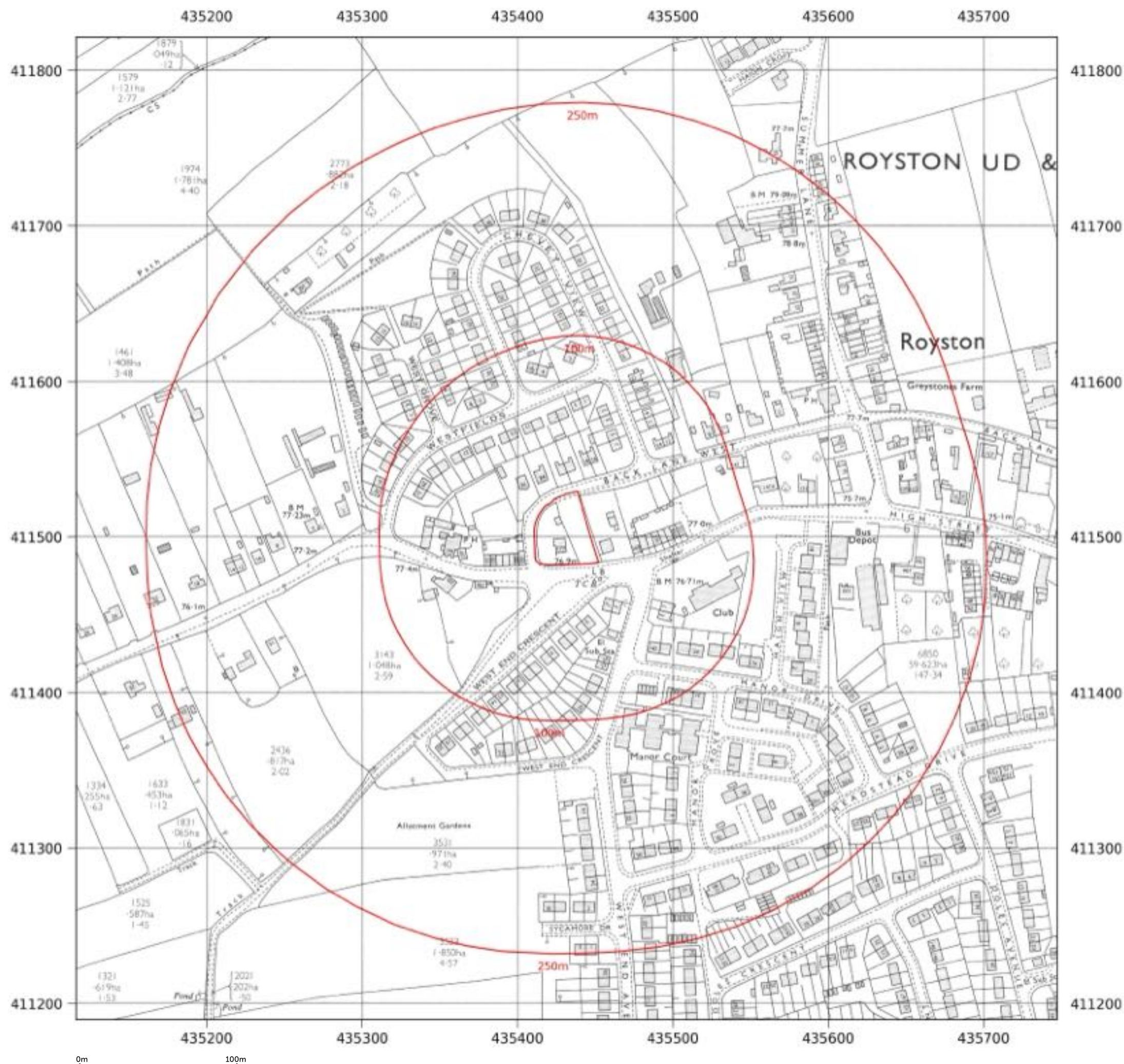


Date: 1970
 Surveyed: 1970
 Revised: 1970
 Copyright: 1970
 Levelled: 1964

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Site details: 177 High Street, Royston
Client ref: 26036/4619
Report ref: GS-6M8-8BF-WST-ZI5
Grid ref: 435429.69, 411501.94
Production date: 26 May 2026

Map name: National Grid
Map date: 1970
Scale: 1:2,500
Printed at: 1:2,500



Date: 1970

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Site details: 177 High Street, Royston
Client ref: 26036/4619
Report ref: GS-6M8-8BF-WST-ZI5
Grid ref: 435429.69, 411501.94
Production date: 26 May 2026

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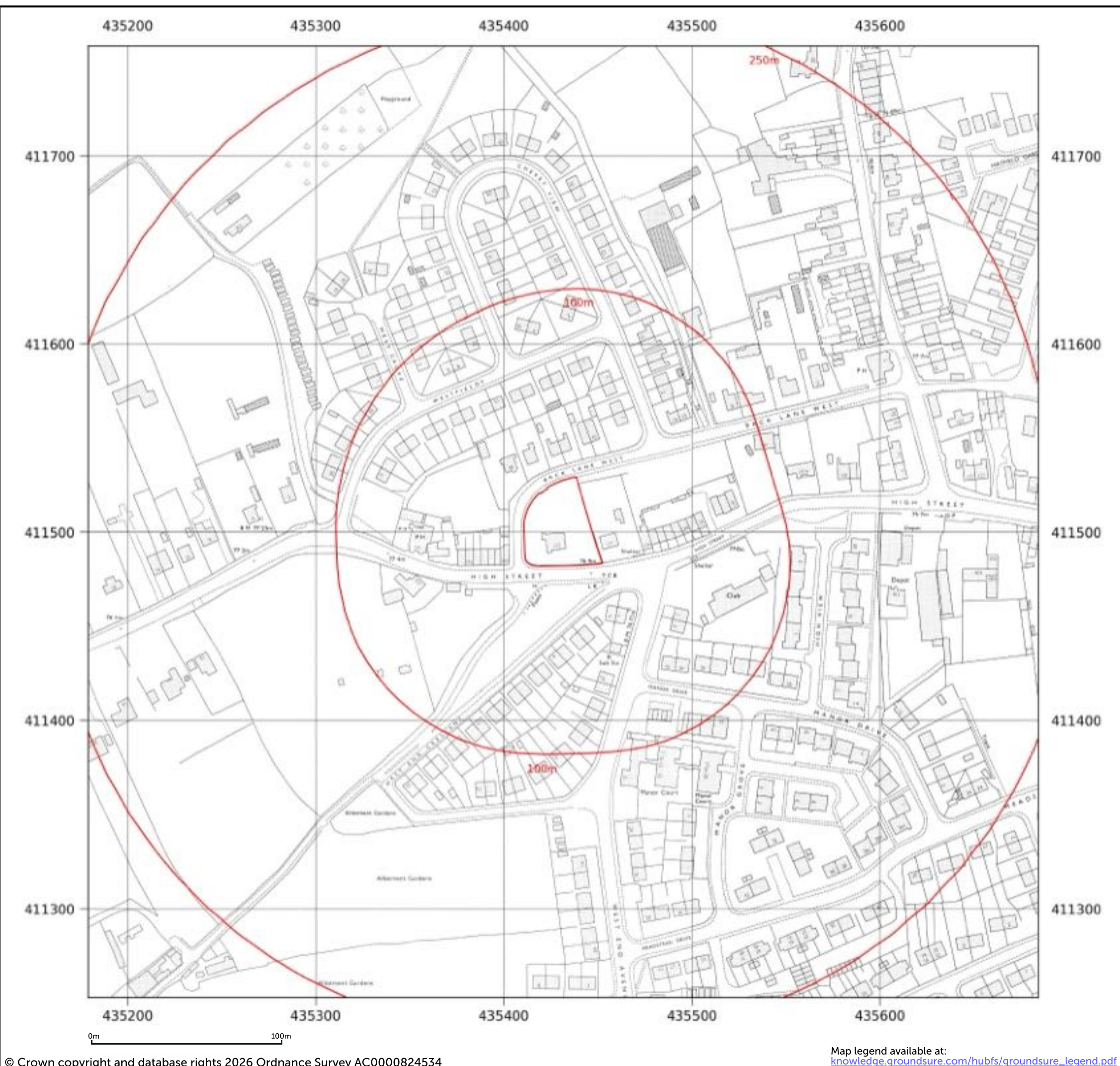


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Date: 1976 Surveyed: 1975 Revised: 1975 Copyright: 1976 Levelled: 1964	Date: 1976 Surveyed: 1975 Revised: 1975 Copyright: 1976 Levelled: 1964

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Site details: 177 High Street, Royston
Client ref: 26036/4619
Report ref: GS-6M8-8BF-WST-ZI5
Grid ref: 435429.69, 411501.94
Production date: 26 May 2026

Map name: National Grid
Map date: 1978
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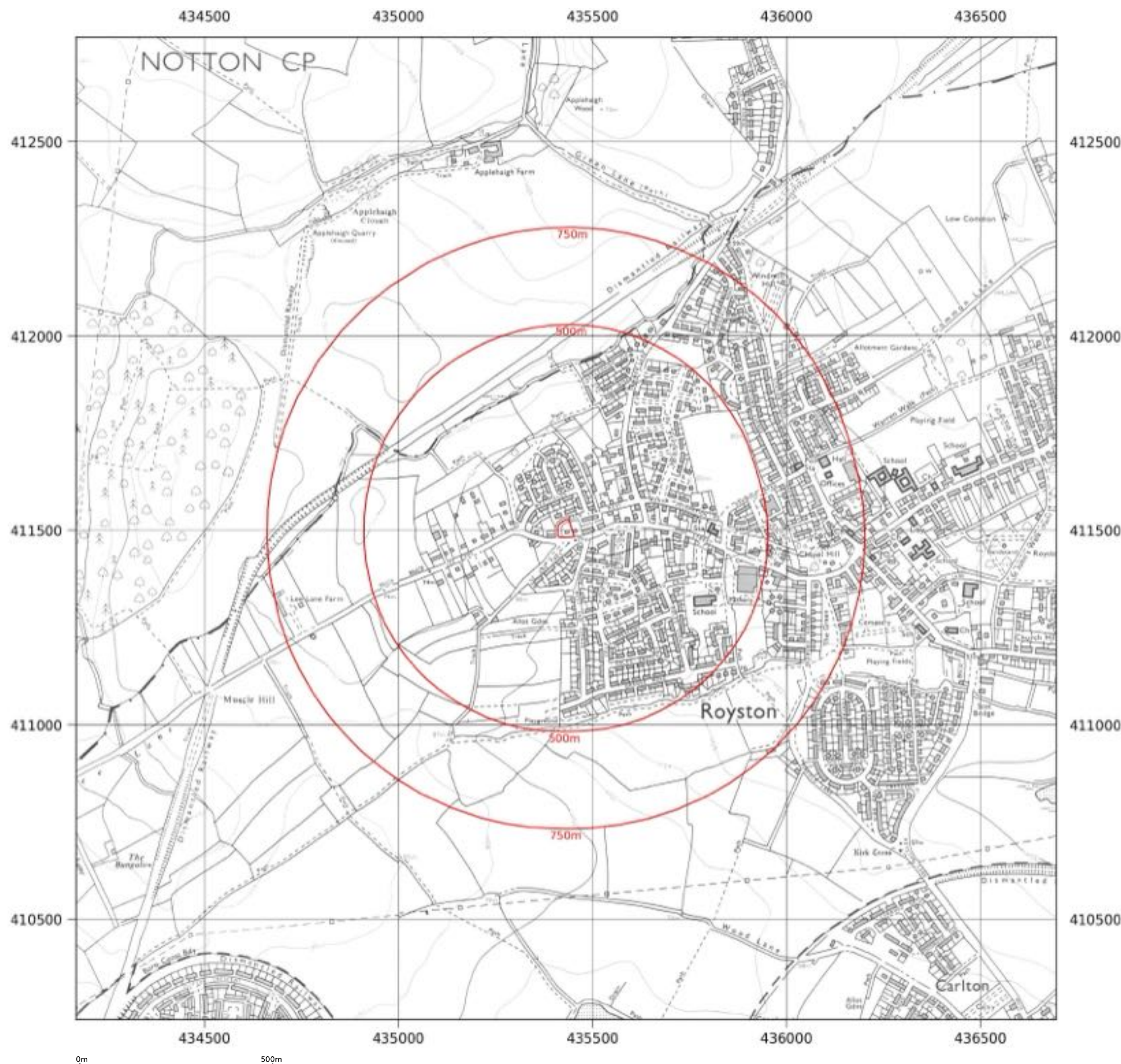


Date: 1978 Surveyed: 1977 Revised: 1978	Date: 1978 Surveyed: 1976 Revised: 1978
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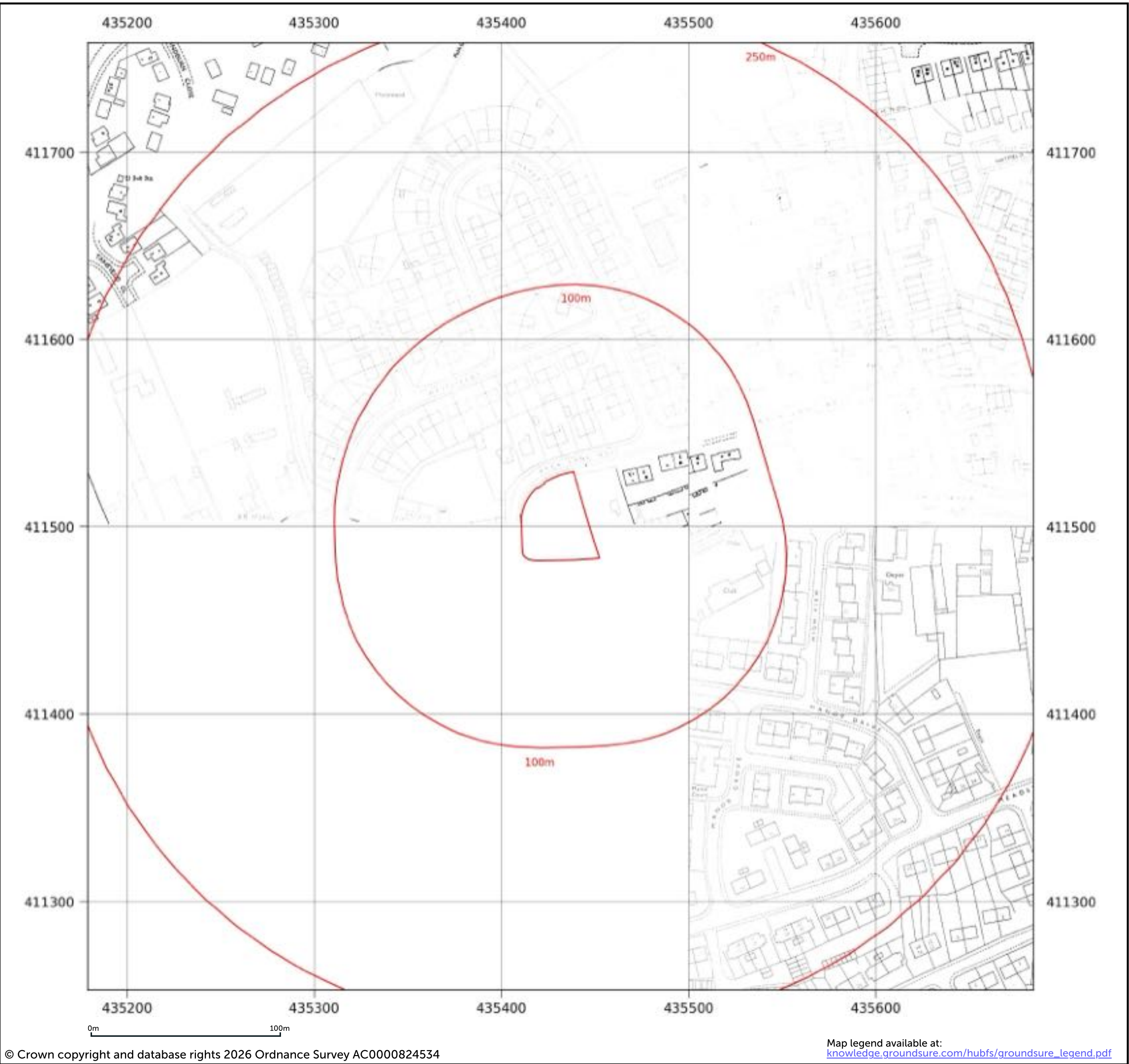
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Report ref: GS-6M8-8BF-WST-ZI5
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Production date: 26 May 2026

Map name: National Grid
Map date: 1978-1983
Scale: 1:1,250
Printed at: 1:2,000



Date: 1981 Copyright: 1981 Levelled: 1964	Date: 1978
	Date: 1983 Surveyed: 1964 Revised: 1983 Copyright: 1983 Levelled: 1964

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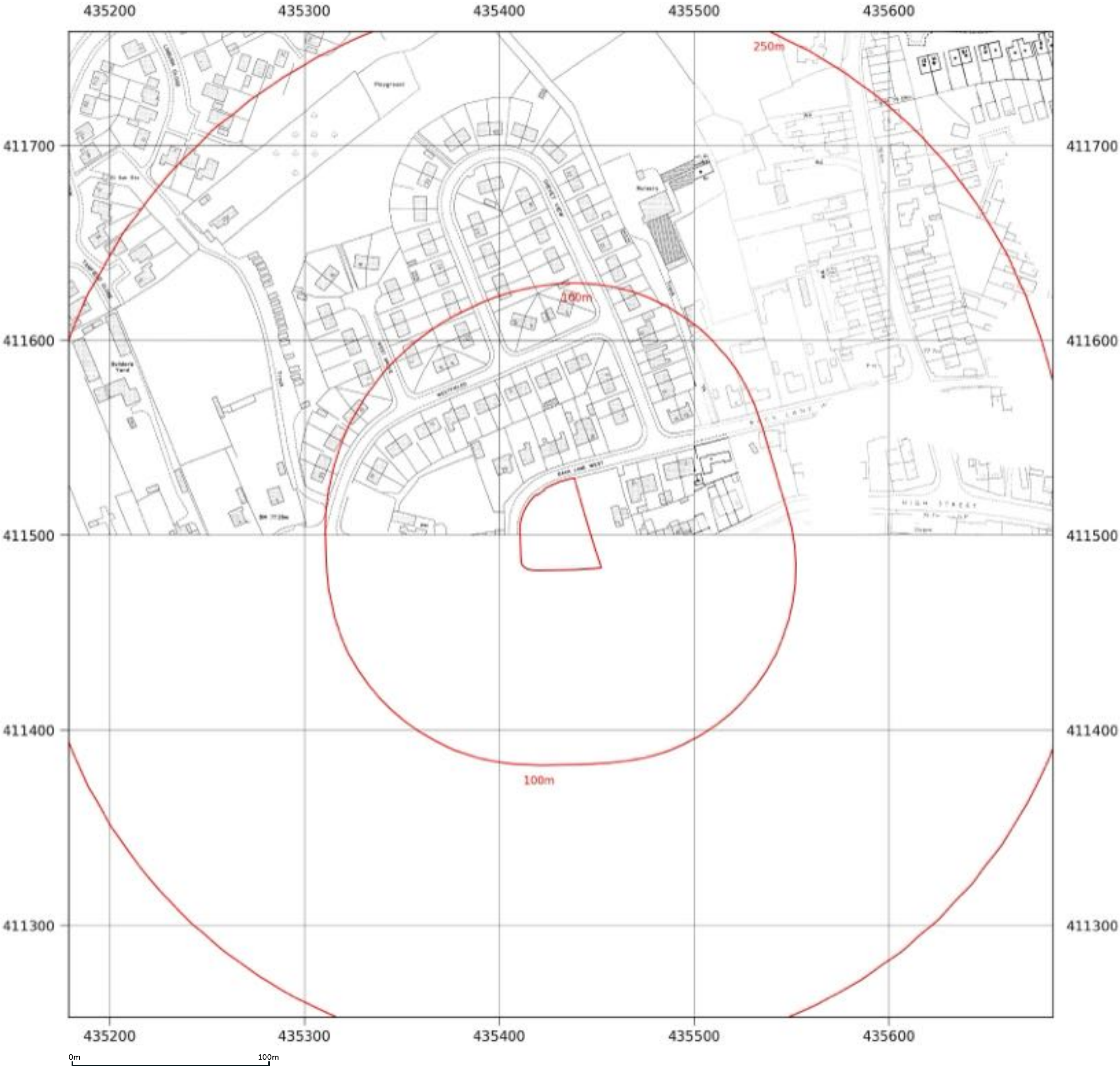
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Report ref: GS-6M8-8BF-WST-ZI5
Grid ref: 435429.69, 411501.94
Production date: 26 May 2026

Map name: National Grid
Map date: 1986
Scale: 1:1,250
Printed at: 1:2,000



Date: 1986
Surveyed: 1975
Revised: 1984
Copyright: 1986
Levelled: 1964

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01273 257 755



Site details: 177 High Street, Royston
Client ref: 26036/4619
Report ref: GS-6M8-8BF-WST-ZI5
Grid ref: 435429.69, 411501.94
Production date: 26 May 2026

Map name: National Grid
Map date: 1986
Scale: 1:1,250
Printed at: 1:2,000



Date: 1986
Surveyed: 1984
Revised: 1988
Copyright: 1986
Levelled: 1964

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info@groundsure.com
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Site details: 177 High Street, Royston
Client ref: 26036/4619
Report ref: GS-6M8-8BF-WST-ZI5
Grid ref: 435429.69, 411501.94
Production date: 26 May 2026

Map name: National Grid
Map date: 1988-1993
Scale: 1:1,250
Printed at: 1:2,000



Date: 1993 Surveyed: 1993 Revised: 1993 Copyright: 1993	Date: 1988 Copyright: 1988
Date: 1993 Surveyed: 1993 Revised: 1993 Copyright: 1993	Date: 1993 Surveyed: 1993 Copyright: 1993

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 01273 257 755



Site details:	177 High Street, Royston
Client ref:	26036/4619
Report ref:	GS-6M8-8BF-WST-ZI5
Grid ref:	435429.69, 411501.94
Production date:	26 May 2026

Map name:	National Grid
Map date:	1989-1990
Scale:	1:10,000
Printed at:	1:10,000

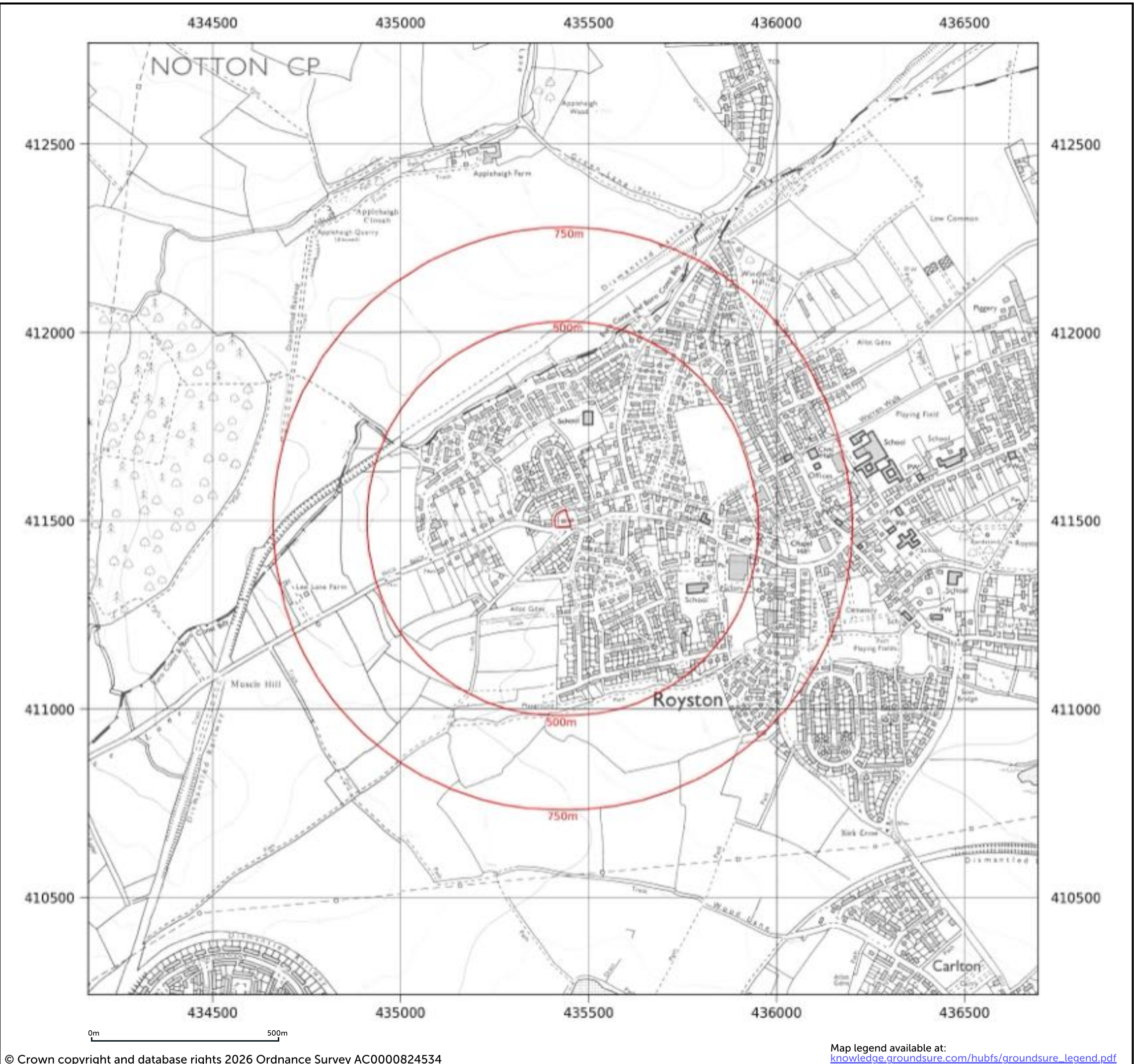


Date: 1990 Surveyed: 1983 Revised: 1990	Date: 1989 Surveyed: 1984 Revised: 1989
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Contact us with any questions at:

info@groundsure.com

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Site details: 177 High Street, Royston
Client ref: 26036/4619
Report ref: GS-6M8-8BF-WST-ZI5
Grid ref: 435429.69, 411501.94
Production date: 26 May 2026

Map name: National Grid
Map date: 1993
Scale: 1:1,250
Printed at: 1:2,000



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Site details: 177 High Street, Royston
Client ref: 26036/4619
Report ref: GS-6M8-8BF-WST-ZI5
Grid ref: 435429.69, 411501.94
Production date: 26 May 2026

Map name: National Grid
Map date: 1993
Scale: 1:1,250
Printed at: 1:2,000



Date: 1993 Copyright: 1993	Date: 1993 Surveyed: 1993 Copyright: 1993
	Date: 1993

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 01273 257 755



Site details: 177 High Street, Royston
Client ref: 26036/4619
Report ref: GS-6M8-8BF-WST-ZI5
Grid ref: 435429.69, 411501.94
Production date: 26 May 2026

Map name: National Grid
Map date: 1995
Scale: 1:1,250
Printed at: 1:2,000



Date: 1995
 Surveyed: 1995
 Revised: 1995
 Copyright: 1995

Contact us with any questions at:
info@groundsure.com
 01273 257 755



Site details: 177 High Street, Royston
Client ref: 26036/4619
Report ref: GS-6M8-8BF-WST-ZI5
Grid ref: 435429.69, 411501.94
Production date: 26 May 2026

Map name: National Grid
Map date: 1995
Scale: 1:1,250
Printed at: 1:2,000



Date: 1995
Copyright: 1995

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Site details: 177 High Street, Royston
Client ref: 26036/4619
Report ref: GS-6M8-8BF-WST-ZI5
Grid ref: 435429.69, 411501.94
Production date: 26 May 2026

Map name: National Grid
Map date: 2001
Scale: 1:10,000
Printed at: 1:10,000



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Site details: 177 High Street, Royston
Client ref: 26036/4619
Report ref: GS-6M8-8BF-WST-ZI5
Grid ref: 435429.69, 411501.94
Production date: 26 May 2026

Map name: LandLine
Map date: 2003
Scale: 1:1,250
Printed at: 1:1,250



Date: 2003

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 01273 257 755

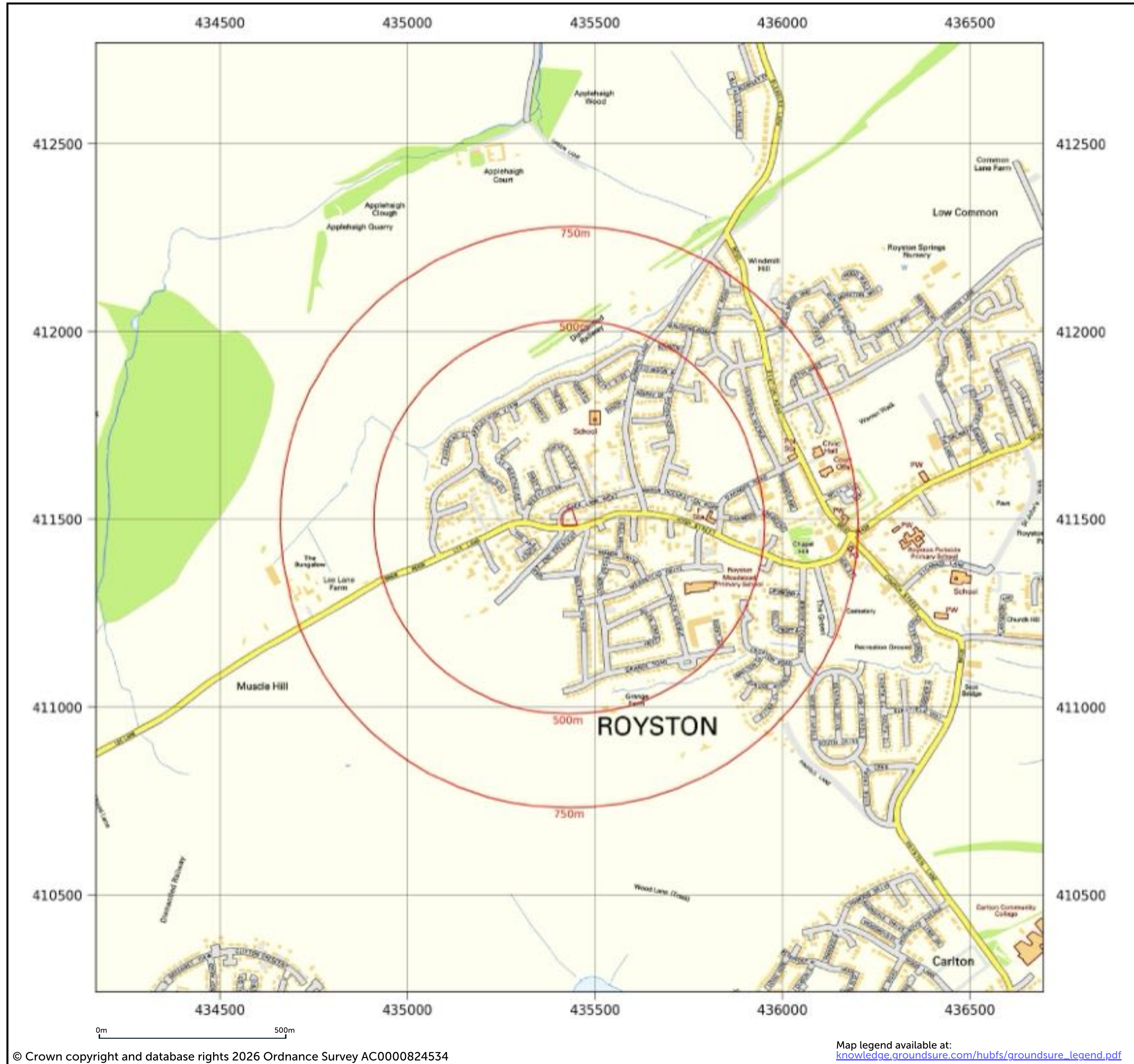


Site details: 177 High Street, Royston
Client ref: 26036/4619
Report ref: GS-6M8-8BF-WST-ZI5
Grid ref: 435429.69, 411501.94
Production date: 26 May 2026

Map name: National Grid
Map date: 2015
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Printed at: 1:10,000



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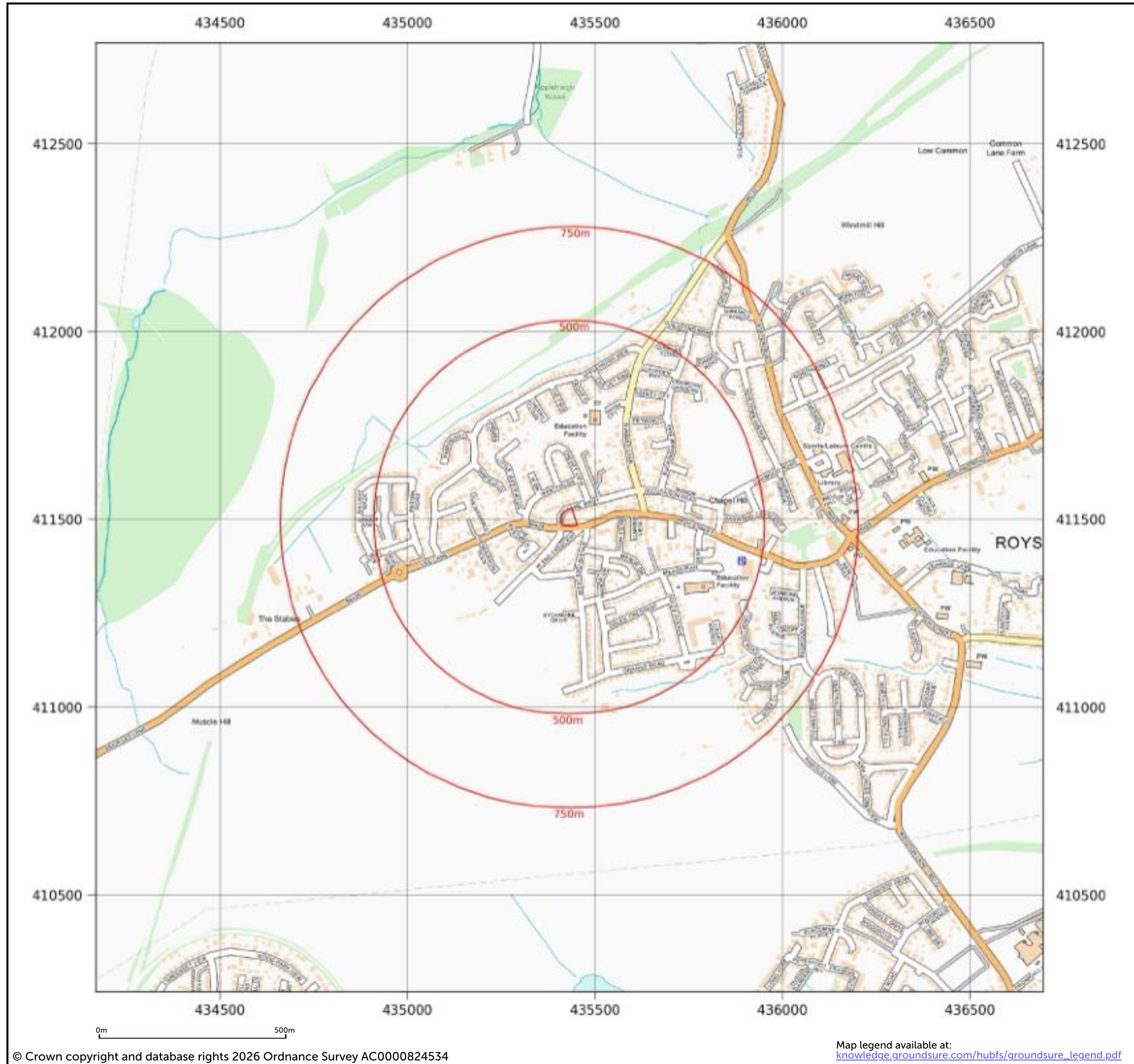


Site details: 177 High Street, Royston
Client ref: 26036/4619
Report ref: GS-6M8-8BF-WST-ZI5
Grid ref: 435429.69, 411501.94
Production date: 26 May 2026

Map name: National Grid
Map date: 2025
Scale: 1:10,000
Printed at: 1:10,000



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APPENDIX C - CONSULTANTS COALMINING REPORT



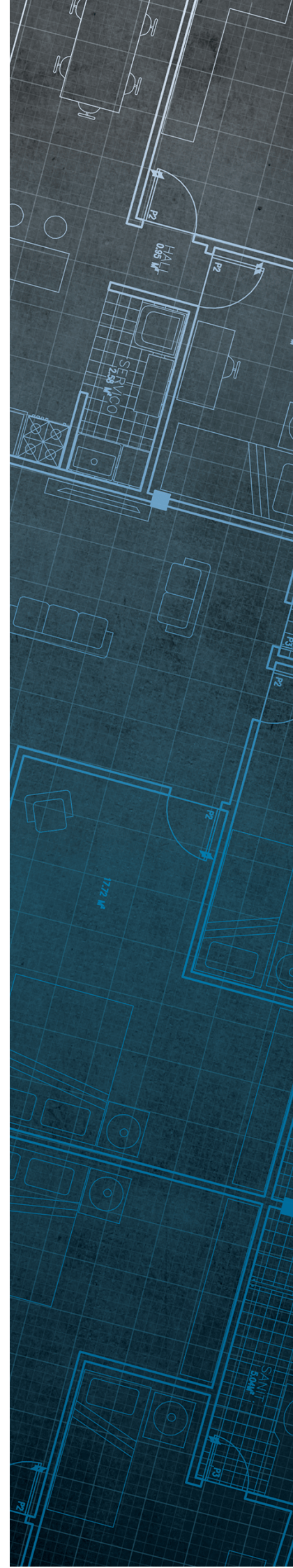
The Coal
Authority

Consultants Coal Mining Report

177 High Street, Royston
South Yorkshire

Date of enquiry:	26 May 2026
Date enquiry received:	26 May 2026
Issue date:	26 May 2026

Our reference:	51003572887001
Your reference:	GS-R4Z-CWF-7A9-IWQ



Consultants

Coal Mining Report

This report is based on and limited to the records held by the Coal Authority at the time the report was produced.

Client name

GROUNDSURE LIMITED

Enquiry address

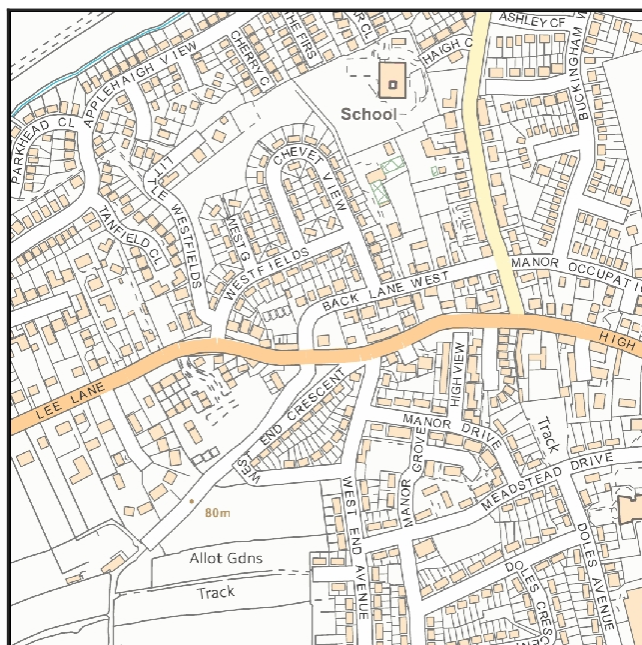
177 High Street, Royston
South Yorkshire

How to contact us

0345 762 6848 (UK)
+44 (0)1623 637 000 (International)

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

reports@miningremediation.gov.uk



Approximate position of property



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Section 1 – Mining activity and geology

Past underground mining

Colliery	Seam	Mineral	Coal Authority reference	Depth (m)	Direction to working	Dipping rate of seam worked (degrees)	Dipped direction of seam worked	Extraction thickness (cm)	Year last mined
unnamed	LOW BARNSELEY	Coal	652K	274	Beneath Property	1.2	East	157	1916
unnamed	WARREN HOUSE	Coal	652E	308	South-West	5.1	South-East	144	1921
unnamed	LOW HAIGH MOOR	Coal	652V	380	North-West	4.3	East	79	1965
unnamed	LOW BARNSELEY	Coal	652J	404	East	4.9	North-East	161	1908
unnamed	LIDGETT	Coal	6530	412	Beneath Property	4.6	North-East	82	1944
unnamed	LIDGETT	Coal	6532	419	North	5.0	South-East	82	1946
unnamed	FENTON	Coal	6533	512	South-West	4.1	North	180	1977
WOOLLEY	FENTON	Coal	R47	520	North-East	4.1	South-East	161	1980
WOOLLEY	FENTON	Coal	R46	523	North-East	4.1	South-East	185	1980
unnamed	MIDDLETON MAIN	Coal	6534	540	South-West	3.9	North	84	1973
unnamed	MIDDLETON MAIN	Coal	6535	560	North	6.1	South-East	84	1972

Probable unrecorded shallow workings

Yes.

Spine roadways at shallow depth

No spine roadway recorded at shallow depth.

Mine entries

None recorded within 100 metres of the enquiry boundary.

Abandoned mine plan catalogue numbers

The following abandoned mine plan catalogue numbers intersect with some, or all, of the enquiry boundary:

SY69	NE190	NE1033
NE158	NE695	NE996
NE1037	NE979	

For assistance in identifying the specific abandoned mine plans relevant to your requirements, **please contact us at InformationManagers@MiningRemediation.gov.uk**.

Outcrops

No outcrops recorded.

Geological faults, fissures and breaklines

No faults, fissures or breaklines recorded.

Opencast mines

None recorded within 500 metres of the enquiry boundary.

Coal Authority managed tips

None recorded within 500 metres of the enquiry boundary.

Section 2 – Investigative or remedial activity

Please refer to the 'Summary of findings' map (on separate sheet) for details of any activity within the area of the site boundary.

Site investigations

Distance to site investigation (m)	Direction
20.7	South-West

See Section 4 for further information.

Remediated sites

None recorded within 50 metres of the enquiry boundary.

Coal mining subsidence

There is a claim within 50 metres of the property boundary that does not match the property address. This is shown on the enquiry boundary plot.

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

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

If further subsidence damage claims information is required, please visit www.miningremediation.co.uk.

See Section 4 for further information.

Mine gas

None recorded within 500 metres of the enquiry boundary.

Mine water treatment schemes

None recorded within 500 metres of the enquiry boundary.

Section 3 – Licensing and future mining activity

Future underground mining

None recorded.

Coal mining licensing

None recorded within 200 metres of the enquiry boundary.

Court orders

None recorded.

Section 46 notices

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

Withdrawal of support notices

The property is in an area where notices to withdraw support were given in 1947 and 1977.

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

Payments to owners of former copyhold land

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

Section 4 – Further information

The following potential risks have been identified and as part of your risk assessment should be investigated further.

Future development

If development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply specialist engineering practice required for former mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or coal mines without first obtaining the permission of the Coal Authority.

MINE GAS: Please note, if there are no recorded instances of mine gas within 500m of the enquiry boundary, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded. Developers should be aware that the investigation of coal seams, mine workings or mine entries may have the potential to generate and/or displace underground gases. Associated risks both to the development site and any neighbouring land or properties should be fully considered when undertaking any ground works. The need for effective measures to prevent gases migrating onto any land or into any properties, either during investigation or remediation work, or after development must also be assessed and properly addressed. In these instances, the Coal Authority recommends that a more detailed Gas Risk Assessment is undertaken by a competent assessor.

Development advice

The site is within an area of historical coal mining activity. Should you require advice and/or support on understanding the mining legacy, its risks to your development or what next steps you need to take, please contact us.

Site investigations

The site is within an area of previous interest. It is close to where the Coal Authority has received information relating to past site investigations.

The site requires further investigation and may influence how you approach your risk assessment.

Coal mining subsidence

The site is within an area of previous interest. It is close to where the Coal Authority or licensed mine operator has investigated and where necessary remediated issues relating to coal mining subsidence.

The site requires further investigation and may influence your risk assessment. We recommend that you order the appropriate **Coal Authority Subsidence Claims Report**, which will include more information about the hazard.

For further information on specific site or ground investigations in relation to any issues raised in Section 4, please email us at reports@miningremediation.gov.uk.

Section 5 – Data definitions

The datasets used in this report have limitations and assumptions within their results. For more guidance on the data and the results specific to the enquiry boundary, please **email us at reports@miningremediation.gov.uk**.

Past underground coal mining

Details of all recorded underground mining relative to the enquiry boundary. Only past underground workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination, will be included.

Probable unrecorded shallow workings

Areas where the Coal Authority believes there to be unrecorded coal workings that exist at or close to the surface (less than 30 metres deep).

Spine roadways at shallow depth

Connecting roadways either, working to working, or, surface to working, both in-seam and cross measures that exist at or close to the surface (less than 30 metres deep), either within or within 10 metres of the enquiry boundary.

Mine entries

Details of any shaft or adit either within, or within 100 metres of the enquiry boundary including approximate location, brief treatment details where known, the mineral worked from the mine entry and conveyance details where the mine entry has previously been sold by the Authority or its predecessors British Coal or the National Coal Board.

Abandoned mine plan catalogue numbers

Plan numbers extracted from the abandoned mines catalogue containing details of coal and other mineral abandonment plans deposited via the Mines Inspectorate in accordance with the Coal Mines Regulation Act and Metalliferous Mines Regulation Act 1872. A maximum of 9 plan extents that intersect with the enquiry boundary will be included. This does not infer that the workings and/or mine entries shown on the abandonment plan will be relevant to the site/property boundary.

Outcrops

Details of seam outcrops will be included where the enquiry boundary intersects with a conjectured or actual seam outcrop location (derived by either the British Geological Survey or the Coal Authority) or intersects with a defined 50 metres buffer on the coal (dip) side of the outcrop. An indication of whether the Coal Authority believes the seam to be of sufficient thickness and/or quality to have been worked will also be included.

Geological faults, fissures and breaklines

Geological disturbances or fractures in the bedrock. Surface fault lines (British Geological Survey derived data) and fissures and breaklines (Coal Authority derived data) intersecting with the enquiry boundary will be included. In some circumstances faults, fissures or breaklines have been known to contribute to surface subsidence damage as a consequence of underground coal mining.

Opencast mines

Opencast coal sites from which coal has been removed in the past by opencast (surface) methods and where the enquiry boundary is within 500 metres of either the licence area, site boundary, excavation area (high wall) or coaling area.

Coal Authority managed tips

Locations of disused colliery tip sites owned and managed by the Coal Authority, located within 500 metres of the enquiry boundary.

Site investigations

Details of site investigations within 50 metres of the enquiry boundary where the Coal Authority has received information relating to coal mining risk investigation and/or remediation by third parties.

Remediated sites

Sites where the Coal Authority has undertaken remedial works either within or within 50 metres of the enquiry boundary following report of a hazard relating to coal mining under the Coal Authority's Emergency Surface Hazard Call Out procedures.

Coal mining subsidence

Details of alleged coal mining subsidence claims made since 31 October 1994 either within or within 50 metres of the enquiry boundary. Where the claim relates to the enquiry boundary confirmation of whether the claim was accepted, rejected or whether liability is still being determined will be given. Where the claim has been discharged, whether this was by repair, payment of compensation or a combination of both, the value of the claim, where known, will also be given.

Details of any current 'Stop Notice' deferring remedial works or repairs affecting the property/site, and if so the date of the notice.

Details of any request made to execute preventative works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991. If yes, whether any person withheld consent or failed to comply with any request to execute preventative works.

Mine gas

Reports of alleged mine gas emissions received by the Coal Authority, either within or within 500 metres of the enquiry boundary that subsequently required investigation and action by the Coal Authority to mitigate the effects of the mine gas emission. Please note, if there are no recorded instances of mine gas reported, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded.

Mine water treatment schemes

Locations where the Coal Authority has constructed or operates assets that remove pollutants from mine water prior to the treated mine water being discharged into the receiving water body.

These schemes are part of the UK's strategy to meet the requirements of the Water Framework Directive. Schemes fall into 2 basic categories: Remedial – mitigating the impact of existing pollution or Preventative – preventing a future pollution incident.

Mine water treatment schemes generally consist of one or more primary settlement lagoons and one or more reed beds for secondary treatment. A small number are more specialised process treatment plants.

Future underground mining

Details of all planned underground mining relative to the enquiry boundary. Only those future workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination will be included.

Coal mining licensing

Details of all licenses issued by the Coal Authority either within or within 200 metres of the enquiry boundary in relation to the under taking of surface coal mining, underground coal mining or underground coal gasification.

Court orders

Orders in respect of the working of coal under the Mines (Working Facilities and Support) Acts of 1923 and 1966 or any statutory modification or amendment thereof.

Section 46 notices

Notice of proposals relating to underground coal mining operations that have been given under section 46 of the Coal Mining Subsidence Act 1991.

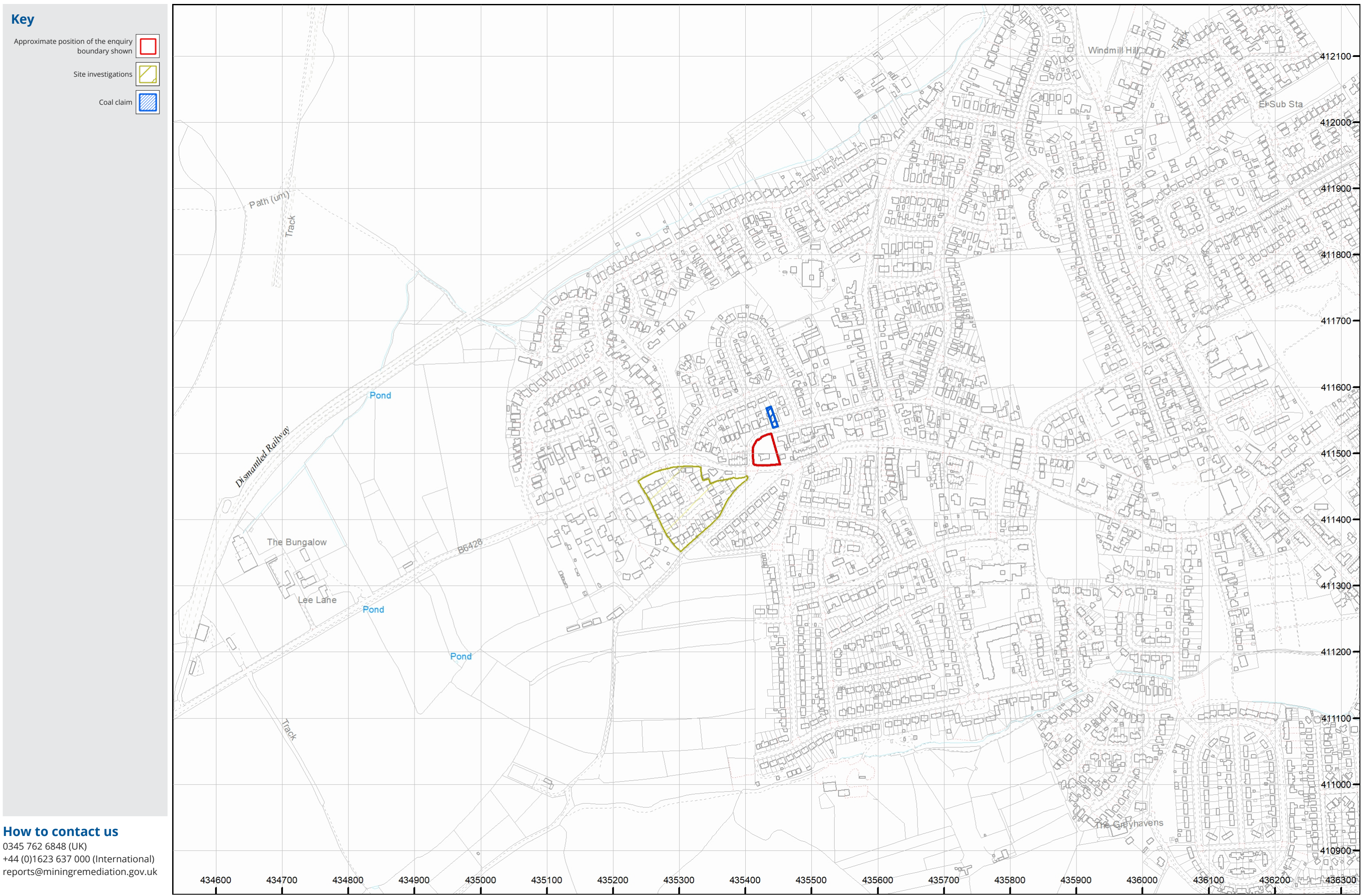
Withdrawal of support notices

Published notices of entitlement to withdraw support and the date of the notice. Details of any revocation notice withdrawing the entitlement to withdraw support given under Section 41 of the Coal Industry Act 1994.

Payment to owners of former copyhold land

Relevant notices which may affect the property and any subsequent notice of retained interests in coal and coal mines, acceptance or rejection notices and whether any compensation has been paid to a claimant.

The map highlights any specific surface or subsurface features within or near to the boundary of the site.



APPENDIX D - GROUNDSURE REPORT

177 High Street, Royston

Order Details

Date: 26/05/2026
Your ref: 26036/4619
Our Ref: GS-6JS-R7Q-3OH-YAW

Site Details

Location: 435429 411501
Area: 0.15 ha
Authority: [Barnsley Metropolitan Borough Council](#)
↗

Site plan



Quick Links

Summary of findings [p. 2](#) >
OS MasterMap site plan [p.14](#) >
Aerial image [p. 9](#) >

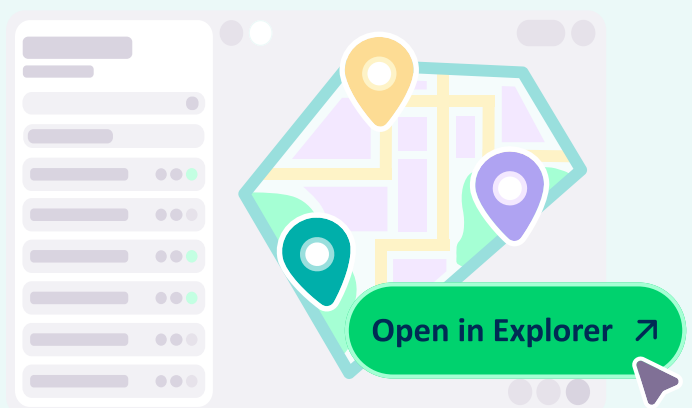
[Insight User Guide](#) ↗

Open this site in Explorer!

Access the data now in our interactive workspace.

- Map and interpret 130+ datasets across 170 years
- Generate insights and visuals quickly
- Revisit and collaborate with your team

Access to Groundsure Explorer requires an Insights account.
12 months access begins at purchase.



Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	0	1	7	-
16 >	1.2 >	Historical tanks >	0	0	1	1	-
16 >	1.3 >	Historical energy features >	0	2	0	13	-
17	1.4	Historical petrol stations	0	0	0	0	-
18	1.5	Historical garages	0	0	0	0	-
18	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
19 >	2.1 >	Historical industrial land uses >	0	0	1	10	-
20 >	2.2 >	Historical tanks >	0	0	1	1	-
20 >	2.3 >	Historical energy features >	0	3	0	22	-
22	2.4	Historical petrol stations	0	0	0	0	-
22	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
23	3.1	Active or recent landfill	0	0	0	0	-
23	3.2	Historical landfill (BGS records)	0	0	0	0	-
24	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
24	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
24	3.5	Historical waste sites	0	0	0	0	-
24	3.6	Licensed waste sites	0	0	0	0	-
24 >	3.7 >	Waste exemptions >	0	0	4	9	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
27 >	4.1 >	Recent industrial land uses >	0	1	1	-	-
28	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
28	4.3	Current or recent petrol stations	0	0	0	0	-
28	4.4	Electricity cables	0	0	0	0	-
28	4.5	Gas pipelines	0	0	0	0	-



28	4.6	Sites determined as Contaminated Land	0	0	0	0	-
28	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
29	4.8	Regulated explosive sites	0	0	0	0	-
29	4.9	Hazardous substance storage/usage	0	0	0	0	-
29	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
29	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
29	4.12	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
30	4.13	Radioactive Substance Authorisations	0	0	0	0	-
30 >	4.14 >	<u>Licensed Discharges to controlled waters ></u>	0	0	0	3	-
30	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
31	4.16	Pollutant release to public sewer	0	0	0	0	-
31	4.17	List 1 Dangerous Substances	0	0	0	0	-
31	4.18	List 2 Dangerous Substances	0	0	0	0	-
31 >	4.19 >	<u>Pollution Incidents (EA/NRW) ></u>	0	0	1	2	-
32	4.20	Pollution inventory substances	0	0	0	0	-
32	4.21	Pollution inventory waste transfers	0	0	0	0	-
32	4.22	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
33 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
35 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
37 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
38	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
38	5.5	Groundwater vulnerability- local information	None (within 0m)				
39	5.6	Groundwater abstractions	0	0	0	0	0
40 >	5.7 >	<u>Surface water abstractions ></u>	0	0	0	0	2
40	5.8	Potable abstractions	0	0	0	0	0
41	5.9	Source Protection Zones	0	0	0	0	-
41	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<u>Hydrology ></u>	On site	0-50m	50-250m	250-500m	500-2000m



42	6.1	Water Network (OS NGD)	0	0	0	-	-
42	6.2	Surface water features	0	0	0	-	-
43 >	6.3 >	WFD Surface water body catchments >	2	-	-	-	-
43 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
44 >	6.5 >	WFD Groundwater bodies >	2	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
45	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
45	7.2	Historical Flood Events	0	0	0	-	-
45	7.3	Flood Defences	0	0	0	-	-
46	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
46	7.5	Flood Storage Areas	0	0	0	-	-
47	7.6	Flood Zone 2	None (within 50m)				
47	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
48	8.1	Surface water flooding	Negligible (within 50m)				
Page	Section	Groundwater flooding >					
49 >	9.1 >	Groundwater flooding >	Negligible (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
50 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	0	0	0	0	1
51	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
51	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
51	10.4	Special Protection Areas (SPA)	0	0	0	0	0
51	10.5	National Nature Reserves (NNR)	0	0	0	0	0
52 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	1
52 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	7
53	10.8	Biosphere Reserves	0	0	0	0	0
53	10.9	Forest Parks	0	0	0	0	0
53	10.10	Marine Conservation Zones	0	0	0	0	0
53 >	10.11 >	Green Belt >	0	0	0	2	0



54	10.12	Proposed Ramsar sites	0	0	0	0	0
54	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
54	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
54	10.15	Nitrate Sensitive Areas	0	0	0	0	0
55 >	10.16 >	Nitrate Vulnerable Zones >	2	0	0	0	2
56 >	10.17 >	SSSI Impact Risk Zones >	2	-	-	-	-
57 >	10.18 >	SSSI Units >	0	0	0	0	1
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
58	11.1	World Heritage Sites	0	0	0	-	-
59	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
59	11.3	National Parks	0	0	0	-	-
59 >	11.4 >	Listed Buildings >	0	0	1	-	-
60	11.5	Conservation Areas	0	0	0	-	-
60	11.6	Scheduled Ancient Monuments	0	0	0	-	-
60	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
61 >	12.1 >	Agricultural Land Classification >	Grade 3 (within 250m)				
62 >	12.2 >	Open Access Land >	0	4	0	-	-
62	12.3	Tree Felling Licences	0	0	0	-	-
62	12.4	Environmental Stewardship Schemes	0	0	0	-	-
63	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
64	13.1	Priority Habitat Inventory	0	0	0	-	-
64	13.2	Habitat Networks	0	0	0	-	-
64	13.3	Open Mosaic Habitat	0	0	0	-	-
64	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
65 >	14.1 >	10k Availability >	Identified (within 500m)				
66 >	14.2 >	Artificial and made ground (10k) >	0	0	0	7	-



68 >	14.3 >	Superficial geology (10k) >	0	0	0	8	-
69	14.4	Landslip (10k)	0	0	0	0	-
70 >	14.5 >	Bedrock geology (10k) >	1	1	3	4	-
71 >	14.6 >	Bedrock faults and other linear features (10k) >	0	1	3	1	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
72 >	15.1 >	50k Availability >	Identified (within 500m)				
73	15.2	Artificial and made ground (50k)	0	0	0	0	-
73	15.3	Artificial ground permeability (50k)	0	0	-	-	-
74 >	15.4 >	Superficial geology (50k) >	0	0	0	3	-
75	15.5	Superficial permeability (50k)	None (within 50m)				
75	15.6	Landslip (50k)	0	0	0	0	-
75	15.7	Landslip permeability (50k)	None (within 50m)				
76 >	15.8 >	Bedrock geology (50k) >	1	1	3	3	-
77 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
77 >	15.10 >	Bedrock faults and other linear features (50k) >	0	1	3	1	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
79 >	16.1 >	BGS Boreholes >	0	0	4	-	-
Page	Section	Natural ground subsidence >					
81 >	17.1 >	Shrink swell clays >	Negligible (within 50m)				
82 >	17.2 >	Running sands >	Negligible (within 50m)				
83 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
84 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
85 >	17.5 >	Landslides >	Very low (within 50m)				
86 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
88	18.1	BritPits	0	0	0	0	-
89 >	18.2 >	Surface ground workings >	0	2	0	-	-
89	18.3	Underground workings	0	0	0	0	0
89	18.4	Underground mining extents	0	0	0	0	-



89	18.5	Historical Mineral Planning Areas	0	0	0	0	-
90 >	18.6 >	Non-coal mining >	1	0	1	1	14
92	18.7	JPB mining areas	None (within 0m)				
92	18.8	The Coal Authority non-coal mining	0	0	0	0	-
92	18.9	Researched mining	0	0	0	0	-
93	18.10	Mining record office plans	0	0	0	0	-
93	18.11	BGS mine plans	0	0	0	0	-
93 >	18.12 >	Coal mining >	Identified (within 0m)				
93	18.13	Brine areas	None (within 0m)				
94	18.14	Gypsum areas	None (within 0m)				
94	18.15	Tin mining	None (within 0m)				
94	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
95	19.1	Natural cavities	0	0	0	0	-
95	19.2	Mining cavities	0	0	0	0	0
95	19.3	Reported recent incidents	0	0	0	0	-
95	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
97 >	20.1 >	Radon >	Between 3% and 5% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
99 >	21.1 >	BGS Estimated Background Soil Chemistry >	3	6	-	-	-
100	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
100	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
101	22.1	Underground railways (London)	0	0	0	-	-
101	22.2	Underground railways (Non-London)	0	0	0	-	-
101	22.3	Railway tunnels	0	0	0	-	-
101	22.4	Historical railway and tunnel features	0	0	0	-	-
101	22.5	Royal Mail tunnels	0	0	0	-	-



102	22.6	Historical railways	0	0	0	-	-
102	22.7	Railways	0	0	0	-	-
102	22.8	Crossrail 2	0	0	0	0	-
102	22.9	HS2	0	0	0	0	-

Recent aerial photograph



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Capture Date: 11/07/2025

Site Area: 0.15ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 26 May 2026

Recent site history - 2021 aerial photograph



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Capture Date: 19/04/2021

Site Area: 0.15ha



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info@groundsure.com

01273 257 755

Date: 26 May 2026

Recent site history - 2012 aerial photograph



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Capture Date: 26/03/2012

Site Area: 0.15ha



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01273 257 755

Date: 26 May 2026

Recent site history - 2009 aerial photograph



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Capture Date: 11/09/2009

Site Area: 0.15ha



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info@groundsure.com

01273 257 755

Date: 26 May 2026

Recent site history - 1999 aerial photograph



Capture Date: 10/07/1999

Site Area: 0.15ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 26 May 2026

OS MasterMap site plan



Site Area: 0.15ha



Contact us with any questions at:

info@groundsure.com

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Date: 26 May 2026

1 Past land use



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical tanks
- Historical energy features

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1.1 Historical industrial land uses

Records within 500m

8

Potentially contaminative land use features digitised from historical Ordnance Survey® mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
B	247m NE	Unspecified Tank	1904	1474109



ID	Location	Land use	Dates present	Group ID
D	288m E	Unspecified Pump	1854	1470347
D	290m E	Unspecified Pump	1854	1470348
1	333m E	Fire Station	1978 - 1989	1510486
G	394m E	Unspecified Factory	1978 - 1989	1482016
2	395m NW	Cuttings	1891	1433777
G	422m E	Unspecified Works	1966	1556497
3	441m N	Cuttings	1891	1433812

This data is sourced from Ordnance Survey® / Groundsure.

1.2 Historical tanks

Records within 500m

2

Tank features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
B	249m NE	Unspecified Tank	1906	242844
G	440m E	Unspecified Tank	1993	242853

This data is sourced from Ordnance Survey® / Groundsure.

1.3 Historical energy features

Records within 500m

15

Energy features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15 >](#)



ID	Location	Land use	Dates present	Group ID
A	41m S	Electricity Substation	1993	150875
A	42m S	Electricity Substation	1970 - 1976	148409
C	273m NW	Electricity Substation	1986	153345
C	273m NW	Electricity Substation	1995	161685
C	275m NW	Electricity Substation	1981	155792
E	372m SE	Electricity Substation	1976 - 1993	158314
F	372m NE	Electricity Substation	1970	161080
F	373m NE	Electricity Substation	1976 - 1996	159254
E	373m SE	Electricity Substation	1970	147358
H	477m S	Electricity Substation	1970	152175
H	478m S	Electricity Substation	1976	161730
H	478m S	Electricity Substation	1993	160499
H	482m S	Electricity Substation	1985	157697
H	482m S	Electricity Substation	1993	157376
4	483m E	Electricity Substation	1970 - 1993	159390

This data is sourced from Ordnance Survey® / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

Petrol stations digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey® / Groundsure.



1.5 Historical garages

Records within 500m

0

Garages digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey® / Groundsure.

1.6 Historical military land

Records within 500m

0

Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

This data is sourced from Ordnance Survey® / Groundsure / other sources.



2 Past land use - un-grouped



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical tanks
- Historical energy features

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2.1 Historical industrial land uses

Records within 500m

11

Potentially contaminative land use features digitised from historical Ordnance Survey® mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 19](#) >

ID	Location	Land Use	Date	Group ID
B	247m NE	Unspecified Tank	1904	1474109
D	288m E	Unspecified Pump	1854	1470347
D	290m E	Unspecified Pump	1854	1470348



ID	Location	Land Use	Date	Group ID
E	333m E	Fire Station	1978	1510486
E	336m E	Fire Station	1989	1510486
H	394m E	Unspecified Factory	1989	1482016
H	394m E	Unspecified Factory	1978	1482016
1	395m NW	Cuttings	1891	1433777
H	422m E	Unspecified Works	1966	1556497
2	441m N	Cuttings	1891	1433812
3	482m E	Unspecified Works	1966	1556497

This data is sourced from Ordnance Survey® / Groundsure.

2.2 Historical tanks

Records within 500m

2

Tank features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 19 >](#)

ID	Location	Land Use	Date	Group ID
B	249m NE	Unspecified Tank	1906	242844
H	440m E	Unspecified Tank	1993	242853

This data is sourced from Ordnance Survey® / Groundsure.

2.3 Historical energy features

Records within 500m

25

Energy features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 19 >](#)

ID	Location	Land Use	Date	Group ID
A	41m S	Electricity Substation	1993	150875



ID	Location	Land Use	Date	Group ID
A	42m S	Electricity Substation	1976	148409
A	42m S	Electricity Substation	1970	148409
C	273m NW	Electricity Substation	1986	153345
C	273m NW	Electricity Substation	1995	161685
C	275m NW	Electricity Substation	1981	155792
F	372m SE	Electricity Substation	1983	158314
G	372m NE	Electricity Substation	1970	161080
G	373m NE	Electricity Substation	1976	159254
G	373m NE	Electricity Substation	1986	159254
G	373m NE	Electricity Substation	1986	159254
G	373m NE	Electricity Substation	1988	159254
F	373m SE	Electricity Substation	1993	158314
F	373m SE	Electricity Substation	1976	158314
F	373m SE	Electricity Substation	1970	147358
G	374m NE	Electricity Substation	1996	159254
I	477m S	Electricity Substation	1970	152175
I	478m S	Electricity Substation	1976	161730
I	478m S	Electricity Substation	1993	160499
I	482m S	Electricity Substation	1985	157697
I	482m S	Electricity Substation	1993	157376
J	483m E	Electricity Substation	1983	159390
J	484m E	Electricity Substation	1993	159390
J	484m E	Electricity Substation	1970	159390
J	484m E	Electricity Substation	1976	159390

This data is sourced from Ordnance Survey® / Groundsure.



2.4 Historical petrol stations

Records within 500m

0

Petrol stations digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey® / Groundsure.

2.5 Historical garages

Records within 500m

0

Garages digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey® / Groundsure.

3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Waste exemptions

3.1 Active or recent landfill

Records within 500m

0

Active or recently closed landfill sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.2 Historical landfill (BGS records)

Records within 500m

0

Landfill sites identified on a survey carried out on behalf of the DoE in 1973. These sites may have been closed or operational at this time.

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m**0**

Landfill sites identified from Local Authority records and high detail historical mapping.

This data is sourced from the Ordnance Survey®/Groundsure and Local Authority records.

3.4 Historical landfill (EA/NRW records)

Records within 500m**0**

Known historical (closed) landfill sites (e.g. sites where there is no PPC permit or waste management licence currently in force). This includes sites that existed before the waste licensing regime and sites that have been licensed in the past but where a licence has been revoked, ceased to exist or surrendered and a certificate of completion has been issued.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.5 Historical waste sites

Records within 500m**0**

Waste site records derived from Local Authority planning records and high detail historical mapping.

This data is sourced from Ordnance Survey®/Groundsure and Local Authority records.

3.6 Licensed waste sites

Records within 500m**0**

Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.7 Waste exemptions

Records within 500m**13**

Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on [page 23](#) >

ID	Location	Site	Reference	Category	Sub-Category	Description
A	51m E	Pond Lane Piggeries S71 4rr	EPR/ZE5257YT /A001	Disposing of waste exemption	Agricultural waste only	Burning waste in the open
A	51m E	Pond Lane Piggeries S71 4rr	EPR/ZE5257YT /A001	Using waste exemption	Agricultural waste only	Use of waste in construction
A	51m E	Pond Lane Piggeries S71 4rr	EPR/ZE5257YT /A001	Using waste exemption	Agricultural waste only	Use of waste for a specified purpose
1	243m W	0, L/o Lee Lane, Royston, S71 4rt	WEX132695	Using waste exemption	Not on a farm	Use of waste in construction
B	293m W	Muscle Hill Farm, Lee Lane, Royston, Barnsley, S71 4rt	WEX420392	Using waste exemption	On a farm	Use of waste for a specified purpose
B	293m W	Muscle Hill Farm, Lee Lane, Royston, Barnsley, S71 4rt	WEX420392	Storing waste exemption	On a farm	Storage of waste in secure containers
B	293m W	Muscle Hill Farm, Lee Lane, Royston, Barnsley, S71 4rt	WEX420392	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
C	363m E	Fire Station High Street Barnsley South Yorkshire S71 4rj	EPR/VF0700L M/A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in secure containers
C	363m E	Fire Station High Street Barnsley South Yorkshire S71 4rj	EPR/VF0700L M/A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in a secure place
C	363m E	Fire Station High Street Barnsley South Yorkshire S71 4rj	EPR/VF0700L M/A001	Using waste exemption	Non-agricultural waste only	Use of waste in construction
C	363m E	Fire Station High Street Barnsley South Yorkshire S71 4rj	EPR/VF0700L M/A001	Disposing of waste exemption	Non-agricultural waste only	Burning waste in the open
C	363m E	Fire Station High Street Barnsley South Yorkshire S71 4rj	EPR/VF0700L M/A001	Treating waste exemption	Non-agricultural waste only	Screening and blending of waste
C	363m E	48a, High Street, Royston, Barnsley, S71 4rf	WEX373321	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal



This data is sourced from the Environment Agency and Natural Resources Wales.



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- Licensed Discharges to controlled waters
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

2

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 27 >](#)

ID	Location	Company	Address	Activity	Category
1	45m S	Electricity Sub Station	South Yorkshire, S71	Electrical Features	Infrastructure and Facilities
3	142m SW	A 1 Caravan Care	8, The Pastures, Royston, Barnsley, South Yorkshire, S71 4RQ	Sports and Leisure Equipment Repair	Repair and Servicing

This data is sourced from Ordnance Survey®.



4.2 National Geographic Database (NGD) - Current or recent tanks

Records within 250m**0**

Current or recent tanks identified from the Ordnance Survey® NGD.

This data is sourced from Ordnance Survey®.

4.3 Current or recent petrol stations

Records within 500m**0**

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.4 Electricity cables

Records within 500m**0**

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.5 Gas pipelines

Records within 500m**0**

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.6 Sites determined as Contaminated Land

Records within 500m**0**

Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.7 Control of Major Accident Hazards (COMAH)

Records within 500m**0**

Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

This data is sourced from the Health and Safety Executive.



4.8 Regulated explosive sites

Records within 500m

0

Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.

4.9 Hazardous substance storage/usage

Records within 500m

0

Consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015.

This data is sourced from Local Authority records.

4.10 Historical licensed industrial activities (IPC)

Records within 500m

0

Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.11 Licensed industrial activities (Part A(1))

Records within 500m

0

Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.12 Licensed pollutant release (Part A(2)/B)

Records within 500m

0

Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

This data is sourced from Local Authority records.

4.13 Radioactive Substance Authorisations

Records within 500m

0

Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.14 Licensed Discharges to controlled waters

Records within 500m

3

Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

Features are displayed on the Current industrial land use map on [page 27](#) >

ID	Location	Address	Details	
A	311m W	APPLEHAIGH VIEW SPS, ROYSTON, BARNSELY, SOUTH YORKSHIRE, S71 4ER	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: WADC12 Permit Version: 1 Receiving Water: BLEAKLEY DYKE	Status: TRANSFERRED FROM WATER ACT 1989 Issue date: 02/11/1989 Effective Date: 02/11/1989 Revocation Date: 13/04/2009
A	311m W	APPLEHAIGH VIEW SPS, ROYSTON, BARNSELY, SOUTH YORKSHIRE, S71 4ER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: WADC12 Permit Version: 2 Receiving Water: BLEAKLEY DYKE	Status: TRANSFERRED FROM WATER ACT 1989 Issue date: 14/04/2009 Effective Date: 14/04/2009 Revocation Date: -
A	311m W	APPLEHAIGH VIEW SPS, ROYSTON, BARNSELY, SOUTH YORKSHIRE, S71 4ER	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: WADC12 Permit Version: 2 Receiving Water: BLEAKLEY DYKE	Status: TRANSFERRED FROM WATER ACT 1989 Issue date: 14/04/2009 Effective Date: 14/04/2009 Revocation Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.

4.15 Pollutant release to surface waters (Red List)

Records within 500m

0

Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

This data is sourced from the Environment Agency and Natural Resources Wales.



4.16 Pollutant release to public sewer

Records within 500m

0

Discharges of Special Category Effluents to the public sewer.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.17 List 1 Dangerous Substances

Records within 500m

0

Discharges of substances identified on List I of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.18 List 2 Dangerous Substances

Records within 500m

0

Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.19 Pollution Incidents (EA/NRW)

Records within 500m

3

Records of substantiated pollution incidents. Since 2006 this data has only included category 1 (major) and 2 (significant) pollution incidents.

Features are displayed on the Current industrial land use map on [page 27 >](#)

ID	Location	Details	
2	51m E	Incident Date: 03/12/2001 Incident Identification: 46273 Pollutant: Inorganic Chemicals/Products Pollutant Description: Other Inorganic Chemical or Product	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
B	384m NW	Incident Date: 17/03/2003 Incident Identification: 143659 Pollutant: Contaminated Water Pollutant Description: Other Contaminated Water	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

ID	Location	Details	
B	390m NW	Incident Date: 05/06/2002 Incident Identification: 82915 Pollutant: Contaminated Water Pollutant Description: Other Contaminated Water	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

This data is sourced from the Environment Agency and Natural Resources Wales.

4.20 Pollution inventory substances

Records within 500m	0
----------------------------	----------

The pollution inventory (substances) includes reporting on annual emissions of certain regulated substances to air, controlled waters and land. A reporting threshold for each substance is also included. Where emissions fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.21 Pollution inventory waste transfers

Records within 500m	0
----------------------------	----------

The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. A reporting threshold for each waste type is also included. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

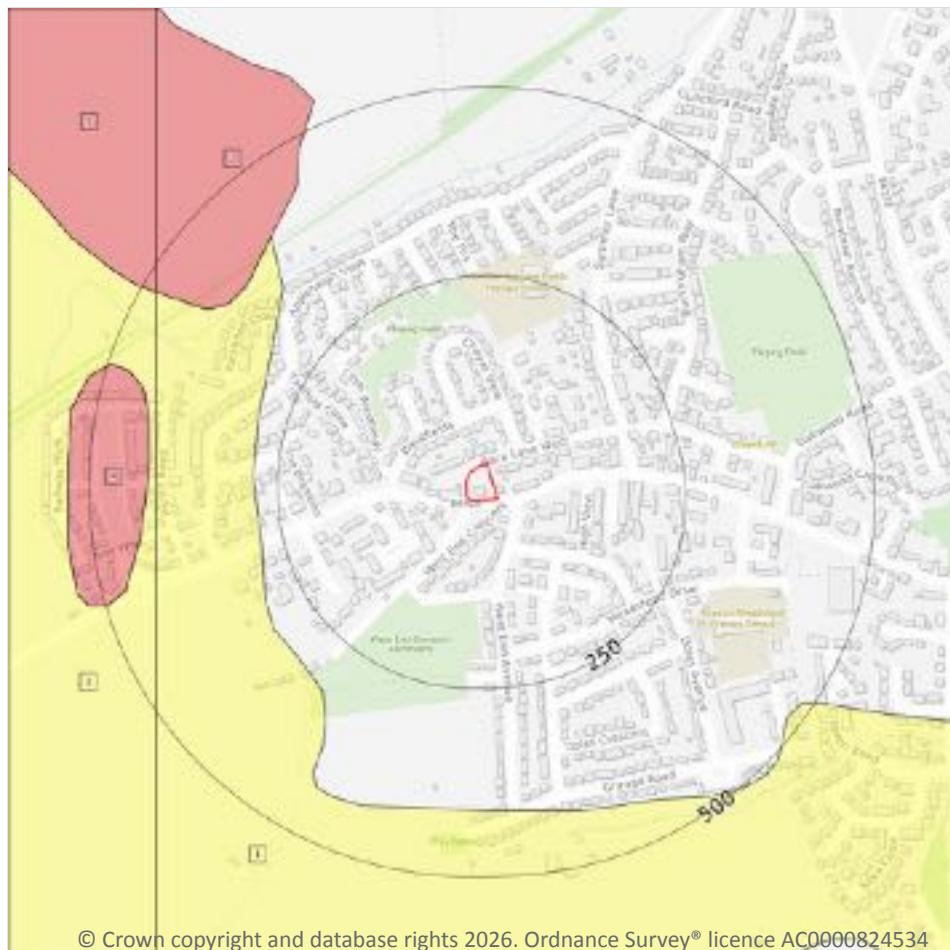
4.22 Pollution inventory radioactive waste

Records within 500m	0
----------------------------	----------

The pollution inventory (radioactive wastes) includes reporting on annual releases of radioactive substances from a site, including the means of release. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

5 Hydrogeology - Superficial aquifer



- Site Outline
- Search buffers in metres (m)
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive
 - Unknown

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5.1 Superficial aquifer

Records within 500m

5

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 33](#) >

ID	Location	Designation	Description
1	278m W	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
2	386m NW	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

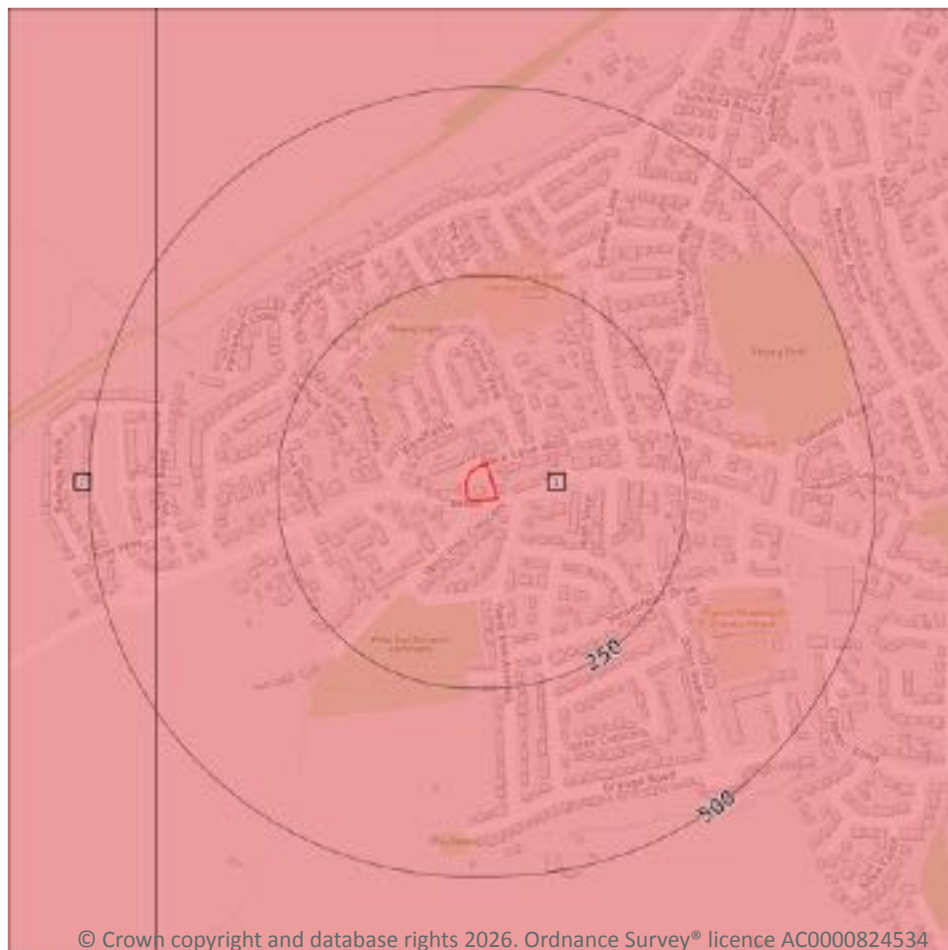


ID	Location	Designation	Description
3	411m W	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
4	420m W	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
5	480m NW	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

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.



Bedrock aquifer



- Site Outline
- Search buffers in metres (m)
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive

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5.2 Bedrock aquifer

Records within 500m

2

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 35](#) >

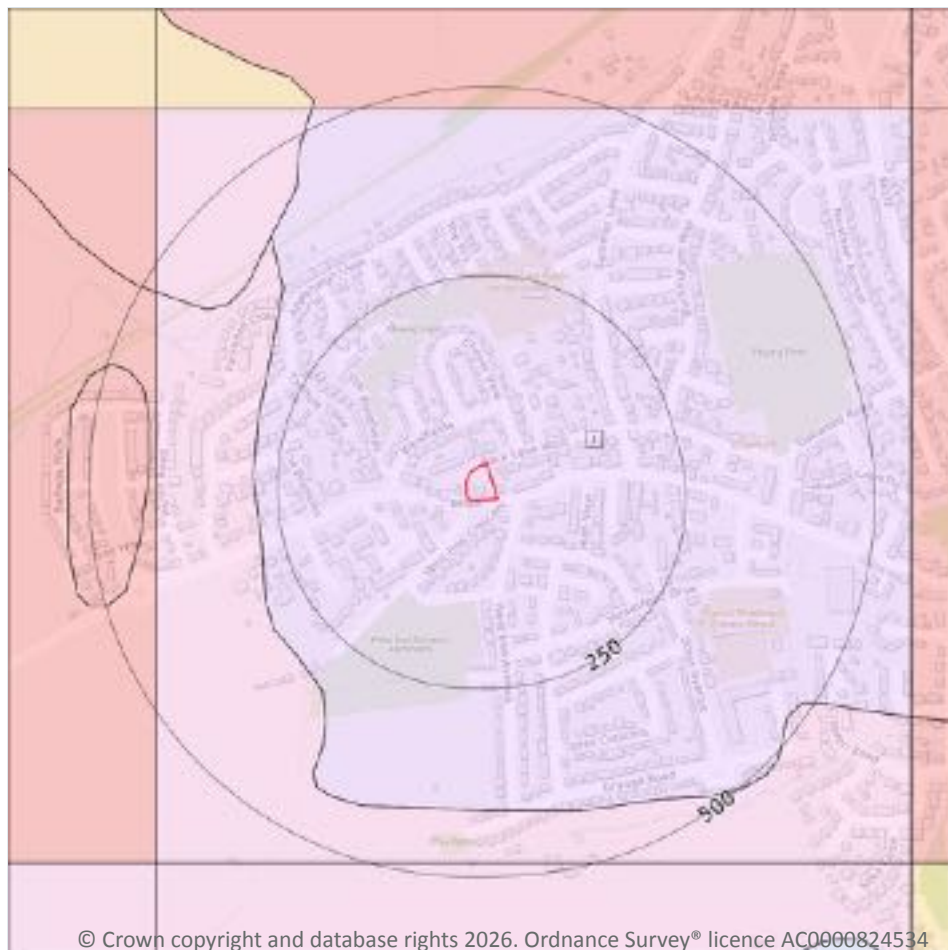
ID	Location	Designation	Description
1	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	411m W	Secondary 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



This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.



Groundwater vulnerability



— Site Outline

Search buffers in metres (m)

Superficial vulnerability

- Principal superficial aquifer, high vulnerability
- Secondary superficial aquifer, high vulnerability
- Principal superficial aquifer, medium vulnerability
- Secondary superficial aquifer, medium vulnerability
- Principal superficial aquifer, low vulnerability
- Secondary superficial aquifer, low vulnerability

Bedrock vulnerability

- Principal bedrock aquifer, high vulnerability
- Secondary bedrock aquifer, high vulnerability
- Principal bedrock aquifer, medium vulnerability
- Secondary bedrock aquifer, medium vulnerability
- Principal bedrock aquifer, low vulnerability
- Secondary bedrock aquifer, low vulnerability

Other information

- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m

1

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

- High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
- Medium - Intermediate between high and low vulnerability.
- Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

Features are displayed on the Groundwater vulnerability map on [page 37](#) >

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary bedrock aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: Medium	Vulnerability: Medium Aquifer type: Secondary Flow mechanism: Well connected fractures

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

5.4 Groundwater vulnerability- soluble rock risk

Records on site	0
------------------------	----------

This dataset identifies areas where solution features that enable rapid movement of a pollutant may be present within a 1km grid square.

This data is sourced from the British Geological Survey and the Environment Agency.

5.5 Groundwater vulnerability- local information

Records on site	0
------------------------	----------

This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on enquiries@environment-agency.gov.uk ↗.

This data is sourced from the British Geological Survey and the Environment Agency.

Abstractions and Source Protection Zones



- Site Outline
- Search buffers in metres (m)
- Source Protection Zone 1
Inner catchment
- Source Protection Zone 2
Outer catchment
- Source Protection Zone 3
Total catchment
- Source Protection Zone 4
Zone of Special Interest
- Source Protection Zone 1c
Inner catchment - confined aquifer
- Source Protection Zone 2c
Outer catchment - confined aquifer
- Source Protection Zone 3c
Total catchment - confined aquifer
- Drinking water abstraction licences
Point features
- Drinking water abstraction licences
Polygon features
- Drinking water abstraction licences
Linear features
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (linear)

5.6 Groundwater abstractions

Records within 2000m

0

Licensed groundwater abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, between two points (line data) or a larger area.

This data is sourced from the Environment Agency and Natural Resources Wales.



5.7 Surface water abstractions

Records within 2000m

2

Licensed surface water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on [page 39](#) >

ID	Location	Details	
-	1844m NE	Status: Historical Licence No: 2/27/08/068 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: SURFACE WATER Point: AIRE AND CALDER NAVIGATION (OLD) - BARNSELEY Data Type: Point Name: MONCKTON COKE & CHEMICAL COMPANY LIMITED Easting: 437080 Northing: 412370	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 28/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 27/03/1998 Version End Date: -
-	1844m NE	Status: Historical Licence No: 2/27/08/068 Details: General Use Relating To Secondary Category (High Loss) Direct Source: SURFACE WATER Point: AIRE AND CALDER NAVIGATION (OLD) - BARNSELEY Data Type: Point Name: MONCKTON COKE & CHEMICAL CO LTD Easting: 437080 Northing: 412370	Annual Volume (m ³): 110000 Max Daily Volume (m ³): 2742 Original Application No: - Original Start Date: 28/04/1966 Expiry Date: - Issue No: 102 Version Start Date: 21/01/2008 Version End Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.

5.8 Potable abstractions

Records within 2000m

0

Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

This data is sourced from the Environment Agency and Natural Resources Wales.



5.9 Source Protection Zones

Records within 500m

0

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination.

This data is sourced from the Environment Agency and Natural Resources Wales.

5.10 Source Protection Zones (confined aquifer)

Records within 500m

0

Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive resource if deep excavation/drilling is taking place.

This data is sourced from the Environment Agency and Natural Resources Wales.

6 Hydrology



- Site Outline
- Search buffers in metres (m)
- Water Network (OS NGD)
- Surface water features (wider than 5m)
- Surface water features (narrower than 5m)
- ⋯ WFD River, canal and surface water transfer water bodies
- WFD Lake water bodies
- WFD Transitional and coastal water bodies
- WFD Surface water body catchments boundaries
- WFD Groundwater body boundaries

6.1 Water Network (OS NGD)

Records within 250m

0

Detailed water network of Great Britain showing the flow and precise central course of every river, stream, lake and canal.

This data is sourced from the Ordnance Survey®.

6.2 Surface water features

Records within 250m

0

Covering rivers, streams and lakes (some overlap with OS NGD Water Network data in previous section) but additionally covers smaller features such as ponds. Rivers and streams narrower than 5m are represented as a single line. Lakes, ponds and rivers or streams wider than 5m are represented as polygons.

This data is sourced from the Ordnance Survey®.

6.3 WFD Surface water body catchments

Records on site	2
------------------------	----------

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on [page 42 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	On site	River	Owler Beck from Source to River Calder	GB104027062530	Calder Lower	Aire and Calder
B	On site	River	Cudworth Dyke from Source to River Dearne	GB104027063230	Dearne	Don and Rother

This data is sourced from the Environment Agency and Natural Resources Wales.

6.4 WFD Surface water bodies

Records identified	2
---------------------------	----------

Surface water bodies under the Directive may be rivers, lakes, estuary or coastal. To achieve the purpose of the Directive, environmental objectives have been set and are reported on for each water body. The progress towards delivery of the objectives is then reported on by the relevant competent authorities at the end of each six-year cycle. The river water body directly associated with the catchment listed in the previous section is detailed below, along with any lake, canal, coastal or artificial water body within 250m of the site. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each water body listed.

Features are displayed on the Hydrology map on [page 42 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	1020m N	River	Owler Beck from Source to River Calder	GB104027062530 ↗	No longer applicable	Does not require assessment	Moderate	2022
-	2189m E	River	Cudworth Dyke from Source to River Dearne	GB104027063230 ↗	No longer applicable	Does not require assessment	Poor	2022

This data is sourced from the Environment Agency and Natural Resources Wales.



6.5 WFD Groundwater bodies

Records on site

2

Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

Features are displayed on the Hydrology map on [page 42](#) >

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
A	On site	Aire & Calder Carb Limestone / Millstone Grit / Coal Measures.	GB40402G700400 ↗	Poor	Poor	Good	2019
B	On site	Don & Rother Millstone grit & Coal Measures	GB40402G992300 ↗	Poor	Poor	Good	2019

This data is sourced from the Environment Agency and Natural Resources Wales.



7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m**0**

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m within the Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) models. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition. The risk categories for RoFRaS for rivers and the sea and FRAW for rivers are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 100 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 100 chance) or High (greater than or equal to 1 in 30 chance). The risk categories for FRAW for the sea are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 200 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 200 chance) or High (greater than or equal to 1 in 30 chance).

This data is sourced from the Environment Agency and Natural Resources Wales.

7.2 Historical Flood Events

Records within 250m**0**

Records of historic flooding from rivers, the sea, groundwater and surface water. Records began in 1946 when predecessor bodies started collecting detailed information about flooding incidents, although limited details may be included on flooding incidents prior to this date. Takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding, and includes flood extents that may have been affected by overtopping, breaches or blockages.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.3 Flood Defences

Records within 250m**0**

Records of flood defences owned, managed or inspected by the Environment Agency and Natural Resources Wales. Flood defences can be structures, buildings or parts of buildings. Typically these are earth banks, stone and concrete walls, or sheet-piling that is used to prevent or control the extent of flooding.

This data is sourced from the Environment Agency and Natural Resources Wales.



7.4 Areas Benefiting from Flood Defences

Records within 250m

0

Areas that would benefit from the presence of flood defences in a 1 in 100 (1%) chance of flooding each year from rivers or 1 in 200 (0.5%) chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.5 Flood Storage Areas

Records within 250m

0

Areas that act as a balancing reservoir, storage basin or balancing pond to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel or to delay the timing of a flood peak so that its volume is discharged over a longer period.

This data is sourced from the Environment Agency and Natural Resources Wales.



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m

0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land between Flood Zone 3 (see next section) and the extent of the flooding from rivers or the sea with a 1 in 1000 (0.1%) chance of flooding each year.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.7 Flood Zone 3

Records within 50m

0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.



8 Surface water flooding

8.1 Surface water flooding

Highest risk on site

Negligible

Highest risk within 50m

Negligible

Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site. The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Negligible
1 in 250 year	Negligible
1 in 100 year	Negligible
1 in 30 year	Negligible

This data is sourced from Ambiental Risk Analytics.



9 Groundwater flooding



— Site Outline
Search buffers in metres (m)

- High
- Moderate - High
- Moderate
- Low
- Negligible

9.1 Groundwater flooding

Highest risk on site

Negligible

Highest risk within 50m

Negligible

Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property. This risk assessment is based on a 1 in 100 year return period and a 5m Digital Terrain Model (DTM).

Features are displayed on the Groundwater flooding map on [page 49](#) >

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- Sites of Special Scientific Interest (SSSI)
- + Local Nature Reserves (LNR)
- / Designated Ancient Woodland
- Green Belt

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

1

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and (in Scotland) by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2010.

Features are displayed on the Environmental designations map on [page 50](#) >

ID	Location	Name	Data source
-	1966m E	Dearne Valley Wetlands SSSI	Natural England



This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m

0

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. They cover all aspects of wetland conservation and wise use, recognizing wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. These sites cover a broad definition of wetland; marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, and even some marine areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.3 Special Areas of Conservation (SAC)

Records within 2000m

0

Areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.4 Special Protection Areas (SPA)

Records within 2000m

0

Sites classified by the UK Government under the EC Birds Directive, SPAs are areas of the most important habitat for rare (listed on Annex I to the Directive) and migratory birds within the European Union.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.5 National Nature Reserves (NNR)

Records within 2000m

0

Sites containing examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. They are managed to conserve their habitats, provide special opportunities for scientific study or to provide public recreation compatible with natural heritage interests.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.



10.6 Local Nature Reserves (LNR)

Records within 2000m

1

Sites managed for nature conservation, and to provide opportunities for research and education, or simply enjoying and having contact with nature. They are declared by local authorities under the National Parks and Access to the Countryside Act 1949 after consultation with the relevant statutory nature conservation agency.

Features are displayed on the Environmental designations map on [page 50 >](#)

ID	Location	Name	Data source
A	824m W	Notton Wood	Natural England

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.7 Designated Ancient Woodland

Records within 2000m

7

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the woodland have to be old.

Features are displayed on the Environmental designations map on [page 50 >](#)

ID	Location	Name	Woodland Type
A	822m W	Notton Park	Ancient & Semi-Natural Woodland
A	824m W	Notton Park	Ancient & Semi-Natural Woodland
B	869m W	Notton Park	Ancient Replanted Woodland
B	869m W	Notton Park	Ancient Replanted Woodland
3	980m N	Applehaigh Wood	Ancient & Semi-Natural Woodland
-	1447m W	Notton Park	Ancient Replanted Woodland
-	1447m W	Notton Park	Ancient Replanted Woodland

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.



10.8 Biosphere Reserves

Records within 2000m

0

Biosphere Reserves are internationally recognised by UNESCO as sites of excellence to balance conservation and socioeconomic development between nature and people. They are recognised under the Man and the Biosphere (MAB) Programme with the aim of promoting sustainable development founded on the work of the local community.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.9 Forest Parks

Records within 2000m

0

These are areas managed by the Forestry Commission designated on the basis of recreational, conservation or scenic interest.

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m

0

A type of marine nature reserve in UK waters established under the Marine and Coastal Access Act (2009). They are designated with the aim to protect nationally important, rare or threatened habitats and species.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.11 Green Belt

Records within 2000m

2

Areas designated to prevent urban sprawl by keeping land permanently open.

Features are displayed on the Environmental designations map on [page 50 >](#)

ID	Location	Name	Local Authority name
1	344m NW	South and West Yorkshire Green Belt	Barnsley
2	407m NW	South and West Yorkshire Green Belt	Wakefield

This data is sourced from the Ministry of Housing, Communities and Local Government.



10.12 Proposed Ramsar sites

Records within 2000m**0**

Ramsar sites are areas listed as a Wetland of International Importance under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention) 1971. The sites here supplied have a status of 'Proposed' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m**0**

Special Areas of Conservation are areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive. Those sites supplied here are those with a status of 'Possible' having been identified for potential adoption under the framework.

This data is sourced from Natural England and Natural Resources Wales.

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m**0**

Special Protection Areas (SPAs) are areas designated (or 'classified') under the European Union Wild Birds Directive for the protection of nationally and internationally important populations of wild birds. Those sites supplied here are those with a status of 'Potential' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m**0**

Areas where nitrate concentrations in drinking water sources exceeded or was at risk of exceeding the limit of 50 mg/l set by the 1980 EC Drinking Water Directive. Voluntary agricultural measures as a means of reducing the levels of nitrate were introduced by DEFRA as MAFF, with payments being made to farmers who complied. The scheme was started as a pilot in 1990 in ten areas, later implemented within 32 areas. The scheme was closed to further new entrants in 1998, although existing agreements continued for their full term. All Nitrate Sensitive Areas fell within the areas designated as Nitrate Vulnerable Zones (NVZs) in 1996 under the EC Nitrate Directive (91/676/EEC).

This data is sourced from Natural England.



10.16 Nitrate Vulnerable Zones

Records within 2000m**4**

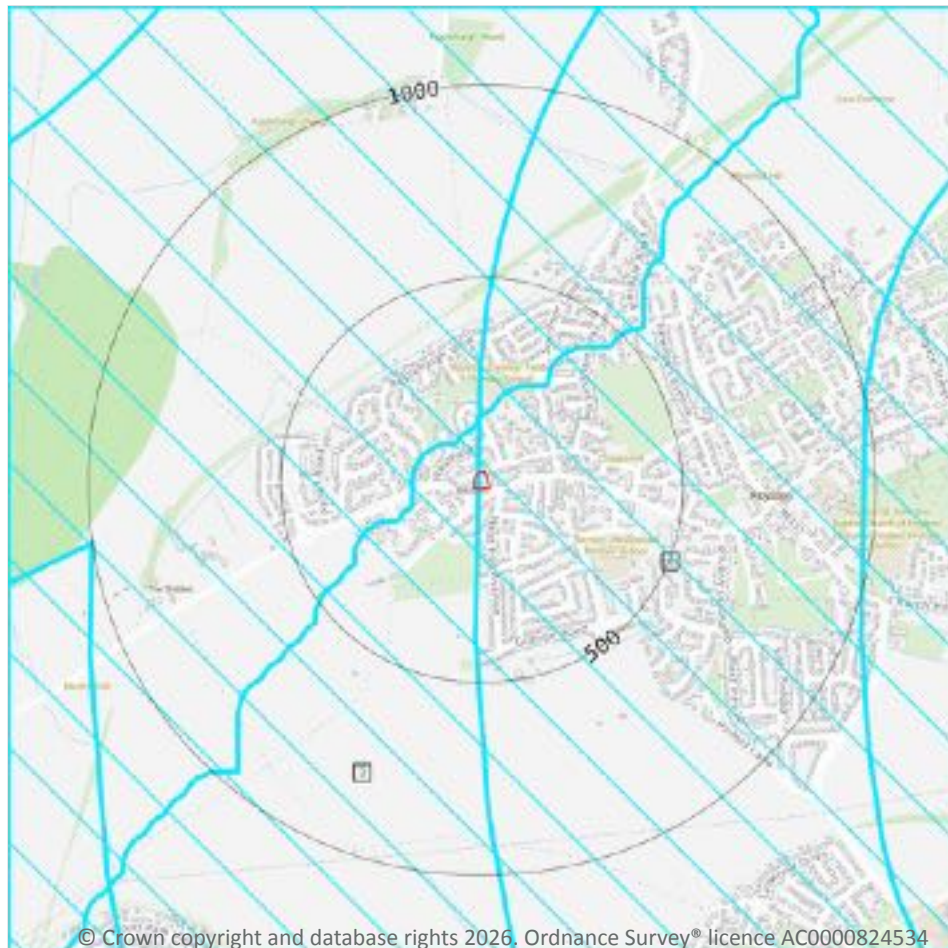
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
On site	Owler Beck from Source to River Calder NVZ	Surface Water	268	Existing
On site	River Dearne NVZ	Surface Water	278	Existing
1319m W	Owler Beck from Source to River Calder NVZ	Surface Water	268	Existing
1958m SW	River Dearne NVZ	Surface Water	278	Existing

This data is sourced from Natural England and Natural Resources Wales.



SSSI Impact Zones and Units



- Site Outline
- Search buffers in metres (m)
- SSSI Impact Risk Zones
- SSSI Units
- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

10.17 SSSI Impact Risk Zones

Records on site

2

Developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

Features are displayed on the SSSI Impact Zones and Units map on [page 56 >](#)

ID	Location	Type of developments requiring consultation
1	On site	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101305322342&notes=&location=440213,411703%20(IRZ%20polygon%20centre)
2	On site	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000530040&notes=&location=435054,410064%20(IRZ%20polygon%20centre)



This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m

1

Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

Features are displayed on the SSSI Impact Zones and Units map on [page 56 >](#)

ID: -
Location: 1966m E
SSSI name: Dearne Valley Wetlands
Unit name: Pool Ings And Sandybridge Dyke
Broad habitat: Fen, Marsh And Swamp - Lowland
Condition: Favourable
Reportable features:

Feature name	Feature condition	Date of assessment
Aggregations of breeding birds - Willow Tit, Poecile montanus	Favourable	01/03/2021
Assemblages of breeding birds - Mixed	Favourable	01/03/2021
Assemblages of breeding birds - Scrub	Favourable	01/03/2021

This data is sourced from Natural England and Natural Resources Wales.



11 Visual and cultural designations



- Site Outline
- Search buffers in metres (m)
- Listed buildings
- Conservation areas
- Conservation areas - no data
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites

11.1 World Heritage Sites

Records within 250m

0

Sites designated for their globally important cultural or natural interest requiring appropriate management and protection measures. World Heritage Sites are designated to meet the UK's commitments under the World Heritage Convention.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.3 National Parks

Records within 250m

0

In England and Wales, the purpose of National Parks is to conserve and enhance landscapes within the countryside whilst promoting public enjoyment of them and having regard for the social and economic well-being of those living within them. In Scotland National Parks have the additional purpose of promoting the sustainable use of the natural resources of the area and the sustainable social and economic development of its communities. The National Parks and Access to the Countryside Act 1949 established the National Park designation in England and Wales, and The National Parks (Scotland) Act 2000 in Scotland.

This data is sourced from Natural England, Natural Resources Wales and the Scottish Government.

11.4 Listed Buildings

Records within 250m

1

Buildings listed for their special architectural or historical interest. Building control in the form of 'listed building consent' is required in order to make any changes to that building which might affect its special interest. Listed buildings are graded to indicate their relative importance, however building controls apply to all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.

Features are displayed on the Visual and cultural designations map on [page 58 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
1	195m E	100 102 And 104, High Street	II	1151128	13/01/1986

This data is sourced from Historic England, Cadw and Historic Environment Scotland.



11.5 Conservation Areas

Records within 250m

0

Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a conservation area gives broader protection than the listing of individual buildings. All the features within the area, listed or otherwise, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.6 Scheduled Ancient Monuments

Records within 250m

0

A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979. The Schedule of Monuments has c.20,000 entries and includes sites such as Roman remains, burial mounds, castles, bridges, earthworks, the remains of deserted villages and industrial sites. Monuments are not graded, but all are, by definition, considered to be of national importance.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.7 Registered Parks and Gardens

Records within 250m

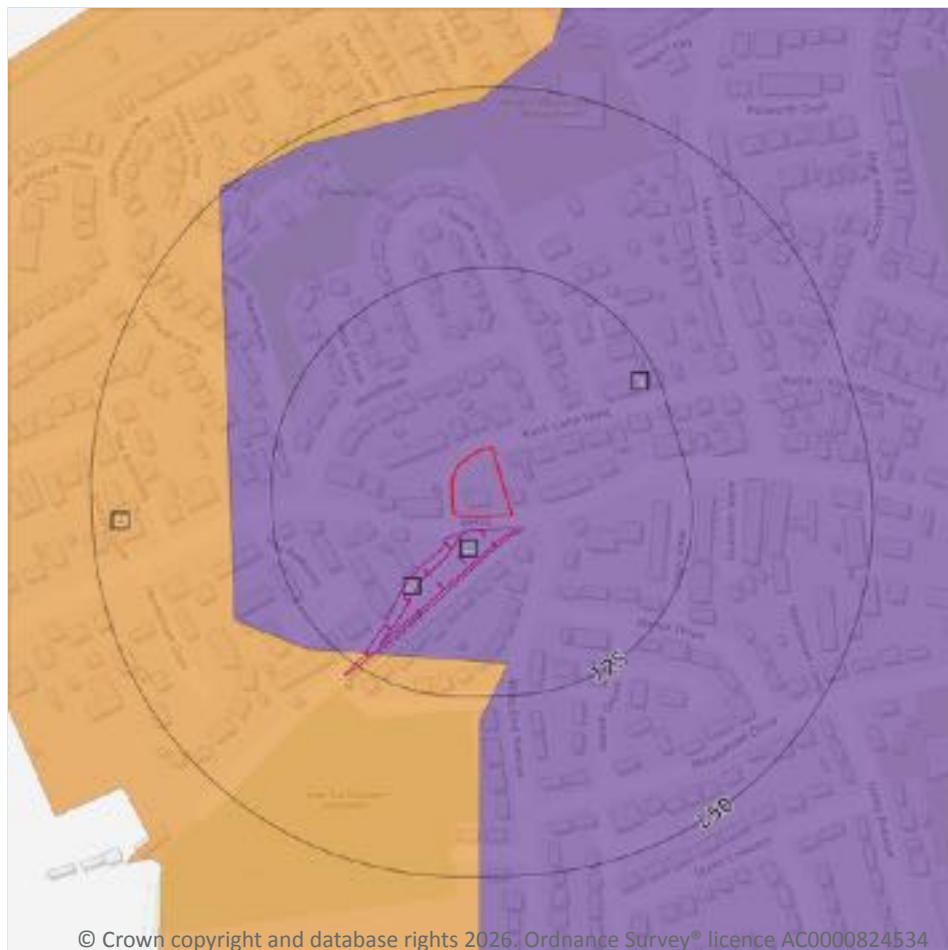
0

Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the special character of the landscape.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.



12 Agricultural designations



- Site Outline
- Search buffers in metres (m)
- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

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12.1 Agricultural Land Classification

Records within 250m

2

Classification of the quality of agricultural land taking into consideration multiple factors including climate, physical geography and soil properties. It should be noted that the categories for the grading of agricultural land are not consistent across England, Wales and Scotland.

Features are displayed on the Agricultural designations map on [page 61](#) >

ID	Location	Classification	Description
1	On site	Urban	Non-agricultural/no quality assigned
2	99m S	Grade 3	Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.



This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m

4

The Countryside and Rights of Way Act 2000 (CROW Act) gives a public right of access to land without having to use paths. Access land includes mountains, moors, heaths and downs that are privately owned. It also includes common land registered with the local council and some land around the England Coast Path. Generally permitted activities on access land are walking, running, watching wildlife and climbing.

Features are displayed on the Agricultural designations map on [page 61](#) >

ID	Location	Name	Classification	Other relevant legislation
A	10m S	The Pond	Section 15 Land	S.193 - Urban Borough District
A	10m S	The Pond	Section 4 Conclusive Registered Common Land	-
B	10m S	The (former) Village Pond (part)	Section 15 Land	S.193 - Urban Borough District
B	10m S	The (former) Village Pond (part)	Section 4 Conclusive Registered Common Land	-

This data is sourced from Natural England and Natural Resources Wales.

12.3 Tree Felling Licences

Records within 250m

0

Felling Licence Application (FLA) areas approved by Forestry Commission England. Anyone wishing to fell trees must ensure that a licence or permission under a grant scheme has been issued by the Forestry Commission before any felling is carried out or that one of the exceptions apply.

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

0

Environmental Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. The schemes identified may be historical schemes that have now expired, or may still be active.

This data is sourced from Natural England.



12.5 Countryside Stewardship Schemes

Records within 250m

0

Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

This data is sourced from Natural England.



13 Habitat designations

13.1 Priority Habitat Inventory

Records within 250m

0

Habitats of principal importance as named under Natural Environment and Rural Communities Act (2006) Section 41.

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

0

Habitat networks for 18 priority habitat networks (based primarily, but not exclusively, on the priority habitat inventory) and areas suitable for the expansion of networks through restoration and habitat creation.

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

Sites verified as Open Mosaic Habitat. Mosaic habitats are brownfield sites that are identified under the UK Biodiversity Action Plan as a priority habitat due to the habitat variation within a single site, supporting an array of invertebrates.

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

0

Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened due to their removal for use in gardens and water features. Many limestone pavements have been designated as SSSIs which affords them some protection. In addition, Section 34 of the Wildlife and Countryside Act 1981 gave them additional protection via the creation of Limestone Pavement Orders, which made it a criminal offence to remove any part of the outcrop. The associated Limestone Pavement Priority Habitat is part of the UK Biodiversity Action Plan priority habitat in England.

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



- Site Outline
- Search buffers in metres (m)
- Full coverage
 - Partial coverage
 - No coverage

14.1 10k Availability

Records within 500m

2

An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on [page 65](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	SE31SE
2	411m W	Full	Full	Full	No coverage	SE31SW

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Artificial and made ground



- Site Outline**
- Search buffers in metres (m)
- Reclaimed ground
 - Made ground
 - Worked ground
 - Infilled ground
 - Disturbed ground
 - Landscaped ground

14.2 Artificial and made ground (10k)

Records within 500m

7

Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on [page 66 >](#)

ID	Location	LEX Code	Description	Rock description
A	311m SE	WGR-VOID	Worked Ground (Undivided)	Void
A	330m SE	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit
B	370m NW	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit
B	388m NW	WGR-VOID	Worked Ground (Undivided)	Void

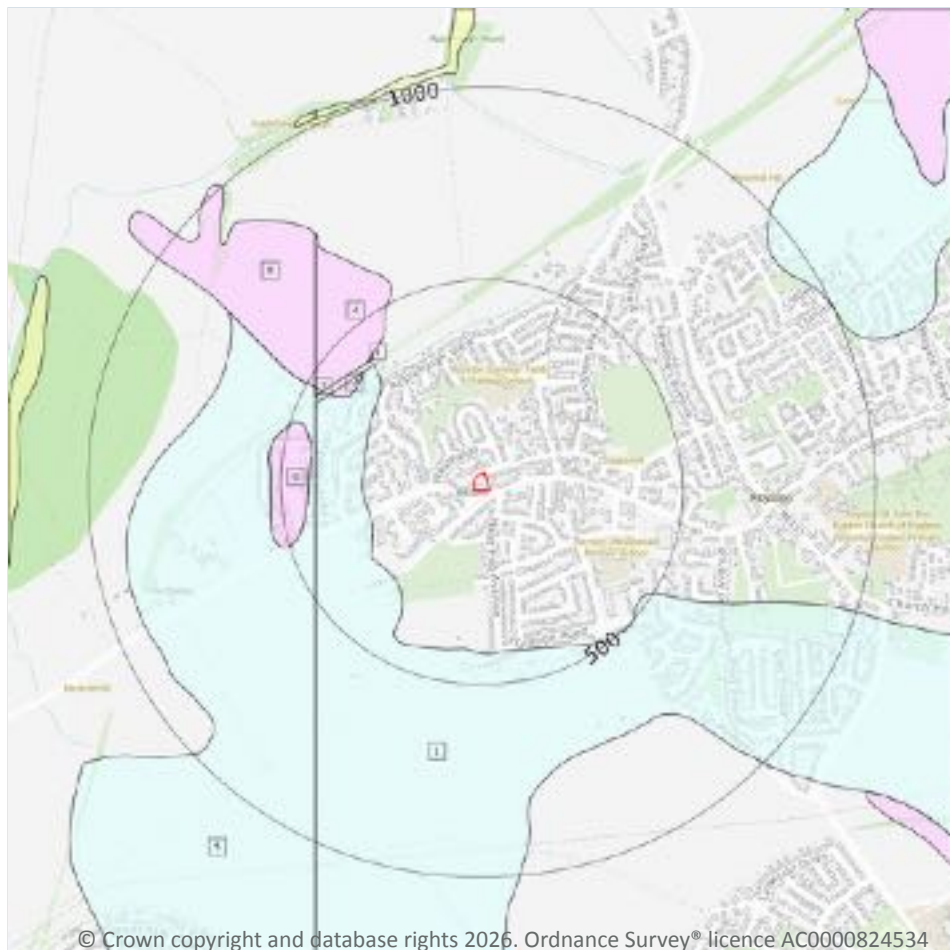


ID	Location	LEX Code	Description	Rock description
1	409m E	WGR-VOID	Worked Ground (Undivided)	Void
2	449m NW	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit
3	457m NW	WMGR-ARTDP	Infilled Ground	Artificial deposit

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



- Site Outline
- Search buffers in metres (m)
- Landslip (10k)
- Superficial geology (10k)
Please see table for more details.

14.3 Superficial geology (10k)

Records within 500m

8

Superficial geological deposits at 1:10,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 68](#) >

ID	Location	LEX Code	Description	Rock description
1	277m W	TILMP-DMTN	Till, Mid Pleistocene-Diamicton	Diamicton
2	385m NW	GFDMP-XSV	Glaciofluvial Deposits, Mid Pleistocene-Sand And Gravel	Sand and gravel
3	406m NW	TILMP-DMTN	Till, Mid Pleistocene-Diamicton	Diamicton



ID	Location	LEX Code	Description	Rock description
4	409m NW	GFDMP-XSV	Glaciofluvial Deposits, Mid Pleistocene-Sand And Gravel	Sand and gravel
5	411m W	TILMP-DMTN	Till, Mid Pleistocene-Diamicton	Diamicton
6	426m W	GFDMP-XSV	Glaciofluvial Deposits, Mid Pleistocene-Sand And Gravel	Sand and gravel
7	454m NW	TILMP-DMTN	Till, Mid Pleistocene-Diamicton	Diamicton
8	477m NW	GFDMP-XSV	Glaciofluvial Deposits, Mid Pleistocene-Sand And Gravel	Sand and gravel

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

0

Mass movement deposits on BGS geological maps at 1:10,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

.... Bedrock faults and other linear features (10k)

Bedrock geology (10k)
Please see table for more details.

14.5 Bedrock geology (10k)

Records within 500m

9

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 70 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	MXR-SDST	Mexborough Rock-Sandstone	Westphalian
2	43m SE	MXR-SDST	Mexborough Rock-Sandstone	Westphalian
4	80m NW	ACR-SDST	Ackton Rock-Sandstone	Westphalian



ID	Location	LEX Code	Description	Rock age
6	81m S	PMCM-MDSS	Pennine Middle Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian
9	239m W	PMCM-MDSS	Pennine Middle Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian
11	378m NW	ACR-SDST	Ackton Rock-Sandstone	Westphalian
12	383m W	OR-SDST	Oaks Rock-Sandstone	Westphalian
13	411m W	OR-SDST	Oaks Rock-Sandstone	Westphalian
14	480m S	PMCM-SDST	Pennine Middle Coal Measures Formation-Sandstone	Westphalian

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

5

Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 70 >](#)

ID	Location	Category	Description
3	43m SE	FAULT	Fault, inferred, displacement unknown
5	80m NW	FAULT	Fault, inferred, displacement unknown
7	114m S	ROCK	Coal seam, inferred
8	177m S	ROCK	Coal seam, inferred
10	297m W	FOSSIL_HORIZON	Marine band

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



- Site Outline
- Search buffers in metres (m)
- ☐ Geological map tile

15.1 50k Availability

Records within 500m

1

An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on [page 72](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	Full	Full	Full	EW087_barnsley_v4

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Artificial and made ground

15.2 Artificial and made ground (50k)

Records within 500m

0

Details of made, worked, infilled, disturbed and landscaped ground at 1:50,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

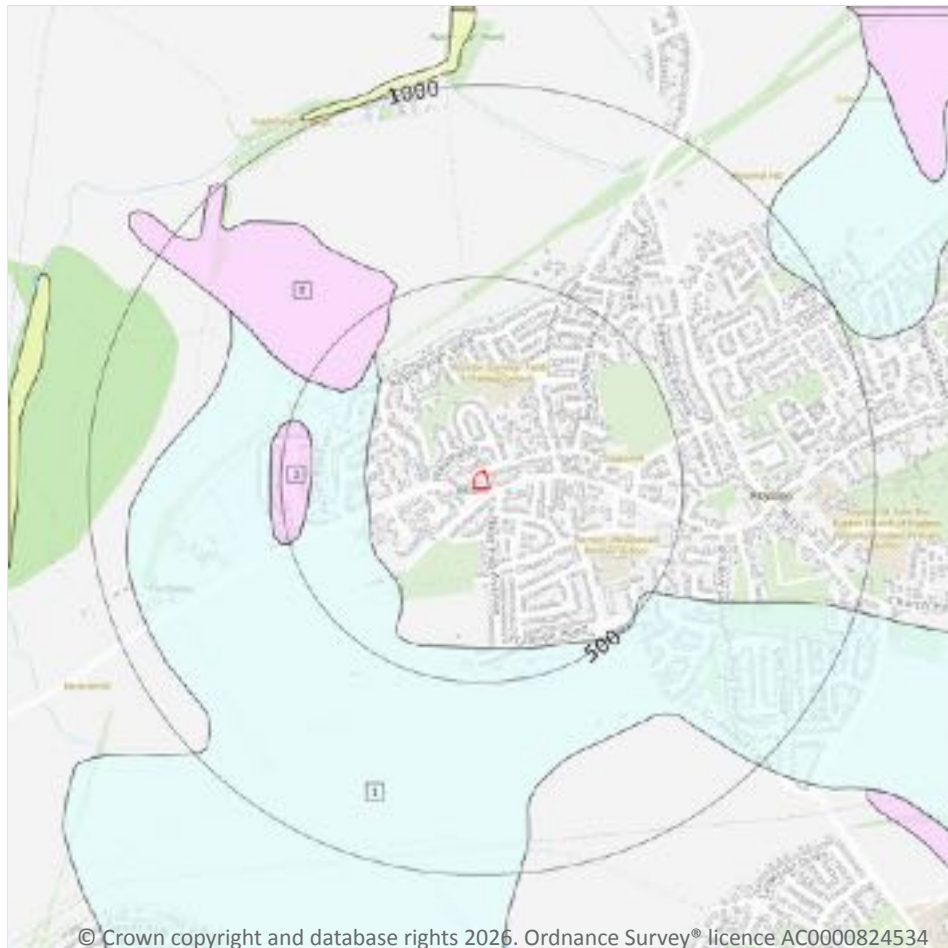
0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



— Site Outline

Search buffers in metres (m)

▣ Landslip (50k)

Superficial geology (50k)
Please see table for more details.

15.4 Superficial geology (50k)

Records within 500m

3

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:50,000 scale - Superficial map on [page 74](#) >

ID	Location	LEX Code	Description	Rock description
1	278m W	TILMP-DMTN	Till, Mid Pleistocene	Diamicton
2	386m NW	GFDMP-XSV	Glaciofluvial deposits, Mid Pleistocene	Sand and gravel
3	420m W	GFDMP-XSV	Glaciofluvial deposits, Mid Pleistocene	Sand and gravel



This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m

0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any superficial deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m

0

Mass movement deposits on BGS geological maps at 1:50,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

Records within 50m

0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any landslip deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

.... Bedrock faults and other linear features (50k)

Bedrock geology (50k)
Please see table for more details.

15.8 Bedrock geology (50k)

Records within 500m

8

Bedrock geology at 1:50,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 76 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	MXR-SDST	Mexborough Rock-Sandstone	Westphalian
2	42m SE	MXR-SDST	Mexborough Rock-Sandstone	Westphalian
4	80m NW	ACR-SDST	Ackton Rock-Sandstone	Westphalian



ID	Location	LEX Code	Description	Rock age
6	81m S	PMCM-MDSS	Pennine Middle Coal Measures Formation-Mudstone, siltstone and sandstone	Westphalian
9	239m W	PMCM-MDSS	Pennine Middle Coal Measures Formation-Mudstone, siltstone and sandstone	Westphalian
11	378m N	ACR-SDST	Ackton Rock-Sandstone	Westphalian
12	381m W	OR-SDST	Oaks Rock-Sandstone	Westphalian
13	485m S	PMCM-SDST	Pennine Middle Coal Measures Formation-Sandstone	Westphalian

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m

1

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of bedrock (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Fracture	High	Moderate

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

5

Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 76 >](#)

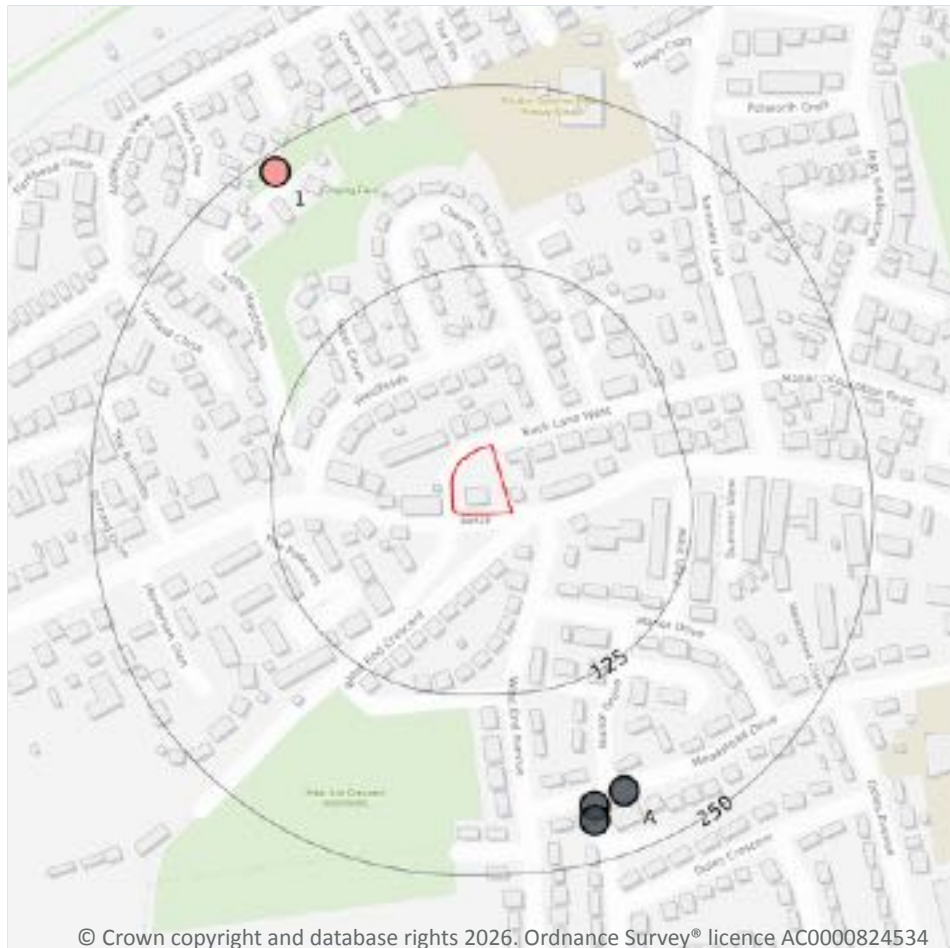
ID	Location	Category	Description
3	42m SE	FAULT	Fault, inferred, crossmark on downthrow side, throw in metres
5	80m NW	FAULT	Fault, inferred, crossmark on downthrow side, throw in metres
7	81m S	ROCK	Coal seam, inferred
8	178m S	ROCK	Coal seam, inferred
10	297m W	FOSSIL_HORIZON	Marine band



This data is sourced from the British Geological Survey.



16 Boreholes



— Site Outline
Search buffers in metres (m)

- Confidential
- 0 - 10m
- 10 - 30m
- 30m+
- Unknown

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16.1 BGS Boreholes

Records within 250m

4

The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several thousand metres deep.

Features are displayed on the Boreholes map on [page 79](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
A	208m S	435530 411290	MEADSTEAD DRIVE ROYSTON BARNSELY TP1	-	Y	N/A
A	211m S	435510 411280	MEADSTEAD DRIVE ROYSTON BARNSELY TP2	-	Y	N/A
A	221m S	435510 411270	MEADSTEAD DRIVE ROYSTON BARNSELY TP3	-	Y	N/A

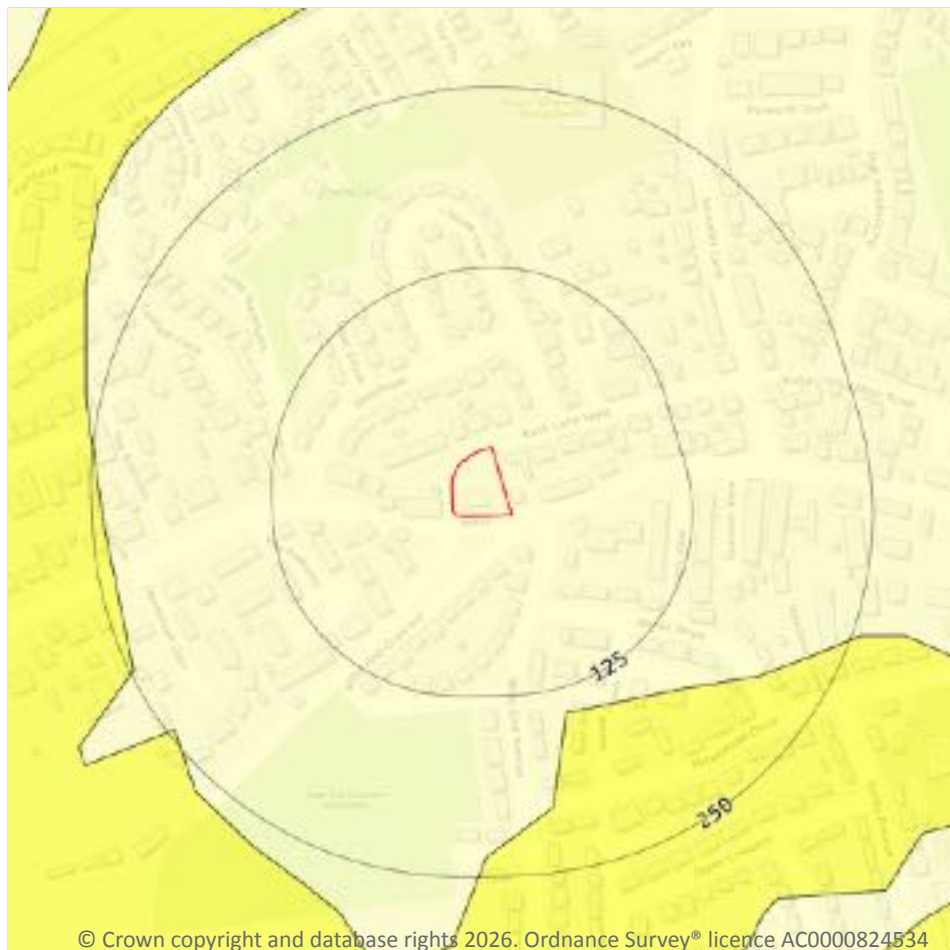


ID	Location	Grid reference	Name	Length	Confidential	Web link
1	237m NW	435288 411719	ROYSTON SURFACE BH	239.27	N	85659 ↗

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☒ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.1 Shrink swell clays

Records within 50m

1

The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and local drainage).

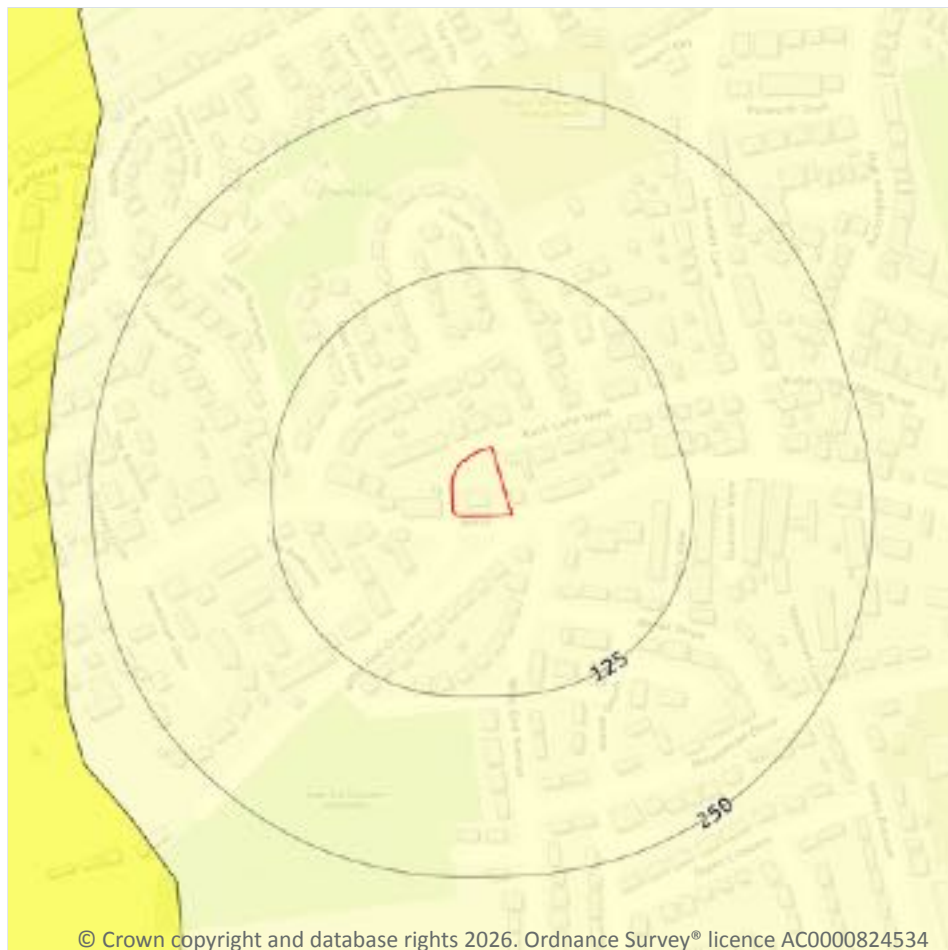
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 81](#) >

Location	Hazard rating	Details
On site	Negligible	Ground conditions predominantly non-plastic.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.2 Running sands

Records within 50m

1

The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

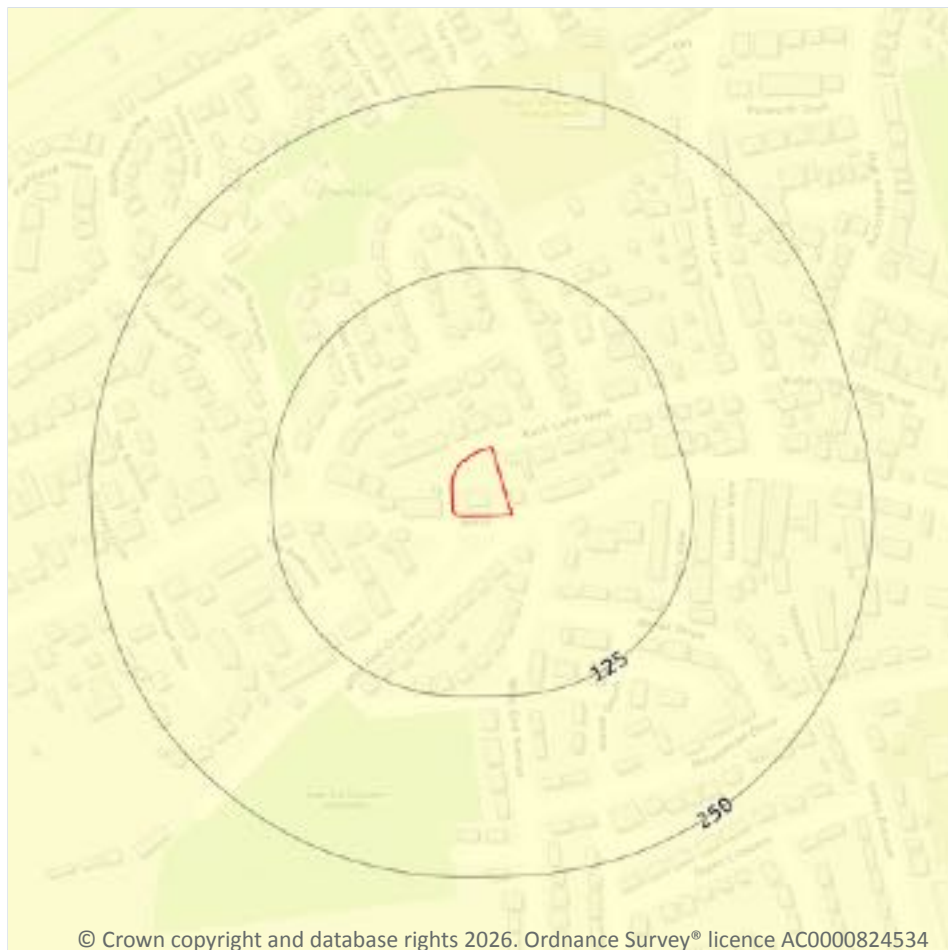
Features are displayed on the Natural ground subsidence - Running sands map on [page 82 >](#)

Location	Hazard rating	Details
On site	Negligible	Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.3 Compressible deposits

Records within 50m

1

The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

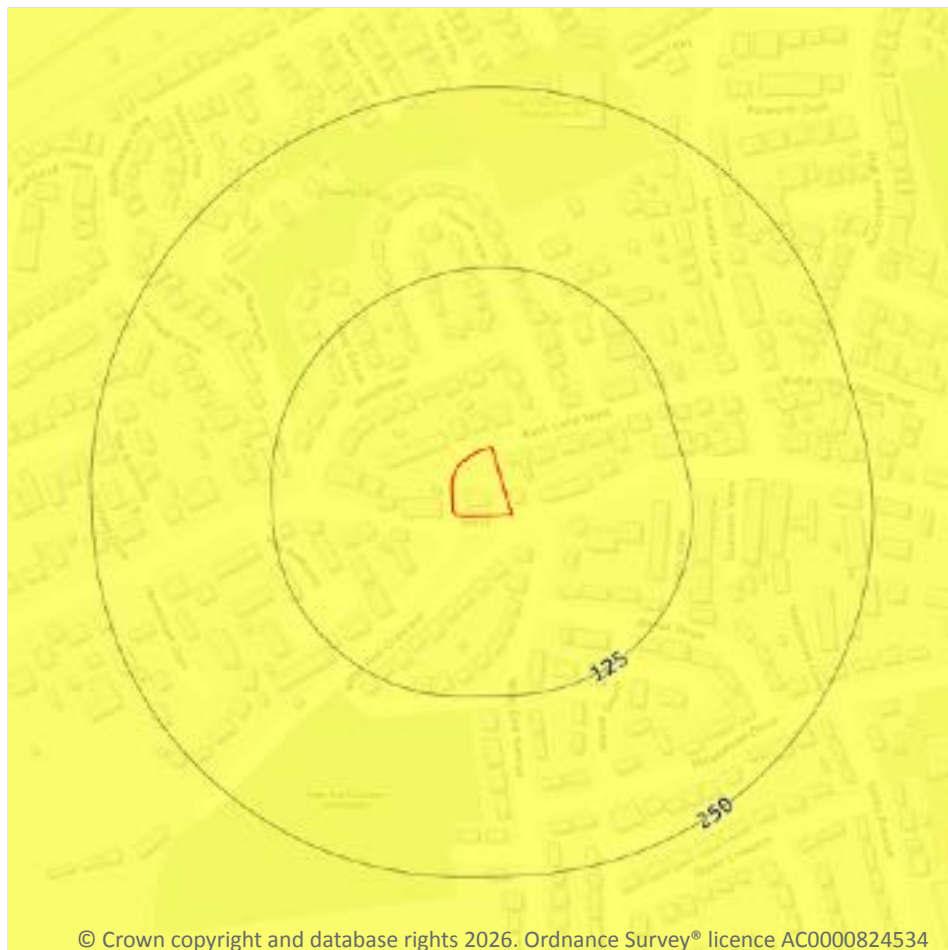
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 83](#) >

Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.4 Collapsible deposits

Records within 50m

1

The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

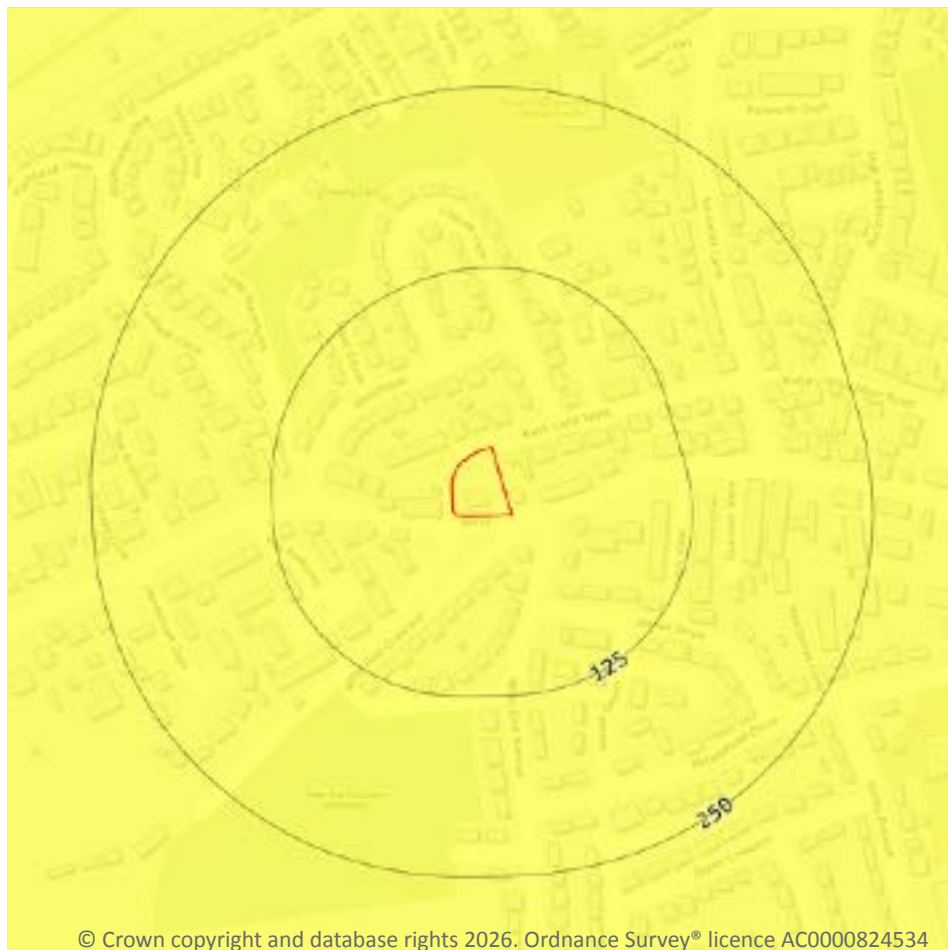
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 84](#) >

Location	Hazard rating	Details
On site	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



— Site Outline
Search buffers in metres (m)

- ☐ No data
- ☐ Negligible
- ☒ Very low
- ☐ Low
- ☐ Moderate
- ☐ High

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17.5 Landslides

Records within 50m

1

The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

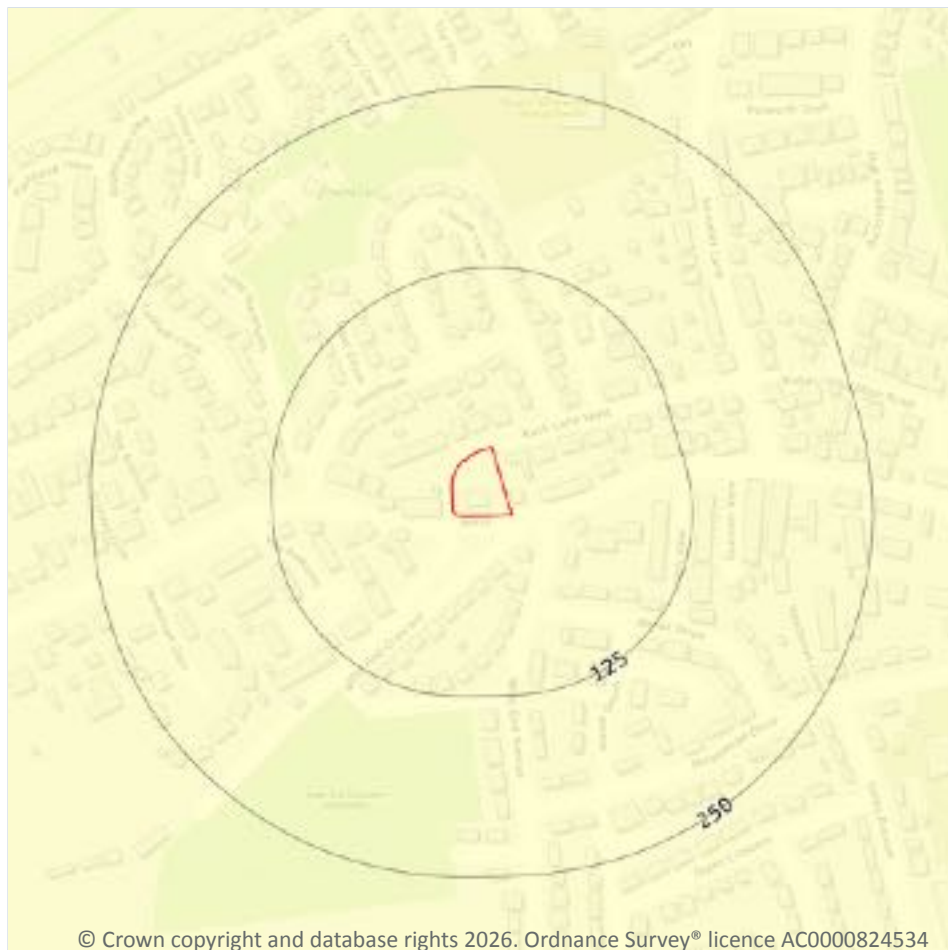
Features are displayed on the Natural ground subsidence - Landslides map on [page 85 >](#)

Location	Hazard rating	Details
On site	Very low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



— Site Outline
Search buffers in metres (m)

- ☐ No data
- ☐ Negligible
- ☐ Very low
- ☐ Low
- ☐ Moderate
- ☐ High

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17.6 Ground dissolution of soluble rocks

Records within 50m

1

The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 86](#) >

Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



This data is sourced from the British Geological Survey.



18 Mining and ground workings



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- Site Outline
- Search buffers in metres (m)
- BritPits
- Surface ground workings
- Underground workings
- Underground mining extents
- Historical mineral planning areas
- TCA non-coal mining
- Non Coal Mining
 - Sporadic underground mining of restricted extent possible
 - Localised small scale underground mining possible
 - Small scale mining possible
 - Underground mining known or likely within or in close proximity
 - Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m

0

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m**2**

Historical land uses identified from Ordnance Survey® mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

Features are displayed on the Mining and ground workings map on [page 88](#) >

ID	Location	Land Use	Year of mapping	Mapping scale
A	19m S	Pond	1904	1:10560
A	19m S	Pond	1891	1:10560

This data is sourced from Ordnance Survey®/Groundsure.

18.3 Underground workings

Records within 1000m**0**

Historical land uses identified from Ordnance Survey® mapping that indicate the presence of underground workings e.g. mine shafts.

This data is sourced from Ordnance Survey®/Groundsure.

18.4 Underground mining extents

Records within 500m**0**

This data identifies underground mine workings that could present a potential risk, including adits and seam workings. These features have been identified from BGS Geological mapping and mine plans sourced from the BGS and various collections and sources.

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m**0**

Boundaries of mineral planning permissions for England and Wales. This data was collated between the 1940s (and retrospectively to the 1930s) and the mid 1980s. The data includes permitted, withdrawn and refused permissions.

This data is sourced from the British Geological Survey.



18.6 Non-coal mining

Records within 1000m

17

The potential for historical non-coal mining to have affected an area. The assessment is drawn from expert knowledge and literature in addition to the digital geological map of Britain. Mineral commodities may be divided into seven general categories - vein minerals, chalk, oil shale, building stone, bedded ores, evaporites and 'other' commodities (including ball clay, jet, black marble, graphite and chert).

Features are displayed on the Mining and ground workings map on [page 88](#) >

ID	Location	Name	Commodity	Class	Likelihood
1	On site	Not available	Iron Ore (Bedded)	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
2	163m N	Not available	Iron Ore (Bedded)	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
3	350m S	Not available	Iron Ore (Bedded)	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
6	552m SW	Not available	Iron Ore (Bedded)	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
7	570m S	Not available	Iron Ore (Bedded)	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
8	652m SE	Not available	Iron Ore (Bedded)	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
9	657m SE	Not available	Iron Ore (Bedded)	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.



ID	Location	Name	Commodity	Class	Likelihood
11	672m NE	Not available	Iron Ore (Bedded)	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
-	695m SE	Not available	Iron Ore (Bedded)	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
-	701m S	Not available	Iron Ore (Bedded)	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
-	735m SW	Not available	Iron Ore (Bedded)	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
-	792m S	Not available	Iron Ore (Bedded)	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
-	804m E	Not available	Iron Ore (Bedded)	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
-	849m SW	Not available	Iron Ore (Bedded)	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
-	905m S	Not available	Iron Ore (Bedded)	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
-	931m SW	Not available	Iron Ore (Bedded)	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.



ID	Location	Name	Commodity	Class	Likelihood
-	978m SW	Not available	Iron Ore (Bedded)	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site	0
------------------------	----------

Areas which could be affected by former coal and other mining. This data includes some mine plans unavailable to the Coal Authority.

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m	0
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This data provides an indication of the potential zone of influence of recorded underground non-coal mining workings. Any and all analysis and interpretation of Coal Authority Data in this report is made by Groundsure, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the Coal Authority and permission should be sought from Groundsure prior to any re-use.

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m	0
----------------------------	----------

This data indicates areas of potential mining identified from alternative or archival sources, including; BGS Geological paper maps, Lidar data, aerial photographs (from World War II onwards), archaeological data services, websites, Tithe maps, and various text/plans from collected books and reports. Some of this data is approximate and Groundsure have interpreted the resultant risk area and, where possible, specific areas of risk have been captured.

This data is sourced from Groundsure.



18.10 Mining record office plans

Records within 500m

0

This dataset is representative of Mining Record Office and/or plan extents held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m

0

This dataset is representative of BGS mine plans held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.12 Coal mining

Records on site

1

Areas which could be affected by past, current or future coal mining.

Location	Details
On site	The site is located within a coal mining area as defined by the Coal Authority. A Consultants Coal Mining Report is recommended to further assess coal mining issues at the site. This can be ordered directly through Groundsure or your preferred search provider.

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site

0

The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

This data is sourced from the Cheshire Brine Subsidence Compensation Board.



18.14 Gypsum areas

Records on site	0
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Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0
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Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0
-----------------	---

Generalised areas that may be affected by kaolin and ball clay extraction.

This data is sourced from the Kaolin and Ball Clay Association (UK).



19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

Industry recognised national database of natural cavities. Sinkholes and caves are formed by the dissolution of soluble rock, such as chalk and limestone, gulls and fissures by cambering. Ground instability can result from movement of loose material contained within these cavities, often triggered by water.

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

This data identifies sinkhole information gathered from media reports and Groundsure's own records. This data goes back to 2014 and includes relative accuracy ratings for each event and links to the original data sources. The data is updated on a regular basis and should not be considered a comprehensive catalogue of all sinkhole events. The absence of data in this database does not mean a sinkhole definitely has not occurred during this time.

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey® maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising a narrow shaft with a number of chambers at the base of the shaft. Shakeholes are an alternative name for suffusion sinkholes, most commonly found in the limestone landscapes of North Yorkshire but also extensively noted around the Brecon Beacons National Park.

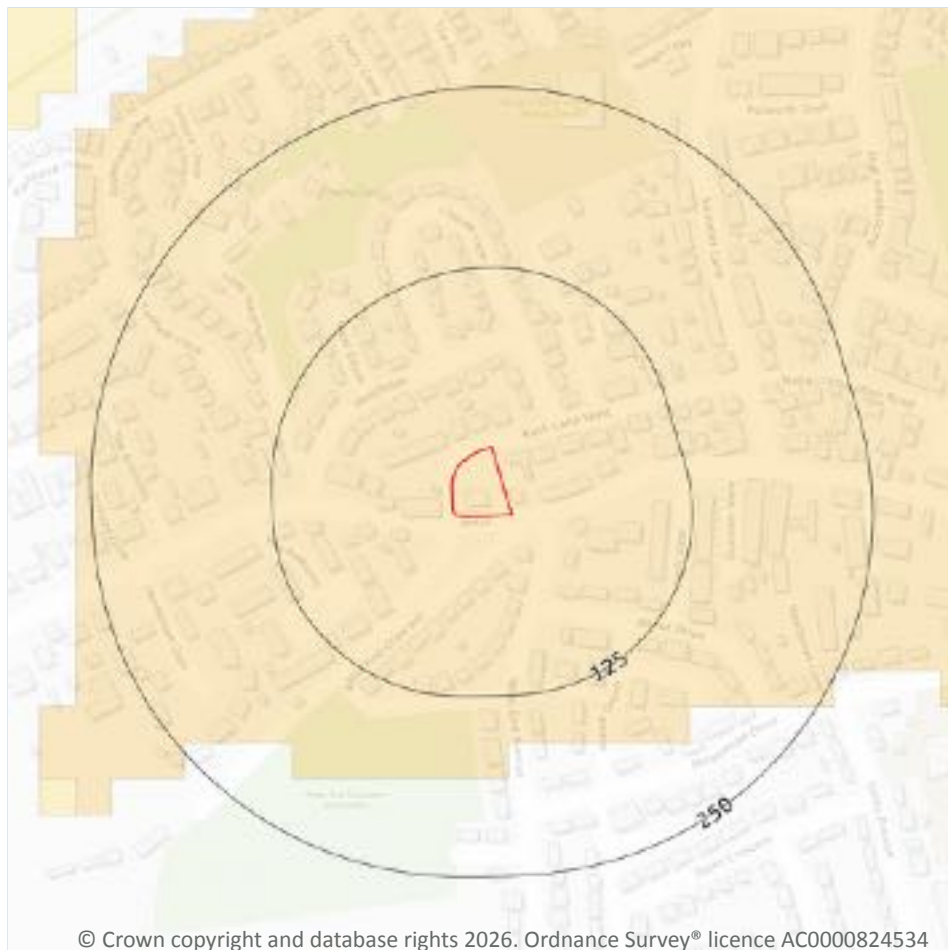
Not all 'holes' noted on Ordnance Survey® mapping will necessarily be present within this dataset.



This data is sourced from Groundsure.



20 Radon



- Site Outline
- Search buffers in metres (m)
- Greater than 30%
 - Between 10% and 30%
 - Between 5% and 10%
 - Between 3% and 5%
 - Between 1% and 3%
 - Less than 1%

20.1 Radon

Records on site

1

The Radon Potential data classifies areas based on their likelihood of a property having a radon level at or above the Action Level in Great Britain. The dataset is intended for use at 1:50,000 scale and was derived from both geological assessments and indoor radon measurements (more than 560,000 records). A minimum 50m buffer should be considered when searching the maps, as the smallest detectable feature at this scale is 50m. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain (1:100,000 scale).

Features are displayed on the Radon map on [page 97 >](#)

Location	Estimated properties affected	Radon Protection Measures required
On site	Between 3% and 5%	Basic



This data is sourced from the British Geological Survey and UK Health Security Agency.



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

9

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km². In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km²; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
18m E	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg
21m E	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg
23m E	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
38m E	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
48m E	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg
49m E	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg

This data is sourced from the British Geological Survey.



21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km²).

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km².

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m**0**

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m**0**

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m**0**

Railway tunnels taken from contemporary Ordnance Survey® mapping.

This data is sourced from the Ordnance Survey®.

22.4 Historical railway and tunnel features

Records within 250m**0**

Railways and tunnels digitised from historical Ordnance Survey® mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

This data is sourced from Ordnance Survey®/Groundsure.

22.5 Royal Mail tunnels

Records within 250m**0**

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.



This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m

0

Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m

0

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

This data is sourced from Ordnance Survey® and OpenStreetMap.

22.8 Crossrail 2

Records within 500m

0

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m

0

HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b (Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.

This data is sourced from HS2 Ltd.



Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information. To find out who they are and their areas of expertise see <https://www.groundsure.com/sources-reference> ↗.

Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: www.groundsure.com/terms-conditions-april-2026/ ↗.



APPENDIX E - HISTORICAL CONTAMINATION RISK ASSESSMENT

Desk Study Assessment of Potential Contamination Risk

Land Use Risk Assessment

An assessment has been carried out for a number of common past land uses, indicating the severity of risk rating that should be used. Where little is known about the site a more precautionary approach of the potential risks should be taken to highlight the uncertainty of knowledge regarding the potential risks. Where application recommendation is given to specific chemical testing that should be considered associated with an intrusive Ground Investigation (GI), however the exact scope of testing will be determined on a site-specific basis depending on the ground conditions present after completion of an appropriate intrusive GI.

Depending on the hydrogeology of the area and presence of any water-based receptors, leachate or groundwater testing may also need to be considered to classify the risks to these receptors.

Risk Classification

Based on the risk classification system set out in CIRIA C552, the following risk classifications have been used to define the potential risks to the identified potential future receptors.

Risk Term	Definition
Very High risk	There is a high probability that severe harm could arise to a designated receptor from an identified hazard at the site without appropriate remedial action being taken. Urgent investigation (if not already undertaken) and remediation very likely to be required.
High risk	Harm is likely to arise to a designated receptor for an identified hazard at the site without appropriate remedial action. Urgent investigation (if not already undertaken) and remediation likely to be required.
Moderate risk	It is possible that harm could arise to a designated receptor. It is relatively unlikely that such harm would be severe, or if any harm were to occur it is more likely that such harm would be relatively mild. Investigation normally required (if not already undertaken) to clarify risk; remediation may be required in the long-term.
Low risk	It is possible that harm could arise to a designated receptor from an identified hazard. It is likely that, at worst if any harm was realised, any effects would be mild. Investigation may be required (if not already undertaken) but remediation is unlikely to be required.
Very Low risk	There is a low possibility that harm could arise to a receptor. In the event of such harm occurring it is not likely to be severe. Investigation may be required (if not already undertaken) to confirm.

Potential Risk		Land Use	Contamination Testing			Comments
Risk Term	GI Colour Rating		Basic Screen	TPH CWG	BTEX & PCBs	
Very High	Red	Radioactive site	Specialist assessment required			
		Petrol/chemical plant	X	X		
		Metal works	X	X		Toxic metals
		Landfill site	X			Depending on infill used
		Dye works	X	X	X	
		Coke works	X	X	X	
		Gas works	X	X	X	
		Tannery	X			
		Petrol station	X	X	X	
		Oil depot	X	X	X	
High	Yellow	Infilled ground	X			Depending on infill used
		Heavy industry	X		X	
		Soap works	X		X	
		Power station	X			
		Garage	X	X		
		Timber yard	X			
		Abattoir	X			
		Colliery	X			
Moderate		Fabric mill	X		X	Very High if dye on site
		Foundry	X			
		Hospital	X			
		Food factory	X			
		Sewage works	X		X	
		Brewery	X			
		Coal yard	X			
		Light industry	X			
		Colliery spoil	X			
Low		Green	Offices/commercial	X		
	Storage/warehouse		X			
	Residential		X			
	Quarry		X			Unfilled
	Gardens/park		X			
Very Low	Farm/agricultural		X			Unless chemicals used

APPENDIX F - CONCEPTUAL SITE MODEL

Ref.	Hazard	Source	Pathway	Receptor	Pollutant Linkage ?	Current anticipated risk (1) *	Comment	Action	Residual Risk *^
1	Heavy metals	Made Ground	Ingestion of soil & indoor dust	Residents	✓	Very low / 100%	Ground investigation required to confirm risk potential	Subject to findings of Ground Investigation	Very Low
2	Carcinogenic PAHs	Made Ground	Ingestion of soil & indoor dust	Residents	✓	Very low / 100%	Ground investigation required to confirm risk potential	Subject to findings of Ground Investigation	Very Low
3	TPH	Made Ground	Ingestion of soil & indoor dust	Residents	✓	Very low / 100%	Ground investigation required to confirm risk potential	Subject to findings of Ground Investigation	Very Low
4	Sulphate	Made Ground	Ingestion of soil & indoor dust	Residents	✓	Very low / 100%	Ground investigation required to confirm risk potential	Subject to findings of Ground Investigation	Very Low
5	Leachable metals	Made Ground	Leaching to groundwater	Groundwater	✓	Very low / 100%	Ground investigation required to confirm risk potential	Subject to findings of Ground Investigation	Very Low
6	Leachable PAH	Made Ground	Leaching to groundwater	Groundwater	✓	Very low / 100%	Ground investigation required to confirm risk potential	Subject to findings of Ground Investigation	Very Low
7	Ground gases	Made Ground	Vertical migration through	Residents	✓	Very low / 100%	Further action not required	No further action deemed necessary	Very Low
8	Mine gases	Bedrock	Vertical migration through	Residents	✓	Moderate / 100%	Ground investigation required to confirm risk potential	Subject to findings of Ground Investigation	Very Low
9	Radon	Bedrock	Vertical migration through	Residents	✓	Moderate/low / 100%	Ground gas protection measures required for new buildings	No further action deemed necessary	Very Low
10	Invasive plant species	Invasive plant species	Contact with concrete substructures	On site buildings	✓	Very low / 100%	None identified during site walkover survey undertaken	Maintain vigilance during construction	Very Low
11	Trees	On site trees	Changes to soil moisture regime	On site buildings	✓	Very low / 100%	None identified during site walkover survey undertaken	No further action deemed necessary	Very Low
12	Flooding	River	Over land flow	Residents	✓	Very low / 100%	Site not within designated flood risk zone	No further action deemed necessary	Very Low



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NOTES:

- (1) Anticipated risk over percentage site area.
 * Refer to Risk Matrix Table within report text.
 ^ Anticipated risk after carrying out action

CONCEPTUAL MODEL TABLE

Client : Jack Whaling at Join and Build Ltd.
 Project : 177 High Street, Royston, S71 4RR
 Job No : 26036-DS