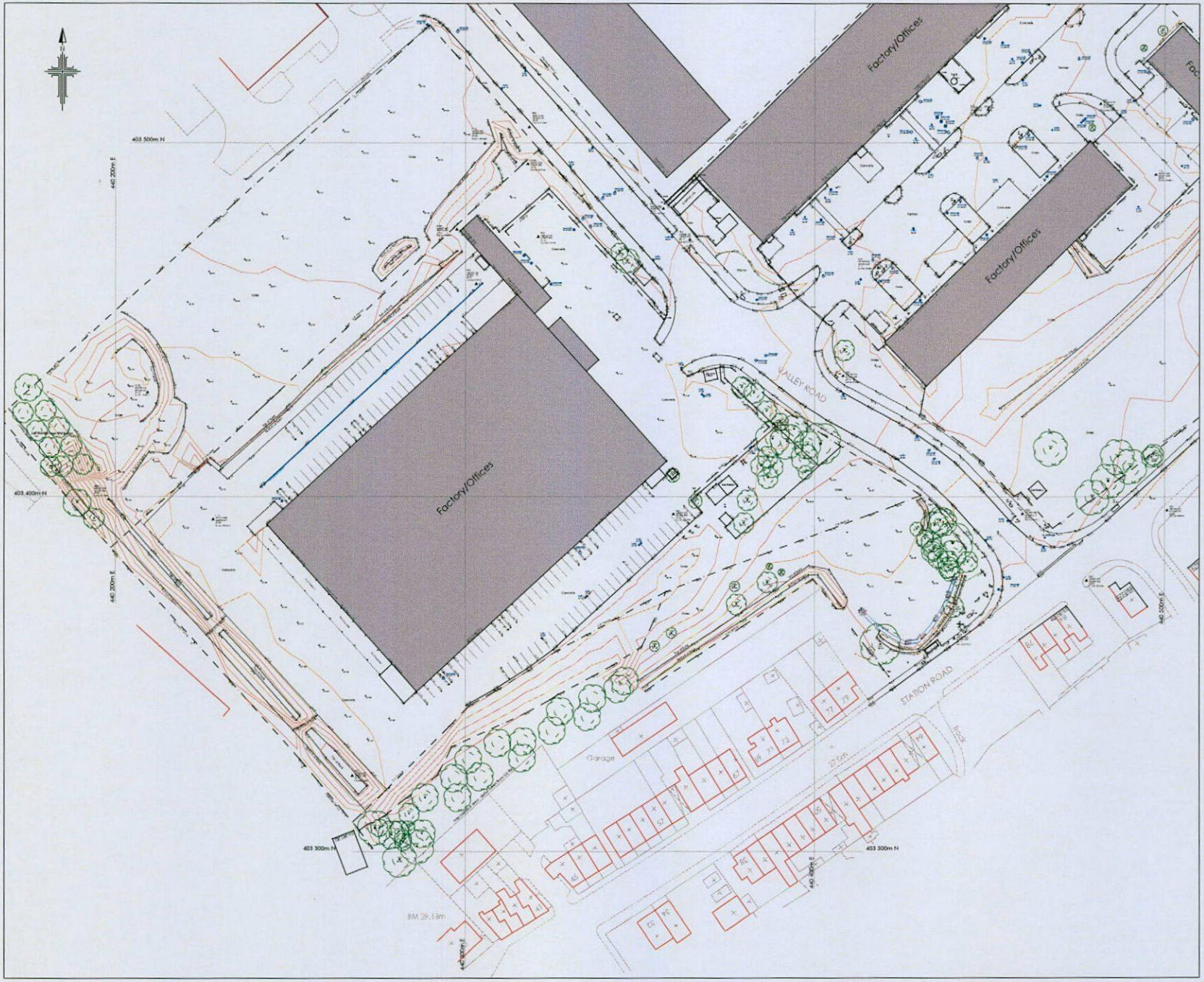


Abbreviation & Symbol Key.

B	Bollard	RSC	Rolled Steel Column
BB	Bulletin Boards	RSJ	Rolled Steel Joist
BT	British Telecom Cover	RWP	Rain Water Pipe
BM	Bench Mark	SC	Stop Cock
CL	Cover Level	SP	Sign Post
DK	Drop Kerb	STP	Steel Pipe
EL	Electricity Cover	SV	Stop Valve
EP	Electricity Pole	SVP	Soil Vent Pipe
FH	Fire Hydrant	SWG	Storm Water Gully
FFP	Flagged Footpath	SW	Storm water
G	Gully	TFP	Tarmac Footpath
GM	Gas Meter	TL	Traffic Light
GV	Gas Valve	TP	Telegraph Pole
IC	Inspection Cover	UTL	Unable To Lift
IL	Invert Level	VP	Vent Pipe
LB	Letter Box	WM	Water Meter
LP	Lamp Post	WP	Waste Pipe
MB	Multi Bolts		
MH	Man Hole	Fences & Walls	
Mkr	Marker Post	Ret	Retaining Wall
MS	Mile Stone	BAR	Barbed Wire
MT	Mercury Telecommunications	CBR	Close Boarded
NB	Notice Board	CJ	Corrugated Iron
NFI	No Further Information	CL	Chain Link
OSBM	Ordnance Survey BM	CRP	Chestnut Paling
P	Post	IR	Iron Railing
PB	Post Box	Lat	Lattice
RE	Reading Eye	PIC	Post & Chain
RL	Road Line	PAR	Post & Rail
RS	Road Sign	PAW	Post & Wire
SS	Street Name Sign		

Control & Datum Information

Grid Orientation: OSTN02

Level Datum: OS Orthometric Hts

Rev	Description	By	Date
A	Bulling Dyke Survey	HSL	21.12.07

Surv.	Drawn	Date	Chkd	Date		
SH RT	RT	31.10.07	NH	31.10.07		

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Topographical Building & Site Surveys - CAD Services
T/F: 01226 755365 E: holdensurveys@msn.com

Title. Site Plan

Site. Window Style
Wombwell Ind. Est
Valley Road
Off Station Lane
Wombwell

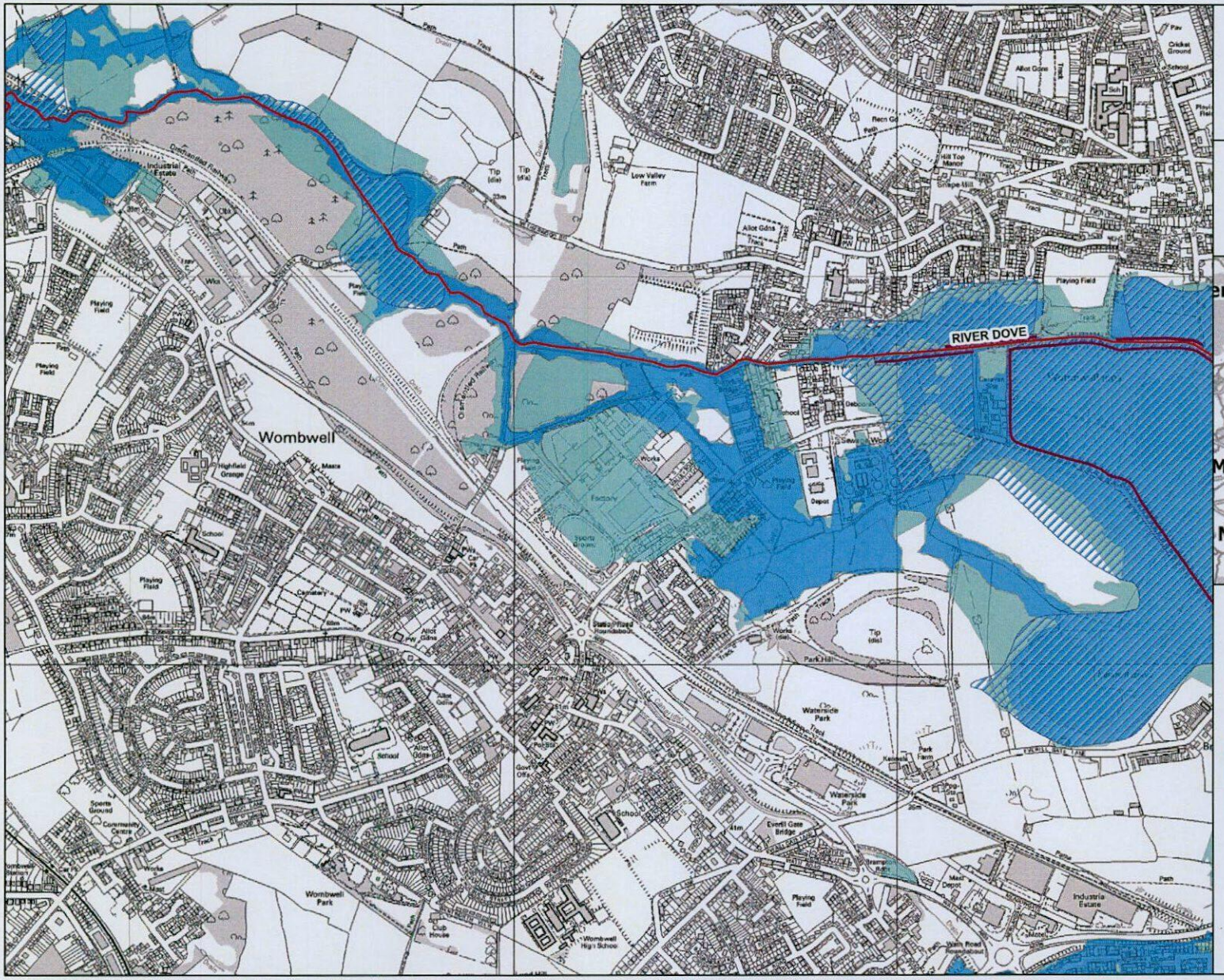
COMPUTER GENERATED DRAWING - DO NOT ALTER

Dwg No. BHL_010_Wombwell

Sheet No. 1

SCALE	1/500	REV.	A

Flood Map for Planning for Valley Road, Wombwell Date Created: 17/12/14 RFI: 31469



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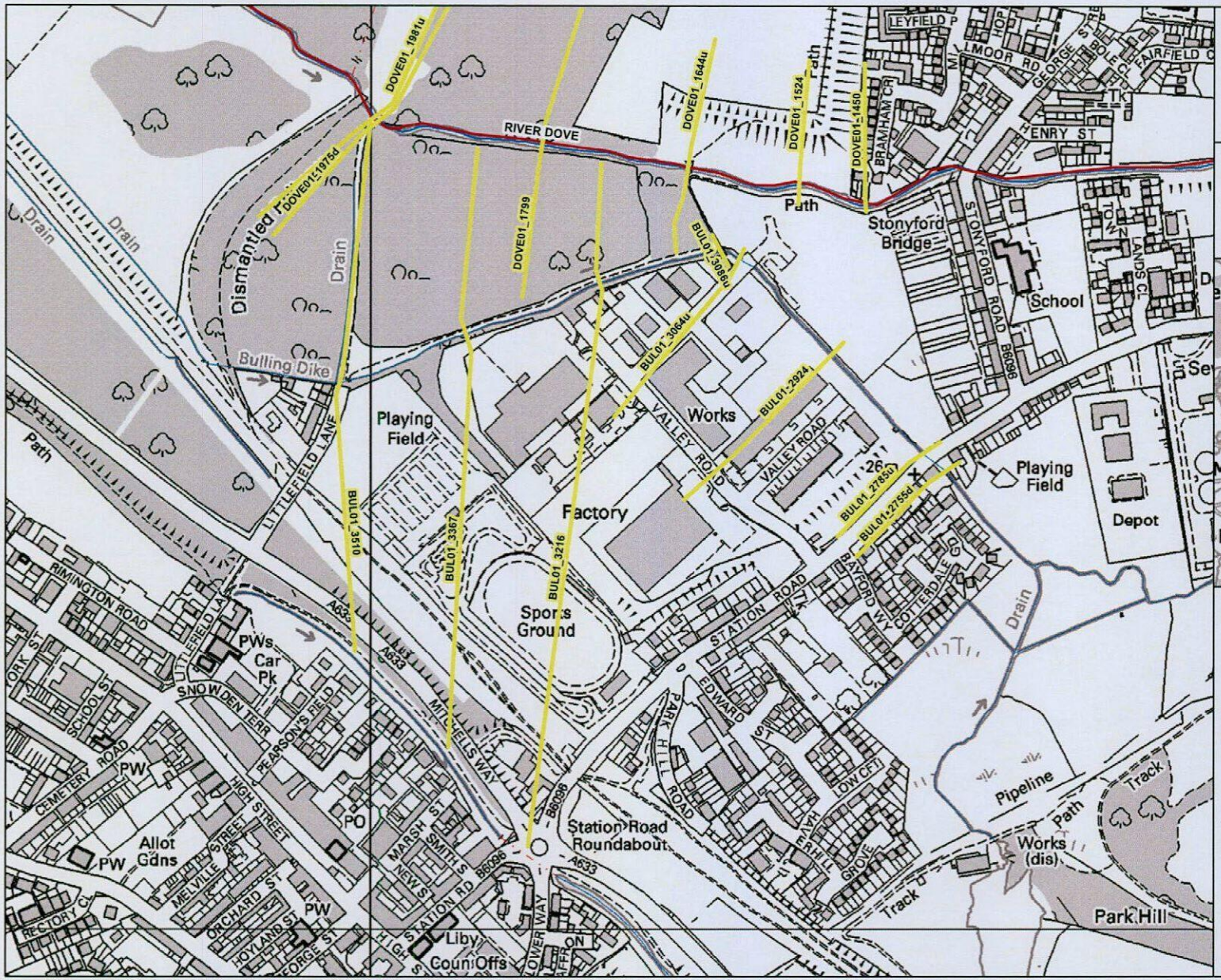
LEGEND

- Main River
- Flood Map Flood Defences
- Flood Storage Areas
- Flood Zone 3 (FZ3)
- Flood Zone 2 (FZ2)

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Node Point Location Map for Valley Road, Wombwell Date Created: 17/12/14 RFI: 31469



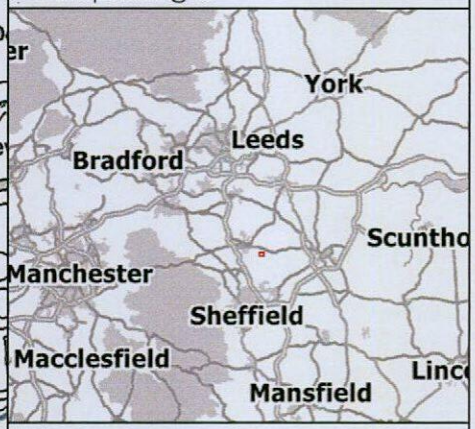
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N W E S



LEGEND

- Cross Section
- Main River

Detailed River Network

CDS_CONTEXT.DRN.RIVERTYPE

- Primary River
- Secondary River
- Tertiary River
- D/S of High Water Mark
- D/S of Seaward Extension
- Lake / Reservior
- Canal
- Extended Culvert (greater than 50m)
- Canal Tunnel
- Underground River (inferred)
- Underground River (local knowledge)

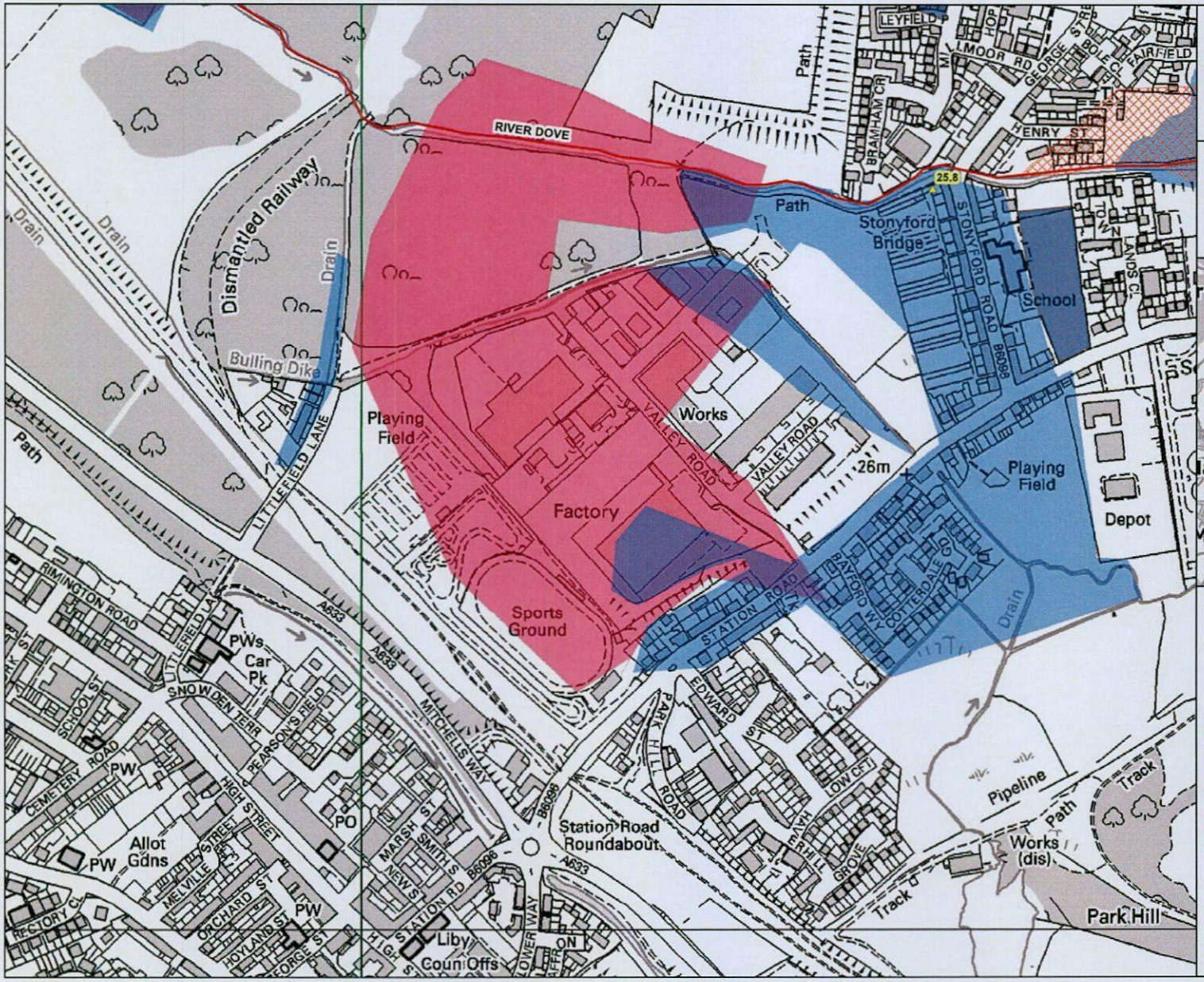
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Model Levels (Defended) for Valley Road, Wombwell (Stage=mAOD, Flow=m^3/s)

	10 Year	25 Year	50 Year	75 year	100 Year	100 Year + CC
Label	Max Stage	Max Stage	Max Stage	Max Stage	Max Stage	Max Stage
DOVE01_1981u	28.86	29.30	29.53	29.62	29.71	29.91
DOVE01_1975d	28.54	28.80	28.96	29.04	29.09	29.28
DOVE01_1799	27.90	28.13	28.26	28.33	28.37	28.54
DOVE01_1644u	27.19	27.44	27.62	27.70	27.76	27.95
DOVE01_1644d	27.05	27.16	27.23	27.26	27.29	27.37
DOVE01_1524	26.77	26.88	26.95	26.99	27.01	27.09
DOVE01_1450	26.66	26.78	26.86	26.89	26.91	27.00
BUL01_3510	26.33	26.40	26.43	26.41	26.47	26.61
BUL01_3367	26.20	26.31	26.36	26.39	26.42	26.56
BUL01_3216	26.20	26.31	26.36	26.38	26.42	26.54
BUL01_3086u	26.20	26.31	26.36	26.38	26.42	26.54
BUL01_3064u	26.19	26.30	26.34	26.36	26.39	26.51
BUL01_2924	25.57	25.72	25.82	25.89	25.95	26.11
BUL01_2785u	25.38	25.58	25.72	25.80	25.87	26.05
BUL01_2755d	25.12	25.49	25.70	25.79	25.86	26.04

Flood History Map for Valley Road, Wombwell Date Created: 17/12/14 RFI: 31469



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Historical Flood Extents and Levels

Legend

- Main River
- 2007 Flood Event Surface Water Flood Extent
- 2007 Flood Events Flood Extent
- Autumn 2000 Flood Event Flood Extent
- River Don 1947 Flood Event Flood Extent
- Autumn 2000 Flood Event Flood Level (m)

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Our Ref: RFI/2014/31469
Your Ref: 37688

Dear Madam

Provision of Product 4 for Valley Road, Wombwell

Thank you for your request of 2 December 2014 to use Environment Agency data, Product 4 in the development of the above. The information is attached.

The Flood Map for Planning

The Flood Map for Planning shows the following:

1. Flood Zone 3 (dark blue area on the enclosed map): natural flood plain area that could be affected by flooding from rivers and/or the sea – not taking into account the presence of any flood defences
- For flooding from rivers the map indicates the extent of a flood with a 1% (1 in 100) chance of happening each year;
- For flooding from the sea the map shows the extent of a flood with a 0.5% (1 in 200) chance of happening each year.

2. Flood Zone 2 (light blue area): natural flood plain area that could be affected by flooding from rivers and/or the sea – not taking into account the presence of any flood defences. Flood Zone 2 indicates the extent of a flood with a 0.1% (1 in 1000) chance of happening each year and/or indicates the greatest recorded historic flood, whichever is greater.

3. Flood defences built in the last five years to protect against river floods with a 1% (1 in 100) chance of happening each year, together with some natural or constructed entities which retain, store or channel water and which may protect against smaller floods.

4. Areas benefiting from flood defences - areas that benefit from the flood defences shown, in the event of a river flood with a 1% (1 in 100) chance of happening each year, or a flood from the sea with a 0.5% (1 in 200) chance of happening each year. If the defences were not there, these areas would flood.

Flood History

See the attached map showing the flood history for this site. The extent of flooding, and/or flood level information is only shown for those watercourses surveyed after the flood. Other flooding may have occurred which is not shown. This is the best information currently available.

Please refer to the following table detailing the causes of those past floods.

Name	Comments	Start Date	End Date	Source Of Boundary	Source Of Flooding	Cause Of Flooding
March 1947	Extent digitised from large scale 1inch to 1mile map	19/03/1947	22/03/1947	Surveyed - Agency	Main River	channel capacity exceeded (no raised defences)
June 2007 Flood Event (Ridings Area)	Fluvial flooding River Dearne, River Dove, Small Bridge Dike	25/06/2007	26/06/2007	Aerial Photography	Unknown	Unknown

Assets

Asset Location Map
Please find attached asset map(s) showing location of all (Agency and non-Agency maintained) flood defences and channels.

Risk of Flooding – Environment Agency Defences
The risk of flooding in this area is now reduced by the presence of flood defences that we maintain, but there still is a residual risk of flooding if these were to breach or be overtopped by a flood greater than that for which they were designed.

Risk of Flooding – Privately Maintained Defences
You will see that the Environment Agency does not maintain any of those defences. However we undertake regular risk based visual inspections.

Asset Condition Ratings
The performance of a flood defence asset is recorded as the condition of the asset. Our asset inspectors subjectively assess the conditions of assets (during visual inspection site visits) with reference to a national standard template. Each asset is given a rating between one and five with one being very good condition and five being very poor. A condition rating of 3, or 'fair' is the minimal acceptable standard for a critical asset, such as a defence wall that protects properties.

Modelling

2009 River Dove Study
See enclosed extracts from the River Dove Mapping Study produced by JBA Consulting in 2009.

Extracts consist of

- A spreadsheet showing the results for max levels for:
  1% (1 in 100yr), 1% CC (1 in 100yr +climate change), 1.3% (1 in 75yr), 2% (1 in 50yr), 4% (1 in 25yr), 10% (1 in 10yr), 20% (1 in 5yr) annual and 50% (1 in 2yr) chance events.

- An associated map showing the location of the model Cross Sections.

Flood Warning
The site is covered by a Flood Warning. To register to receive this service, you can call Floodline 24 hours a day on 0845 988 1188.

Yours sincerely,

Debbie Milner
Customers and Engagement Team

Environment Agency
Lateral
8 City Walk
Leeds
LS11 9AT

Email: neyorkshire@environment-agency.gov.uk

Environment Agency

Enter a postcode or place name: Other topics for this area...

Go | Risk of Flooding from Surface Water | View other Interactive Maps

Risk of Flooding from Surface Water

Surface water flooding happens when rainwater does not drain away through the normal drainage systems or soak into the ground, but lies on or flows over the ground instead.

The shading on the map shows the risk of flooding from surface water in this particular area.

Click on the map for a more detailed explanation.

Map legend

- Risk of Flooding from Surface Water
- High
- Medium
- Low
- Very Low

Map of Wombwell, Barnsley at scale 1:10,000 **Data search**



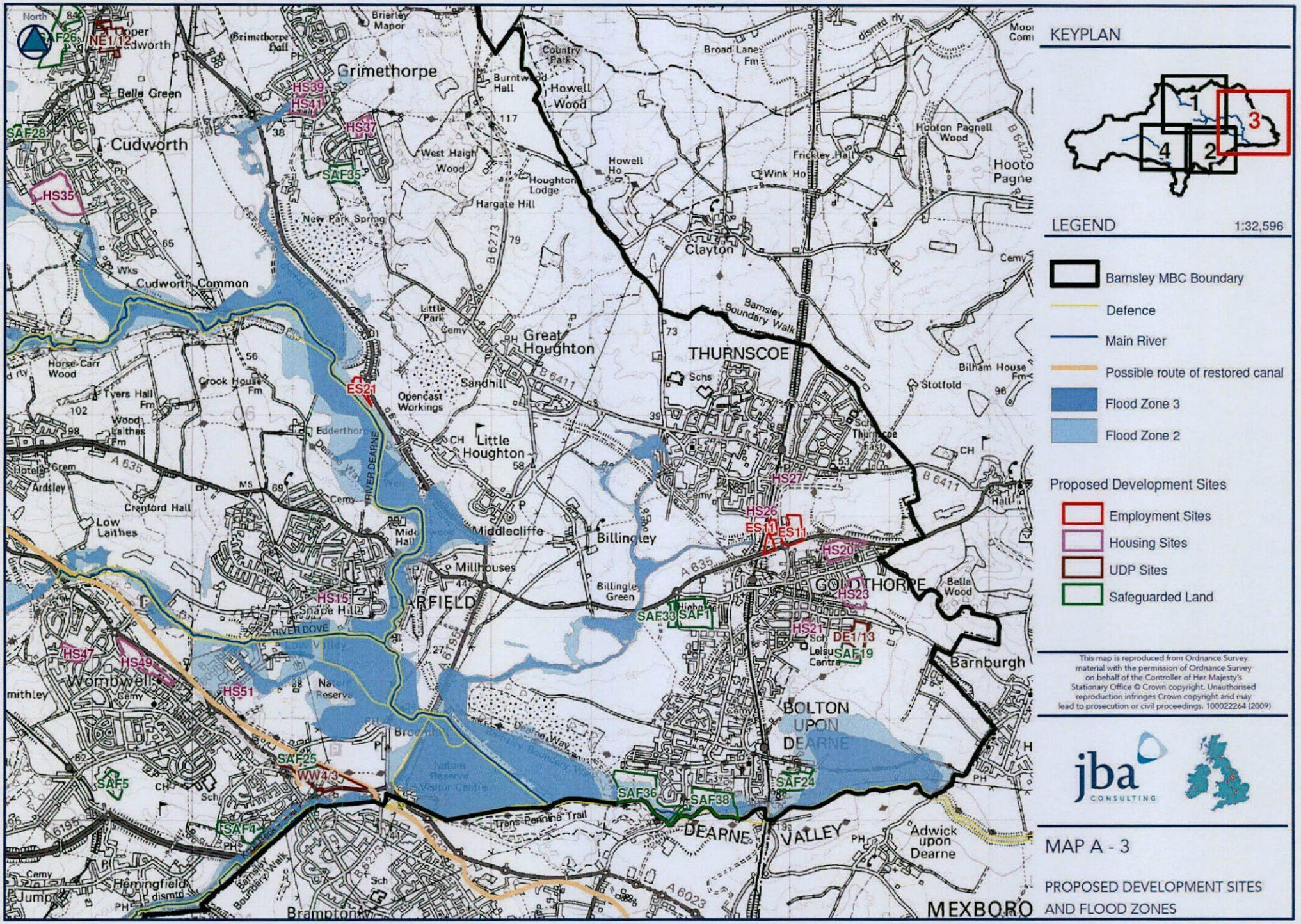
Customers in Wales - From 1 April 2013 Natural Resources Wales (NRW) will take over the responsibilities of the Environment Agency in Wales.
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Author: The Environment Agency | enquiries@environment-agency.gov.uk
Last updated: 22 December 2014

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KEYPLAN
1
2
3
4
LEGEND
1:32,596
Barnsley MBC Boundary
Defence
Main River
Possible route of restored canal
Flood Zone 3
Flood Zone 2
Proposed Development Sites
Employment Sites
Housing Sites
UDP Sites
Safeguarded Land
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jba CONSULTING
MAP A - 3
PROPOSED DEVELOPMENT SITES AND FLOOD ZONES
Cudworth
Grimethorpe
Great Houghton
Little Houghton
THURNSCOE
GOLDTHORPE
BOLTON UPON DEARNE
DEARNE
VALLEY
MEXBORO
Barnburgh
Adwick upon Dearne
Wombwell
Hemingfield
Brampton
Middlecliffe
Billingley
Clayton
Howell Wood
Cudworth Common
RIVER DEARNE
RIVER DOVE
Trans-Pennine Trail
Barnsley Boundary Walk
HS15
HS20
HS21
HS23
HS26
HS27
HS35
HS37
HS39
HS41
HS47
HS49
HS51
ES11
ES21
SAF1
SAF4
SAF5
SAF19
SAF24
SAF25
SAF28
SAF33
SAF35
SAF36
SAF38
DE1/13
NE1/12
WW4/3


DOVE VALLEY WAY
Path (um)
Posts
Building Dike
Playing Field
VALLEY ROAD
MITCHELLS WAY
Works
Gas Governor
Factory
El Sub Sta
Sports Ground
Playground
Garage
Willow Gardens
Ward Bdy
Overground Tanks
Underground Tanks
Dismantled Railway
Ward Dike
STATION ROAD
Drain
Dike
Telephone Exchange
Apostolic Church
Car Park
Workshops
Path
Steps
Pond
Allotments
Bdy
Fence
Hedge
Wall
Cutting
Embankment
Tunnel
Level Crossing
Pylon
Mast
Tank
Weir
Sluice
Culvert
Ford
Bridge
Ramp
Steps
Path
Track
Road
Building
Church
Chapel
Mosque
Synagogue
Temple
Shrine
Cemetery
Graveyard
Memorial
Monument
Statue
Fountain
Well
Spring
Reservoir
Lake
Pond
Stream
River
Canal
Ditch
Dam

Eastwood & Partners
CONSULTING ENGINEERS

Eastwood & Partners
St. Andrew's House
23 Kingfield Road
Sheffield
S11 9AS

Borehole No
BH3
Sheet 1 of 1

Project Name	Project No.	Co-ords: -	Hole Type
Proposed Factory Extension	37688		Rotary
Location: Valley Road, Wombwell		Level: 29.10 m AOD	Scale 1:125
Client: Safestyle UK Ltd		Dates: 12/11/2014	Logged By Drillers

Well	Water Strikes	Samples & In Situ Testing Depth (m)	Type	Results	Depth (m)	Level (m AOD)	Legend	Stratum Description
								MADE GROUND
					11.90	17.20		Brown MUDSTONE
					13.30	15.80		Grey MUDSTONE
					16.40	12.70		COAL
					17.30	11.80		Grey MUDSTONE
					19.00	10.10		End of Borehole at 19.00 m
			Type	Results				

Remarks:

AGS

HoleBASE 3.1 (Bld 426-46) Standard Borehole Log v2 dated 27th Nov 03

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Sheffield
S11 9AS

Borehole No
BH4
Sheet 1 of 1

Project Name	Project No.	Co-ords: -	Hole Type
Proposed Factory Extension	37688		Rotary
Location: Valley Road, Wombwell		Level: 27.50 m AOD	Scale 1:125
Client: Safestyle UK Ltd		Dates: 12/11/2014	Logged By Drillers

Well	Water Strikes	Samples & In Situ Testing Depth (m)	Type	Results	Depth (m)	Level (m AOD)	Legend	Stratum Description
								MADE GROUND
					8.00	19.50		Brown MUDSTONE
					18.00	9.50		End of Borehole at 18.00 m
			Type	Results				

Remarks:

AGS

HoleBASE 3.1 (Rid 428,48) Standard Borehole Log v2 dated 27th Nov 03

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St. Andrew's House
23 Kingfield Road
Sheffield
S11 9AS

Borehole No
BH5
Sheet 1 of 1

Project Name: Proposed Factory Extension	Project No.: 37688	Co-ords: -	Hole Type: Rotary
Location: Valley Road, Wombwell		Level: 27.80 m AOD	Scale: 1:125
Client: Safestyle UK Ltd		Dates: 12/11/2014	Logged By: Drillers

Well	Water Strikes	Samples & In Situ Testing: Depth (m)	Type	Results	Depth (m)	Level (m AOD)	Legend	Stratum Description
								MADE GROUND
					8.10	19.70		Brown MUDSTONE
					18.00	9.80		End of Borehole at 18.00 m

Type	Results

Remarks:

AGS

HoleBASE 3.1 (BD 426.46) Standard Borehole Log v2 dated 27th Nov 03

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St. Andrew's House
23 Kingfield Road
Sheffield
S11 9AS

Borehole No
BH6
Sheet 1 of 1

Project Name: Proposed Factory Extension	Project No.: 37688	Co-ords: -	Hole Type: Rotary
Location: Valley Road, Wombwell		Level: 27.70 m AOD	Scale: 1:125
Client: Safestyle UK Ltd		Dates: 12/11/2014	Logged By: Drillers

Well	Water Strikes	Samples & In Situ Testing: Depth (m)	Type	Results	Depth (m)	Level (m AOD)	Legend	Stratum Description
								MADE GROUND
					9.10	18.60		Brown MUDSTONE
					18.00	9.70		End of Borehole at 18.00 m

Type	Results

Remarks:

AGS

HoleBASE 3.1 (Bd 426-48) Standard Borehole Log v2 dated 27th Nov 03

Appendix 4

Chemtech Report, 53504

Table of Industrial/ Commercial Assessment Values

2531

CHEMTECH environmental

ANALYTICAL TEST REPORT

Contract no: 53504

Contract name: Safestyle UK, Valley Road, Wombwell

Client reference: 37688

Clients name: Eastwood & Partners

Clients address: St Andrews House
23 Kingfield Road
Sheffield
S11 9AS

Samples received: 14 November 2014

Analysis started: 14 November 2014

Analysis completed 21 November 2014

Report issued: 21 November 2014

Notes:
Opinions and interpretations expressed herein are outside the UKAS accreditation scope.
Unless otherwise stated, Chemtech Environmental Ltd was not responsible for sampling.
Methods, procedures and performance data are available on request.
Results reported herein relate only to the material supplied to the laboratory.
This report shall not be reproduced except in full, withour prior written approval.
Samples will be disposed of 6 weeks from initial receipt unless otherwise instructed.

Key:
U UKAS accredited test
M MCERTS & UKAS accredited test
$ Test carried out by an approved subcontractor
I/S Insufficient sample to carry out test
N/S Sample not suitable for testing

Approved by: K Campbell

Karan Campbell	John Campbell	Dave Bowerbank
Director	Director	Customer Services Co-ordinator

Chemtech Environmental Limited

SAMPLE INFORMATION

MCERTS (Soils):

Soil descriptions are only intended to provide a log of sample matrices with respect to MCERTS validation. They are not intended as full geological descriptions. MCERTS accreditation applies for sand, clay and loam/topsoil, or combinations of these whether these are derived from naturally occurring soils or from made ground, as long as these materials constitute the major part of the sample. Other materials such as concrete, gravel and brick are not accredited if they comprise the major part of the sample.

All results are reported on a dry basis. Samples dried at no more than 30°C in a drying cabinet.
Analytical results are inclusive of stones.

Lab ref	Sample id	Depth (m)	Sample description	Material removed	% Removed	% Moisture
53504-1	TP 1	0.10	Loamy Clay	-	-	28.1
53504-2	TP 2	0.10	Loamy Clay	-	-	24.2
53504-3	TP 2	0.60	Clay with Gravel	-	-	11.6
53504-4	TP 2	3.50	Clay	-	-	24.4
53504-5	TP 3	0.10	Loam	-	-	28.9
53504-6	TP 3	5.50-6.00	Loamy Clay	-	-	43.8
53504-7	TP 4	0.45	Clay with Gravel	-	-	15.4
53504-8	TP 5	0.30	Sandy Clay with Gravel	-	-	16.9
53504-9	TP 6	0.30	Loamy Clayey Sand with Gravel	-	-	8.4
53504-10	TP 6	0.75	Clay	-	-	11.6
53504-11	TP 6	4.20	Clay	-	-	20.1