Contact Details

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

British Geological Survey Enquiries

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

Environment Agency

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

Public Health England

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

The Coal Authority

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

Ordnance Survey

Adanac Drive, Southampton
SO16 0AS
Tel: 08456 050505

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

Gemapping PLC

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

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

Standard Terms and Conditions

1 Definitions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3 The Client's obligations

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

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

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

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

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

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

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

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

4 Reliance

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

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

(i) the Beneficiary,

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

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

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

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

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

5 Fees and Disbursements

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

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

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

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

6 Intellectual Property and Confidentiality

6.1 Subject to

(i) full payment of all relevant Fees and

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7.4 Groundsure shall not be liable for

(i) loss of profits;

(ii) loss of business;

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

(iv) loss of anticipated savings;

(v) loss of goods;

(vi) loss of contract;

(vii) loss of use;

(viii) loss or corruption of data or information;

(ix) business interruption;

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

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

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

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

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

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

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

8 Groundsure's right to suspend or terminate

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

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

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

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

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

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

9. Client's Right to Terminate and Suspend

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

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

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

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

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

(b) by their nature cannot be returned.

10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination of the Contract:

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

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

11 Anti-Bribery

11.1 The Client warrants that it shall:

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

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

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

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

12 General

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

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

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

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

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

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

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

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

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

(iii) Acts of God or the public enemy;

(iv) riot, civil commotion or war;

(v) strikes, labour disputes or industrial action;

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

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

(viii) changes in law; or

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

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

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

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

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

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

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

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

12.14 If the Client or Beneficiary has a complaint about the Services, written notice should be given to the Compliance Officer at Groundsure who will respond in a timely manner.

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

© Groundsure Limited June 2013

Appendix C

Groundsure GeoInsight Report

Robson Liddle Ltd

NAVIGATION HOUSE N P S NORTH EAST LTD,
WHISTLER DRIVE,
CASTLEFORD, WF10 5HX

Groundsure Reference:	GS-2017328
Your Reference:	Better_Barnsley_Project
Report Date	14 Apr 2015
Report Delivery Method:	Email - pdf

Groundsure Geoinsight

Address: BETTER BARNSLEY, S70 1DD

Dear Sir/ Madam,

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

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

Yours faithfully,

Managing Director
Groundsure Limited

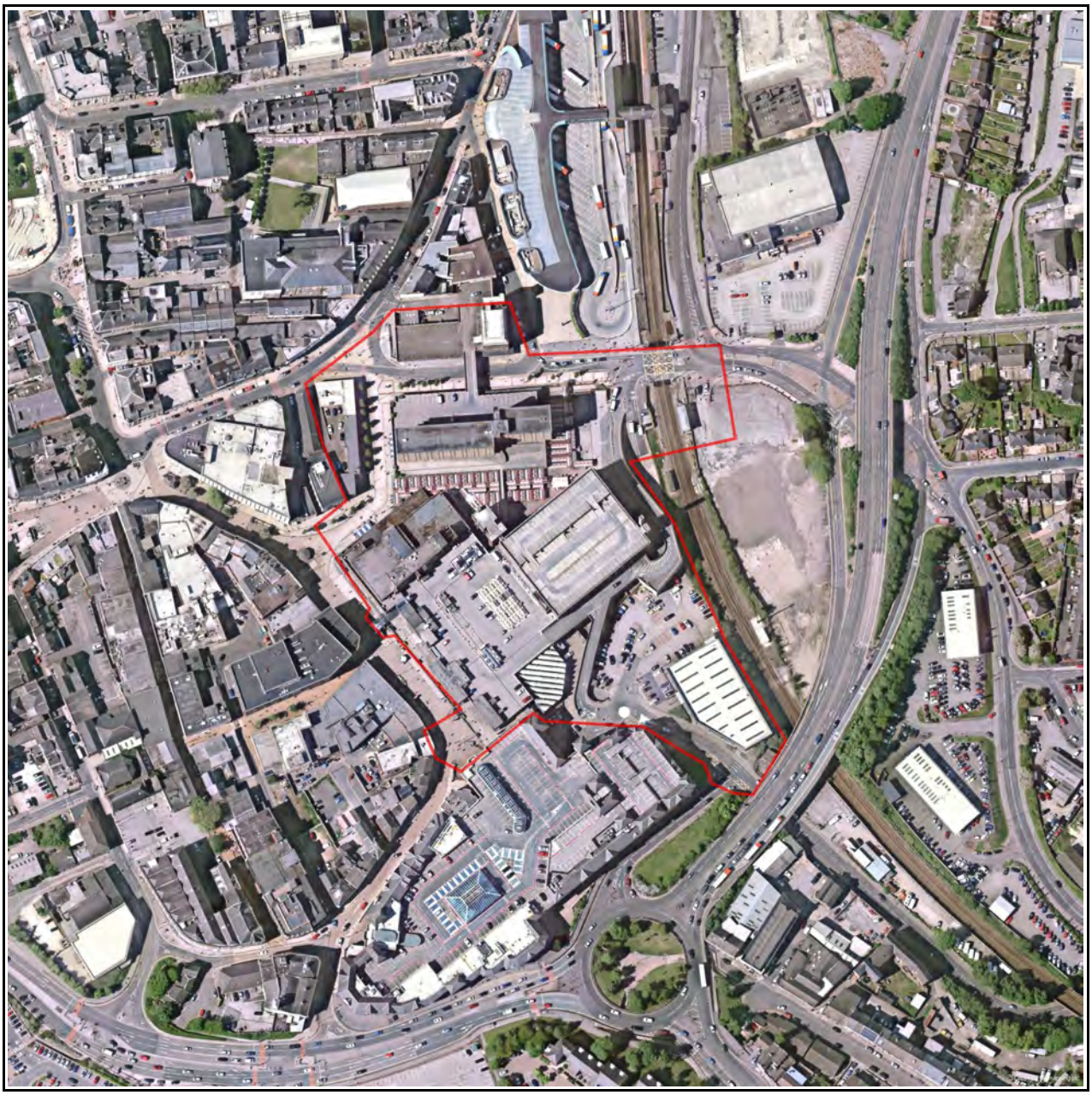
Enc.
Groundsure Geoinsight

Groundsure Geoinsight

Address:	**BETTER BARNSLEY, S70 1DD**
Date:	**14 Apr 2015**
Reference:	**GS-2017328**
Client:	**Robson Liddle Ltd**

NW N NE

W E



SW S SE

Aerial Photograph Capture date:	07-Jun-2013
Grid Reference:	434671,406312
Site Size:	3.84ha

Contents Page

Overview of Findings 5
1 Geology 8
1.1 Artificial Ground Map 8
1 Geology 9
1.1 Artificial Ground 9
1.1.1Artificial/ Made Ground 9
1.1.2 Permeability of Artificial Ground 9
1.2 Superficial Deposits and Landslips Map 10
1.2 Superficial Deposits and Landslips 11
1.2.1 Superficial Deposits/ Drift Geology 11
1.2.2 Permeability of Superficial Ground 11
1.2.3 Landslip 11
1.2.4 Landslip Permeability 11
1.3 Bedrock and Faults Map 12
1.3 Bedrock, Solid Geology & Faults 13
1.3.1 Bedrock/ Solid Geology 13
1.3.2 Permeability of Bedrock Ground 13
1.3.3 Faults 13
1.4 Radon Data 15
1.4.1 Radon Affected Areas 15
1.4.2 Radon Protection 15
2 Ground Workings Map 16
2 Ground Workings 17
2.1 Historical Surface Ground Working Features derived from Historical Mapping 17
2.2 Historical Underground Working Features derived from Historical Mapping 18
2.3 Current Ground Workings 18
3 Mining, Extraction & Natural Cavities Map 20
3 Mining, Extraction & Natural Cavities 21
3.1 Historical Mining 21
3.2 Coal Mining 21
3.3 Johnson Poole and Bloomer 22
3.4 Non-Coal Mining 22
3.5 Non-Coal Mining Cavities 22
3.6 Natural Cavities 22
3.7 Brine Extraction 23
3.8 Gypsum Extraction 23
3.9 Tin Mining 23
3.10 Clay Mining 23
4 Natural Ground Subsidence 24
4.1 Shrink-Swell Clay Map 24
4.2 Landslides Map 25
4.3 Ground Dissolution Soluble Rocks Map 26
4.4 Compressible Deposits Map 27
4.5 Collapsible Deposits Map 28
4.6 Running Sand Map 29
4 Natural Ground Subsidence 30
4.1 Shrink-Swell Clays 30
4.2 Landslides 30
4.3 Ground Dissolution of Soluble Rocks 31

4.4 Compressible Deposits....31
4.5 Collapsible Deposits....31
4.6 Running Sands....31
5 Borehole Records Map....33
5 Borehole Records....34
6 Estimated Background Soil Chemistry....41
7 Railways and Tunnels Map....42
7 Railways and Tunnels....43
7.1 Tunnels....43
7.2 Historical Railway and Tunnel Features....43
7.3 Historical Railways....45
7.4 Active Railways....45
7.5 Railway Projects....46

Overview of Findings

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

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

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

Section 1:Geology		
1.1 Artificial Ground	1.1.1 Is there any Artificial Ground/ Made Ground present beneath the study site?	No
	1.1.2 Are there any records relating to permeability of artificial ground within the study site* boundary?	No
1.2 Superficial Geology and Landslips	1.2.1 Is there any Superficial Ground/Drift Geology present beneath the study site?	No
	1.2.2 Are there any records relating to permeability of superficial geology within the study site boundary?	No
	1.2.3 Are there any records of landslip within 500m of the study site boundary?	No
	1.2.4 Are there any records relating to permeability of landslips within the study site boundary?	No
1.3 Bedrock, Solid Geology & Faults	1.3.1 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section.	
	1.3.2 Are there any records relating to permeability of bedrock within the study site boundary?	Yes
	1.3.3 Are there any records of faults within 500m of the study site boundary?	Yes
1.4 Radon data	1.4.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?	The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level
	1.4.2 Is the property in an area where Radon Protection Measures are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	No radon protective measures are necessary

Section 2:Ground Workings	On-site	0-50m	51-250	251-500	501-1000
2.1 Historical Surface Ground Working Features from Small Scale Mapping	0	3	9	Not Searched	Not Searched
2.2 Historical Underground Workings from Small Scale Mapping	0	0	0	6	2
2.3 Current Ground Workings	0	0	1	3	8

Section 3: Mining, Extraction & Natural Cavities	On-site	0-50m	51-250	251-500	501-1000
3.1 Historical Mining	0	0	0	6	2
3.2 Coal Mining	1	0	0	0	0
3.3 Johnson Poole and Bloomer Mining Area	0	0	0	0	0
3.4 Non-Coal Mining	1	1	4	1	1
3.5 Non-Coal Mining Cavities	0	0	0	0	0
3.6 Natural Cavities	0	0	0	0	0
3.7 Brine Extraction	0	0	0	0	0
3.8 Gypsum Extraction	0	0	0	0	0
3.9 Tin Mining	0	0	0	0	0
3.10 Clay Mining	0	0	0	0	0

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

Section 5: Borehole Records	On-site	0-50m	51-250
5 BGS Recorded Boreholes	0	8	83

Section 6: Estimated Background Soil Chemistry	On-site	0-50m	51-250
6 Records of Background Soil Chemistry	1	1	15

Section 7: Railways and Tunnels	On-site	0-50m	51-250	251-500
7.1 Tunnels	0	0	0	Not Searched
7.2 Historical Railway and Tunnel Features	16	9	23	Not Searched
7.3 Historical Railways	0	0	0	Not Searched
7.4 Active Railways	2	2	3	Not Searched

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

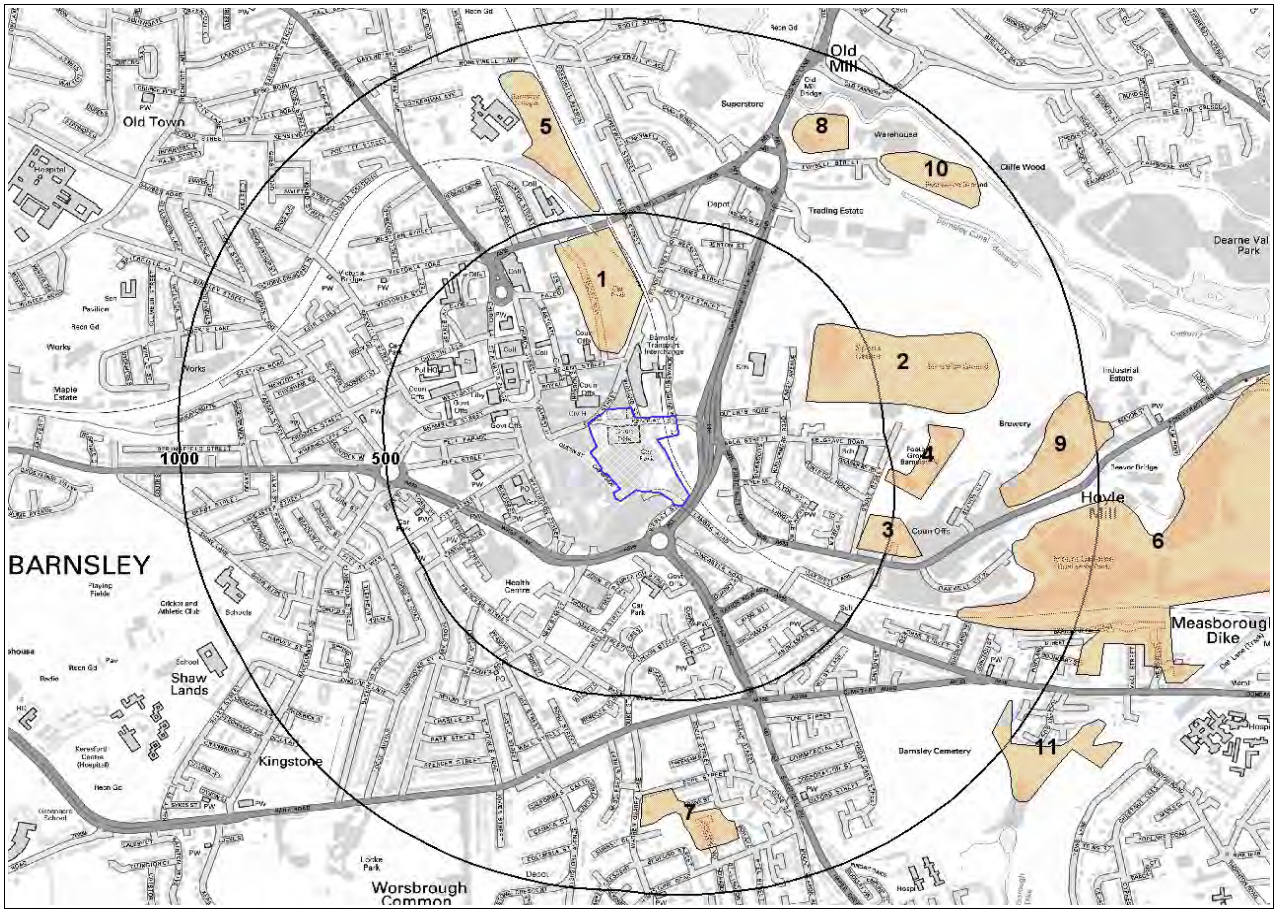
1 Geology

1.1 Artificial Ground Map

NW N NE

W E

SW S SE



Artificial Ground Legend

Mapping sourced from Ordnance Survey

© Crown copyright and database rights 2015.
Ordnance Survey license 100035207.

Site Outline

500
1000
Search Buffers (m)

Made Ground (undivided)

Worked Ground (undivided)

Infilled Ground

Disturbed Ground (undivided)

Landscaped Ground (undivided)

Reclaimed Ground

1 Geology

1.1 Artificial Ground

1.1.1Artificial/ Made Ground

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

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

ID	Distance (m)	Direction	LEX Code	Description	Rock Description
1	142.0	N	MGR-MGRD	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
2	319.0	E	MGR-MGRD	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
3	428.0	E	MGR-MGRD	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
4	478.0	E	MGR-MGRD	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT

1.1.2 Permeability of Artificial Ground

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

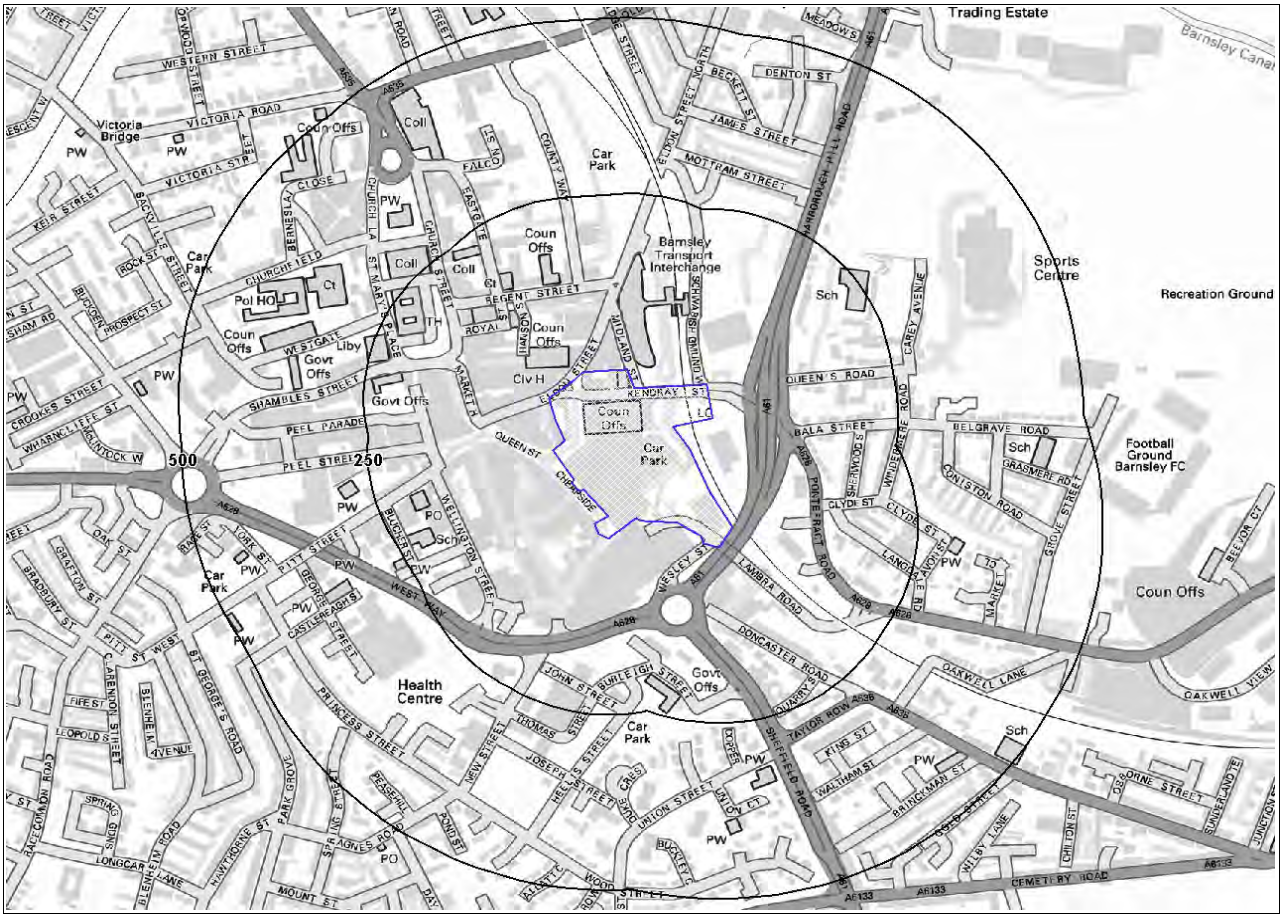
Database searched and no data found.

1.2 Superficial Deposits and Landslips Map

NW N NE

W E

SW S SE



Superficial Deposits and Landslips Legend

Mapping sourced from Ordnance Survey

© Crown copyright and database rights 2015.
Ordnance Survey license 100035207.

Site Outline

500
1000
Search Buffers (m)

1.2 Superficial Deposits and Landslips

1.2.1 Superficial Deposits/ Drift Geology

Are there any records of Superficial Deposits/ Drift Geology within 500m of the study site boundary? No

Database searched and no data found.

1.2.2 Permeability of Superficial Ground

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

Database searched and no data found.

1.2.3 Landslip

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

Database searched and no data found.

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

1.2.4 Landslip Permeability

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

Database searched and no data found.

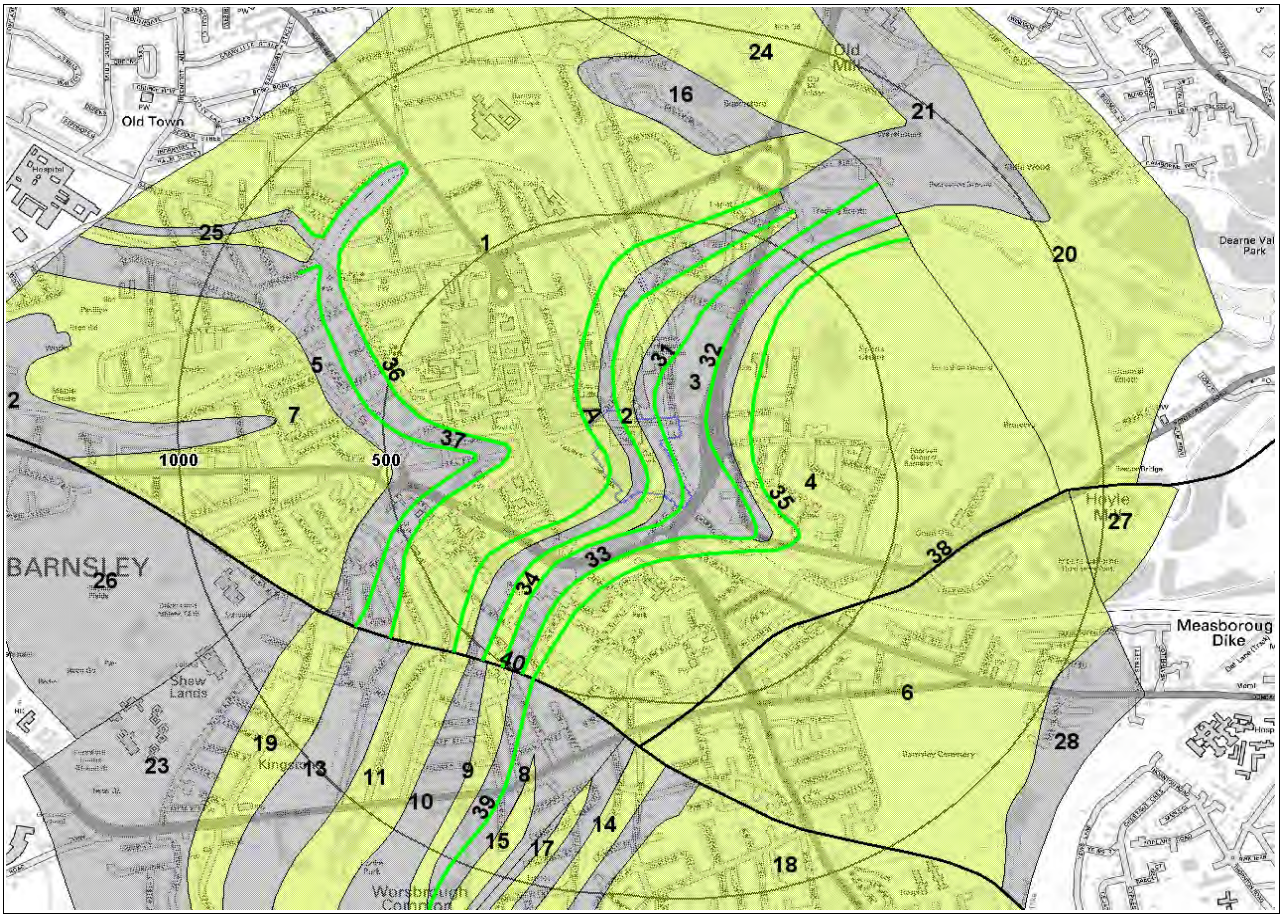
---

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

1.3 Bedrock and Faults Map

NW N NE

W E



SW S SE

Bedrock and Faults Legend

Mapping sourced from Ordnance Survey

© Crown copyright and database rights 2015.
Ordnance Survey license 100035207.

Site Outline

500
1000
Search Buffers (m)

1.3 Bedrock, Solid Geology & Faults

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

1.3.1 Bedrock/ Solid Geology

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

ID	Distance (m)	Direction	LEX Code	Description	Rock Age
1	0.0	On Site	KNR-SDST	Kent's Rock - Sandstone	Duckmantian
2	0.0	On Site	PMCM-SDST	Pennine Middle Coal Measures Formation - Sandstone	Bolsovian / Duckmantian
3	0.0	On Site	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovian / Duckmantian
4	76.0	S	WE-SDST	Woolley Edge Rock - Sandstone	Duckmantian
5	200.0	W	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovian / Duckmantian
6	392.0	SE	WE-SDST	Woolley Edge Rock - Sandstone	Duckmantian
7	487.0	W	PMCM-SDST	Pennine Middle Coal Measures Formation - Sandstone	Bolsovian / Duckmantian
8	499.0	SW	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovian / Duckmantian

1.3.2 Permeability of Bedrock Ground

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

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

1.3.3 Faults

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

ID	Distance (m)	Direction	Category Description	Feature Description
29A	0.0	On Site	ROCK	Coal seam, inferred
30A	0.0	On Site	ROCK	Coal seam, inferred

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

ID	Distance (m)	Direction	Category Description	Feature Description
31	0.0	On Site	ROCK	Coal seam, inferred
32	64.0	E	ROCK	Coal seam, inferred
33	76.0	S	ROCK	Coal seam, inferred
34	85.0	S	ROCK	Coal seam, inferred
35	125.0	S	ROCK	Coal seam, inferred
36	200.0	W	ROCK	Coal seam, inferred
37	281.0	W	ROCK	Coal seam, inferred
38	392.0	SE	FAULT	Fault, inferred, displacement unknown
39	499.0	SW	ROCK	Coal seam, inferred
40	499.0	SW	FAULT	Fault, inferred, displacement unknown

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

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

1.4 Radon Data

1.4.1 Radon Affected Areas

Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level? The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level

---

1.4.2 Radon Protection

Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment? No radon protective measures are necessary

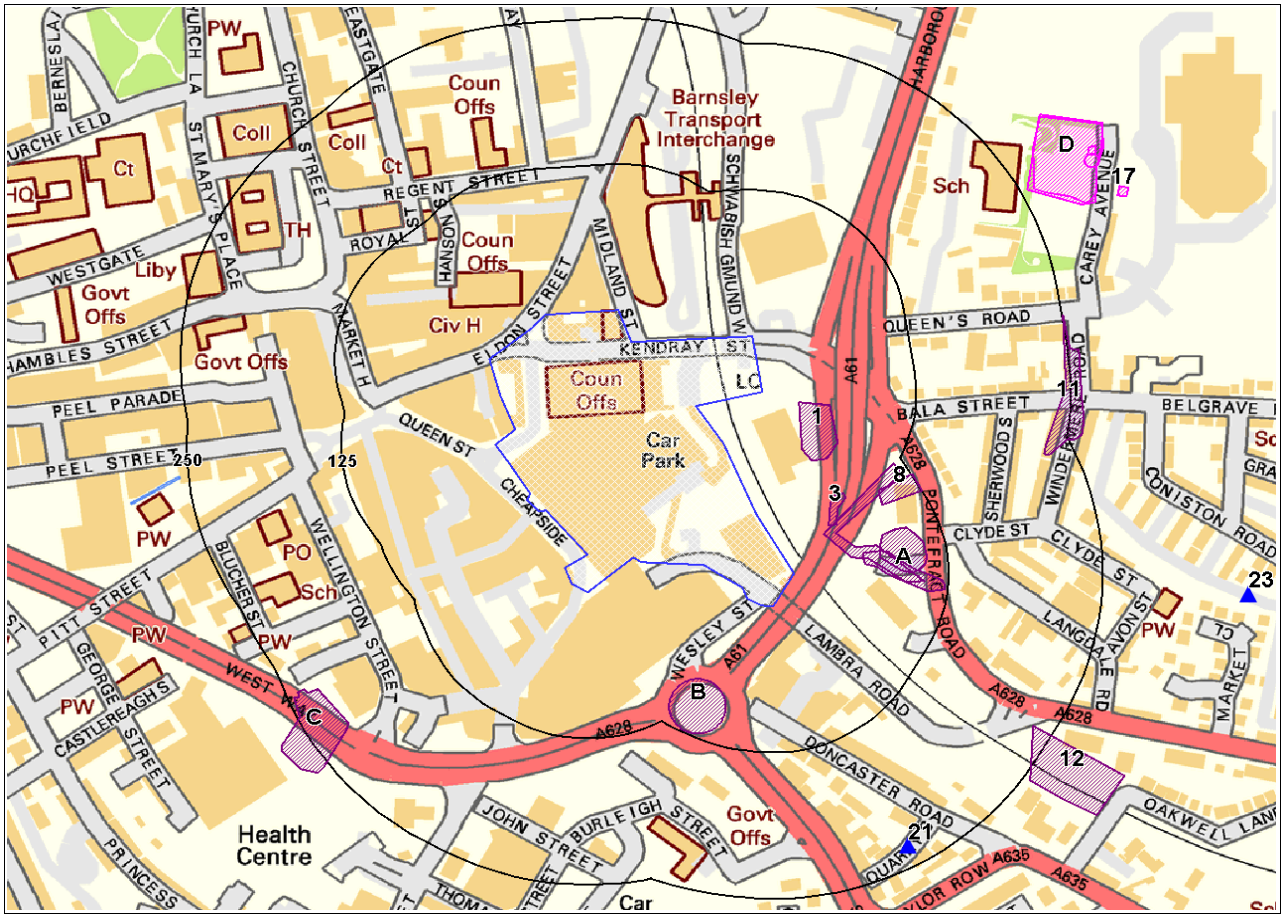
---

2 Ground Workings Map

NW N NE

W E

SW S SE



Ground Workings Legend

Mapping sourced from Ordnance Survey

© Crown copyright and database rights 2015.
Ordnance Survey license 100035207.

- Site Outline
- Search Buffers (m) (125, 250)
- Historic Surface Ground Workings
- Historic Underground Workings
- Current Ground Workings

2 Ground Workings

2.1 Historical Surface Ground Working Features derived from Historical Mapping

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

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

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

ID	Distance (m)	Direction	NGR	Use	Date
1	31.0	E	434826 406336	Unspecified Heap	1904
2	38.0	NE	434843 406258	Unspecified Ground Workings	1904
3	45.0	NE	434840 406269	Unspecified Ground Workings	1973
4A	57.0	E	434894 406216	Unspecified Ground Workings	1966
5A	71.0	E	434894 406234	Unspecified Pit	1890
6B	77.0	SW	434727 406100	Unspecified Pit	1982
7B	77.0	SW	434727 406100	Unspecified Pit	1993
8	91.0	NE	434891 406286	Refuse Heap	1890
9C	217.0	SW	434417 406079	Pond	1904
10C	217.0	SW	434417 406079	Pond	1890
11	227.0	NE	435031 406375	Unspecified Quarry	1890
12	233.0	SE	435034 406045	Cuttings	1966

2.2 Historical Underground Working Features derived from Historical Mapping

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

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

The following Historical Underground Working Features are provided by Groundsure:

ID	Distance (m)	Direction	NGR	Use	Date
13D	255.0	NE	435025 406567	Colliery	1948
14D	261.0	NE	435027 406568	Colliery	1951
15D	308.0	NE	435046 406567	Disused Air Shaft	1966
16D	313.0	NE	435046 406575	Unspecified Drift	1948
17	320.0	E	435072 406541	Unspecified Drift	1951
Not shown	429.0	SW	434408 405657	Colliery	1890
Not shown	985.0	NE	435410 407214	Colliery	1948
Not shown	988.0	SE	435677 405551	Colliery	1890

2.3 Current Ground Workings

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

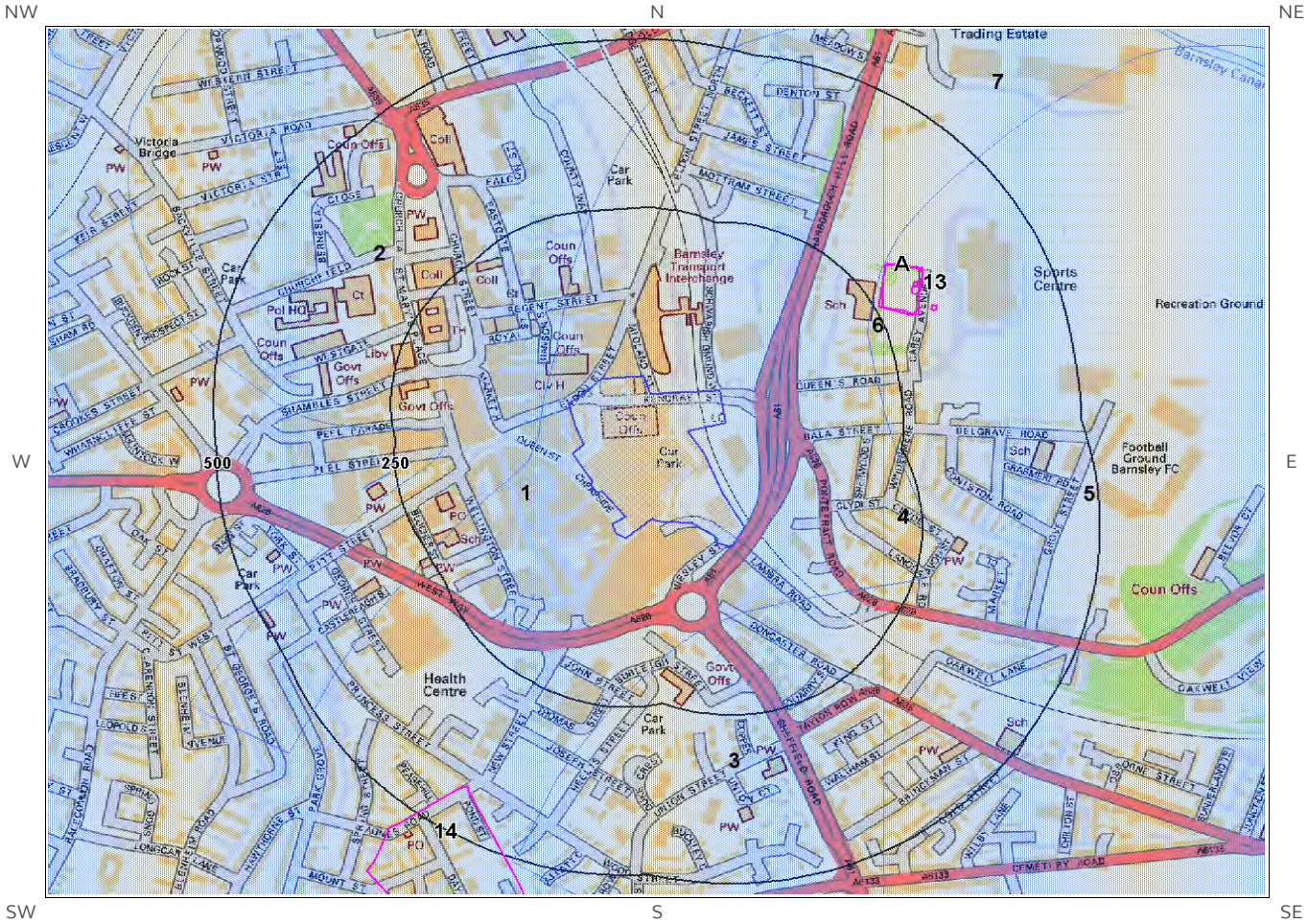
Are there any BGS Current Ground Workings within 1000m of the study site boundary? Yes

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

ID	Distance (m)	Direction	NGR	Commodity Produced	Pit Name	Type of working	Status
21	232.0	SE	434897 405981	Sandstone	Taylor Row	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	304.0	S	434754 405884	Sandstone	Union Street	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
23	368.0	E	435173 406196	Sandstone	Oakwell	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	496.0	E	435298 406164	Sandstone	Beevor Hall	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased

ID	Distance (m)	Direction	NGR	Commodity Produced	Pit Name	Type of working	Status
Not shown	631.0	NE	435157 406916	Coal, Deep	Mount Osborne Colliery	Working is wholly underground, access by shaft, adit or drift. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun Ee - Scots)	Ceased
Not shown	633.0	NE	435298 406768	Sandstone	Eaming Wood	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	658.0	NW	434177 406937	Coal, Deep	Barnsley Colliery	Working is wholly underground, access by shaft, adit or drift. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun Ee - Scots)	Ceased
Not shown	676.0	S	434709 405515	Clay & Shale	Warren Brick Works	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	786.0	S	434634 405412	Clay & Shale	Warren Brick Works	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	792.0	E	435579 406044	Sandstone	Mount Osborne	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	804.0	S	434696 405387	Clay & Shale	Warren Brick Works	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	858.0	N	434467 407282	Coal, Deep	Honey Well Colliery	Working is wholly underground, access by shaft, adit or drift. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun Ee - Scots)	Ceased

3 Mining, Extraction & Natural Cavities Map



Mining, Extraction and Natural Cavities Legend

Mapping sourced from Ordnance Survey

© Crown copyright and database rights 2015.
Ordnance Survey license 100035207.

Site Outline

250 500 Search Buffers (m)

Historical Mining

Non-Coal Mining Cavities

Natural Cavities

Non-Coal Mining

Highly likely

Likely

Unlikely

Highly unlikely

Rare

3 Mining, Extraction & Natural Cavities

3.1 Historical Mining

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

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

The following Historical Mining information is provided by Groundsure:

ID	Distance (m)	Direction	NGR	Details	Date
9A	255.0	NE	435025 406567	Colliery	1948
10A	261.0	NE	435027 406568	Colliery	1951
11A	308.0	NE	435046 406567	Disused Air Shaft	1966
12A	313.0	NE	435046 406575	Unspecified Drift	1948
13	320.0	E	435072 406541	Unspecified Drift	1951
14	429.0	SW	434408 405657	Colliery	1890
Not shown	985.0	NE	435410 407214	Colliery	1948
Not shown	988.0	SE	435677 405551	Colliery	1890

3.2 Coal Mining

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

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

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

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

3.3 Johnson Poole and Bloomer

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

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

The following information provided by JPB is not represented on mapping: Database searched and no data found.

3.4 Non-Coal Mining

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

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

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

ID	Distance (m)	Direction	Name	Commodity	Assessment of likelihood
1	0.0	On Site	Not available	Iron Ore (Bedded)	Rare and localised small scale mining may have occurred.
2	36.0	W	Sheffield Area	Vein Mineral/Iron ore	Rare and localised small scale mining may have occurred.
3	98.0	S	Sheffield Area	Vein Mineral/Iron ore	Rare and localised small scale mining may have occurred.
4	195.0	E	Not available	Iron Ore (Bedded)	Rare and localised small scale mining may have occurred.
5	213.0	SE	Sheffield Area	Vein Mineral/Iron ore	Rare and localised small scale mining may have occurred.
6	219.0	E	Sheffield Area	Vein Mineral/Iron ore	Rare and localised small scale mining may have occurred.
7	296.0	NE	Not available	Iron Ore (Bedded)	Rare and localised small scale mining may have occurred.
Not shown	746.0	N	Sheffield Area	Vein Mineral/Iron ore	Rare and localised small scale mining may have occurred.

3.5 Non-Coal Mining Cavities

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

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

Database searched and no data found.

3.6 Natural Cavities

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

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

Database searched and no data found.

3.7 Brine Extraction

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

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

Database searched and no data found.

3.8 Gypsum Extraction

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

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

Database searched and no data found.

3.9 Tin Mining

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

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

Database searched and no data found.

3.10 Clay Mining

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

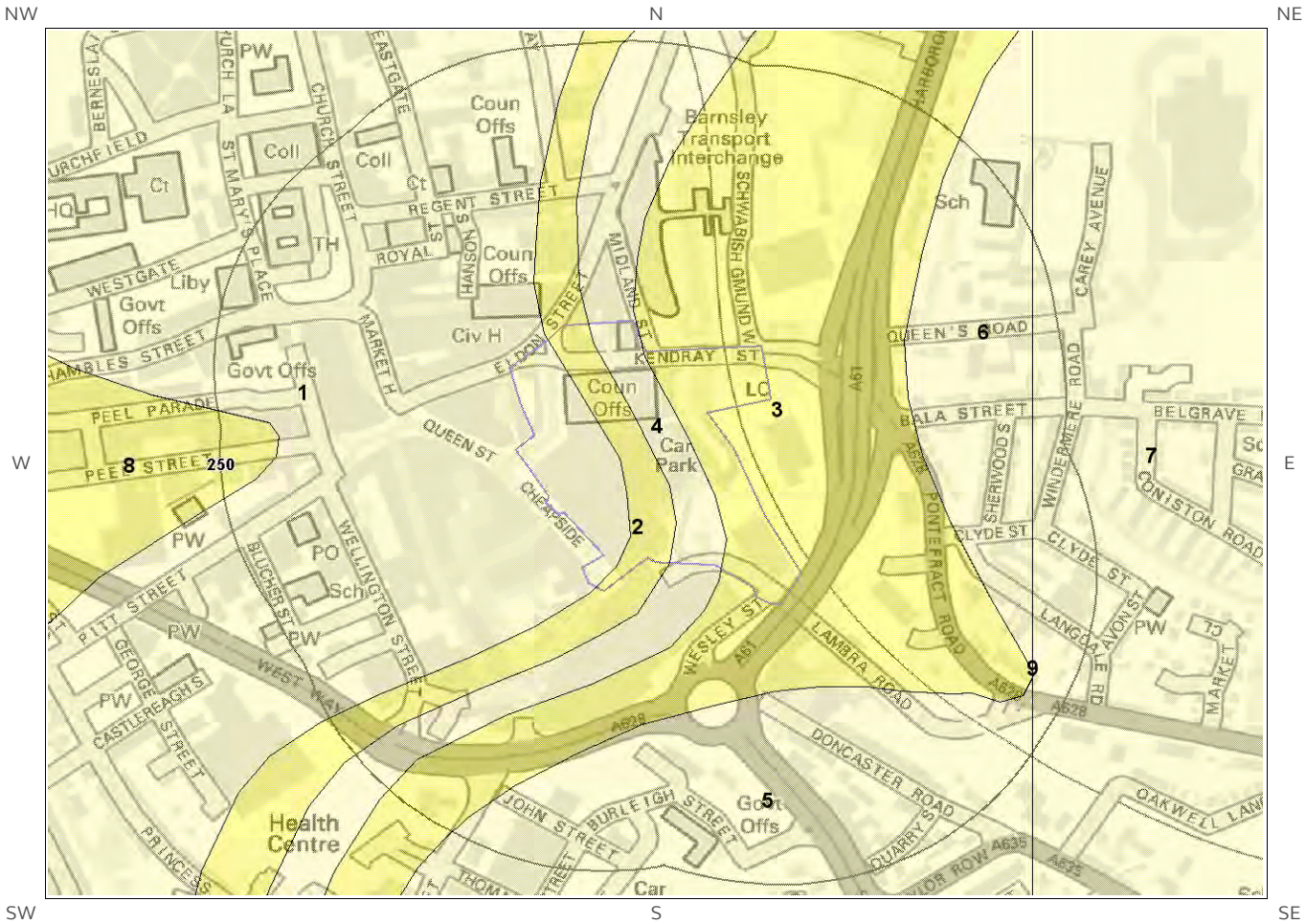
Are there any Clay Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

---

4 Natural Ground Subsidence

4.1 Shrink-Swell Clay Map



Shrink Swell Clay Legend

Mapping sourced from Ordnance Survey

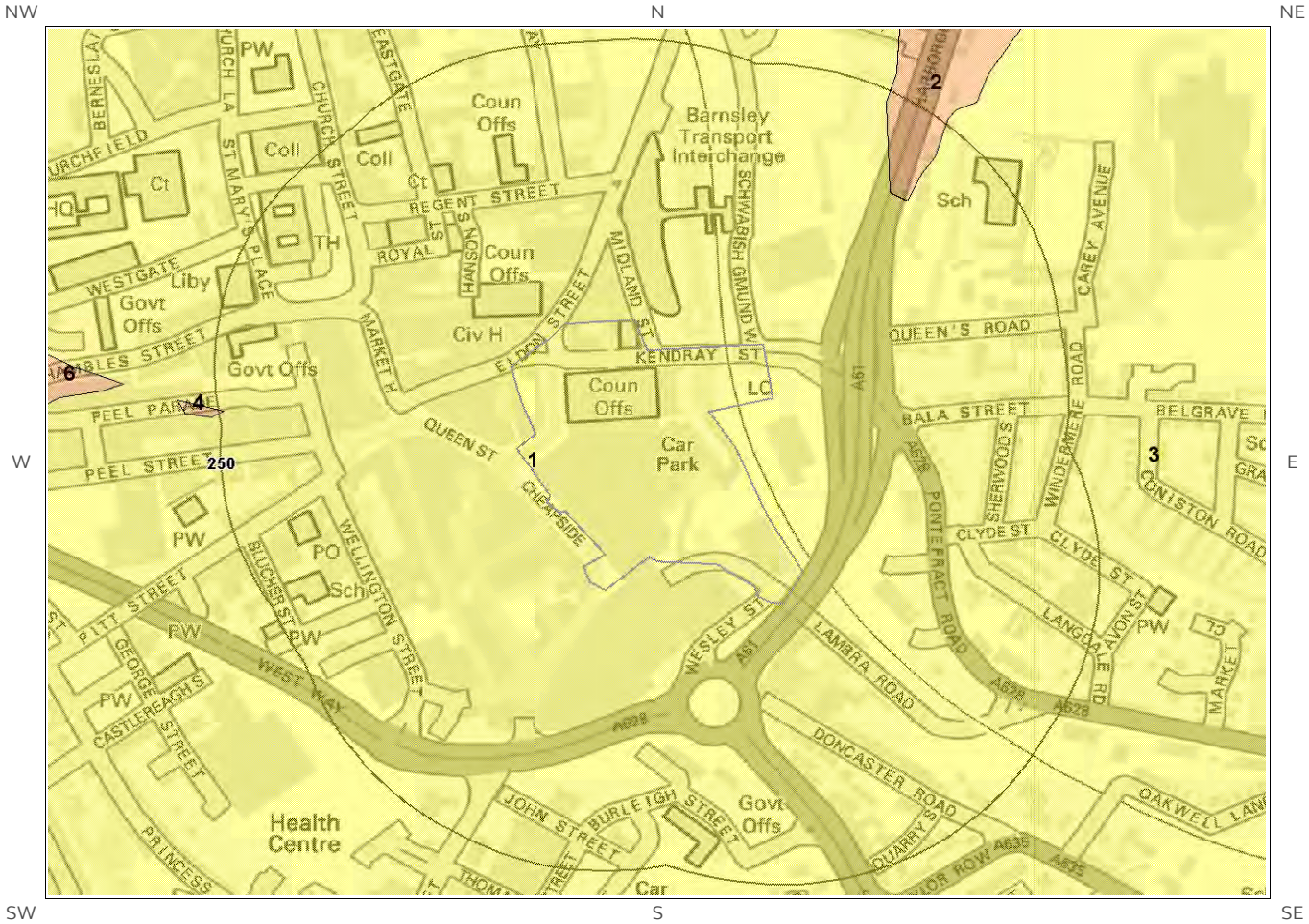
© Crown copyright and database rights 2015.
Ordnance Survey license 100035207.

Site Outline

125
250
Search Buffers (m)

No Data / Null
Negligible
Very Low
Low
Moderate
High

4.2 Landslides Map



Landslides Legend

Mapping sourced from Ordnance Survey

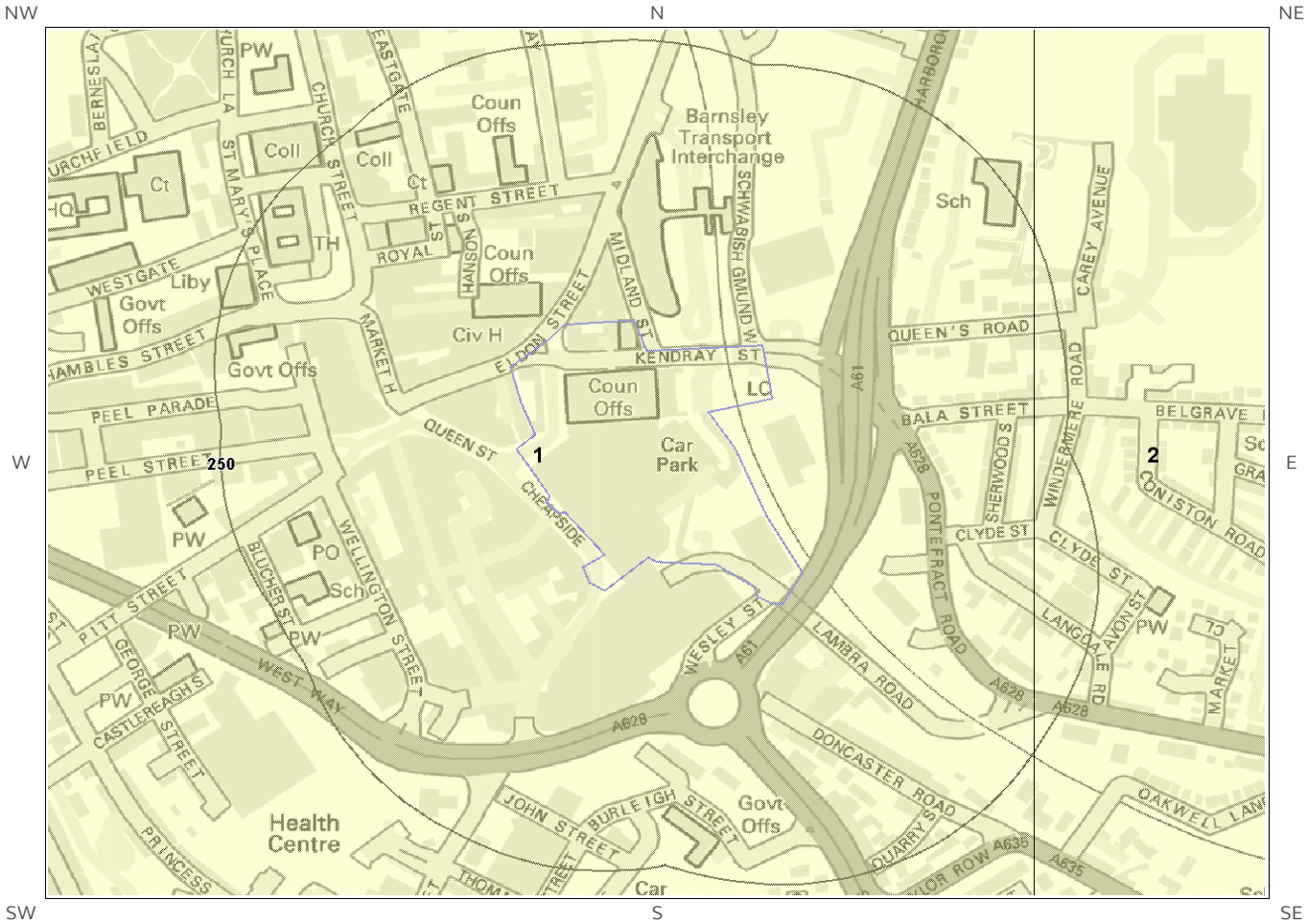
© Crown copyright and database rights 2015.
Ordnance Survey license 100035207.

Site Outline

125
250
Search Buffers (m)

No Data / Null
Negligible
Very Low
Low
Moderate
High

4.3 Ground Dissolution Soluble Rocks Map



Ground Dissolution Soluble Rocks Legend

Mapping sourced from Ordnance Survey

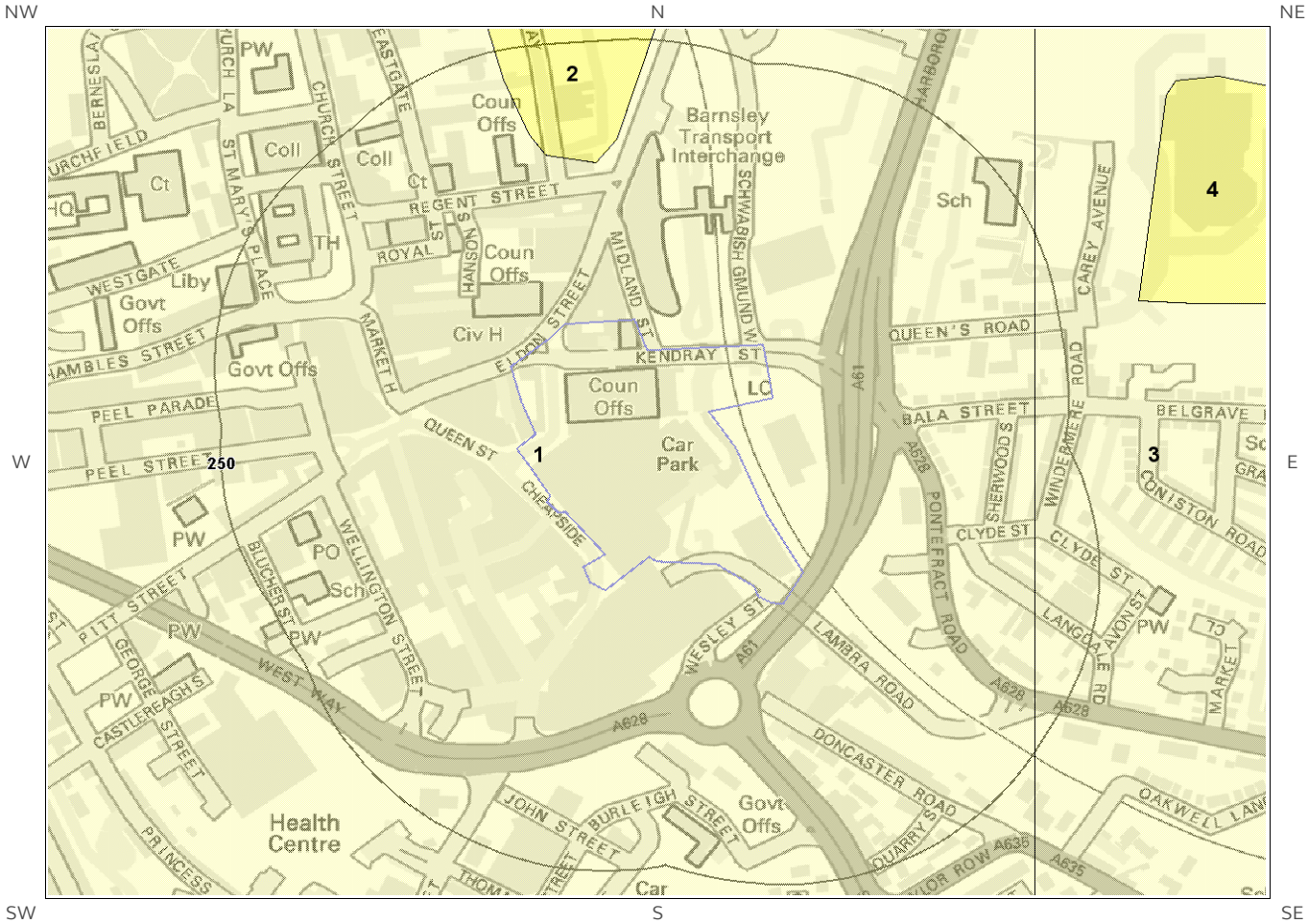
© Crown copyright and database rights 2015.
Ordnance Survey license 100035207.

Site Outline

125
250
Search Buffers (m)

No Data / Null
Negligible
Very Low
Low
Moderate
High

4.4 Compressible Deposits Map



Compressible Deposits Legend

Mapping sourced from Ordnance Survey

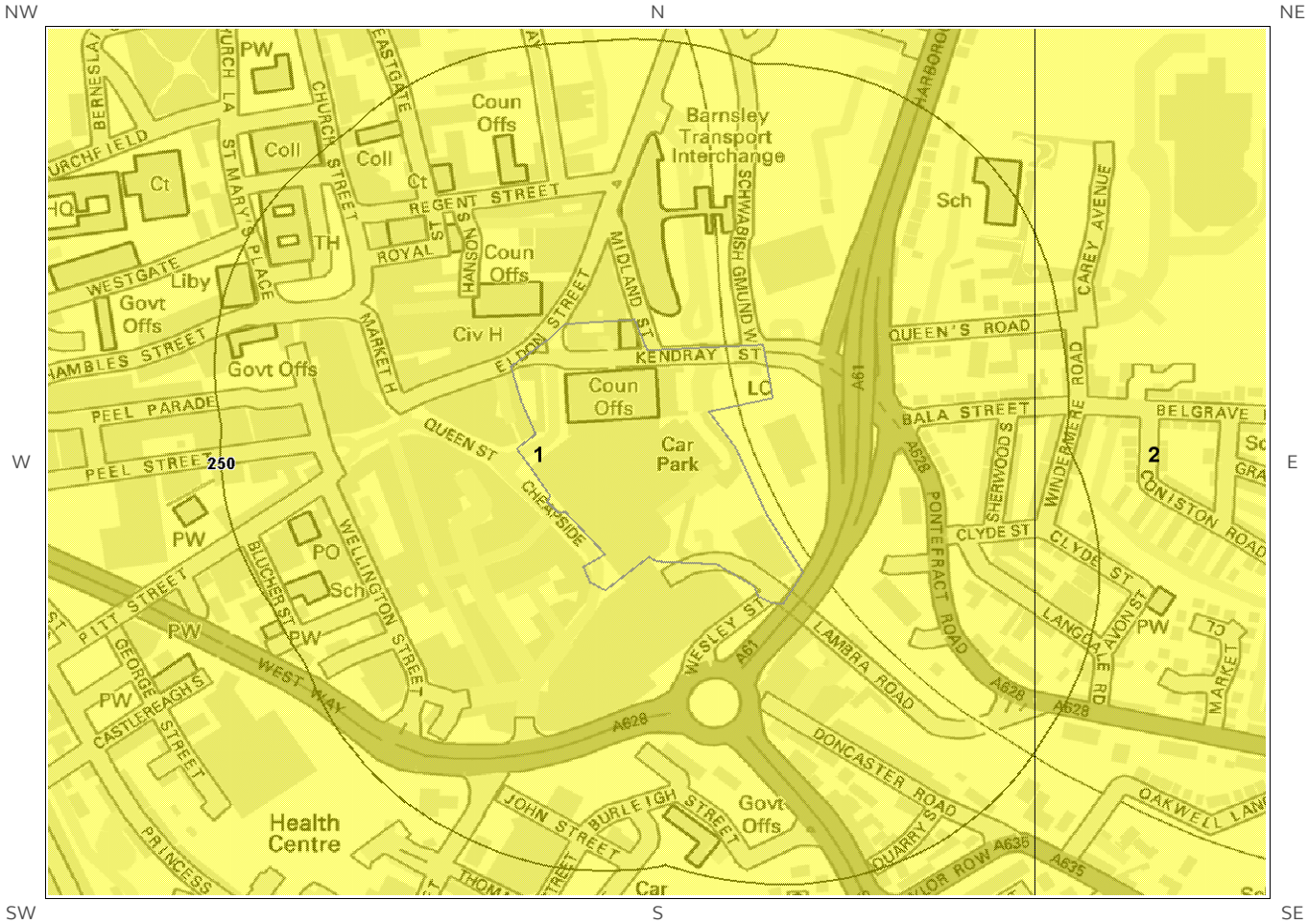
© Crown copyright and database rights 2015.
Ordnance Survey license 100035207.

Site Outline

125
250
Search Buffers (m)

No Data / Null
Negligible
Very Low
Low
Moderate
High

4.5 Collapsible Deposits Map

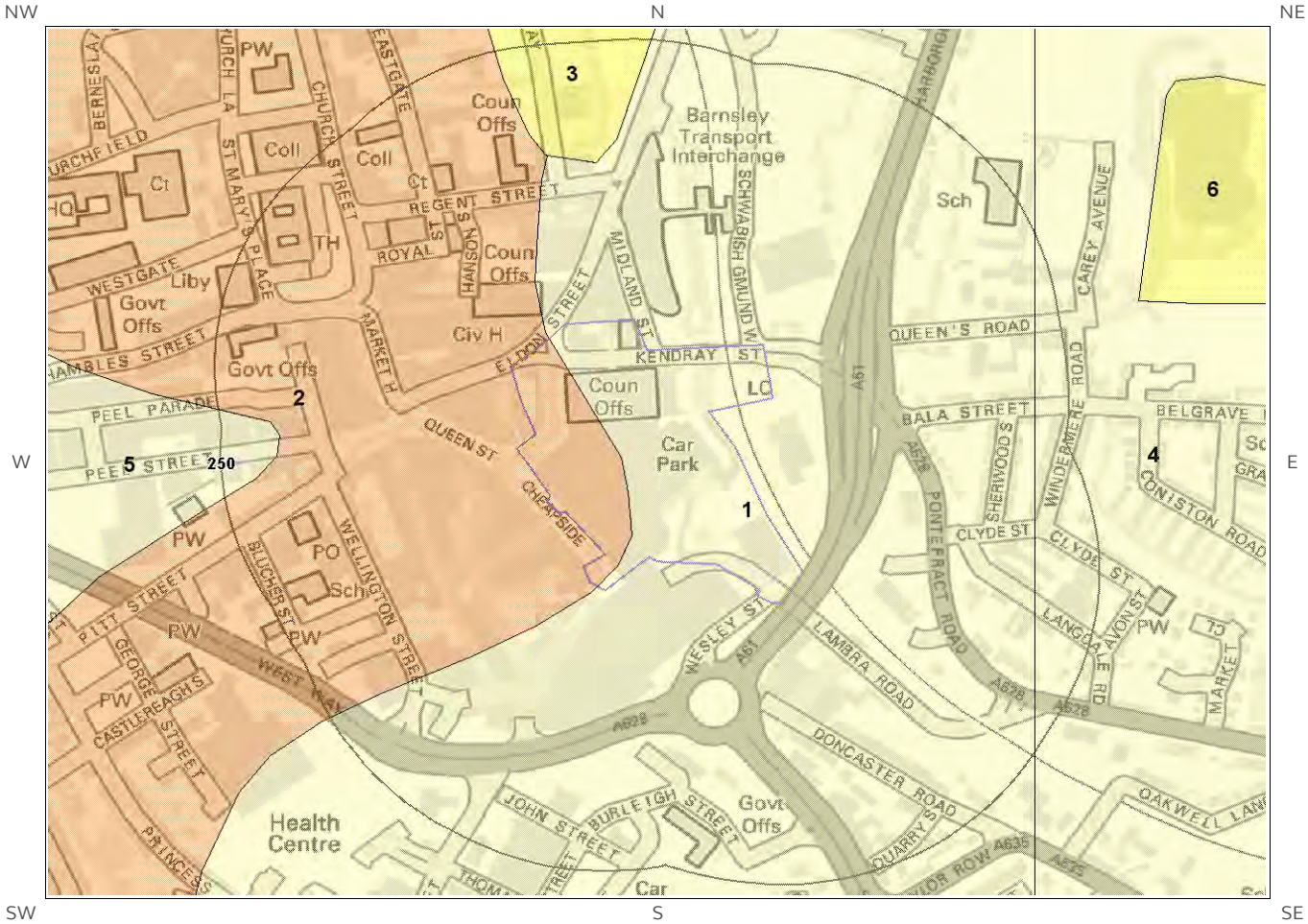


Collapsible Deposits Legend

Mapping sourced from Ordnance Survey

© Crown copyright and database rights 2015.
Ordnance Survey license 100035207.

4.6 Running Sand Map



Running Sand Legend

Mapping sourced from Ordnance Survey

© Crown copyright and database rights 2015.
Ordnance Survey license 100035207.

Site Outline

125
250
Search Buffers (m)

No Data / Null
Negligible
Very Low
Low
Moderate
High

4 Natural Ground Subsidence

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

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

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

4.1 Shrink-Swell Clays

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

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	Ground conditions predominantly non-plastic. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with shrink-swell clays.
2	0.0	On Site	Very Low	Ground conditions predominantly low plasticity. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with shrink-swell clays.
3	0.0	On Site	Very Low	Ground conditions predominantly low plasticity. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with shrink-swell clays.
4	0.0	On Site	Negligible	Ground conditions predominantly non-plastic. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with shrink-swell clays.

4.2 Landslides

The following Landslides information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

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

4.3 Ground Dissolution of Soluble Rocks

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

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

4.4 Compressible Deposits

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

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

4.5 Collapsible Deposits

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

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

4.6 Running Sands

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

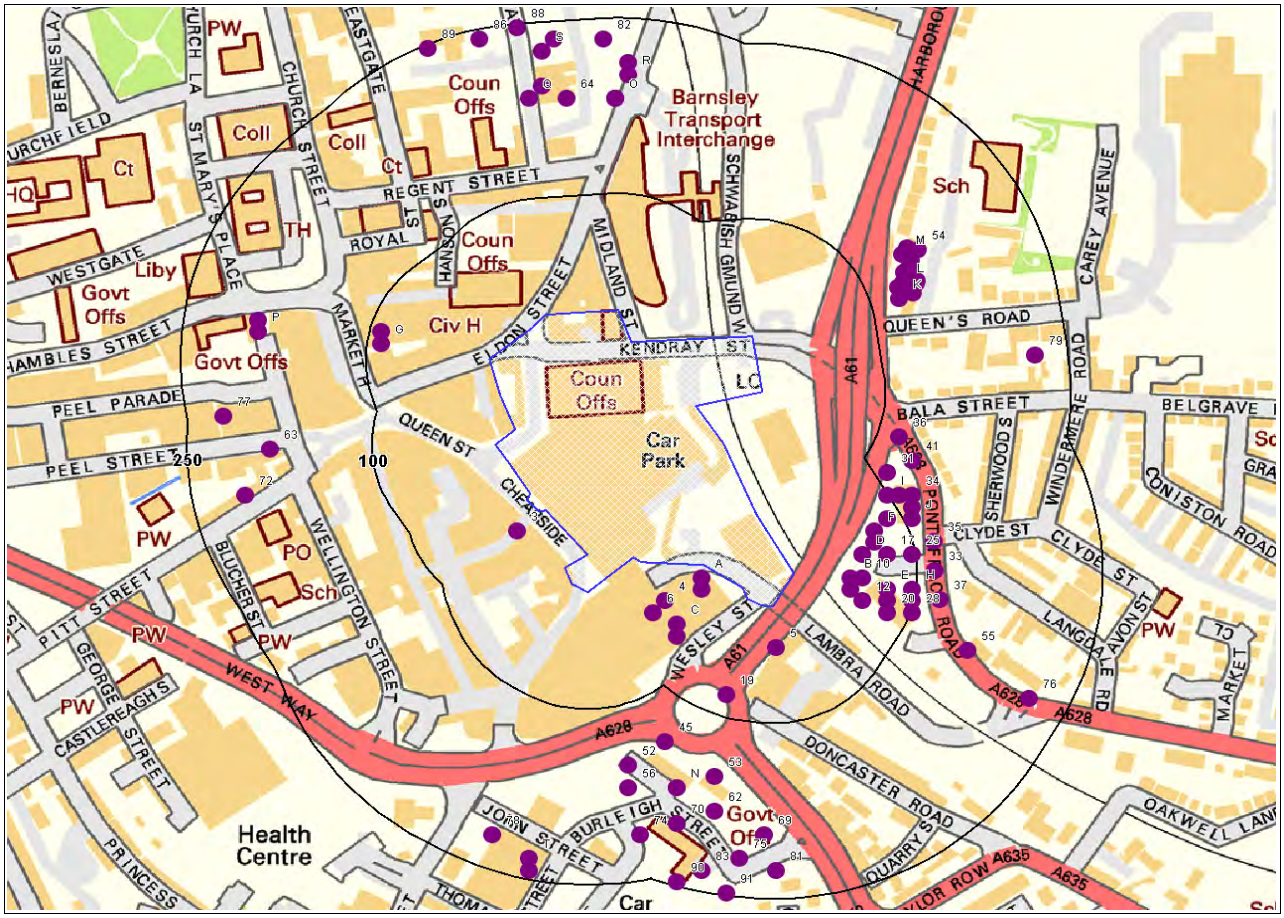
ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	No indicators for running sand identified. No special actions required to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due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

5 Borehole Records Map

NW N NE

W E

SW S SE



Borehole Records Legend

Mapping sourced from Ordnance Survey

© Crown copyright and database rights 2015.
Ordnance Survey license 100035207.

Site Outline

Borehole Locations

125
250
Search Buffers (m)

5 Borehole Records

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

Records of boreholes within 250m of the study site boundary:	91

ID	Distance (m)	Direction	NGR	BGS Reference	Drilled Length	Borehole Name
1A	10.0	SW	434730 406210	SE30NW242	3.0	WESLEY ST BARNSLEY 2
2A	19.0	SW	434730 406200	SE30NW246	21.0	WESLEY ST BARNSLEY C
3	25.0	SW	434580 406250	SE30NW558	10.0	BARNSLEY - BOOTS STORE 1
4	33.0	S	434700 406190	SE30NW241	5.0	WESLEY ST BARNSLEY 1
5	36.0	S	434790 406150	SE30NW249	8.0	BARNSLEY INNER RELIEF RD 8
6	43.0	S	434690 406180	SE30NW244	26.0	WESLEY ST BARNSLEY A
7B	45.0	E	434850 406210	SE30NW635	12.5	MALTHOUSE LANE/PONTEFRACT ROAD 1
8B	47.0	E	434850 406200	SE30NW653	3.2	MALTHOUSE LANE/PONTEFRACT ROAD TP 1
9C	52.0	S	434710 406170	SE30NW243	5.0	WESLEY ST BARNSLEY 3
10	55.0	E	434860 406210	SE30NW652	16.5	MALTHOUSE LANE/PONTEFRACT ROAD 18
11D	57.0	E	434860 406230	SE30NW636	26.25	MALTHOUSE LANE/PONTEFRACT ROAD 2
12	60.0	SE	434860 406190	SE30NW646	24.0	MALTHOUSE LANE/PONTEFRACT ROAD 12/12R
13C	62.0	S	434710 406160	SE30NW245	21.0	WESLEY ST BARNSLEY B
14D	70.0	E	434870 406240	SE30NW657	4.3	MALTHOUSE LANE/PONTEFRACT ROAD TP 5
15F	74.0	NE	434870 406250	SE30NW637	23.0	MALTHOUSE LANE/PONTEFRACT ROAD 3
16E	76.0	E	434880 406200	SE30NW651	15.5	MALTHOUSE LANE/PONTEFRACT ROAD 17
17	77.0	E	434880 406230	SE30NW649	13.5	MALTHOUSE LANE/PONTEFRACT ROAD 15
18E	79.0	E	434880 406190	SE30NW654	4.8	MALTHOUSE LANE/PONTEFRACT ROAD TP 2
19	82.0	S	434750 406110	SE30NW247	6.0	BARNSLEY INNER RELIEF RD 6
20	82.0	SE	434880 406180	SE30NW650	15.5	MALTHOUSE LANE/PONTEFRACT ROAD 16
21F	88.0	NE	434880 406260	SE30NW648	23.5	MALTHOUSE LANE/PONTEFRACT ROAD 14
22G	89.0	W	434470 406410	SE30NW553	2.0	YORKSHIRE BANK MARKET HILL BARNSLEY 2

ID	Distance (m)	Direction	NGR	BGS Reference	Drilled Length	Borehole Name
23G	91.0	W	434470 406420	SE30NW552	3.5	YORKSHIRE BANK MARKET HILL BARNSLEY 1
24H	96.0	E	434900 406200	SE30NW645	14.8	MALTHOUSE LANE/PONTEFRACT ROAD 11
25	96.0	E	434900 406230	SE30NW656	4.0	MALTHOUSE LANE/PONTEFRACT ROAD TP 4
26H	98.0	E	434900 406190	SE30NW655	3.7	MALTHOUSE LANE/PONTEFRACT ROAD TP 3
27I	98.0	NE	434880 406280	SE30NW638	22.0	MALTHOUSE LANE/PONTEFRACT ROAD 4
28	101.0	E	434900 406180	SE30NW642	25.9	MALTHOUSE LANE/PONTEFRACT ROAD 8
29J	106.0	NE	434900 406260	SE30NW644	27.7	MALTHOUSE LANE/PONTEFRACT ROAD 10
30I	107.0	NE	434890 406280	SE30NW647	23.0	MALTHOUSE LANE/PONTEFRACT ROAD 13
31	109.0	NE	434880 406300	SE30NW639	21.3	MALTHOUSE LANE/PONTEFRACT ROAD 5
32J	110.0	NE	434900 406270	SE30NW658	4.3	MALTHOUSE LANE/PONTEFRACT ROAD TP 6
33	114.0	E	434919 406216	SE30NW479	21.0	LANGDALE ROAD BARNSLEY 4
34	115.0	NE	434900 406280	SE30NW643	24.0	MALTHOUSE LANE/PONTEFRACT ROAD 9
35	116.0	E	434918 406241	SE30NW480	16.0	LANGDALE ROAD BARNSLEY 5
36	118.0	E	434890 406330	SE30NW641	29.65	MALTHOUSE LANE/PONTEFRACT ROAD 7/7R
37	120.0	E	434923 406191	SE30NW478	23.0	LANGDALE ROAD BARNSLEY 3
38K	123.0	E	434890 406448	SE30NW953	-1.0	LAND AT REAR OF 32 QUEENS ROAD BARNSLEY WS105
39K	125.0	E	434889 406458	SE30NW954	-1.0	LAND AT REAR OF 32 QUEENS ROAD BARNSLEY WS106
40L	130.0	E	434893 406462	SE30NW950	-1.0	LAND AT REAR OF 32 QUEENS ROAD BARNSLEY WS102
41	131.0	NE	434900 406310	SE30NW640	22.8	MALTHOUSE LANE/PONTEFRACT ROAD 6
42L	134.0	NE	434894 406471	SE30NW949	-1.0	LAND AT REAR OF 32 QUEENS ROAD BARNSLEY WS101
43L	135.0	E	434901 406453	SE30NW952	-1.0	LAND AT REAR OF 32 QUEENS ROAD BARNSLEY WS104

ID	Distance (m)	Direction	NGR	BGS Reference	Drilled Length	Borehole Name
44L	139.0	E	434903 406461	SE30NW947	-1.0	LAND AT REAR OF 32 QUEENS ROAD BARNSLEY 1
45	139.0	SW	434700 406070	SE30NW248	3.0	BARNSLEY INNER RELIEF RD 7
46M	139.0	NE	434892 406486	SE30NW955	-1.0	LAND AT REAR OF 32 QUEENS ROAD BARNSLEY WS107
47M	140.0	NE	434898 406475	SE30NW959	-1.0	LAND AT REAR OF 32 QUEENS ROAD BARNSLEY WS111
48L	141.0	E	434904 406464	SE30NW951	-1.0	LAND AT REAR OF 32 QUEENS ROAD BARNSLEY WS103
49M	143.0	NE	434899 406481	SE30NW958	-1.0	LAND AT REAR OF 32 QUEENS ROAD BARNSLEY WS110
50M	144.0	NE	434897 406486	SE30NW948	-1.0	LAND AT REAR OF 32 QUEENS ROAD BARNSLEY 2
51M	146.0	NE	434896 406492	SE30NW956	-1.0	LAND AT REAR OF 32 QUEENS ROAD BARNSLEY WS108
52	151.0	S	434670 406050	SE30NW686	5.0	SHEFFIELD ROAD BARNSLEY 10
53	152.0	S	434740 406040	SE30NW690	4.1	SHEFFIELD ROAD BARNSLEY 14
54	153.0	NE	434905 406490	SE30NW957	-1.0	LAND AT REAR OF 32 QUEENS ROAD BARNSLEY WS109
55	155.0	SE	434945 406148	SE30NW477	11.0	LANGDALE ROAD BARNSLEY 2
56	171.0	S	434670 406030	SE30NW691	4.5	SHEFFIELD ROAD BARNSLEY 15
57N	171.0	SW	434710 406030	SE30NW688	3.9	SHEFFIELD ROAD BARNSLEY 12
58N	171.0	SW	434710 406030	SE30NW687	3.0	SHEFFIELD ROAD BARNSLEY 11
59O	181.0	N	434660 406620	SE30NW722	-1.0	COURTHOUSE DEVELOPMENT BARNSLEY RP8
60O	181.0	N	434660 406620	SE30NW715	-1.0	COURTHOUSE DEVELOPMENT BARNSLEY BH2
61O	181.0	N	434660 406620	SE30NW721	-1.0	COURTHOUSE DEVELOPMENT BARNSLEY RP7
62	181.0	S	434740 406010	SE30NW689	2.5	SHEFFIELD ROAD BARNSLEY 13
63	183.0	W	434380 406320	SE30NW676	-1.0	PEEL STREET BARNSLEY 5
64	183.0	N	434620 406620	SE30NW717	-1.0	COURTHOUSE DEVELOPMENT BARNSLEY BH4
65Q	185.0	N	434590 406620	SE30NW806	-1.0	COUNTY WAY BARNSLEY 11
66P	189.0	W	434370 406420	SE30NW259	15.0	SHAMBLES ST BARNSLEY 1

ID	Distance (m)	Direction	NGR	BGS Reference	Drilled Length	Borehole Name
67P	191.0	W	434370 406430	SE30NW260	8.0	SHAMBLES ST BARNSLEY 2
68Q	195.0	N	434600 406630	SE30NW805	-1.0	COUNTY WAY BARNSLEY 10
69	196.0	S	434780 405990	SE30NW680	4.3	SHEFFIELD ROAD BARNSLEY 4
70	199.0	S	434710 406000	SE30NW684	3.2	SHEFFIELD ROAD BARNSLEY 8
71R	201.0	N	434670 406640	SE30NW720	-1.0	COURTHOUSE DEVELOPMENT BARNSLEY RP6
72	208.0	W	434360 406280	SE30NW675	-1.0	PEEL STREET BARNSLEY 4
73R	211.0	N	434670 406650	SE30NW719	-1.0	COURTHOUSE DEVELOPMENT BARNSLEY RP5
74	212.0	S	434680 405990	SE30NW685	7.1	SHEFFIELD ROAD BARNSLEY 9
75	218.0	S	434760 405970	SE30NW681	3.8	SHEFFIELD ROAD BARNSLEY 5
76	218.0	SE	434995 406107	SE30NW476	8.0	LANGDALE ROAD BARNSLEY 1
77	221.0	W	434342 406348	SE30NW762	6.0	13 PEEL STREET, BARNSLEY 1
78	222.0	S	434560 405990	SE30NW611	17.0	NEW STREET BARNSLEY 4
79	223.0	E	435000 406400	SE30NE702	128.01	ELECTRICITY WORKS BARNSLEY
80S	225.0	N	434600 406660	SE30NW804	-1.0	COUNTY WAY BARNSLEY 9
81	226.0	S	434790 405960	SE30NW679	5.55	SHEFFIELD ROAD BARNSLEY 3
82	231.0	N	434650 406670	SE30NW718	-1.0	COURTHOUSE DEVELOPMENT BARNSLEY BH5
83	232.0	S	434730 405960	SE30NW682	2.7	SHEFFIELD ROAD BARNSLEY 6
84T	233.0	S	434590 405970	SE30NW612	4.1	NEW STREET BARNSLEY TP 1
85S	234.0	N	434610 406670	SE30NW802	-1.0	COUNTY WAY BARNSLEY 7A
86	241.0	N	434550 406670	SE30NW807	-1.0	COUNTY WAY BARNSLEY 12
87T	243.0	S	434590 405960	SE30NW608	22.0	NEW STREET BARNSLEY 1
88	246.0	N	434580 406680	SE30NW803	-1.0	COUNTY WAY BARNSLEY 8
89	246.0	NW	434508 406662	SE30NW41/A	26.1	COURT HOUSE SITE 1
90	247.0	S	434710 405950	SE30NW683	3.6	SHEFFIELD ROAD BARNSLEY 7
91	249.0	S	434750 405940	SE30NW678	4.0	SHEFFIELD ROAD BARNSLEY 2

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

#1A: scans.bgs.ac.uk/sobi_scans/boreholes/84108

#2A: scans.bgs.ac.uk/sobi_scans/boreholes/84112
#3: scans.bgs.ac.uk/sobi_scans/boreholes/12827835
#4: scans.bgs.ac.uk/sobi_scans/boreholes/84107
#5: scans.bgs.ac.uk/sobi_scans/boreholes/84115
#6: scans.bgs.ac.uk/sobi_scans/boreholes/84110
#7B: scans.bgs.ac.uk/sobi_scans/boreholes/15938775
#8B: scans.bgs.ac.uk/sobi_scans/boreholes/15938794
#9C: scans.bgs.ac.uk/sobi_scans/boreholes/84109
#10: scans.bgs.ac.uk/sobi_scans/boreholes/15938793
#11D: scans.bgs.ac.uk/sobi_scans/boreholes/15938776
#12: scans.bgs.ac.uk/sobi_scans/boreholes/15938787
#13C: scans.bgs.ac.uk/sobi_scans/boreholes/84111
#14D: scans.bgs.ac.uk/sobi_scans/boreholes/15938799
#15F: scans.bgs.ac.uk/sobi_scans/boreholes/15938777
#16E: scans.bgs.ac.uk/sobi_scans/boreholes/15938792
#17: scans.bgs.ac.uk/sobi_scans/boreholes/15938790
#18E: scans.bgs.ac.uk/sobi_scans/boreholes/15938795
#19: scans.bgs.ac.uk/sobi_scans/boreholes/84113
#20: scans.bgs.ac.uk/sobi_scans/boreholes/15938791
#21F: scans.bgs.ac.uk/sobi_scans/boreholes/15938789
#22G: scans.bgs.ac.uk/sobi_scans/boreholes/84419
#23G: scans.bgs.ac.uk/sobi_scans/boreholes/84418
#24H: scans.bgs.ac.uk/sobi_scans/boreholes/15938786
#25: scans.bgs.ac.uk/sobi_scans/boreholes/15938798
#26H: scans.bgs.ac.uk/sobi_scans/boreholes/15938796
#27I: scans.bgs.ac.uk/sobi_scans/boreholes/15938778
#28: scans.bgs.ac.uk/sobi_scans/boreholes/15938783
#29J: scans.bgs.ac.uk/sobi_scans/boreholes/15938785
#30I: scans.bgs.ac.uk/sobi_scans/boreholes/15938788
#31: scans.bgs.ac.uk/sobi_scans/boreholes/15938779
#32J: scans.bgs.ac.uk/sobi_scans/boreholes/15938800
#33: scans.bgs.ac.uk/sobi_scans/boreholes/84345
#34: scans.bgs.ac.uk/sobi_scans/boreholes/15938784
#35: scans.bgs.ac.uk/sobi_scans/boreholes/84346
#36: scans.bgs.ac.uk/sobi_scans/boreholes/15938781
#37: scans.bgs.ac.uk/sobi_scans/boreholes/84344
#41: scans.bgs.ac.uk/sobi_scans/boreholes/15938780
#45: scans.bgs.ac.uk/sobi_scans/boreholes/84114
#52: scans.bgs.ac.uk/sobi_scans/boreholes/16104926
#53: scans.bgs.ac.uk/sobi_scans/boreholes/16104933
#55: scans.bgs.ac.uk/sobi_scans/boreholes/84343
#56: scans.bgs.ac.uk/sobi_scans/boreholes/16104934
#57N: scans.bgs.ac.uk/sobi_scans/boreholes/16104929
#58N: scans.bgs.ac.uk/sobi_scans/boreholes/16104927
#62: scans.bgs.ac.uk/sobi_scans/boreholes/16104931
#66P: scans.bgs.ac.uk/sobi_scans/boreholes/84125
#67P: scans.bgs.ac.uk/sobi_scans/boreholes/84126
#69: scans.bgs.ac.uk/sobi_scans/boreholes/16104918
#70: scans.bgs.ac.uk/sobi_scans/boreholes/16104924
#74: scans.bgs.ac.uk/sobi_scans/boreholes/16104925
#75: scans.bgs.ac.uk/sobi_scans/boreholes/16104919
#76: scans.bgs.ac.uk/sobi_scans/boreholes/84342
#77: scans.bgs.ac.uk/sobi_scans/boreholes/17974685
#78: scans.bgs.ac.uk/sobi_scans/boreholes/15394945
#79: scans.bgs.ac.uk/sobi_scans/boreholes/18527990

#81: scans.bgs.ac.uk/sobi_scans/boreholes/16104914
#83: scans.bgs.ac.uk/sobi_scans/boreholes/16104922
#84T: scans.bgs.ac.uk/sobi_scans/boreholes/15394949
#87T: scans.bgs.ac.uk/sobi_scans/boreholes/15394939
#89: scans.bgs.ac.uk/sobi_scans/boreholes/83902
#90: scans.bgs.ac.uk/sobi_scans/boreholes/16104923
#91: scans.bgs.ac.uk/sobi_scans/boreholes/16104911

6 Estimated Background Soil Chemistry

Records of background estimated soil chemistry within 250m of the study site boundary: 17

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

Distance (m)	Direction	Sample Type	Arsenic (As)	Cadmium (Cd)	Chromium (Cr)	Nickel (Ni)	Lead (Pb)
0.0	On Site	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	90 - 120 mg/kg	30 - 45 mg/kg	<100 mg/kg
36.0	W	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
58.0	W	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	100 - 200 mg/kg
61.0	N	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	90 - 120 mg/kg	30 - 45 mg/kg	100 - 200 mg/kg
64.0	W	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	90 - 120 mg/kg	30 - 45 mg/kg	100 - 200 mg/kg
88.0	NW	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	100 - 200 mg/kg
98.0	S	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
117.0	NW	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	100 - 200 mg/kg
182.0	W	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	90 - 120 mg/kg	30 - 45 mg/kg	100 - 200 mg/kg
186.0	S	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	100 - 200 mg/kg
195.0	E	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	90 - 120 mg/kg	30 - 45 mg/kg	100 - 200 mg/kg
198.0	S	RuralSoil	25 - 35 mg/kg	<1.8 mg/kg	90 - 120 mg/kg	30 - 45 mg/kg	100 - 200 mg/kg
213.0	SE	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	100 - 200 mg/kg
219.0	E	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
223.0	E	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	100 - 200 mg/kg
240.0	SW	RuralSoil	25 - 35 mg/kg	<1.8 mg/kg	90 - 120 mg/kg	30 - 45 mg/kg	100 - 200 mg/kg
244.0	E	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	100 - 200 mg/kg

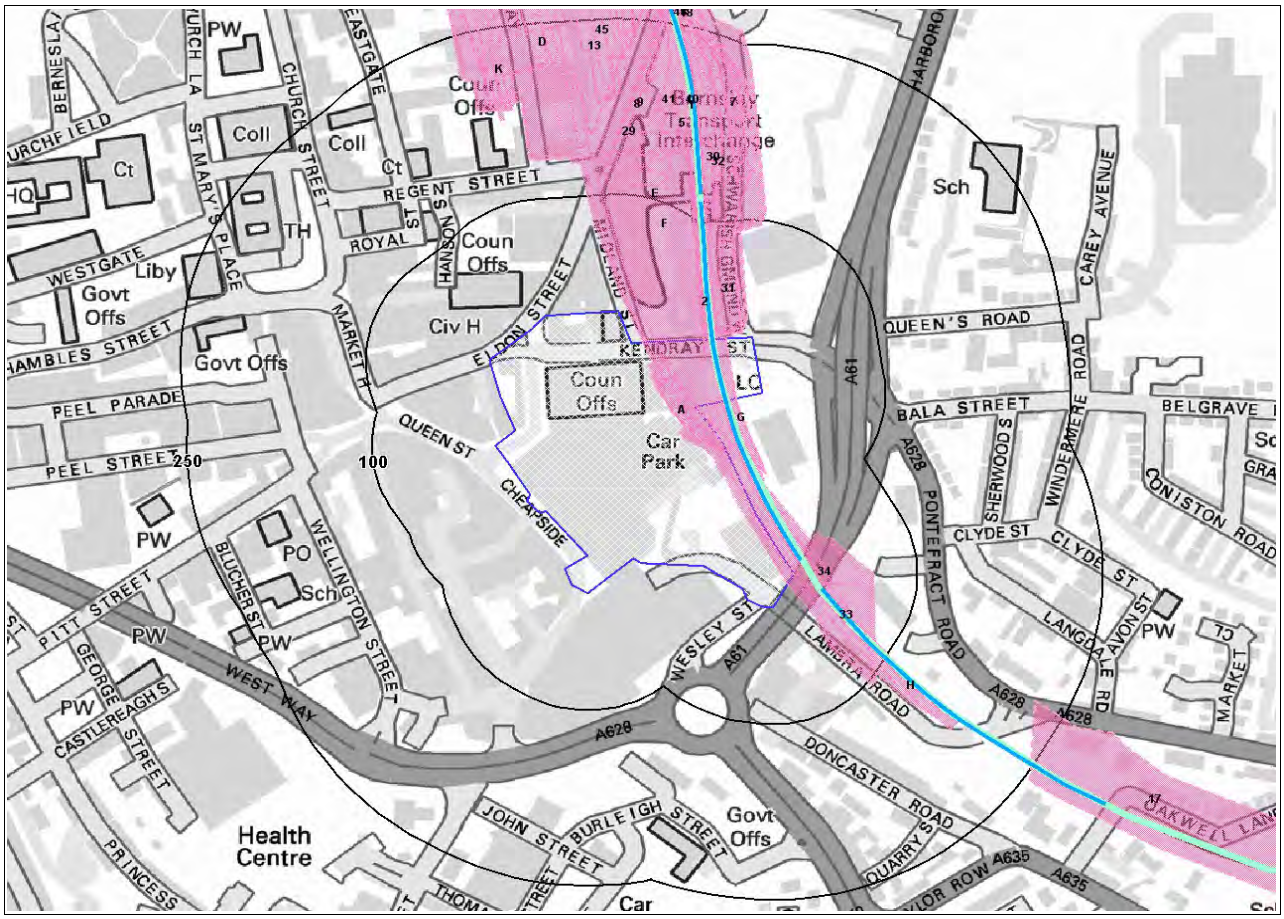
*As this data is based upon underlying 1:50,000 scale geological information, a 50m buffer has been added to the search radius.

7 Railways and Tunnels Map

NW N NE

W E

SW S SE



Railways and Tunnels Legend

Mapping sourced from Ordnance Survey

© Crown copyright and database rights 2015.
Ordnance Survey license 100035207.
© OpenStreetMapContributors

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

7 Railways and Tunnels

7.1 Tunnels

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

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

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

Database searched and no data found.

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

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

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

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

Database searched and no data found.

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

7.2 Historical Railway and Tunnel Features

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

Have any historical railway or tunnel features been identified within the study site boundary? Yes

Have any historical railway or tunnel features been identified within 250m of the study site boundary? Yes

ID	Distance (m)	Direction	NGR	Details	Date
1A	0	On Site	434717 406352	Railway Sidings	1948
2	0	On Site	434732 406444	Railway Sidings	1850
3A	0	On Site	434711 406360	Railway Sidings	1951
4B	0	On Site	434685 406577	Railway Sidings	1890
19	0	On Site	434812 406239	Railway Sidings	1961
20G	0	On Site	434764 406343	Railway Sidings	1961

ID	Distance (m)	Direction	NGR	Details	Date
21E	0	On Site	434560 406640	Railway Sidings	1893
22E	0	On Site	434675 406640	Railway Sidings	1906
23F	0	On Site	n/a	Railway	1929
24F	0	On Site	n/a	Railway	1906
25J	0	On Site	n/a	Railway	1893
26	0	On Site	434796 406240	Railway Sidings	1960
27A	0	On Site	434719 406347	Railway Sidings	1929
28G	0	On Site	434765 406341	Railway Sidings	1960
29	0	On Site	n/a	Railway	1932
30	0	N	434738 406632	Railway Sidings	1929
5	2	N	434733 406639	Railway Sidings	1904
6B	3	N	434705 406642	Railway Sidings	1948
7	4	N	434559 406744	Railway Sidings	1938
31	4	N	434753 406460	Railway Sidings	1961
8	5	N	434580 406736	Railway Sidings	1951
32	6	N	434744 406567	Railway Sidings	1960
9	9	N	434581 406739	Railway Sidings	1966
33	9	SE	n/a	Railway	1835
34	18	NE	434829 406215	Railway Sidings	1960
35	60	N	434584 406723	Railway Sidings	1961
36I	84	N	434635 406750	Railway Sidings	1961
37H	84	SE	434903 406118	Railway Sidings	1892
38H	84	SE	434903 406118	Railway Sidings	1906
39I	85	N	434686 406750	Railway Sidings	1987
40	85	N	434687 406750	Railway Sidings	1972
10C	96	N	434698 406683	Railway Sidings	1973
11C	96	N	434698 406683	Railway Sidings	1982
41	123	N	434699 406625	Railway Sidings	1960
42J	124	N	434682 406567	Railway Sidings	1961
12	135	N	434754 406623	Railway Sidings	1850
13	142	N	434629 406725	Railway Sidings	1850

ID	Distance (m)	Direction	NGR	Details	Date
14D	150	N	434527 406817	Railway Sidings	1948
15D	150	N	434527 406817	Railway Sidings	1904
16D	150	N	434527 406817	Railway Sidings	1890
43	180	N	434613 406755	Railway Sidings	1960
44	181	N	434534 406807	Railway Sidings	1960
45	181	N	434591 406821	Railway Sidings	1929
46K	183	N	434565 406643	Railway Sidings	1961
47K	183	N	434560 406642	Railway Sidings	1906
17	223	SE	435145 406012	Railway Sidings	1966
18	244	N	434681 406778	Railway Sidings	1993
48	247	N	434693 406747	Railway Sidings	1986

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

7.3 Historical Railways

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

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

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

Database searched and no data found.

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

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

7.4 Active Railways

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

Have any active railway lines been identified within the study site boundary? Yes

Have any active railway lines been identified within 250m of the study site boundary? Yes

Distance (m)	Direction	Name	Type
0	On Site	Not given	Rail
0	On Site	Not given	Multi Track
25	SE	Not given	Rail
25	SE	Not given	Multi Track

Distance (m)	Direction	Name	Type
120	NE	Not given	Multi Track
182	SE	Not given	Rail
211	SE	Not given	Rail

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

7.5 Railway Projects

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

Is the study site within 5km of the route of the High Speed 2 rail project? Yes

Is the study site within 500m of the route of the Crossrail rail project? No

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

Contact Details

Groundsure Helpline

Telephone: 08444 159 000
info@groundsure.com

British Geological Survey Enquiries

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

British Gypsum

British Gypsum Ltd
East Leake
Loughborough
Leicestershire
LE12 6HX

The Coal Authority

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

Public Health England

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

Johnson Poole & Bloomer Limited

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

Ordnance Survey

Adanac Drive, Southampton
SO16 0AS

Tel: 08456 050505
Website: http://www.ordnancesurvey.co.uk/

Getmapping PLC

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

Peter Brett Associates

Caversham Bridge House
Waterman Place
Reading
Berkshire RG1 8DN
Tel: +44 (0)118 950 0761 E-mail:**reading@pba.co.uk**
Website:**http://www.peterbrett.com/home**

Contact Details

Acknowledgements: Ordnance Survey © Crown Copyright and/or Database Right. All Rights Reserved. Licence Number [03421028]. This report has been prepared in accordance with the Groundsure Ltd standard Terms and Conditions of business for work of this nature.

Standard Terms and Conditions

1 Definitions

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

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

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

3 The Client's obligations

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

4 Reliance

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

5 Fees and Disbursements

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

6 Intellectual Property and Confidentiality

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(i) loss of profits;
(ii) loss of business;
(iii) depletion of goodwill and/or similar losses;
(iv) loss of anticipated savings;
(v) loss of goods;
(vi) loss of contract;
(vii) loss of use;
(viii) loss or corruption of data or information;
(ix) business interruption;

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

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

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

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

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

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

8 Groundsure's right to suspend or terminate

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

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

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

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

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

9. Client's Right to Terminate and Suspend

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

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

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

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

10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination of the Contract:

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

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

11 Anti-Bribery

11.1 The Client warrants that it shall:

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

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

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

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

12 General

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

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

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

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

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

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

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

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

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

12.14 If the Client or Beneficiary has a complaint about the Services, written notice should be given to the Compliance Officer at Groundsure who will respond in a timely manner.

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

© Groundsure Limited June 2013

Appendix D

Coal Mining Report

The Coal Authority

Issued by:
The Coal Authority, Property Search Services, 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire, NG18 4RG
Website: www.groundstability.com Phone: 0345 762 6848 DX 716176 MANSFIELD 5

GROUNDSURE LIMITED **SOVEREIGN HOUSE** **CHURCH STREET** **BRIGHTON** **BN1 3UJ**	Our reference: Your reference: Date of your enquiry: Date we received your enquiry: Date of issue:	**51000849914001** **GS-2017330 PO:** **20 April 2015** **20 April 2015** **20 April 2015**

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

Non-Residential Coal Authority Mining Report

BETTER, BARNSLEY, SOUTH YORKSHIRE, S70 1DD

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

Coal mining	See comments below
Brine Compensation District	No

Information from the Coal Authority

Underground coal mining

Past

The property is in the likely zone of influence from workings in 2 seams of coal at 130m to 370m depth, and last worked in 1939.

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

In addition the property is in an area where the Coal Authority believe there is coal at or close to the surface. This coal may have been worked at some time in the past. The potential presence of coal workings at or close to the surface should be considered prior to any site works or future development activity. Your attention is drawn to the Comments on Coal Authority Information section of the report.

Present

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

Future

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

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

All rights reserved. You must not reproduce, store or transmit any part of this document unless you have our written permission. --
© The Coal Authority --

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

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

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

Mine entries

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

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

Coal mining geology

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

Opencast coal mining

Past

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

Present

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

Future

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

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

Coal mining subsidence

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

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

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

Mine gas

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

Hazards related to coal mining

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

Withdrawal of support

The property is in an area for which a notice of entitlement to withdraw support was published in 1963.

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

Working facilities orders

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

Payments to owners of former copyhold land

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

Comments on Coal Authority information

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

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

Information from the Cheshire Brine Subsidence Compensation Board

The property lies outside the Cheshire Brine Compensation District.

Additional Remarks

Information provided by the Coal Authority in this report is compiled in response to the Law Society's Con29M Coal Mining and Brine Subsidence Claim enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL. This report is prepared in accordance with the Law Society's Guidance Notes 2006, the User Guide 2006 and the Coal Authority and Cheshire Brine Board's Terms and Conditions applicable at the time the report was produced.

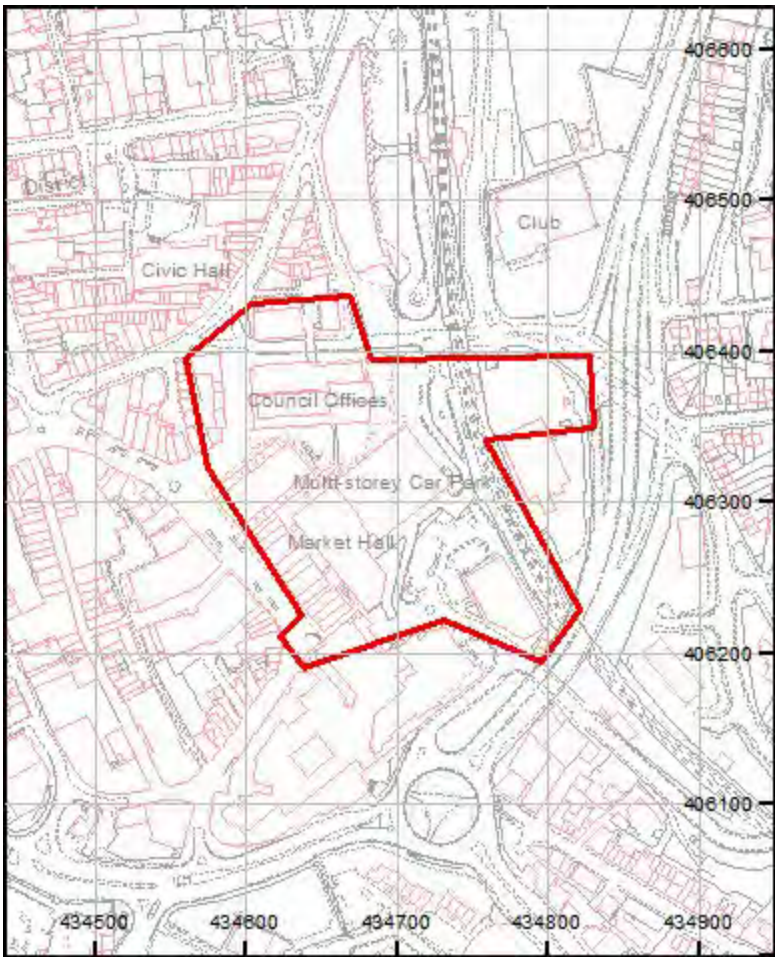
The Coal Authority owns the copyright in this report. The information we have used to write this report is protected by our database right. All rights are reserved and unauthorised use is prohibited. If we provide a report for you, this does not mean that copyright and any other rights will pass to you. However, you can use the report for your own purposes.

Location map

Approximate position of property

Enquiry boundary

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2015. All rights reserved. Ordnance Survey Licence number: 100020315



Key

Approximate position of enquiry boundary shown

© The Coal Authority

Head Office

Robson Liddle Ltd
Venture House
One Capital Court
Sowton Industrial Estate
Exeter
Devon
EX2 7FW
Telephone: (01392) 351200
Facsimile: (01392) 351218
Email: mail@robsonliddle.com

Regional offices

Castleford
Leeds
London
Norwich