



The Coal
Authority

The Coal Authority Property Search Services
200 Lichfield Lane, Berry Hill,
Mansfield, Nottinghamshire, NG18 4RG
Phone: 0345 7626 848

Groundsure Reference: 51001110988001
Our Reference: 51001110988001
Your Reference: Ken Mallinson CA
Report 01
RRUID: 00000000547014717
Report Date 7 Mar 2016

Commercial Enviro All-in-One

**Address: KEN MALLINSON & SONS LTD, CLAYCLIFFE ROAD, BARUGH
GREEN, BARNSELY, S75 1LR**

Thank you for placing your order with the Coal Authority Property Search Services.

Please find enclosed the Groundsure Screening and Coal Authority CON29M Coal Mining and Brine Subsidence Claim report.

This table summarises whether the Coal Authority consider that the following conditions may affect the ground stability at the location above. A fuller explanation of the condition and its potential to result in ground movement are given in Appendix 1 at the back of the report.

Coal Mining	yes
Brine Compensation Area	no

If you need any further assistance, please do not hesitate to contact our helpline on 0345 7626 848 quoting the above report reference number.

Enc.
Groundsure Screening and the Coal Authority CON29M Coal Mining And Brine Subsidence Claim Report

Groundsure Screening

Address: KEN MALLINSON & SONS LTD, CLAYCLIFFE ROAD, BARUGH GREEN, BARNSLEY, S75
1LR

Date: 7 Mar 2016

Groundsure Reference: 51001110988001

Your Reference: Ken Mallinson CA Report 01

Client: The Coal Authority



Brought to you by the Coal Authority Property Search Services

Aerial Photograph of Study Site



Aerial photography supplied by Getmapping PLC.
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Site Name: KEN MALLINSON & SONS LTD, CLAYCLIFFE ROAD,
BARUGH GREEN, BARNSELY, S75 1LR

Grid Reference: 431665,408499

Size of Site: 0.84 ha

Report Reference: [51001110988001](#)

Executive Summary

The following opinion is provided by Groundsure on the basis of the information available at the time of writing and contained within this report.

In Need of Further Assessment

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?	In Need of Further Assessment
Does the property represent Acceptable Banking Security from an environmental risk perspective?	In Need of Further Assessment
Is there a risk that the property value may be impacted due to environmental liability issues?	In Need of Further Assessment
What is the potential for environmental risk associated with property ownership i.e. that a prudent purchaser may wish to consider further?	Moderate – High

The Coal Authority Assessment

This table summarises whether the Coal Authority consider that the following conditions may affect the ground stability at the location above. A fuller explanation of the condition and its potential to result in ground movement are given in Appendix 1 at the back of this report.

Coal Mining	yes
Brine Compensation Area	no

This assessment 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.

Recommendations

Groundsure considers that the following additional actions may further clarify the identified environmental risks:

- Undertake vendor enquiries in respect of existing environmental reports relating to the property.
- Undertake a Phase 1 Environmental Risk Assessment. Groundsure would be pleased to provide you with a quotation to undertake this further more detailed assessment of the property. The cost of the Phase 1 would include a discount to reflect the entire cost of the report already undertaken.

Further Information

Environmental Consultancy: If you would like any further assistance regarding this report, please consult our FAQs located at <http://www.groundsure.com/help-documents/faqs>. If anything further is required contact the Groundsure Helpline to discuss the findings free of charge.

Phase 1 Environmental Risk Assessment: If you would like to undertake a Phase 1 Environmental Risk Assessment, Groundsure would be pleased to provide you with a quotation for this more detailed assessment of the property. The cost of the Phase 1 would include a discount to reflect the entire cost of the report already undertaken. Whilst quotes are provided on a site-specific basis, these reports generally start from approximately £1,200+VAT. Please note that a Phase 1 report will often be required to support planning applications.

Environmental Insurance: Environmental insurance may be available for the subject property. Please contact Groundsure for further details.

Consultant's Opinion

Issue	Guidance
Current land use	Groundsure has not been advised by the client (or their advisers) of the current use of the property. Groundsure has therefore made a best judgement based on the available information that the property is likely to be used for industrial purposes.
Proposed land use	Groundsure has not been advised by the client (or their advisers) of the proposed use of the property. Groundsure has therefore made a best judgement based on the available information that the property is likely to continue in its current use.
On site potentially contaminative issues	The following land uses of significant concern have been identified at the study site: <ul style="list-style-type: none"> • Tanks c.1991-1993. • Current vehicle repair, testing and servicing centre. Additionally, past land uses of moderate concern have been identified at the study site.
Off site potentially contaminative issues	The following land uses of significant concern have been identified in proximity to the study site: <ul style="list-style-type: none"> • A historic landfill 16m north, noted to accept inert waste c.1972. • Tanks adjacent to the south east c.1989-1993. Additionally, past and current land uses of moderate concern and a historic landfill of minor concern have been identified in proximity to the study site.
Potentially vulnerable receptors	Potentially vulnerable receptors have been identified including: <p>Human health: Site users and residents of nearby dwellings</p> <p>Aquifer - Superficial: None</p> <p>Aquifer - Bedrock: Secondary A On Site</p> <p>Source Protection Zones (SPZ) within 100m: None</p> <p>Confined Aquifer SPZ within 50m: None</p> <p>Abstractions – Potable (within 2000m): None</p> <p>Abstractions – Groundwater (within 200m): None</p> <p>Abstractions – Surface Water (within 200m): None</p> <p>Surface Water Features (within 50m): None</p> <p>Designated sites: None</p> <p>Notes: None</p>
Conclusion	Groundsure has identified a potential contaminant-pathway-receptor relationship that may give rise to significant environmental liability. Please refer to the Groundsure Risk Assessment Methodology contained within this report.

Additional Matters

The following additional risk issues are outside the scope of the opinion provided by this report. However, further consideration of these may be appropriate for the subject property.

Issue	Guidance
Site specific features	This report has considered additional site specific information, where provided, however it has not included a site inspection. Additional issues may be present at the property that cannot be reasonably identified by a report of this nature. Such issues may include but not be limited to: ozone depleting substances, oil storage, waste management, materials handling, site drainage, etc. Should these issues be considered to be of concern further specific assessments may be required via additional surveys, inspections, etc.
Asbestos	The Control of Asbestos Regulations 2012 require an Asbestos Management Plan to be maintained for all commercial property constructed prior to 2000 i.e. where asbestos may be contained within the building fabric. Refurbishment or demolition of site structures may require further Refurbishment and Demolition Asbestos Surveys.
Infilled Land	Areas of infilled land have been identified at or in close proximity to the property. In the first instance it would be prudent to seek the views presented by a RICS accredited surveyor and/or geotechnical engineer to clarify any structural/subsidence risks and determine if possible what materials were used during the infilling process.
Flooding	The property does not lie within 25m of an Environment Agency floodplain.
Natural Ground Subsidence	No issues identified.
BGS non Coal Mining	The BGS have identified that rare and localised small scale past underground mining may have occurred in the near vicinity of the property. Further details can be found in Section 11 of this report.
Radon	1-3% of properties in the area have the potential to be radon affected. A prudent purchaser may wish to contact Public Health England for further advice. Contact details are given in Section 12 of this report.

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If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

Issue	Guidance
Radon Protection	No issues identified.
Unexploded Ordnance (UXO)	The UK has a history of military activity, including extensive military training sites, bombing during the First World War and sustained strategic bombing during the Second World War. A legacy of this military activity is the incidence of UXO encountered throughout Britain to this day, particularly during construction and redevelopment works. If intrusive works are planned on site, an assessment of the likelihood of UXO risk should be carried out in compliance with the Construction (Design and Management) Regulations 2007.

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Overview of Findings

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

Report Section	Number of records found within (X) m of the study site boundary					
	on-site	0-50	51-250	251-500	501-1000	1000-1500
1. Historical Industrial Sites						
1.1 Potentially Contaminative Past Land Use						
Records of potentially contaminative past land use (1:10,000 scale mapping)	22	7	43	-	-	-
1.2 Additional Information – Historical Tanks (1:2,500,1:1,250 scale mapping)	14	6	6 *	-	-	-
1.3 Additional Information – Historical Energy Features (1:2,500,1:1,250 scale mapping)	0	0	1*	-	-	-
1.4 Additional Information – Historical Petrol and Fuel Site Database (1:2,500,1:1,250 scale mapping)	0	0	0*	-	-	-
1.5 Additional Information – Historical Vehicle Repair and Garages (1:2,500,1:1,250 scale mapping)	0	1	0*	-	-	-
1.6 Potentially Infilled Land						
Records of potentially infilled land (1:10,000)	10	3	12*	-	-	-
*51-100m						
2. Environmental Permits, Incidents and Registers						
2.1 Industrial Sites Holding Environmental Permits and/or Authorisations						
Records of Historic IPC Authorisations	0	0	0	0	-	-
Records of Part A(1) and IPPC Authorised Activities	0	0	0	0	-	-
Records of Water Industry Referrals (potentially harmful discharges to the public sewer)	0	0	0	0	-	-
Records of Red List Discharge Consents (potentially harmful discharges to controlled waters)	0	0	0	0	-	-
Records of List 1 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of List 2 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of Part A(2) and Part B Activities and Enforcements	0	0	0	4	-	-
Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0	-	-
Records of Licensed Discharge Consents	0	0	2	1	-	-
Records of Planning Hazardous Substance Consents and Enforcements	0	0	0	0	-	-
2.2 Records of COMAH and NIHHS sites	0	0	0	0	-	-
2.3 Environment Agency Recorded Pollution Incidents						
National Incidents Recording System, List 2	0	1	0	-	-	-
National Incidents Recording System, List 1	0	0	0	-	-	-
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0	-	-

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3. Landfill and Other Waste Sites	on-site	0-50	51-250	251-500	501-1000	1000-1500
3.1 Landfill Sites						
Environment Agency Registered landfill Sites	0	0	0	0	0	-
Environment Agency Historic Landfill Sites	0	1	1	4	7	6
BGS/DoE Landfill Site Survey	0	0	0	0	0	1
Landfills in Local Authority and Historical Mapping records	0	0	2	0	0	1
3.2 Landfill and Other Waste Sites Findings						
Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	2	-	-
Environment Agency licensed Waste Sites	0	0	0	0	1	0

4. Current Land Uses	on-site	0-50	51-250	251-500	501-1000	1000-1500
4.1 Current Industrial Sites Data	1	0	14	-	-	-
4.2 Records of Petrol and Fuel Sites	0	0	0	0	-	-
4.3 National Grid High Voltage Underground Electricity Transmission Cables	0	0	0	0	-	-
4.4 National Grid High Pressure Gas Transmission Pipelines	0	0	0	0	-	-

5. Geology	Description
5.1 Are there any records of Artificial Ground and Made Ground present beneath the study site? *	Yes
5.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site? *	No
5.3 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section. Source: Scale: 1:50,000 BGS Sheet 087	

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

6. Hydrogeology and Hydrology	on-site	0-50	51-250	251-500	501-1000	1001-2000
6.1 Are there any records of Productive Strata in the Superficial Geology within 500m of the study site?						Yes
6.2 Are there any records of Productive Strata in the Bedrock Geology within 500m of the study site?						Yes
6.3 Groundwater Abstraction Licences (within 1000m of the study site).	0	0	0	0	0	-
6.4 Surface Water Abstraction Licences (within 1000m of the study site).	0	0	0	0	0	-
6.5 Potable Water Abstraction Licences (within 2000m of the study site).	0	0	0	0	0	0
6.6 Are there any Source Protection Zones within 500m of the study site?						No
6.7 Are there any Source Protection Zones within the Confined Aquifer within 500m of the study site?						No
6.8 River Quality						
Is there any Environment Agency information on river quality within 1500m of the study site?	No	No	No	Yes	Yes	Yes
6.9 Detailed River Network entries within 500m of the site	0	0	1	12	-	-
6.10 Surface water features within 250m of the study site	No	No	No	-	-	-

7. Flooding

Report Reference: 51001110988001

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

7.1 What is the risk of flooding at the centre of the study site?	Very Low
7.2 Are there any Flood Defences within 250m of the study site?	No
7.3 Are there any areas benefiting from Flood Defences within 250m of the study site?	No
7.4 Are there any areas used for Flood Storage within 250m of the study site?	No
7.5 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Limited potential
7.6 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	Low

8. Designated Environmentally Sensitive Sites	on-site	0-50	51-250	251-500	501-1000	1001-2000
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	0
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
8.3 Records of Local Nature Reserves (LNR)	0	0	0	0	0	0
8.4 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
8.5 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
8.6 Records of Ramsar sites	0	0	0	0	0	0
8.7 Records of World Heritage Sites	0	0	0	0	0	0
8.8 Records of Environmentally Sensitive Areas	0	0	0	0	0	0
8.9 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0
8.10 Records of National Parks	0	0	0	0	0	0
8.11 Records of Nitrate Sensitive Areas	0	0	0	0	0	0
8.12 Records of Green Belt land	0	0	1	0	0	4

9. Additional Information	on-site	0-50	51-250	250-500
9.1 Ofcom Sitefinder Mobile Phone Mast Records	0	0	0	4
9.2 Mobile Phone Mast Planning Records	0	0	0	0
9.3 Records of overhead transmission lines in proximity to the study site	0	1	2	7

10. Natural Hazards

10.1 What is the maximum risk of natural ground subsidence?	Very Low
10.2 Is the property in a Radon Affected Area as defined by Public Health England (PHE) and if so what percentage of homes are above the Action Level?	The property is in a Radon Affected Area, as between 1 and 3% of properties are above the Action Level
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

11. Non CON29M Coal Mining Information

11.1 Are there any coal mining areas within 75m of the study site?	Yes
11.2 Are there any Non-Coal Mining areas within 50m of the study site boundary?	Yes
11.3 Are there any brine affected areas within 75m of the study site?	No
The Coal Authority CON29M Coal and Brine report	Appendix 1

Report Reference: 51001110988001

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Using this Report

The following report is designed by Environmental Consultants for Environmental Professionals bringing together the most up-to-date market leading environmental data. This report is provided under and subject to the Terms & Conditions agreed between Groundsure and the Client. The document contains the following sections:

1. Historical Industrial Sites

Provides information on past land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. Potentially Infilled Land features are also included. This search is conducted using radii of up to 250m.

2. Environmental Permits, Incidents and Registers

Provides information on Regulated Industrial Activities and Pollution Incidents as recorded by Regulatory Authorities, and sites determined as Contaminated Land. This search is conducted using radii up to 500m.

3. Landfills and Other Waste Sites

Provides information on landfills and other waste sites that may pose a risk to the study site. This search is conducted using radii up to 1500m.

4. Current Land Uses

Provides information on current land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. These searches are conducted using radii of up to 500m. This includes information on potentially contaminative industrial sites, petrol stations and fuel sites as well as high pressure gas pipelines and underground electricity transmission lines.

5. Geology

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

6. Hydrogeology and Hydrology

Provides information on groundwater vulnerability, soil leaching potential, abstraction licenses, Source Protection Zones (SPZ) and river quality. These searches are conducted using radii of up to 2000m.

7. Flooding

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

8. Designated Environmentally Sensitive Sites

Provides information on the Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites, Local Nature Reserves (LNR), Areas of Outstanding Natural Beauty (AONB), National Parks (NP), Environmentally Sensitive Areas, Nitrate Sensitive Areas and World Heritage Sites. These searches are conducted using radii of up to 2000m.

9. Additional Information

Provides information on records of mobile phone transmitters, potential sites of OfCom telecommunication masts and overhead transmission lines up to 500m.

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10. Natural Hazards

Provides information on a range of natural hazards that may pose a risk to the study site. These factors include natural ground subsidence and radon.

11. Non Con29m Mining Information

Provides information on areas of coal and BGS non-coal mining hazard.

12. Contacts

This section of the report provides contact points for statutory bodies and data providers that may be able to provide further information on issues raised within this report. Alternatively, Groundsure provide a free Technical Helpline (08444 159000) for further information and guidance.

Note: Maps

Only certain features are placed on the maps within the report. All features represented on maps found within this search are given an identification number. This number identifies the feature on the mapping and correlates it to the additional information provided below. This identification number precedes all other information and takes the following format -Id: 1, Id: 2, etc. Where numerous features on the same map are in such close proximity that the numbers would obscure each other a letter identifier is used instead to represent the features. (e.g. Three features which overlap may be given the identifier "A" on the map and would be identified separately as features 1A, 3A, 10A on the data tables provided).

Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as "Not Shown".

All distances given in this report are in Metres (m). Directions are given as compass headings such as N: North, E: East, NE: North East from the nearest point of the study site boundary.

Groundsure Risk Assessment Methodology

Framework

This report is designed to provide a basic environmental liability risk assessment for the purposes of transaction due diligence, financing arrangements and similar circumstances. The report comprises a basic risk assessment within the general principles of the contaminant-pathway-receptor pollutant linkage model and with due regard for relevant publications issued by the Department of Environment, Food and Rural Affairs (and predecessor government departments) the British Standards Institute and the European Union.

Explicit opinion is provided with regard to potential liability for the property to be identified as “Contaminated Land” in accordance with the meaning set out in Part 2A of the Environmental Protection Act 1990. Consideration and due regard is also made of associated legislation that may lead to related statutory or third party environmental liability, including but not limited to the Water Resources Act 1991, the Water Act 2014, the Contaminated Land Regulations 2006, Environmental Permitting Regulations 2010, the Environmental Damage (Prevention and Remediation) (England) (Amendment) Regulations 2015 in England and the Environmental Damage (Prevention and Remediation) (Amendment) (Wales) Regulations 2015 in Wales.

This report does not contain a detailed Conceptual Site Model as required in National Planning Policy Framework (NPPF), however, it may prove highly effective in determining whether such further assessment is appropriate.

The report is based upon the information contained in subsequent dataset sections. Some datasets have been generated by and are unique to Groundsure, whilst others are provided by recognised bodies including the Environment Agency, British Geological Survey, Public Health England, Local Authorities, etc. Groundsure may also have been provided with further details regarding the site by the client and / or his advisers. In the absence of such, Groundsure has made a best estimation regarding current and proposed land use. This report and the risk assessment presented is based purely upon this information.

In undertaking this report Groundsure has not, unless explicitly stated to the contrary, undertaken a site inspection, site investigation, consulted directly with the local authority with specific regard to the subject property or reviewed existing environmental reports. Whilst every effort is made to consider likely environmental liabilities on the basis of the information assessed, certain issues may only be readily discernible from physical site inspection and / or investigation.

Contaminant - Pathway - Receptor Definitions

Sources of contamination include:

- Historic on-site and historic off-site sources
- Current on-site and current off-site sources

Pathways comprise:

- Mechanisms facilitating “receptor” exposure to contaminative “sources”

Receptors include:

- Human health i.e. site users, adjacent site users
- Controlled Waters i.e. groundwater, surface water
- Habitats and biodiversity
- Property, buildings and infrastructure

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Risk Assessment Definitions

Acceptable Environmental Risk: Significant potential environmental liabilities have not been identified

In Need of Further Assessment: Significant potential environmental liabilities have been identified

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?

This response considers the risk of legal liability arising through ownership or occupation and use of the property through statutory or other third party claims.

Does the property represent Acceptable Banking Security from an environmental risk perspective?

Consideration is given to the suitability of the property as robust financial security for the purposes of secured lending facilities. An assumption is made here that the subject property is being considered in isolation and that normal commercial lending loan to value ratios are being considered.

Groundsure may in certain circumstances be able to make a specific lender liability assessment based on a full view of financial arrangements and hence the commercial context of the environmental risks.

Is there a risk that the property value may be impacted due to environmental liability issues?

This response sets out to advise whether environmental liabilities are likely to materially impact upon a standard Royal Institution of Chartered Surveyors valuation of the property necessitating further assessment.

What is the potential for environmental risk associated with property ownership i.e. that a prudent purchaser may wish to consider further?

Low: There are unlikely to be significant environmental liabilities associated with the property

Low-Moderate: There are unlikely to be significant environmental liabilities associated with the property with regard to the proposed use. However, minor issues may require further consideration and further assessment may be appropriate under certain circumstances e.g. redevelopment

Moderate: Some potential environmental liabilities are likely to reside with the property as a result of historical and / or current use. Whilst unlikely to represent an immediate significant issue, if left unchecked this position may change with time. A prudent purchaser may wish to make further enquiries of the vendor / undertake limited further due diligence / seek environmental improvements. Redevelopment of the site will likely require further, more detailed assessment.

Moderate-High: Some potential significant environmental liability issues have been identified at the property requiring further assessment. Should further information be available it may be possible to re-assess the risk. In the absence of sufficient further information, further assessment might comprise consultation with the environmental regulators / review of existing environmental reports / commissioning new environmental reports / consideration of environmental insurance.

High: Significant potential environmental liabilities have been identified at the property. Further detailed environmental due diligence will likely be required and may include review of existing environmental reports / commissioning new environmental reports including site investigations / consideration of environmental insurance / transaction restructuring.

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1. Historical Industrial Sites

1.1 Potentially Contaminative Uses identified from High Detail (1:10,000 scale) Mapping

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

Records of sites with a potentially contaminative past land use within 250m of the search centre: 72

The following records are not represented on Mapping:

Distance (m)	Direction	Use	Date
0	On Site	Unspecified Works	1982
0	On Site	Railway Buildings	1966
0	On Site	Unspecified Depot	1982
0	On Site	Refuse Heap	1951
0	On Site	Refuse Heap	1929
0	On Site	Refuse Heap	1973
0	On Site	Refuse Heap	1966
0	On Site	Unspecified Works	1982
0	On Site	Unspecified Commercial/Industrial	1993
0	On Site	Refuse Heap	1973
0	On Site	Refuse Heap	1951
0	On Site	Refuse Heaps	1929
0	On Site	Refuse Heaps	1948
0	On Site	Refuse Heaps	1948
0	On Site	Refuse Heap	1966
0	On Site	Railway Sidings	1966
0	On Site	Coke and By-Product Works	1929
0	On Site	Unspecified Works	1951
0	On Site	Coke and By-Product Works	1948
0	On Site	Railway Sidings	1951
0	On Site	Railway Sidings	1948
0	On Site	Railway Sidings	1929
2	E	Refuse Heaps	1929
2	E	Refuse Heap	1951
15	NW	Unspecified Depot	1982
15	NW	Unspecified Depot	1993
24	NW	Cuttings	1850
30	NE	Railway Sidings	1891
30	NE	Railway Sidings	1904
54	NW	Cuttings	1904
54	NW	Cuttings	1891
54	NE	Cooling Ponds	1948
54	NE	Cooling Ponds	1948
58	E	Refuse Heap	1929
62	E	Refuse Heaps	1951
65	NW	Cuttings	1948
65	NW	Cuttings	1951
66	NW	Cuttings	1929
73	NW	Cuttings	1973
76	NW	Cuttings	1966
105	E	Refuse Heap	1973
107	E	Unspecified Tank	1929
108	E	Unspecified Tank	1951
109	E	Unspecified Tank	1948
137	SE	Unspecified Depot	1982
155	SE	Railway Building	1966
156	SE	Sandstone Quarry	1850
168	E	Unspecified Depot	1982
168	NE	Unspecified Works	1966
174	NE	Chimney	1966
180	SE	Refuse Heap	1973
181	SE	Refuse Heap	1951
183	SE	Railway Building	1966
201	SE	Unspecified Tank	1948
203	SE	Industrial Estate	1993

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If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

203	SE	Unspecified Tank	1929
208	E	Electricity Transformer Station	1973
212	NE	Electricity Transformer Station	1982
212	NE	Electricity Transformer Station	1993
213	SE	Railway Building	1966
214	SE	Unspecified Ground Workings	1966
218	E	Refuse Heaps	1929
220	E	Refuse Heap	1951
220	E	Refuse Heap	1948
220	E	Refuse Heap	1948
225	NE	Cooling Pond	1948
225	SE	Unspecified Depot	1982
225	SE	Unspecified Depot	1973
228	E	Refuse Heap	1966
237	E	Refuse Heap	1929
238	NE	Unspecified Ground Workings	1966
244	SE	Unspecified Pit	1973

1.2 Additional Information – Historical Tank Database

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

Records of historical tanks within 100m of the search centre:

26

The following records are not represented on Mapping:

Distance (m)	Direction	Use	Date
0	On Site	Tanks	1989
0	On Site	Tanks	1991
0	On Site	Tanks	1990
0	On Site	Tanks	1991
0	On Site	Tanks	1993
0	On Site	Tanks	1993
0	On Site	Tanks	1996
0	On Site	Tanks	1993
0	On Site	Tanks	1996
0	On Site	Tanks	1993
0	On Site	Tanks	1993
0	On Site	Tanks	1993
0	On Site	Tanks	1996
0	On Site	Tanks	1998
27	SE	Tanks	1989
27	SE	Tanks	1991
27	SE	Tanks	1990
30	SE	Tanks	1993
30	SE	Tanks	1993
30	SE	Tanks	1996
81	SE	Tanks	1990
81	SE	Tanks	1989
81	SE	Tanks	1991
83	SE	Tanks	1993
83	SE	Tanks	1993
83	SE	Tanks	1996

1.3 Additional Information – Historical Energy Features Database

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

Records of historical energy features within 100m of the search centre:

1

The following records are not represented on Mapping:

Report Reference: 51001110988001

Distance (m)	Direction	Use	Date
66	NE	Electricity Transformer Station	1987

1.4 Additional Information – Historical Petrol and Fuel Site Database

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

Records of historical petrol stations and fuel sites within 100m of the search centre: 0

Database searched and no data found.

1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

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

Records of historical garage and motor vehicle repair sites within 100m of the search centre: 1

The following records are not represented on Mapping:

Distance (m)	Direction	Use	Date
13	NW	Garage	1998

1.6 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 100m of the study site: 25

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

Distance (m)	Direction	Use	Date
0	On Site	Refuse Heap	1966
0	On Site	Refuse Heap	1973
0	On Site	Refuse Heap	1966
0	On Site	Refuse Heap	1973
0	On Site	Refuse Heaps	1948
0	On Site	Refuse Heaps	1948
0	On Site	Refuse Heaps	1929
0	On Site	Refuse Heap	1951
0	On Site	Refuse Heap	1951
0	On Site	Refuse Heap	1929
2	E	Refuse Heaps	1929
2	E	Refuse Heap	1951
50	NE	Ponds	1951
54	NW	Cuttings	1891
54	NW	Cuttings	1904
54	NE	Cooling Ponds	1948
54	NE	Cooling Ponds	1948
54	NE	Ponds	1929
58	E	Refuse Heap	1929
62	E	Refuse Heaps	1951
65	NW	Cuttings	1948
65	NW	Cuttings	1951
66	NW	Cuttings	1929

Report Reference: 51001110988001

73	NW	Cuttings	1973
76	NW	Cuttings	1966

Report Reference: 51001110988001

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2. Environmental Permits, Incidents and Registers Map

NW

N

NE

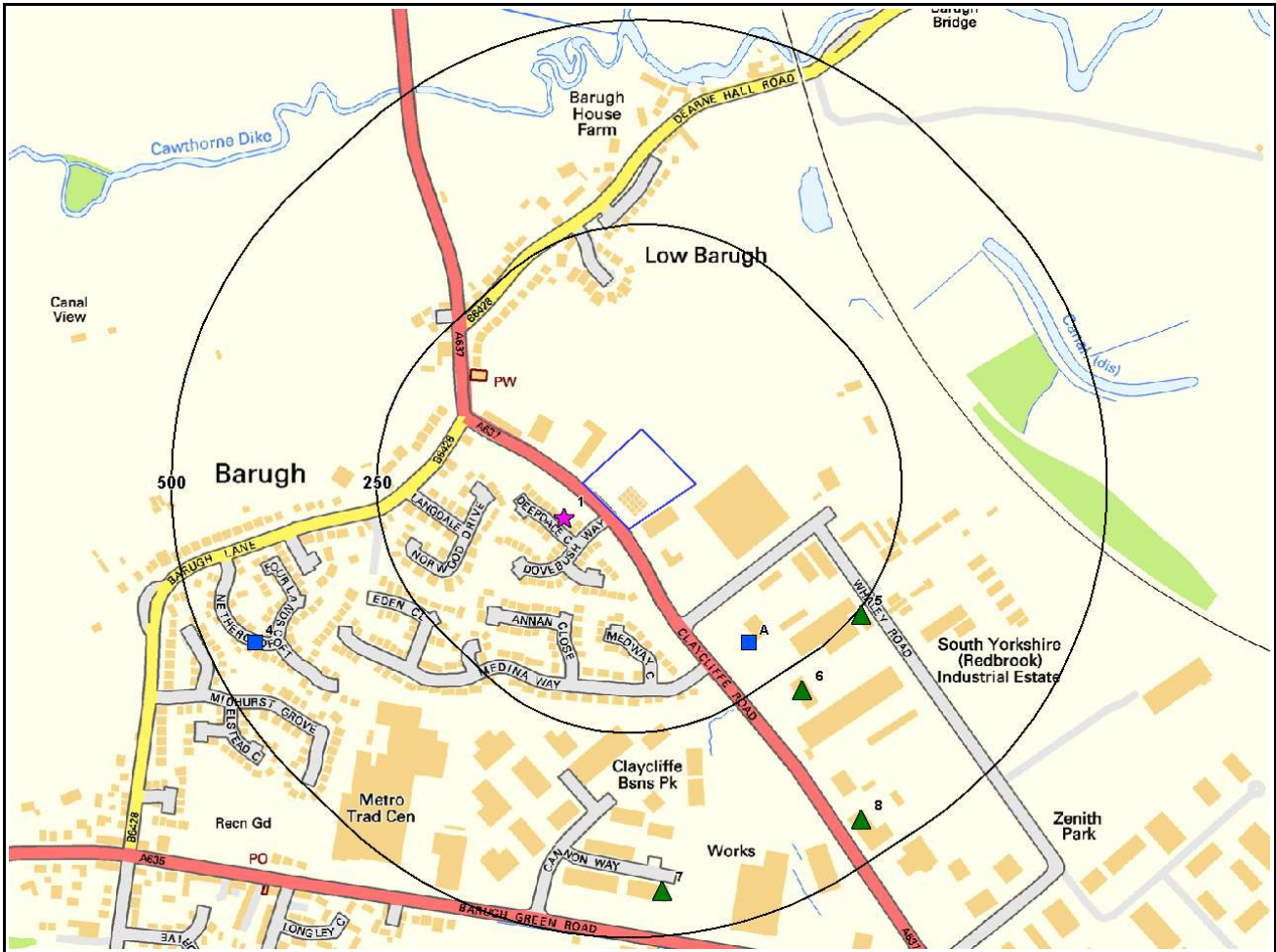
W

E

SW
















S

SE



Environmental Permits, Incidents and Registers Legend

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- | | | | | | |
|---|------------------------|---|-------------------------------|--|--|
|  | Site Outline |  | Recorded Pollution Incident |  | Radioactive Consents (Lower Risk) |
|  | 250 Search Buffers (m) |  | Dangerous Substances (List 1) |  | Part A(1) Authorised Processes & Historic IPC Authorisations |
|  | 500 Search Buffers (m) |  | Dangerous Substances (List 2) |  | Part A(2) and Part B Authorisations |
| | |  | Water Industry Referrals |  | Sites Determined as Contaminated Land |
| | |  | Licensed Discharge Consents |  | COMAH / NIHS Sites |
| | |  | Red List Discharge Consents |  | Hazardous Substance Consents & Enforcements |

Report Reference: 51001110988001

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2. Environmental Permits, Incidents and Registers

2.1 Industrial Sites Holding Licences and/or Authorisations

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

Records of historic IPC Authorisations within 500m of the study site: 0

Database searched and no data found.

Records of Part A(1) and IPPC Authorised Activities within 500m of the study site: 0

Database searched and no data found.

Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site: 0

Database searched and no data found.

Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site: 0

Database searched and no data found.

Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site: 0

Database searched and no data found.

Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site: 0

Database searched and no data found.

Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site: 4

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

ID	Distance (m)	Direction	NGR	Details	
5	257	SE	431936, 408332	Address: Compass Engineering Limited, Whaley Road, Barnsley, S75 1HT Process: Coating of Metal and Plastic Process Status: Current Permit	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified

Report Reference: 51001110988001

6	283	SE	431865, 408240	Address: Braithwaite Excavations Limited, Claycliffe Road, Barugh Green, Barnsley, S75 1HS Process: Crushing and screening designated material Status: Historical Permit	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
7	447	S	431694, 407995	Address: B & B Road and Trials, Unit 28 Claycliffe Business Park, Barugh Green, Barnsley, S75 1JU Process: Waste Oil Burner <0.4MW Status: Current Permit	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
8	454	SE	431937, 408082	Address: Alton Cars, Claycliffe Road, Barnsley, S75 1HS Process: Respraying of Road Vehicles Status: Current Permit	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified

Records of Category 3 or 4 Radioactive Substance Licences within 500m of the study site: 0

Database searched and no data found.

Records of Licensed Discharge Consents within 500m of the study site: 3

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

ID	Distance (m)	Direction	NGR	Details
2A	197	SE	431800, 408300	Address: PRISM WORKS, CLAYCLIFFE ROAD, BARUGH, BARNSELY, SOUTH YORKSHIRE Effluent Type: TRADE DISCHARGES - SITE DRAINAGE (CONTAM SURFACE WATER, NOT WASTE SIT Permit Number: C4750 Permit Version: 1 Receiving Water: TRIBUTARY OF THE RIVER DEARNE Status: TRANSFERRED FROM COPA 1974 Issue date: 14/08/1987 Effective Date: 14-Aug-1987 Revocation Date: 20/07/1993
3A	197	SE	431800, 408300	Address: PRISM WORKS, CLAYCLIFFE ROAD, BARUGH, BARNSELY, SOUTH YORKSHIRE Effluent Type: TRADE DISCHARGES - SITE DRAINAGE (CONTAM SURFACE WATER, NOT WASTE SIT Permit Number: C4750 Permit Version: 2 Receiving Water: TRIBUTARY OF THE RIVER DEARNE Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 21/07/1993 Effective Date: 21-Jul-1993 Revocation Date: 27/11/2007
4	444	SW	431200, 408300	Address: BARNSELY METROPOLITAN BOROUGH COUNC, IL, LEISURE AND AMENITIES DEPART, MENT DEPOT, BARUGH LANE, BARUGH, GREEN, BARNSELY Effluent Type: TRADE DISCHARGES - UNSPECIFIED Permit Number: C4608 Permit Version: 1 Receiving Water: - Status: CONSENT REVOKED - DISCHARGE CEASED (WRA 91, SCHED 10 & 6) Issue date: 21/04/1987 Effective Date: 21-Apr-1987 Revocation Date: 10/12/1993

Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site: 0

Database searched and no data found.

2.2 Dangerous or Hazardous Sites

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

Report Reference: 51001110988001

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Database searched and no data found.

2.3 Environment Agency Recorded Pollution Incidents

Records of National Incidents Recording System, List 2 within 250m of the study site: 1

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

ID	Distance (m)	Direction	NGR	Details	
1	47	SW	431575, 408453	Incident Date: 11-Mar-2002 Incident Identification: 63127 Pollutant: Specific Waste Materials Pollutant Description: Other Specific Waste Material	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)

Records of National Incidents Recording System, List 1 within 250m of the study site: 0

Database searched and no data found.

2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990¹

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

Database searched and no data found.




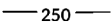


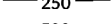


Report Reference: 51001110988001

3. Landfill and Other Waste Sites Map



Landfill & Other Waste Sites Legend

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- | | | | | | |
|---|------------------------|---|---------------------------|---|---|
|  | Site Outline |  | E.A. Active Landfill |  | Historic and Planned Waste Sites |
|  | 250 Search Buffers (m) |  | E.A. Historic Landfill |  | E.A. Licensed Waste Site |
|  | 500 Search Buffers (m) |  | BGS / DoE Survey Landfill |  | Local Authority/Historical Mapping Landfill Records |

Report Reference: 51001110988001

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3. Landfill and Other Waste Sites

3.1 Landfill Sites

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

0

Database searched and no data found.

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

19

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

ID	Distance (m)	Direction	NGR	Details
4	16	N	431600, 408500	<p>Site Address: Railway Cutting Off Claycliffe Road, Barugh, Barnsley</p> <p>Waste Licence: - Site Reference: - Waste Type: Inert Regis Reference: -</p> <p>Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: Mr Robinson First recorded input: 31-Dec-1972 Last recorded input:</p>
5	160	E	431900, 408500	<p>Site Address: Land Off Whaley Road, Claycliffe Industrial Estate, Barugh Green, Barnsley</p> <p>Waste Licence: Yes Site Reference: WD20 B488, 4400/B488, 20B488(97) Waste Type: Inert Regis Reference: -</p> <p>Licence Issue: 21-Oct-1985 Licence Surrendered: 01-Nov-1994 Licence Hold Address: 3 The Balk, Staincross, Barnsley Operator: Mr C Langfield First recorded input: 31-Oct-1985 Last recorded input: 01-Nov-1994</p>
6	297	SW	431400, 408100	<p>Site Address: Metro Trading Centre, Off Barugh Green Road, Baraugh Green, Barnsley</p> <p>Waste Licence: Yes Site Reference: WD20 B559, 4400/B559, 20B559(51) Waste Type: Inert, Commercial Regis Reference: -</p> <p>Licence Issue: 23-Jul-1987 Licence Surrendered: 06-Feb-1992 Licence Hold Address: Redbrooke Road, Barnsley Operator: R and J Masters First recorded input: 23-Jul-1987 Last recorded input: 31-Oct-1989</p>
7	379	S	431600, 408000	<p>Site Address: Cannon Way, Barugh Green Road, Barugh</p> <p>Waste Licence: Yes Site Reference: 4400/B45 Waste Type: Inert Regis Reference: -</p> <p>Licence Issue: 16-Mar-1995 Licence Surrendered: Licence Hold Address: - Operator: - First recorded input: Last recorded input:</p>
8	391	SE	432200, 408200	<p>Site Address: Tipping Of Builders Waste Opposite Whaley Road, Whaley Road, Barugh, Barnsley</p> <p>Waste Licence: Yes Site Reference: WD24 B378, 4400/B375, 20B375(84), WD20 B375 Waste Type: Inert, Commercial Regis Reference: -</p> <p>Licence Issue: 14-Apr-1983 Licence Surrendered: 02-Jul-1984 Licence Hold Address: Amco Compound, Whaley Road, Barugh, Barnsley Operator: Longden Homes First recorded input: 30-Apr-1983 Last recorded input: 02-Jul-1984</p>
9	491	SE	432200, 408100	<p>Site Address: Whaley Road, Claycliffe Industrial Estate, Barugh Green Road, Barugh, Barnsley</p> <p>Waste Licence: Yes Site Reference: 4400/B502, 20B502 (81), WD20 B502 Waste Type: Inert, Commercial Regis Reference: -</p> <p>Licence Issue: 24-Mar-1986 Licence Surrendered: 22-Jul-1992 Licence Hold Address: PO Box 1, Whaley Road, Barugh, Barnsley Operator: Amco Limited First recorded input: 31-Mar-1986 Last recorded input: 22-Jul-1992</p>
Not shown	608	N	431800, 409300	<p>Site Address: Between Darton Lane And Dearne Hall Road, Darton, Barnsley</p> <p>Waste Licence: Yes Site Reference: WD20 B490, 4400/B490, 20B490(98) Waste Type: Inert, Commercial Regis Reference: -</p> <p>Licence Issue: 21-Oct-1985 Licence Surrendered: 01-Nov-1994 Licence Hold Address: Oaks Farm, Darton Lane, Darton, Barnsley Operator: C Birkinshaw and Sons Limited First recorded input: 31-Oct-1985 Last recorded input: 01-Nov-1994</p>

Report Reference: 51001110988001

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

11	648	SE	432100, 407900	Site Address: South Yorkshire Industrial Estate, Redbrook, Barnsley Waste Licence: Yes Site Reference: 4400/B392, 20B392 (87), WD20 B392 Waste Type: Inert, Commercial Regis Reference: -	Licence Issue: 02-Sep-1983 Licence Surrendered: 29-Jan-1990 Licence Hold Address: Western House, Place Du Commerce, St Peter Port, Guernsey Operator: Northern Properties Limited First recorded input: 30-Sep-1983 Last recorded input: 29-Jan-1990
12	652	SE	432300, 408000	Site Address: Land To East Of Whaley Road, Barugh Green, Barnsley Waste Licence: Yes Site Reference: WD20 B1050 Waste Type: Inert, Commercial Regis Reference: -	Licence Issue: 15-Mar-1994 Licence Surrendered: Licence Hold Address: 31 Bence Lane, Darton Operator: Mydrin Limited First recorded input: 15-Mar-1994 Last recorded input:
13	764	SE	432200, 407800	Site Address: Wilthorpe Road, Redbrook, Barnsley Waste Licence: Yes Site Reference: WD20 B390, 4400/B390, 20B390(86) Waste Type: Inert Regis Reference: -	Licence Issue: 02-Sep-1983 Licence Surrendered: 03-May-1988 Licence Hold Address: High Street, South Elmsall, Pontefract Operator: Tara Civil Engineering Limited First recorded input: 02-Sep-1983 Last recorded input: 03-May-1988
Not shown	866	NE	432300, 409200	Site Address: Quarry, Junction Of Spark Lane And Swallow Hill Road, Mapplewell, Barnsley Waste Licence: Yes Site Reference: WD20 B176 Waste Type: Inert, Commercial Regis Reference: -	Licence Issue: 11-Jan-1978 Licence Surrendered: 11-Jan-1985 Licence Hold Address: Barnsley Area, Grimethorpe, Barnsley Operator: National Coal Board First recorded input: 31-Jan-1978 Last recorded input: 11-Jan-1985
Not shown	867	N	431600, 409400	Site Address: Shaw Carpets Limited, Barnsley Road, Darton, Barnsley Waste Licence: Yes Site Reference: WD20 B265, 4400/B265, 20B265(76) Waste Type: Inert, Industrial, Commercial Regis Reference: -	Licence Issue: 01-Apr-1980 Licence Surrendered: 04-Oct-1991 Licence Hold Address: Barnsley Road, Darton, Barnsley Operator: Shaw Carpets Limited First recorded input: 30-Apr-1980 Last recorded input: 31-Dec-1993
Not shown	879	SE	432500, 407900	Site Address: Dayhouse Lane And Wilthorpe Road, Gawber, Barnsley Waste Licence: - Site Reference: 4400/(135) Waste Type: - Regis Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: Mr B Dixon First recorded input: Last recorded input:
Not shown	1073	SE	432500, 407500	Site Address: Redbrook Road, Gawber, Barnsley Waste Licence: - Site Reference: 4400/(4) Waste Type: Commercial, Household Regis Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: Darton Urban District Council First recorded input: 31-Dec-1965 Last recorded input: 31-Dec-1975
Not shown	1110	SE	432700, 408000	Site Address: Redbrook Business Park, Gawber Waste Licence: - Site Reference: 4400/B1050 Waste Type: - Regis Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: - First recorded input: Last recorded input:
Not shown	1155	SE	432700, 407900	Site Address: Redbrook Business Park, Gawber Waste Licence: Yes Site Reference: 41B58(165), 4400/B1050 Waste Type: Inert, Commercial Regis Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: 31 Bence Lane, Darton, Barnsley Operator: - First recorded input: Last recorded input:
Not shown	1164	SE	432700, 407700	Site Address: Gawber Refuse Tip, Withorpe Lane, Gawber, Barnsley, South Yorkshire Waste Licence: - Site Reference: - Waste Type: Commercial Regis Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: Darton Urban District Council First recorded input: 16-Nov-1967 Last recorded input:
Not shown	1183	E	432900, 408100	Site Address: Redbrook Business Park, Wilthorpe Road, Redbrook Waste Licence: - Site Reference: 4400/(160) Waste Type: - Regis Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: Tineslave Limited First recorded input: 01-Oct-1995 Last recorded input:

Report Reference: 51001110988001

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Not shown 1390 S 431300, 407000 Site Address: Football Pitch To Rear Of Mines Public House, Higham Common Road, Higham
Waste Licence: -
Site Reference: 4400/(156)
Waste Type: Commercial
Regis Reference: -

Licence Issue:
Licence Surrendered:
Licence Hold Address: -
Operator: Mr J Cooper
First recorded input: 25-Dec-1993
Last recorded input: 25-Dec-1994

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

1

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

ID	Distance (m)	Direction	NGR	Details	Risk
Not shown	1176	SE	432500.0, 407600.0	Address: Gawber Refuse Tip, Withorpe Ln, Gawber, Barnsley BGS Number: 1400.0	No risk to aquifer Waste Type: N/A

Records of Landfills in Local Authority and Historical Mapping records within 1500m of the study site:

3

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

ID	Distance (m)	Direction	Site Address	Source	Data Type
24	106	NE	Refuse Tip	1970 mapping	Polygon
25	179	SE	Refuse Tip	1970 mapping	Polygon
Not shown	1099	SE	Refuse Tip	1975 mapping	Polygon

3.2 Other Waste Sites

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

2

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

ID	Distance (m)	Direction	Details
2	263	E	Type of Site: Ground Workings and Refuse Heap Site Address: N/A Planning Application Reference: N/A Date: 1961 Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
3	466	SE	Type of Site: Recycling Centre (Conversion) Site Address: Whaley Road, Low Barugh, BARNSELEY, South Yorkshire, S75 1HT Planning Application Reference: 2006/1242 Date: - Further Details: Scheme comprises change of use of land to B2 waste recycling centre. An application (ref: 2006/1242) for detailed planning permission was granted by Barnsley B.C. Planning decision obtained Data Source: Historic Planning Application Data Type: Point

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

1

Report Reference: 51001110988001

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

ID	Distance (m)	Direction	NGR	Details
23	503	SE	432200, 408300	<p>Site Address: Wordsworth Crushing Ltd, Whaley Road, Low Barugh, Barnsley, South Yorkshire, S75 1HT Type: Inert & excavation Waste TS + treatment Size: < 25000 tonnes Regis Licence Number: WOR047 Operator: Wordsworth Crushing Ltd Surrendered Date: - Waste Management licence No: 104091 Annual Tonnage: 74999.0</p> <p>Issue Date: 22/05/2012 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: Whaley Road Cancelled Date: - Correspondence Address: -, -</p>

Report Reference: 51001110988001




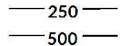


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4. Current Land Use Map



Current Land Use Legend

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- | | | | | | |
|---|--------------------|---|--------------------------|---|--------------------------------|
|  | Site Outline |  | Current Industrial Sites |  | Gas Transmission Pipeline |
|  | Search Buffers (m) |  | Petrol & Fuel Sites |  | Electricity Transmission Cable |
| — 250 — | | | | | |
| — 500 — | | | | | |

Report Reference: [51001110988001](#)

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4. Current Land Uses

4.1 Current Industrial Data

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

15

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

ID	Distance (m)	Direction	Company	Address	Activity	Category
1	0	On Site	Ken Mallinson & Sons Ltd	Claycliffe Road, Barugh Green, Barnsley, S75 1LR	Distribution and Haulage	Transport, Storage and Delivery
2	64	SE	B R C Manufacturing Ltd	Whaley Road, Barnsley, S75 1HT	Structural Engineers	Engineering Services
3	82	NW	Unity Garage Ltd	Unity Garage, Claycliffe Road, Barugh Green, Barnsley, S75 1HS	Vehicle Repair, Testing and Servicing	Repair and Servicing
4	87	E	Electricity Sub Station	S75	Electrical Features	Infrastructure and Facilities
5A	103	SW	Deliciouspinkcakery	14, Dovebush Way, Barugh Green, Barnsley, S75 1QE	Baking and Confectionery	Foodstuffs
6A	104	SW	Mark Smithson Transport	12, Dovebush Way, Barugh Green, Barnsley, S75 1QE	Distribution and Haulage	Transport, Storage and Delivery
7	145	SE	I B N Scaffold Access Ltd	Whaley Road, Barnsley, S75 1HT	Construction and Tool Hire	Hire Services
8	171	SE	Nationwide Retail Systems Ltd	Whaley Road, Barnsley, S75 1HT	Office and Shop Equipment	Industrial Products
9	186	SE	Tates Travel	Whaley Road, Barnsley, S75 1HT	Vehicle Hire and Rental	Hire Services
10	187	W	Electricity Sub Station	S75	Electrical Features	Infrastructure and Facilities
11	224	NE	Pylon	S75	Electrical Features	Infrastructure and Facilities
12	237	SW	Pylon	S75	Electrical Features	Infrastructure and Facilities
13 B	238	SE	Mike Tinker Motor Bodies	Claycliffe Road, Barnsley, S75 1HS	Vehicle Repair, Testing and Servicing	Repair and Servicing
14 B	238	SE	Pentagon	Claycliffe Road, Barugh Green, Barnsley, S75 1LR	New Vehicles	Motoring
15	240	SE	Redbrook Industrial Estate	S75	Business Parks and Industrial Estates	Industrial Features

4.2 Petrol and Fuel Sites

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

0

Database searched and no data found.

4.3 National Grid High Voltage Underground Electricity Transmission Cables

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

Report Reference: 51001110988001

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

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

0

Database searched and no data found.

4.4 National Grid High Pressure Gas Transmission Pipelines

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

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

0

Database searched and no data found.

5. Geology

5.1 Artificial Ground and Made Ground

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

LEX Code	Description	Rock Type
MGR-MGRD	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT

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

5.2 Superficial Ground and Drift Geology

Database searched and no data found.

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

5.3 Bedrock and Solid Geology

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

LEX Code	Description	Rock Type
HMR-SDST	HAIGH MOOR ROCK	SANDSTONE

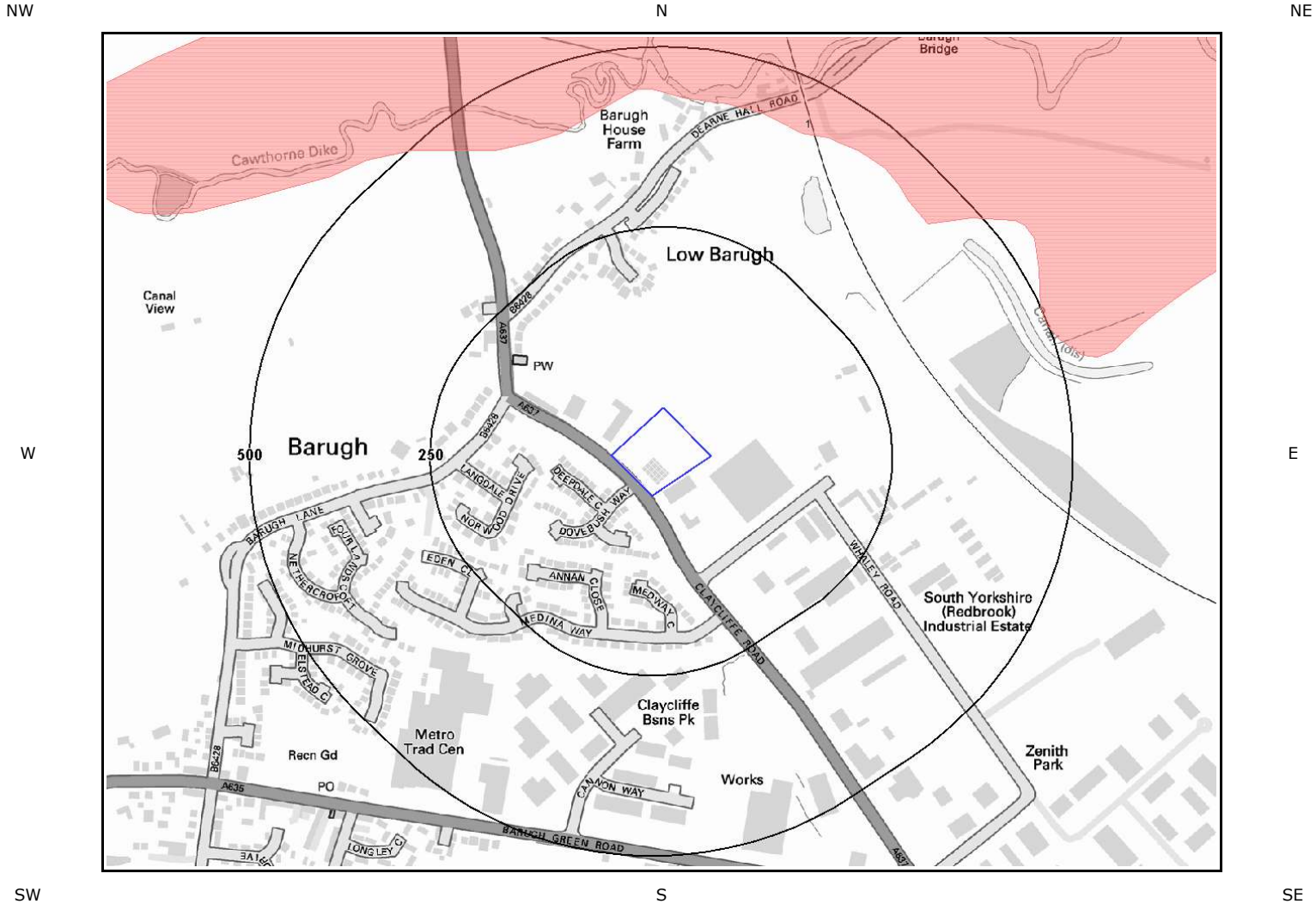
(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

For more detailed geological and ground stability data please refer to the "Groundsure Geology and Ground Stability Report". Available from our website.

Report Reference: 51001110988001

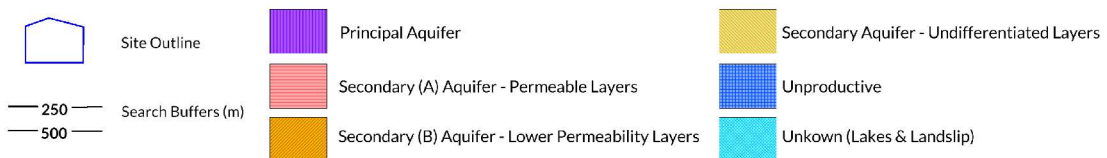
If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

6a. Hydrogeology - Aquifer Within Superficial Geology



Aquifer Within Superficial Geology Legend

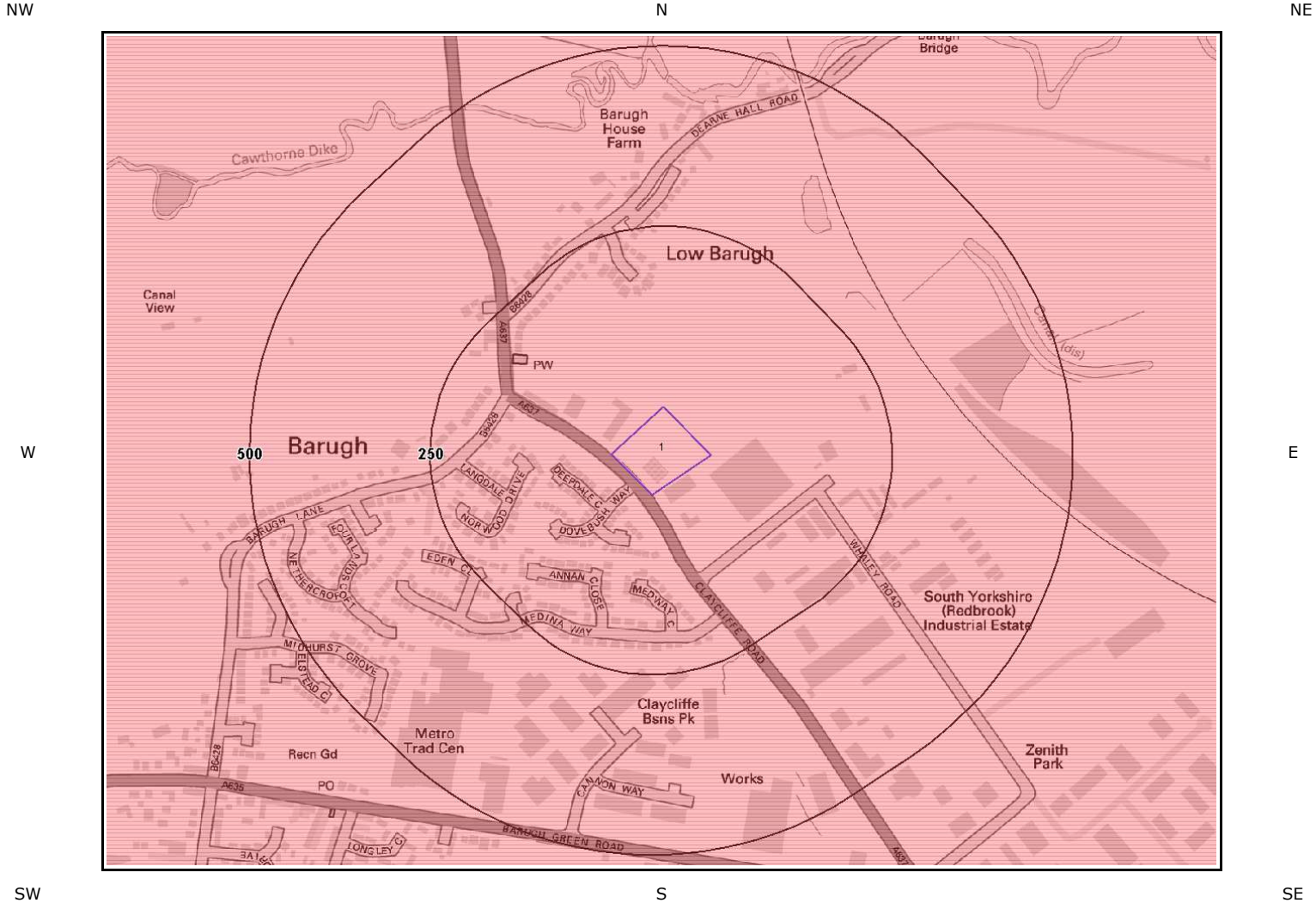
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Report Reference: 51001110988001

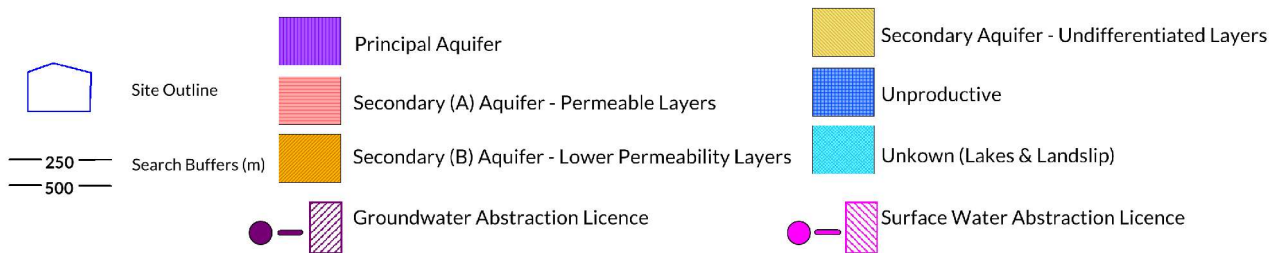
If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

6b. Hydrogeology - Aquifer Within Bedrock Geology and Abstraction Licenses



Aquifer Within Bedrock Geology Legend

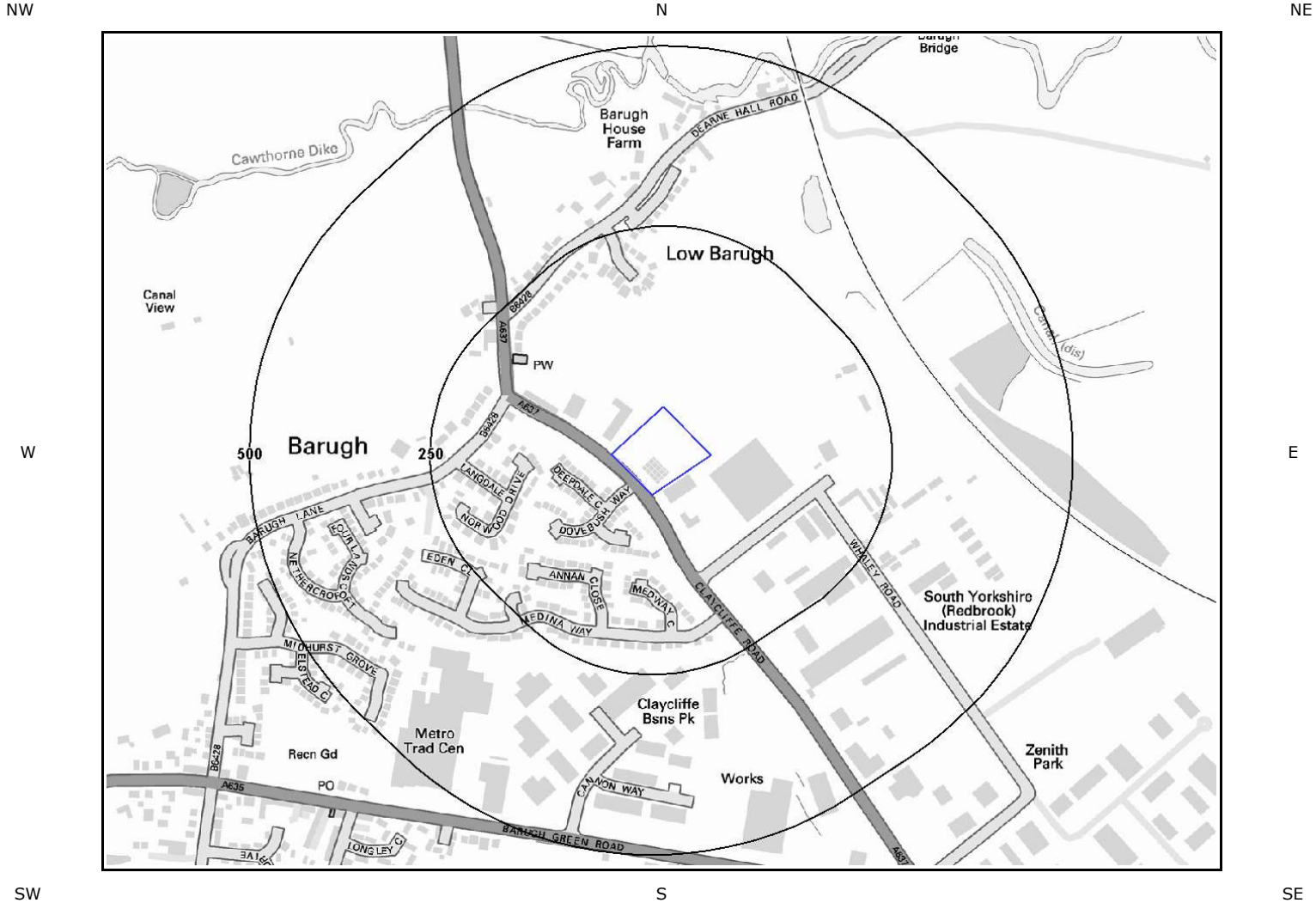
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Report Reference: 51001110988001

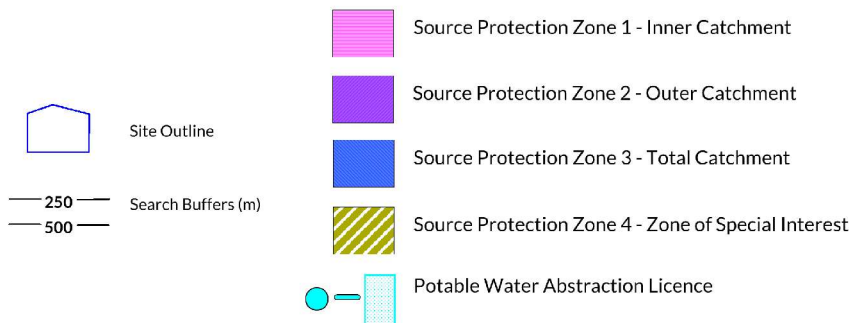
If you would like any further information regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

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



SPZ and Potable Water Abstraction Licenses Legend

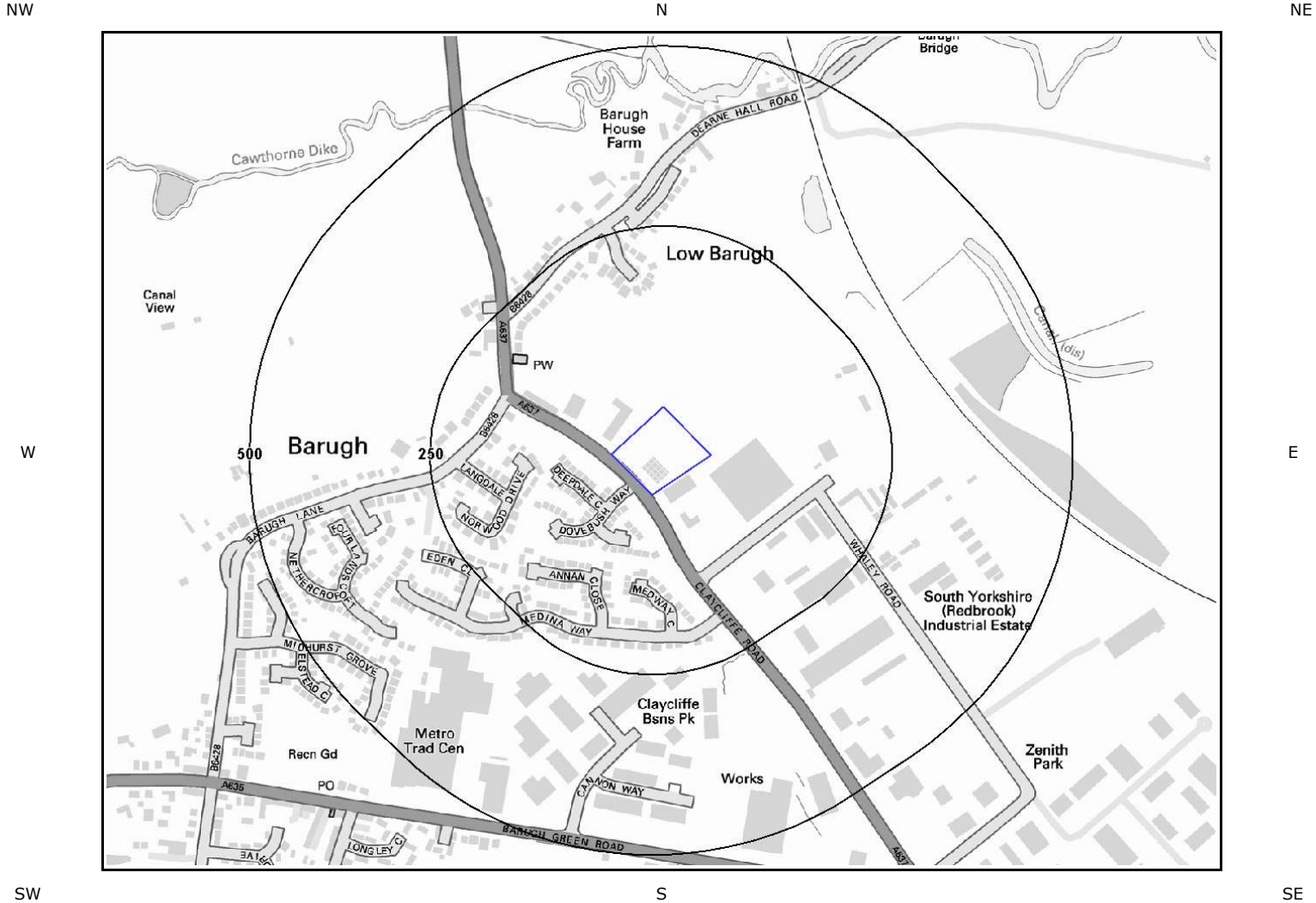
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Report Reference: 51001110988001

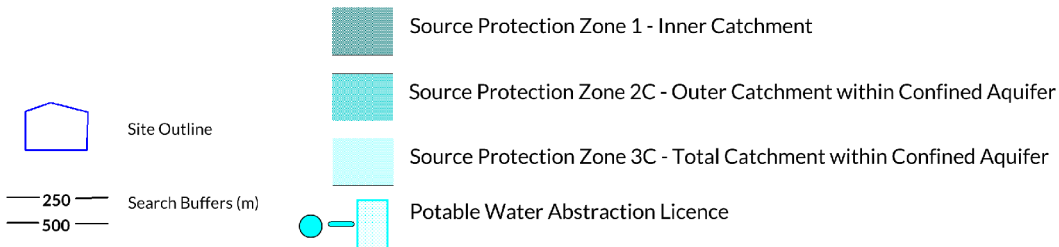
If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

6d. Hydrogeology – Source Protection Zones within confined aquifer



SPZ within confined aquifer Legend

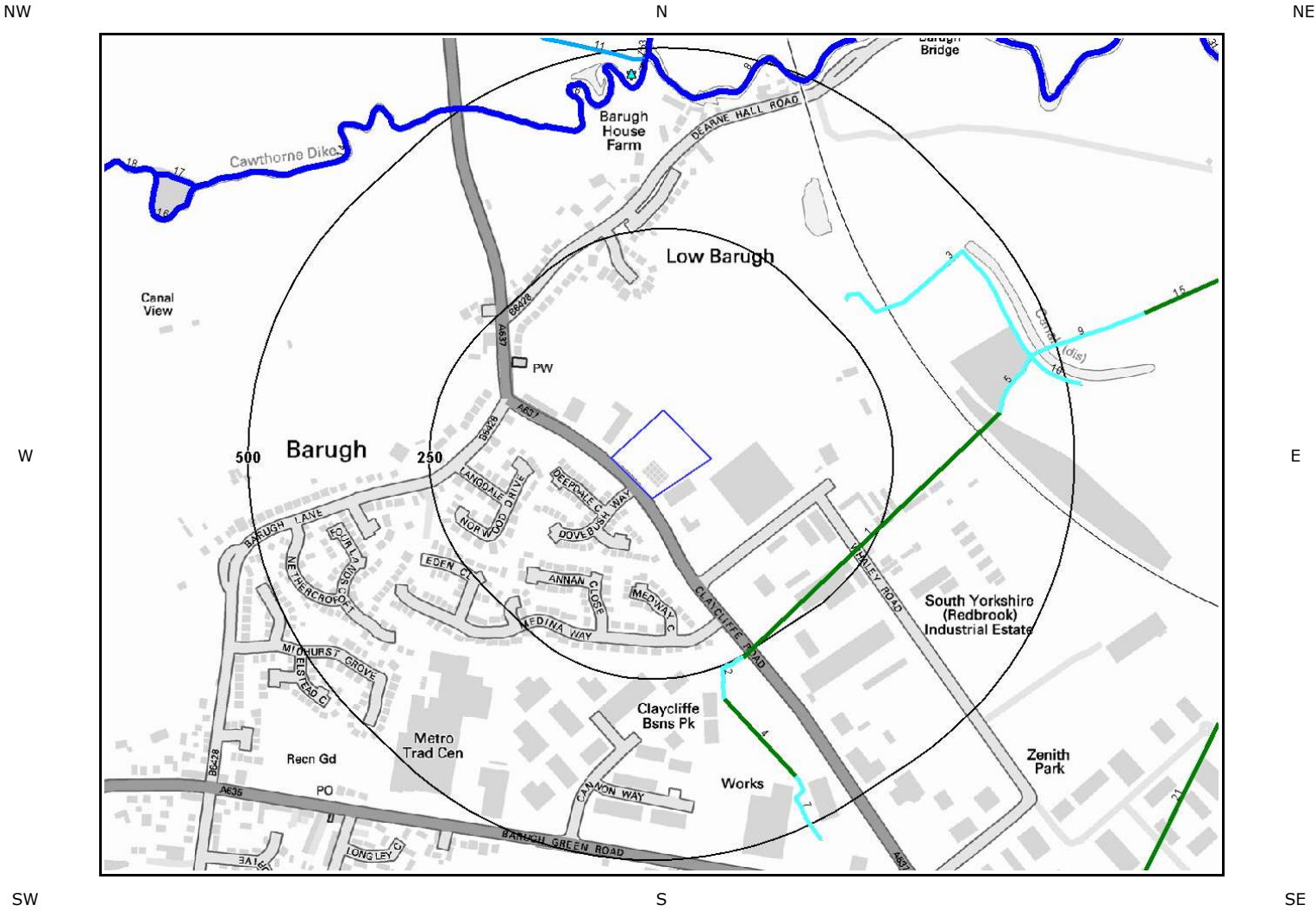
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Report Reference: 5100110988001

















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6e. Hydrology – Detailed River Network and River Quality



Hydrology Detailed River Network and River Quality Legend

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- | | | | | | |
|---|--------------------|---|---------------------------------------|---|-------------------------------------|
|  | Site Outline |  | Primary River |  | Canal |
|  | Search Buffers (m) |  | Secondary River |  | Canal Tunnel |
|  | 500 |  | Tertiary River |  | Culvert |
| | 250 |  | Lake/Reservoir |  | Multiple Channel Culvert |
| | |  | Underground River (inferred) |  | Underground River (Potential Sewer) |
| | |  | General Quality Assessment: Biology |  | Underground River (local knowledge) |
| | |  | General Quality Assessment: Chemistry | | |

Report Reference: 51001110988001

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

6. Hydrogeology and Hydrology

6.1 Aquifer within Superficial Deposits

Are there records of productive strata within the superficial geology at or in proximity to the property? **Yes**

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

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

ID	Distance (m)	Direction	Designation	Description
1	406	N	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

6.2 Aquifer within Bedrock Deposits

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

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

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

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

6.3 Groundwater Abstraction Licences

Are there any Groundwater Abstraction Licences within 1000m of the study site? **No**

Database searched and no data found.

6.4 Surface Water Abstraction Licences

Are there any Surface Water Abstraction Licences within 1000m of the study site? **No**

Database searched and no data found.

Report Reference: 51001110988001

6.5 Potable Water Abstraction Licences

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

No

Database searched and no data found.

6.6 Source Protection Zones

Are there any Source Protection Zones within 500m of the study site?

No

Database searched and no data found.

6.7 Source Protection Zones within Confined Aquifer

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

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

Database searched and no data found.

6.8 River Quality

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

Yes

Biological Quality:

Biological Quality data describes water quality in terms of 83 groups of macroinvertebrates, some of which are pollution sensitive. The results are graded from A ('Very Good') to F ('Bad').

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

ID	Distance (m)	Direction	NGR	River Details	Biological Quality Grade				
					2005	2006	2007	2008	2009
36A	465	N	431626, 409025	River Name: Cawthorne Dike Reach: Silkstone Beck River Dearne End/Start of Stretch: End of Stretch NGR	C	C	C	A	A
Not shown	1177	W	430428, 408625	River Name: Cawthorne Dike Reach: Silkstone Beck River Dearne End/Start of Stretch: Start of Stretch NGR	C	C	C	A	A
Not shown	1177	W	430428, 408625	River Name: Cawthorne Dike Reach: Tanyard Beck Silkstone Beck End/Start of Stretch: End of Stretch NGR	C	C	C	A	A

Report Reference: 51001110988001

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Chemical Quality:

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

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

ID	Distance (m)	Direction	NGR	River Details	Chemical Quality Grade (Headline Indicator)				
					2005	2006	2007	2008	2009
39A	465	N	431626, 409025	River Name: River Dearne Reach: Cawthorne Dyke New Lodge End/Start of Stretch: Start of Stretch NGR	B	B	B	B	B
40A	465	N	431626, 409025	River Name: River Dearne Reach: Wooley Minewater Cawthorne Dyke End/Start of Stretch: End of Stretch NGR	B	B	B	B	C
Not shown	646	NE	432021, 409104	River Name: River Dearne Reach: Cawthorne Dyke New Lodge End/Start of Stretch: Sample Point NGR	B	B	B	B	B

6.9 Detailed River Network

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

Yes

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

ID	Distance	Direction	Details
1	229	SE	River Name: - Welsh River Name: - Alternative Name: - River Type: Culvert Main River Status: Currently Undefined
2	252	SE	River Name: - Welsh River Name: - Alternative Name: - River Type: Tertiary River Main River Status: Currently Undefined
3	286	NE	River Name: Drain Welsh River Name: - Alternative Name: - River Type: Tertiary River Main River Status: Currently Undefined
4	294	S	River Name: Drain Welsh River Name: - Alternative Name: - River Type: Culvert Main River Status: Currently Undefined
5	402	E	River Name: Drain Welsh River Name: - Alternative Name: - River Type: Tertiary River Main River Status: Currently Undefined
6	404	N	River Name: Cawthorne Dike Welsh River Name: - Alternative Name: - River Type: Primary River Main River Status: Currently Undefined
7	431	SE	River Name: Drain Welsh River Name: - Alternative Name: - River Type: Tertiary River Main River Status: Currently Undefined
8	432	N	River Name: River Dearne Welsh River Name: - Alternative Name: - River Type: Primary River Main River Status: Currently Undefined
9	462	E	River Name: - Welsh River Name: - Alternative Name: - River Type: Tertiary River Main River Status: Currently Undefined
10	462	E	River Name: Drain Welsh River Name: - Alternative Name: - River Type: Tertiary River Main River Status: Currently Undefined
11	485	N	River Name: Drain Welsh River Name: - Alternative Name: - River Type: Secondary River Main River Status: Currently Undefined
12	486	N	River Name: Cawthorne Dike Welsh River Name: - Alternative Name: - River Type: Primary River Main River Status: Currently Undefined

Report Reference: 51001110988001

13 493 N

River Name: River Dearne
Welsh River Name: -
Alternative Name: -

River Type: Primary River
Main River Status: Currently Undefined

6.10 Surface Water Features

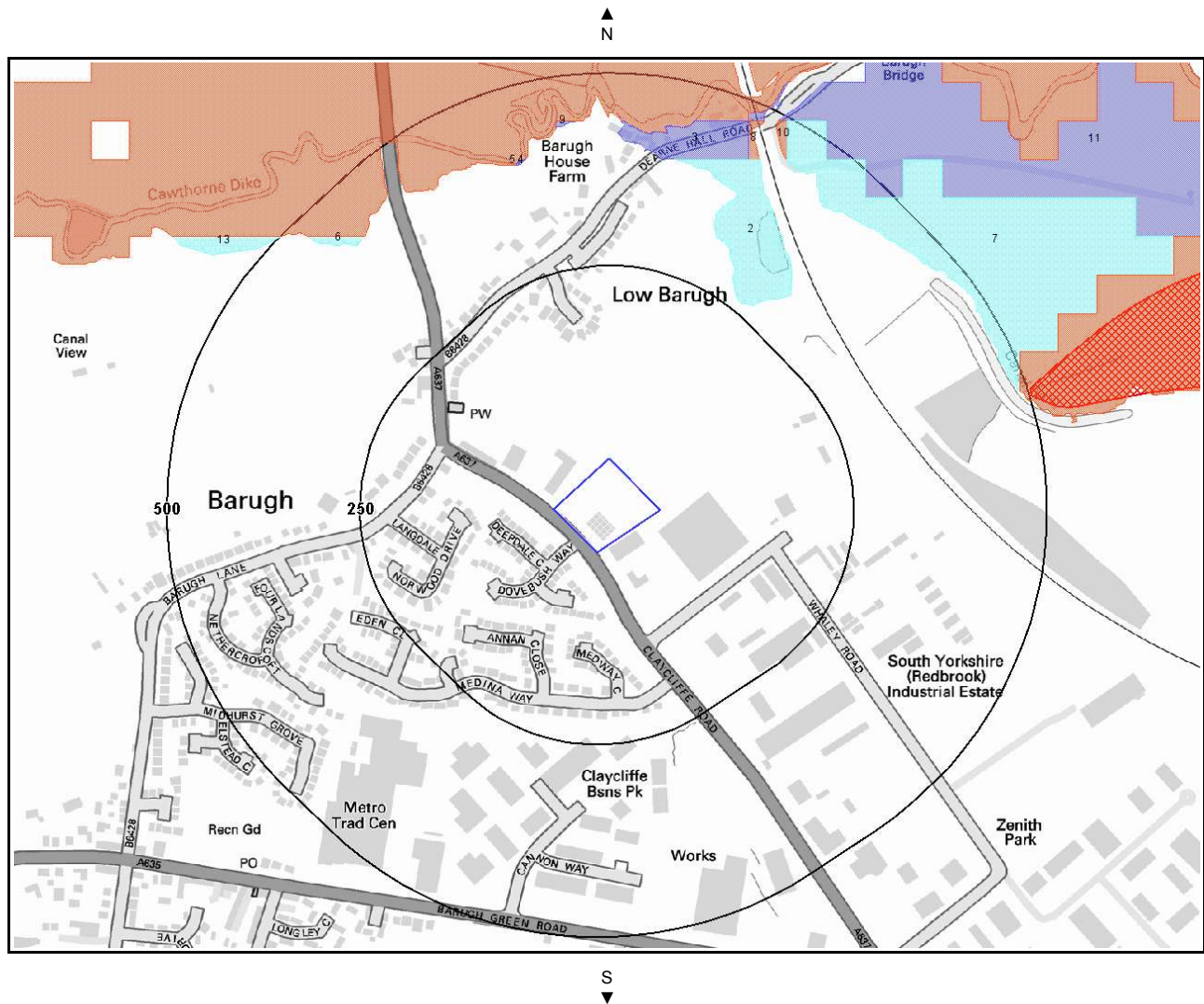
Are there any surface water features within 250m of the study site?

No

Database searched and no data found.











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



Environment Agency Risk of Flooding from Rivers and the Sea (RoFRaS) Map Legend

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RoFRaS Rating		Flood Defences	
	Very Low		Areas used for Flood Storage
	Low		Areas Benefiting from Flood Defences
	Medium		Flood Defences
	High		
	Site Outline		
	250 Search Buffers (m)		
	500 Search Buffers (m)		

Report Reference: 51001110988001

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

7. Flooding

7.1 Risk of Flooding from Rivers and the Sea (RoFRaS)

What is the risk of flooding at the centre of the study site?

Very Low

The Environment Agency RoFRaS database provides an indication of flood river and coastal risk at a national level on a 50m grid as used by many of the insurance companies.

Any relevant data within 250m is represented on Map 7- RoFRaS Flooding.

RoFRaS data is based on a 50m grid system, with the flood rating at the centre of the grid calculated and given below. The data considers the probability that the flood defences will overtop or breach, and the distance from the river or the sea.

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

7.2 Flood Defences

Are there any Flood Defences within 250m of the study site ?

No

7.3 Areas benefiting from Flood Defences

Are there any areas benefiting from Flood Defences within 250m of the study site?

No

Guidance: More detailed information on flooding may be available by ordering a Groundsure Floodview report. Please contact Groundsure for further details.

7.4 Areas used for Flood Storage

Are there any areas used for Flood Storage within 250m of the study site?

No

Guidance: More detailed information on flooding may be available by ordering a Groundsure Floodview report. Please contact Groundsure for further details.

Report Reference: 51001110988001

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

7.5 Groundwater Flooding Susceptibility Areas

What is the susceptibility to Groundwater Flooding in the search area based on the underlying geological conditions? **Limited potential for groundwater flooding**

Does this relate to Clearwater Flooding or Superficial Deposits Flooding?

Clearwater Flooding

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

Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded. The BGS Susceptibility to Groundwater Flooding hazard dataset identifies areas where geological conditions could enable groundwater flooding to occur and where groundwater may come close to the ground surface. The susceptibility data is suitable for use for regional or national planning purposes where the groundwater flooding information will be used along with a range of other relevant information to inform land-use planning decisions. It might also be used in conjunction with a large number of other factors, e.g. records of previous incidence of groundwater flooding, rainfall, property type, and land drainage information, to establish relative, but not absolute, risk of groundwater flooding at a resolution of greater than a few hundred metres. The susceptibility data should not be used on its own to make planning decisions at any scale, and, in particular, should not be used to inform planning decisions at the site scale. The susceptibility data cannot be used on its own to indicate risk of groundwater flooding.

7.6 Groundwater Flooding Confidence Areas

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

Low

Notes:

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

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

Report Reference: 51001110988001

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

8. Designated Environmentally Sensitive Sites Map

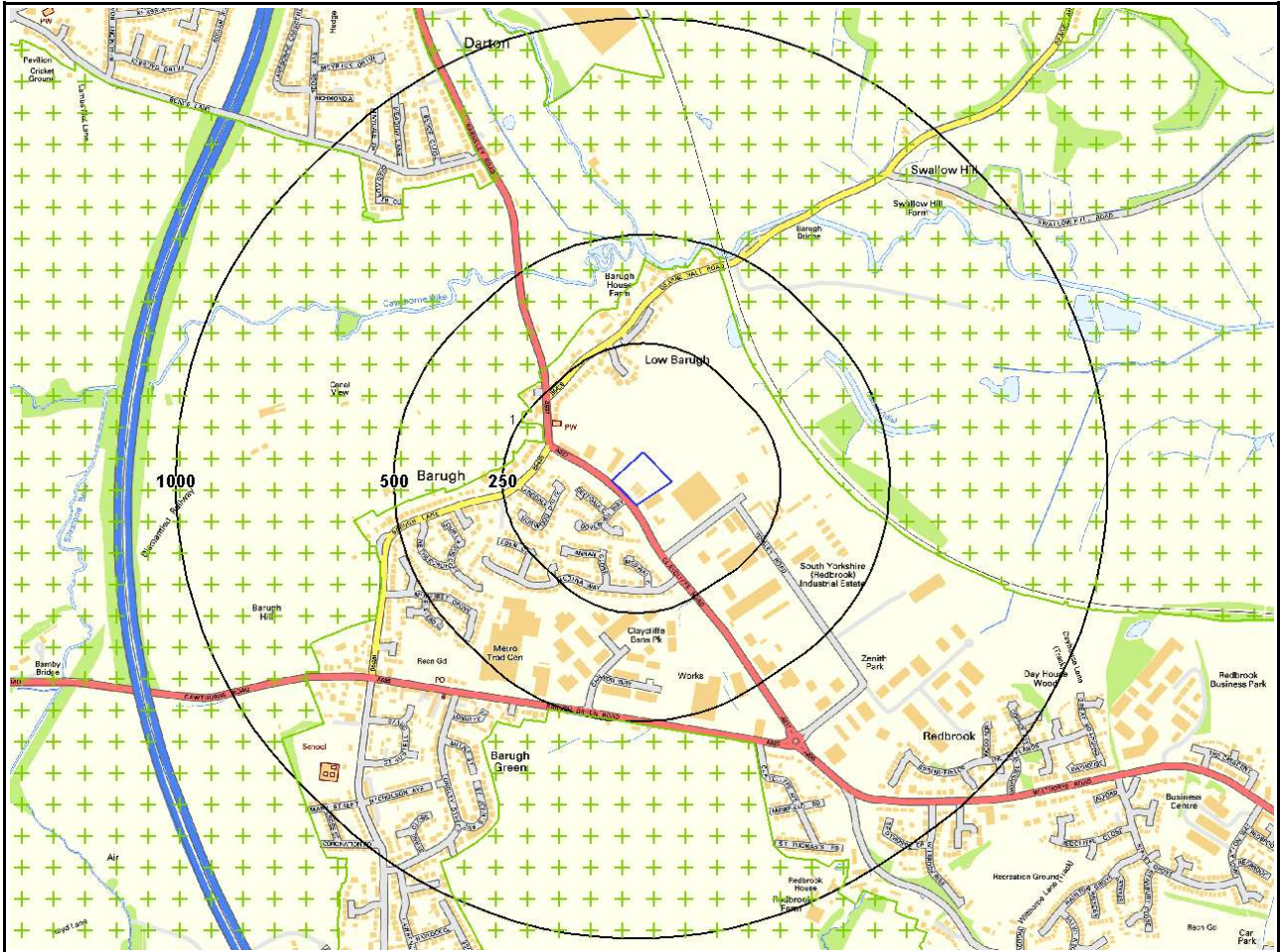
NW



NE

W

E


















SW



SE

Designated Environmentally Sensitive Sites Legend

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	Site Outline		AONB		Green Belt		National Nature Reserve
	250 Search Buffers (m)		National Park		Environmentally Sensitive Areas		Nitrate Sensitive Areas
	500 Search Buffers (m)		SSSI		Special Areas of Conservation		Local Nature Reserves
			Special Protection Areas		World Heritage Sites		Ramsar Sites

Report Reference: 51001110988001

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

8. Designated Environmentally Sensitive Sites

Presence of Designated Environmentally Sensitive Sites within 2000m of the study site: **No**

Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site: **0**

Database searched and no data found.

Records of National Nature Reserves (NNR) within 2000m of the study site: **0**

Database searched and no data found.

Records of Special Areas of Conservation (SAC) within 2000m of the study site: **0**

Database searched and no data found.

Records of Special Protection Areas (SPA) within 2000m of the study site: **0**

Database searched and no data found.

Records of Ramsar sites within 2000m of the study site: **0**

Database searched and no data found.

Records of Local Nature Reserves (LNR) within 2000m of the study site: **0**

Database searched and no data found.

Records of World Heritage Sites within 2000m of the study site: **0**

Database searched and no data found.

Records of Environmentally Sensitive Areas within 2000m of the study site: **0**

Database searched and no data found.

Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site: **0**

Database searched and no data found.

Records of National Parks (NP) within 2000m of the study site: **0**

Database searched and no data found.

Report Reference: [51001110988001](#)

Records of Nitrate Sensitive Areas within 2000m of the study site: 0

Database searched and no data found.

Records of Green Belt land within 2000m of the study site: 5

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

ID	Distance	Direction	Green Belt Name	Local Authority Name
1	178	NW	Liverpool, Manchester and West Yorks Greenbelt	Barnsley District (B)
Not shown	1479	N	Liverpool, Manchester and West Yorks Greenbelt	Barnsley District (B)
Not shown	1563	NW	Liverpool, Manchester and West Yorks Greenbelt	Barnsley District (B)
Not shown	1598	W	Liverpool, Manchester and West Yorks Greenbelt	Barnsley District (B)
Not shown	1867	NW	Liverpool, Manchester and West Yorks Greenbelt	Barnsley District (B)

9. Additional Information

9.1 Ofcom Sitefinder Mobile Phone Mast Records

Have any mobile phone transmitters registered with Ofcom been identified within 500m of the study site? **Yes**

The following records within 500m from have been found within this search:

Distance	Direction	Operator	Type	Antenna Height (m)	Band	Power (dBW)
419	SE	Orange	GSM	15.0	1800.0	27.1
419	SE	Orange	UMTS	15.0	2100.0	28.7
481	SE	Vodafone	GSM	15.0	900.0	24.8
481	SE	Vodafone	UMTS	15.0	2100.0	28.8

This database is taken from Ofcom's Sitefinder database, the Government's database of mobile phone base stations. The last update to this database was applied in May 2012, although some operators ceased providing updates some years before then. Neither Ofcom nor Groundsure can accept any liability for any inaccuracies or omissions in the data provided within Sitefinder.

The most recent update is based on the following datasets received at the specified times by Ofcom: O2 (May 2012), Network Rail (April 2012), Hutchison (February 2012), Vodafone (October 2011), Airwave (February 2010), Orange (February 2010) and T-Mobile (August 2005). Sites added since these dates will not appear in the database.

9.2 Mobile Phone Mast Planning Records

Have any planning records relating to telecommunication masts been identified within 500m of the study site? **No**

Database searched and no data found.

This database is taken from Glenigan's collection of planning records dating back to 2006 and relates to sites which have applied for planning permission involving mobile phone masts. The database is normally updated quarterly.

9.3 Pylons and Electricity Transmission Lines

Have any overhead transmission lines or pylons been identified in proximity to the study site? **Yes**

The following records within 500m have been found within this search:

Distance (m)	Direction
42	N
191	S
224	NE
288	NE
290	E
290	NE
294	E
425	NW
425	NW
458	NE

Guidance:Overhead power transmission lines and/or pylons have been identified in proximity to the study site. Overhead power transmission lines are known to emit electromagnetic fields (EMF). For further information on issues associated with transmission lines you may wish to contact the EMF Unit Public Information Line on 0845 7023270 or visit www.emfs.info. Guidance on electromagnetic fields resulting from transmission and distribution lines can also be found on the Public Health England (PHE) website. Groundsure provide the data for information only and do not make any judgment on the risks or otherwise of EMFs. The database is searched up to 500m.

Report Reference: 51001110988001

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

Report Reference: 51001110988001

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

10. Natural Hazards Findings

10.1 Detailed BGS GeoSure Data

BGS GeoSure Data has been searched to 50m. The data is included in tabular format. If you require further information, please obtain a Groundsure Geology and Ground Stability Report. Available from our website. The following information has been found:

10.1.1 Shrink Swell

What is the maximum Shrink-Swell* hazard rating identified on the study site? Negligible

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

Hazard
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 likely due to potential problems with shrink-swell clays.

10.1.2 Landslides

What is the maximum Landslide* hazard rating identified on the study site? Very Low

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

Hazard
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.

10.1.3 Soluble Rocks

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

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

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

10.1.4 Compressible Ground

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

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

Hazard

Report Reference: 51001110988001

Very low potential for compressible deposits to be present. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.

10.1.5 Collapsible Rocks

What is the maximum Collapsible Rocks* hazard rating identified on the study site? **Very Low**

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

Hazard

Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

10.1.6 Running Sand

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

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

Hazard

Very low potential for running sand problems if water table rises or if sandy strata are exposed to water. 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.

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

10.2 Radon

What is the maximum radon potential at the study site?

The property is in a Radon Affected Area, as between 1 and 3% of properties are above the Action Level

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

Guidance: The responses given on the level of radon protective measures required are based on a joint radon potential dataset from Public Health England (PHE) and the British Geological Survey (BGS). No radon protection measures are required.

Report Reference: 51001110988001

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

11. Non CON29M Mining Information

11.1 Coal Mining

Are there any coal mining areas within 75m of the study site? **Yes**

A Coal Authority CON29M Coal Mining and Brine Subsidence Claim Report is provided in Appendix 1 at the end of this report.

11.2 Non-Coal Mining

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

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

Distance (m)	Direction	Name	Commodity	Assessment of Likelihood
0	On Site	Not available	Iron Ore (Bedded)	Rare and localised small scale mining may have occurred.

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

11.3 Brine Affected Areas

Are there any brine affected areas within 75m of the study site? **No**

A Coal Authority CON29M Coal Mining and Brine Subsidence Claim Report is provided in Appendix 1 at the end of this report.

12. Contacts

The Coal Authority Property Search Services

200 Lichfield Lane, Berry Hill,
Mansfield, Nottinghamshire, NG18 4RG
Phone: 0345 7626 848
Email: groundstability@coal.gov.uk
Web: www.groundstability.com



The Coal
Authority

British Geological Survey (England & Wales)

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
Geological Survey**
NATURAL ENVIRONMENT RESEARCH COUNCIL

Environment Agency

Tel: 08708 506 506
Yorkshire
Lateral - 8 City Walk, Leeds, LS11 9AT
Web: www.environment-agency.gov.uk
Email: enquiries@environment-agency.gov.uk



Environment
Agency

Public Health England

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



Public Health
England

Ordnance Survey

Adanac Drive, Southampton
SO16 0AS
Tel: 08456 050505



Local Authority

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

Get Mapping 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.

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

Report Reference: 51001110988001

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@4C.groundsure.com which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

COMPLAINTS

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if they find that you have suffered actual loss as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

Report Reference: 51001110988001

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

COMPLAINTS PROCEDURE

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to: Operations Director, Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@4C.groundsure.com

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk.

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

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

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

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

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

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

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

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

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

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

4 Reliance

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

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

- (i) the Beneficiary,
- (ii) the Beneficiary's professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate),
- (iv) the first purchaser or first tenant of the Site, and
- (v) the professional advisers and lenders of the first purchaser or tenant of the Site.

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

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

5 Fees and Disbursements

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

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

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

6 Intellectual Property and Confidentiality

6.1 Subject to

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

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

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

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

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

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

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

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

(v) not reformat or otherwise change (whether by modification, addition or enhancement), the Services (save that

those acting for the Beneficiary in a professional capacity shall not be in breach of this clause 6.4(v) where such reformatting is in the normal course of providing advice based upon the Services);

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

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

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

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

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

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

- (i) any breach of contract, including any deliberate breach of the Contract by Groundsure or its employees, agents or subcontractors;
- (ii) any use made of the Reports, Services, Materials or any part of them; and
- (iii) any representation, statement or tortious act or omission (including negligence) arising under or in connection with the Contract.

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

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

7.4 Groundsure shall not be liable for

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

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

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

8 Groundsure's right to suspend or terminate

8.1 If Groundsure reasonably believes that the Client or Beneficiary has not provided the information or assistance required to enable the proper provision of the Services,

Groundsure shall be entitled to suspend all further performance of the Services until such time as any such deficiency has been made good.

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

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

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

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

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

9. Client's Right to Terminate and Suspend

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

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

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

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

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

(b) by their nature cannot be returned.

10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination of the Contract:

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

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

11 Anti-Bribery

11.1 The Client warrants that it shall:

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

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

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

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

12 General

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

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

12.3 Groundsure reserves the right to amend or vary this Contract. No amendment or variation to this Contract shall be

valid unless signed by an authorised representative of Groundsure.

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

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

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

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

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

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

(iii) Acts of God or the public enemy;

(iv) riot, civil commotion or war;

(v) strikes, labour disputes or industrial action;

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

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

(viii) changes in law; or

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

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

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

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

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

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

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

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

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

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

Appendix 1

**The Coal Authority CON29M Coal
Mining and Brine Subsidence Claim
report**



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

EARTH-TECH CONSULTING LTD
5 WENTWORTH TERRACE
WAKEFIELD
WF1 3QW

Our reference: **51001110988001**
Your reference: **Ken Mallinson CA Report 01**
Date of your enquiry: **07 March 2016**
Date we received your enquiry: **07 March 2016**
Date of issue: **08 March 2016**

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

Non-Residential Enviro All-in-One - On Coalfield

KEN MALLINSON & SONS LTD, CLAYCLIFFE ROAD, BARUGH GREEN, BARNSELEY, S75 1LR

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 a surface area that could be affected by underground mining in 4 seams of coal at shallow to 160m depth, and last worked in 1970.

Present

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

Future

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

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

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

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

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

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 Coal Authority is not aware of any damage 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

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

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

Coal mining subsidence

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

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

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

Mine gas

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

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 where notices to withdraw support were given in 1956, 1982.

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

Working facilities orders

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

Payments to owners of former copyhold land

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

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

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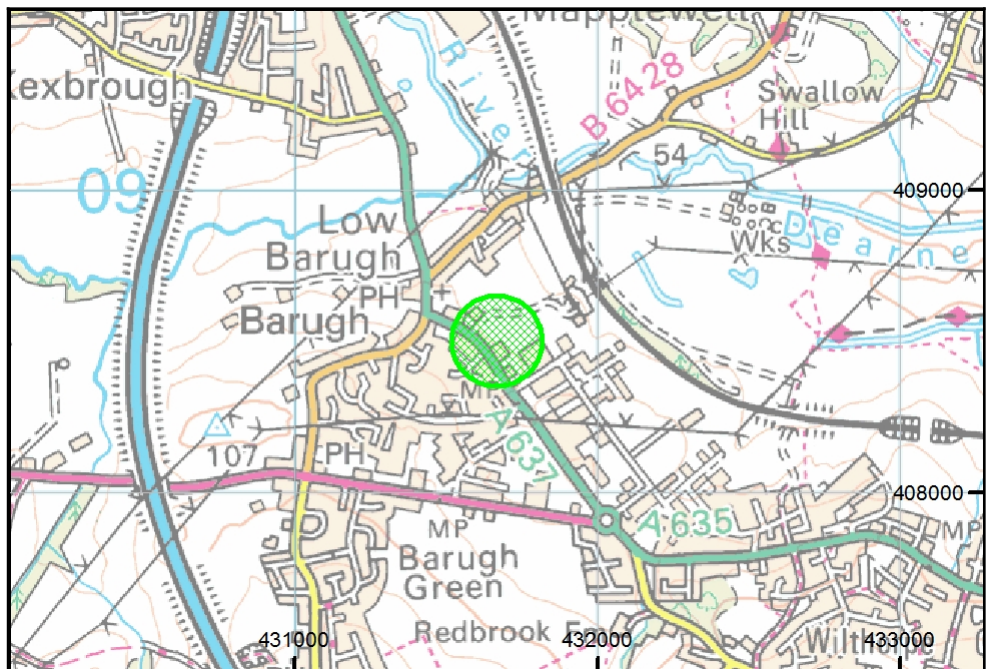
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Issued by:	The Coal Authority, 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG
Tax Point Date:	07 March 2016
Issued to:	EARTH-TECH CONSULTING LTD 5 WENTWORTH TERRACE WAKEFIELD WF1 3QW
Property Search for:	KEN MALLINSON & SONS LTD, CLAYCLIFFE ROAD, BARUGH GREEN, BARNESLEY, S75 1LR
Reference Number:	51001110988001
Date of Issue:	08 March 2016
Cost:	£215.70
VAT @ 20%:	£43.14
Total Received:	£258.84
VAT Registration	598 5850 68

Location map



Approximate position of property



Enquiry boundary

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Key

Approximate position of enquiry boundary shown

