Report No. 1633/1

April 2013

PRELIMINARY
GEOENVIRONMENTAL INVESTIGATION
of land at
BARNSLEY ROAD, WOMBWELL

Prepared for

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From	Date	Content
Landmark	27/03/2013	Envirocheck Report
Coal Authority	04/04/2013	Mining Search

* *Some of this data is not included within the paper copy of this report; most is included in the PDF copy and all is included on the CD*

FOREWORD (Preliminary Geoenvironmental Investigation Report)

This report has been prepared for the sole use and reliance of the Client named on page 1 and cannot be relied upon by any other parties without the express written authorisation of Lithos Consulting Limited (Lithos). Any unauthorized third party relies on this report at their own risk and the authors owe them no duty of care.

The report presents observations and factual data obtained during our site investigation, and provides an assessment of geoenvironmental issues with respect to information provided by the Client regarding the proposed development. Further advice should be sought from Lithos prior to significant revision of the development proposals.

The report should be read in its entirety, including all associated drawings and appendices. Lithos cannot be held responsible for any misinterpretations arising from the use of extracts that are taken out of context. However, it should be noted that in order to keep the number of sheets of paper in the hard copy to a minimum, some information (e.g. laboratory test certificates) is only included within the "electronic", PDF Report on the accompanying CD.

The findings and opinions conveyed in any Desk Study section of the report (including review of any third party reports) are based on information obtained from the sources listed, which Lithos understands are reliable. All reasonable skill, care and diligence has been applied in examining the information obtained. However, Lithos accept no responsibility for inaccuracies in the data supplied or for opinions based on any such inaccurate data.

Where the report refers to the potential presence of invasive weeds such as Japanese Knotweed, or the presence of asbestos containing materials, it should be noted that the observations are for information only and should be verified by a suitably qualified expert.

Lithos reserve the right to amend their conclusions and recommendations in the light of further information that may become available.

PRELIMINARY

GEOENVIRONMENTAL INVESTIGATION

of land at

BARNSLEY ROAD, WOMBWELL

1 INTRODUCTION

1.1 The Commission and Brief

1.1.1 Lithos Consulting Limited (Lithos), were commissioned by Persimmon Homes West Yorkshire (Persimmon) to carry out a preliminary investigation of land at Barnsley Road, Wombwell.

1.1.2 Correspondence regarding Lithos's appointment, including the brief for this investigation, is included in Appendix C. The agreed scope of works included:

- a site walkover and inspection
- an assessment of the land use history
- determination of the site's environmental setting
- assessment of anticipated ground conditions, including potential contaminants
- assessment of anticipated foundation and engineering issues associated with redevelopment for a residential end-use
- provision of recommendations for an appropriate ground investigation

1.1.3 This Preliminary Investigation comprised an inspection of historical and geological maps and information provided by the British Geological Survey, the Landmark Information Group and the Coal Authority. In addition a site inspection has been carried out by Lithos.

1.2 The Proposed Development

1.2.1 It is understood that consideration is being given to redevelopment of the site with two storey domestic dwellings, associated gardens, POS and adoptable roads and sewers. An indicative sketch layout has been provided (referenced WOM-2013-01, dated March 2013) and is copied as Drawing No. 1833/2.

1.3 Report Format and Limitations

1.3.1 Standard definitions, procedures and guidance are contained within Appendix A, which includes background, generic information on assessment of the site's environmental setting.

1.3.2 General notes and limitations relevant to all Lithos preliminary investigations are described in the Foreword and should be read in conjunction with this report. The text of the report draws specific attention to any modification to these procedures and to any other special techniques employed.

1.3.3 Primary aims of this phase of investigation were to identify salient geoenvironmental issues affecting the site to enable design and costing of an appropriate intrusive investigation to satisfy the Local Planning Authority, and enable "ballpark" assessment of abnormal redevelopment costs associated with ground issues.

2 SITE DESCRIPTION

2.1 General

2.1.1 The site location is shown on Drawing Number 1633/1 presented in Appendix B to this report. Site details are summarised in the Table below.

Detail	Remarks
Location	5km south-east of Barnsley town Centre
NGR	SE 395 035
Area	8ha in two parcels (6.8ha to the south and 1.2ha to the north)

2.2 Site Features

2.2.1 A Lithos Engineer completed a walkover survey of the site on 2nd April 2013. Existing salient features at the time of the walkover survey, are presented on Drawing No. 1633/3, and summarised in the Table below.

Feature	Remarks
Current Access	Main site: Off Barnsley Road in the north-western corner of the site Northern site: Off Pitt Street in the north
Topography	Main Site: Generally falls gently down from south-west to north-east A steeper slope marks the western boundary of the site; buildings along the south-western section of the boundary appear to be constructed on embankments with steep slopes. Northern Site: Slopes gently from south-west to north-east Western and eastern boundaries marked by highway and former railway embankments respectively.
Approximate areas	300m^2 buildings 300m^2 hardcore hardstand 7.4ha arable crop
Nature of boundaries	East generally post and wooden rail fence West generally steel palisade fence with section of wooden fence and brick wall to the rear of adjacent properties.
Surrounding land uses	East – road with woodland beyond. West – mix of housing and light industrial/commercial businesses (vehicle sales and repairs).

2.2.2 The site is formed by two adjacent parcels of land separated by the A633. Both areas were set to a young arable crop at the time of the walkover.

2.2.3 The only structures on site are located in the north-western corner and comprise a series of small agricultural buildings. In the area were located small pieces of disused farm machinery.

2.2.4 A selection of site photographs are included on Drawing 1633/4.

3 SITE HISTORY

3.1 In order to investigate the development history and previous land uses at the site and immediate surrounding land, site centred extracts from Ordnance Survey (OS) plans dating back to 1854 have been examined. These plans are presented in Appendix D to this report.

3.2 The Table below provides a summary of the salient points relating to the history of the site with respect to the proposed end use. It is not the intention of this report to describe in detail all the changes that have occurred on or adjacent to the site. Significant former uses/operations are highlighted in bold text for ease of reference.

Date	Site	Surrounding Land
1854	Appears to be a single large field with roads (rough in-line with existing) to the north and west.	No development within 100m of the site. The Dearne and Dove **Canal** runs along the entire eastern boundary of the site.
1892	Site now divided into four roughly square fields.	**Railway** 200m east. Mitchell Main Colliery located 100m north comprising rail sidings and buildings. Residential developments immediately north of the site and along the south-western corner.
1907		Further residential development along the western boundary.
1931	Northern section noted as '**Allotment Gardens**'.	Mitchell Main **Colliery** (buildings and sidings) shown adjacent to the north-eastern corner of the site. A small spoil heap also appears along the eastern boundary of the site.
1948		Spoil heaps 200m north of south-eastern corner of the site.
1966	Northern section of the site divided into several small parcels with sporadic buildings, noted as 'Allotment Gardens'.	Colliery no longer shown. **Shaft** noted 300m north.
1971		Canal noted as 'disused'.
1980	Buildings and small land parcel boundaries in the north have generally been removed.	Canal shown as a wooded strip.
1989		A633 constructed separating the site into two land parcels.

4 ENVIRONMENTAL SETTING

4.1 General

4.1.1 Notes describing how the site's environmental setting has been assessed are included in Appendix A to this report. The responses received from the Coal Authority, the BGS and Landmark are presented in Appendix E.

Issue	Data reviewed	
Geology	1:10,000 BGS map (Sheet SE30SE) BGS Logs	Drift – None shown. Extensive area of colliery spoil shown immediately north of the site. Solid – Oaks Rock (sandstone). Shallowest coal seam – there are a number of shallow, workable coal seams beneath the site, shallowest being the Melton Field coal (0.7m to 1.3m thick) immediately below the Oaks Rock. Faults – One running roughly centrally through the site north-west to south-east and down-throwing to the north-east.
Mining	Coal Authority BGS maps	This site is located within a Coal Mining Development Referral Area an area with specific mining legacy risks to the surface, including mine entries; shallow coal workings etc. Mine entries – none on or within 20m of the site. Opencast – None on or within 200m of the site. There are two claims for mining related subsidence within 50m of the site.
Quarrying	Landmark Report Historical OS Plans	No evidence of quarrying within 200m of the site.
Radon	BRE Report BR211	No measures required.
Hydrogeology	Groundwater Vulnerability map (Sheet 11) Landmark Report	Source Protection Zone? No. Aquifers: None (Drift); Secondary (Solid). Groundwater abstractions? None within 1km. Pollution incidents? None relating to the site.
Hydrology	Landmark Report	Nearest watercourse(s) – unnamed drain immediately north-west of the site that appears to run north. The remnants of the former canal are located immediately east of the site. Water quality – B and C (River Dove). Pollution incidents? None relating to the site. Abstractions? None within 500m. Discharge consents? None relating to the site.
Flood Risk	Environment Agency	The site lies in Flood Zone 1, where the risk of flooding from rivers or the sea is classified as low. The site area is greater than 1 hectare Flood Zone 1, therefore a Flood Risk Assessment, focused on the management of surface water run-off, will be required. Development that increases the amount of impermeable surfaces can result in an increase in surface water run-off, which in turn can result in increased flood risk both on site and elsewhere within the catchment.

4.2 Landfills

4.2.1 Known or suspected areas of landfill in the vicinity of the proposed development site are summarised below:

Location	NGR (proximity to site)	Remarks	Source of data
Disused canal	SE 398 034 (33m south-east)	Deposited Waste included Inert Waste 1988 to 1993 J L F Civil Engineering Limited	EA
Disused canal	SE 400 033 (208m south-east)	Deposited Waste included Inert Waste 1988 to 1993 Barnsley Metropolitan Borough Council	EA

4.2.2 The Landmark report also notes a landfill on the south-eastern boundary of the site. This appears to be spurious as it refers to North Ferriby Tip in east Yorkshire.

4.3 Land Contamination - Part IIA & Planning

4.3.1 Local Authorities have responsibilities with respect to land contamination in the context both of Part IIA of the Environmental Protection Act 1990, and Planning.

4.3.2 The contaminated land regime in Part IIA was introduced specifically to address the historical legacy of land contamination. It applies where there is unacceptable risk, assessed on the basis of the current use and the relevant circumstances of the land. It is not directed to assessing risks in relation to a future use of the land that would require a specific grant of planning permission. This is primarily a task for the planning system, which aims to control development and land use in the future.

Planning

4.3.3 As of 27th March 2012, Planning Policy Statement (PPS23) was replaced by the National Planning Policy Framework. The NPPF includes the following with respect to contamination and site investigation:

4.3.4 Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

4.3.5 Planning policies and decisions should ensure that:

- the site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses, and any proposals for mitigation including land remediation or impacts on the natural environment arising from that remediation;
- after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
- adequate site investigation information, prepared by a competent person, is presented.

4.3.6 Annex 2 of the NPPF states that all investigations of land potentially affected by contamination should be carried out in accordance with established procedures (such as BS10175 - 2011, Code of Practice for the Investigation of Potentially Contaminated Sites).

This Site

4.3.7 Given the presence of a secondary aquifer (Oaks Rock) below the site and the nearby watercourses, the environmental setting of the site is considered to be of moderate sensitivity.

4.3.8 The current and historical uses of the site are considered highly unlikely to have given rise to any significant ground and groundwater contamination.

5 GROUND INVESTIGATION DESIGN

5.1 Preliminary Conceptual Site Model

5.1.1 The historical plans show that the site has been in agricultural use throughout its history with the exception of a relatively short period when the area in the north-west was used as allotment gardens.

5.1.2 Potential pollutant linkages are shown on a preliminary conceptual site model, presented as Drawing No 1633/5 in Appendix B to this report. Clearly the conceptual model will be subject to modification in light of data arising from the proposed intrusive ground investigation.

5.2 Investigation Strategy

5.2.1 The preliminary conceptual site model has used as a basis for design of an appropriate ground investigation, the scope of which is summarised below.

Exploratory Holes	Purpose
Trial Pits	To determine the general nature of soils underlying the site, including the: • nature, distribution and thickness of made ground • nature, degree and extent of contamination • proportion of undesirable elements eg biodegradable matter, foundations etc • suitability of the ground for founding structures and highways • to facilitated soakaway testing
Rotary Open Probeholes	To check for the presence of voids or broken ground associated with possible unrecorded shallow mine workings. To install monitoring wells across the site in order to monitor for hazardous gas.

5.2.2 Proposed exploratory hole locations will be selected to provide a representative view of the strata beneath the site. A nominal 75m grid spacing is proposed. Additional exploratory locations should be scheduled as necessary in light of the ground conditions actually encountered.

5.2.3 The number of representative samples taken should be reflective of the geological complexity actually encountered, but in general about 3 samples should be taken from most exploratory holes.

6 CONCLUSIONS & RECOMMENDATIONS

6.1 General

6.1.1 It is understood that Persimmon Homes West Yorkshire are considering acquisition of the site with a view to redevelopment with housing.

6.1.2 The main issues considered in this report, and in particular in Sections 3 and 4 are based on a review of historical data and available information. The report provides an assessment of geoenvironmental issues and implications for the current and proposed use of the site, together with issues associated with residential redevelopment of the site.

6.2 Contamination

6.2.1 Backfill within the former canal probably lies entirely beyond the site's eastern boundary. Therefore, it is unlikely than any significant made ground or contamination will be encountered on site.

6.3 Hazardous Gas

6.3.1 Information from the Landmark information Group indicates that the former canal close to the site has been infilled with likely inert material. A large area immediately to the north of the site appears to have been overlain by colliery spoil. As such there is a low risk of hazardous gas being generated and migrating into the site.

6.3.2 Furthermore, the site may be underlain by shallow mineworkings and considered susceptible to mines gas emissions.

6.3.3 Information from Landmark confirms that the site is in an area where less than 3% of homes are estimated to be above the action level, and that radon protection measures are therefore not required.

6.4 Mining and Quarrying

6.4.1 This site is located within a Coal Mining Development Referral Area (an area with specific mining legacy risks to the surface, including mine entries; shallow coal workings etc).

6.4.2 There are potentially worked seams of coal at shallow depth beneath the site and an intrusive mining investigation is recommended.

6.5 Foundations

6.5.1 At present, no geotechnical ground investigation data is available and consequently it is only possible to estimate the ground conditions. Before firm foundation recommendations can be given, it will be necessary to undertake an appropriate ground investigation. However, tentative recommendations are provided below.

6.5.2 The published geological data suggests that weathered sandstone and possible sandstone bedrock lie at shallow depth beneath the site.

6.5.3 Weathered sandstone or medium dense granular drift deposits should provide sufficient bearing capacity to enable the adoption of reinforced strip footings for two storey housing. Reinforcement, as a precaution against differential settlement, is recommended only where foundation excavations encounter significant lateral and vertical variations in strata.

6.5.4 Where rock is encountered at shallow depth foundations on rock should be placed entirely on rock and not partially on rock and partially on residual soil. This may, depending on surface gradient, necessitate significant over deepening of foundations.

6.6 Highway, Drainage and External Works Issues

6.6.1 Soakaways may be a viable option for surface water disposal at the site. This should be confirmed through detailed site investigation and in-situ testing.

6.6.2 It is recommended that the developer contact Yorkshire Water Services with respect to capacity in existing foul and surface water sewers in the vicinity of the development area.

6.6.3 Some consideration of the sites final development levels and the effect of steep slopes at its margins will require early consideration. Some earthworks along with associated retaining structures may be required to produce development plateaux.

6.7 Further Investigation

6.7.1 Whilst the site is considered suitable for its current and proposed use, the proposed change in use will require intrusive investigation.

6.7.2 This would include:

- Trial pitting and associated geotechnical soils analysis should be carried out to enable foundation recommendations and to determine near surface ground conditions including depth to bedrock, presence of obstructions, groundwater and stability.
- An appropriate schedule of chemical testing should be carried out on soils and if necessary groundwater, to assess the significance of contamination, if any, at the site.
- Mining investigation (probeholes).
- Hazardous gas risk assessment; monitoring of wells with at least six visits over a three month period.
- Tree Survey
- Flood assessment.

6.7.3 An appropriate ground investigation strategy is presented in Section 5.2.

APPENDIX C

COMMISSION

1633/002/RJH/rjh

18th February 2013

Please reply to
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North Yorkshire
LS25 5AF

T 0845 680 9781
E info@lithosconsulting.co.uk

Mr Gareth Lloyd
Persimmon Homes West Yorkshire
3 Hepton Court
York Road
Leeds
West Yorkshire
LS9 6PW

Dear Gareth

Barnsley Road, Wombwell

Further to your recent invitation, please find below our proposal for undertaking a geotechnical and environmental desk study appraisal of the above land. It is understood that the site consists of a single parcel of land of approximately 4.9 hectares and is currently agricultural land.

Brief examination of the relevant geological map suggests the site is underlain by the Oaks Rock sandstone with at least one potentially worked coal seam at relatively shallow depth. This site is located within a Coal Mining Development Referral Area (an area with specific mining legacy risks to the surface, including mine entries; shallow coal workings etc) and therefore a Coal Authority mining report will be sort.

An Envirocheck report will be obtained from Landmark, and historical Ordnance Survey plans will be reviewed in order to determine whether any past land uses have had any effect on the proposed development. In addition we will visit site to undertake a more general walkover survey.

At this stage we do not expect there to be an existing drainage system of on site and have made no provision for the drainage survey works.

The report will include preliminary recommendations with respect to mining, foundations, contamination and hazardous gas. Our report will be in a format familiar to Barnsley MBC, and therefore suitable for submission in support of an outline planning application.

It is anticipated, allowing for receipt of statutory search information that a final bound report will be available within two weeks of receiving your written instruction to proceed. Our lump sum fee for provision of this report is **£****** plus VAT.

This work will be undertaken in accordance with our Standard Terms and Conditions, a copy of which are enclosed.

It is hoped the above is sufficient for your present needs. However, should you require any further information, please contact the undersigned.

Yours sincerely

Richard Hey
Director
for and on behalf of
LITHOS CONSULTING LIMITED

Terms and Conditions for the Appointment of Lithos Consulting Limited

V002.10

1 DEFINITIONS AND INTERPRETATION

1.1 In this Agreement, unless the context otherwise requires, the following words and expressions have the following meanings:

"Agreement" shall mean these Terms (entitled "Terms and Conditions for the Appointment of Lithos Consulting"), the Proposal, any document recording the Client's unequivocal acceptance of the Proposal and any other documents or parts of other documents expressly referred to in any of the foregoing:

"Client" shall mean the party for whom the Services are being provided by Lithos;

"Documents" shall mean all documents of any kind and includes plans, drawings, reports, programmes, specifications, Bills of Quantities, calculations, letters, e-mails, faxes, memoranda, films and photographs (including negatives), or any other form of record prepared or provided or received by, or on behalf of Lithos, and whether in paper form or stored electronically or on disk, or otherwise;

"Lithos" shall mean Lithos Consulting Limited whose registered office is at 45 High Street, South Milford, North Yorkshire, LS25 5AF.

"Intellectual Property" includes all rights to, and any interests in, any patents, designs, trade marks, copyright, know-how, trade secrets and any other proprietary rights or forms of intellectual property (protectable by registration or not) in respect of any technology, concept, idea, data, programme or other software (including source and object codes), specification, plan, drawing, schedule, minutes, correspondence, scheme, programme, design, system, process logo, mark, style, or other matter or thing, existing or conceived, used, developed or produced by any person;

"Parties" shall mean the Client and Lithos

"Project" shall mean the project described in the Proposal and any enquiry from the Client on which Lithos has based its Proposal;

"Proposal" means the offer document prepared by Lithos in response to an enquiry or otherwise, in connection with the proposed provision of the Services;

"Services" means the work and services relating to the Project to be provided by Lithos pursuant to the Agreement and as set out in the Proposal and shall include any additions or amendments thereto made in accordance with these Terms;

"Terms" means these terms entitled "Lithos Consulting Terms of Appointment";

1.2 Words importing the singular only shall also include the plural and vice versa, where the context requires.

1.3 Words importing persons or parties shall include firms, corporations and any organisation having legal capacity and vice versa, where the context requires; and words importing a particular gender include all genders.

1.4 The sub-headings to the clauses of these Terms are for convenience only and shall not affect the construction of the Agreement.

1.5 A reference to legislation includes that legislation as from time to time amended, re-enacted or substituted and any Orders in Council, orders, rules, regulations, schemes, warrants, by-laws, directives or codes of practice issued under any such legislation.

1.6 In the event of conflict between the documents forming part of the Agreement, the Proposal shall prevail, followed by the Terms.

2 APPOINTMENT

2.1 The Client agrees to engage Lithos and Lithos agrees to provide the Services in accordance with the provisions of the Agreement.

3 OBLIGATIONS OF LITHOS

3.1 Lithos shall perform the Services using the reasonable standard of skill and care normally exercised by similar professional Environmental firms in performing similar services under similar conditions.

3.2 Lithos shall use all reasonable endeavours to perform the Services in accordance with all relevant environmental and safety legislation.

4 OBLIGATIONS OF THE CLIENT

4.1 Throughout the period of this Agreement the Client shall afford to Lithos or procure the affording to Lithos of access to any site where access is required for the performance of the Services.

4.2 The Client accepts responsibility for ensuring that Lithos is notified in writing of all special site and/or plant conditions, including without prejudice to the generality of the foregoing, the existence and precise location of all underground services, cables, pipes, drains or underground buildings, constructions or any hazards known or suspected by the Client, which the Client shall clearly mark on the ground or identify on accurate location plans supplied to Lithos prior to the commencement of the Services. The Client shall also inform Lithos in writing of any relevant operating procedures including any site safe operating procedures and any other regulations relevant to the carrying out of the Services. The Client shall indemnify Lithos against all costs, claims, demands and expenses arising as a result of any non-disclosure in this respect, including but not limited to indemnification against any action brought by the owner of the land or otherwise.

4.3 If the Client discovers any conflict, defect or other fault in the information or designs provided by Lithos pursuant to the Agreement, he will advise Lithos in writing of such defect, conflict or other fault and Lithos shall have the right to rectify the same or where necessary, to design the solution for rectification of any works carried out by others pursuant the conflicting, defective or in any other way faulty information or designs.

5 INTELLECTUAL PROPERTY

5.1 The copyright in all Intellectual Property prepared by or on behalf of Lithos in connection with the Project for delivery to the Client shall remain vested in Lithos.

5.2 The Client shall have a non-exclusive licence to copy and use such Intellectual Property for purposes directly related to the Project. Such licence shall enable the Client to copy and use the Intellectual Property but solely for its own purposes in connection with the Project and such use shall not include any licence to reproduce any conceptual designs or professional opinions contained therein nor shall it include any license to amend any drawing, design or other Intellectual Property produced by Lithos.

5.3 Should the Client wish to use such Intellectual Property in connection with any other works or for any other purpose not directly related to the Project or wish to pass any Intellectual Property to any third party, it must obtain the prior written consent of Lithos. The giving of such consent shall be at the discretion of Lithos and shall be upon such terms as may be required by Lithos. Lithos shall not be liable for the use by any person of such Intellectual Property for any purpose other than that for which the same were prepared by or on behalf of Lithos.

5.4 Ownership of any proposals submitted to the Client that are not subsequently confirmed as part of the Services to be provided for the Client remain with Lithos and such proposals must not be used as the basis for any future work undertaken by the Client or a third party and no liability can be accepted howsoever arising from such proposals.

5.5 In the event of the Client being in default of payment of any fees or other amounts due, Lithos may suspend further use of the licence on giving 2 days' notice of the intention to do so. Use of the licence may be resumed on receipt of the outstanding amounts

6 TITLE

6.1 Lithos shall transfer only such title or rights in respect of the Documents as it has, and if any part is purchased from a third party Lithos shall transfer only such title or rights as that party had and has transferred to Lithos.

6.2 Title in the Documents shall remain with and shall not pass to the Client until the amount due under the invoice(s) (including interest and costs) has been paid in full.

6.3 Until title passes, the Client shall hold the Documents as bailee for Lithos and shall store or mark them so that they can at all times be indentified as the property of Lithos.

6.4 At any time before title passes (save and except where payment is not due), but only after prior consultation with the Client, Lithos may without any liability to the Client repossess and use or sell all or any of part of the Documents and by doing so terminate the right of the Client to use, sell or otherwise deal in the Documents.

6.5 Lithos may maintain an action for the price of the Documents notwithstanding that title in them has not passed to the Client.

7 CONFIDENTIALITY

7.1 Lithos undertakes not to divulge or disclose to any third party without the written consent of the Client information which is designated confidential by the Client or which can reasonably be considered to be confidential and arises during the performance of the Services unless required to do so by law or necessary in the proper performance of its duties in relation to the Project, or in order to make full frank and proper disclosure to its insurers or intended insurers, or to obtain legal or accounting advice.

7.2 Subject to the above, Lithos shall be permitted to use information related to the Services it provides in connection with the Project for the purposes of marketing its services and in proposals for work of a similar type.

8 THIRD PARTIES

8.1 The Agreement or any part thereof or any benefit or interest thereunder may not be assigned by the Client without the prior written consent of Lithos. The giving of such consent shall be at the discretion of Lithos and Lithos will only agree to an assignment on its terms and in return for payment of a fee by the Client to Lithos to cover Lithos's legal and other costs associated with any assignment.

8.2 The Agreement shall not confer and shall not purport to confer on any third party any benefit or any right to enforce any term of this Agreement for the purposes of the Contracts (Rights of Third Parties) Act 1999 or otherwise.

8.3 Lithos will consider and may consent to any request from the Client for Lithos to enter a collateral warranty with a third party with regard to the Services provided under the Agreement. The giving of such consent shall be at the discretion of Lithos and Lithos will only enter a collateral warranty on its terms and in return for payment of a fee by the Client to Lithos to cover Lithos's legal and other costs associated with any collateral warranty.

9 INSURANCE

9.1 Lithos warrants to the Client that there is in force a policy of Professional Indemnity insurance covering its liabilities for negligence under this Agreement, with a limit of indemnity of £5,000,000 (FIVE MILLION POUNDS) in the aggregate. This policy is annually renewable and whilst renewal is not automatic, Lithos agrees to use reasonable endeavours to maintain such insurance at all times until six years from the date of the completion (or termination) of the Services under the Agreement, provided such insurance is available at commercially reasonable rates having regard, inter alia, to premiums required and policy terms obtainable.

9.2 If for any period such insurance is not available at commercially reasonable rates, Lithos shall forthwith inform the Client and shall obtain in respect of such period such reduced level of Professional Indemnity insurance as is available and as would be fair and reasonable in the circumstances for Lithos to obtain.

10 LIMITATIONS ON LIABILITY

10.1 Unless otherwise agreed in writing, Lithos's liability under or in connection with the Agreement whether in contract, tort, negligence, breach of statutory duty or otherwise (other than in respect of personal injury or death) shall be limited to and shall not exceed the lesser of either five million pounds in the aggregate or 10 times the total value of invoices issued to the Client for consultancy work instructed under the Agreement.

10.2 No action or proceedings under or in respect of the Agreement whether in contract, tort, negligence, under statute or otherwise shall be commenced against Lithos after the expiry of a period of six years from the date of the completion (or termination) of the Services under the Agreement.

10.3 Whilst Lithos will scan all potential exploratory locations with a Cable Avoidance Tool, Lithos shall not be liable for any damage to underground services, cables, pipes, drains or underground buildings, constructions and the like which were either not marked on site or for which accurate plans were not provided.

10.4 Lithos shall not be liable for the cost of rectifying any defect, conflict or other fault in the information or designs provided by Lithos or for the cost of designing a solution for and rectifying any subsequent works carried out by others pursuant to the conflicting, defective or in any other way faulty information or designs, unless Lithos has been advised in writing of the same by the Client and has been given the opportunity to rectify the same or where necessary, to design the solution for rectification of any subsequent works carried out by others pursuant to the same.

11 PAYMENT

11.1 Invoices for services rendered will be submitted for payment in accordance with the Proposal.

11.2 The due date for payment is the date of the invoice and the final date for payment is 28 days from the date of the invoice.

11.3 If the Client disputes the amount included for payment in an invoice a written notice must be served on Lithos by the Client not later than 14 days before the final date for payment. If no notice is given the amount due shall be the amount stated in the invoice.

11.4 In the event of failure on the part of the Client to pay any monies in accordance with the foregoing payment provisions, Lithos will be entitled to charge interest on any monies owed to it by the Client, such interest to be at a rate of 8% above the base rate of a clearing bank from time to time calculated from the final date for payment to the date of actual payment on a compound basis.

12 DELAY

12.1 Lithos will comply with any timescale agreed for completion of the Services unless delayed or prevented by circumstances beyond its reasonable control and in the event of any such circumstances arising Lithos undertakes to complete the Services within a reasonable period, but will not be liable to the Client for any delay as a result.

13 TERMINATION

13.1 The Agreement may be determined by either party in the event of the other making a composition or arrangement with its creditors, becoming bankrupt, or being a company, making a proposal for a voluntary arrangement for a composition of debts, or has a provisional liquidator appointed, or has a winding-up order made, or passes a resolution for voluntary winding-up (except for the purposes of a bona fide scheme of amalgamation or reconstruction), or has an administrator or an administrative receiver appointed to the whole or any part of its assets. Notice of determination must be given to the party which is insolvent by the other party.

13.2 If for any reason the performance of the Services by Lithos is suspended for a period in excess of three calendar months then Lithos shall be entitled to determine its appointment in respect of the Services by seven days written notice to the Client.

13.3 If the Client shall fail to pay in full any sum due under the terms of the Agreement by the final date for payment for that sum and no effective notice of intention to withhold payment has been issued, Lithos may serve written notice on the Client demanding payment within 14 days of such notice. If the Client shall fail to comply with such notice, Lithos shall be entitled to terminate its employment under the Agreement forthwith.

13.4 Any determination of the appointment of Lithos howsoever caused shall be without prejudice to the right of Lithos to require payment for all services performed up to the date of such determination including but not limited to payment of a fair and reasonable proportion of any figure identified in the Proposal or otherwise for fees in respect of a particular service which Lithos has started, but not completed.

14 NOTICES

14.1 Any notice provided for in the Agreement shall be in writing and shall be deemed to be properly given if delivered by hand or sent by first class post to the address of the relevant party as may have been notified by each party to the other or, in the absence of notification, to the address of Lithos set out above or to the registered address of the Client.

14.2 Such notice shall be deemed to have been received on the day of delivery if delivered by hand or on the second working day after the day of posting if sent by first class post.

15 ENTIRE AGREEMENT

15.1 The Agreement constitutes the complete and entire agreement between the Client and Lithos with respect to the Services and supersedes any prior oral and/or written warranties, terms, conditions, communications and representations, whether express or implied and any claim against Lithos in respect of the Services can only be made in contract under the provisions of the Agreement and not otherwise under the law or tort or otherwise.

15.2 No amendments, modifications or variation of the Agreement shall be valid unless made in writing and agreed to by both the Client and Lithos; such agreement must be recorded in writing by at least one of the Parties.

15.3 Lithos will not be bound by any standard or printed terms or conditions furnished by the Client in any of its documents unless Lithos specifically states in writing separately from such documents that it intends such terms and conditions to apply.

16 DISPUTES AND GOVERNING LAW

16.1 The Agreement shall be governed by and construed in accordance with English law and the Parties irrevocably and unconditionally submit to the jurisdiction of the English Courts.

16.2 Where the Housing Grants, Construction and Regeneration Act 1996 applies, any dispute between the Parties may be referred to adjudication in accordance with The Scheme for Construction Contracts Regulations 1998 or any amendment or modification thereof being in force at the time of the dispute, as applicable to England, Wales, Scotland and Northern Ireland.

From: Lloyd, Gareth [mailto:gareth.lloyd@persimmonhomes.com]
Sent: 25 March 2013 11:52
To: Reg
Subject: Barnsley Road, Wombwell

Morning Reg,

Further to your fee proposal (attached) dated 18/02/2013, we would like to instruct you to undertake the works at Barnsley Road, Wombwell.

If you could inform me when you are thinking of attending site I will inform the land owner.

If you require any further information do not hesitate to give me a call.

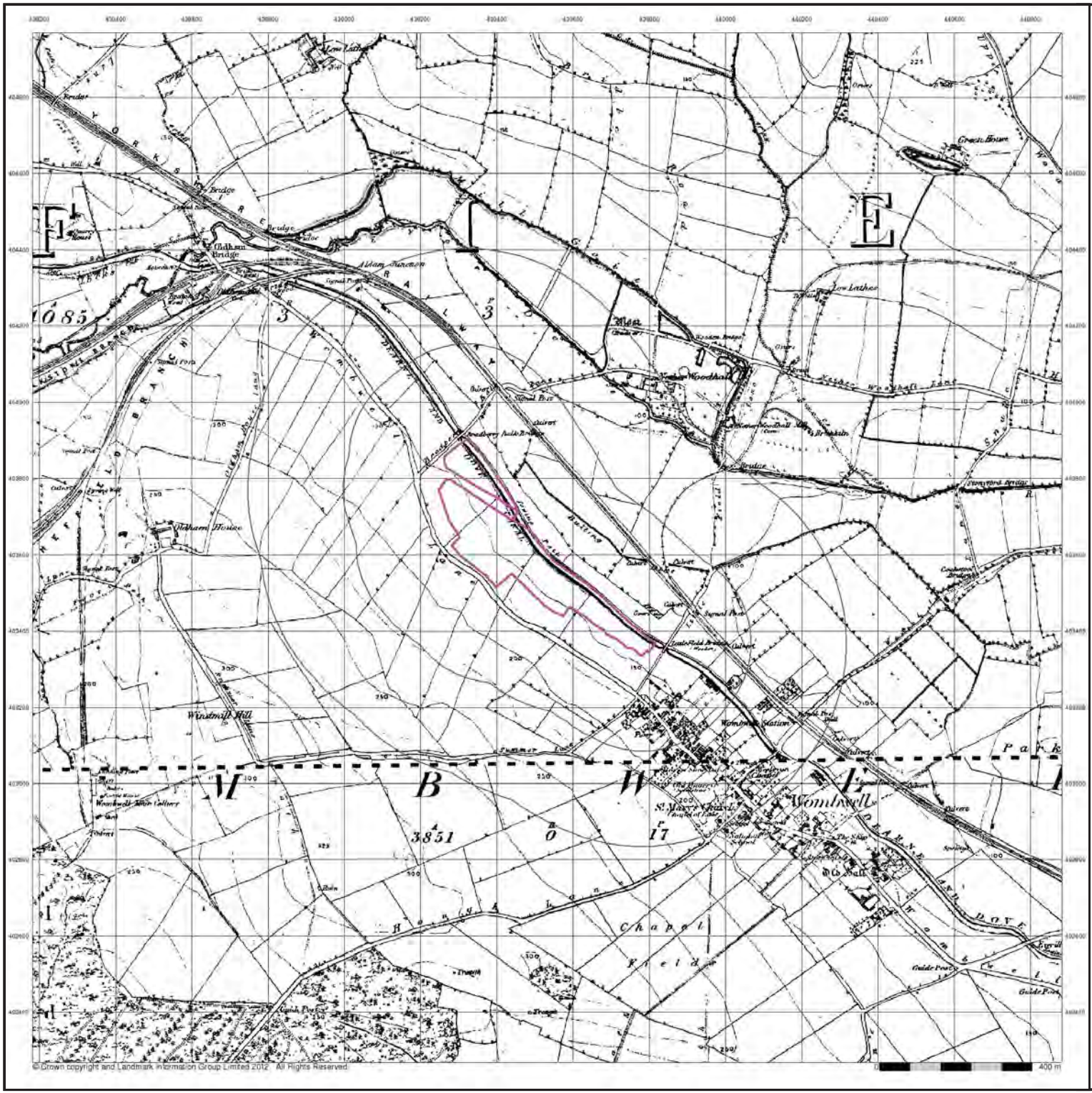
Regards,
Gareth Lloyd
Graduate Planner
Persimmon Homes West Yorkshire
& Charles Church West Yorkshire
Tel: 0113 2409726

3 Hepton Court, York Road, Leeds, LS9 6PW

Persimmon Homes West Yorkshire is a trading division of Persimmon Homes Limited registered in England number 4108747 a subsidary company of Persimmon plc

Please consider the environment before printing this e-mail.

APPENDIX D
HISTORICAL OS PLANS



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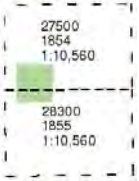
Yorkshire

Published 1854 - 1855

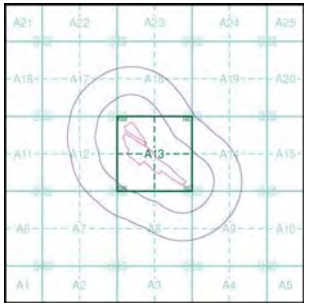
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A

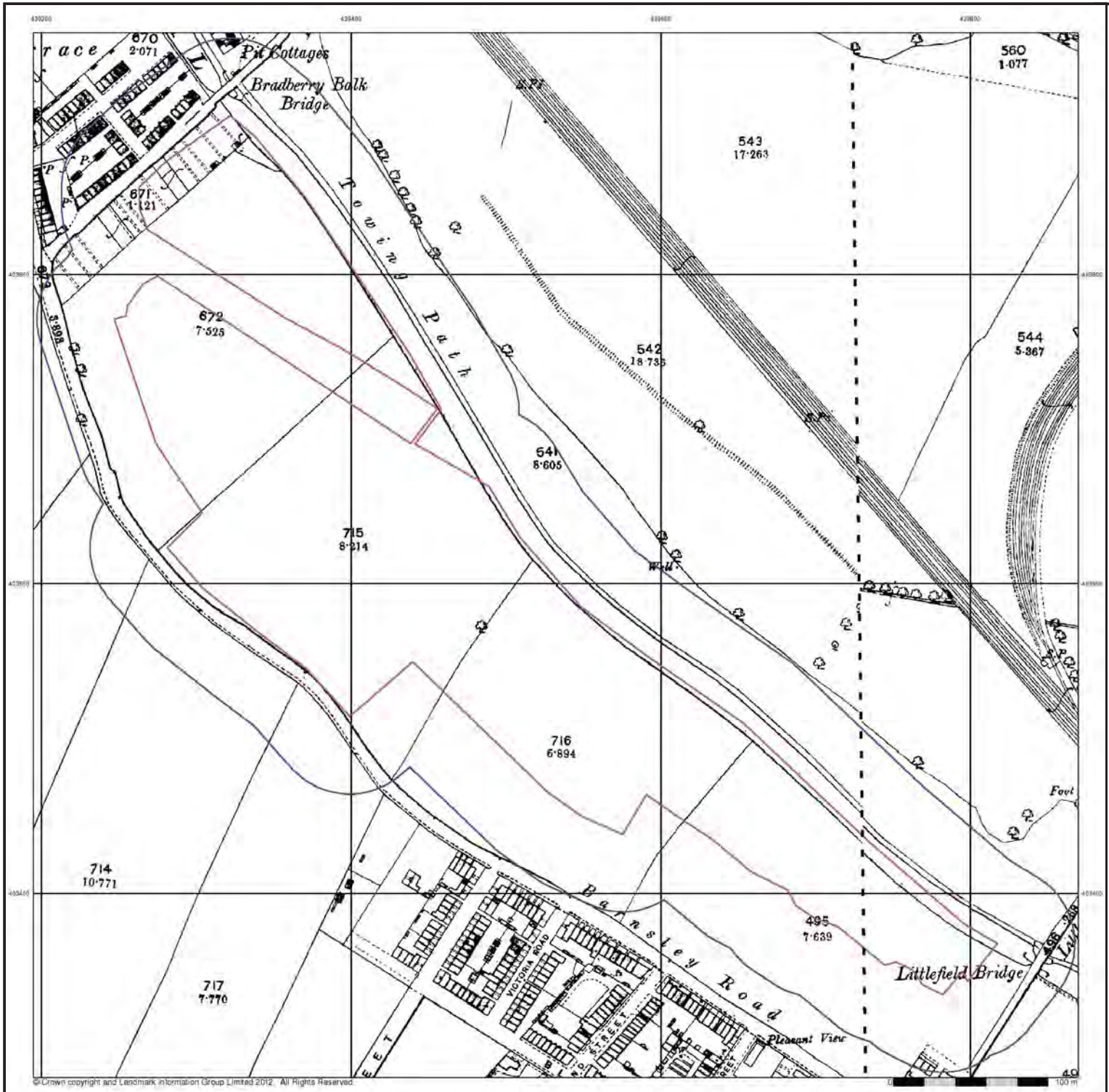


Order Details

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Customer Ref:	PO7099/1633/RJH
National Grid Reference:	439510, 403600
Slice:	A
Site Area (Ha):	8.09
Search Buffer (m):	500

Site Details

187 Barnsley Road, Wombwell, BARNSLEY, South Yorkshire, S73 8HH



LITHOS CONSULTING

Yorkshire

Published 1892 - 1893

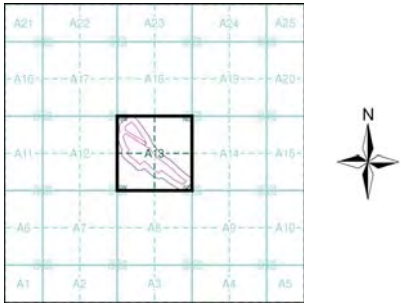
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

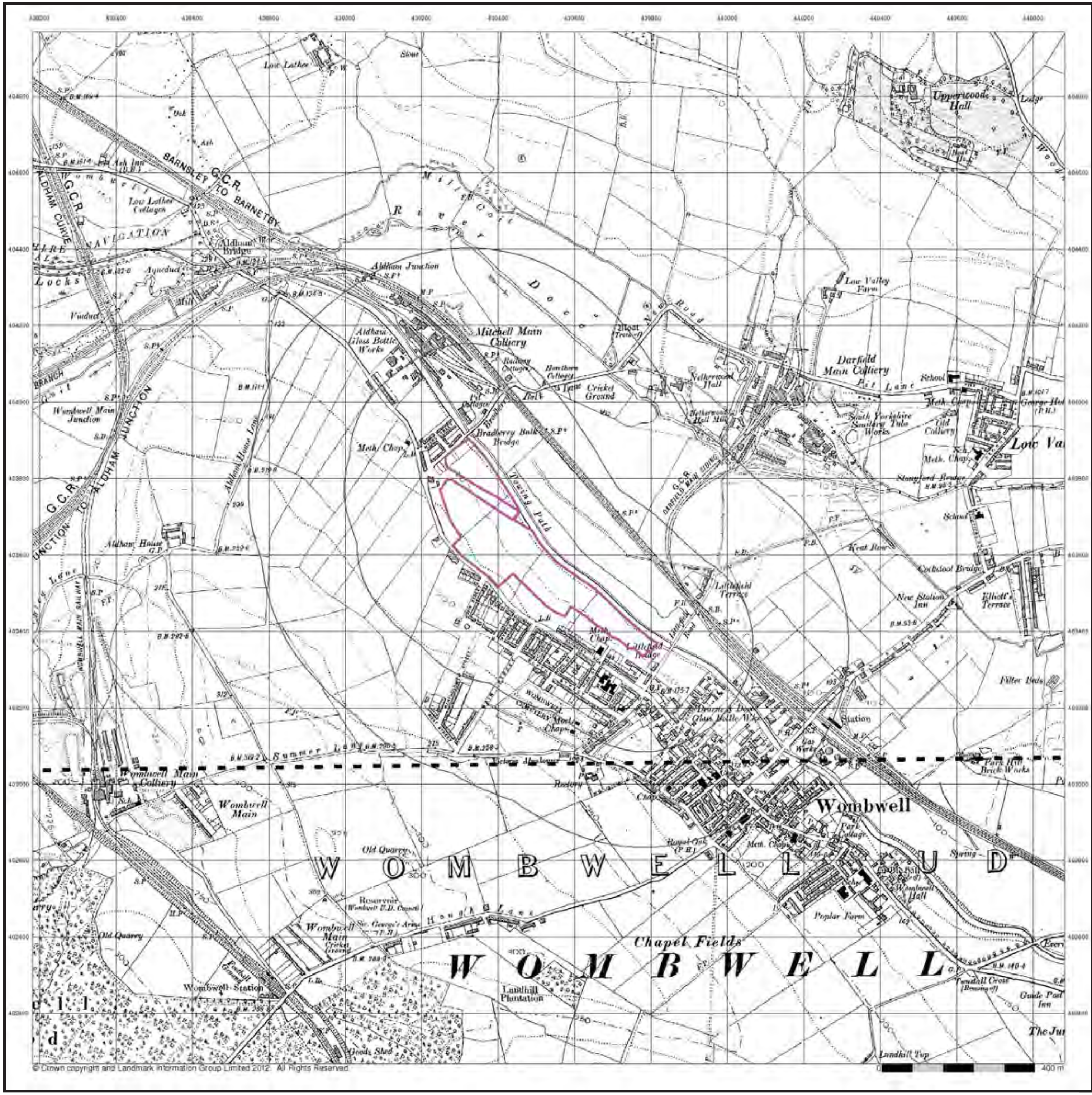
Order Number:	45116979_1_1
Customer Ref:	PO7099/1633/RJH
National Grid Reference:	439510, 403600
Slice:	A
Site Area (Ha):	8.09
Search Buffer (m):	50

Site Details

187 Barnsley Road, Wombwell, BARNSLEY, South Yorkshire, S73 8HH

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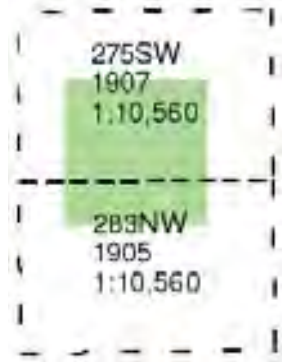
Yorkshire

Published 1905 - 1907

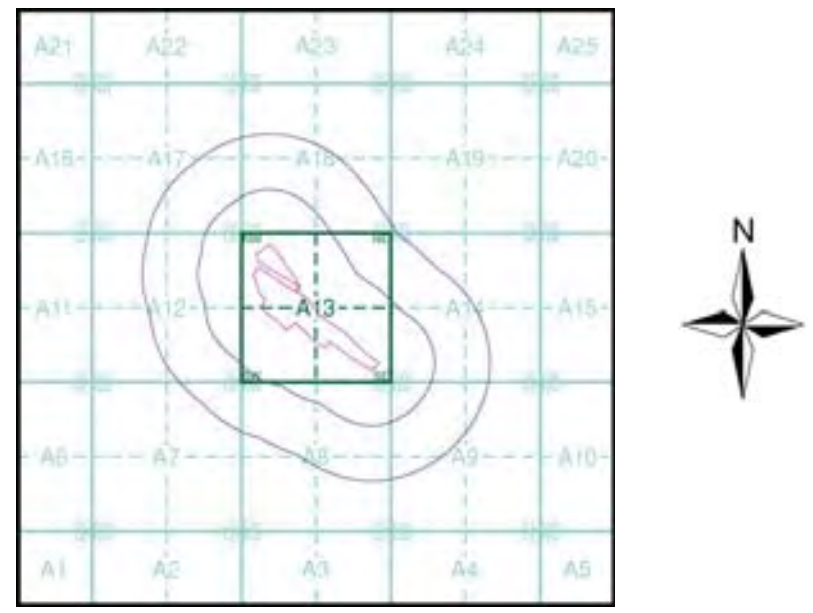
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 45116979_1_1
Customer Ref: PO7099/1633/RJH
National Grid Reference: 439510, 403600
Slice: A
Site Area (Ha): 8.09
Search Buffer (m): 500

Site Details

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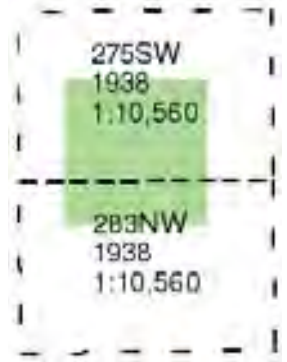
Yorkshire

Published 1938

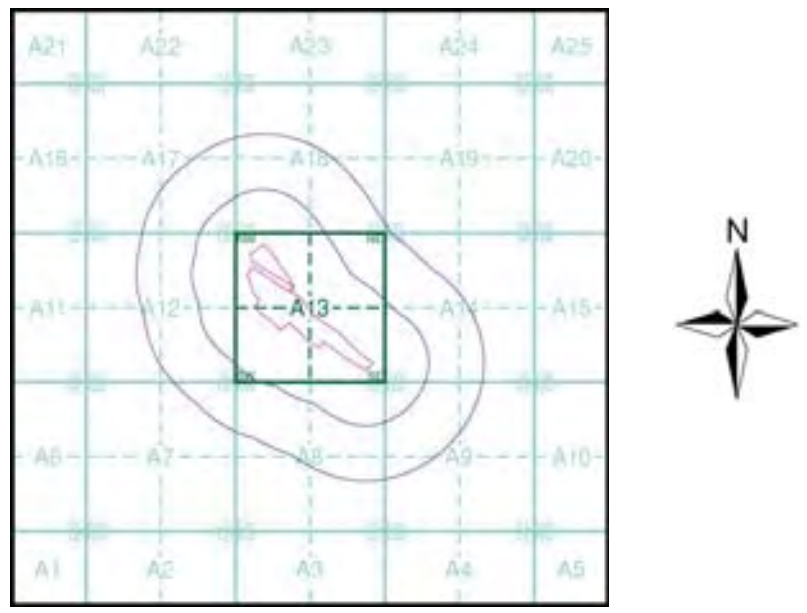
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

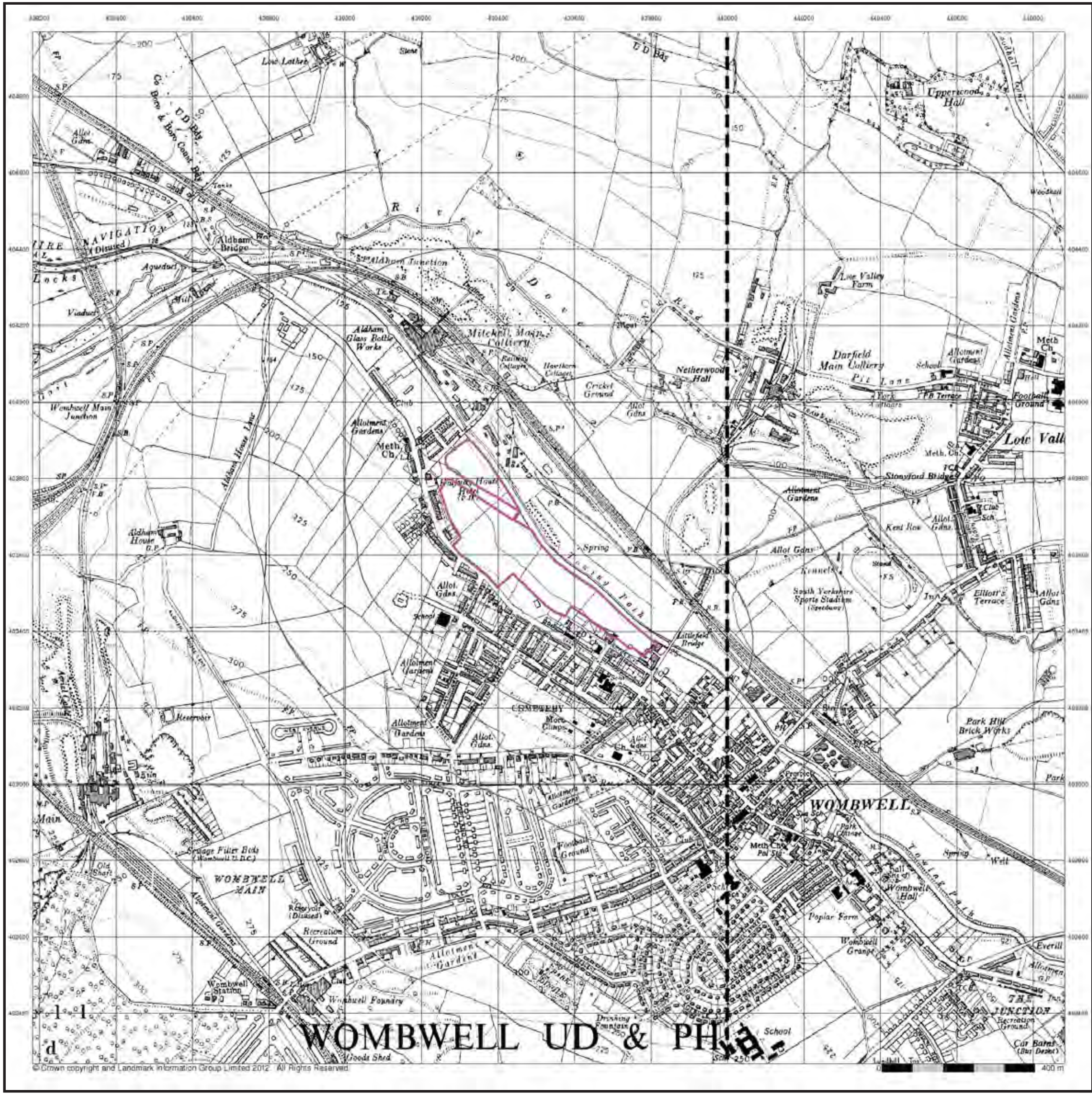
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Customer Ref: PO7099/1633/RJH
National Grid Reference: 439510, 403600
Slice: A
Site Area (Ha): 8.09
Search Buffer (m): 500

Site Details

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Ordnance Survey Plan

Published 1956

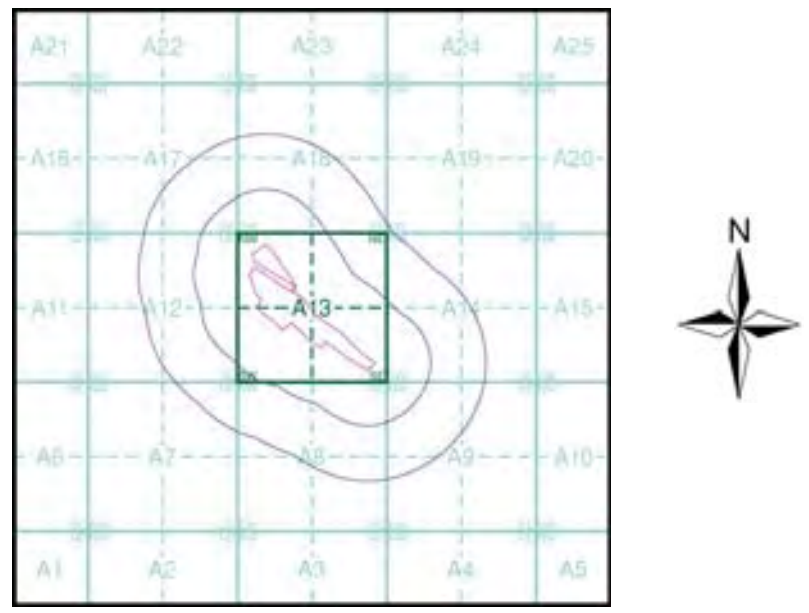
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number:	45116979_1_1
Customer Ref:	PO7099/1633/RJH
National Grid Reference:	439510, 403600
Slice:	A
Site Area (Ha):	8.09
Search Buffer (m):	500

Site Details

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Fax:	0844 844 9951
Web:	www.envirocheck.co.uk



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Ordnance Survey Plan

Published 1966 - 1967

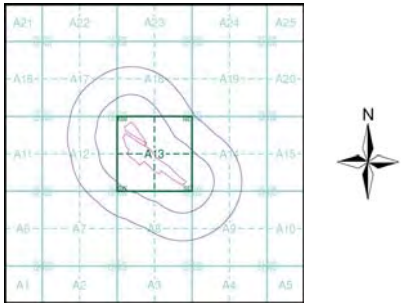
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number:	45116979_1_1
Customer Ref:	PO7099/1633/RJH
National Grid Reference:	439510, 403600
Slice:	A
Site Area (Ha):	8.09
Search Buffer (m):	500

Site Details

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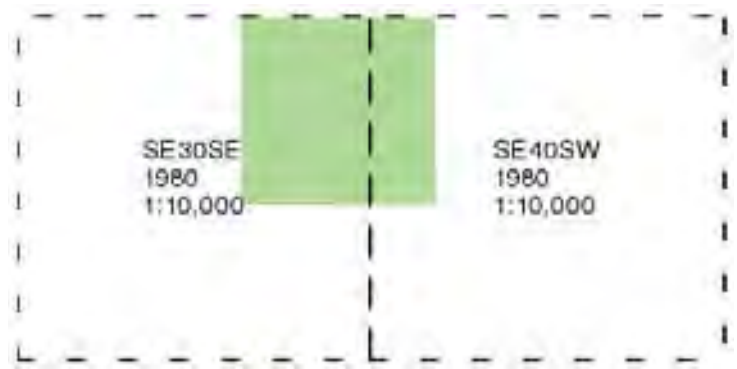


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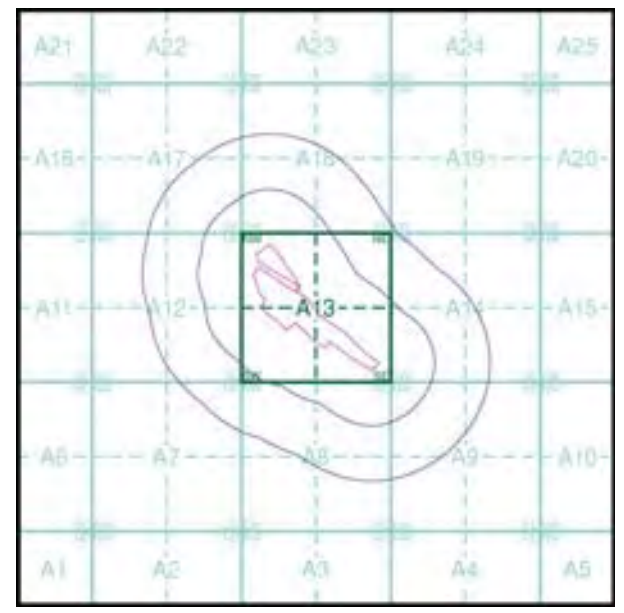
Ordnance Survey Plan
Published 1980
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



N

Order Details

Order Number: 45116979_1_1
Customer Ref: PO7099/1633/RJH
National Grid Reference: 439510, 403600
Slice: A
Site Area (Ha): 8.09
Search Buffer (m): 500

Site Details

187 Barnsley Road, Wombwell, BARNSLEY, South Yorkshire, S73 8HH

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Fax: 0844 844 9951
Web: www.envirocheck.co.uk



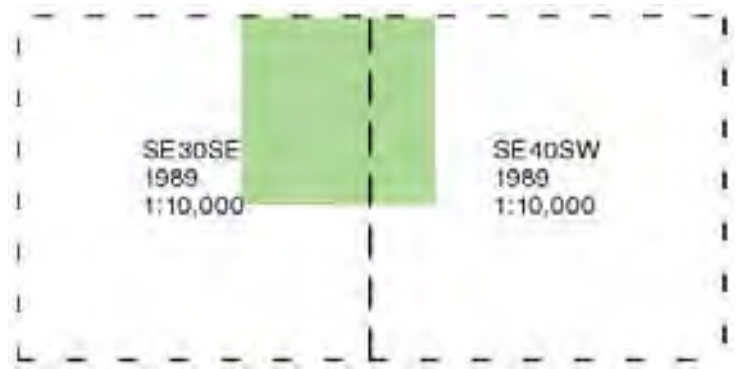
Ordnance Survey Plan

Published 1989

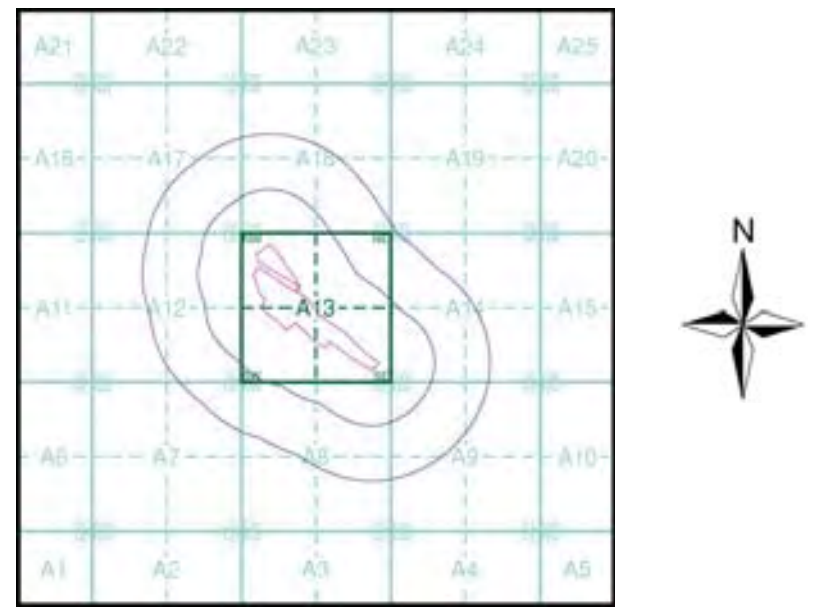
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 45116979_1_1
Customer Ref: PO7099/1633/RJH
National Grid Reference: 439510, 403600
Slice: A
Site Area (Ha): 8.09
Search Buffer (m): 500

Site Details

187 Barnsley Road, Wombwell, BARNSLEY, South Yorkshire, S73 8HH

Landmark Information Group
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

APPENDIX E

SEARCH RESPONSES

From	Date	Content
Landmark	27/03/2013	Envirocheck Report
Coal Authority	??/04/2013	Mining Search

Envirocheck® Report:

Datasheet

Order Details:

Order Number:
45116979_1_1

Customer Reference:
PO7099/1633/RJH

National Grid Reference:
439510, 403600

Slice:
A

Site Area (Ha):
8.09

Search Buffer (m):
500

Site Details:

187 Barnsley Road
Wombwell
BARNSLEY
South Yorkshire
S73 8HH

Client Details:

Mr M Perrin
Lithos Consulting Ltd
45 High Street
South Milford
North Yorshire
LS25 5AF

LITHOS CONSULTING

Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m (*up to 1000m)
Agency & Hydrological				
Contaminated Land Register Entries and Notices				
Discharge Consents	pg 1		1	4
Enforcement and Prohibition Notices				
Integrated Pollution Controls				
Integrated Pollution Prevention And Control				
Local Authority Integrated Pollution Prevention And Control				
Local Authority Pollution Prevention and Controls	pg 2		6	1
Local Authority Pollution Prevention and Control Enforcements				
Nearest Surface Water Feature	pg 3		Yes	
Pollution Incidents to Controlled Waters	pg 3			3
Prosecutions Relating to Authorised Processes				
Prosecutions Relating to Controlled Waters				
Registered Radioactive Substances				
River Quality	pg 3	1		1
River Quality Biology Sampling Points				
River Quality Chemistry Sampling Points				
Substantiated Pollution Incident Register				
Water Abstractions	pg 4			(*1)
Water Industry Act Referrals				
Groundwater Vulnerability	pg 4	Yes	n/a	n/a
Bedrock Aquifer Designations	pg 4	Yes	n/a	n/a
Superficial Aquifer Designations			n/a	n/a
Source Protection Zones				
Extreme Flooding from Rivers or Sea without Defences	pg 4		Yes	n/a
Flooding from Rivers or Sea without Defences	pg 4		Yes	n/a
Areas Benefiting from Flood Defences				n/a
Flood Water Storage Areas	pg 4		Yes	n/a
Flood Defences				n/a
Waste				
BGS Recorded Landfill Sites				
Historical Landfill Sites	pg 5	1	2	
Integrated Pollution Control Registered Waste Sites				
Licensed Waste Management Facilities (Landfill Boundaries)				
Licensed Waste Management Facilities (Locations)				
Local Authority Recorded Landfill Sites	pg 5		1	
Registered Landfill Sites	pg 6		2	
Registered Waste Transfer Sites				
Registered Waste Treatment or Disposal Sites				

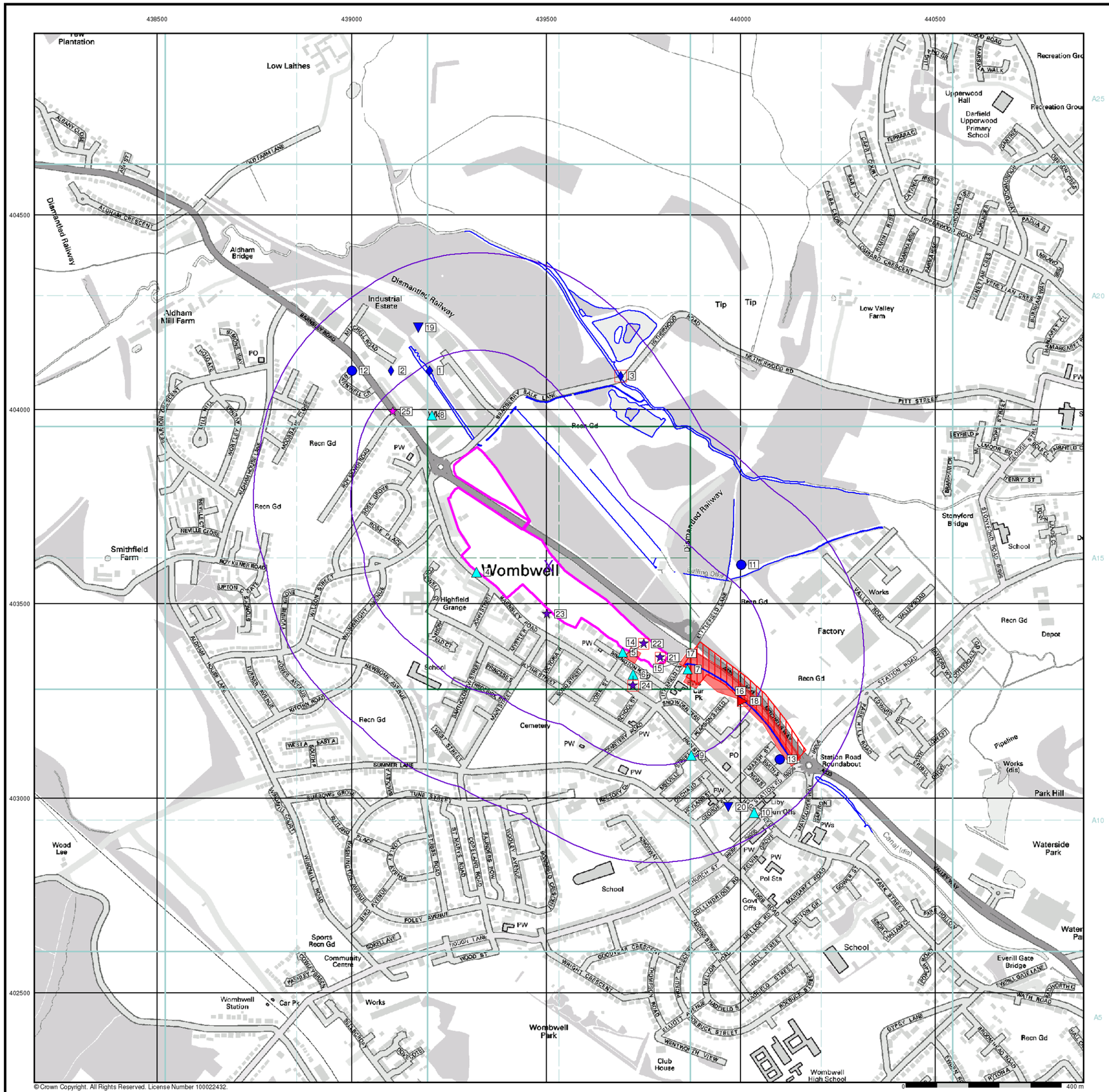
LITHOS CONSULTING

Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m (*up to 1000m)
Hazardous Substances				
Control of Major Accident Hazards Sites (COMAH)				
Explosive Sites				
Notification of Installations Handling Hazardous Substances (NIHHS)				
Planning Hazardous Substance Consents				
Planning Hazardous Substance Enforcements				
Geological				
BGS 1:625,000 Solid Geology	pg 7	Yes	n/a	n/a
BGS Estimated Soil Chemistry	pg 7	Yes	Yes	Yes
BGS Recorded Mineral Sites	pg 9			2
BGS Urban Soil Chemistry				
BGS Urban Soil Chemistry Averages				
Brine Compensation Area			n/a	n/a
Coal Mining Affected Areas	pg 9	Yes	n/a	n/a
Mining Instability	pg 9	Yes	n/a	n/a
Man-Made Mining Cavities				
Natural Cavities				
Non Coal Mining Areas of Great Britain	pg 9	Yes	Yes	n/a
Potential for Collapsible Ground Stability Hazards	pg 10	Yes	Yes	n/a
Potential for Compressible Ground Stability Hazards	pg 10		Yes	n/a
Potential for Ground Dissolution Stability Hazards				n/a
Potential for Landslide Ground Stability Hazards	pg 10	Yes	Yes	n/a
Potential for Running Sand Ground Stability Hazards	pg 10		Yes	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 11		Yes	n/a
Radon Potential - Radon Affected Areas	pg 11	Yes	n/a	n/a
Radon Potential - Radon Protection Measures			n/a	n/a
Industrial Land Use				
Contemporary Trade Directory Entries (50m)	pg 12		12	n/a
Fuel Station Entries	pg 13		1	

Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m (*up to 1000m)
Sensitive Land Use				
Areas of Adopted Green Belt	pg 14		1	
Areas of Unadopted Green Belt				
Areas of Outstanding Natural Beauty				
Environmentally Sensitive Areas				
Forest Parks				
Local Nature Reserves				
Marine Nature Reserves				
National Nature Reserves				
National Parks				
Nitrate Sensitive Areas				
Nitrate Vulnerable Zones	pg 14	1		
Ramsar Sites				
Sites of Special Scientific Interest				
Special Areas of Conservation				
Special Protection Areas				



LITHOS CONSULTING

General

Specified Site | Specified Buffer(s) | Bearing Reference Point | Map ID | Several of Type at Location

Agency and Hydrological

- Contaminated Land Register Entry or Notice (Location)
- Contaminated Land Register Entry or Notice
- Discharge Consent
- Enforcement or Prohibition Notice
- Integrated Pollution Control
- Integrated Pollution Prevention Control
- Local Authority Integrated Pollution Prevention and Control
- Local Authority Pollution Prevention and Control
- Local Authority Pollution Prevention and Control Enforcement
- Pollution Incident to Controlled Waters
- Prosecution Relating to Authorised Processes
- Prosecution Relating to Controlled Waters
- Registered Radioactive Substance
- River Network or Water Feature
- River Quality Sampling Point
- Substantiated Pollution Incident Register
- Water Abstraction
- Water Industry Act Referral

Geological

- BGS Recorded Mineral Site

Industrial Land Use

- Contemporary Trade Directory Entry
- Fuel Station Entry

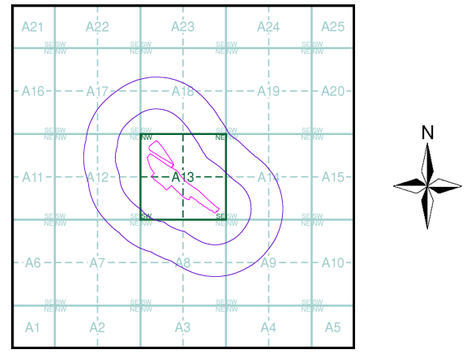
Waste

- BGS Recorded Landfill Site (Location)
- BGS Recorded Landfill Site
- EA Historic Landfill (Buffered Point)
- EA Historic Landfill (Polygon)
- Integrated Pollution Control Registered Waste Site
- Licensed Waste Management Facility (Landfill Boundary)
- Licensed Waste Management Facility (Location)
- Local Authority Recorded Landfill Site (Location)
- Local Authority Recorded Landfill Site
- Registered Landfill Site
- Registered Landfill Site (Location)
- Registered Landfill Site (Point Buffered to 100m)
- Registered Landfill Site (Point Buffered to 250m)
- Registered Waste Transfer Site (Location)
- Registered Waste Transfer Site
- Registered Waste Treatment or Disposal Site (Location)
- Registered Waste Treatment or Disposal Site

Hazardous Substances

- COMAH Site
- Explosive Site
- NIHHS Site
- Planning Hazardous Substance Consent
- Planning Hazardous Substance Enforcement

Site Sensitivity Map - Slice A



Order Details

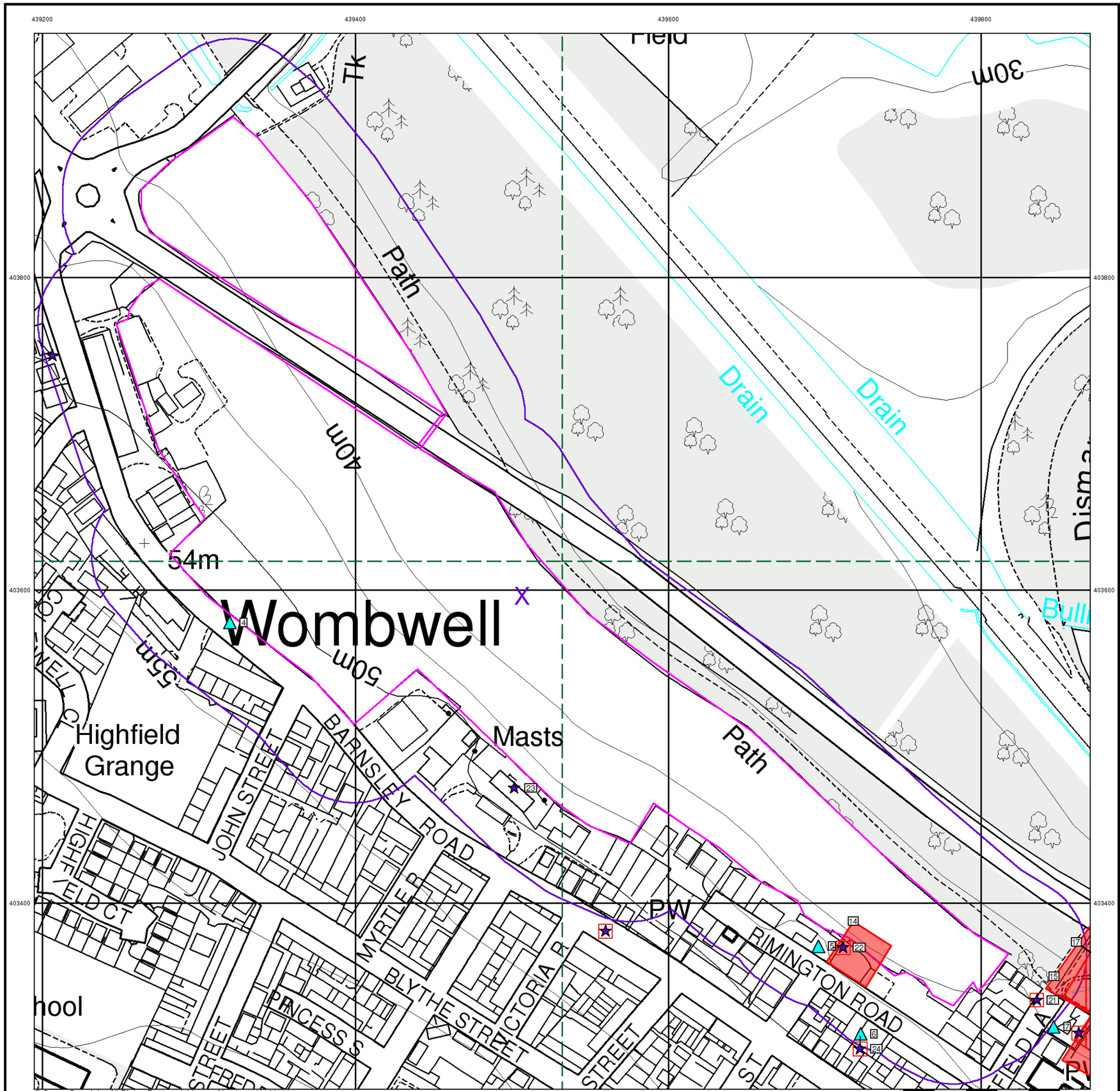
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Customer Ref:	PO7099/1633/RJH
National Grid Reference:	439510, 403600
Slice:	A
Site Area (Ha):	8.09
Search Buffer (m):	500

Site Details

187 Barnsley Road, Wombwell, BARNSLEY, South Yorkshire, S73 8HH

Landmark Information Group

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



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General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID
- Several of Type at Location

Agency and Hydrological

- Contaminated Land Register Entry or Notice (Location)
- Contaminated Land Register Entry or Notice
- Discharge Consent
- Enforcement or Prohibition Notice
- Integrated Pollution Control
- Integrated Pollution Prevention Control
- Local Authority Integrated Pollution Prevention and Control
- Local Authority Pollution Prevention and Control
- Local Authority Pollution Prevention and Control Enforcement
- Pollution Incident to Controlled Waters
- Prosecution Relating to Authorised Processes
- Prosecution Relating to Controlled Waters
- Registered Radioactive Substance
- River Network or Water Feature
- River Quality Sampling Point
- Substantiated Pollution Incident Register
- Water Abstraction
- Water Industry Act Referral

Geological

- BGS Recorded Mineral Site

Industrial Land Use

- Contemporary Trade Directory Entry
- Fuel Station Entry

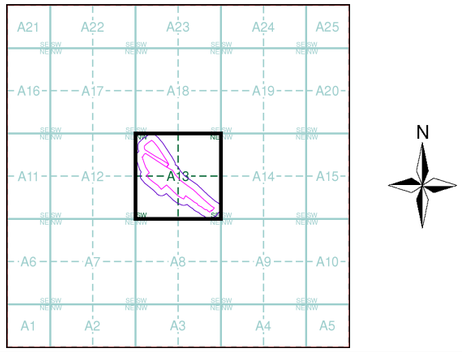
Waste

- BGS Recorded Landfill Site (Location)
- BGS Recorded Landfill Site
- EA Historic Landfill (Buffered Point)
- EA Historic Landfill (Polygon)
- Integrated Pollution Control Registered Waste Site
- Licensed Waste Management Facility (Landfill Boundary)
- Licensed Waste Management Facility (Location)
- Local Authority Recorded Landfill Site (Location)
- Local Authority Recorded Landfill Site
- Registered Landfill Site
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- Registered Landfill Site (Point Buffered to 250m)
- Registered Waste Transfer Site (Location)
- Registered Waste Transfer Site
- Registered Waste Treatment or Disposal Site (Location)
- Registered Waste Treatment or Disposal Site

Hazardous Substances

- COMAH Site
- Explosive Site
- NIHHS Site
- Planning Hazardous Substance Consent
- Planning Hazardous Substance Enforcement

Site Sensitivity Map - Segment A13



Order Details

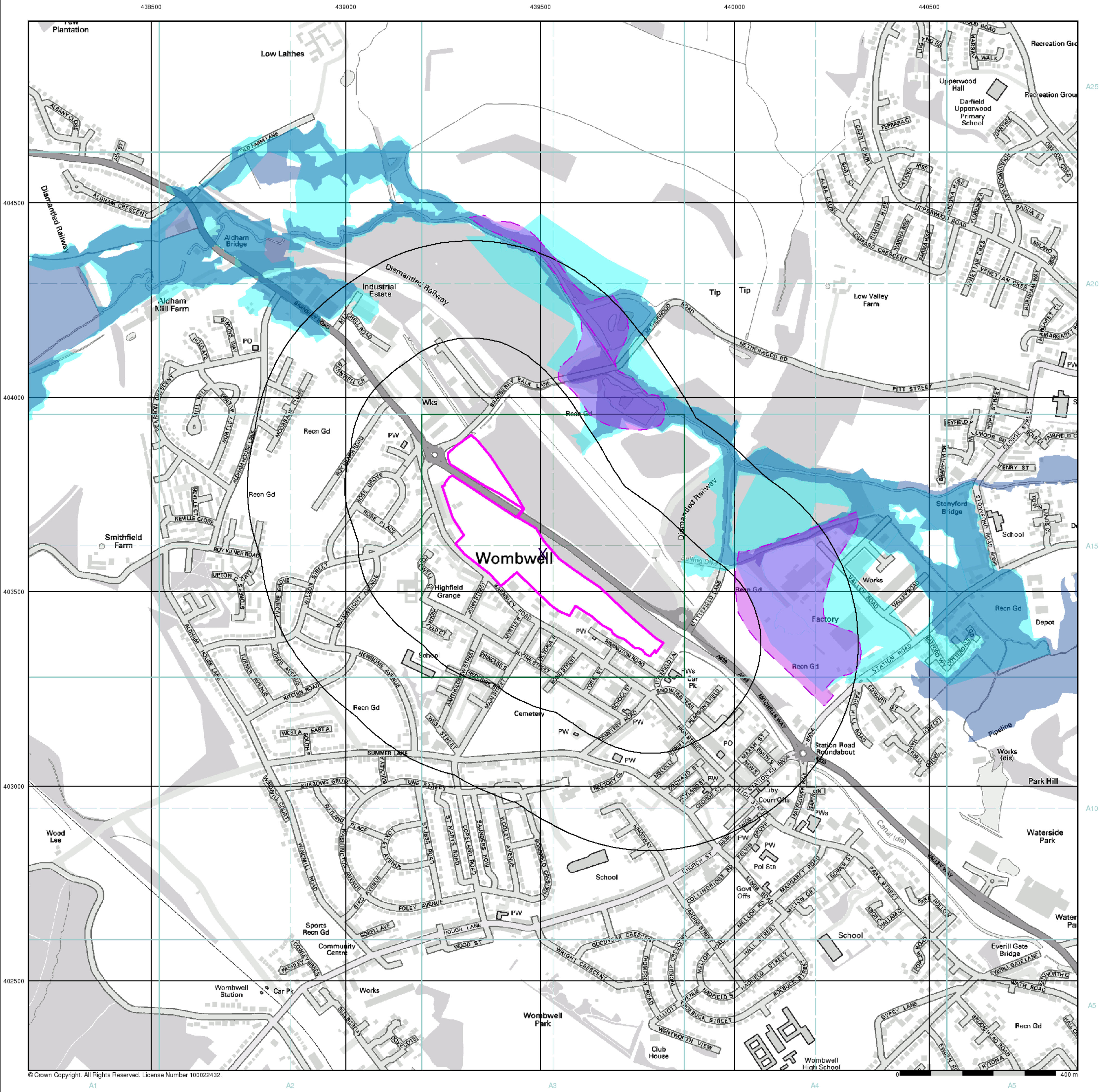
Order Number:	45116979_1_1
Customer Ref:	PO7099/1633/RJH
National Grid Reference:	439510, 403600
Slice:	A
Site Area (Ha):	8.09

Site Details

187 Barnsley Road, Wombwell, BARNSLEY, South Yorkshire, S73 8HH

Landmark Information Group

Tel: 0844 844 9952
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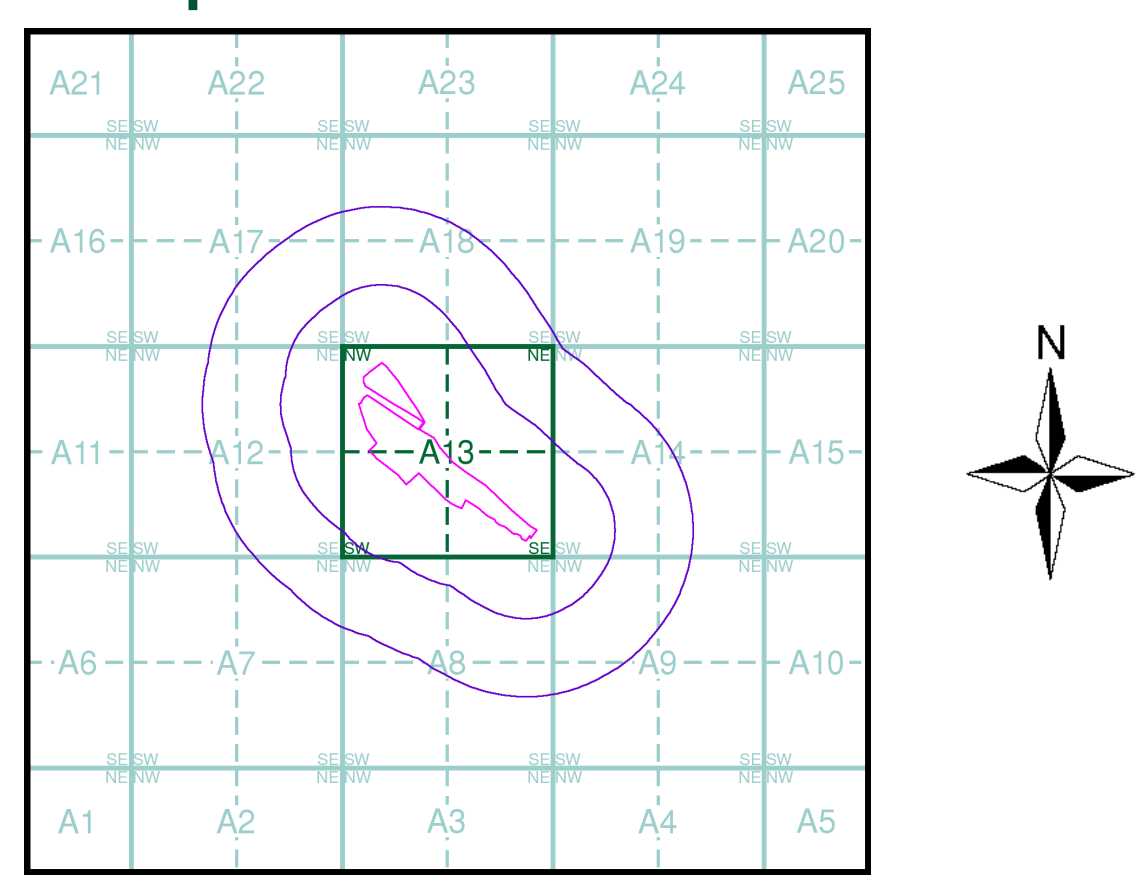
General

- Specified Site
- Specified Buffer(s)
- X Bearing Reference Point

Agency and Hydrological (Flood)

- Extreme Flooding from Rivers or Sea without Defences (Zone 2)
- Flooding from Rivers or Sea without Defences (Zone 3)
- Area Benefiting from Flood Defence
- Flood Water Storage Areas
- Flood Defence

Flood Map - Slice A



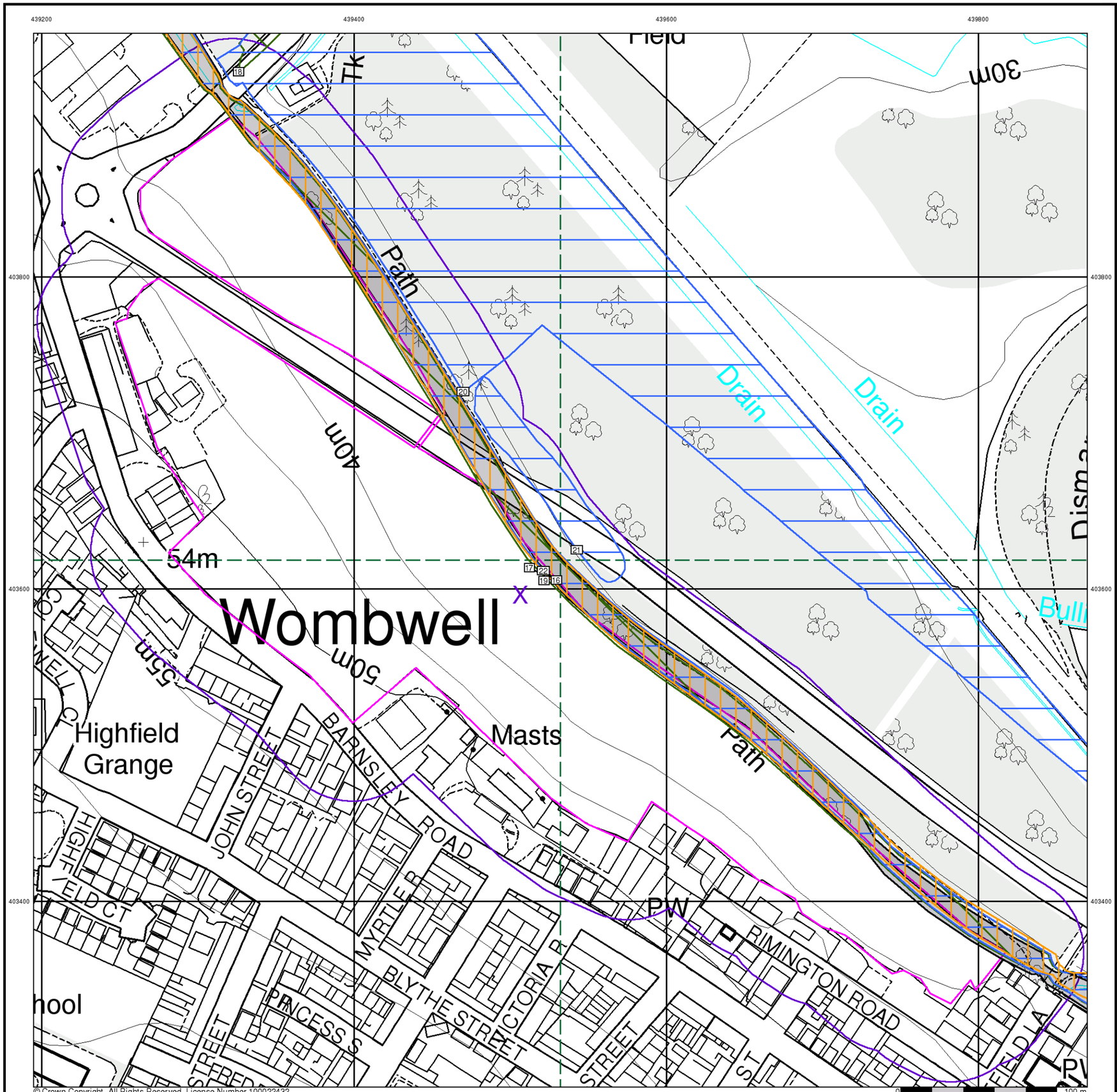
Order Details

Order Number: 45116979_1_1
Customer Ref: PO7099/1633/RJH
National Grid Reference: 439510, 403600
Slice: A
Site Area (Ha): 8.09
Search Buffer (m): 500

Site Details

187 Barnsley Road, Wombwell, BARNSLEY, South Yorkshire, S73 8HH

Tel: 0844 844 9952
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Historical Land Use Information (1:2,500)

General

Specified Site | Specified Buffer(s) | Bearing Reference Point | Map ID

Several of Type at Location

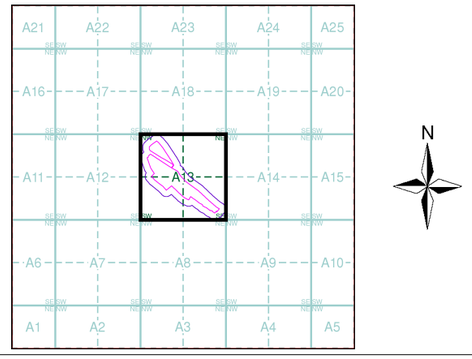
Potentially Contaminative Industrial Uses (Extractive Industries Activity)

	Point	Line	Polygon
Extractive Industries Activity from 1855 - 1909	▲	—	▭
Extractive Industries Activity from 1893 - 1915	▲	—	▨
Extractive Industries Activity from 1906 - 1937	▲	—	▭
Extractive Industries Activity from 1924 - 1949	▲	—	▨
Extractive Industries Activity from 1950 - 1980	▲	—	▭

Subterranean Features

	Point	Line	Polygon
Subterranean Features	▼	- - -	▭

Mining and Ground Stability - Segment A13



Order Details

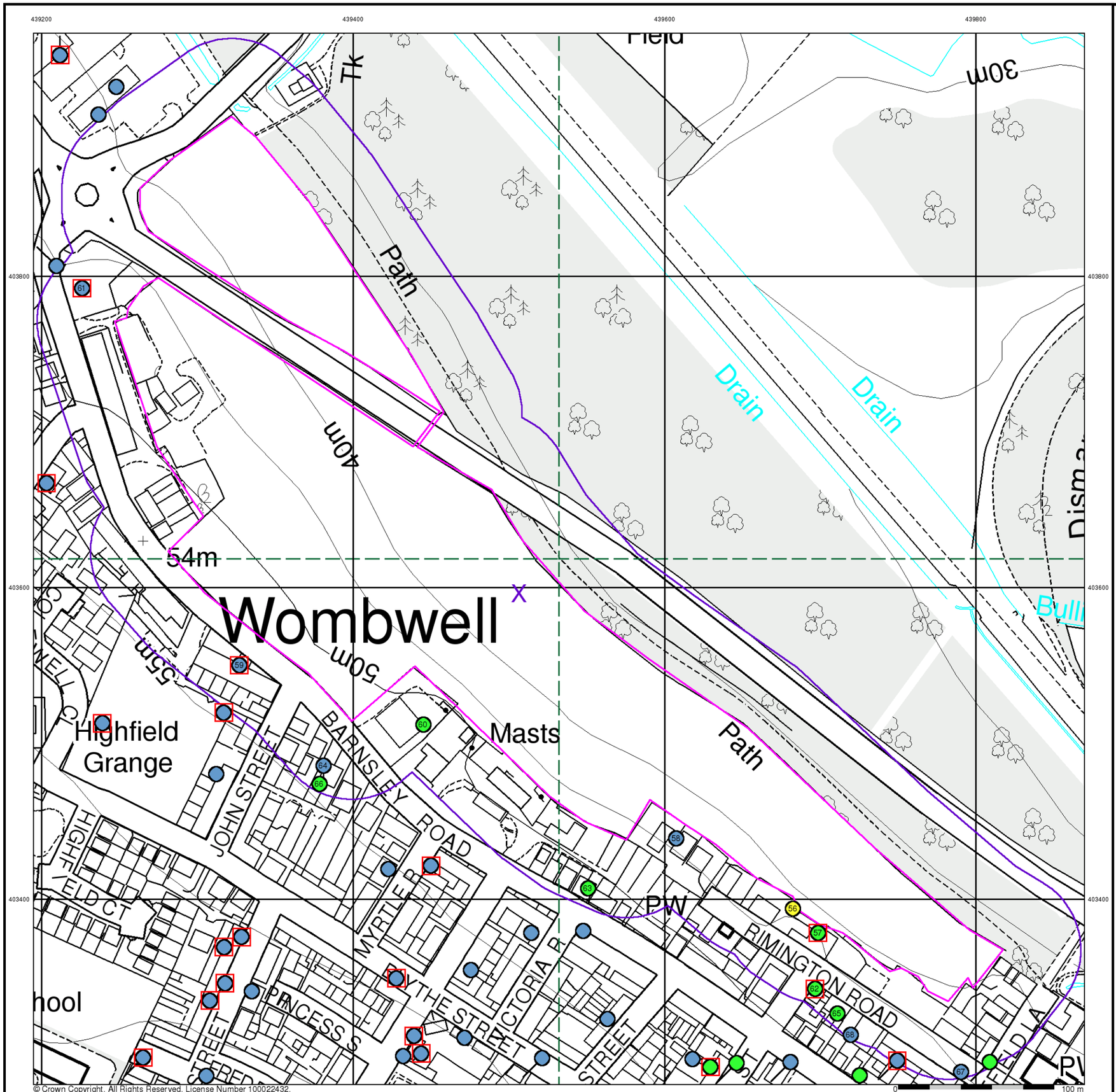
Order Number:	45116979_1_1
Customer Ref:	PO7099/1633/RJH
National Grid Reference:	439510, 403600
Slice:	A
Site Area (Ha):	8.09
Plot Buffer (m):	50

Site Details

187 Barnsley Road, Wombwell, BARNSLEY, South Yorkshire, S73 8HH

Landmark Information Group

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



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Motion Map Data (1:2,500)

General

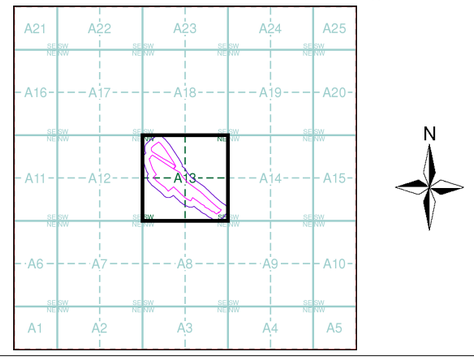
Specified Site | Specified Buffer(s) | Bearing Reference Point | Map ID

Several of Type at Location

Average Velocity Gradient

Upward Movement > 3.5mm per year	
Upward Movement 1.5mm to 3.5mm per year	
Stable 1.5mm to -1.5mm per year	
Downward Movement -1.5mm to -3.5mm per year	
Downward Movement > -3.5mm per year	

Mining and Ground Stability - Segment A13



Order Details

Order Number:	45116979_1_1
Customer Ref:	PO7099/1633/RJH
National Grid Reference:	439510, 403600
Slice:	A
Site Area (Ha):	8.09
Plot Buffer (m):	50

Site Details

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Landmark Information Group

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Web: www.envirocheck.co.uk

The COAL AUTHORITY

Issued by:
The Coal Authority, Property Search Services, 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire, NG18 4RG
Website: www.groundstability.com Phone: 0845 762 6848 DX 716176 MANSFIELD 5

LANDMARK INFORMATION GROUP LIMITED
SOWTON INDUSTRIAL ESTATE
ABBEY COURT
UNIT 5/7 EAGLE WAY
EXETER
DEVON
EX2 7HY

Our reference:	**51000265403001**
Your reference:	**45226021**
Date of your enquiry:	**04 April 2013**
Date we received your enquiry:	**04 April 2013**
Date of issue:	**04 April 2013**

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

Non-Residential Coal Authority Mining Report

187 BARNSLEY ROAD, WOMBWELL, BARNSLEY, SOUTH YORKSHIRE, S73 8HH

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

Coal mining	See comments below
Brine Compensation District	No

Information from the Coal Authority

Underground coal mining

Past

The property is in the likely zone of influence from workings in 11 seams of coal at 110m to 590m depth, and last worked in 1978.

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

Present

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

Future

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

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

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

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

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

Mine entries

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

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Coal mining geology

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

Opencast coal mining

Past

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

Present

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

Future

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

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

Coal mining subsidence

There are 2 claim(s) within 50 metres of the property boundary that do not match the property address. These are shown on the attached plan.

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

If further subsidence damage claims information is required in addition to that provided in this report, the Authority need to manually search their records. For further advice on how to order this additional information visit www.groundstability.com or telephone 0845 7626 848.

Mine gas

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

Hazards related to coal mining

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

Withdrawal of support

The property is in an area for which notices of entitlement to withdraw support were published in 1946, 1983.

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

Working facilities orders

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

Payments to owners of former copyhold land

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

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Information from the Cheshire Brine Subsidence Compensation Board

The property lies outside the Cheshire Brine Compensation District.

Additional Remarks

This report is prepared in accordance with the Law Society's Guidance Notes 2006, the User Guide 2006 and the Coal Authority and Cheshire Brine Board's Terms and Conditions 2006.

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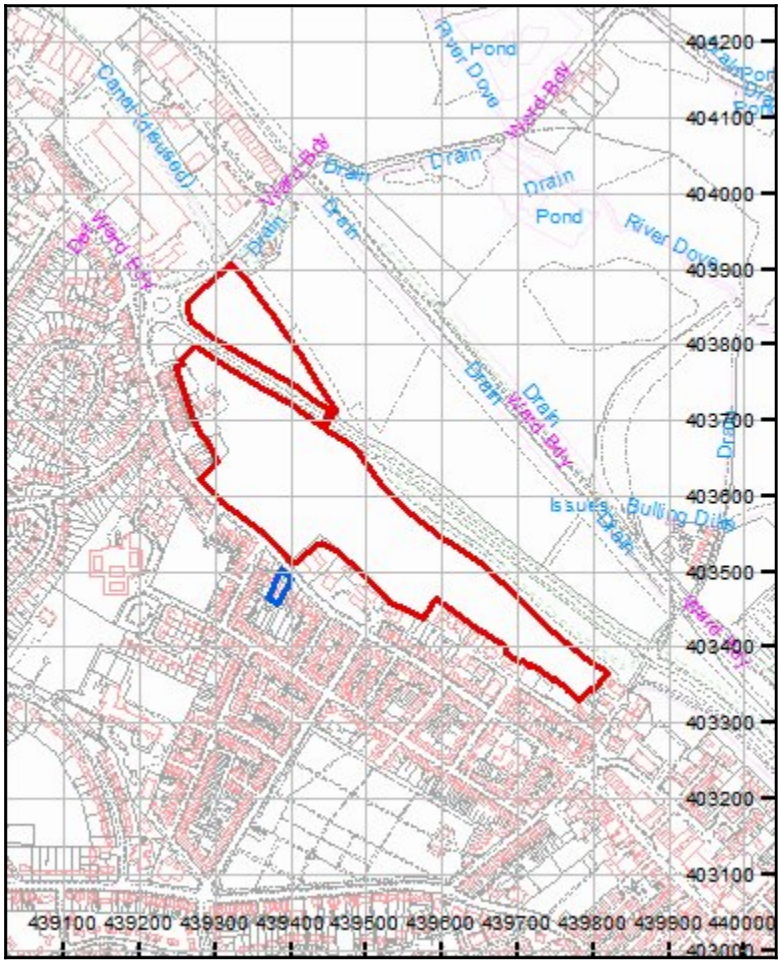
Location map

Approximate position of property



Enquiry boundary

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Key

Approximate position of enquiry boundary shown

Coal Claims

Mapping sourced from Ordnance Survey