

REPORT ON A DESKTOP STUDY
OF A SITE AT
HAVELOCK STREET
DARFIELD, BARNSELEY
FOR
CODA STUDIOS LIMITED

Job No 28489

26 September 2005

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Report Status

1

Document Date

26 September 2005

Approved



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EXECUTIVE SUMMARY

1	Eastwood & Partners were instructed by Coda Studios Limited to carry out a Phase 1 desk study of approximately 0.6 hectares of land surrounding Havelock Road, in Darfield, Barnsley, South Yorkshire.
2	A historical review indicates the area to have been agricultural in nature during the second half of the 19 th Century. A brickworks and residential properties occupied the site throughout most of the Twentieth Century. The surrounding area was mostly residential in nature with limited small scale industrial developments throughout the same period of time. The site was cleared of all buildings prior to 1982.
3	Presently the site is used as grazing land for animals, and is covered by grass and sandy topsoil.
4	Reference to geological maps indicate the site to be underlain by undifferentiated mudstones of the Middle Coal Measures. Clay is expected at shallow depths.
5	Investigation into the shallow mining risk has so far been inconclusive due to the highly faulted nature of the strata surrounding the site. No faults are shown to cross the site.
6	Searches carried out have not identified any landfill sites which could be expected to influence the site.
7	Basic radon protection is required for new dwellings on the site.
8	The site is unlikely to be at risk of flooding.
9	The conclusions made in this summary are subject to agreement by the approving bodies, the NHBC, Local Authority and Environment Agency.

1.0 INTRODUCTION

This report presents the findings of a Phase 1 desktop study. All works have been carried out on behalf of Coda Studios Limited.

The report is based on an inspection of geological maps and memoirs, hydrogeological maps, historical ordnance survey maps, and a Coal Authority mining report. The Environment Agency website also provided information. A site walkover was undertaken to assess the current state of the site.

This report presents information on the current condition of the site, based on the above sources of information. The objectives of the investigation were thus:

- To outline the general site conditions and the likely subsurface features of the area surrounding the site.

The recommendations provided in this report are based on the assumption that the site will be redeveloped with a residential end use.

All information, comments and opinions given in this report are based on the information gained from a geological, historical and environmental desk study. However, there may be conditions at the site which have not been taken into account, such as unpredictable soil strata and water conditions

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2.0	THE SITE
2.1	Description

The site comprises approximately 0.6 hectares of land surrounding Havelock Street in the Dartfield area of Barnsley, South Yorkshire. This is approximately 3.5 miles south east of Barnsley town centre. The site is centred on National Grid reference SK411042.

The main features of the site are shown on the appended site plan, Drawing Number 28489/001.

The site is roughly triangular in shape. The northern boundary is formed by a residential property which is currently under construction on Hill Street. The land adjacent to this new house is in use as a place of storage for the building materials. Several stockpiles of material, presumably excavated during the construction of the house, are also stored in this area. The western boundary is made by the rear gardens of residential properties on the eastern side of Verona Road. A brick wall not exceeding 2m in height separates the site from the gardens. The site's south-eastern boundary is formed by the two sections of Havelock Street near the eastern and southern extremities, and residential and commercial properties along Snape Hill Road which protrude into the triangle of land. These properties are separated from the site by small access roads. The building immediately to the east of the site is possibly in use as a garage. This building is two storeys high and elongated with a large roller-shutter door in the front wall. There are no signs or other clues as to its use from the outside.

The site is currently used as grazing land for a number of donkeys, and is covered with topsoil and grass. A 1m high wire and wooden post fence contains the animals. A majority of the site slopes towards the south at an angle of approximately 10°. In the northern part of the site, the slope angle increases to form an embankment. This has an angle of approximately 30° which increases to around 40° at the eastern side of the site. Access is provided by a gateway in the east and a stile in the south west.

Two trees are present on the site. Both are located in the south west and are alders. The larger of the trees is approximately 8m in height.

2.2 History

We have reviewed copies of the historical Ordnance Survey maps for the purposes of assessing historical land use at and within the vicinity of the site. Copies of the maps are included in the appendix.

2.2.1 The Site

The first edition map, dated 1854 shows the site to be agricultural in nature. By 1893, a brick works, comprising two main buildings, numerous small outbuildings, two kilns and a storage yard, had been constructed in the centre of the site. Residential properties are shown along the entire length of both the northern and western boundaries. These are terraced houses with small garden areas and outbuildings to the rear. Havelock Street ran along the front of the houses. The brick works are no longer labelled as such on the map of 1906. The buildings remain in position however. Further residential properties have been constructed on the land adjacent to the (former) brick work buildings. By 1931 a majority of the brick work's features have been replaced by terraced housing. The residential properties facing Snape Hill Road are also shown as being in position. One of the large buildings of the brickworks is still shown along with several smaller out buildings and a small yard. A new building is shown to have replaced the second large building. The use of these buildings is not given.

The 'brickworks' buildings were removed at some time prior to 1962, with the exception of one rectangular building in the west of this area. The remainder of the site has generally not changed, the exception to this being a new residential property towards the north east corner of the site.

The map of 1982 shows that the site has been cleared of all buildings apart from those built facing Snape Hill Road on the south east boundary. Havelock Street is still shown, although a majority of the roadway was removed by 1993, leaving the two ends of the road as seen today.

2.2.2 The Surrounding Area

The area surrounding the site was mostly agricultural in nature in the mid-part of the Nineteenth Century. Dartfield village is shown 700 m east of the site by 1854. Several

sandstone quarries are also shown surrounding the site. Darfield Main Colliery is shown 1 km west on the map of 1894. Limited amounts of residential development had also taken place in the area by this time. The sandstone quarries are also shown to have ceased production.

Further development took place between 1894 and 1938. This was mostly residential in nature, with many terraced houses being built which encompassed the site within Darfield village. Several schools and sports grounds were also constructed in the area and the area to the north west of the site is labelled as recreation ground. Large areas are also used as allotment gardens. Darfield Main Colliery is shown to have expanded in size and has large spoil heaps surrounding it. Further residential development is shown on the map of 1956, along with a circular structure, located approximately 250m north of the site. The nature of this structure is not given. It is labelled as a tank, however, on later maps. It can therefore be assumed that it is more likely to be a water tower, rather than a gas store.

A small factory is shown on the 1962 map, located on the south side of Snape Hill Road directly opposite the site, and a small garage is shown 200m east of the site. The factory was changed to a metal works prior to 1971. Various other small industrial buildings are shown throughout the area, although none of these are in close proximity to the site. Darfield Main Colliery closed in the mid 1980's and the surface features were removed prior to 2000. Further residential development also took place. The metal works opposite the site was also removed recently.

2.3 Geology and Groundwater Vulnerability

The geological maps, Sheet 87 (1:50,000 scale) and 275 SW (1:10,560 scale) show the solid geology underlying the site to be undifferentiated mudstones of the Middle Coal Measures series of the Carboniferous period. No glacial or recent deposits are shown to overlay the site. No faults are shown to run across the site.

The groundwater vulnerability map for the area, Sheet 12, shows the site to lie on a minor aquifer with overlying soils assumed to be of high leaching potential. This is due to their location within an urban area, and fewer observations are available.

2.4 Mining

Reference to the geological maps and memoirs indicates that many seams of coal may be expected to lie below the site. None of these, however are shown to, or conjectured to outcrop in close proximity to the site. Dartfield Main Colliery encountered at least eleven seams of coal, namely the Newhill, Wathwood, Two Foot, Abdy, Kent's Thin, Kent's Thick, Barnsley, Dunsil, Swallow Wood, Fenton and the Parkgate seams in descending order. The Swinton Pottery Coal is not recorded as being encountered in the colliery shafts, but is shown to outcrop to the south of the site, above the Newhill seam. There is therefore a chance that this seam may be present beneath the site.

The seams expected below the site are summarised in the below:

Seam Name	Approximate Depth Below Ground Level (BGL)	Approximate Seam Thickness
Swinton Pottery Coal	30m	0.5m
Newhill Coal	65m	1.1m
Wathwood Coal	130m	1.35m
Two Foot Coal	135m	0.6m
Abdy Coal	150m	0.9m
Kent's Thin Coal	190m	0.8m
Kent's Thick Coal	220m	1.5m
Barnsley Coal	280m	2.4m
Dunsil Coal	300m	1.1m
Swallow Wood Coal	330m	1.6m
Fenton Coal	505m	-
Parkgate Coal	525m	-

Thicknesses relevant to this site could not be found for the Fenton and Parkgate seams. The depths to each coal seam was taken from the shaft records of the Dartfield Main Colliery with the exception of the Swinton Pottery Coal, which was interpolated from records of the average separation of this seam and the Newhill Coal below it. Information provided by the

geological memoir suggests that the Two Foot and the Abdy Coal seams were rarely worked in this area of Barnsley.

The information provided by the geological maps and the highly faulted nature of the Coal Measures strata in the area surrounding the site means that it is difficult to say for sure which coal seams will be present beneath the site and at what depth, and therefore the information provided by the above table should not be relied upon as being definitive. Further investigation will be required before development of the site takes place.

The Coal Authority Mining Report confirms that the site is within the zone of likely influence at surface from workings in nine seams of coal at depths of between 180m and 680m, with the last date of working given as 1988. The report states that all ground movement associated with these workings should by now have ceased. Additionally, the report states that the site is in an area where coal is believed to exist at or close to surface which may have been worked at some time in the past. This may relate to the Swinton Pottery Coal which may be located beneath the site at shallow depth. The Coal Authority states that there is one known mine entry within 20m of the site boundary. This comprises a shaft located to the north west of the site, beneath a parking bay adjacent to Verona Road. The site does not lie within the zone of likely influence on surface of any present underground workings, and there are currently no licenses to extract coal by either underground or opencast methods in place or awaiting determination by the Coal Authority. There are presently no plans to begin extraction in the area. Reserves of coal exist in the locality, however, with the demise of the UK coal industry, and the fact that the site is in a highly developed area, future working is unlikely.

2.5 Gases

2.5.1 Radon

The site lies in an area where, according to current Building Research Establishment Report BR211 “Radon: guidance on protective measures for new dwellings”, 1999, a radon report is required. A report has been obtained and reviewed, and this states that basic radon precautions are required for new residential buildings on this site.

2.5.2 Landfills

Information provided by the Environment Agency website indicates that there are no currently licensed landfill sites lying within 500m of the site. Therefore, it is not considered that the migration of landfill gas to the site will be a problem.

2.5.3 Mine Gases

If mine workings are present beneath the site, these have the potential to produce gases such as methane, which have the potential to migrate upwards and enter buildings. The likelihood of workings to be present beneath the site is somewhat unclear at present, and further investigation is required. If the results of this investigation were to show that workings are present below the site, a gas monitoring program may need to be installed.

2.6 Flooding

The site does not lie on an Environment Agency indicative floodplain. Therefore the site is unlikely to be at risk of flooding from rivers.

2.7 Miscellaneous

The sloping embankment in the north of the site may have been built during the demolition of the residential properties which formerly occupied that part of the site. The buildings to the east of the site which remain today have had the ground beneath then levelled and a retaining wall constructed at their rear, and so it may be assumed that the residential properties were sited in a similar way. The embankment therefore has the potential to be formed using coarse material arising from the demolition works. A retaining wall may still be present within this fill material. A new wall will need to be constructed if new buildings require the embankment to be re-engineered in any way.

The footings and cellars of the former buildings may also still be present on the site, as well as service trenches to the buildings.

2.8 Conclusions and Recommendations

1. The coal mining section within this desktop report should be regarded as being preliminary pending further investigation. There is a likelihood that coal will be encountered at shallow depths below the site, although information made available for the purposes of this report make it impossible to say with any certainty the names, thickness and depth below surface of any of these coal seams. Further investigation may include the inspection of a recent geological map which may reveal more useful information. Borehole information may also be available from the British Geological Survey. It is known that a well is located to the north west of the site. The records of the sinking of this well may give a good idea of the depths and thicknesses of all of the coal seams below the site. Mine abandonment records may be available from The Coal Authority, which may indicate the thicknesses of the seams as well as naming them. This will also show whether the seams have been worked. A program of rotary open-hole drilling may be required to determine whether workings are present beneath the site if the above sources of information are inconclusive.
2. If workings are identified below the site, it will be necessary to undertake gas monitoring to determine the risk from the generation of mine gases. If drilling is to be utilised, the installation of gas monitoring equipment may be integrated into this program. If drilling is not required, gas spike testing may be a suitable alternative.
3. An intrusive investigation will need to be carried out in order to assess the strata underlying the site and to confirm its suitability for use beneath buildings. This will include the excavation of trial pits and the in-situ testing of the materials encountered. For the steeply sloped embankment in the north of the site it may be necessary to adopt a handheld window sampling method in order to limit the disturbance of the slope.

4. A program of chemical testing will also be required to prove the suitability of the material on the site for re use. Such a program would include tests for a range of both naturally occurring and man-made contaminants, given the sites former partly industrial use. There are no specific risks from chemical compounds associated with brick works. However, as with any industrial premises, there is the potential for local areas of the site to be contaminated with hydrocarbon compounds (diesel and other fuels, oils etc). Also, as the brick works had kilns, there is the potential for ash and burnt brick to have been spread across the site.

5. Approval to the conclusions and recommendations made in this report should be obtained from the Local Authority, Environment Agency and NHBC at an early stage and well before any works are commenced on site.

APPENDIX 1

Historical Maps

Coal Authority Mining Report

British Geological Survey Radon Report

Envirocheck[®] Report: Historical Map List

Report on:
Haveock Street
Darfield
Barnsley
South Yorkshire

National Grid Reference :
441130, 404200

Prepared For :
Eastwood & Partners
11163
St Andrews House
23 Kingfield Road
SheffieldS11 9AS

Your Reference
Mr J Wood,GMS28489

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Ordinance Survey County Series Published 1893 (1)

County	Mapsheet	Scale	Year
Yorkshire	275_14	1:2,500	1893

Ordinance Survey County Series Published 1906 (2)

County	Mapsheet	Scale	Year
Yorkshire	275_14	1:2,500	1906

Ordinance Survey County Series Published 1931 (3)

County	Mapsheet	Scale	Year
Yorkshire	275_14	1:2,500	1931

Ordinance Survey Plan Published 1962 (1)

National Grid Series	Mapsheet	Scale	Year
Ordinance Survey Plan	SE4003	1:2,500	1962
Ordinance Survey Plan	SE4004	1:2,500	1962
Ordinance Survey Plan	SE4103	1:2,500	1962
Ordinance Survey Plan	SE4104	1:2,500	1962

Ordinance Survey Plan Published 1971 (2)

National Grid Series	Mapsheet	Scale	Year
Ordinance Survey Plan	SE4004	1:2,500	1971
Ordinance Survey Plan	SE4104	1:2,500	1971

Ordinance Survey Plan Published 1977 (3)

National Grid Series	Mapsheet	Scale	Year
Ordinance Survey Plan	SE4004	1:2,500	1977

Ordance Survey Plan Published 1982 (1)

National Grid Series			
Mapsheet	Scale	Year	
SE4003NE	1:1,250	1982	Ordance Survey Plan
SE4004NE	1:1,250	1982	Ordance Survey Plan
SE4004SE	1:1,250	1982	Ordance Survey Plan
SE4104NW	1:1,250	1982	Ordance Survey Plan
SE4104SW	1:1,250	1982	Ordance Survey Plan

Additional SIMs Published 1991 (1)

National Grid Series			
Mapsheet	Scale	Year	
SE4003NE	1:1,250	1991	Ordance Survey Plan

Supply of Unpublished Survey Information Published 1974 (1)

National Grid Series			
Mapsheet	Scale	Year	
SE4004	1:2,500	1974	Ordance Survey Plan

Large-Scale National Grid Data Published 1993 (1)

National Grid Series			
Mapsheet	Scale	Year	
SE4103	1:2,500	1993	Ordance Survey Plan

Large-Scale National Grid Data Published 1993 (2)

National Grid Series			
Mapsheet	Scale	Year	
SE4103	1:2,500	1993	Ordance Survey Plan

Large-Scale National Grid Data Published 1993 (1)

National Grid Series			
Mapsheet	Scale	Year	
SE4003NE	1:1,250	1993	Ordance Survey Plan
SE4004NE	1:1,250	1993	Ordance Survey Plan
SE4004SE	1:1,250	1993	Ordance Survey Plan
SE4104NW	1:1,250	1993	Ordance Survey Plan
SE4104SW	1:1,250	1993	Ordance Survey Plan

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Large-Scale National Grid Data Published 1993 to 1995

National Grid Series			
Mapsheet	Scale	Year	
SE4003NE	1:1,250	1993	Ordnance Survey Plan
SE4104SW	1:1,250	1995	Ordnance Survey Plan

Large-Scale National Grid Data Published 1994

National Grid Series			
Mapsheet	Scale	Year	
SE4003NE	1:1,250	1994	Ordnance Survey Plan

Ordnance Survey County Series Published 1854 to 1855

County			
Mapsheet	Scale	Year	
275_00	1:10,560	1854	Yorkshire
283_00	1:10,560	1855	Yorkshire

Ordnance Survey County Series Published 1893 to 1894

County			
Mapsheet	Scale	Year	
275_SE	1:10,560	1894	Yorkshire
275_SW	1:10,560	1894	Yorkshire
283_NE	1:10,560	1893	Yorkshire
283_NW	1:10,560	1893	Yorkshire

Ordnance Survey County Series Published 1905 to 1907

County			
Mapsheet	Scale	Year	
275_SE	1:10,560	1906	Yorkshire
275_SW	1:10,560	1907	Yorkshire
283_NE	1:10,560	1905	Yorkshire
283_NW	1:10,560	1905	Yorkshire

Ordinance Survey County Series Published 1938

(4)

County	Mapsheet	Scale	Year
Yorkshire	275_SE	1:10,560	1938
Yorkshire	275_SW	1:10,560	1938
Yorkshire	283_NE	1:10,560	1938
Yorkshire	283_NW	1:10,560	1938

Ordinance Survey Plan Published 1955 to 1956

(1)

National Grid Series	Mapsheet	Scale	Year
Ordinance Survey Plan	SE30NE	1:10,560	1955
Ordinance Survey Plan	SE30SE	1:10,560	1956
Ordinance Survey Plan	SE40NW	1:10,560	1955
Ordinance Survey Plan	SE40SW	1:10,560	1956

Ordinance Survey Plan Published 1966 to 1967

(2)

National Grid Series	Mapsheet	Scale	Year
Ordinance Survey Plan	SE30NE	1:10,560	1966
Ordinance Survey Plan	SE30SE	1:10,560	1966
Ordinance Survey Plan	SE40NW	1:10,560	1967
Ordinance Survey Plan	SE40SW	1:10,560	1967

Ordinance Survey Plan Published 1974 to 1983

(1)

National Grid Series	Mapsheet	Scale	Year
Ordinance Survey Plan	SE30NE	1:10,000	1974
Ordinance Survey Plan	SE30SE	1:10,000	1980
Ordinance Survey Plan	SE40NW	1:10,000	1983
Ordinance Survey Plan	SE40SW	1:10,000	1980

Ordinance Survey Plan Published 1984

(2)

National Grid Series			
Mapsheet	Scale	Year	
SE30NE	1:10,000	1984	Ordinance Survey Plan

Ordinance Survey Plan Published 1989 to 1993

(3)

National Grid Series			
Mapsheet	Scale	Year	
SE30NE	1:10,000	1993	Ordinance Survey Plan
SE30SE	1:10,000	1989	Ordinance Survey Plan
SE40NW	1:10,000	1989	Ordinance Survey Plan
SE40SW	1:10,000	1989	Ordinance Survey Plan

10K Raster Mapping Published 2000

(1)

National Grid Series			
Mapsheet	Scale	Year	
SE30NE	1:10,000	2000	Ordinance Survey Plan
SE30SE	1:10,000	2000	Ordinance Survey Plan
SE40NW	1:10,000	2000	Ordinance Survey Plan
SE40SW	1:10,000	2000	Ordinance Survey Plan

Currently we do not have agreement with Ordnance Survey to provide Large Scale National Grid Data from 1996 onwards.

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f. Landmark reserves the right to refuse to supply Reports to You or any other potential client without notice or reason.

2. Reports

a. Whilst Landmark will use reasonable care and skill in providing the Services to You the Services are provided on the express basis that You acknowledge and agree to the following:-

i. The information and data supplied in the Services are derived from publicly available records and other third party sources and Landmark does not warrant the accuracy or completeness of such information or data; and

ii. The information and data supplied in the Services are

"Account" means the credit account established by a Member with Landmark.

"Agreement" means the agreement between Ourselves created by Your acceptance of these Terms.

"Authorized Reseller" means an agent or reseller of Landmark whom Landmark has duly appointed to resell its Reports and Services.

"Client" means the individual or organisation to whom You provide professional Services and/or Your professional advisors where applicable.

"Content" means any data, computing and information services and software, and other content and documentation or support materials and updates included in and/or supplied by or through the Websites, in Reports or Services or in any other way by Landmark and shall include Landmark developed and Third Party Content.

"Designated Users" means individuals appointed by Members to transact across the Members Account.

"Intellectual Property Rights" means all forms of intellectual property or protective right recognised in law.

"Member" means the person, firm or organisation who establishes and/or uses the Account.

"Order" means the request for Services from Landmark by You.

"Property Site" means land and site on which a Member request Landmark provide either a Report or any other Service.

References to "We", "Us" and "Our" are references to Landmark Information Group Limited ("Landmark"), whose registered office is 7 Abbey Court, Eagle Way, Exeter, EX2 7HY. Where You are not ordering the Services directly from Landmark, but from an Authorized Reseller, references to "Landmark" or "We", "Us" and "Our" shall be construed so as to mean either Landmark and/or the Authorized Reseller as the context shall indicate.

References to "You/Your/yourself" refer to the contracting party who places an Order with Landmark and for whom the Services to be provided by Landmark.

"Report" includes any information that Landmark supplies to You including all reports, Services, datasets, software or information contained in them.

"Services" means the provision of any service by Landmark pursuant to these Terms which at the sole discretion of Landmark, may be either reduced functionally, offer limited evaluation only, offer reduced functionality, offer limited access to the Content, or be free of charge including but not limited to the reports), data, information or other services undertaken by Landmark.

"Landmark Fees" means any charges levied by Landmark for Services provided to You

"Suppliers" means any organisation who provides data or information of any form to Landmark.

"Terms" means these Terms and Conditions.

"Third Party Content" means the services, software, information and other content or functionality provided by third parties and linked to or contained in the Service. "Websites" means websites hosted by Landmark and includes the Content and any report, service, document, data-set, software or information contained therein, derived there from or thereby.

1. Terms and Conditions

a. These Terms govern the relationship between You and Landmark whether You are an unregistered visitor to the Website or a registered Member purchasing Landmark products or Services from Landmark.

b. Where these Terms are not expressly accepted by You they will be deemed to have been accepted by You, and you agree to be bound by these Terms when you place any Order, or pay for any Services provided or Reports ordered.

c. If the person communicating with Landmark is an Authorized Reseller, they must ensure that You agree to the following:

d. The headings in these Terms are for convenience only and shall not affect the meaning or interpretation of any part of these Terms.

e. We may modify these Terms, and may discontinue or revise any or all other aspects of the Services at our sole discretion, with immediate effect and without prior notice. Any amendment or variation to these Terms shall be posted on our Website. Continued use of the Services by You shall be deemed an acceptance by You to be bound by any such amendments to the Terms.

f. Landmark reserves the right to refuse to supply Reports to You or any other potential client without notice or reason.

2. Reports

a. Whilst Landmark will use reasonable care and skill in providing the Services to You the Services are provided on the express basis that You acknowledge and agree to the following:-

i. The information and data supplied in the Services are derived from publicly available records and other third party sources and Landmark does not warrant the accuracy or completeness of such information or data; and

ii. The information and data supplied in the Services are not

c. As most of the information contained in the Services is

provided to Landmark by others, Landmark cannot control its accuracy or completeness, nor is it within the scope of Landmark's Services to check the information on the ground. Accordingly, subject to clause 6b, Landmark will only be liable to You for any loss or damage caused by its negligence or willful default and neither Landmark nor any person providing information contained in any Services shall in any other circumstances be liable for any inaccuracies, faults or omissions in the Services nor shall Landmark have any liability if the Services are used otherwise than in accordance with these Terms.

d. Save as precluded by law, Landmark shall not be liable for any indirect or consequential loss, damage or expenses (including loss of profits, loss of contracts, business or goodwill) howsoever arising out of or any problem, event, action or default by Landmark or any indirect or consequential loss of any nature whatsoever for any physical damage to or loss of Your tangible property, any other direct loss, damage, cost or expense or any kind or any indirect or consequential loss, damage, cost or expense of any kind, whether any of the above arise under contract, tort (including negligence), an indemnity or contribution or otherwise, in any event, and notwithstanding anything contained in these Terms, Landmark's liability in contract, tort (including negligence or breach of statutory duty) or (including howsoever arising by reason or in connection with this Contract) except in relation to death or personal injury shall be limited to an aggregate amount not exceeding £1 million if the complaint is in relation to a Report on residential property and an amount not exceeding £10 million in respect of any other Report or Service purchased from Landmark except in so far as Landmark will not be liable for any defect, failure or omission relating to Services that is not notified to Landmark within six months of the date of the issue becoming apparent and in any event, within one year of the date of the Report if the complaint is in relation to a Report on residential property and within six years of the date of the Report in respect of any other Report or Service. Where any claim relates to either a part of the Services that is not chargeable or if You have been in breach of any part of these Terms Landmark's liability shall be limited to £1,000

h. All liability for any insurance products purchased by You rests solely with the insurer. Landmark does not endorse any particular product or insurer and no information contained within the Services should be deemed to imply otherwise. You acknowledge that if You Order any such insurance Landmark will deem such as Your consent to forward a copy of the Report to the insurers. Where such policy is purchased, all liability remains with the insurers and You are entirely responsible for ensuring that the insurance policy offered is suitable for Your needs and should seek independent advice. Landmark does not guarantee that an insurance policy will be available on a Property Site. All decisions with regard to the offer of insurance policies for any premises will be made solely at the discretion of the insurers and Landmark accepts no liability in this regard. The provision of a Report does not constitute any indication by Landmark that insurance will be available on the property. If Landmark provides You with any additional service obtained from a third party, including but not limited to any professional opinion, interpretation or conclusion, risk assessment or environmental report or search carried out in relation to a Report on Your Property Site, Landmark will not be liable in any way for any information contained therein or any issues arising out of the provision of those additional services to You or Your Client. Landmark will be deemed to have acted as an agent in these circumstances and the supply of these additional services will be governed by the terms and conditions of those Third Parties. For the avoidance of doubt, those parties providing assessments or professional opinions on Landmark products include RPS Plc & Willbourn Associates Limited. Copies of their terms and conditions are available on request from Landmark.

g. i. You acknowledge that:- Third Party Content supplier not any of our other Suppliers. You will not in any way hold us responsible for any selection or retention of, or the acts or omissions of Third Party Content suppliers or other Suppliers (including those with whom We have contracted to operate various aspects or parts of the Service) in connection with the Services (for the avoidance of doubt Landmark is not a Third Party Content supplier). Landmark does not promise that the supply of the Services will be uninterrupted or error free or provide any particular facilities or functions, or that the Content will always be complete, accurate, precise, free from defects of any other kind, computer viruses, software locks or other similar code although Landmark will use reasonable efforts to correct any inaccuracies within a reasonable period of them becoming known to us; Landmark's only obligation is to exercise the reasonable skill and care in providing environmental property risk information to persons acting in a professional or commercial capacity and You hereby acknowledged that You are such a person;

iii. no physical inspection of the Property Site reported on is carried out as part of any Services offered by Landmark and as such We do not warrant that all land uses or features whether past or current will be identified in the Services and the Services do not include any information relating to the actual state or condition of any Property Site nor should they be used or taken to indicate or exclude actual fitness or usefulness of a Property Site for any particular purpose nor should it be relied upon for determining feasibility or value or used as a substitute for any physical investigation or inspection;

iv. You should carefully inspect the Property Site, and take any other advice that would be reasonably prudent to do prior to making any decision about the Property Site to which any Report or Service relates and not rely exclusively on the Report or any other Landmark Services in terms of valuing the Property Site;

v. Landmark will not be held liable in any way if a Report on residential property is used for commercial property or more than the one residential property for which it was ordered.

Landmark Information Group Limited, Eagle Way, Exeter, EX2 7HY

© Landmark Information Group Limited

k. Time shall not be of the essence with respect to the provision of the Services.

7. **Events Beyond Our Control**

You acknowledge that Landmark shall not be liable for any delay, interruption or failure in the provision of the Services which are caused or contributed to by any circumstance which is outside our reasonable control including but not limited to, lack of power, telecommunications failure or overload, computer malfunction, inaccurate processing of data, or delays in receiving, loading or checking data. Designated User(s) and You will notify us immediately that You become aware of any unauthorised access to, use or copying of any part of Services or document or report derived or downloaded there from by anyone.

viii. You must observe and comply with all applicable regulations and legislation.

ix. We offer no warranty for the performance of any linked internet service not operated by Us.

x. You will on using the Services make a reasonable inspection of any results to satisfy Yourself that there are no defects or failures. In the event that there is a material defect You will notify us in writing there is a material defect You will notify us in writing of such defect within seven days of its discovery, without prejudice to any restrictions set out in these Terms, if in the course of Your business or otherwise You use for the benefit of or convey to another party any part of the Website, Content, or Services You must make such third parties aware of the limitations, obligations and acknowledgements contained therein;

xi. any support or assistance provided to You in connection with these Terms is at Your risk;

xiii. the information contained in the Services has been extracted from various Crown Copyright and other published sources, and accordingly, Landmark does not accept any responsibility, and expressly disclaims all liability, for any errors, omissions or misstatements, or for any loss occasioned to any person acting, or refraining from action, as a result of, or in reliance upon, the information contained in these Services;

h. All liability for any insurance products purchased by You rests solely with the insurer. Landmark does not endorse any particular product or insurer and no information contained within the Services should be deemed to imply otherwise. You acknowledge that if You Order any such insurance Landmark will deem such as Your consent to forward a copy of the Report to the insurers. Where such policy is purchased, all liability remains with the insurers and You are entirely responsible for ensuring that the insurance policy offered is suitable for Your needs and should seek independent advice. Landmark does not guarantee that an insurance policy will be available on a Property Site. All decisions with regard to the offer of insurance policies for any premises will be made solely at the discretion of the insurers and Landmark accepts no liability in this regard. The provision of a Report does not constitute any indication by Landmark that insurance will be available on the property. If Landmark provides You with any additional service obtained from a third party, including but not limited to any professional opinion, interpretation or conclusion, risk assessment or environmental report or search carried out in relation to a Report on Your Property Site, Landmark will not be liable in any way for any information contained therein or any issues arising out of the provision of those additional services to You or Your Client. Landmark will be deemed to have acted as an agent in these circumstances and the supply of these additional services will be governed by the terms and conditions of those Third Parties. For the avoidance of doubt, those parties providing assessments or professional opinions on Landmark products include RPS Plc & Willbourn Associates Limited. Copies of their terms and conditions are available on request from Landmark.

a. You shall not without our prior written consent assign, or transfer in any way the benefit of these Terms in whole or in part or any of Your obligations under these Terms save as provided by Clause 3.b. Your right to use the Services, operate Your Account or to designate users is not transferable

b. Landmark may assign his rights and obligations under these Terms without prior notice or any limitation. We may authorise or allow our contractors and other third parties to provide to Us and/or to Your services necessary or related to the Services and to perform Our obligations and exercise Our rights under these Terms, which may include collecting payment on Our behalf. No waiver on our part to exercise, and no delay in exercising, any right, power or provision hereunder shall operate as a waiver thereof, nor shall any single or partial exercise of any right, power or provision hereunder preclude the exercise of that or any other right, power or provision.

e. References in these Terms to any legislation shall be construed as references to the same as amended or re-enacted from time to time and shall include subordinate legislation or regulations.

f. Unless otherwise stated in these Terms, all notices from You to Landmark must be in writing and sent to the Landmark registered office (or in the case of an authorised Reseller, to its registered office address) and all notices from Us to You will be displayed on our Website from time to time.

g. A person who is not a party to any contract made pursuant to these Terms shall have no right under the Contract (Right of Third Parties) Act 1999 to enforce any terms of such contract and Landmark shall not be liable to any such third party in respect of any Services supplied.

h. Landmark reserves the right to monitor or record telephone calls for training purposes.



Envirocheck

A Landmark product

CLIENT DETAILS Envirocheck Order No. EC13979001_1.1

Customer Ref: Mr. J. Woodhouse
Eastwood & Partners
81 Andrews House 23 Kingsfield Road
Sheffield
S11 9AB

SITE DETAILS Grid Reference 441130 404200

Horizontal Street
Darfield
Borough
South Yorkshire

Chalk Pit
Clay Pit
or Quarry
Historical Map Legend
Non-contiguous
Trees
Bracken

Gravel Pit
D. a. -
Sandy
Continuous
Trees
Heath

Sand Pit
D. a. -
Sandy
Rough
Grassland

Disused Pit
or Quarry
Lake, Loch
or Pond
Reeds
Saltings

Refuse or
Slag Heap
Electricity
Transmission
Line
Marsh

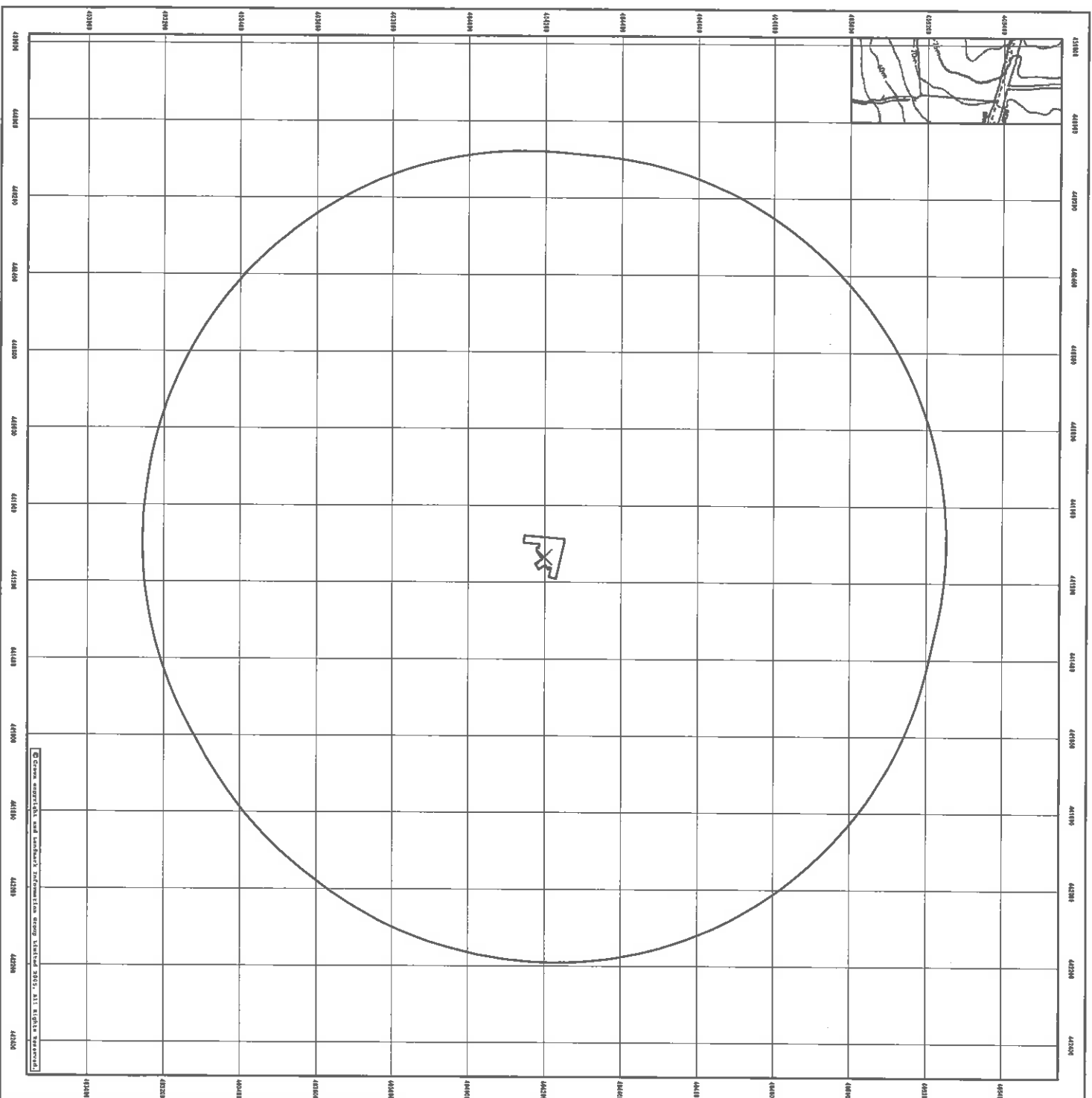
Direction of Flow of Water
Silt
Sand
Embankment
Standard Gauge
Multiple Track
Road Level
Foot
Single Track
Under
Over
Crossing
Bridge
Sliding
Tannery
or Mineral Line
Narrow Gauge

Ordnance Survey Plan
The historical map shown here was produced by the Ordnance Survey, which has been responsible for the production of the Ordnance Survey maps since 1820. The map is a reproduction of the original map, which was published in 1989. The map is a reproduction of the original map, which was published in 1989. The map is a reproduction of the original map, which was published in 1989.

ORDNANCE SURVEY PLAN
Published 1989 to 1993
Source map scale - 1:10,000

1983	1989
1989	1989

Date of Publication 30.01.01





Envirocheck®

A Landmark® product

CLIENT DETAILS Envirocheck Order No. **EC1397001_1_1**
1310-000000 1/1 001

Customer Ref: Mr. Wood/0082446
 Customer Address: 2000 Wood Street
 Birmingham B11 2AB

SITE DETAILS Grid Reference **441130 404200**

Reception Street
 Barnfield
 Boundary
 Stream / Watercourse

Chalk Pit **Historical Map Legend**
 Clay Pit Non-contaminated
 or Quarry Trees Bracken
 or Quarry Contaminated
 or Quarry Trees Heath

Gravel Pit **Scrub** **Rough**
 or Quarry or Pond or Crustal

Sand Pit **Lake, Loch** **Roots**
 or Quarry or Pond or Quarry

Relieve or Slope **Electricity** **Saltmarsh**
 or Quarry or Quarry or Quarry

Direction of Flow of Water **Sludge** **Marsh**
 or Quarry or Quarry or Quarry

Cutting **Embankment** **Standard Gauge**
 or Quarry or Quarry or Quarry

Read Road **Level** **Foot** **Single Track**
 or Quarry or Quarry or Quarry or Quarry

Under **Crossing** **Bridge** **Standard Gauge**
 or Quarry or Quarry or Quarry or Quarry

Under **Crossing** **Bridge** **Single Track**
 or Quarry or Quarry or Quarry or Quarry

Under **Crossing** **Bridge** **Single Track**
 or Quarry or Quarry or Quarry or Quarry

Under **Crossing** **Bridge** **Single Track**
 or Quarry or Quarry or Quarry or Quarry

Under **Crossing** **Bridge** **Single Track**
 or Quarry or Quarry or Quarry or Quarry

Under **Crossing** **Bridge** **Single Track**
 or Quarry or Quarry or Quarry or Quarry

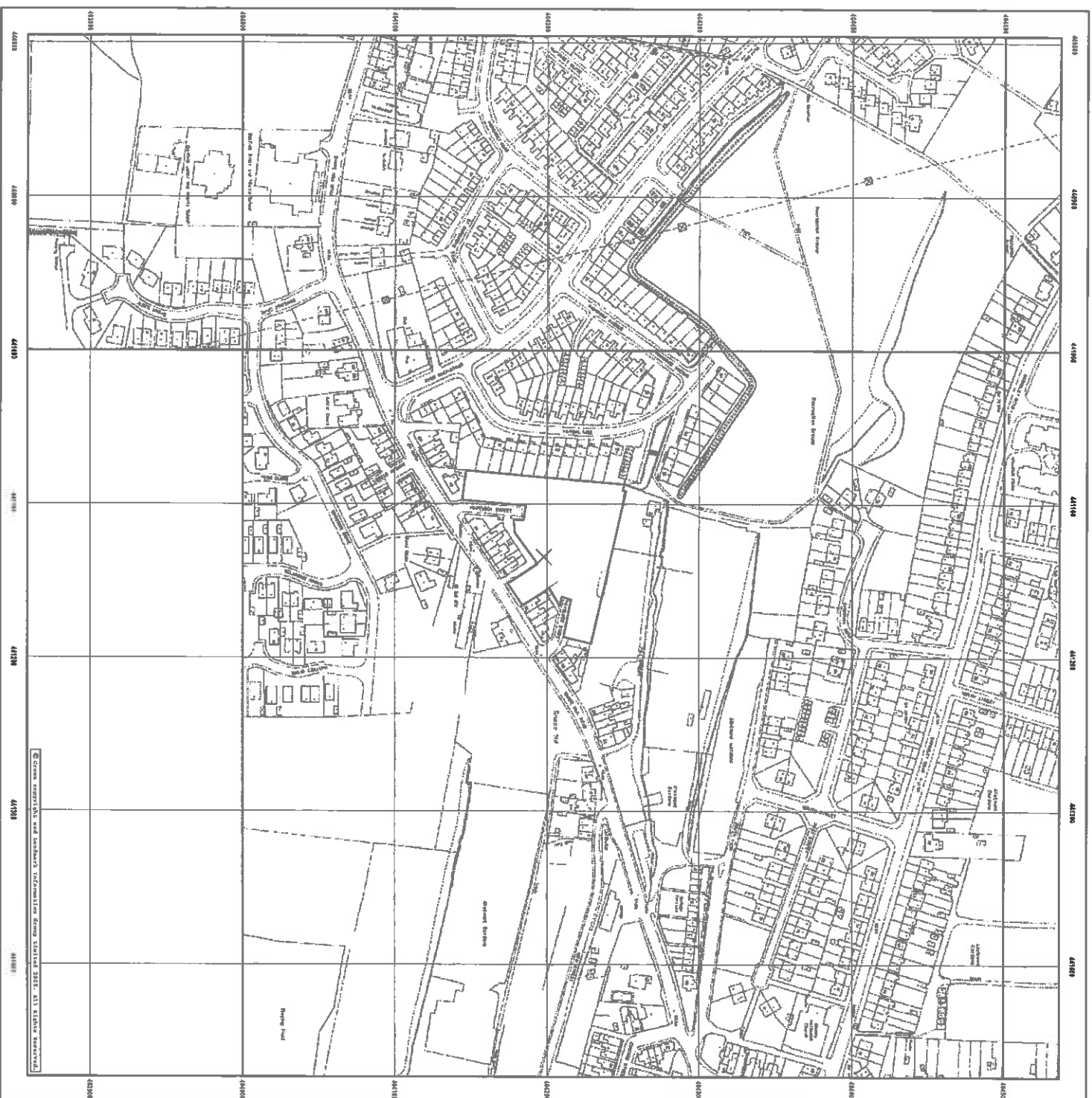
Under **Crossing** **Bridge** **Single Track**
 or Quarry or Quarry or Quarry or Quarry

Under **Crossing** **Bridge** **Single Track**
 or Quarry or Quarry or Quarry or Quarry

Under **Crossing** **Bridge** **Single Track**
 or Quarry or Quarry or Quarry or Quarry

Under **Crossing** **Bridge** **Single Track**
 or Quarry or Quarry or Quarry or Quarry

Under **Crossing** **Bridge** **Single Track**
 or Quarry or Quarry or Quarry or Quarry





Envirocheck

A Landmark's product

CLIENT DETAILS

Customer Ref: Mr. A. Wood, CH82148
 Located at: Former
 Broomfield House 23 Kingsfield Road
 Broomfield
 Essex S11 9AB

SITE DETAILS

Heavenly Street
 Barnhill
 Barnhill, Yorkshire

GRID REFERENCE

441130 404200

Historical Map Legend



Direction of Water Flow

Bench Mark

Slope



Wells

Buildings with Foundations

Slope

Administrative Boundaries

City parish/community boundary

District boundary

County boundary

Boundary point/stone

Boundary pinning symbol (under these always appear in exposed pairs or groups of three)

Large-Scale National Grid Data

Large-Scale National Grid Data is supplied for the entire Ordnance Survey, 1:25,000 scale, 100m grid. This data is provided for the purpose of providing a reference to the location of the site. The data is provided for the purpose of providing a reference to the location of the site. The data is provided for the purpose of providing a reference to the location of the site.

ORDNANCE SURVEY PLAN

Published 1993

Source map scale - 1:1,250

Detailed Publication

1993

1993

1993

1993



A Landmark product

CLIENT DETAILS Envirocheck Order No. **EC13878001_1_1**
Environcheck Inc.
Customer: **BCF-Dr. J. Wood** 080828488
Business & Personal
85 Ardmore House 22 Kingfield Road
Burlington
R1L 3A5

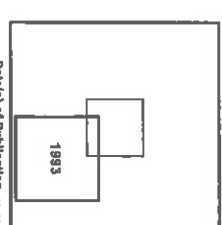
SITE DETAILS Grid Reference **441730 404200**
Hewitson Street
Burlington
Borough
Borough Verbalis

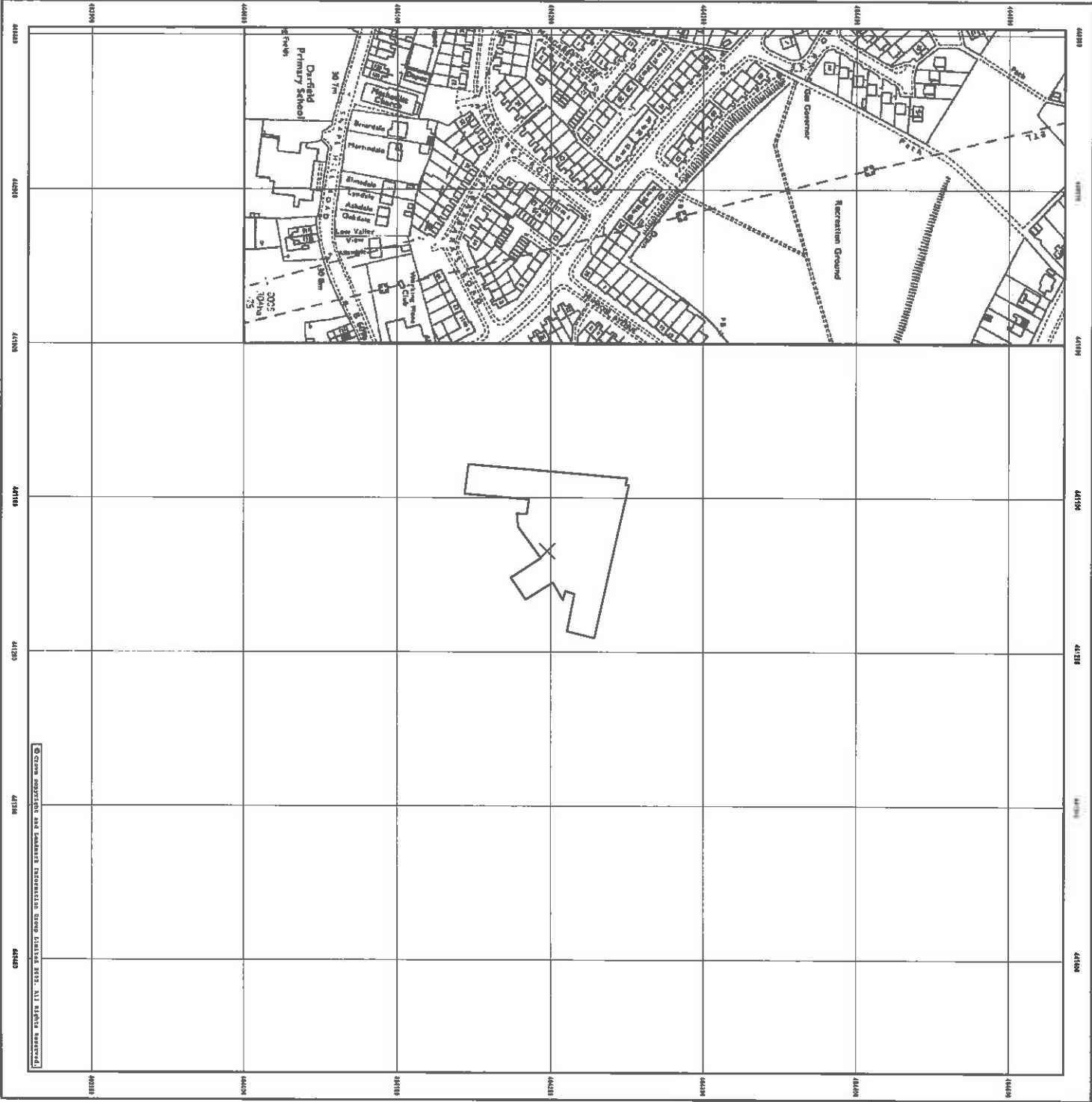
Historical Map Legend

- Slope
- Slope
- Bench Mark
- Wells
- Buildings with Building Seed
- Direction of Water flow
- Pylon
- Electricity Transmission Line
- Administrative Boundaries**
- Civil parish/community boundary
- District boundary
- County boundary
- Boundary post/stone
- Boundary marking symbol (note: these always appear in opposed pairs or groups of three)

Large-Scale National Grid Data
Large scale National Grid data (Ordnance Survey's "Survey of Great Britain") is available for the entire country. These maps were produced at scales of 1:250,000 and 1:500,000. These maps were produced at 1:250,000 and 1:500,000 scales.

ORDNANCE SURVEY PLAN
Published 1993
Source map scale - **1:2500**





Envirocheck

A Landmark Product

CLIENT DETAILS Envirocheck Order No. EC13973001_1_1

Customer Ref: EC13973001_1_1
Environcheck & Partners
1000 New Road
Barnsley
S11 9AB

SITE DETAILS Grid Reference 441130 4404200
Havodale Street
Durfield

Summary
Barnsley
South Yorkshire

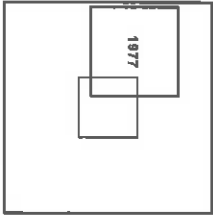
Historical Map Legend

- Inactive Quarry: Chalk Pit or Clay Pit
- Active Quarry: Chalk Pit or Clay Pit
- Culvert
- Slope
- Electricity Transmission Line
- Direction of Water Flow
- Pykes
- Marsh
- Sallings
- Orchard Tree
- Reeds
- Rough Grassland
- Scrub
- Heath
- Bracken
- Coniferous Tree
- Non-coniferous Tree
- Non-coniferous Tree (Not Surveyed)
- Non-coniferous Tree (Not Surveyed)

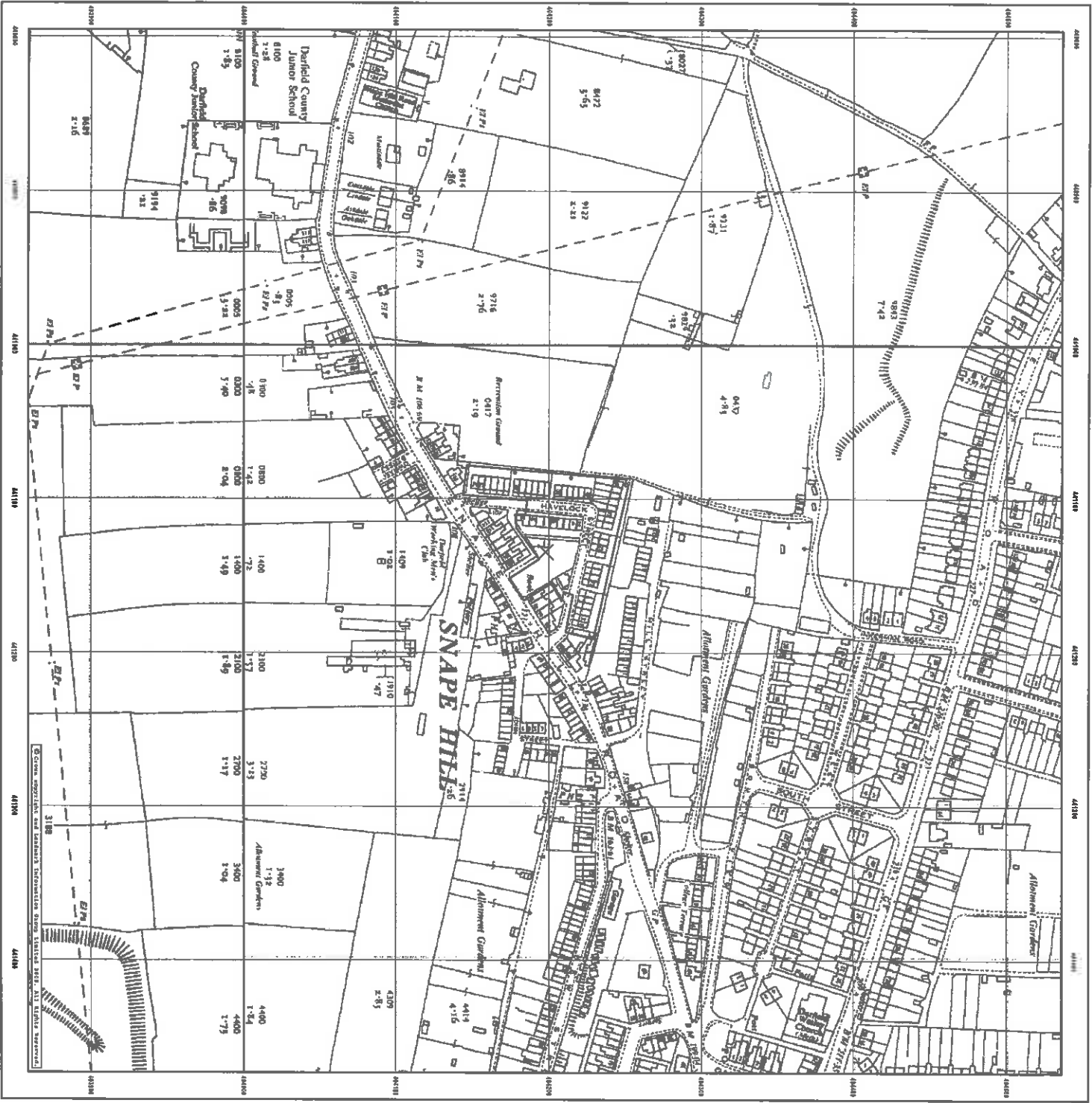
Ordinance Survey Plan

The Ordnance Survey map shown was purchased from the Ordnance Survey shop at the time of the survey. It is the responsibility of the client to ensure that the map is up to date and that it is the correct map for the site. The map is published by the Ordnance Survey and is the property of the Ordnance Survey. It is not to be used for any other purpose without the permission of the Ordnance Survey.

ORDNANCE SURVEY PLAN
Published 1977
Source map scale - 1:2,500



Date(s) of Publication 1977



Envirocheck
A Landmark product

CLIENT DETAILS Envirocheck Order No. EC1397901_1.1

Customer Ref: R - Wood 08622488
Site Name: Wood 08622488
Site Address: 23 Kingsmill Road
Rushfield
911 9A5

SITE DETAILS Grid Reference 441130 404200

Nearest Street
Dorchester
Barnes
Barnes

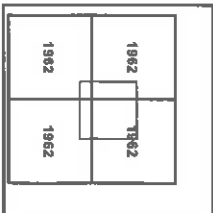
Historical Map Legend

	Inactive Quarry, Chalk		Active Quarry, Chalk		Culton
	Pit or Clay Pit		Pit or Clay Pit		Culton
	Slope		Slope		Copper Ore
	Pylon		Electricity Transmission Line		Direction of Water Flow
	Marsh		Setlings		Orchard Tree
	Rough Grassland		Scrub		Heath
	Coniferous Tree		Non-coniferous Tree		Non-coniferous Tree
	Coniferous Tree		Non-coniferous Tree		Non-coniferous Tree

Ordnance Survey Plan

The historical map shows some important features which are not shown on the modern map. The map is published by the Ordnance Survey and is available for purchase from the Ordnance Survey. The map is published by the Ordnance Survey and is available for purchase from the Ordnance Survey. The map is published by the Ordnance Survey and is available for purchase from the Ordnance Survey.

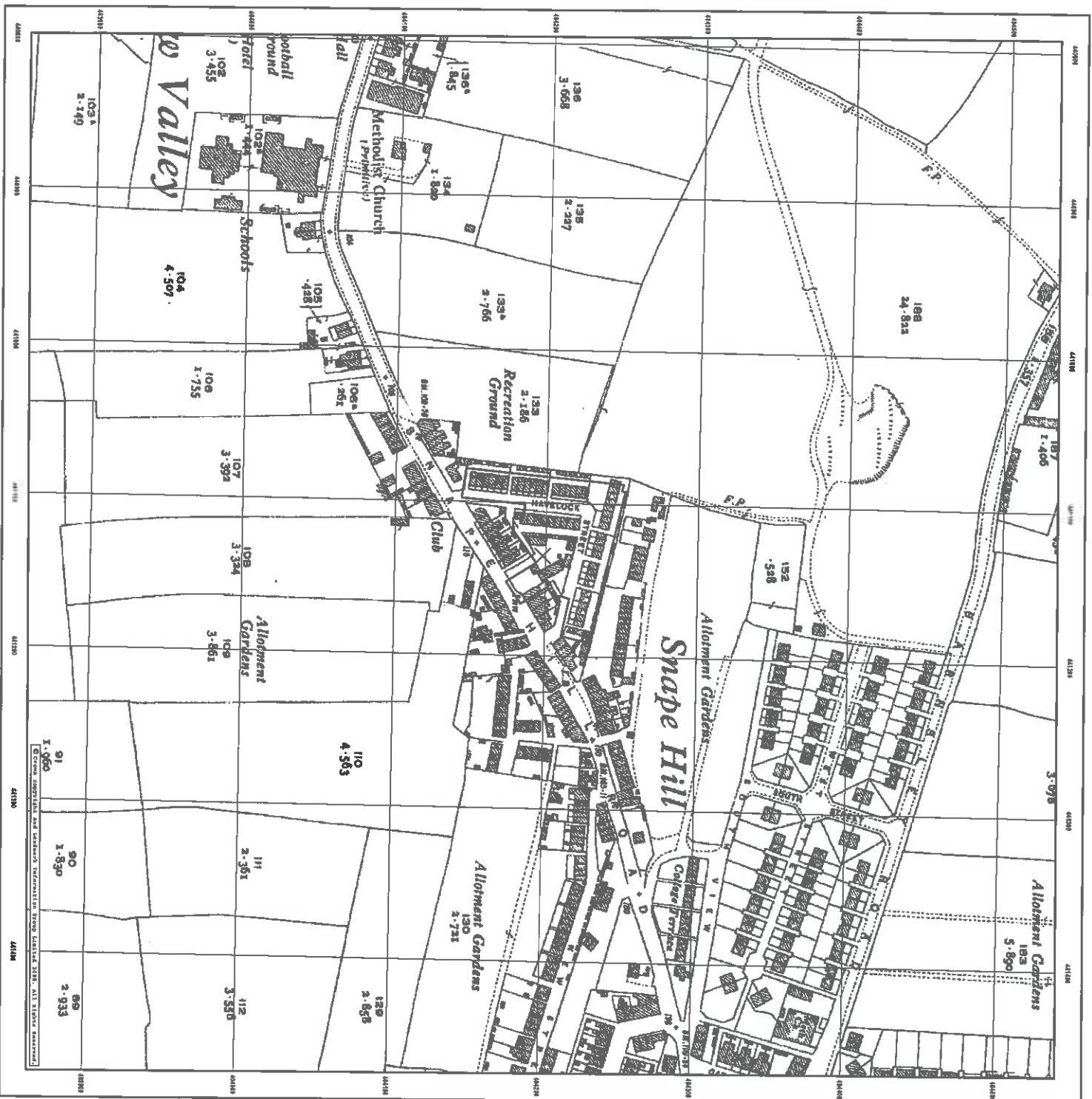
ORDNANCE SURVEY PLAN
Published 1962
Source map scale - 1:25,000



Details of Publication



Produced by Landmark Information Group Limited, Tel: 0970 800 6070 Fax: 0970 800 8071



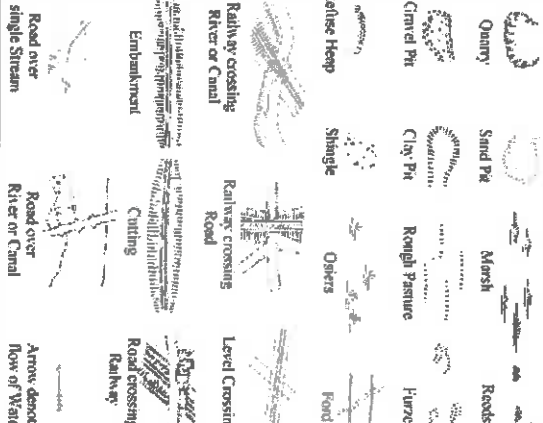
CLIENT DETAILS Envirocheck Order No. EC13973001_1_1

Customer Ref: 17 Wind/G858549
Eastwood & Partners
25 Anderson House 23 Ringfield Road
Sheffield
S11 9AS

SITE DETAILS Grid Reference 441130 404200

Highgate Street
Darnfield
Barnsley
South Yorkshire

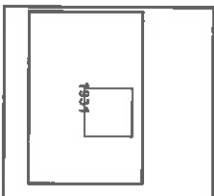
Historical Map Legend



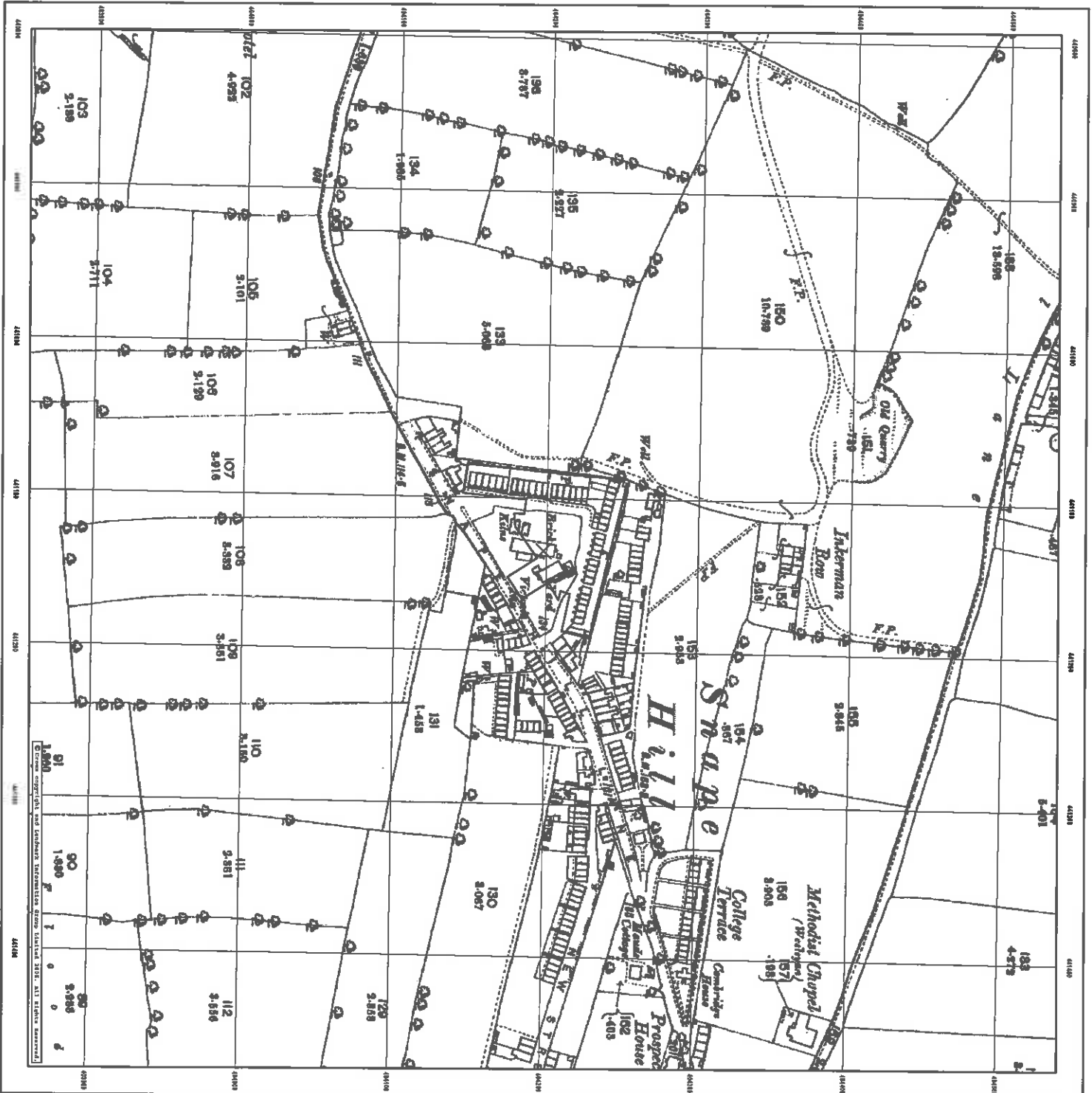
Ordnance Survey County Series

The published map shows were requested from map publishers held in the area covered by England, Wales and Northern Ireland. The map shows the area covered by the Ordnance Survey. The published map shows the area covered by the Ordnance Survey. The published map shows the area covered by the Ordnance Survey.

YORKSHIRE
Published 1931
Source map scale - 1:24,500



Details of Publication 1:100



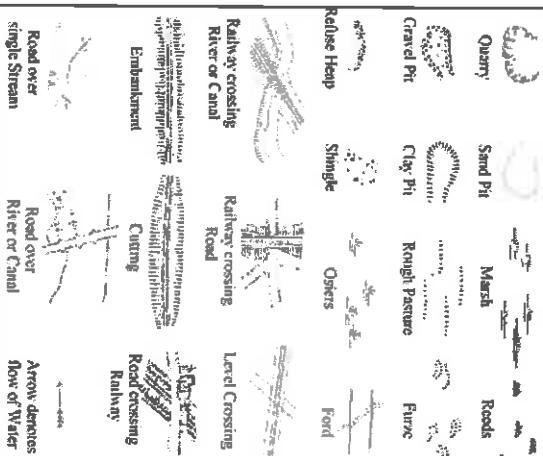
CLIENT DETAILS Envirocheck Order No. EC13973014_1.1

Customer Ref: J. Wood, 0833448
Customer & Partners
84 Andross House 23 Ringfield Road
Sheffield
S11 3AB

SITE DETAILS Grid Reference 44130 494200

Harwood Street
Derford
Barnley
South Yorkshire

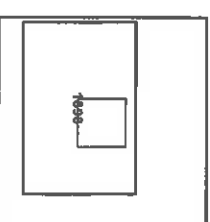
Illustrated Map Legend



Ordnance Survey County Series

The illustrated map shows the area covered by the map published in the Ordnance Survey County Series. The map is published in the Ordnance Survey County Series. The map is published in the Ordnance Survey County Series. The map is published in the Ordnance Survey County Series.

YORKSHIRE
Published 1993
Source map scale - 1:25,000



Date of Publication 1993

OS Survey
1:25,000
Produced by Landmark Information Group Limited, Tel: 0879 400 8070 Fax: 0879 893 9373

LANDMARK
Information Group



CLIENT DETAILS Envirocheck Order No. EC1387801_1_1

Customer: Ref: J Wood 08585446
Eastwood & Partners
85 Andrews House 25 Kingfish Road
Sheffield
S11 5AB

SITE DETAILS Grid Reference 444130 404200

Horwood Street
Darfield
Barnsley
South Yorkshire

Historical Map Legend

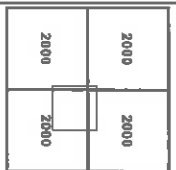
	Non-coniferous Trees		Pylon
	Coniferous Trees		Telephone Line (where shown)
	Orchard		Electricity Transmission Line (with poles)
	Rough Grassland		Gravel Pit
	Heath		Shingle
	Scrub		Refuse Tip or Slag Heap
	Marsh, Salt Marsh or Reeds		Sand
	County Boundary (England only)		Sand Pit
	Civil Parish or Community Boundary		Slopes
	Constituency Boundary		District, Indian, Metropolitan, London Borough Boundary

10K Raster Mapping

The historical maps shown were produced from the Ordnance Survey 7.5/10K colour raster maps. These maps are derived from the 'Landplan' which represent the 1:10,000 scale topography published in 1974. The data is subject to localisation, changes and has been updated as well as added, deleted and updated. The data is subject to localisation, changes and has been updated as well as added, deleted and updated. The data is subject to localisation, changes and has been updated as well as added, deleted and updated.

ORDNANCE SURVEY PLAN

Published 2000
Source map scale - 1:10,000



Date of Publication: 2000



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