

# Phase 1 Land Quality Assessment: Former Builders Yard, 2 Gypsy Lane

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**Site address:** Former Builders Yard  
2 Gypsy Lane  
Wombwell  
S73 0RH

**Report prepared for:** Mr Ian Allen  
20 Rectory Close  
Wombwell  
Barnsley  
S73 8EY

**Report reference:** 61622R1

**Report status:** Final

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**Technical Director**



**Confidential**  
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## REPORT SUMMARY

### ENVIRONMENTAL RISK SUMMARY (LAND QUALITY RISKS)

The purpose of this report is to provide clear and pragmatic advice regarding the nature and potential significance of any land quality hazards which may be present at the study site.

As such, potential land quality risks have been assessed by considering two key items:

1. The likelihood that **sources of contamination** are present within the sub surface materials at the site (*this gives a measure of the potential for contamination to be occurring at the site*).
2. The presence and nature of any **potential receptors** (i.e., something that could be adversely affected by a contaminant, such as people, an ecological system, property or a water body) **and pathways** (i.e., a route or means by which a receptor can be exposed to or affected by a contaminant) relating to the site and surrounding area. (*this gives a measure of the environmental sensitivity of both the site and its local setting*).

The assessment findings are summarised as follows:

|                                                                      |            |  |
|----------------------------------------------------------------------|------------|--|
| 1. Potential for contamination to be occurring at the site           | High       |  |
|                                                                      | <b>Med</b> |  |
|                                                                      | Low        |  |
| 2. The environmental sensitivity of both the site and the local area | High       |  |
|                                                                      | <b>Med</b> |  |
|                                                                      | <b>Low</b> |  |
| <b>3. Overall risk posed by the site</b>                             | High       |  |
|                                                                      | <b>Med</b> |  |
|                                                                      | <b>Low</b> |  |

Key:

|             |  |                                                     |
|-------------|--|-----------------------------------------------------|
| <b>High</b> |  | <i>There is a high potential contamination risk</i> |
| <b>Med</b>  |  | <i>There is medium potential contamination risk</i> |
| <b>Low</b>  |  | <i>There is a low potential contamination risk</i>  |

It is acknowledged that the risk assessment findings are based on documentary sources of information alone. A proportionate programme of intrusive site investigations would be required to fully verify these findings.

### RECOMMENDATIONS (FOR NEXT STEPS)

The current and historical Site land use suggests that contamination of soil and groundwater beneath the Site is possible (albeit far from certain), and therefore, contaminated land risks are judged to be medium/low. Based on this assessment it is recommended that targeted surficial soil sampling is undertaken in the proposed residential garden areas in order to determine the likely future risks to human health on-Site (if any).

It is also recommended that a coal mining risk assessment is obtained for the Site in order to characterise the risks from coal mining and the underlying coal measures.

# 1. INTRODUCTION

## 1.1 BACKGROUND

ESI Ltd. (ESI) was commissioned by Mr Ian Allen (the Client) in June 2013 to undertake a Phase 1 contaminated land assessment of a former builder's yard associated with a local property developer (the Site, see Figure 1) in order to support a planning application for the redevelopment of the Site into four residential dwellings (Figure 2).

The Phase 1 assessment reviews the current and historical uses of the Site in order to assess potential risks associated with contamination which may have been caused by the existing and/or former uses of the Site. This assessment has been undertaken by reviewing various environmental data associated with both the Site itself and the surrounding land area; developing a 'conceptual understanding' of the likely sub-surface conditions beneath the Site; and performing a preliminary assessment of risks posed to sensitive receptors including human health, buildings or the natural environment from the anticipated land quality at the Site.

## 1.2 PURPOSE OF THIS REPORT

The purpose of this report is to provide clear and pragmatic advice regarding the nature and potential significance of contaminated land risks which may be present at the Site and therefore inform likely further works required as part of the planning process.

## 1.3 REPORT CONTENTS

This report is divided into two sections, as described below:

| Section                                  | Content                                                                                                                                 | Purpose                                                                                                                                                                                                                     |
|------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Section 2:<br>LAND QUALITY<br>ASSESSMENT | A summary of the site history and environmental setting, the findings of the preliminary risk assessment and associated recommendations | To present a clear and concise overview of the land quality issues potentially associated with the site, with a focus on the potential regulatory and financial implications of any land contamination which may be present |
| Section 3:<br>SUPPORTING<br>INFORMATION  | A collection of published data records and mapping, on which the land quality assessment is based                                       | To provide information in support of the risk assessment; this section also represents a source of reference data for use in any subsequent site works/assessments                                                          |

This report has been produced in accordance with industry best practice and relevant technical standards (including BS 10175 (BSI, 2011) and Environment Agency (2004; 2010)).

## 1.4 REPORT LIMITATIONS

It is noted that the findings presented in this report are largely based on information supplied by third parties. Whilst we assume that all information is representative of past and present conditions we can offer no guarantee as to its validity.

This report excludes consideration of potential hazards arising from any activities at the site other than normal use and occupancy for the intended land uses. Hazards associated with any other activities have not been assessed and must be subject to a specific risk assessment by the parties responsible for those activities.

**Figure 1 Aerial view of the Site****Figure 2 The proposed layout of the development**

## 2. LAND QUALITY ASSESSMENT

| 2.1 SITE DETAILS |                                                      |                         |                                             |  |
|------------------|------------------------------------------------------|-------------------------|---------------------------------------------|--|
| Site name:       | Former builder's yard                                | Site area:              | 0.15 ha                                     |  |
| Current use:     | Builder's yard formerly of Watfords of Wombwell Ltd. | Land cover:             | c. 90% hard-standing.<br>c. 10% bare ground |  |
| Proposed use:    | Four residential dwellings                           | Additional information: |                                             |  |

| 2.2 CONCEPTUAL UNDERSTANDING (POTENTIAL SOURCE OF CONTAMINATION) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |             |                        |
|------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|------------------------|
| Site history                                                     | <ul style="list-style-type: none"><li>• <b>1892</b> - Site is undeveloped. Comprised of fields/ agricultural land.</li><li>• <b>1903</b> – No change on-Site.</li><li>• <b>1905</b> – No change on-Site.</li><li>• <b>1930</b> – No change on-Site.</li><li>• <b>1956</b> – Gypsy Lane had been constructed by this time, along with residential development within the immediate vicinity of the Site.</li><li>• <b>1962</b> – Site has been developed, with one section of the Site marked as a builder's yard and the other as a residential garden.</li><li>• <b>1969</b> – The builder's yard was shown to have expanded, with Site boundaries roughly similar to the present day, however part of the boundary extended back to Lundhill Road. A number of buildings were present on-Site, including a large warehouse structure and two smaller shed-like buildings, in a roughly similar layout as seen today. The area opposite the Site (to the north west) was marked as being raised compared to previous maps.</li><li>• <b>1980</b> – No change on-Site.</li><li>• <b>1989</b> – No change on-Site.</li></ul> | POTENTIAL SOURCES OF CONTAMINANT | <p>The Site remained undeveloped until the 1960s when it was developed as a builder's yard which had expanded to its current size by the late-1960s.</p> <p>Given the Site's history, there is potential for low level or localised historical contamination within the Site boundary to have occurred relating to the following:</p> <ul style="list-style-type: none"><li>- Miscellaneous small scale fuel and chemical spills relating to the potential bulk storage of fuels/chemicals on-Site (i.e., diesel, oil, paints, thinners, etc.)</li><li>- Potential for localised/historical deposition/storage of waste/building materials on-Site.</li></ul> <p>Given the age of the former and current on-Site buildings there is potential for asbestos to have been used in their construction. It is assumed these materials, if encountered will be dealt with appropriately.</p> | LOW/<br>MED | POTENTIAL SIGNIFICANCE |
| Current land use                                                 | The Site currently comprises a builder's yard (Watfords of Wombwell Ltd).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |             |                        |

| 2.2 CONCEPTUAL UNDERSTANDING (POTENTIAL SOURCE OF CONTAMINATION) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                  |                                                                                                                             |     |                        |
|------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------|-----|------------------------|
| National Incidents recording system List 2.                      | No Environment Agency pollution incidents have occurred within 500 m of the Site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | POTENTIAL SOURCES OF CONTAMINANT | No significant risk identified.                                                                                             | LOW | POTENTIAL SIGNIFICANCE |
| Neighbouring land uses                                           | The dominant land uses surrounding the Site are residential and agricultural land.<br>There are no significant potentially contaminative industrial sites within 250m of the site.<br>No active petrol filling stations are located within 500m of the Site.<br>There are no licensed discharge consents within 500m of the Site.                                                                                                                                                                                                                                                                       |                                  | No significant risk identified.                                                                                             | LOW |                        |
| Landfill                                                         | There are no operational landfills within 500 m of the Site. There are 2 historical landfills within 500m of the Site;<br><ul style="list-style-type: none"><li>Land to the North of Wombwell Bypass Landfill, located c. 400m north east of the Site which received inert and commercial waste between 1991 and 1995.</li><li>Section of disused canal Landfill, located c. 450m east of the Site which received inert waste.</li></ul><br>There are no EA licensed waste site within 500 m of the Site<br>There are no operational waste treatment/ transfer/disposal sites within 500 m of the Site. |                                  | Given the distance to the current and historical landfills they are not considered to be of high significance for the Site. | LOW |                        |

| 2.3 CONCEPTUAL UNDERSTANDING (ENVIRONMENTAL SENSITIVITY) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                     |                                                                                                                                                                                                                                                                                                                                                                                   |     |                       |
|----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------------------|
| Geology and groundwater                                  | British Geological Survey (BGS) maps for the Site indicate the underlying geology comprises the Oaks Rock Formation (Sandstone) which is classed as a Secondary (A) Aquifer. There are no recorded superficial deposits. Made and Worked Ground has been recorded within 50m of the Site, potentially related to the playing fields associated with the school to the north of the Site .<br><br>A nearby borehole (c. 100 m east of the Site) indicates that there is 0.15 m of topsoil overlying clay to a depth of 2.4 m. This was underlain by 4.1 m of mudstone (end of borehole). No groundwater was recorded.<br><br>A former colliery shaft is located c. 500 m west of the Site, with coal measures encountered at a depth of 42m below ground level.<br><br>There are no non-potable groundwater abstraction licences registered within 1 km of the Site. | POTENTIAL RECEPTORS | The underlying geology (Oaks Rock Formation) comprises geology of permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers.<br><br>It is noted that the Site lies within a former coal mining area. | MED | POTENTIAL SENSITIVITY |

**2.3 CONCEPTUAL UNDERSTANDING (ENVIRONMENTAL SENSITIVITY)**

|                            |                                                                                                                                                                                                                                                                                    |                            |                                                                                                                                                                           |      |                              |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|------------------------------|
|                            | <p>There are no potable groundwater abstractions within 1 km of the Site.</p> <p>The Site does not lie within a Source Protection Zone for any nearby groundwater abstraction boreholes.</p> <p>The Site lies within a very low risk Groundwater Flooding Susceptibility Area.</p> | <b>POTENTIAL RECEPTORS</b> |                                                                                                                                                                           |      | <b>POTENTIAL SENSITIVITY</b> |
| Radon                      | According to current UK radon mapping (HPA, 2007) the Site lies in an area where 1-3% of homes are at or above the UK residential radon action level (200 Bq/m3).                                                                                                                  |                            | The Site lies within a 'Low Probability Radon Area'. No specific measures need to be undertaken for homes falling within the 1-3% bracket.                                | LOW  |                              |
| Surface water              | <p>The closest surface water course to the Site is an unnamed Secondary River which flows north-west to south-east c. 300m north-east of the Site.</p> <p>There are no surface water abstractions within 500 m of the Site.</p> <p>The Site does not lie within a Floodplain.</p>  |                            | Given the distance to the Secondary River it is considered unlikely that potential on-Site contamination would pose a significant risk to the associated fauna and flora. | LOW  |                              |
| Environmental designations | There are no Environmentally Designated Sites within 500 m of the Site.                                                                                                                                                                                                            |                            | No significant risk to Environmentally Sensitive sites has been identified.                                                                                               | LOW  |                              |
| Human receptors            | Existing neighbouring residential properties and future residents/users of the Site.                                                                                                                                                                                               |                            | Human receptors are considered of high potential sensitivity.                                                                                                             | HIGH |                              |

**2.4 REGULATOR CONSULTATION**

On 17/06/2013 ESI (Lisa Murray) consulted with Graham Northen, the Contaminated Land Officer for Barnsley Metropolitan Borough Council. Graham agreed that a Phase 1 desk top study would be suitable at this stage of planning; however he did have concerns regarding the potential presence of contamination on-Site given the Sites current land use.

## 2.5 PRELIMINARY RISK ASSESSMENT

The Site has comprised a builder's yard from the 1960s, prior to this the Site was undeveloped. It is possible that the use of the Site may have led to localised/low level ground contamination relating to the following sources; miscellaneous fuel and chemical spills/leaks relating to the potential presence of bulk chemical/fuel storage on-Site plus vehicle access/storage (i.e., diesel, heating oil, paints, thinners, etc.), and the potential for localised/historical deposition/storage of waste/building materials on-Site.

Given the age of the on-Site buildings it is possible that asbestos containing materials were used during their construction. If present, it is assumed these materials will be dealt with appropriately.

### **A preliminary assessment of contaminated land risks posed to identified environmental receptors is as follows:**

- The risk to **current and future users** of the Site being exposed to contaminated materials through **direct contact exposures** (including soil ingestion, dermal contact and dust ingestion and inhalation) or via the consumption of home grown produce is considered to be medium; due to the potential presence of localised contamination on-Site.
- The risk to **current and future users** of the Site being exposed to **vapour phase** contaminants through the inhalation of outdoor and indoor air is, based on the known land use history, characterised as low given it is unlikely that a significant source of vapour phase contamination is present on-Site.
- The risk to **on Site buildings and their occupants** from **ground gas** ingress (including methane and carbon dioxide) generated within the sub surface on Site is considered to be low/medium given the likely absence of any significant on-Site Made Ground deposits, however the presence of Made and Worked Ground within 50 m of the Site is a potential source of ground gas. Given that the Site lies within a former coal mining area there is a modest potential for ground gas from underlying coal measures to impact on the Site.
- Transport of dissolved or free phase contaminants to the **Secondary (A) Aquifer** from the Site is low/medium given the potential presence of contamination to be present on-Site and given the absence of any superficial deposits.
- The risk to **surface water features** primarily the **Secondary River** are considered to be low as despite the potential presence of contamination on-Site the distance to the Secondary River lowers the risk.
- The risk to **ecological receptors** is considered to be low given the absence of any potential receptors within the immediate vicinity of the Site.
- It is noted that the Site does not lie within an area identified as being susceptible to **surface water flood risk**. The Site does however lie within a **groundwater flood risk zone (very low risk with low confidence)** due to the nature of the underlying geology.

MED/  
LOW

OVERALL RISK RATING

## 2.6 RECOMMENDATIONS (FOR NEXT STEPS)

The current and historical Site land use suggests that contamination of soil and groundwater beneath the Site is possible (albeit far from certain), and therefore, contaminated land risks are judged to be medium/low. Based on this assessment it is recommended that targeted surficial soil sampling is undertaken in the proposed residential garden areas in order to determine the likely risks to human health on-Site (if any).

It is also recommended that a coal mining risk assessment is obtained for the Site in order to characterise the risks from coal mining and the underlying coal measures.

### 3. SUPPORTING INFORMATION

The following supporting information is contained in this section:

| Section | Content                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3.1     | Referenced materials used in the Phase 1 reporting                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 3.2     | <p>Published environmental data records (Centremaps EnviroInsight report for Former builder's yard, Gypsy Lane, Wombwell, S73 0RH. (Ref: CMAPS-CM-237977-21956-200613), including:</p> <ul style="list-style-type: none"><li>• Aerial photographs and site map</li><li>• Environmental permits, incidents and registers</li><li>• Landfill and other waste sites</li><li>• Current land use information</li><li>• Geology</li><li>• Hydrogeology and hydrology</li><li>• Flooding</li><li>• Designated environmentally sensitive sites</li><li>• Other environmental factors (i.e. geological considerations)</li></ul> |

*This report has been prepared by ESI Ltd. (ESI) in its professional capacity as soil and groundwater specialists, with reasonable skill, care and diligence within the agreed scope and terms of contract and taking account of the manpower and resources devoted to it by agreement with its client, and is provided by ESI solely for the internal use of its client.*

*The advice and opinions in this report should be read and relied on only in the context of the report as a whole, taking account of the terms of reference agreed with the client. The findings are based on the information made available to ESI at the date of the report (and will have been assumed to be correct) and on current UK standards, codes, technology and practices as at that time. They do not purport to include any manner of legal advice or opinion. New information or changes in conditions and regulatory requirements may occur in future, which will change the conclusions presented here.*

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### 3.1 REFERENCES

The following references were used to inform the conceptual site model and preliminary risk assessment:

**British Geological Survey, 2013.** Onshore borehole records. (<http://www.bgs.ac.uk/data/boreholescans/home.html>). Last accessed 24/06/2013.

**British Standards Institute, 2011.** Investigation of potentially contaminated sites – code of practice. ISO 10175:2011.

**Centremaps, 2013.** Centremaps EnviroInsight report for Former builders yard, Gypsy Lane, Wombwell, S73 0RH. Ref: CMAPS-CM-237977-21956-200613.

**Environment Agency, 2004.** Publication CLR 11. Model Procedures for the Management of Land Contamination.

**Environment Agency, 2010.** GPLC1 – Guiding principles for land contamination.

**Environment Agency, 2012.** What's in my backyard? (<http://www.environment-agency.gov.uk/homeandleisure/37793.aspx>). Last accessed 24/06/2013.

**Health Protection Agency, 2000.** Spring 2000 Newsletter featuring; **Radon:** Guidance on Protective Measures for New Dwellings (BR 211).

**Health Protection Agency, 2007.** Indicative Atlas of Radon in England and Wales.

### **3.2 PUBLISHED DATA RECORDS**

Publicly available environmental information relating to the site and its surrounding area has been provided by Groundsure.

CENTREMAPS  
Brockamin House, ,  
Worcester, WR6 5JU

|                            |                                  |
|----------------------------|----------------------------------|
| GroundSure<br>Reference:   | CMAPS-CM-237977-21956-<br>200613 |
| Your Reference:            | 21956                            |
| Report Date:               | 20 Jun 2013                      |
| Report Delivery<br>Method: | <b>Email - pdf</b>               |
| Client Email:              | andy@centremaps.com              |

## **GroundSure EnviroInsight**

**Address: FORMER BUILDERS YARD, GYPSY  
LANE,WOMBWELL, S73 0RH**

Dear Sir/Madam,

Thank you for placing your order with CENTREMAPS. Please find enclosed the GroundSure EnviroInsight as requested

If you need any further assistance, please do not hesitate to contact our helpline on 01886 832972 quoting the above CENTREMAPS reference number.

Yours faithfully,

CENTREMAPS

Enc.  
GroundSure EnviroInsight



# GroundSure EnviroInsight

Address: FORMER BUILDERS YARD, GYPSY LANE, WOMBWELL, S73 0RH

Date: 20 Jun 2013

GroundSure Reference: CMAPS-CM-237977-21956-200613

Your Reference: 21956

Client: CENTREMAPS



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# Aerial Photograph of Study Site



Aerial photography supplied by Getmapping PLC.  
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Site Name: FORMER BUILDERS YARD, GYPSY  
LANE, WOMBWELL, S73 0RH  
Grid Reference: 440432,402404  
Size of Site: 0.15 ha

Report Reference: CMAPS-CM-237977-21956-200613

If you would like any further assistance regarding this report then please contact  
CENTREMAPS on (T) 01886 832972, (F) 01883 833485, email: groundsure@centremaps.co.uk

# Overview of Findings

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

| Report Section                                                                               | Number of records found within (X) m of the study site boundary |      |        |         |          |           |
|----------------------------------------------------------------------------------------------|-----------------------------------------------------------------|------|--------|---------|----------|-----------|
|                                                                                              | on-site                                                         | 0-50 | 51-250 | 251-500 | 501-1000 | 1000-1500 |
| <b>1. Environmental Permits, Incidents and Registers</b>                                     |                                                                 |      |        |         |          |           |
| 1.1 Industrial Sites Holding Environmental Permits and/or Authorisations                     |                                                                 |      |        |         |          |           |
| Records of historic IPC Authorisations                                                       | 0                                                               | 0    | 0      | 0       | -        | -         |
| Records of Part A(1) and IPPC Authorised Activities                                          | 0                                                               | 0    | 0      | 0       | -        | -         |
| Records of Water Industry Referrals (potentially harmful discharges to the public sewer)     | 0                                                               | 0    | 0      | 0       | -        | -         |
| Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) | 0                                                               | 0    | 0      | 0       | -        | -         |
| Records of List 1 Dangerous Substances Inventory sites                                       | 0                                                               | 0    | 0      | 0       | -        | -         |
| Records of List 2 Dangerous Substances Inventory sites                                       | 0                                                               | 0    | 0      | 0       | -        | -         |
| Records of Part A(2) and Part B Activities and Enforcements                                  | 0                                                               | 0    | 0      | 0       | -        | -         |
| Records of Category 3 or 4 Radioactive Substances Authorisations                             | 0                                                               | 0    | 0      | 0       | -        | -         |
| Records of Licensed Discharge Consents                                                       | 0                                                               | 0    | 0      | 0       | -        | -         |
| Records of Planning Hazardous Substance Consents and Enforcements                            | 0                                                               | 0    | 0      | 0       |          |           |
| 1.2 Records of COMAH and NIHHS sites                                                         | 0                                                               | 0    | 0      | 0       | -        | -         |
| 1.3 Environment Agency Recorded Pollution Incidents                                          |                                                                 |      |        |         |          |           |
| National Incidents Recording System, List 2                                                  | 0                                                               | 0    | 0      | -       | -        | -         |
| National Incidents Recording System, List 1                                                  | 0                                                               | 0    | 0      | -       | -        | -         |
| 1.4 Sites Determined as Contaminated Land under Part IIA EPA 1990                            | 0                                                               | 0    | 0      | 0       | -        | -         |
| <b>2. Landfill and Other Waste Sites</b>                                                     |                                                                 |      |        |         |          |           |
| 2.1 Landfill Sites                                                                           |                                                                 |      |        |         |          |           |
| Environment Agency Registered Landfill Sites                                                 | 0                                                               | 0    | 0      | 0       | 1        | -         |
| Landfill Data – Operational Landfill Sites                                                   | 0                                                               | 0    | 0      | 0       | 0        | -         |
| Environment Agency Historic Landfill Sites                                                   | 0                                                               | 0    | 0      | 2       | 13       | 4         |
| Landfill Data – Non-Operational Landfill Sites                                               | 0                                                               | 0    | 0      | 2       | 9        | -         |
| BGS/DoE Landfill Site Survey                                                                 | 0                                                               | 0    | 0      | 0       | 1        | 1         |
| GroundSure Local Authority Landfill Sites Data                                               | 0                                                               | 0    | 0      | 0       | 0        | 1         |
| 2.2 Landfill and Other Waste Sites Findings                                                  |                                                                 |      |        |         |          |           |
| Operational Waste Treatment, Transfer and Disposal Sites                                     | 0                                                               | 0    | 0      | 0       | -        | -         |
| Non-Operational Waste Treatment, Transfer and Disposal Sites                                 | 0                                                               | 0    | 0      | 0       | -        | -         |
| Environment Agency Licensed Waste Sites                                                      | 0                                                               | 0    | 0      | 0       | 6        | 8         |

| 3. Current Land Uses                                | on-site | 0-50 | 51-250 | 251-500 | 501-1000 | 1000-1500 |
|-----------------------------------------------------|---------|------|--------|---------|----------|-----------|
| 3.1 Current Industrial Sites Data                   | 0       | 0    | 3      | -       | -        | -         |
| 3.2 Records of Petrol and Fuel Sites                | 0       | 0    | 0      | 1       | -        | -         |
| 3.3 Underground High Pressure Oil and Gas Pipelines | 0       | 0    | 0      | 0       | -        | -         |

| 4. Geology                                                                                              | Description |
|---------------------------------------------------------------------------------------------------------|-------------|
| 4.1 Are there any records of Artificial Ground and Made Ground present beneath the study site? *        | Yes         |
| 4.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site? *     | No          |
| 4.3 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section. |             |
| Source: Scale: 1:50,000 BGS Sheet 087                                                                   |             |

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

| 5. Hydrogeology and Hydrology                                                                            | on-site | 0-50 | 51-250 | 251-500 | 501-1000 | 1001-2000 |
|----------------------------------------------------------------------------------------------------------|---------|------|--------|---------|----------|-----------|
| 5.1 Are there any records of Productive Strata in the Superficial Geology within 500m of the study site? |         |      |        | No      |          |           |
| 5.2 Are there any records of Productive Strata in the Bedrock Geology within 500m of the study site?     |         |      |        | Yes     |          |           |
| 5.3 Groundwater Abstraction Licences (within 2000m of the study site).                                   | 0       | 0    | 0      | 0       | 0        | 0         |
| 5.4 Surface Water Abstraction Licences (within 2000m of the study site).                                 | 0       | 0    | 0      | 0       | 0        | 0         |
| 5.5 Potable Water Abstraction Licences (within 2000m of the study site).                                 | 0       | 0    | 0      | 0       | 0        | 0         |
| 5.6 Are there any Source Protection Zones within 500m of the study site?                                 |         |      |        | No      |          |           |
| 5.7 River Quality                                                                                        |         |      |        |         |          |           |
| Is there any Environment Agency information on river quality within 1500m of the study site?             | No      | No   | No     | No      | No       | Yes       |
| 5.8 Detailed River Network entries within 500m of the site                                               | 0       | 0    | 0      | 1       | -        | -         |
| 5.9 Surface water features within 250m of the study site                                                 | No      | No   | No     | -       | -        | -         |

| 6. Flooding                                                                                       |          |
|---------------------------------------------------------------------------------------------------|----------|
| 6.1 Are there any Environment Agency indicative Zone 2 floodplains within 250m of the study site? | No       |
| 6.2 Are there any Environment Agency indicative Zone 3 floodplains within 250m of the study site? | No       |
| 6.3 Are there any Flood Defences within 250m of the study site?                                   | No       |
| 6.4 Are there any areas benefiting from Flood Defences within 250m of the study site?             | No       |
| 6.5 Are there any areas used for Flood Storage within 250m of the study site?                     | No       |
| 6.6 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?     | Very Low |
| 6.7 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?          | Low      |

| 7. Designated Environmentally Sensitive Sites              | on-site | 0-50 | 51-250 | 251-500 | 501-1000 | 1001-2000 |
|------------------------------------------------------------|---------|------|--------|---------|----------|-----------|
| 7.1 Records of Sites of Special Scientific Interest (SSSI) | 0       | 0    | 0      | 0       | 0        | 0         |
| 7.2 Records of National Nature Reserves (NNR)              | 0       | 0    | 0      | 0       | 0        | 0         |

|                                                            |   |   |   |   |   |   |
|------------------------------------------------------------|---|---|---|---|---|---|
| 7.1 Records of Sites of Special Scientific Interest (SSSI) | 0 | 0 | 0 | 0 | 0 | 0 |
| 7.3 Records of Local Nature Reserves (LNR)                 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7.4 Records of Special Areas of Conservation (SAC)         | 0 | 0 | 0 | 0 | 0 | 0 |
| 7.5 Records of Special Protection Areas (SPA)              | 0 | 0 | 0 | 0 | 0 | 0 |
| 7.6 Records of Ramsar sites                                | 0 | 0 | 0 | 0 | 0 | 0 |
| 7.7 Records of World Heritage Sites                        | 0 | 0 | 0 | 0 | 0 | 0 |
| 7.8 Records of Environmentally Sensitive Areas             | 0 | 0 | 0 | 0 | 0 | 0 |
| 7.9 Records of Areas of Outstanding Natural Beauty (AONB)  | 0 | 0 | 0 | 0 | 0 | 0 |
| 7.10 Records of National Parks                             | 0 | 0 | 0 | 0 | 0 | 0 |
| 7.11 Records of Nitrate Sensitive Areas                    | 0 | 0 | 0 | 0 | 0 | 0 |
| 7.12 Records of Nitrate Vulnerable Zones                   | 1 | 0 | 0 | 1 | 0 | 0 |
| 7.13 Records of Ancient Woodlands                          | 0 | 0 | 0 | 0 | 0 | 3 |

## 8. Natural Hazards

8.1 What is the maximum risk of natural ground subsidence? Very Low

## 9. Mining

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

9.2 What is the risk of subsidence relating to shallow mining within 150m of the study site? Low-Moderate

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

# Using this Report

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

## 1. Environmental Permits, Incidents and Registers

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

## 2. Landfills and Other Waste Sites

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

## 3. Current Land Uses

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

## 4. Geology

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

## 5. Hydrogeology and Hydrology

Provides information on productive strata within the bedrock and superficial geological layers, abstraction licenses, Source Protection Zones (SPZs) and river quality. These searches are conducted using radii of up to 2000m.

## 6. Flooding

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

## 7. Designated Environmentally Sensitive Sites

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

## 8. Natural Hazards

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

## 9. Mining

Provides information on areas of coal and shallow mining.

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## 10. Contacts

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

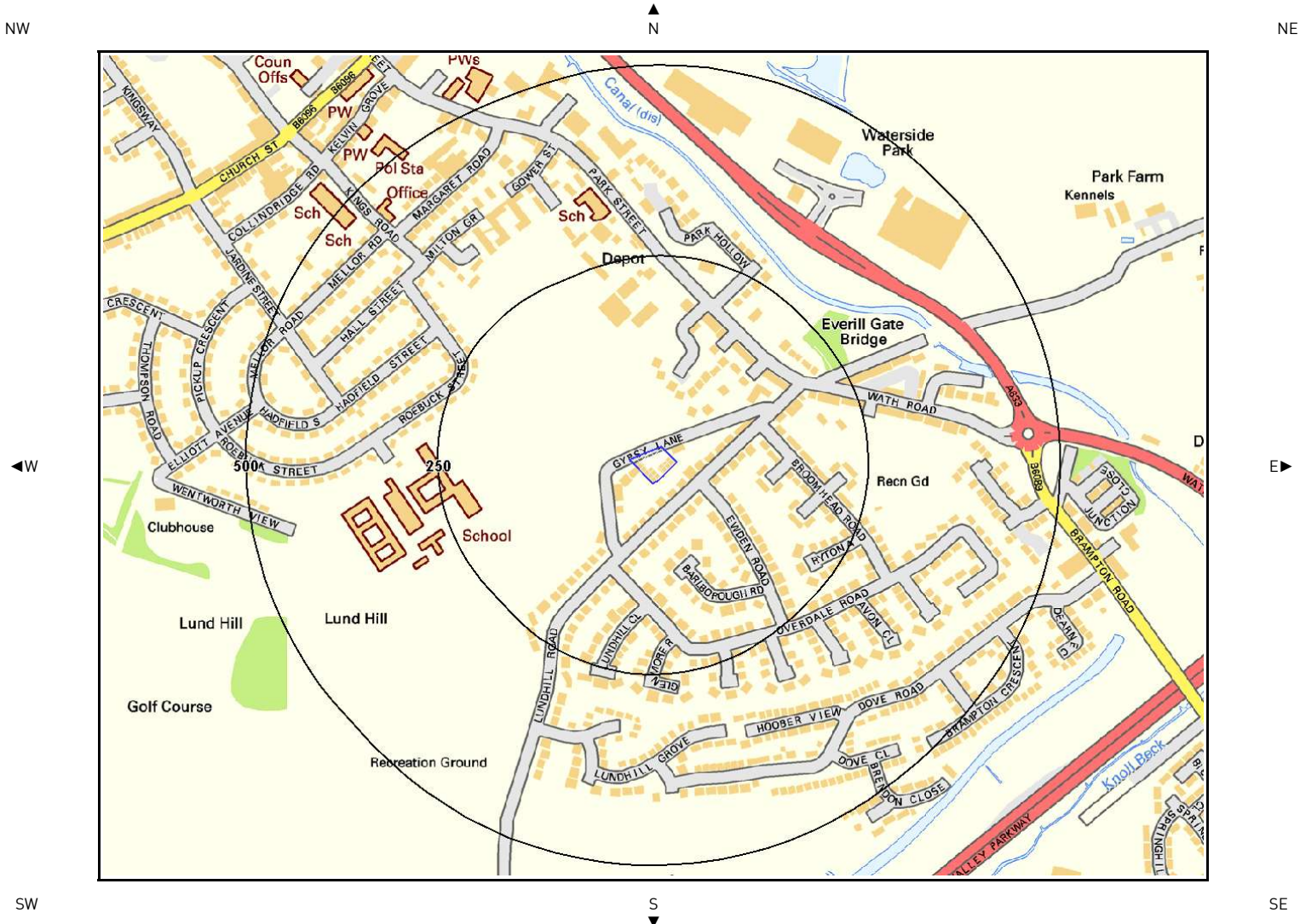
### Note: Maps

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

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

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

# 1. Environmental Permits, Incidents and Registers Map



Authorisations, Incidents and Registers Legend



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|  |                    |  |                               |  |                                                                |
|--|--------------------|--|-------------------------------|--|----------------------------------------------------------------|
|  | Site Outline       |  | Recorded Pollution Incident   |  | RAS 3 & 4 Authorisations                                       |
|  | Search Buffers (m) |  | Dangerous Substances (List 1) |  | Part A(1) Authorised Processes and Historic IPC Authorisations |
|  |                    |  | Dangerous Substances (List 2) |  | Part A(2) and Part B Authorised Processes                      |
|  |                    |  | Water Industry Referrals      |  | COMAH / NIHHS Sites                                            |
|  |                    |  | Licenced Discharge Consents   |  | Sites Determined as Contaminated Land                          |
|  |                    |  | Red List Discharge Consents   |  | Hazardous Substance Consents and Enforcements                  |

# 1.Environmental Permits, Incidents and Registers

## 1.1 Industrial Sites Holding Licences and/or Authorisations

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

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

**Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site:** 0

Database searched and no data found.

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

Database searched and no data found.

**Records of Licensed Discharge Consents within 500m of the study site:** 0

Database searched and no data found.

Report Reference: CMAPS-CM-237977-21956-200613

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

Database searched and no data found.

---

## 1.2 Dangerous or Hazardous Sites

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

Database searched and no data found.

---

## 1.3 Environment Agency Recorded Pollution Incidents

**Records of National Incidents Recording System, List 2 within 250m of the study site:** 0

Database searched and no data found.

---

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

Database searched and no data found.

---

## 1.4 Sites Determined as Contaminated Land under Part IIA EPA 1990

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

Database searched and no data found.

---

## 2. Landfill and Other Waste Sites Map

NW

N

NE

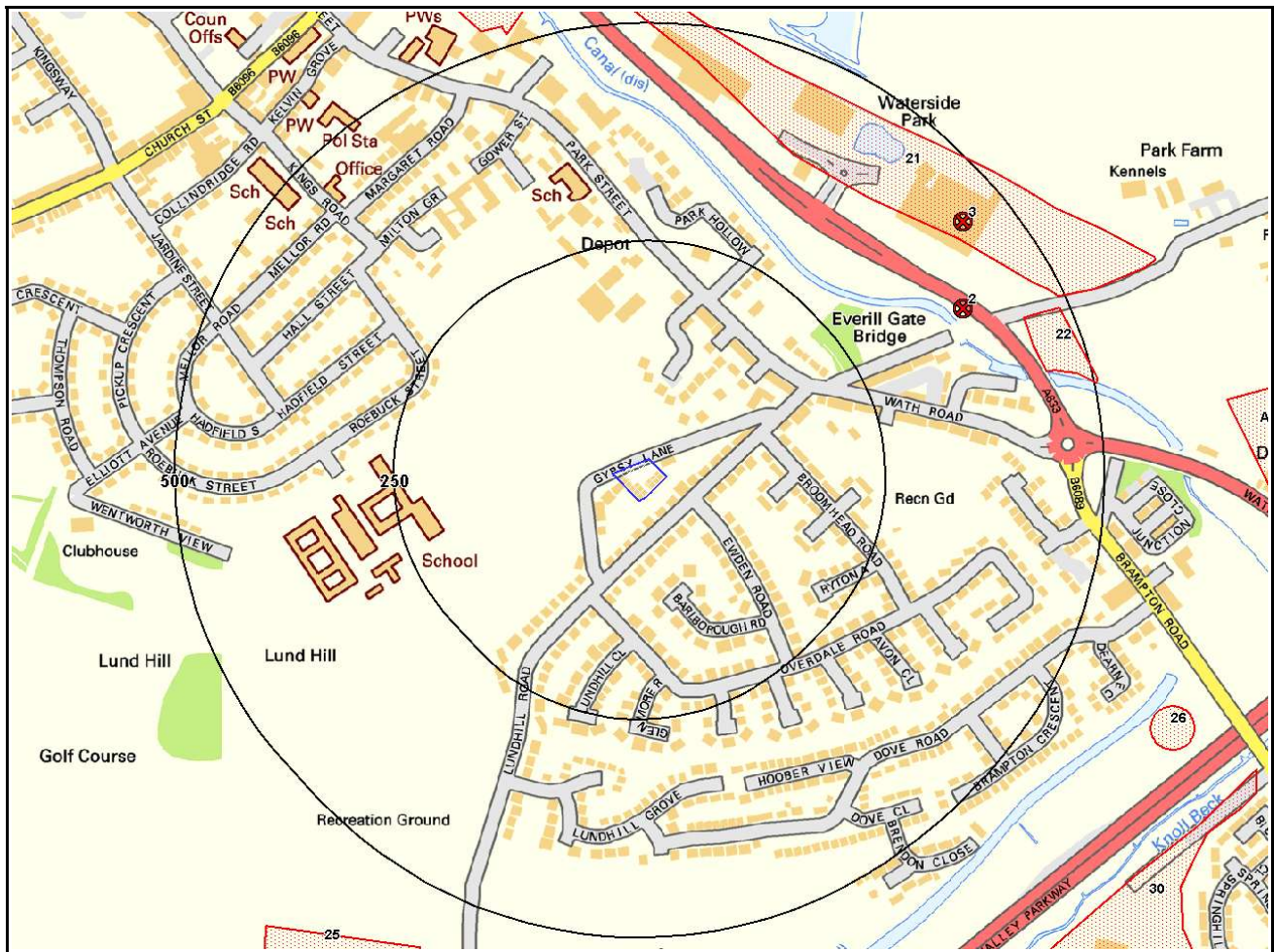
W

E

SW

S

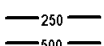
SE



Landfill & Other Waste Sites Legend

Mapping sourced from  
**Ordnance Survey**

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|                                                                                     |                    |                                                                                     |                                       |                                                                                      |                                     |
|-------------------------------------------------------------------------------------|--------------------|-------------------------------------------------------------------------------------|---------------------------------------|--------------------------------------------------------------------------------------|-------------------------------------|
|  | Site Outline       |  | E.A. Active Landfill                  |  | Operational Waste Treatment Licence |
|  | Search Buffers (m) |  | E.A. Historic Landfill (Area Data)    |  | Closed Waste Treatment Licence      |
|                                                                                     |                    |  | E.A. Historic Landfill (Point Data)   |  | REGIS Waste Licence                 |
|                                                                                     |                    |  | BGS / DoE Survey Landfill             |  | Operational Landfill                |
|                                                                                     |                    |  | Local Authority Landfill (Area Data)  |  | Closed Landfill                     |
|                                                                                     |                    |  | Local Authority Landfill (Point Data) |                                                                                      |                                     |

## 2. Landfill and Other Waste Sites

### 2.1 Landfill Sites

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

1

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

| ID        | Distance | Direction | NGR            | Details                                                                                                                                                                                                                                                                                                                                                             |
|-----------|----------|-----------|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Not shown | 652.0    | NE        | 441100, 403100 | <p>Address: Land / Premises At, Everill Gate Lane, Wombwell, Barnsley, South Yorkshire, S73 0DX</p> <p>Operator: B D R Waste Disposal Ltd</p> <p>Status: Issued</p> <p>IPPC Reference:</p> <p>EPR Reference:</p> <p>Landfill Reference: 60604.0</p> <p>Regis Reference: BDR009</p> <p>Landfill Type: A4 : Household, Commercial &amp; Industrial Waste Landfill</p> |

#### Records of operational landfill sites sourced from Landmark within 1000m of the study site:

0

Database searched and no data found.

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

19

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

| ID        | Distance | Direction | NGR            | Details                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------|----------|-----------|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 21        | 385.0    | NE        | 440700, 402700 | <p>Site Address: Land To North of Wombwell Bypass, Wombwell, Barnsley</p> <p>Waste Licence: Yes</p> <p>Site Reference: WD20 B787, 4400/B787, 20B787(143)</p> <p>Waste Type: Inert, Commercial</p> <p>Regis Reference: -</p> <p>Licence Issue: 13-Jun-1991</p> <p>Licence Surrendered: 10-Feb-1995</p> <p>Licence Hold Address: Pontefract Road, Broom Hill, Wombwell, Barnsley</p> <p>Operator: VHE Construction Limited</p>  |
| 22        | 445.0    | E         | 440900, 402500 | <p>Site Address: Section of disused canal between Everill Gate Lane, Wombwell Bypass, Barnsley</p> <p>Waste Licence: -</p> <p>Site Reference: 2B25(111), WD2 B25, 4400/B25</p> <p>Waste Type: Inert,</p> <p>Regis Reference: -</p> <p>Licence Issue:</p> <p>Licence Surrendered:</p> <p>Licence Hold Address: Public Services Department, Kendray Street, Barnsley</p> <p>Operator: Barnsley Metropolitan Borough Council</p> |
| 23        | 513.0    | N         | 440200, 402900 | <p>Site Address: Rear of Catholic Club, 23 Park Street, Wombwell, Barnsley</p> <p>Waste Licence: -</p> <p>Site Reference: (145)B, WD20 B185, 4400/(125)</p> <p>Waste Type: -</p> <p>Regis Reference: -</p> <p>Licence Issue:</p> <p>Licence Surrendered:</p> <p>Licence Hold Address: -</p> <p>Operator: P J Burke Limited</p>                                                                                                |
| Not shown | 528.0    | S         | 440400, 401800 | <p>Site Address: Lundhill Tavern, Beach House Road, Wombwell</p> <p>Waste Licence: -</p> <p>Site Reference: 4400/(152)B</p> <p>Waste Type: -</p> <p>Regis Reference: -</p> <p>Licence Issue:</p> <p>Licence Surrendered:</p> <p>Licence Hold Address: -</p> <p>Operator: -</p>                                                                                                                                                |
| 25        | 569.0    | SW        | 440000, 401800 | <p>Site Address: Lundhill Road, Wombwell, Barnsley</p> <p>Waste Licence: Yes</p> <p>Site Reference: WD20 B95</p> <p>Waste Type: Inert, Industrial, Commercial, Household, Liquid sludge</p> <p>Regis Reference: -</p> <p>Licence Issue: 17-Nov-1977</p> <p>Licence Surrendered: 02-Aug-1988</p> <p>Licence Hold Address: 94 Snape Hill, Darfield, Barnsley</p> <p>Operator: Mr P D Randle and Mr M Moore</p>                  |

|              |       |    |                   |                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                    |
|--------------|-------|----|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 26           | 621.0 | SE | 441000,<br>402100 | Site Address: Brampton Road, Wombwell<br>Waste Licence: -<br>Site Reference: 4400/(112)B, (112)B<br>Waste Type: -<br>Regis Reference: -                                                                                                                                                                    | Licence Issue:<br>Licence Surrendered:<br>Licence Hold Address: -<br>Operator: -                                                                                                                   |
| 27A          | 646.0 | E  | 441300,<br>402300 | Site Address: V H E Construction Plc,<br>Wath Road, Wombwell, Barnsley, South<br>Yorkshire<br>Waste Licence: Yes<br>Site Reference: WD20/B786, 4400/B197,<br>WD20/B197, 20B197, 4400/0574,<br>NE4238<br>Waste Type: Inert, Commercial, Liquid<br>sludge<br>Regis Reference: YQ1/L/VHE001                   | Licence Issue: 11-Jan-1978<br>Licence Surrendered: 10-May-1999<br>Licence Hold Address: Eastern Region,<br>British Rail, Sheaf House, Leadmill Road,<br>Sheffield<br>Operator: -                   |
| 28A          | 646.0 | E  | 441300,<br>402300 | Site Address: Former Clay Pit, Wath<br>Road, Wombwell<br>Waste Licence: -<br>Site Reference: (158)B, 4400/(158)<br>Waste Type: -<br>Regis Reference: -                                                                                                                                                     | Licence Issue:<br>Licence Surrendered:<br>Licence Hold Address: -<br>Operator: British Rail                                                                                                        |
| Not<br>shown | 650.0 | NE | 440900,<br>403000 | Site Address: Parkhill Quarry, Everill Gate<br>Lane, Wombwell, Barnsley<br>Waste Licence: Yes<br>Site Reference: 4400/B8, WD2 B8, WD2<br>B16, WD2 B24, 4400/B24, 4400/0410,<br>4400/0563<br>Waste Type: Inert, Industrial,<br>Commercial, Household, Special, Liquid<br>sludge<br>Regis Reference: -       | Licence Issue: 17-Nov-1976<br>Licence Surrendered: 31-Dec-1990<br>Licence Hold Address: Central Offices,<br>Barnsley<br>Operator: Barnsley Metropolitan Borough<br>Council                         |
| 30           | 694.0 | SE | 440700,<br>401200 | Site Address: V H E Construction Plc -<br>Former Cortonwood Colliery, Cortonwood<br>Reclamation Scheme, Knollbeck Lane,<br>Brampton, Barnsley, South Yorkshire<br>Waste Licence: Yes<br>Site Reference: WD20/R8544,<br>4400/R854, NE2165<br>Waste Type: Inert, Industrial<br>Regis Reference: YQ1/L/VHE002 | Licence Issue: 21-Dec-1992<br>Licence Surrendered: 19-Feb-2004<br>Licence Hold Address: Phoenix House,<br>Hawthorn Park, Coal Road, Leeds, West<br>Yorkshire<br>Operator: V H E (Construction) Plc |
| Not<br>shown | 722.0 | NW | 439900,<br>403200 | Site Address: Disused canal between<br>Station Road and Littlefield Road,<br>Wombwell, Barnsley<br>Waste Licence: Yes<br>Site Reference: WD2 B19, WD20 B609,<br>4400/B609, 20B609(56)<br>Waste Type: Inert,<br>Regis Reference: -                                                                          | Licence Issue: 26-Sep-1988<br>Licence Surrendered: 22-Apr-1993<br>Licence Hold Address: Stanney Mill Road,<br>Little Stanney, Chester<br>Operator: Barnsley Metropolitan Borough<br>Council        |
| Not<br>shown | 735.0 | NW | 440000,<br>403100 | Site Address: Disused Canal between<br>Littlefield Lane and Station Road,<br>Wombwell, Barnsley<br>Waste Licence: Yes<br>Site Reference: WD2 B17, 4400/B17<br>Waste Type: Inert,<br>Regis Reference: -                                                                                                     | Licence Issue: 02-Mar-1988<br>Licence Surrendered:<br>Licence Hold Address: Public Services<br>Department, Central Offices, Kendray<br>Street, Barnsley<br>Operator: -                             |
| Not<br>shown | 898.0 | E  | 441500,<br>402100 | Site Address: Land to East of A633 Road<br>adjacent to Knoll Beck, Broomhill,<br>Wombwell, Brampton, Barnsley<br>Waste Licence: Yes<br>Site Reference: WD20 B538, 4400/B538,<br>20B546(103), 20B538(103)<br>Waste Type: Inert, Commercial<br>Regis Reference: -                                            | Licence Issue: 03-Nov-1986<br>Licence Surrendered: 11-Feb-1993<br>Licence Hold Address: -<br>Operator: Wombwell Diesels Company<br>Limited                                                         |
| Not<br>shown | 909.0 | E  | 441500,<br>402200 | Site Address: Wath Road, Rotherham,<br>South Yorkshire<br>Waste Licence: -<br>Site Reference: -<br>Waste Type: Commercial, Household<br>Regis Reference: -                                                                                                                                                 | Licence Issue:<br>Licence Surrendered:<br>Licence Hold Address: -<br>Operator: Rotherham Rural District<br>Council                                                                                 |
| Not<br>shown | 958.0 | E  | 441500,<br>402100 | Site Address: Land Off Wath Road,<br>Brampton, Bierlow<br>Waste Licence: -<br>Site Reference: 4400/(138)B, 4400/0214<br>Waste Type: Commercial, Household<br>Regis Reference: -                                                                                                                            | Licence Issue:<br>Licence Surrendered:<br>Licence Hold Address: -<br>Operator: Rotherham Rural District<br>Council                                                                                 |

|           |        |    |                |                                                                                                                                                                                                                                |                                                                                                                                                                                             |
|-----------|--------|----|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Not shown | 1103.0 | W  | 439100, 402200 | Site Address: Wombwell Foundry, Hough Lane, Wombwell, Barnsley, South Yorkshire<br>Waste Licence: Yes<br>Site Reference: WD20 B142, NE4243<br>Waste Type: Industrial<br>Regis Reference: YQ1/L/WOM001                          | Licence Issue: 09-Dec-1977<br>Licence Surrendered: 07-Jun-2005<br>Licence Hold Address: Wombwell Foundry Ltd, Hough Lane, Wombwell, Barnsley, South Yorkshire<br>Operator: Wombwell Foundry |
| Not shown | 1140.0 | N  | 440400, 403500 | Site Address: Station Road Industrial Estate, Valley Road, Wombwell, Barnsley<br>Waste Licence: Yes<br>Site Reference: 4400/(125), WD20/B803<br>Waste Type: Inert,<br>Regis Reference: -                                       | Licence Issue: 19-Dec-1990<br>Licence Surrendered: 31-Dec-1993<br>Licence Hold Address: -<br>Operator: -                                                                                    |
| Not shown | 1153.0 | NW | 439700, 403300 | Site Address: North Ferriby Tip, Church Road, North Ferriby<br>Waste Licence: Yes<br>Site Reference: 55/30/10, 4400/41B61<br>Waste Type: Inert, Industrial, Commercial, Household<br>Regis Reference: -                        | Licence Issue: 13-Jul-1995<br>Licence Surrendered:<br>Licence Hold Address: -<br>Operator: Humberside County Council                                                                        |
| Not shown | 1224.0 | N  | 440500, 403700 | Site Address: Land North of Valley Road, Station Road, Industrial Estate, Wombwell, Barnsley<br>Waste Licence: Yes<br>Site Reference: 20B803(110), WD20 B803, 4400/B803<br>Waste Type: Inert, Commercial<br>Regis Reference: - | Licence Issue: 19-Dec-1990<br>Licence Surrendered: 28-Sep-1993<br>Licence Hold Address: Hangmanstone Depot, Birdwell, Barnsley<br>Operator: Rafahart Limited                                |

## Records of non-operational landfill sites sourced from Landmark within 1000m of the study site:

11

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

| ID        | Distance | Direction | NGR            | Details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----------|----------|-----------|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2         | 389.0    | NE        | 440800, 402600 | <p>Site Address: Wombwell Canal Reclamation Phase 2, Wombwell, BARNSELY, South Yorkshire<br/>Landfill Licence: 37ABDYAL<br/>Agency Reference:<br/>Waste Type: Inert<br/>Waste Description: Inert Landfill<br/>Known Restrictions: No known restriction on source of waste</p> <p>Record Date: 01-Jul-1990<br/>Transfer Date:<br/>Modification Date:<br/>Status: Licence<br/>lapsed/cancelled/defunct/not applicable/surrendered<br/>Category: LANDFILL<br/>Regulator: EA - North East Region - Ridings Area (Rotherham)<br/>Size: Large (&lt; 250,000 tonnes/year)</p>                 |
| 3         | 447.0    | NE        | 440800, 402700 | <p>Site Address: Wombwell By Pass Site 1, Wombwell, BARNSELY, South Yorkshire,<br/>Landfill Licence: 37AAAEAL<br/>Agency Reference:<br/>Waste Type: Inert<br/>Waste Description: Inert Landfill<br/>Known Restrictions: No known restriction on source of waste</p> <p>Record Date: 01-Jun-1991<br/>Transfer Date:<br/>Modification Date: 01-Oct-1993<br/>Status: Licence has completion certificate<br/>Category: LANDFILL<br/>Regulator: EA - North East Region - Ridings Area (Rotherham)<br/>Size: Medium (&lt; 75,000 tonnes/year)</p>                                            |
| Not shown | 692.0    | S         | 440300, 401700 | <p>Site Address: Lundhill Road, Wombwell, BARNSELY, South Yorkshire,<br/>Landfill Licence: 37AAHLAL<br/>Agency Reference:<br/>Waste Type: Putrescible<br/>Waste Description: Putrescible Landfill<br/>Known Restrictions: No known restriction on source of waste</p> <p>Record Date: 01-Nov-1977<br/>Transfer Date: 01-Mar-1987<br/>Modification Date: 01-Jun-1988<br/>Status: Licence<br/>lapsed/cancelled/defunct/not applicable/surrendered<br/>Category: LANDFILL<br/>Regulator: EA - North East Region - Ridings Area (Rotherham)<br/>Size: Medium (&lt; 75,000 tonnes/year)</p> |
| Not shown | 744.0    | E         | 441200, 402500 | <p>Site Address: Wath Road, Wombwell, BARNSELY, South Yorkshire<br/>Landfill Licence: 37ABEBAL<br/>Agency Reference: EAWML60590<br/>Waste Type: Inert<br/>Waste Description: Inert Landfill<br/>Known Restrictions: No known restriction on source of waste</p> <p>Record Date: 01-Jul-1993<br/>Transfer Date:<br/>Modification Date: 01-Sep-1997<br/>Status: Licence has completion certificate<br/>Category: LANDFILL<br/>Regulator: EA - North East Region - Ridings Area (Rotherham)<br/>Size: Very Large (&gt;250,000 tonnes/year)</p>                                            |

|           |       |    |                |                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                             |
|-----------|-------|----|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Not shown | 795.0 | NE | 441000, 402995 | Site Address: Park Hill, Wombwell, BARNSELEY, South Yorkshire,<br>Landfill Licence: 37AAXFAL<br>Agency Reference:<br>Waste Type: Inert<br>Waste Description: Inert Landfill<br>Known Restrictions: No known restriction on source of waste                                     | Record Date: 01-Aug-1987<br>Transfer Date:<br>Modification Date:<br>Status: Licence<br>lapsed/cancelled/defunct/not applicable/surrendered<br>Category: LANDFILL<br>Regulator: EA - North East Region - Ridings Area (Rotherham)<br>Size: Very Large (>250,000 tonnes/year) |
| Not shown | 798.0 | NE | 441005, 402995 | Site Address: Parkhill Quarry, Wombwell, BARNSELEY, South Yorkshire<br>Landfill Licence: 37ABDXAL<br>Agency Reference:<br>Waste Type: Difficult<br>Waste Description: Difficult Landfill<br>Known Restrictions: No known restriction on source of waste                        | Record Date: 01-May-1990<br>Transfer Date:<br>Modification Date:<br>Status: Record superseded<br>Category: LANDFILL<br>Regulator: EA - North East Region - Ridings Area (Rotherham)<br>Size: Undefined                                                                      |
| Not shown | 812.0 | NE | 440900, 403100 | Site Address: Station Road, Wombwell, BARNSELEY, South Yorkshire<br>Landfill Licence: 37ABDVAL<br>Agency Reference:<br>Waste Type: Difficult<br>Waste Description: Difficult Landfill<br>Known Restrictions: No known restriction on source of waste                           | Record Date: 01-Jun-1978<br>Transfer Date:<br>Modification Date:<br>Status: Licence<br>lapsed/cancelled/defunct/not applicable/surrendered<br>Category: LANDFILL<br>Regulator: EA - North East Region - Ridings Area (Rotherham)<br>Size: Undefined                         |
| Not shown | 884.0 | NW | 440000, 403200 | Site Address: Wombwell Canal & Aldham Embankment, Wombwell, BARNSELEY, South Yorkshire<br>Landfill Licence: 37ABCEAL<br>Agency Reference:<br>Waste Type: Inert<br>Waste Description: Inert Landfill<br>Known Restrictions: No known restriction on source of waste             | Record Date: 01-Mar-1988<br>Transfer Date:<br>Modification Date:<br>Status: Licence<br>lapsed/cancelled/defunct/not applicable/surrendered<br>Category: LANDFILL<br>Regulator: EA - North East Region - Ridings Area (Rotherham)<br>Size: Undefined                         |
| Not shown | 885.0 | NW | 440001, 403201 | Site Address: Dis.Canal Station Road/, Littlefield Lane, Wombwell, BARNSELEY, South Yorkshire,<br>Landfill Licence: 37AAZMAL<br>Agency Reference:<br>Waste Type: Inert<br>Waste Description: Inert Landfill<br>Known Restrictions: Waste produced/controlled by licence holder | Record Date: 01-Mar-1988<br>Transfer Date:<br>Modification Date: 01-Sep-1988<br>Status: Licence<br>lapsed/cancelled/defunct/not applicable/surrendered<br>Category: LANDFILL<br>Regulator: EA - North East Region - Ridings Area (Rotherham)<br>Size: Undefined             |
| Not shown | 936.0 | NE | 441100, 403095 | Site Address: Everill Gate Lane, Parkhill, Wombwell, BARNSELEY, South Yorkshire,<br>Landfill Licence: 37ABGCAL<br>Agency Reference: EAWML60604<br>Waste Type: Inert<br>Waste Description: Inert Landfill<br>Known Restrictions: No known restriction on source of waste        | Record Date: 01-Apr-1997<br>Transfer Date:<br>Modification Date: 01-Sep-1997<br>Status: Site closed<br>Category: LANDFILL<br>Regulator: EA - North East Region - Ridings Area (Rotherham)<br>Size: Very Small (<10,000 tonnes/year)                                         |
| Not shown | 940.0 | NE | 441100, 403100 | Site Address: Everill Gate Lane, Parkhill, Wombwell, BARNSELEY, South Yorkshire,<br>Landfill Licence: 37ABDGAL<br>Agency Reference:<br>Waste Type: Difficult<br>Waste Description: Difficult Landfill<br>Known Restrictions: No known restriction on source of waste           | Record Date: 01-Mar-1993<br>Transfer Date:<br>Modification Date: 01-Jan-1995<br>Status: Record superseded<br>Category: LANDFILL<br>Regulator: EA - North East Region - Ridings Area (Rotherham)<br>Size: Very Large (>250,000 tonnes/year)                                  |

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

2

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

| ID        | Distance | Direction | NGR                | Details                                                            |                                                |
|-----------|----------|-----------|--------------------|--------------------------------------------------------------------|------------------------------------------------|
| Not shown | 812.0    | NE        | 440900.0, 403100.0 | Address: Park Hill Tip, Wombwell, S.Yorks<br>BGS Number: 184.0     | Risk: Risk to major aquifer<br>Waste Type: N/A |
| Not shown | 1179.0   | E         | 441600.0, 402100.0 | Address: Brampton Bierlow, Rotherham, S Yorks<br>BGS Number: 866.0 | Risk: No risk to aquifer<br>Waste Type: N/A    |

Report Reference: CMAPS-CM-237977-21956-200613

## Records of Local Authority landfill sites within 1500m of the study site:

1

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

| ID        | Distance | Direction | Site Address | Source       | Data Type |
|-----------|----------|-----------|--------------|--------------|-----------|
| Not shown | 1435.0   | E         | Refuse Tip   | 1968 mapping | Polygon   |

## 2.2 Other Waste Sites

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

14

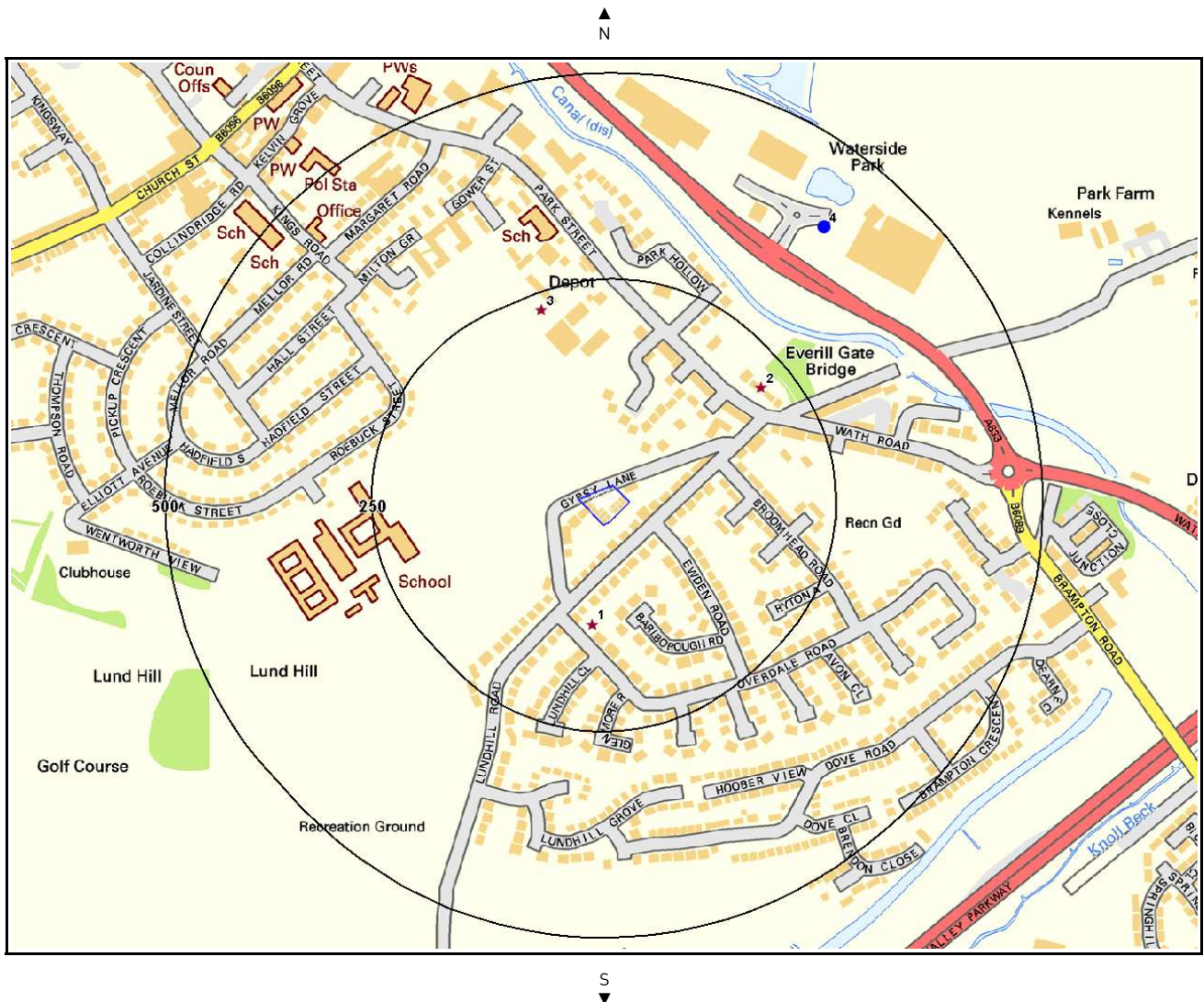
The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

| ID        | Distance | Direction | NGR            | Details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------|----------|-----------|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Not shown | 745.0    | E         | 441200, 402510 | <p>Site Address: Wath Road, Wombwell, Barnsley, S Yorks</p> <p>Type: Landfill taking Non-Biodegradable Wastes</p> <p>Size: Unknown</p> <p>Regis Licence Number: VHE001</p> <p>EPR reference: -</p> <p>Operator: V H E ( Construction ) Plc</p> <p>Waste Management licence No: 60590</p> <p>Annual Tonnage: 0.0</p> <p>Issue Date: 15/07/1993</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: 10/05/1999</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Surrendered</p> <p>Site Name: V H E Construction Plc</p> <p>Correspondence Address: -, Engine Lane, Shafton, Barnsley, S Yorks, S72 8SP</p>           |
| Not shown | 745.0    | E         | 441200, 402510 | <p>Site Address: Wath Road, Wombwell, Barnsley, S Yorks</p> <p>Type: Landfill taking Non-Biodegradable Wastes</p> <p>Size: &lt; 25000 tonnes</p> <p>Regis Licence Number: VHE001</p> <p>EPR reference: -</p> <p>Operator: V H E ( Construction ) Plc</p> <p>Waste Management licence No: 60590</p> <p>Annual Tonnage: 0.0</p> <p>Issue Date: 15/07/1993</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: 10/05/1999</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Surrendered</p> <p>Site Name: V H E Construction Plc</p> <p>Correspondence Address: -, Engine Lane, Shafton, Barnsley, S Yorks, S72 8SP</p> |
| Not shown | 745.0    | E         | 441200, 402510 | <p>Site Address: Wath Road, Wombwell, Barnsley, South Yorkshire</p> <p>Type: Landfill taking Non-Biodegradable Wastes</p> <p>Size: &lt; 25000 tonnes</p> <p>Regis Licence Number: VHE001</p> <p>EPR reference: EA/EPR/YP3890ZG/S002</p> <p>Operator: V H E Construction Plc</p> <p>Waste Management licence No: 60590</p> <p>Annual Tonnage: 150000.0</p> <p>Issue Date: 15/07/1993</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: 10/05/1999</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Surrendered</p> <p>Site Name: V H E Construction Plc</p> <p>Correspondence Address: -, -</p>                    |

|           |        |    |                |                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                     |
|-----------|--------|----|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Not shown | 940.0  | NE | 441100, 403100 | Site Address: Everhill Gate Lane, Wombwell, Barnsley, S Yorks<br>Type: Household, Commercial & Industrial Waste Landfill<br>Size: >= 75000 tonnes<br>Regis Licence Number: BDR009<br>EPR reference: -<br>Operator: B D R Waste Disposal Ltd<br>Waste Management licence No: 60604<br>Annual Tonnage: 0.0                                                          | Issue Date: 31/03/1993<br>Effective Date: -<br>Modified: -<br>Surrendered Date: -<br>Expiry Date: -<br>Cancelled Date: -<br>Status: Issued<br>Site Name: Parkhill Landfill Site<br>Correspondence Address: -, Thurcroft Heritage Centre, Thurcroft, Rotherham, South Yorkshire, S66 9AB                                             |
| Not shown | 940.0  | NE | 441100, 403100 | Site Address: Everhill Gate Lane, Wombwell, Barnsley, S Yorks<br>Type: Co-Disposal Landfill Site<br>Size: >= 75000 tonnes<br>Regis Licence Number: BDR009<br>EPR reference: -<br>Operator: B D R Waste Disposal Ltd<br>Waste Management licence No: 60604<br>Annual Tonnage: 0.0                                                                                  | Issue Date: 31/03/1993<br>Effective Date: -<br>Modified: -<br>Surrendered Date: -<br>Expiry Date: -<br>Cancelled Date: -<br>Status: Issued<br>Site Name: Parkhill Landfill Site<br>Correspondence Address: -, Thurcroft Heritage Centre, Thurcroft, Rotherham, South Yorkshire, S66 9AB                                             |
| Not shown | 940.0  | NE | 441100, 403100 | Site Address: Land / Premises At, Everill Gate Lane, Wombwell, Barnsley, South Yorkshire, S73 0DX<br>Type: Household, Commercial & Industrial Waste Landfill<br>Size: < 25000 tonnes<br>Regis Licence Number: BDR009<br>EPR reference: EA/EPR/JP3490ZK/A001<br>Operator: B D R Waste Disposal Ltd<br>Waste Management licence No: 60604<br>Annual Tonnage: 5000.0 | Issue Date: 31/03/1993<br>Effective Date: -<br>Modified: -<br>Surrendered Date: -<br>Expiry Date: -<br>Cancelled Date: -<br>Status: Issued<br>Site Name: Parkhill Landfill Site<br>Correspondence Address: -, -                                                                                                                     |
| Not shown | 1113.0 | S  | 440700, 401300 | Site Address: Cortonwood Reclamation Scheme, Knollbeck Lane, Brampton, Barnsley, S Yorks<br>Type: Co-Disposal Landfill Site<br>Size: >= 75000 tonnes<br>Regis Licence Number: VHE002<br>EPR reference: -<br>Operator: V H E Construction Plc<br>Waste Management licence No: 61603<br>Annual Tonnage: 0.0                                                         | Issue Date: 21/12/1992<br>Effective Date: -<br>Modified: -<br>Surrendered Date: 19/02/2004<br>Expiry Date: -<br>Cancelled Date: -<br>Status: Surrendered<br>Site Name: V H E Construction Plc - Former Cortonwood Colliery<br>Correspondence Address: -, Phoenix House, "Hawthorn Park, Coal Road", Leeds, West Yorkshire, LS14 1PQ |
| Not shown | 1113.0 | S  | 440700, 401300 | Site Address: Cortonwood Reclamation Scheme, Knollbeck Lane, Brampton, Barnsley, South Yorkshire<br>Type: Co-Disposal Landfill Site<br>Size: < 25000 tonnes<br>Regis Licence Number: VHE002<br>EPR reference: EA/EPR/QP3395ZQ/S002<br>Operator: V H E Construction Plc<br>Waste Management licence No: 61603<br>Annual Tonnage: 50000.0                           | Issue Date: 21/12/1992<br>Effective Date: -<br>Modified: -<br>Surrendered Date: 19/02/2004<br>Expiry Date: -<br>Cancelled Date: -<br>Status: Surrendered<br>Site Name: V H E Construction Plc - Former Cortonwood Colliery<br>Correspondence Address: -, -                                                                          |
| Not shown | 1113.0 | S  | 440700, 401300 | Site Address: Cortonwood Reclamation Scheme, Knollbeck Lane, Brampton, Barnsley, S Yorks<br>Type: Co-Disposal Landfill Site<br>Size: >= 75000 tonnes<br>Regis Licence Number: VHE002<br>EPR reference: -<br>Operator: V H E Construction Plc<br>Waste Management licence No: 61603<br>Annual Tonnage: 0.0                                                         | Issue Date: 21/12/1992<br>Effective Date: -<br>Modified: -<br>Surrendered Date: -<br>Expiry Date: -<br>Cancelled Date: -<br>Status: Issued<br>Site Name: V H E Construction Plc - Former Cortonwood Colliery<br>Correspondence Address: -, Phoenix House, Hawthorn Park, Coal Road, Leeds, West Yorkshire, LS14 1PQ                 |
| Not shown | 1113.0 | S  | 440700, 401300 | Site Address: Cortonwood Reclamation Scheme, Knollbeck Lane, Brampton, Barnsley, S Yorks<br>Type: Co-Disposal Landfill Site<br>Size: < 25000 tonnes<br>Regis Licence Number: VHE002<br>EPR reference: -<br>Operator: V H E Construction Plc<br>Waste Management licence No: 61603<br>Annual Tonnage: 0.0                                                          | Issue Date: 21/12/1992<br>Effective Date: -<br>Modified: -<br>Surrendered Date: 19/02/2004<br>Expiry Date: -<br>Cancelled Date: -<br>Status: Surrendered<br>Site Name: V H E Construction Plc - Former Cortonwood Colliery<br>Correspondence Address: -, Phoenix House, Hawthorn Park, Coal Road, Leeds, West Yorkshire, LS14 1PQ   |

|           |        |    |                |                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                |
|-----------|--------|----|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Not shown | 1120.0 | NE | 441000, 403400 | <p>Site Address: Wombwell Wwtw, Ings Lane, Wombwell, Barnsley, South Yorkshire, S73 0BP</p> <p>Type: Biological Treatment Facility</p> <p>Size: &lt; 25000 tonnes</p> <p>Regis Licence Number: YOR035</p> <p>EPR reference: EA/EPR/DP3292ZS/A001</p> <p>Operator: Yorkshire Water Services Ltd</p> <p>Waste Management licence No: 65470</p> <p>Annual Tonnage: 4999.0</p>       | <p>Issue Date: 17/05/2006</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Issued</p> <p>Site Name: Wombwell Wwtw</p> <p>Correspondence Address: -, -</p>                  |
| Not shown | 1163.0 | N  | 440386, 403591 | <p>Site Address: Station Road Industrial Estate, Valley Road, Wombwell, Barnsley, South Yorkshire, S73 0BS</p> <p>Type: Metal recycling site</p> <p>Size: &lt; 25000 tonnes</p> <p>Regis Licence Number: GIL048</p> <p>EPR reference: EA/EPR/CB3032RL/A001</p> <p>Operator: Gillott Alloys Limited</p> <p>Waste Management licence No: 103352</p> <p>Annual Tonnage: 74999.0</p> | <p>Issue Date: 09/01/2012</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Issued</p> <p>Site Name: Gillott Alloys Ltd</p> <p>Correspondence Address: -, -</p>             |
| Not shown | 1306.0 | W  | 439100, 402300 | <p>Site Address: Hough Lane, Wombwell, Barnsley, South Yorkshire, S73 0LT</p> <p>Type: Industrial Waste Landfill (Factory curtilage)</p> <p>Size: &lt; 25000 tonnes</p> <p>Regis Licence Number: WOM001</p> <p>EPR reference: EA/EPR/AP3690ZL/S002</p> <p>Operator: Wombwell Foundry Ltd</p> <p>Waste Management licence No: 60558</p> <p>Annual Tonnage: 36000.0</p>            | <p>Issue Date: 09/12/1977</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: 07/06/2005</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Surrendered</p> <p>Site Name: Wombwell Foundry</p> <p>Correspondence Address: -, -</p> |
| Not shown | 1467.0 | E  | 441900, 402700 | <p>Site Address: 88, Pontefract Road, Broomhill, Barnsley, South Yorkshire, S73 0YG</p> <p>Type: Metal Recycling Site (Vehicle Dismantler)</p> <p>Size: &lt; 25000 tonnes</p> <p>Regis Licence Number: BRO003</p> <p>EPR reference: EA/EPR/AP3590ZB/A001</p> <p>Operator: Broomhill Motor Spares</p> <p>Waste Management licence No: 60552</p> <p>Annual Tonnage: 5000.0</p>     | <p>Issue Date: 21/12/1995</p> <p>Effective Date: -</p> <p>Modified: -</p> <p>Surrendered Date: -</p> <p>Expiry Date: -</p> <p>Cancelled Date: -</p> <p>Status: Issued</p> <p>Site Name: Broomhill Motor Spares</p> <p>Correspondence Address: -, -</p>         |

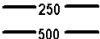
### 3. Current Land Use Map



Current Land Use Legend



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- |                                                                                     |                    |                                                                                     |                                                |
|-------------------------------------------------------------------------------------|--------------------|-------------------------------------------------------------------------------------|------------------------------------------------|
|  | Site Outline       |  | Current Industrial Sites                       |
|  | Search Buffers (m) |  | Petrol & Fuel Sites                            |
|                                                                                     |                    |  | Underground High Pressure Oil & Fuel Pipelines |

## 3. Current Land Uses

### 3.1 Current Industrial Data

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

**3**

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

| ID | Distance | Direction | Company                 | Address                                      | Activity                | Category                      |
|----|----------|-----------|-------------------------|----------------------------------------------|-------------------------|-------------------------------|
| 1  | 121.0    | S         | Electricity Sub Station | S73                                          | Electrical Features     | Infrastructure and Facilities |
| 2  | 211.0    | NE        | Pest Rangers            | 81, Park Street, Wombwell, Barnsley, S73 0HJ | Pest and Vermin Control | Contract Services             |
| 3  | 229.0    | N         | Tank                    | S73                                          | Tanks (Generic)         | Industrial Features           |

### 3.2 Petrol and Fuel Sites

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

**1**

The following petrol or fuel site records provided by Catalist are represented as points on the Current Land Use map:

| ID | Distance | Direction | NGR            | Company  | Address                                                                                          | LPG            | Status   |
|----|----------|-----------|----------------|----------|--------------------------------------------------------------------------------------------------|----------------|----------|
| 4  | 404.0    | NE        | 440697, 402742 | Obsolete | Wombwell Service Station, Park Street, Park Street, Wombwell, Barnsley, South Yorkshire, S73 0AS | Not Applicable | Obsolete |

### 3.3 Underground High Pressure Oil and Gas Pipelines

**Records of high pressure underground pipelines within 500m of the study site:**

**0**

Database searched and no data found.

## 4. Geology

### 4.1 Artificial Ground and Made Ground

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

| LEX Code | Description               | Rock Type          |
|----------|---------------------------|--------------------|
| MGR-MGRD | MADE GROUND (UNDIVIDED)   | ARTIFICIAL DEPOSIT |
| WGR-OPEN | WORKED GROUND (UNDIVIDED) | VOID               |
| MGR-MGRD | MADE GROUND (UNDIVIDED)   | ARTIFICIAL DEPOSIT |

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

### 4.2 Superficial Ground and Drift Geology

Database searched and no data found.

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

### 4.3 Bedrock and Solid Geology

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

| LEX Code | Description | Rock Type |
|----------|-------------|-----------|
| OR-SDST  | OAKS ROCK   | SANDSTONE |

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

For more detailed geological and ground stability data please refer to the "GroundSure GeoInsight". Available from our website.

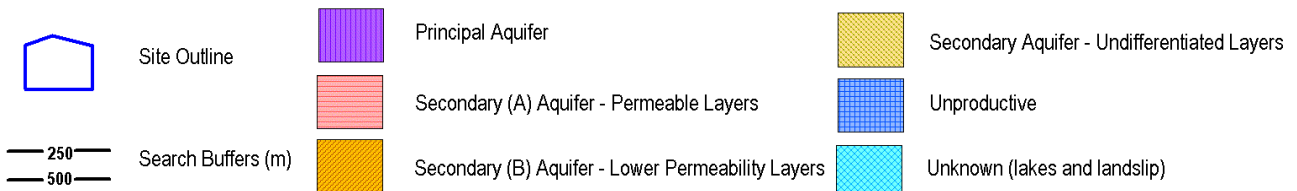
# 5a. Hydrogeology - Aquifer Within Superficial Geology



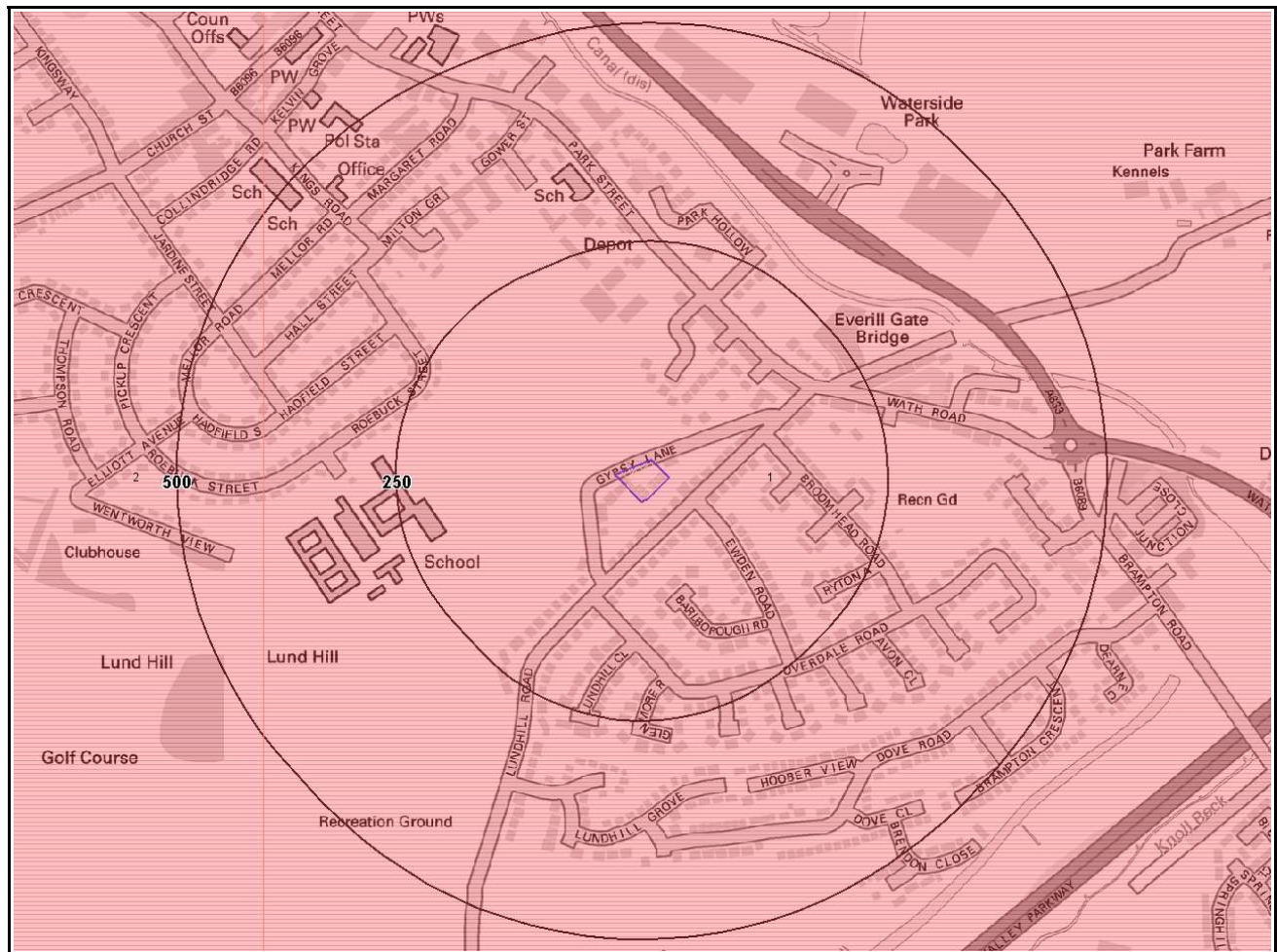
Aquifer Within Superficial Geology Legend



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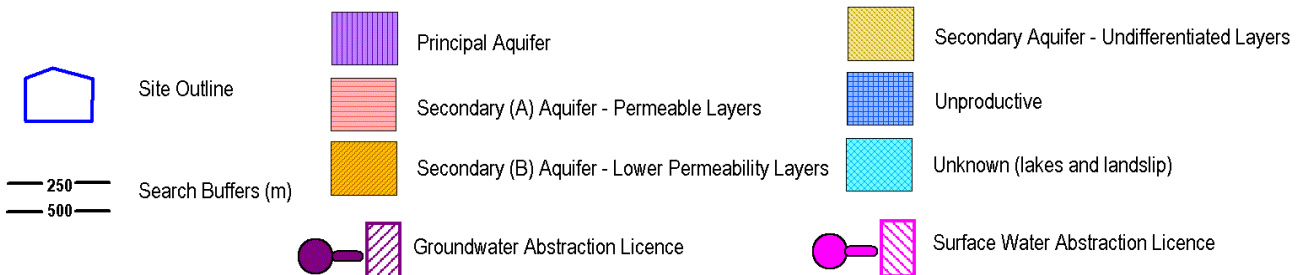
## 5b. Hydrogeology - Aquifer Within Bedrock Geology and Abstraction Licenses



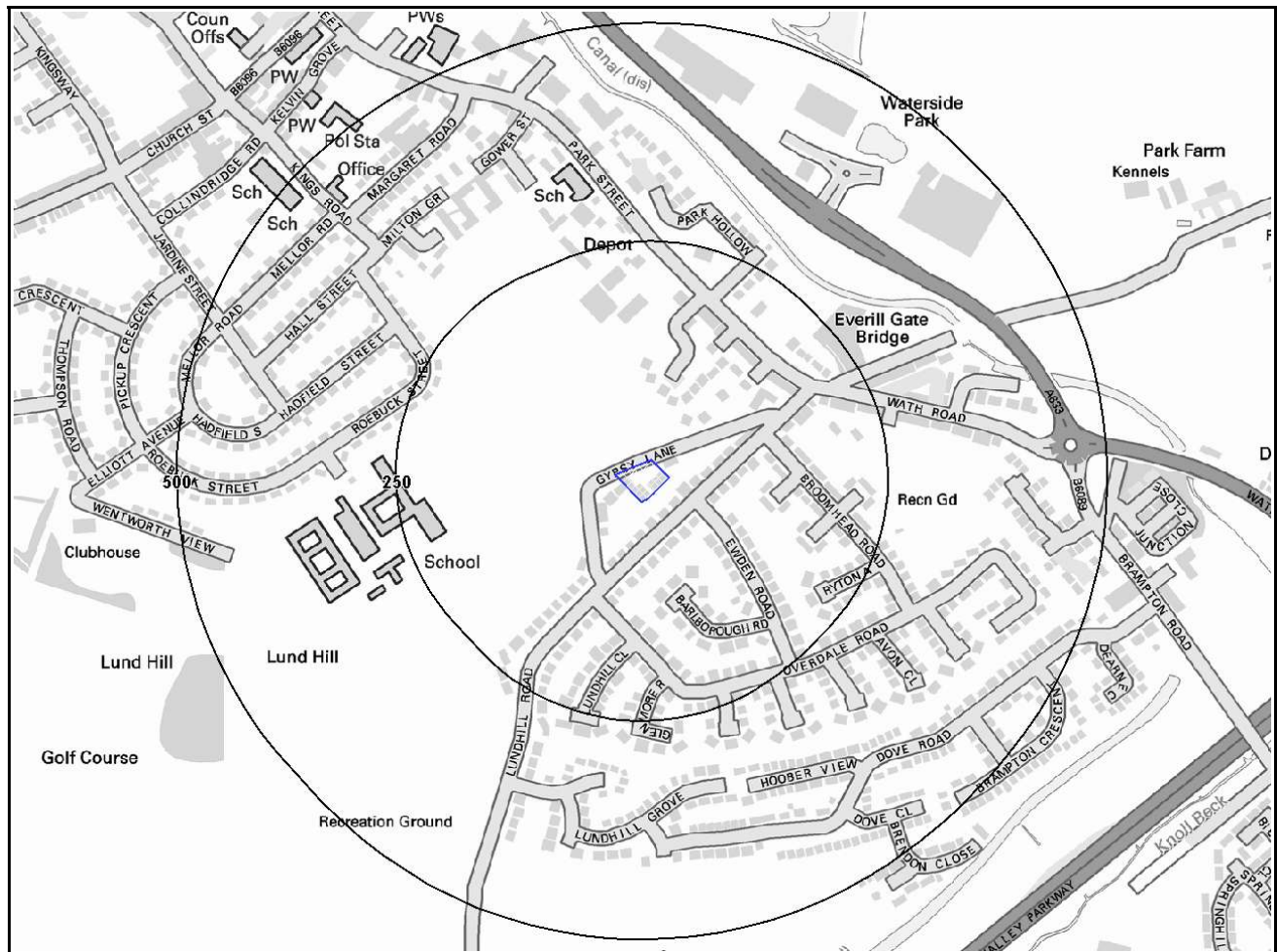
Aquifer Within Bedrock Geology Legend



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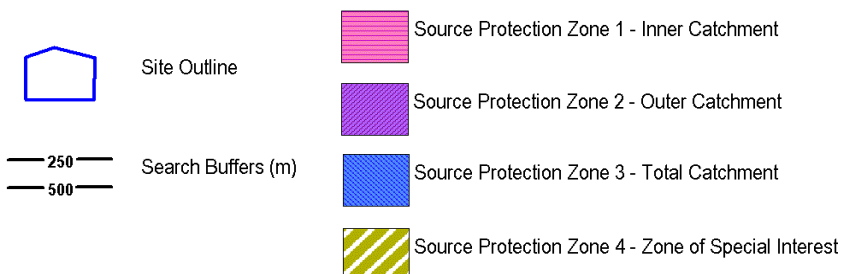
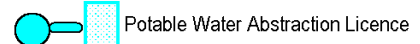
## 5c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses



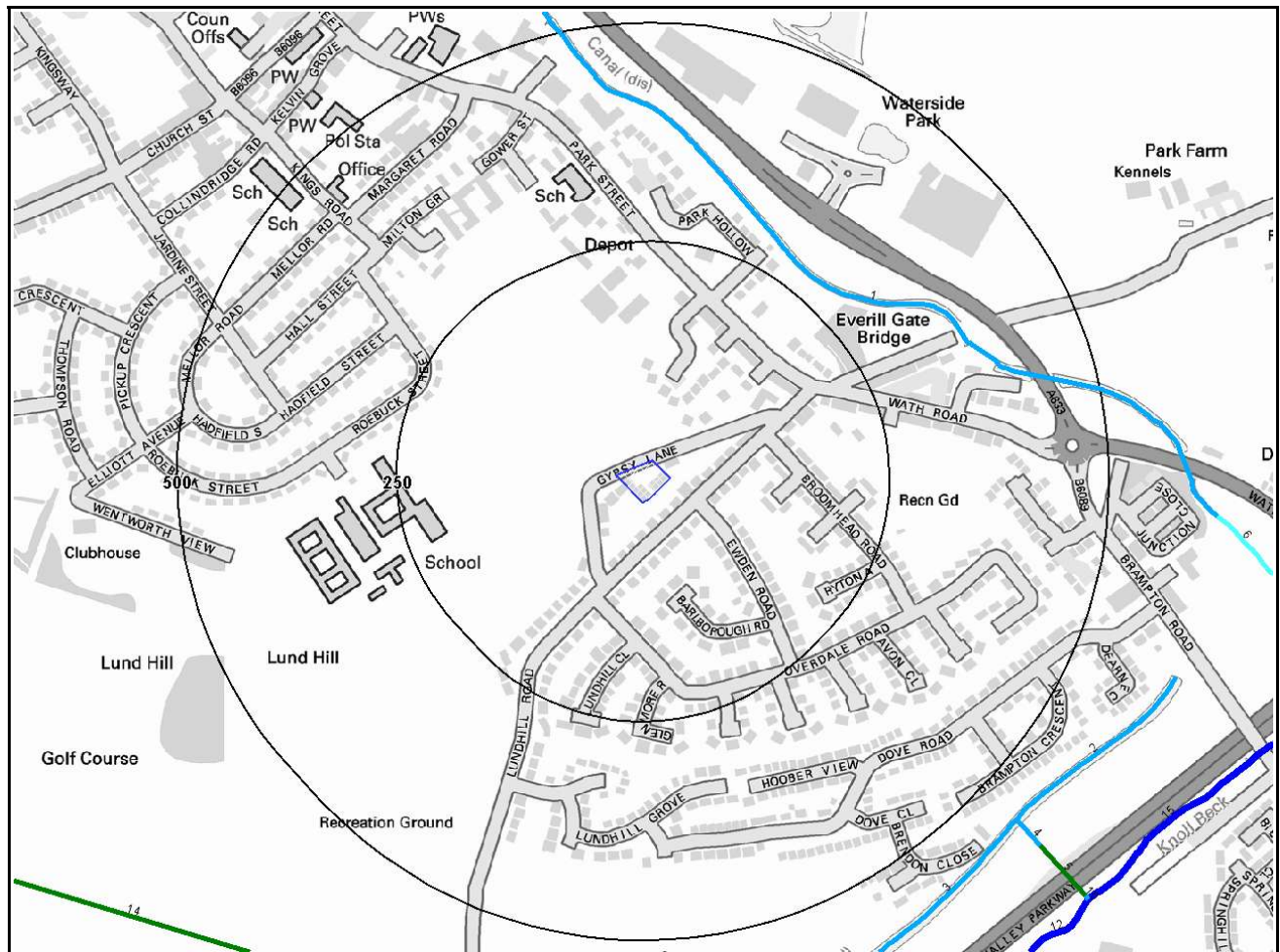
SPZ and Potable Water Abstraction Licenses  
Legend



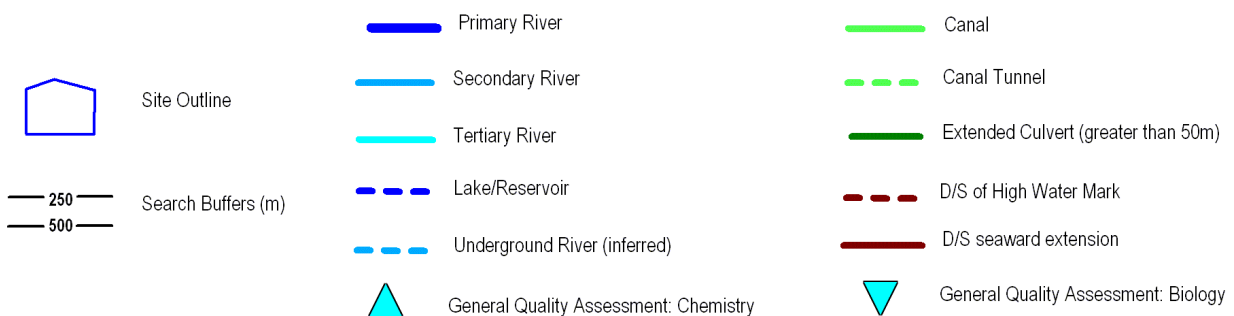
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# 5d. Hydrology – Detailed River Network and River Quality



## Hydrology Legend



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## 5. Hydrogeology and Hydrology

### 5.1 Aquifer within Superficial Deposits

**Are there records of productive strata within the superficial geology at or in proximity to the property? No**

Database searched and no data found.

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

### 5.2 Aquifer within Bedrock Deposits

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

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

The following aquifer records are shown on the Aquifer within Bedrock Geology Map (5b):

| ID | Distance [m] | Direction | Designation | Description                                                                                                                                                                                                                            |
|----|--------------|-----------|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | 0.0          | On Site   | Secondary A | Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers |
| 2  | 401.0        | W         | Secondary A | Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers |

### 5.3 Groundwater Abstraction Licences

**Are there any Groundwater Abstraction Licences within 2000m of the study site? No**

Database searched and no data found.

### 5.4 Surface Water Abstraction Licences

**Are there any Surface Water Abstraction Licences within 2000m of the study site? No**

Database searched and no data found.

### 5.5 Potable Water Abstraction Licences

**Are there any Potable Water Abstraction Licences within 2000m of the study site? No**

Report Reference: CMAPS-CM-237977-21956-200613

Database searched and no data found.

## 5.6 Source Protection Zones

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

**No**

Database searched and no data found.

## 5.7 River Quality

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

**Yes**

### Biological Quality:

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

The following Biological Quality records are shown on the Hydrology Map (5d):

| ID        | Distance [m] | Direction | NGR            | River Details                                                                                       | Biological Quality Grade |      |      |      |      |
|-----------|--------------|-----------|----------------|-----------------------------------------------------------------------------------------------------|--------------------------|------|------|------|------|
|           |              |           |                |                                                                                                     | 2005                     | 2006 | 2007 | 2008 | 2009 |
| Not shown | 1443.0       | N         | 440950, 403780 | River Name: Dove<br>Reach: Blacker Dyke<br>Wombwell Stw<br>End/Start of Stretch: End of Stretch NGR | D                        | D    | D    | C    | C    |

### Chemical Quality:

Database searched and no data found.

## 5.8 Detailed River Network

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

**Yes**

The following Detailed River Network records are represented on the Hydrology Map (5d):

| ID | Distance | Direction | Details                                                                             |                                                                                                    |
|----|----------|-----------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| 1  | 277.0    | NE        | River Name: -<br>Water Course Name: -<br>Welsh River Name: -<br>Alternative Name: - | River Type: Secondary River<br>Catchment: -<br>Drain: NO<br>Main River Status: Currently Undefined |

## 5.9 Surface Water Features

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

**No**

Database searched and no data found.

Report Reference: CMAPS-CM-237977-21956-200613

---

This information is taken from [Ordnance Survey OpenData](#)<sup>TM</sup>. Contains Ordnance Survey data © Crown copyright and database right 2013.

## 6. Environment Agency Flood Map

NW

N

NE

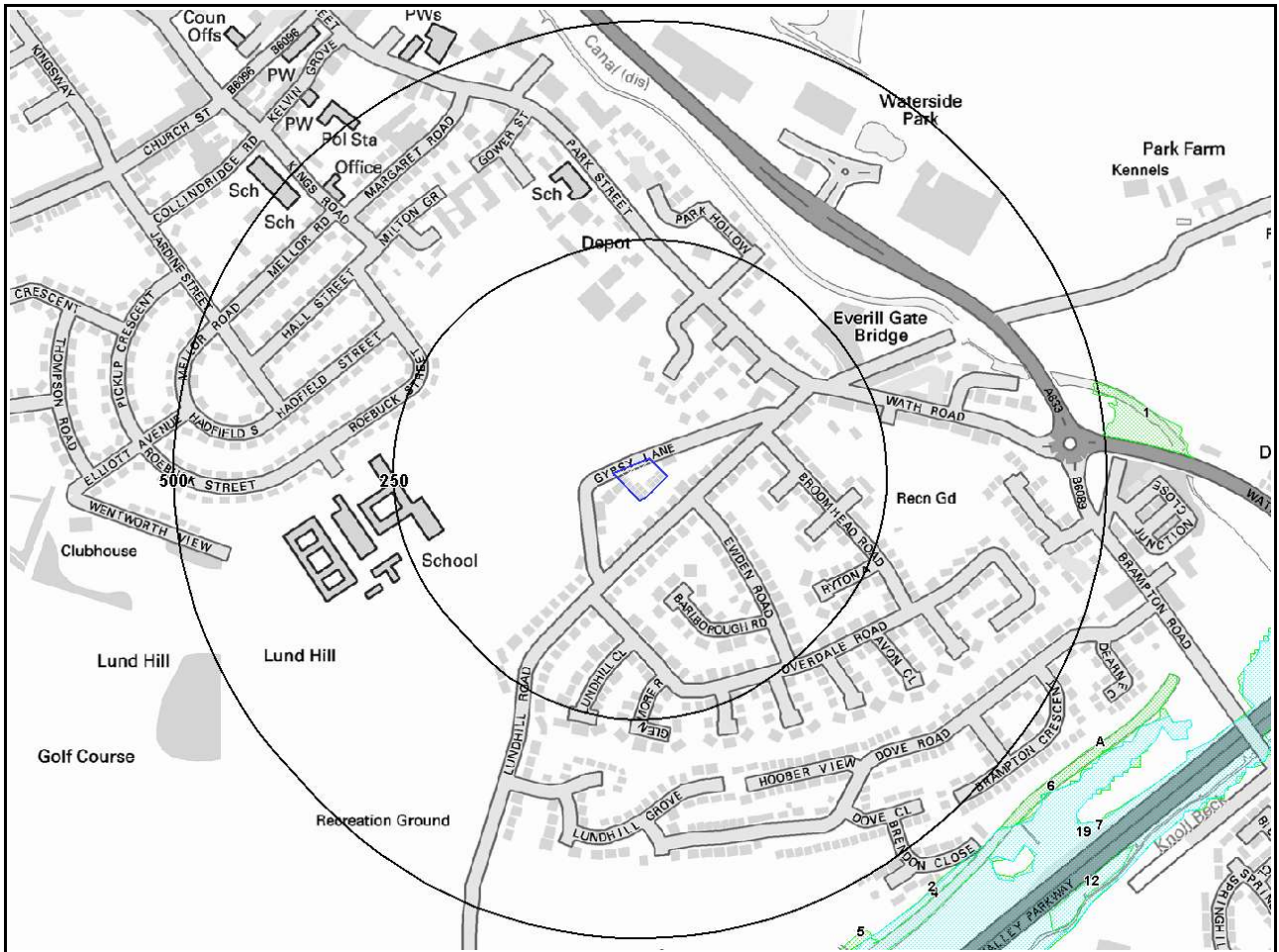
W

E

SW

S

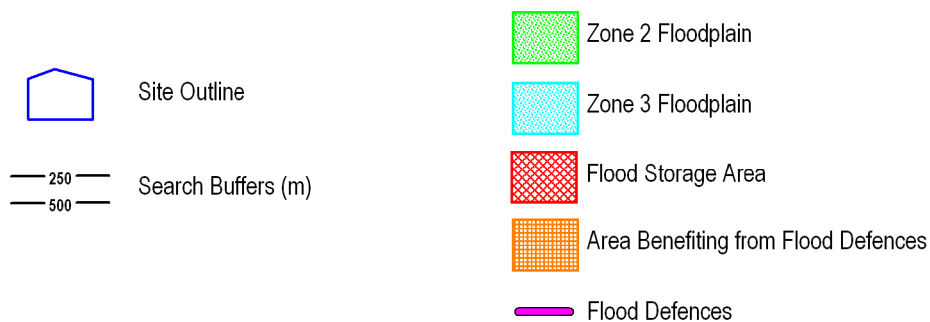
SE



Environment Agency Flood Legend



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---

## 6. Flooding

### 6.1 Zone 2 Flooding

Zone 2 floodplain estimates the annual probability of flooding as one in one thousand (0.1%) or greater from rivers and the sea but less than 1% from rivers or 0.5% from the sea. Alternatively, where information is available they may show the highest known flood level.

**Is the site within 250m of an Environment Agency indicative Zone 2 floodplain?** **No**

Database searched and no data found.

---

### 6.2 Zone 3 Flooding

Zone 3 estimates the annual probability of flooding as one in one hundred (1%) or greater from rivers and a one in two hundred (0.5%) or greater from the sea. Alternatively, where information is available they may show the highest known flood level.

**Is the site within 250m of an Environment Agency indicative Zone 3 floodplain?** **No**

Database searched and no data found.

---

### 6.3 Flood Defences

**Are there any Flood Defences within 250m of the study site?** **No**

---

### 6.4 Areas benefiting from Flood Defences

**Are there any areas benefiting from Flood Defences within 250m of the study site?** **No**

---

### 6.5 Areas used for Flood Storage

**Are there any areas used for Flood Storage within 250m of the study site?** **No**

---

### 6.6 Groundwater Flooding Susceptibility Areas

**Are there any British Geological Survey groundwater flooding susceptibility flood areas within 50m of the boundary of the study site?** **Yes**

---

**What is the highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions?** **Very Low**

---

---

## 6.7 Groundwater Flooding Confidence Areas

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

**Low**

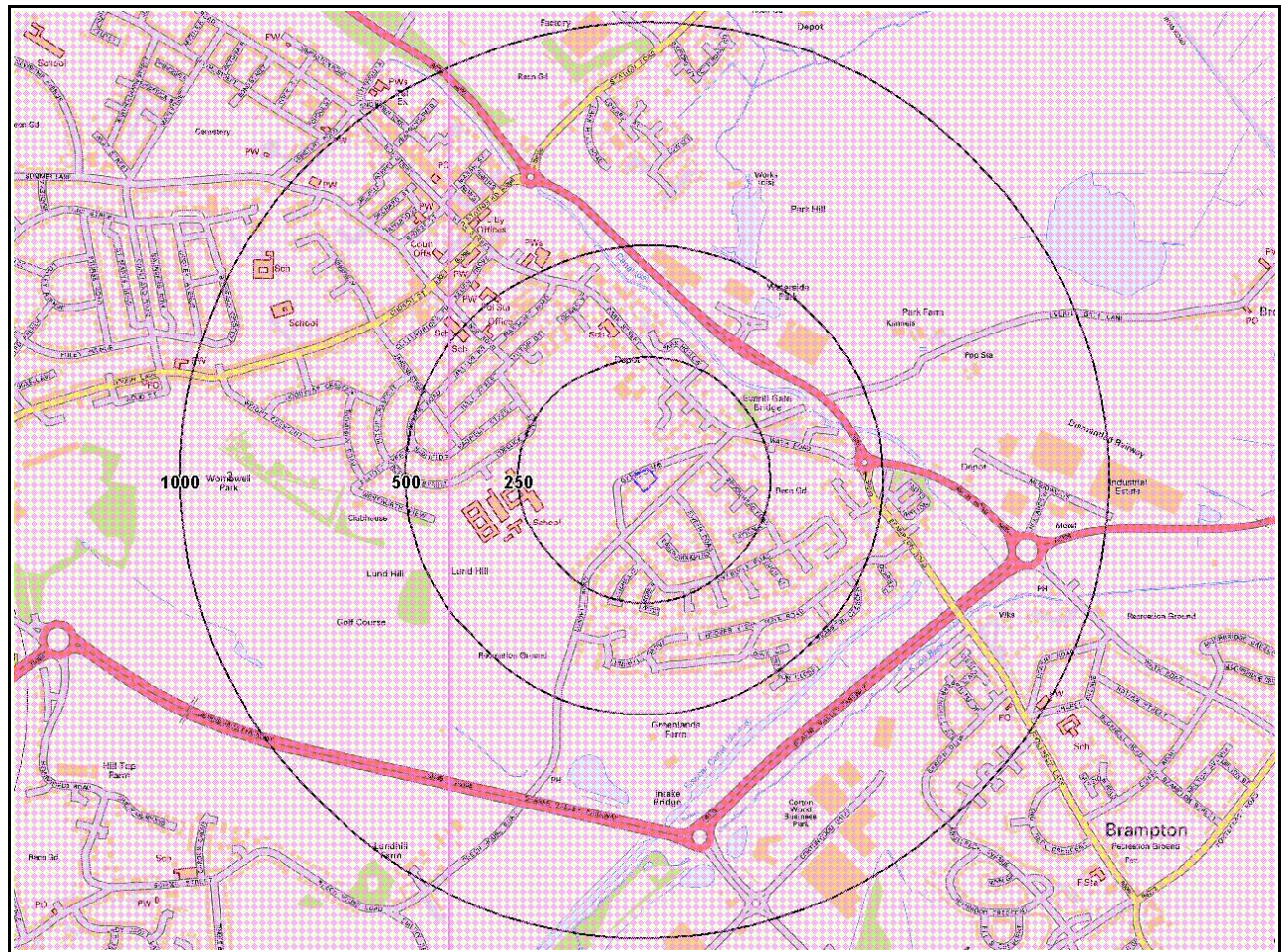
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**Notes:**

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

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

# 7.Designated Environmentally Sensitive Sites Map



Designated Environmentally Sensitive Sites Legend

Mapping sourced from  
**Ordnance Survey**

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|                                                                                     |                                     |                                                                                     |                          |                                                                                     |                         |                                                                                      |                |                                                                                       |                                 |
|-------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------------------------------------------------------|--------------------------|-------------------------------------------------------------------------------------|-------------------------|--------------------------------------------------------------------------------------|----------------|---------------------------------------------------------------------------------------|---------------------------------|
|  | Site Outline                        |  | SAC                      |  | SSSI                    |  | NNR            |  | World Heritage Sites            |
|  | Areas of Outstanding Natural Beauty |  | SPA                      |  | Ramsar                  |  | LNR            |  | Environmentally Sensitive Areas |
|                                                                                     |                                     |  | Nitrate Vulnerable Zones |  | Nitrate Sensitive Areas |  | National Parks |  | Ancient Woodlands               |

## 7. Designated Environmentally Sensitive Sites

**Presence of Designated Environmentally Sensitive Sites within 2000m of the study site?** **Yes**

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

Report Reference: CMAPS-CM-237977-21956-200613

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

Database searched and no data found.

**Records of Nitrate Vulnerable Zones within 2000m of the study site: 2**

The following Nitrate Vulnerable Zone records produced by DEFRA are represented as polygons on the Designated Environmentally Sensitive Sites Map:

| ID | Distance | Direction | NVZ Type | Data Source |
|----|----------|-----------|----------|-------------|
| 1  | 0.0      | On Site   | NVZ Area | DEFRA       |
| 2  | 401.0    | W         | NVZ Area | DEFRA       |

**Records of Ancient Woodland within 2000m of the study site: 3**

The following Ancient Woodland records are supplied by English Nature/Scottish Natural Heritage/Countryside Council for Wales and are represented as polygons on the Designated Environmentally Sensitive Sites Map:

| ID        | Distance | Direction | Ancient Woodland Name | Type                              |
|-----------|----------|-----------|-----------------------|-----------------------------------|
| 3         | 1419.0   | W         | WOMBWELL WOOD SOUTH   | Ancient and Semi-Natural Woodland |
| Not shown | 1449.0   | W         | WOMBWELL WOOD SOUTH   | Ancient and Semi-Natural Woodland |
| Not shown | 1713.0   | W         | WOMBWELL WOOD         | Ancient and Semi-Natural Woodland |

## 8. Natural Hazards Findings

### 8.1 Detailed BGS GeoSure Data

BGS GeoSure Data has been searched to 50m. The data is included in tabular format. If you require further information on geology and ground stability, please obtain a GroundSure GeoInsight, available from our website. The following information has been found:

#### 8.1.1 Shrink Swell

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

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

| Hazard                                                                                                                                                                                                                                                                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ground conditions predominantly non-plastic. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely likely due to potential problems with shrink-swell clays. |

#### 8.1.2 Landslides

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

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

| Hazard                                                                                                                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides. |

#### 8.1.3 Soluble Rocks

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

Soluble rocks are not present in the search area. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

#### 8.1.4 Compressible Ground

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

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

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

### 8.1.5 Collapsible Rocks

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

**Very Low**

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

---

Hazard

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

---

### 8.1.6 Running Sand

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

**Very Low**

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

---

Hazard

Very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required, to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

---

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

## 9. Mining

### 9.1 Coal Mining

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

**Yes**

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

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

### 9.2 Shallow Mining

**What is the subsidence hazard relating to shallow mining on-site\*?**

**Low-Moderate**

\*Please note this data is searched with a 150m buffer.

### 9.3 Brine Affected Areas

**Are there any brine affected areas within 75m of the study site?**

**No**

Guidance: No Guidance Required.

## 10. Contacts

### CENTREMAPS

Telephone: 01886 832972  
groundsure@centremaps.co.uk  
CENTREMAPS, Brockamin House, Leigh, Worcester, London,  
WR6 5JU

Directors: M C Walker, MInst C.E.S., C M Walker,  
S J Hawkins BSc (Hons), S E Stewart BSc (Hons)  
Registered No. 1890261 Registered in England and Wales  
Registered Company: Laser Surveys Limited  
Brockamin House, Leigh, Worcester, WR6 5JU.

### British Geological Survey (England & Wales)

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

centremapslive.com  
the mapping portal from Laser Surveys



### Environment Agency

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



### Health Protection Agency

Chilton, Didcot, Oxon, OX11 0RQ  
Tel: 01235 822622 www.hpa.org.uk/radiation  
Radon measures and general radon information and  
guidance



### The Coal Authority

200 Lichfield Lane, Mansfield, Notts NG18 4RG  
Tel: 0845 762 6848  
DX 716176 Mansfield 5  
Web: [www.groundstability.com](http://www.groundstability.com)



### Ordnance Survey

Romsey Road  
Southampton SO16 4GU  
Tel: 08456 050505



### Local Authority

Authority: Barnsley Metropolitan Borough Council  
Phone: 01226 770770  
Web: [www.barnsley.gov.uk/index.asp](http://www.barnsley.gov.uk/index.asp)  
Address: Town Hall, Barnsley, South Yorkshire, S70 2TA

### Get Mapping PLC

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



### Acknowledgements

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Site of Special Scientific Interest, National Nature Reserve, Ramsar Site, Special Protection Area, Special Area of Conservation data is provided by, and used with the permission of, English Nature who retain the Copyright and Intellectual Property Rights for the data.

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

## Standard Terms and Conditions

### 1 Definitions

In these terms and conditions unless the context otherwise requires:

**“Beneficiary”** means the person or entity for whose benefit the Client has obtained the Services.

**“Client”** means the party or parties entering into a Contract with GroundSure.

**“Commercial”** means any building or property which is not Residential.

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

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

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

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

**“Contract”** means the contract between GroundSure and the Client for the provision of the Services, and which shall incorporate these terms and conditions, the Order, and the relevant User Guide.

**“Third Party Data Provider”** means any third party providing Third Party Content to GroundSure.

**“Data Reports”** means reports comprising factual data with no accompanying interpretation.

**“Fees”** has the meaning set out in clause 5.1.

**“GroundSure”** means GroundSure Limited, a company registered in England and Wales under number 03421028.

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

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

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

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

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

**“Order Website”** means the online platform through which Orders may be placed by the Client and accepted by GroundSure.

**“Report”** means a Risk Screening Report or Data Report for Commercial or Residential property.

**“Residential”** means any building or property used as or intended to be used as a single dwelling.

**“Risk Screening Report”** means a risk screening report comprising factual data with an accompanying interpretation by GroundSure.

**“Services”** means any Report, Mapping and/or Support Services which GroundSure has agreed to provide by accepting an Order pursuant to clause 2.6.

**“Site”** means the area of land in respect of which the Client has requested GroundSure to provide the Services.

**“Third Party Content”** means data, database information or other information which is provided to GroundSure by a Third Party Data Provider.

**“User Guide”** means the user guide, as amended from time to time, available upon request from GroundSure and on the website ([www.groundsure.com](http://www.groundsure.com)) and forming part of this Contract.

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

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

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

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

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

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

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

### 3 The Client's obligations

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

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

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

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

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

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

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

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

#### **4 Reliance**

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

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

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

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

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

#### **5 Fees and Disbursements**

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

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

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

#### **6 Intellectual Property and Confidentiality**

6.1 Subject to

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

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

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

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

- (i) not remove, suppress or modify any trade mark, copyright or other proprietary marking belonging to GroundSure or any third party from the Services;
- (ii) use the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;
- (iii) not create any product or report which is derived directly or indirectly from the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);
- (iv) not combine the Services with or incorporate such Services into any other information data or service;

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

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

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

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

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

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

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

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

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

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

7.4 GroundSure shall not be liable for

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

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

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

#### **8 GroundSure's right to suspend or terminate**

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

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

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

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

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

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

### **9. Client's Right to Terminate and Suspend**

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

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

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

(ii) the Reports and/or Mapping provided under this Contract are  
(a) supplied to the Client's specification(s) and in any event  
(b) by their nature cannot be returned.

### **10 Consequences of Withdrawal, Termination or Suspension**

10.1 Upon termination of the Contract:

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

(ii) the Client shall pay to GroundSure all and any Fees payable in respect of the performance of the Services up to the date of termination or suspension. In respect of any Support Services provided, the Client shall also pay GroundSure any additional costs incurred in relation to the termination or suspension of the Contract. 11 Anti-Bribery

11.1 The Client warrants that it shall:

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

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

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

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

### **12 General**

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

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

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

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

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

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

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

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

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

(iii) Acts of God or the public enemy;

(iv) riot, civil commotion or war;

(v) strikes, labour disputes or industrial action;

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

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

(viii) changes in law; or

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

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

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

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

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

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

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

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

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

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

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