

COAL MINING RISK ASSESSMENT FOR 444 BRADFORD ROAD, BATLEY, WEST YORKSHIRE, WF17 5LW

16-09-13 Revision 0

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Prepared for

Mr P Lister

This report has been prepared under the framework of BS EN 9001:2008

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EXECUTIVE SUMMARY

A Coal Mining Risk Assessment was required by Kirklees Council under Clause 11 of the National Policy Planning Framework. This report is required to support the planning application of the site.

In order to support a planning application for the subject site, **Mr P Lister** commissioned **Demeter Environmental Ltd** to undertake a Coal Mining Risk Assessment at 444 Bradford Road, Batley, West Yorkshire, WF17 5LW, to support the planning application for the site.

The project has been carried out in accordance with the guidance provided by the Department of Energy and Climate Change.

The project has been carried out within the existing legislative framework, which is outlined in Appendix B.

It should be noted that the table below only offers a brief summary of the information presented in this report and is for briefing purposes only. Reference should be made to the main report for detailed analysis undertaken.

**Table 1: Executive Summary**

	SUBJECT	DATA
SITE INFORMATION AND SETTING	Client	Mr P Lister
	Site	44 Bradford Road
	Site location	444 Bradford Road, Batley, West Yorkshire, WF17 5LW
	Grid Reference	424639E 424268N
CONCEPTUAL SITE MODEL	Geology	<p>The drift geology is given as alluvium.</p> <p>The solid geology is given as Thornhill Rock (sandstone) of the Carboniferous epoch.</p> <p>The Joan Coal seam appears to outcrop on the northern boundary of the site, it appears that the Lower Flockton Thick Seam will be present below the site. If present the Flockton Thick Seam would be approximately 15mbgl on the northern boundary of the site.</p>
	Coal	<p>The property is in a surface area that could be affected by underground mining in 1 seam of coal at 100m to 130m depth, and last worked in 1897.</p> <p>Any movement in the ground due to coal mining activity should have stopped.</p> <p>In addition the property is in an area where the Coal Authority believe there is coal at or close to the surface. This coal may have been worked at some time in the past. The potential presence of coal workings at or close to the surface should be considered prior to any site works or future development activity. Your attention is drawn to the Comments on the Coal Authority information section of the report.</p>
	Site Investigation	N/A
Proposed Further Works		<p>It in order to determine if there is evidence of coal seams below the site it is initially proposed that a single borehole is sunk to 40mbgl on the northern boundary of the site to determine the depth of the Joan Coal seam, to determine if the Flockton Thick seam is present below the site and if there is any other evidence of coal seams underlying the site.</p> <p>If evidence of coal seams are recorded then a second borehole will be sunk on the southern boundary to a depth of 30mbgl.</p> <p>If required a third borehole will be sunk to 30mbgl to provide information on the dip of any coal seams encountered.</p>
This sheet is intended as a summary of the report; it does not provide a definitive analysis.		



1 INTRODUCTION

1.1 Coal Mining Risk Assessment Terms of Reference

1.1.1 This report presents the results of a Coal Mining Risk Assessment (CMRA) carried out for 444 Bradford Road, Batley, West Yorkshire, WF17 5LW, performed for **Mr P Lister**. This report was written in October 2016 and should be read in the light of any subsequent changes in legislation, statutory requirements or industry practices.

1.1.2 The works were carried out in accordance with the standard terms of contract of **Demeter Environmental Ltd.**

1.1.3 This report has been prepared in accordance to the Demeter Environmental Limited Quality Management System.

1.2 Aims and Objectives of Coal Mining Risk Assessment

1.2.1 The primary objective of the CMRA was to assess whether the site has the potential to be affected by underground mining.

1.2.2 This study includes a review of the available geological information in order to establish the likely ground conditions at the site. The review is based on the following information:

- Review of the Coal Authority Mining Report for the site;
- Review of data available from the BGS;
- Review of data from previous site investigation reports;
- Identification of likely ground conditions at the site based on the data obtained;

1.2.3 The findings and opinions provided in this document are made in good faith and are based on data provided by third parties (Groundsure, Environment Agency, The Coal Authority, and Regulatory Bodies) and the report should be read in conjunction with the limitations on the document control form.

1.3 Scope of Coal Mining Risk Assessment

1.3.1 The objectives of the coal mining risk assessment is to:

1. Present a desk based review of all available information within this report on the coal mining issues which are relevant to the site;
2. Use the information obtained to identify and assess the risks to the proposed development from coal mining legacy, including cumulative impact issues;



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3. Set out appropriate mitigation measures to address the coal mining legacy issues affecting the site, including any necessary remedial works and/or demonstrate how coal mining issues have influenced the proposed development;
 4. Demonstrate to the Local Planning Authority that the application is, or can be made safe and stable to meet the requirements of the National Planning Policy Framework and the requirements of the Coal Authority in respect of their determination of planning application consultations;
 5. Minimise the risks and effects of land instability on properties, infra structure and the public;
 6. Help to ensure that various types of development should not be placed in unstable locations without appropriate precautions;
 7. Bring unstable land, wherever possible back into productive use; and
 8. Assist in safeguarding public and private investment by a proper appreciation of site conditions and necessary precautionary measures.
- 1.3.2 The scheme has been designed taking into account the findings in the Coal Authority Report and this risk assessment as well as the requirements of the Coal Authority and the current National Planning Policy Guidance.
- 1.3.3 This report has been prepared in general accordance with the Coal Mining Risk Assessment Model Report Template and intends to demonstrate to the Local Planning Authority and the Coal Authority that the site is, or can be, made safe and stable, and to meet the requirements of the National Policy Planning Framework (NPPF).

1.4 Limitations of Data

- 1.4.1 It should be noted that it did not become a legal requirement to deposit coal mining abandonment plans until the 1870's and that this requirement was not rigorously enforced for some time after. Many shallow coal seams were worked prior to the introduction of first edition Ordnance Survey Maps and information on these workings is often not available. Therefore if coal seams were accessible then invariably they could have been worked by formal or informal means.
- 1.4.2 It is also possible that if unrecorded workings are present then unrecorded mine entries may be present.



1.5 Principal Sources of Information

1.5.1 Documents that were available or have been obtained for reference or obtaining data are given in Appendix A.

2 SITE CONTEXT

2.1 Site Location

2.1.1 The site is located off Bradford Road, the approximate grid reference is 424639E 424268N, as shown on Drawing 1 and Plate 2 in Appendix B.

2.1.2 The site is located within the administrative jurisdiction of Kirklees Council.

3 SITE HISTORY

3.1 Historical O.S. Maps

3.1.1 The historical use of the site has been researched using maps in the public domain that are out of copyright, no coal mining features could be discerned.

3.2 Historical Aerial Photographs

3.2.1 Aerial photographs for the site were viewed using Google Earth[®], no changes could be discerned.

3.3 Anecdotal Evidence

3.3.1 No additional information on the site history could be sourced.

3.4 Previous Reports

3.4.1 Demeter Environmental Limited has no knowledge nor has received any reports relating to the site or the surrounding area.

4 ENVIRONMENTAL SETTING

4.1 Published Geology – 1:50,000 Geological Maps

4.1.1 The documented geology has been ascertained by the examination of British Geological Survey 1:50,000 Sheet 77 (Huddersfield) and the appropriate geological memoir is summarised hereunder.

4.1.2 The drift geology is given as alluvium.

4.1.3 The solid geology is given as Thornhill Rock (sandstone) of the Carboniferous epoch.



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4.2 Published Geology – 1:10,000/6" to 1 Mile Geological Maps (232SE)

4.2.1 The Joan Coal seam appears to outcrop on the northern boundary of the site, it appears that the Lower Flockton Thick Seam will be present below the site. If present the Flockton Thick Seam would be approximately 15mbgl on the northern boundary of the site.

4.2.2 Evidence of coal seams were identified within close proximity to the site.

4.3 Borehole Records

4.3.1 A number of boreholes were present in close proximity to the site. The section sheets are presented in Appendix K and are summarised hereunder in Table 5:

Table 2: Summary of BGS Borehole Logs

Easting	Northing	Distance From Site (m)	Termination Depth (m)	Description
424440	424250		3mbgl	Sandstone at 1.5mbgl
424430	424230		30mbgl	Sandstone at 3mbgl Possible working at 18mbgl

5 COAL MINING RISK ASSESSMENT (CMRA)

5.1 Coal Mining Referral Area Plans

5.1.1 In order to determine if a Coal Mining Risk Assessment is required the Coal Mining Referral Area map for Kirklees Council has been reviewed (13th October 2016), the information is presented hereunder:

Table 3: Summary of Information From Coal Mining Referral Area For Kirklees Council

Question	Discussion	Yes / No
1) Is the site within a Coal Mining Reporting (Standing Advice) Area?	The Coal Mining Reporting Area, also known as CON29M Coal and Brine Consultation Areas, is the known extent of coal mining activity and is used to determine whether a coal mining report is required for property transactions and the conveyance process. This area does not represent the full extent of geological coal reserves and resources.	Yes
2) Is the site within a 'Development High Risk' (Referral) Area?	The Development High Risk Area is the part of the coal mining reporting area, which contains one or more recorded coal mining related features which have the potential for instability or a degree of risk to the surface from the legacy of coal mining operations. The combination of features includes mine entries; shallow coal workings (recorded and probable); recorded coal mining related hazards; recorded mine gas sites; fissures and breaklines and previous surface mining sites. New development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities. This area was formally known as the Development Referral Area.	Yes

5.1.2 The Coal Mining Referral map is presented in Appendix C.

5.1.3 Based on the above a CMRA will be required by the Coal Authority and Kirklees Council as the site is within a referral area.



5.2 Site Specific Coal Mining Risk Plan

5.2.1 In order to determine what the potential risks are in relation to coal mining for the site, the coal mining risk plan for Kirklees Council was reviewed on the 13th October 2016, the information is presented below:

Table 4: Summary of Information From Site Specific Mining Risk Plan For Kirklees Council

Question	Discussion	Yes / No
Is the subject site within the zone of influence of any mine entries?	Mine entries indicate the entrance into a mine working, for which there are two types: shafts and adits. Mine shafts are vertical or near vertical entrances to a mine whereas adits are a walkable entrance to a mine as shown on plans held by the Coal Authority. Mine entry positions are taken from a variety of plan sources, which vary in age, scale, accuracy and condition. These factors determine the accuracy of the mine entry position derived. A Mine Entry with Potential Zone of Influence is the area of the ground that might be affected if subsidence of the mine entry occurs.	No
Are there any fissures within close proximity to the subject site?	Fissures and breaklines are types of geological disturbances which are lines of weaknesses at the surface which may have been affected by coal mining	No
Are there any mine gas sites in close proximity to the subject site?	A mine gas site is a site or property that has either been subject to investigation or remedial works by the Coal Authority to deal with an actual or potential mine gas occurrence.	No
Are there any records of past surface hazards in close proximity to the subject site?	A Past Surface Hazard is a site or property that has either been subject to investigation or remedial works by the Coal Authority under its Emergency Hazard Call-Out Procedures.	No
Are there any past or current surface mining in close proximity to the subject site?	Surface Mining Areas denote an area of coal extracted by surface excavations in the past or are being excavated currently, these sites do not necessarily reflect the extent of the excavation. Coal resources may still be available within these areas due to the inefficiencies of some historic mining techniques. These areas are often referred to as "opencast mining".	Possibly
Are there any past shallow coal mine working in close proximity to the subject site?	Past shallow coal mine workings are derived from the Coal Authority's records of underground coal mine workings. This dataset has been created by extracting all those underground workings, or parts thereof, whose depth is 30 metres or less from the surface. Shallow workings do not have sufficient overlying strata therefore any movement has the potential to reach the surface and cause damage; approximately 50% of the accepted surface hazards are related to shallow workings, both recorded and unrecorded.	No
Is the subject site in an area/in close proximity to an area where there are probable shallow coal mine workings	Probable shallow coal mine workings contain locations and estimated extents of probable shallow underground workings for which no recorded plan exists, but where it is likely that workable coal at shallow depths has been mined before records were kept. The data has been estimated from available mining records by qualified mining surveyors.	Possibly
If the subject site in an area where there are coal outcrops?	Coal Outcrops illustrate a location where a workable coal seam is present at or close to the surface.	No

5.2.2 The Site Specific Coal Mining Plan is presented in Appendix C.

5.3 Surface Coal Mining Resource Plan

5.3.1 The surface coal mining resource plan for Kirklees Council was reviewed on the 13th October 2016, and the site is not in an area of surface mining operations.

5.3.2 The surface coal mining resource plan is presented in Appendix C.



5.4 Coal Authority Mining Report

5.4.1 As part of this risk assessment a Coal Authority Mining report has been procured, the report is presented in Appendix D and is summarised below:

5.4.2 The hazards associated with former mining activities, and associated hazards are summarised hereunder:

Table 5: Summary of Coal Authority Report

Information From Coal Authority	Information	Is risk present?
Past Underground Coal Mining	<p>The property is in a surface area that could be affected by underground mining in 1 seam of coal at 100m to 130m depth, and last worked in 1897.</p> <p>Any movement in the ground due to coal mining activity should have stopped.</p> <p>In addition the property is in an area where the Coal Authority believe there is coal at or close to the surface. This coal may have been worked at some time in the past. The potential presence of coal workings at or close to the surface should be considered prior to any site works or future development activity. Your attention is drawn to the Comments on the Coal Authority information section of the report.</p>	Possibly
Present Underground Coal Mining	The property is not in the likely zone of influence of any present underground coal workings.	No
Future Underground Coal Mining	<p>The property is not in an area for which the Coal Authority is determining whether to grant a licence to remove coal using underground methods.</p> <p>The property is not in an area for which a licence has been granted to remove or otherwise work coal using underground methods.</p> <p>The property is not in an area that is likely to be affected at the surface from any planned future workings.</p> <p>However, reserves of coal exist in the local area which could be worked at some time in the future.</p> <p>No notice of the risk of the land being affected by subsidence has been given under section 46 of the Coal Mining Subsidence Act 1991.</p>	No
Mine Entries	<p>Within, or within 20 metres of, the boundary of the property there is 1 mine entry, the approximate position of which is shown on the attached plan.</p> <p>There is no record of what steps, if any, have been taken to treat the mine entry.</p>	No
Coal Mining Geology	The Authority is not aware of any evidence of damage arising due to geological faults or other lines of weakness that have been affected by coal mining.	No
Past Opencast Coal Mining	The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.	No
Present Opencast Coal Mining	The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.	No
Future Opencast Coal Mining	<p>The property is not within 800 metres of the boundary of an opencast site for which the Coal Authority is determining whether to grant a licence to remove coal by opencast methods.</p> <p>The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.</p>	No
Coal Mining Subsidence	<p>The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres, since 31st October 1994.</p> <p>There is no current Stop Notice delaying the start of remedial works or repairs to the property.</p> <p>The Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.</p>	No
Mine Gas	There is no record of a mine gas emission requiring action by the Coal Authority within the boundary of the property.	No
Hazards Relating to Coal Mining	The property has not been subject to remedial works, by or on behalf of the Authority, under its Emergency Surface Hazard Call Out procedures.	No



5.5 Data From Historical O.S. Maps

5.5.1 No evidence of coal mining was observed within 1000m of the site on the historical O.S. maps.

5.6 Hazards and Risks Associated With Former Mining Activities

5.6.1 The hazards associated with former mining activities, and associated hazards are summarised hereunder:

Table 6: Summary of Risks Associated With Former Mining Areas and Associated Hazards

Risk	Hazard	Consequence	Has Risk Been Identified?
Surface coal workings	Collapse of workings beneath buildings causing sudden loss of bearing to the structure (Consequence of 'Mild').	Mild/Minor – affect on building fabric	No
Shallow coal mine workings	Collapse of the workings surrounding the buildings causing disruption to the infrastructure (Consequence of 'Minor').	Severe – acute risk to human health Mild/Minor – affect on building fabric	Yes
Mine entries (shafts and adits)	Failure of unrecorded mine entries, areas of previously collapsed ground that have migrated to the surface beneath the building causing loss of bearing. Similar conditions may exist where coal may have been worked by primitive surface extraction (bell pits etc.) extraction at the crop of the seam (Consequence of 'Mild').	Severe – acute risk to human health Mild – affect on building fabric	No
Mine entries (shafts and adits)	Failure of unrecorded mine entries, areas of previously collapsed ground or backfilled surface workings adjacent to the buildings causing disruption to the infrastructure, and depending on the location, a loss of bearing to the structure (Consequence of 'Minor').	Severe – acute risk to human health	No
Mine entries (shafts and adits)	Entry	Severe – acute risk to human health	No
Gas emissions from coal mines including methane and carbon dioxide	Explosion / Asphyxiation	Mild – affect on building fabric Severe – acute risk to human health	No
Spontaneous combustion or ignition of coal which may lead to the production of carbon monoxide	Migration of mine gases from old mine workings and shafts to the surface results in explosion or the build-up of asphyxiating gases in confined areas. The effects can potentially cause serious structural damage to a building and loss of life. (Consequence of 'Mild' for buildings and 'Severe' for end users).	Mild – affect on building fabric Severe – acute risk to human health	No
Transmission of gases into adjacent properties from underground sources through ground fractures		Mild – affect on building fabric Severe – acute risk to human health	No
Coal mining subsidence	Consolidation of the workings and the overlying ground either as a result of self weight consolidation or foundation loading beneath the build area resulting in settlement damage to the structure (Consequence of 'Mild').	Minor - affect on building fabric	No
	Consolidation of the workings and the overlying ground as a result of self weight consolidation adjacent to the buildings causing disruption to the infrastructure (Consequence of 'Minor').		



6 THE COAL AUTHORITY PERMISSIONS

6.1.1 Prior written permission from The Coal Authority is required for intrusive activities that will disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits). Further information on The Coal Authority's permissions process can be found at: <http://www.coal.gov.uk/services/permissions/index.cfm>. Permissions have not yet been sought, but will need to be prior to any intrusive investigation

6.2 Proposals for Further Works

6.2.1 It in order to determine if there is evidence of coal seams below the site it is initially proposed that a single borehole is sunk to 40mbgl on the northern boundary of the site to determine the depth of the Joan Coal seam, to determine if the Flockton Thick seam is present below the site and if there is any other evidence of coal seams underlying the site.

6.2.2 If evidence of coal seams are recorded then a second borehole will be sunk on the southern boundary to a depth of 30mbgl.

6.2.3 If required a third borehole will be sunk to 30mbgl to provide information on the dip of any coal seams encountered.



APPENDIX A: REFERENCES

The following documents were available or have been obtained for reference or obtaining data:

Groundsure Report			
BGS Borehole Record Viewer			
The Environmental Protection Act	1990		
The Contaminated Land (Wales) Regulations	2006		
The Contaminated Land (Scotland) Regulations	2000		
The Environment Act	1995		
The Radioactive Contaminated Land (Modifications of Enactments) (England) Regulations	2006		
The Radioactive Contaminated Land (Modifications of Enactments) (Wales) Regulations	2006		
The Radioactive Contaminated Land (Scotland) Regulations	2007		
The Water Resources Act	1991		
The Water Act	2003		
The Water Environment and Water Services (Scotland) Act	2003		
The Water (Northern Ireland) Order	1999		
The Wildlife and Country Act	1981		
The Conservation (Natural Habitats, etc.) Regulations	1994		
The Town and Country Planning Act	1990		
The Town and Country Planning (Scotland) Act	1997		
The Building Control Act	1990		
The Construction Design and Maintenance (CDM) Regulations	2007		
The Control of Substances Hazardous to Health (COSHH) Regulations	2002		
The Factories Act	1961		
The Offices, Shops and Railway Premises Act	1963		
The Health and Safety at Work, etc. Act	1974		
The Pollution Prevention and Control Act	1999		
The Control of Pollution Act 1994 as amended	1994		
The Environmental Damage (Prevention and Remediation) Regulations	2009		
The Environmental Damage (Prevention and Remediation) (Wales) Regulations	2009		
The Environmental Liability (Scotland)	2009		
The Environmental Protection (Duty of Care) Regulations	1991		
The Environmental Permitting (England and Wales) Regulations	2007		
The Pollution Prevention and Control (Scotland) regulations	2000		
Guidance on investigations for ground gas. Permanent gases and Volatile Organic Compounds (VOCs)	2013	BS 8576:2013	2013
Good practice on the testing and verification of protection systems for buildings against hazardous ground gases	CIRIA	C735	August 2014
Investigation of Potentially Contaminated Sites	BSI	BS10175:2011+A:2013	2013
Guidance on investigations for ground gas. Permanent gases and Volatile Organic Compounds (VOCs)	BSI	BS 8576:2013	2013
Environmental Protection Act 1990: Part 2A - Contaminated Land Statutory Guidance	DEFRA	-	April 2012
Environmental Protection Act 1990: Part 2A - Contaminated Land	DEFRA	Circular 1/2006	September 2006 (withdrawn April 2012)
National Planning Policy Framework	Communities and Local Government	-	27 th March 2012
Guiding Principles for Land Contamination	Environment Agency	GPLC1 / GPLC2 / GPLC3	March 2010
Planning and Pollution Control	ODPM	PPS23	November 2004 (withdrawn March 2012)
Circular 22/87: Development of Contaminated Land	Welsh Government	22/87	August 1987
Planning Advice Note PAN 33	Scottish Government	PAN 33	October 2000
Contaminated Land Statutory Guidance for Wales	Welsh Government	WG15450	2012
Explanatory Memorandum to the Contaminated Land	Welsh Government	-	February

(Wales) (Amendment) Regulations 2012 and the draft Contaminated Land Statutory Guidance 2012			2012
NHBC Standards	NHBC	-	2014
Code of Practice for Ground Investigations	BSI	BS5930:2015	July 2015
Technical aspects of site investigations in relation to land contamination	Environment Agency	EA P5-065/TR:2000	2000
Contaminated Land Risk Assessment: A Guide to Good Practice	CIRIA	C552	2001
Secondary model for the development of appropriate soil sampling strategies for contaminated land	Environment Agency	EA P5-066/TR:2000	2000
Remedial Targets Methodology - Hydrogeological Risk assessment for Land Contamination	Environment Agency		2006
The physical properties of the minor aquifers in England and Wales	BGS		2000
A framework for assessing the impact of contaminated land on groundwater and surface water	Department of the Environment	DOE CLR 1	1994
Environment Agency technical advice to third parties on Pollution of Controlled Waters for Part IIA of the Environmental Protection Act 1990.	Environment Agency		May 2002
Guidance on Preliminary site inspection of contaminated land	Department of the Environment	DOE CLR 2	1994
Documentary search on industrial sites	Department of the Environment	DOE CLR 3	1994
Sampling strategies for contaminated land	Department of the Environment	DOE CLR 4	1994
Information systems for land contamination	Department of the Environment	DOE CLR 5	1994
Prioritisation + categorisation procedure for sites which may be contaminated	Department of the Environment	DOE CLR 6	1995
Model Procedures for the Management of Land Contamination	Environment Agency	CLEA CLR 11	September 2004
A quality approach for contaminated land consultancy	Department of the Environment	DOE CLR 12	1997
Human health toxicological assessment of contaminants in soil	Environment Agency	Science Report SC050021/SR2	January 2009
Updated technical background to the CLEA model	Environment Agency	Science Report SC050021/SR3	January 2009
A review of body weight and height data used within the Contaminated Land Exposure Assessment model (CLEA)	Environment Agency	SC050021/ Technical Review 1	2009
Compilation of Data for Priority Organic Pollutants for Derivation of Soil Guideline Values	Environment Agency	Science Report SC050021/SR7	2008
The UK Approach for Evaluating Human Health Risks from Petroleum Hydrocarbons in Soil	Environment Agency	Report P5-080/TR3	2005
Review of the Fate and Transport of Selected Contaminants in the Soil Environment	Environment Agency	Draft Technical Report P5-079/TR1	2003
Guidance on Comparing Soil Contamination Data with a Critical Concentration	CL:AIRE/ CIEH		May 2008
Various toxicology reports	Environment Agency / DEFRA	CLR TOX1-24	Various dates
Industry Profiles	DEFRA		Various dates
Radon: guidance on protective measures for new developments	BRE	BRE 211	November 2007
Contaminated Land management manual	LQM	LQM2000	2000
Assessing risks posed by hazardous ground gases to buildings (revised)	CIRIA	CIRIA C665	December 2007
Code of practice for the design of protective measures for methane and carbon dioxide ground gas for new buildings	BSI	BS 8485:2015	2015
Using Soil Guideline Values		Science Report SC050021/SGV Introduction	March 2009
Soil guideline values for inorganic arsenic	Environment Agency	SC050021/ arsenic SGV	May 2009
Soil guideline values for mercury	Environment Agency	SC050021/ mercury SGV	April 2009
Soil guideline values for selenium	Environment Agency	SC050021/ selenium SGV	April 2009
Soil guideline values for benzene	Environment Agency	SC050021/ benzene	April 2009

		SGV	
Soil guideline values for toluene	Environment Agency	SC050021/ toluene SGV	April 2009
Soil guideline values for ethylbenzene	Environment Agency	SC050021/ ethylbenzene SGV	April 2009
Soil guideline values for xylenes	Environment Agency	SC050021	April 2009
Supplementary information for the derivation of for inorganic arsenic	Environment Agency	SC050021	May 2009
Supplementary information for the derivation of for mercury	Environment Agency	SC050021	April 2009
Supplementary information for the derivation of for selenium	Environment Agency	SC050021	April 2009
Supplementary information for the derivation of for benzene	Environment Agency	SC050021	April 2009
Supplementary information for the derivation of for toluene	Environment Agency	SC050021	April 2009
Supplementary information for the derivation of for ethylbenzene	Environment Agency	SC050021	April 2009
Supplementary information for the derivation of for xylenes	Environment Agency	SC050021	April 2009
Contaminants in soil: updated collation of toxicological data and intake values for humans : Inorganic Arsenic	Environment Agency	SC050021/Tox 1	May 2009
Contaminants in soil: updated collation of toxicological data and intake values for humans : Mercury	Environment Agency	SC050021	April 2009
Contaminants in soil: updated collation of toxicological data and intake values for humans : Selenium	Environment Agency	SC050021	April 2009
Contaminants in soil: updated collation of toxicological data and intake values for humans : Benzene	Environment Agency	SC050021	April 2009
Contaminants in soil: updated collation of toxicological data and intake values for humans : Toluene	Environment Agency	SC050021	April 2009
Contaminants in soil: updated collation of toxicological data and intake values for humans : Ethylbenzene	Environment Agency	SC050021	April 2009
Contaminants in soil: updated collation of toxicological data and intake values for humans : Xylenes	Environment Agency	SC050021	April 2009
Reclamation of Contaminated Land	Wiley		2004
Policy and Practice For The Protection of Groundwater	Environment Agency		1999
CIRIA Special Publication 102 - Remedial Treatment for Contaminated Land - Volume II: Decommissioning, Decontamination and Demolition	CIRIA	SP102	January 1995
Guidance on the Safe Development of Housing on Land affected by Contamination	Environment Agency	R&D Publication 66	2008
ProUCL User Guide and Technical Guide	USEPA	-	
Guidance on the assessment of and monitoring of natural attenuation of contaminants in groundwater	Environment Agency	R&D Publication 95	2000
The standard penetration test in insensitive clays and soft rocks	Proceedings of the European Symposium on Penetration Testing in the UK	-	1988
Protection of Workers and the General Public During Development of Contaminated Land	HSE	HSG66	September 1991
Trenching practice. 2nd edition	CIRIA	R97	2001
Desiccation in clay soils	BRE	412	February 1996
Methods of test for soils for civil engineering purposes	BSI	BS1377 (Parts 1 to 9)	1990
Eurocode 7: Geotechnical Design – Part 1: General Rules British	BSI	BS EN 1997-1	2004
Eurocode 7: Geotechnical Design – Part 2: Ground Investigation and Testing	BSI	BS EN 1997-2	2007
Geotechnical investigation and testing. Field testing. Electrical cone and piezocone penetration test	BSI	BS EN ISO 22476-1	2012
Geotechnical Investigation and Testing – Field Testing Part 2: Dynamic Probing	BSI	BS EN ISO 22476-2+A1	2011
Geotechnical Investigation and Testing – Field Testing Part 3: Standard Penetration Test	BSI	BS EN ISO 22476-3+A1	2011
Geotechnical investigation and testing. Field testing- Ménard pressuremeter test	BSI	BS EN ISO 22476-4	2012
Geotechnical investigation and testing. Field testing - Flexible dilatometer test	BSI	BS EN ISO 22476-5	2012
Geotechnical investigation and testing. Field testing - Borehole jack test	BSI	BS EN ISO 22476-7	2012
Geotechnical investigation and testing. Field testing – Flat dilatometer test	BSI	BS EN ISO 22476-11	2006

Geotechnical investigation and testing. Field testing - Mechanical cone penetration test (CPTM)	BSI	BS EN ISO 22476-12	2009
The standard penetration test (SPT): methods and use	CIRIA	R143	1995
Low-rise Buildings on Shrinkable Clay	BRE	BRE Digest 240 and 241	1993
Settlement of structures on clay soils	CIRIA	SP27	1983
Piled foundations in weak rock	CIRIA	R181	1999
Theoretical soil mechanics	Terzaghi	-	1943
Soils for civil engineering purposes	BSI	BS 1337	1990
Groundwater Control – Design and Practice	CIRIA	C515	2000
Trees in relation to design, demolition and construction. Recommendations	BSI	BS 5837	2012
Workmanship on Building Sites	BSI	BS 8000	Various
ICRCL 61/84 Notes on the fire hazards of contaminated land	ICRCL	61/84	1986
Soakaway Design	BRE	Digest 365	1991
Design guidance for road pavement foundations (draft HD 25) (Revision 1)	Highways Agency	Draft HD25	2006
Building Regulations Approved Documents	HM Government	Various	2013



APPENDIX B: DRAWINGS



Demeter Environmental Ltd

Liverpool Office:
Hanover House
Hanover Street
Liverpool
L1 3DZ

Tel: 0151 521 2539
Fax: 0151 909 3661

Brighton Office:
Gemini House
136-140 Old Shoreham
Road
Brighton, East Sussex
BN3 7BD
Tel: 01273 741 727

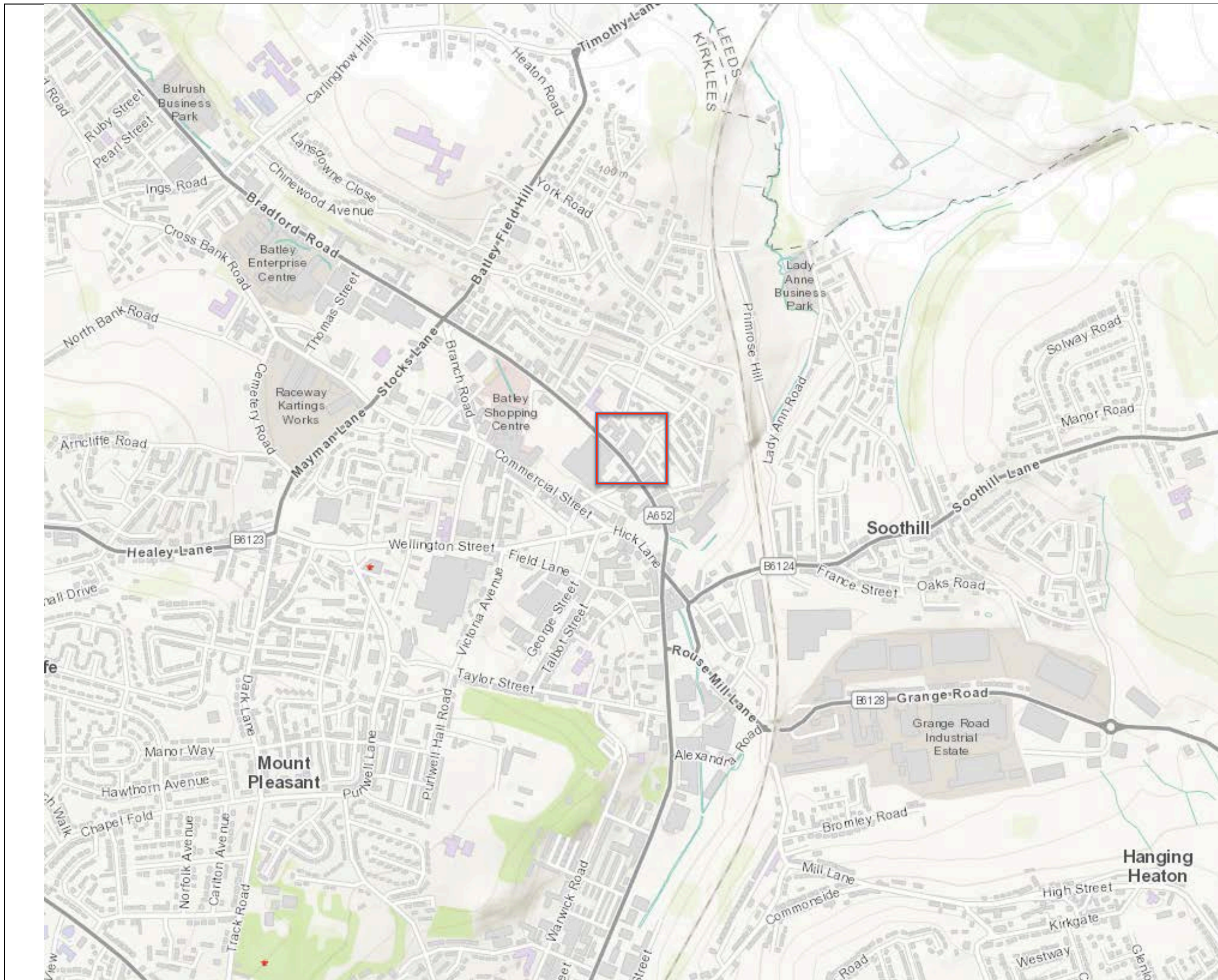
Email: enquiries@demeter-environmental.co.uk

Drawing 1

444 Bradford Lane

Scale: NTS

Site Location Plan





APPENDIX C: COAL AUTHORITY REPORT



The Coal
Authority

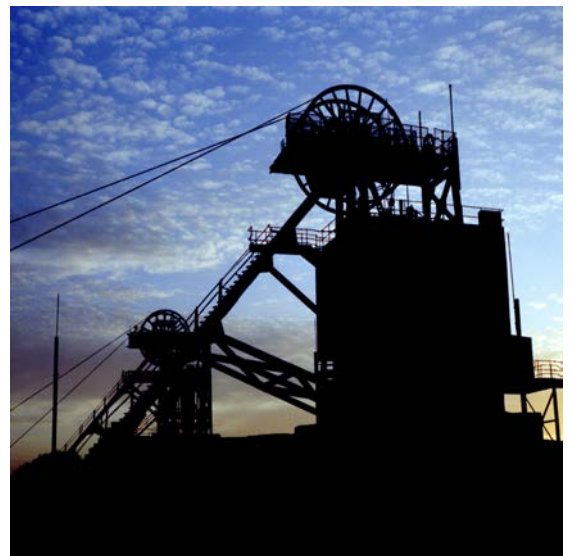
Resolving the **impacts** of mining

CON29M Residential Mining Report

444 BRADFORD ROAD
BATLEY
KIRKLEES
WF17 5LW

Date of enquiry: 29 September 2016
Date enquiry received: 29 September 2016
Issue date: 29 September 2016

Our reference: 51001263892001
Your reference: 16-09-14-02



CON29M Residential Mining Report

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

Client name

DEMETER ENVIRONMENTAL

Enquiry address




444 BRADFORD ROAD, BATLEY, KIRKLEES, WF17 5LW

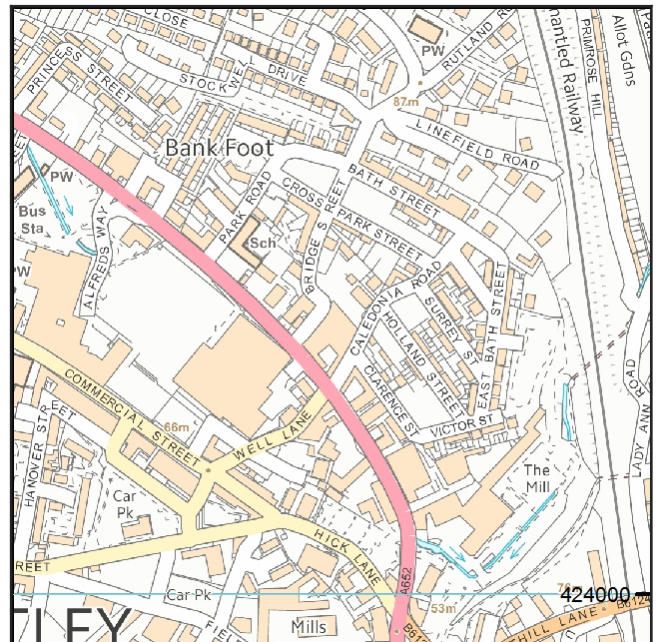
How to contact us

0345 762 6848 (UK)
+44 (0)1623 637 000 (International)

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

www.groundstability.com

 /company/the-coal-authority
 /thecoalauthority
 /coalauthority



Approximate position of property



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Summary

Has the search report highlighted evidence or potential of		
1	Past underground coal mining	Yes
2	Present underground coal mining	No
3	Future underground coal mining	Yes
4	Mine entries	No
5	Coal mining geology	No
6	Past opencast coal mining	No
7	Present opencast coal mining	No
8	Future opencast coal mining	No
9	Coal mining subsidence	No
10	Mine gas	No
11	Hazards related to coal mining	No
12	Information from the Cheshire Brine Subsidence Compensation Board	No

For detailed findings, please go to page 4.

Detailed findings

1. Past underground coal mining

The property is in a surface area that could be affected by underground mining in 1 seam of coal at 100m to 130m depth, and last worked in 1897.

Any movement in the ground due to coal mining activity should have stopped.

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

2. Present underground coal mining

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

3. Future underground coal mining

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

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

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

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

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

4. Mine entries

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

5. Coal mining geology

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

6. Past opencast coal mining

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

7. Present opencast coal mining

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

8. Future opencast coal mining

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

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

9. Coal mining subsidence

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

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

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

10. Mine gas

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

11. Hazards related to coal mining

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

12. Information from the Cheshire Brine Subsidence Compensation Board

The property lies outside the Cheshire Brine Compensation District.

Comments on the Coal Authority information

The Coal Authority own the copyright in this report and the information used is protected by our database right.

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

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

Additional remarks

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

If this Report is for a residential property, insurance is included to cover any loss in property value caused by any changes in the information contained in this report. Please see the attached certificate of insurance for the terms and conditions of this insurance. The insurance does not cover non-residential property or interpretive reports.

Disclaimer

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

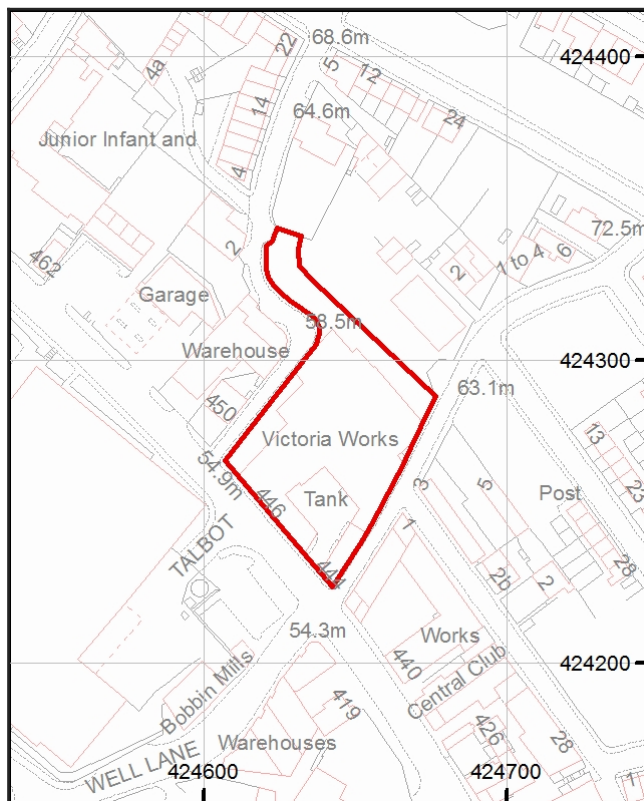
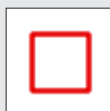
Alternative formats

If you would like this report in an alternative format, please contact our communications team.

Enquiry boundary

Key

Approximate position of enquiry boundary shown



How to contact us

0345 762 6848 (UK)
+44 (0)1623 637 000 (International)

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

www.groundstability.com

 /company/the-coal-authority

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Key facts document

Policy Summary - Coal & Brine Search Report Insurance

This is a summary of the policy and does not contain the full terms and conditions of the cover which can be found in the policy document. It is important that you read the policy document carefully when you receive it.

Name of the Insurer

The insurer is Aviva Insurance Limited. Registered in Scotland No. 2116. Registered Office: Pitheavlis Perth PH2 0NH. Authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority.

The Coal Authority

The Coal Authority, a NDPB (non-departmental public body) sponsored by DECC (Department for Energy and Climate Change) 200 Lichfield Lane Mansfield Nottinghamshire NG18 4RG is responsible for producing the coal & brine search report, issuing the policy, collecting the premium and declaring the existence of the policy to Aviva Insurance Limited.

Type of Insurance and Cover

- a. The policy is evidenced by the policy that is attached to the coal & brine search report provided by The Coal Authority in respect of a search in form CON29M (2006).
- b. Where a coal & brine search report has been obtained in connection with a sale of the property, cover is provided for the benefit of a purchaser and their lender; in the case of a re-mortgage or where the existing owner chooses to obtain a coal & brine search report, cover is provided for the benefit of the owner and their lender.
- c. The policy offers protection against loss sustained by the owner of the property if any new problems or adverse entries are revealed in a subsequent coal & brine search report which were not revealed by the original report to which the policy was attached.

Significant features or benefits under the policy and the term/duration of the policy

- a. Cover is provided for loss that you suffer up to an amount of £50,000.00.
- b. For the purposes of the policy loss includes:-
 - (i) any reduction in the market value of the property directly attributable to changes in the information revealed in the coal & brine search report compiled against the property; and
 - (ii) all other costs and expenses incurred which we have agreed, in writing, to cover.
- c. A single premium has been paid in respect of the cover provided under the policy; the policy remains in effect until you sell the property, or if you are the lender, the debt secured by the mortgage has been repaid.
- d. You cannot transfer the benefits of the policy to anyone else. However, if you die whilst you still have the benefit of the cover provided by the policy, the benefit will pass to your estate and beneficiaries.

Significant or unusual Exclusions or Conditions under the policy

- a. Full details can be found in the Cover and Exclusions sections of the policy.
- b. The policy does not cover your costs in relation to the loss of a transaction for the sale or purchase of the property.
- c. The property must be an existing (i.e. it must have been lived in) single residential house, flat or maisonette in the United Kingdom.
- d. The policy does not cover loss relating to structural or other physical damage caused to the property by subsidence, flooding or otherwise.
- e. The policy does not cover you for any loss in relation to any matter revealed in the coal & brine search report to which the policy is attached nor in relation to any matter that you were otherwise aware of on or before the policy was issued.

Cancellation Rights

You have the statutory right to cancel your policy within 14 days either from the day of purchase of the policy or the day on which you receive your policy, whichever is the later. If you wish to cancel and the insurance cover has not yet commenced, you will be entitled to a full refund of the premium paid.

How to claim

If you need to make a claim please write to Aviva Legal Indemnities, PO Box 6, 14 Surrey Street, Norwich, NR1 3NS, quoting your policy number. Telephone 0800 158 2236. Please enclose your policy and the coal & brine search report attached to it together with the subsequent coal & brine search report giving rise to the claim.

Telephone Call Recording

For your and our joint protection telephone calls may be recorded and/or monitored.

If You Have a Complaint

We hope that you will be very happy with the service that we provide. However, if for any reason you are unhappy with it, we would like to hear from you. In the first instance, please contact The Legal Indemnity Manager. You can write to Aviva Legal Indemnities at, PO Box 6, 14 Surrey Street, Norwich, NR1 3NS, or telephone 0800 158 2236, whichever suits you. We are covered by the Financial Ombudsman Service. If you have complained to us and we have been unable to resolve your complaint, you may refer it to this independent body. Following the complaints procedure does not affect your right to take legal action. The full complaints procedure is set out in the policy.

Financial Services Compensation Scheme

We are members of the Financial Services Compensation Scheme (FSCS). You may be entitled to compensation from this scheme if we cannot meet our obligations, depending on the type of insurance and the circumstances of your claim.

Further information about the scheme is available from the FSCS website www.fscs.org.uk, or write to Financial Services Compensation Scheme, 10th Floor, Beaufort House, 15 St. Botolph Street, London, EC3A 7QU.



Coal & Brine Search Report Insurance Policy

Property: 444 BRADFORD ROAD, BATLEY, KIRKLEES, WF17 5LW

Policy number: 24095777

Report reference number: 51001263892001

Dated: 29 September 2016

We welcome you as a Policyholder of Aviva, a worldwide organisation offering you a local insurance service for your personal and business requirements.

This Policy is your evidence of insurance and may be required in the event of a claim.

Definitions

You/Your means the person insured by this Policy. You may be

- i. The person who asked for the Coal & Brine Search Report in connection with your purchase of the Property (and your mortgagee)
- ii. The person who purchased the Property (and your mortgagee) if the person selling the Property has asked for a Coal & Brine Search Report for the benefit of the purchaser as part of a seller's pack or if the Property has been purchased by way of auction
- iii. The owner of the Property (and your mortgagee) if you are re-mortgaging the Property or the owner of the Property who has chosen to obtain a Coal & Brine Search Report.

We/Us/Our means the insurer, Aviva Insurance Limited. Registered in Scotland No. 2116. Registered Office: Pitheavlis Perth PH2 0NH. Authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority.

TCA means The Coal Authority a NDPB (non-departmental public body) sponsored by DECC (Department for Energy and Climate Change) 200 Lichfield Lane Mansfield Nottinghamshire NG18 4RG. TCA is responsible for producing the Coal & Brine Search Report, issuing this Policy, collecting the Premium and declaring the existence of this Policy to us.

Coal & Brine Search Report means the attached Coal & Brine Search Report that TCA has prepared for the Property following a Coal Mining & Brine Subsidence Search providing information compiled from

- i. TCA's records in relation to past, present and future underground and opencast coal-mining activity, shafts and adits (vertical and horizontal entries to mines), coal-mining geology, coal-mining related hazards, coal-mining subsidence and mine gas and
- ii. The records of the Cheshire Brine Subsidence Compensation Board in relation to Cheshire Brine.

Effective Date means the date of the Coal & Brine Search Report attached to this Policy.

Limit of Cover means an amount of £50,000.

Market Value means the value determined by a Surveyor appointed following agreement by you and us (or appointed by an arbitrator in the absence of such agreement).

Period of Insurance means the period from the Effective Date until

- i. You sell the Property or
- ii. The debt secured by the mortgage is repaid if you are a mortgagee.

Premium means the total amount of £0.95p paid in consideration of the cover provided by this Policy which includes Insurance Premium Tax at the appropriate rate.

Property means the property the address of which appears at the top of this Policy and in respect of which TCA has provided the attached Coal & Brine Search Report.

Surveyor means a person approved by us who has one or more of the following qualifications: FRICS or MRICS.

Cover

Subject to the terms and conditions of this policy and provided TCA has collected the Premium we will cover you up to the Limit of Cover for all claims made during the Period of Insurance in respect of

1. The loss in Market Value of the Property directly attributable to any changes in the information revealed in a subsequent coal & brine search report which was not revealed in the Coal & Brine Search Report attached to this Policy which was carried out on the Effective Date, such loss in Market Value to be calculated at the date of the subsequent coal & brine search report, and
2. All other costs and expenses which we have agreed in writing to cover.

Exclusions

1. We will not pay more than the Limit of Cover in total for any loss in Market Value of the Property and costs and expenses covered by this Policy. You cannot claim the benefit of more than one policy provided by us in this form in relation to the Property.

2. We will not be responsible for any loss you might suffer:
 - i. if at the date of the claim you are not the legal or beneficial owner of the Property
 - ii. if the Property is not a single private home in the United Kingdom which is used only for residential purposes
 - iii. in relation to loss of a transaction for the sale or for the purchase of the Property nor for any costs incurred by you in relation to the loss of such transaction
 - iv. in respect of structural or other physical damage caused to the Property by subsidence flooding or otherwise
 - v. as a result of any change in information in response to questions 3(a) 3(b) 8(a) or 8(b) of a Coal Mining & Brine Subsidence Search (form CON29M (2006)).
3. We will not be responsible for any loss which happens as a result of
 - i. an entry on any subsequent coal & brine search report after the Effective Date if this entry also appears on the attached Coal & Brine Search Report
 - ii. any problem revealed by the first coal & brine search report after the Effective Date if you or your legal representative knew about the problem on or before the Effective Date
 - iii. any change to the Coal Mining & Brine Subsidence Search (form CON29M (2006)) made after the Effective Date which affects our responsibility under this Policy if we would not have been responsible for the loss before such change
 - iv. any change in the interpretation of data upon which the Coal & Brine Search Report was produced provided such data remains unchanged.
4. We will not be responsible for any loss for which TCA or the Cheshire Brine Subsidence Compensation Board may be required to pay by law.

Conditions

1. You cannot transfer the benefit of this Policy to anyone else. If you die during the Period of Insurance the benefit of the Policy will pass to your estate and beneficiaries.
2. If you receive information about any claim, loss or incident for which we may be responsible under this Policy you must contact us as soon as possible as set out below in the section; How to claim.
3. If there is any claim under this Policy which is also covered by any other insurance we will pay no more than our rateable proportion of the loss and any costs and expenses connected with it.
4. You agree to do and permit to be done all things that we consider necessary to minimise loss under the Policy. We will be responsible for any expense incurred in complying with this Condition.
5. You must not make any offer promise or payment or incur any costs or expenses unless we have agreed in writing to cover such costs and expenses.
6. If there is a claim under this Policy we have the right to instruct a Surveyor to assess the Market Value of the Property.

7. Where we have accepted a claim and there is disagreement over the amount to be paid the dispute can be referred to an agreed arbitrator (or in the absence of an agreement an arbitrator appointed by the President of the Chartered Institute of Arbitrators) in accordance with the law at the time.

Cancellation Rights (Statutory Cooling Off Period)

You have the right to cancel your policy within 14 days from the day of purchase of the policy or the day on which you receive your policy, whichever is the later. If you wish to cancel and the insurance cover has not yet commenced, you will be entitled to a full refund of the premium paid.

Customers with Disabilities

This policy and other associated documentation are also available in large print, audio and Braille. If you require any of these formats, in the first instance, please contact Aviva Legal Indemnities, PO Box 6, 14 Surrey Street, Norwich, NR1 3NS, quoting your policy number. Telephone 0800 158 2236.

Data Protection Act - Information Uses

For the purposes of the Data Protection Act 1998, the Data Controllers in relation to any personal data you supply are Aviva Insurance Limited and The Coal Authority.

Insurance Administration

Your information may be used for the purposes of insurance administration by the insurer, its associated companies and agents by reinsurers and TCA. It may be disclosed to regulatory bodies for the purposes of monitoring and/or enforcing the insurer's compliance with any regulatory rules/codes. Your information may also be used for research and statistical purposes and crime prevention. It may be transferred to any country, including countries outside the European Economic Area for any of these purposes and for systems administration. Where this happens, we will ensure that anyone to whom we pass your information agrees to treat your information with the same level of protection as if we were dealing with it.

If you give us information about another person, in doing so you confirm that they have given you permission to provide it to us and for us to be able to process their personal data (including any sensitive personal data) and also that you have told them who we are and what we will use their data for, as set out in this notice.

In the case of personal data, with limited exceptions, and on payment of the appropriate fee, you have the right to access and if necessary rectify information held about you.

Information may also be shared with other insurers either directly or via those acting for the insurer (such as loss adjusters or investigators).

Fraud Prevention and Detection

In order to prevent and detect fraud we may at any time:

- Share information about you with other organisations and public bodies including the Police;
- Undertake credit searches and additional fraud searches;
- Check and/or file your details with fraud prevention agencies and databases, and if you give us false or inaccurate information and we suspect fraud, we will record this.

We can supply on request further details of the databases we access or contribute to.

We and other organisations may also search these agencies and databases to:

- Help make decisions about the provision and administration of insurance, credit and related services for you and members of your household;
- Trace debtors or beneficiaries, recover debt, prevent fraud and to manage your accounts or insurance policies;
- Check your identity to prevent money laundering, unless you furnish us with other satisfactory proof of identity.

Use of Language

Unless otherwise agreed, the contractual terms and conditions and other information relating to this contract will be in English.

How to claim

If you need to make a claim please write to Aviva Legal Indemnities, PO Box 6, 14 Surrey Street, Norwich, NR1 3NS, quoting your policy number. Telephone 0800 158 2236. Please enclose your policy and the Coal & Brine Search Report attached to it together with the subsequent coal & brine search report giving rise to the claim.

Please be aware of the Conditions of this Policy.

Telephone Call Recording

For your and our joint protection telephone calls may be recorded and/or monitored.

Choice of Law

The law of England and Wales will apply to this contract unless at the date of the contract you are a resident of Scotland or Northern Ireland in which case the law of that country will apply.

Our Promise of Service

Our goal is to give excellent service to all our customers but we recognise that things do go wrong occasionally.

We take all complaints we receive seriously and aim to resolve all our customers' problems promptly. To ensure that we provide the kind of service you expect we welcome your feedback. We will record and analyse your comments to make sure we continually improve the service we offer.

What will happen if you complain?

- We will acknowledge your complaint promptly.
- We aim to resolve all complaints as quickly as possible.

Most of our customers' concerns can be resolved quickly but occasionally more detailed enquiries are needed. If this is likely, we will contact you with an update within 10 working days of receipt and give you an expected date of response.

What to do if you are unhappy

If you are unhappy with any aspect of the handling of your insurance we would encourage you, in the first instance, to seek resolution by contacting The Legal Indemnity Manager. You can write to Aviva Legal Indemnities at, PO Box 6, 14 Surrey Street, Norwich, NR1 3NS, or telephone 0800 158 2236, whichever suits you, and ask your contact to review the problem.

If you are unhappy with the outcome of your complaint you may refer the matter to the Financial Ombudsman Service at: The Financial Ombudsman Service, South Quay Plaza, 183 Marsh Wall, London E14 9SR. Telephone: 0800 023 4567 (free from landlines) or 0300 123 9123. Or simply log on to their website at www.financial-ombudsman.org.uk.

Whilst we are bound by the decision of the Financial Ombudsman Service, you are not. Following the complaints procedure does not affect your right to take legal action.

Financial Services Compensation Scheme

We are members of the Financial Services Compensation Scheme (FSCS). You may be entitled to compensation from this scheme if we cannot meet our obligations, depending on the type of insurance and the circumstances of your claim.

Further information about the scheme is available from the FSCS website www.fscs.org.uk, or write to Financial Services Compensation Scheme, 10th Floor, Beaufort House, 15 St. Botolph Street, London, EC3A 7QU.

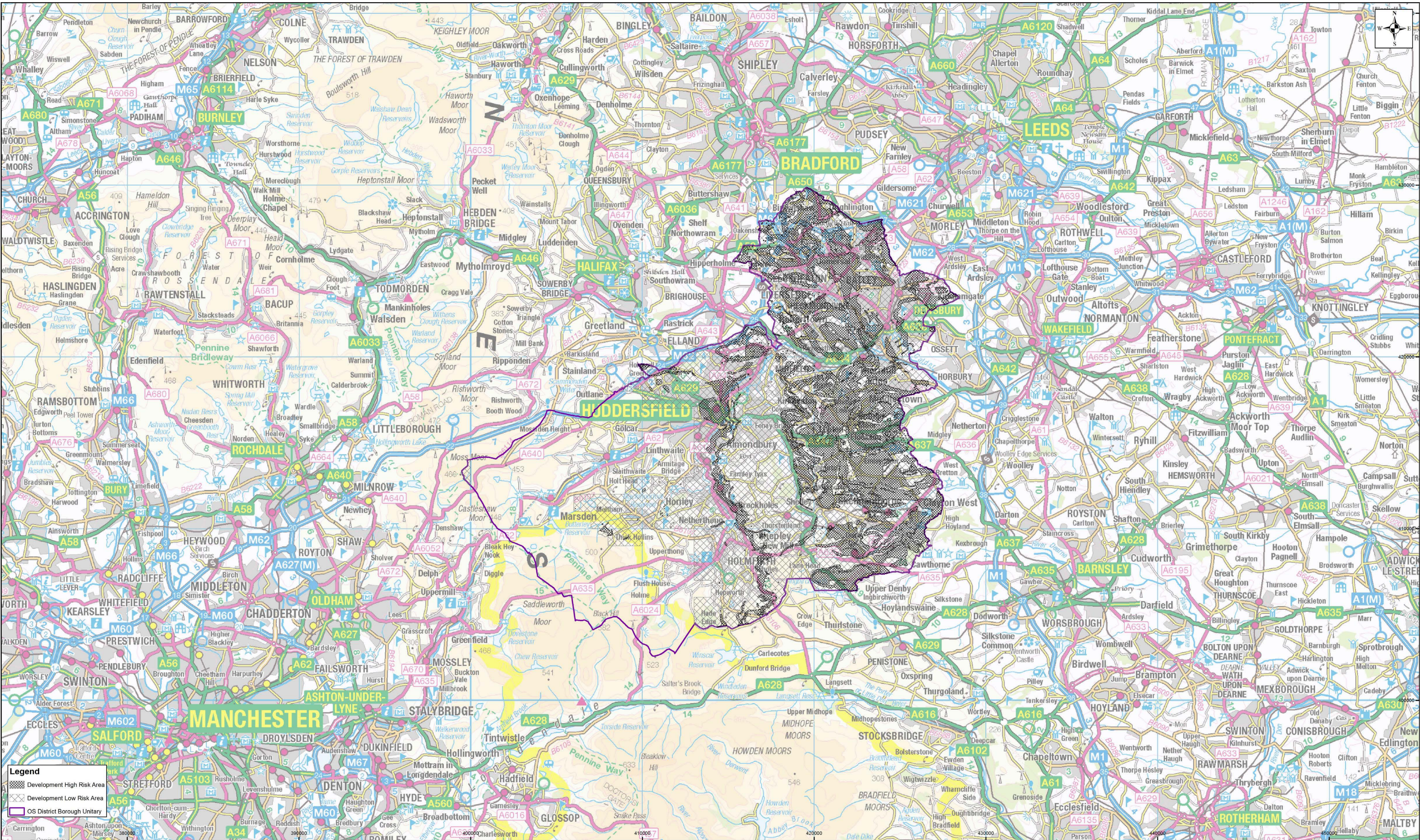
VAT receipt

Issued by	The Coal Authority 200 Lichfield Lane Mansfield Nottinghamshire NG18 4RG
Tax point date	29 September 2016
Issued to	DEMETER ENVIRONMENTAL 24 ALEXANDRA DRIVE BOOTLE MERSEYSIDE L20 0EF
Property search for	444 BRADFORD ROAD BATLEY KIRKLEES WF17 5LW
Reference number	51001263892001
Date of issue	29 September 2016
Cost	£32.50
VAT @ 20%	£6.50
Total received	£39.00
VAT registration	598 5850 68



**APPENDIX D: COAL AUTHORITY REFERRAL MAP, SPECIFIC
MINING RISK AND COAL RESOURCES PLAN FOR KIRKLEES
COUNCIL**

Kirkles District (B) - Development Risk



Scale 1:100000@A1

Published on: 19/04/2016



The Coal Authority

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