john newton & partners
jnpgroup
Consulting Engineers

Report on

Coal Mining Risk Assessment

Clayton West Station
Huddersfield
West Yorkshire
HD8 9XJ

For

Walker Associates Architects LLP

Chesham
Brighouse
Midlands
Sheffield
Teesside

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Date

October 2016

Ref.

B21462/CMRA

DOCUMENT CONTROL SHEET

Project Name: Clayton West Station

Project Number: B21462

Client: Walker Associates Architects LLP

Report Title: Coal Mining Risk Assessment

Reference: B21462 CMRA

Signed by……..

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FOR AND ON BEHALF OF JNP GROUP

Date: October 16

Document Issue Record

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-					

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1 INTRODUCTION

1.1.1 jnpgroup were instructed by Walker Associates Architects LLP to undertake a Coal Mining Risk Assessment of a site known as the Clayton West Station (hereinafter referred to as 'the site') to support a planning application. The works comprise construction of a new first floor on the existing building and a new perimeter canopy partly attached to the existing external walls. The buildings affected are to the north of the circular green area shown in the plan in Appendix A. Any comments given are based on the understanding that the proposed redevelopment will be as described.

1.1.2 This report is confidential and has been prepared solely for the benefit of Walker Associates Architects LLP and those parties with whom a warranty agreement has been executed, or with whom an assignment has been agreed. Should any third party wish to use or rely upon the contents of the report, written approval must be sought from JNP; a charge may be levied against such approval. JNP accepts no responsibility or liability for the consequences of this document being used for any purpose or project other than for which it was commissioned, and this document to any third party with whom an agreement has not been executed.

1.1.3 This report has been prepared following information gathered up to the 7th October 2016. JNP warrants the accuracy of this report up to and including that date. Additional information, improved practices or changes in legislation may necessitate this report having to be reviewed in whole or in part after that date. If necessary, this report should be referred back to JNP for re-assessment and, if necessary, re-appraisal.

1.1.4 The scope of the works is based on a desk study.

1.2 Site Location and Description

1.2.1 The site is located near Clayton West, c.12km southeast of Huddersfield town centre. The site is located by the Kirklees Light Railway in a predominately rural area. A site location map is included in Appendix A.

1.3 Description and Layout of Proposed Development

1.3.1 The works comprise construction of a new first floor on the existing building and a new perimeter canopy partly attached to the existing external walls.

1.4 Scope of the Coal Mining Risk Assessment

1.4.1 The purpose of this Coal Mining Risk Assessment Report is to:

- Present a desk-based review of all available information on the coal mining issues which are relevant to the application site;
- Use that information to identify and assess the risks to the proposed development from coal mining legacy, including the cumulative impact of issues;
- 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; and
- Demonstrate to the Local Planning Authority that the application site is, or can be made, safe and stable to meet the requirements of national planning policy with regard to development on unstable land.

1.5 Sources of Information

1.5.1 The following sources of information have been obtained upon which the risk assessment of coal mining issues has been based. Reports/extracts are appended where relevant.

- Geological information obtained from the British Geological Survey including GeoIndex (http://mapapps2.bgs.ac.uk/geoindex), the 1:50,000 Series Solid and Drift Edition (Appendix B) and nearby borehole location records.
- Geological Memoir, The Country Around Holmfirth and Glossop, Geological Survey of Great Britain, 1933.
- An up-to-date Coal Mining Report (Appendix C) including information obtained from a visit to The Coal Authority's Mining Records Office in Mansfield, Nottinghamshire.

2 SUMMARY OF FINDINGS

2.1.1 Examination of the published BGS data for the site and surrounding area shows that the site is not located on an area of artificial ground or mass movement deposits. Superficial deposits are also not present on the site.

2.1.2 The bedrock geology beneath the site comprises rocks of the Pennine Lower Coal Measures Formation which generally dips gently towards the east / northeast in this area. The Pennine Lower Coal Measures Formation are described as:

2.1.3 *'Interbedded grey mudstone, siltstone and pale grey sandstone, commonly with mudstones containing marine fossils in the lower part, and more numerous and thicker coal seams in the upper part.'*

2.1.4 The proposed development is located to the south of a fault but this does not cross the site. A coal seam crops out across or just to the south of the site, which the 1:50,000 map indicates is the Cumberworth Thin. The Cumberworth Thin is important in the area due to its valuable fireclay. The Whinmoor Coal is a short distance above the Cumberworth Thin and crops out to the south east of the site; this was often worked in conjunction with the fireclay. The thickness of the Cumberworth Thin is not indicated on the map, the Memoir indicates it is seldom more than 0.4m thick.

2.1.5 Below the Cumberworth Thin are the Penistone Flags containing a number of impersistent coal seams. At the type location reported in the Memoir, these are 7.6m, 16.9m and 23.6m bgl and are between 0.15m and 0.23m thick.

2.1.6 There are several boreholes located close to the site although all are shallow, the deepest extending to only 5m below ground level (bgl). They show variable site conditions which can be summarised as up to 2.4m of colliery waste overlying Made Ground (silty clay with coal fragments) in some locations overlying clay and mudstone. Groundwater was generally absent or present only as seepages.

2.1.7 A Coal Mining Report (Appendix C) commissioned for the site indicates the following:

- No seams have been worked within the likely zone of physical influence on the surface;
- Coal is in reserve within the likely zone of physical influence on the surface of the site, although no workings are currently planned;
- The property is not situated within the boundary of a former opencast coal mining site;
- The site is not situated within 200m of the boundary of a currently operating opencast coal mining site;
- The property is not situated within 800m of the boundary of an opencast site for which a license to extract coal by opencast methods has been granted or a license to do so is currently being determined;
- There is a record of a mine entry within 20m of the boundary of the property. The location as shown in Appendix C, is approximately 125m to the south, heading to the south east. This is therefore going into the hill to the south east probably to mine the Top Whinmoor or overlying seam, the Top Silkstone;
- There are no tips or lagoons in the vicinity of the property;
- There are possible ancient coal mining workings within the likely zone of physical influence on the surface of the site, for which no accurate plans or records exist; and
- There is no evidence of coal mining related subsidence claims in relation to the property since 1994.

3 IDENTIFICATION AND ASSESSMENT OF SITE SPECIFIC COAL MINING RISKS

3.1.1 The table below summarises the potential risks associated with coal mining legacy for the proposed development site, identified from the sources listed above.

Coal Mining Issue	Yes	No	Risk Assessment
Underground coal mining (recorded at shallow depths)		✓	No
Underground coal mining (probable at shallow depths)	✓		Yes
Mine entries (shafts and adits)	✓		Yes
Coal mining geology (faults)		✓	No
Record of past mine gas emissions		✓	No
Recorded coal mining surface hazard		✓	No
Surface mining (opencast workings)		✓	No

3.1.2 The site is located in an area where underground coal mining has occurred and there could be ancient shallow workings in the coal beneath the site. However, a Coal Mining Report has indicated that no seams have been worked within the likely zone of physical influence on the surface. The geology map shows a coal seam cropping out across or just to the south of the site and this is concluded to be the Cumberworth Thin which was generally worked for the valuable fireclay beneath the coal. This could be up to 0.4m thick. If ancient workings have worked this seam and using the rule of thumb that at least eight time the seam thickness is require to prevent crowning of any excavation at the surface, the Cumberworth Thin would need to be less than 3.2m bgl. There is potential for this at the site.

3.1.3 Below the Cumberworth Thin, coal seams are present in the Penistone Flags. Again, considering that the seams may have been worked by ancient workings, they would need to be at least 1.8m bgl to prevent crowning. These seams are much deeper than this so are unlikely to affect the site, if present.

3.1.4 A mine entry has been recorded 125m to the south of the site entering the hill towards the south east. This was probably to mine the Top Whinmoor and / or Top Silkstone which lie above the Cumberworth Thin and are not present beneath the site. The adit is not considered to extend beneath the site and is not close enough to the development to affect it.

3.1.5 The proposed development is for a new first floor on the existing building and a new perimeter canopy partly attached to the existing external walls. If new foundations were to be constructed, the risk of coal having been worked beneath the site would require further assessment, probably by sinking a number of boreholes. However, the existing building has been present for a considerable period and there are no signs that settlement of the building has occurred. This is considered a good indication that voids are not present in this area.

3.1.6 In the canopy area, coal seams if present will be very shallow and groundworks associated with the development are likely to expose these, enabling an assessment of their condition to be made.

3.1.7 Considering that underground shallow coal mining has not been recorded at shallow depths, mine entries have not been recorded close to the development, the building history and the nature of the development, the risk of shallow ancient mine working being present is considered low in the area of the building and will be exposed if located in the vicinity of the canopy. Further assessment is therefore not considered necessary.

4 MITIGATION STRATEGY PROPOSED

4.1.1 Further investigation specifically aimed at investigated mining risks is not required due to the nature of the development. However, during construction a watching brief should be maintained for unusual ground conditions which may indicate the present of ancient mine workings. If identified, a competent Engineer should inspect the ground to assess the findings and determine if further works are required.

5 THE COAL AUTHORITY PERMISSION

5.1.1 Prior written permission from The Coal Authority is required for any intrusive activities which 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:

www.coal.gov.uk/services/permissions/index.cfm

5.1.2 This permission has not been requested at this stage.

6 CONCLUSIONS AND RECOMMENDATIONS

6.1.1 Review of available desk based information has identified that there could be ancient shallow workings in the coal beneath the site.

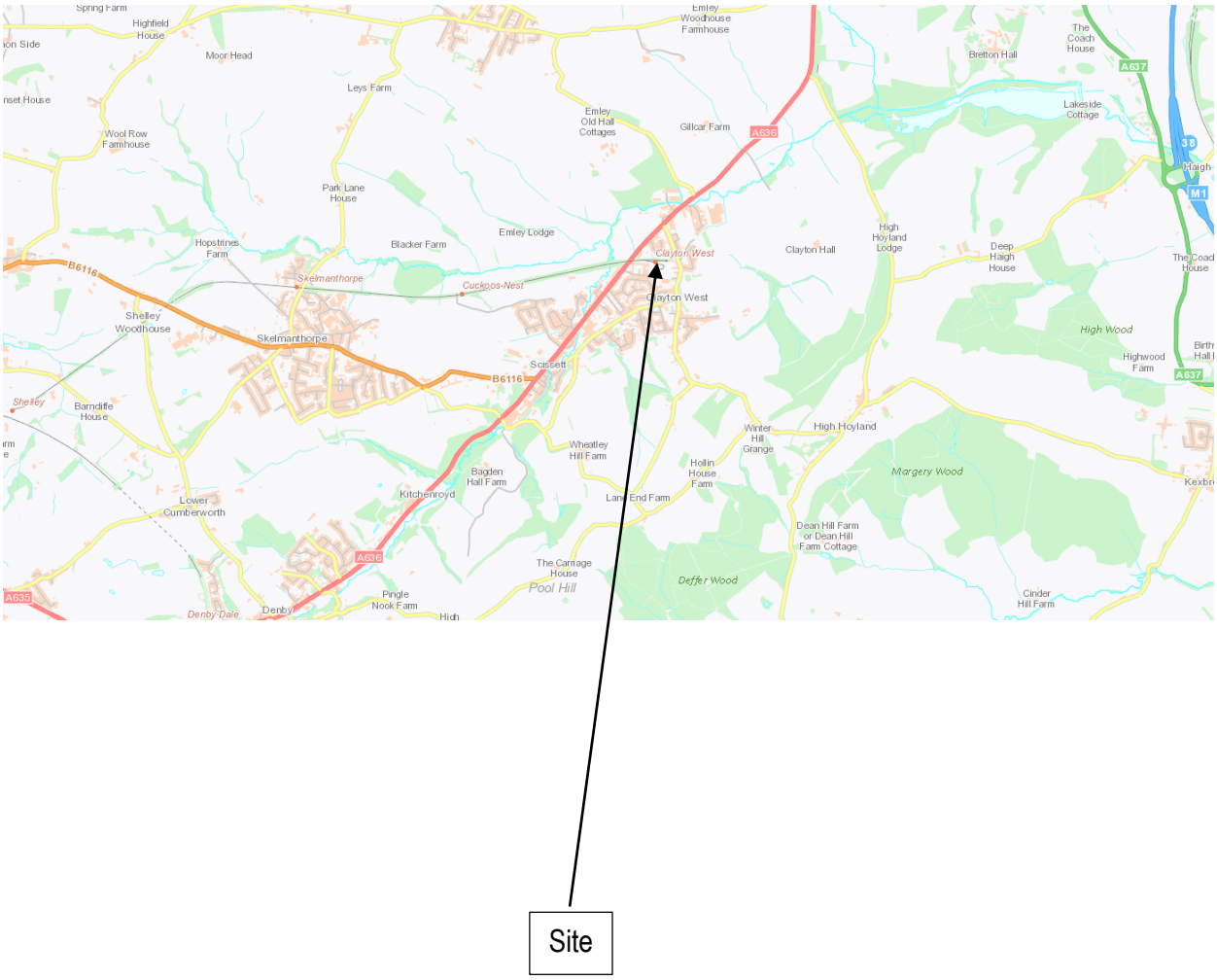
6.1.2 A mine entry is located 125m to the south of the proposed development but analysis indicates this was probably mining coal in the hillside to the south east of the site.

6.1.3 Further targeted investigation works are not deemed necessary as the risk of shallow ancient mine working being present is considered low in the area of the building and will be exposed if located in the vicinity of the canopy.

6.1.4 A watching brief should be maintained during groundworks for signs of past mining activities. If identified, a competent Engineer should inspect the ground to assess the findings and determine if further works are required.

Appendix A

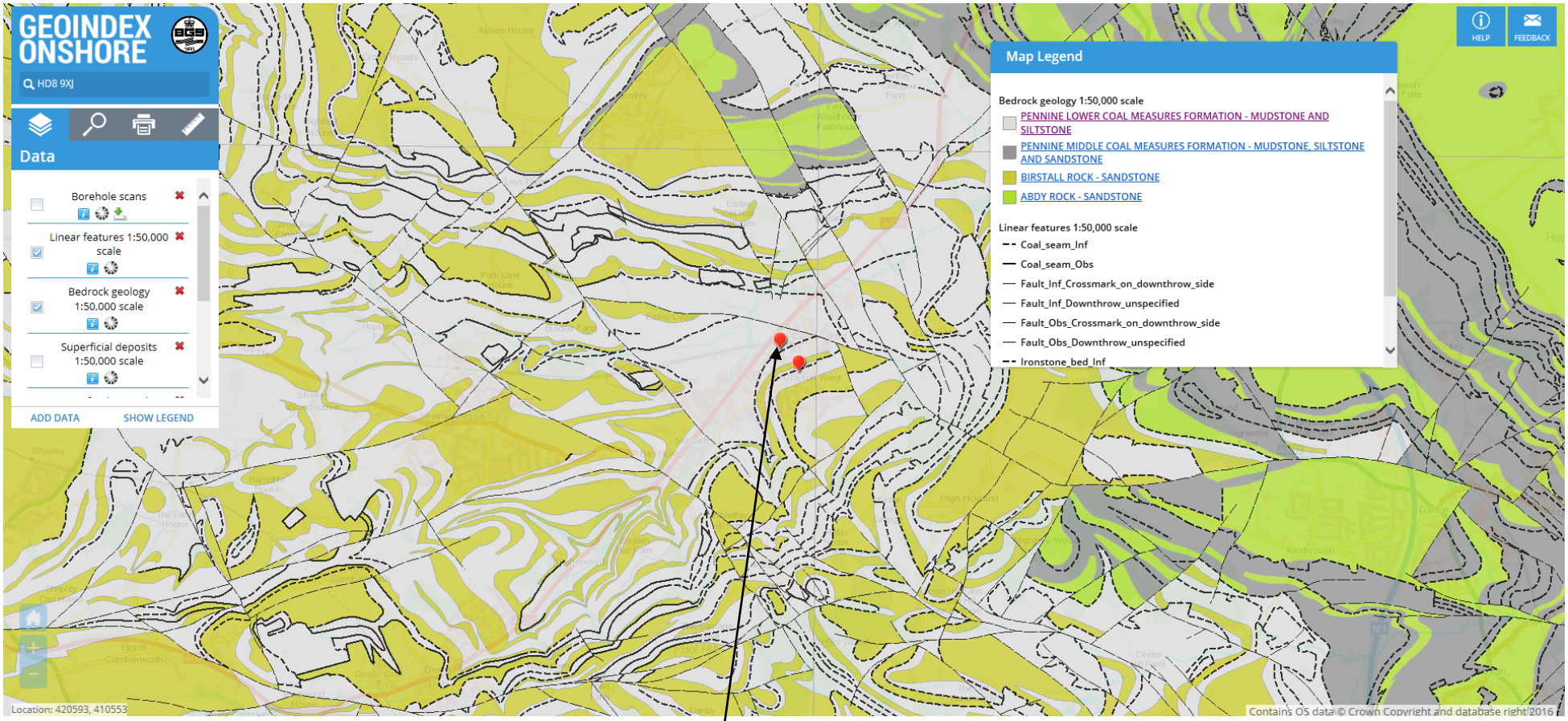
Site Location


Spring Farm
Highfield House
Moor Head
Leys Farm
Emley Woodhouse Farmhouse
Bretton Hall
The Coach House
A637
Lakeside Cottage
Wool Row Farmhouse
Emley Old Hall Cottages
Gillcar Farm
A636
Park Lane House
Emley Lodge
Blacker Farm
Hopstrines Farm
B6116
Skelmanthorpe
Cuckoos Nest
Clayton West
Clayton Hall
High Hoyland Lodge
Deep Haigh House
M1
High Wood
Shelley Woodhouse
Scissett
Highwood Farm
Barndiffe House
Shelley
Winter Hill Grange
High Hoyland
Wheatley Hill Farm
Hollin House Farm
Margery Wood
Bagden Hall Farm
Kitchenroyd
Lane End Farm
Lower Cumberworth
Dean Hill Farm or Dean Hill Farm Cottage
The Carriage House
Pool Hill
Deffer Wood
Pingle Nook Farm
Denby Dale
Denby
Cinder Hill Farm
A635

Site

Appendix B

Geology Map


GEOINDEX ONSHORE
HD8 9XJ
Data
Borehole scans
Linear features 1:50,000 scale
Bedrock geology 1:50,000 scale
Superficial deposits 1:50,000 scale
ADD DATA
SHOW LEGEND
HELP
FEEDBACK
Map Legend
Bedrock geology 1:50,000 scale
PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE AND SILTSTONE
PENNINE MIDDLE COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE
BIRSTALL ROCK - SANDSTONE
ABDY ROCK - SANDSTONE
Linear features 1:50,000 scale
Coal_seam_Inf
Coal_seam_Obs
Fault_Inf_Crossmark_on_downthrow_side
Fault_Inf_Downthrow_unspecified
Fault_Obs_Crossmark_on_downthrow_side
Fault_Obs_Downthrow_unspecified
Ironstone_bed_Inf
Location: 420593, 410553
Contains OS data © Crown Copyright and database right 2016

SITE

Appendix C

Coal Mining Report

David Bellis Consulting Surveyors Ltd
8, Mornington Terrace
Harrogate
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HG1 5DH

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Coal Mining Search Report

Incorporating Cheshire Brine Enquiries

Coal Mining Search Report

Incorporating Cheshire Brine Enquiries

Serial Number 351661

Client detail :

John Newton & Partners
Woodvale House
Woodvale Office Park
Woodvale Road
Brighouse
West Yorkshire HD6 4AB

CoalSearchPlus+ by David Bellis Consulting Surveyors Ltd
8 Mornington Terrace
Harrogate
North Yorkshire
HG1 5DH
(DX 720352 Harrogate)

Tel 01423 529911
Fax 01423 529922

Search produced by M J Peace

Property details:

Clayton West Railway
Huddersfield
West Yorkshire
HD8 9XJ

Your ref : B21462
Purchaser :
Vendor :

In accordance with your instructions received 16 Sep 2016 we have inspected plans and records of coal mine workings and have made enquiries with respect to Cheshire brine extraction in relation to the above property and can report as follows :

1. **SEAM DETAILS FOR PAST UNDERGROUND COAL MINING :** In relation to the property the undermentioned seam(s) have been worked within the likely zone of physical influence on the surface.

Seam	Depth (m)	Sect (cm)	Date	Remarks
See Remarks				No previous recorded coal workings.

2. **SEAM DETAILS FOR CURRENT AND FUTURE UNDERGROUND COAL MINING :** The undermentioned seam(s) are currently being worked, or licenses to work are being determined, or have been granted to work, within the likely zone of physical influence on the surface in relation to the property.

Seam	Depth (m)	Sect (cm)	Date	Remarks
				Coal in reserve - no workings currently planned.

3. **UNDERLYING GEOLOGY :**

The property is situated in an area of Lower Coal Measures, shales and mudstones. Outcrop of the Whinmoor Coal Seam.

4. OPENCAST COAL MINING :

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Past Opencast Workings : The property is not situated within the boundary of a former opencast coal mining site.

Present Opencast Workings : The property is not situated within 200m of the boundary of a currently operating opencast coal mining site.

Future Opencast Workings : The property is not situated within 800m of the boundary of an opencast site for which a license to extract coal by opencast methods has been granted or a license to do so is currently being determined.

5. SHAFTS, ADITS (MINE ENTRIES) AND ADDITIONAL INFORMATION :

Inspection of coal mining records indicates that one mine entry is located within 20 metres of the property or the boundary of the property. A plan is attached indicating the approximate position of the mine entry discovered. There are no recorded treatment details for the former mine entry.

There are no tips or lagoons in the vicinity of the property.

There are possible ancient shallow coal mining workings within the likely zone of influence on the surface in the vicinity of the property, for which no accurate plans or records exist.

If additional information is required regarding a mine entry disclosed in a residential coal mining report, a CoalSearchPlus+ Mine Entry Assessment Report can be provided for an additional fee of £75 plus vat. This will include an assessment of the risk of subsidence damage occurring due to the presence of the mine entry/entries.

Please contact David Bellis Consulting Surveyors on 01423 529911 to order a Mine Entry Assessment Report and arrange payment.

Further information regarding mine entries revealed in commercial/development coal mining reports can also be provided and reports will be tailored to client requirements. Please contact David Bellis Consulting Surveyors, on 01423 529911, to discuss the data that can be provided and agree the fee.

6. NOTICES IN RELATION TO FUTURE COAL MINING ACTIVITY :

We have no knowledge of any intention to work coal by underground methods within influencing distance on the surface in the vicinity of the property for which section 46 notices have been issued under the Coal Mining Subsidence Act 1991.

7. PAST COAL MINING RELATED SUBSIDENCE :

A review of the records held by the Coal Authority has shown no evidence of coal mining related subsidence claims in relation to the subject property since 31st October 1994. This is the period for which records are held by the Coal Authority.

8. CONCLUSION (COAL MINING) : In the light of the above facts we conclude that in relation to coal mining :

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In our opinion it is unlikely that coal will be worked in the forseeable future.

COAL MINING RISK LEVEL : We recommend that the transaction is treated as :

Where this report is to be used for development purposes particular attention is drawn to the paragraphs below concerning the ownership of in situ coal, coal workings and the risks from mine gases.

Please note that the overall coal mining risk level above is based upon an assessment of the detailed information contained in the body of the report. The risk assessment must be used in conjunction with the detailed report.

If development of the property is being considered then all necessary enquiries and investigations should be completed prior to the commencement of works to ensure that proposals follow good engineering practice for development in mining areas. The Coal Authority has ownership of in situ coal, coal mines (both current and disused) and coal mine shafts and adits. Activities that intersect, enter or disturb any of the Coal Authority's interests require the written permission of the Authority.

Any development proposals should consider risks to the development, or adjacent property, of generating or displacing underground gases where coal seams or former mining works are disturbed. The need for effective measures to prevent gasses entering public properties should be assessed and properly addressed. These actions are necessary due to the public safety implications of development in these circumstances.

CHESHIRE BRINE EXTRACTION INFORMATION :

The property lies outside the Cheshire Brine Compensation District as prescribed by the Cheshire Brine Pumping (Compensation for Subsidence) Act 1952.

With respect to coal mining there is nothing to prevent a claim being made under the provisions of the Coal Mining Subsidence Act 1991 and subsequent legislation, but it must not be inferred that the Coal Authority or their licensees will necessarily accept that any damage has been caused as a result of mining subsidence.

If you require any further information please contact CoalSearchPlus+ on 01423 529911 or via our website www.coalsearch.plus.com.

This report is prepared in accordance with the CoalSearchPlus+ terms and conditions as published on the CoalSearchPlus+ website (www.coalsearch.plus.com) on the date of issue of this report.

This is a Coal Mining Search Report and is not to be interpreted as being part of an Environmental Assessment of the property.

We cannot be held responsible for the accuracy of the information provided to us by third party organisations.

The information and/or material supplied is composed from data based in many cases on measurements and records of various standards of reliability and age. We cannot be held responsible for the accuracy of such information.

This search report is based upon the privately owned CoalSearchPlus+ mining record database, data supplied to CoalSearchPlus+ under license from the Coal Authority, and plans and records held by the Coal Authority and made publicly available at the time of inspection which may include British Geological Survey and Ordnance Survey data. Organisations

Serial Number 351661

reserve the right to vary their proposals and intentions as to their future mining operations without prior notice save as provided in the Coal Mining (Subsidence) Act 1991 and the Coal Industry Act 1994.

This report contains Data provided by the Coal Authority. Any and all analysis and interpretation of the Coal Authority Data in this report is made by David Bellis Consulting Surveyors Ltd trading as CoalSearchPlus+, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be copyright of the Coal Authority and permission should be sought from David Bellis Consulting Surveyors Ltd prior to any re-use.

Coal Authority Address : The Coal Authority, 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire, HG18 4RG
British Geological Survey Address : British Geological Survey, Kingsley Dunham Centre, Keyworth, Nottingham NG12 5GG

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The information contained in this report relates to the property address given by the individual or organisation ordering the report. Where a plan indicating the property location and boundary is supplied with the instruction the report is based on that information. Where no plan is supplied the report is based on the property location as defined in publicly available mapping data. At all times it remains the responsibility of the instructing organisation or individual to define the boundary of the property.

Additional notes applicable to Residential Coal Mining Reports only:

David Bellis Consulting Surveyors Ltd is not aware of any personal or business relationship between the person conducting or preparing the search and any person involved in the sale of the property.

This report is a desk study of existing published geological and coal mining records, the CoalSearchPlus+ coal mining data base and data supplied under license by the Coal Authority. In order to compile this report enquiries have been made in relation to the following:

Past Coal Mining – the existence of any previously worked seams of coal within influencing distance on the surface in relation to the property including an indication of the depth and age of the workings,

Present Coal Mining - the existence of any currently worked seams of coal within influencing distance on the surface in relation to the property including an indication of the depth and age of the workings. The existence of coal that could be worked at some time in the future will be enquired into and detail of any relevant licenses disclosed where available.

Underlying Geology - the underlying geology of the property will be reviewed and briefly described in relation to coal mining.

Opencast Coal Mining - the existence of past present and future opencast coal mining, specifically :

- if the property is situated within the boundary of a former opencast site. In the case of old opencast workings it must be understood that the records are often unclear regarding the site boundary and or worked areas. Published records and data supplied under license by the Coal Authority will be reviewed to give our opinion of the existence of relevant former opencast coal workings.
- if the property is situated within 200m of the boundary of a currently operating opencast site.
- if the property is situated within 800m of the boundary of an opencast for which either a license to extract coal by opencast methods has been granted or a license to do so is currently being determined.

Shafts, Adits (Mine Entries) and Additional Information – the existence of any mine entries within 20m of the property or the boundary of the property and its associated land and buildings (the definition of the boundary of the property is the responsibility of the individual or organisation ordering this report). Where a mine entry is found to exist the approximate location of the mine entry will be indicated on a plan. The existence of unworked coal will be enquired into and our opinion regarding the likelihood of it being worked at some time in the past will be given where relevant. Any other relevant coal mining related features discovered will be noted.

Notices in relation to future coal mining activity – the existence of notices indicating an intention to work coal by underground methods in the future.

Past coal mining related subsidence – if any publicly available records indicate coal mining related subsidence affecting the property since 31st October 1994.

Coal Mining Risk Level – the opinion of David Bellis Consulting Surveyors Ltd of the risk posed to the property from coal mining given all the information contained in the report. The risk to the property is given in relation to the majority of the housing stock in the immediate area.

Cheshire Brine – the location of the property in relation to the Cheshire Brine Compensation District and any available relevant information to the property regarding brine extraction.

Additional information, including answers to many frequently asked questions, can be found on the CoalSearchPlus+ website, www.coalsearch.plus.com

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Serial Number 351661

If you want to make a complaint, we will:

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

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

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

Complaints should be sent to:

Mr M. Peace, Director, David Bellis Consulting Surveyors Ltd, 8 Mornington Terrace, Harrogate, North Yorkshire, HG1 5DH
Tel : 01423 529911 Fax : 01423 529922 Email : contact@coalsearch.plus.com

Date : 06 Oct 2016 Signed :

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Serial Number 351661

searchcode

The Property Ombudsman
Consumer Redress

Important Consumer Protection Information

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- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

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TPOs Contact Details:

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

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

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

Serial Number 351661

David Bellis Consulting Surveyors Ltd and CoalSearchPlus+ Terms and Conditions (Available in large print by request)

1. Definitions.
   a) The Service Provider is David Bellis Consulting Surveyors Ltd, trading as CoalSearchPlus+.
   b) The Applicant is the Individual, Organisation, or appointed officer of said Organisation placing a Request with the Service Provider.
   c) The Third Party Provider is any Organisation from which the Service Provider obtains data and/or information on behalf of the Applicant in the normal course of fulfilling the Applicants Request.
   d) The request is a formal Request by the Applicant with CoalSearchPlus+ to retrieve specific data and/or information.
2. CoalSearchPlus+ accept Requests only on the basis that the Applicant is acting as a principal and is directly liable for payment of our invoice or account.
3. It is the policy of CoalSearchPlus+ to observe confidentiality with regard to the identity and affairs of our customers to the extent permitted by law, but, in common with other service providers, we may be required exceptionally to disclose information to governmental and other public authorities.
4. The placing of a Request by the Applicant with CoalSearchPlus+ confirms acceptance of these terms and conditions.
5. Any Order Form produced by CoalSearchPlus+, either printed or published on the CoalSearchPlus+ website, is an invitation to treat. The Applicant makes an offer to buy from CoalSearchPlus+ by the submission of a Request, subject to clause 10. Acceptable modes of transmission for a Request are facsimilie (fax), telephone, electronic mail(e-mail), online transmission via the CoalSearchPlus+ website only, Document Exchange (DX), Royal Mail or courier appointed by the Applicant.
6. Orders will be accepted on order forms other than CoalSearchPlus+ forms however these will be accepted under the standard CoalSearchPlus+ terms and conditions only, subject to Clause 10.
7. CoalSearchPlus+ reserves the right to refuse any Request.
8. CoalSearchPlus+ reserves the right to cancel any Request at any time.
9. Proof of transmission of a Request by the Applicant does not constitute proof of receipt by CoalSearchPlus+.
10. It is the responsibility of the Applicant to ensure the accuracy, legibility, clarity and completeness of all data and/or information provided to CoalSearchPlus+ as part of the Request, including but not limited to, names, numbers, addresses, location plans, and boundary plans. This applies whether the Request is submitted on CoalSearchPlus+ order forms either printed or published on the CoalSearchPlus+ website or on the Applicants own order form.
11. CoalSearchPlus+ may request additional relevant data and/or information from the Applicant in the course of fulfilling a Request, including, but not limited to, names, numbers, addresses, location plans, and boundary plans.
12. CoalSearchPlus+ may request clarification of data and/or information supplied by the Applicant.
13. If, subsequent to Clause 11. and/or Clause 12., requested data and/or information is not provided and/or clarified, CoalSearchPlus+ cannot be held responsible for any resultant loss or delay.
14. If, subsequent to Clause 11. and/or Clause 12., requested data and/or information is not provided and/or clarified within a reasonable period of time, CoalSearchPlus+ reserves the right to cancel the Request in whole or in part. The Applicant remains liable for all fees, Taxes and Disbursements accrued prior to the cancellation.
15. CoalSearchPlus+ reserves the right to subcontract data and/or information retrieval to selected Organisations and/or Individuals. CoalSearchPlus+ is not required to reveal the identity of its Subcontractors.
16. CoalSearchPlus+ will, in the process of fulfilling the request, retrieve data and/or information from publicly and/or commercially available sources and the CoalSearchPlus+ mining database. The sources of data used will primarily be data held by The Coal Authority under an agreement with the Health and Safety Executive, data owned by the British Geological Survey and the CoalSearchPlus+ database.
17. A CoalSearchPlus+ mining report is a report of the interpretation of the data sources in 16. made by CoalSearchPlus+ staff.
18. CoalSearchPlus+ coal mining search reports are based upon the plans and records available from data sources detailed in 16. at the time the report was produced. It should be understood that third party organisations reserve the right to vary their proposals and intentions as to their future mining operations without prior notice save as provided in the Coal Mining Subsidence Act 1994. CoalSearchPlus+ cannot be held responsible for changes to the future proposals and intentions of Third Parties.
19. The information and/or material supplied in a CoalSearchPlus+ coal mining report is composed from data based, in many cases, on measurements and records of various standards of reliability and age. In some instances (usually relating to older records) it is necessary for CoalSearchPlus+ to make assumptions regarding the 'best plot' position of mining features. For these reasons users of CoalSearchPlus+ reports should take the position of mining features detailed in reports to be indicative only.
20. The data and/or information that a coal mining search report is based on is constantly being updated. A CoalSearchPlus+ coal mining search report is based on the most up to date information available at the time that the report is produced however it cannot be guaranteed that the information and/or data will not become obsolete at some time in the future. Responsibility for the supply of accurate and up to date information to CoalSearchPlus+ lies with the data supplying organisations listed in 16.
21. A CoalSearchPlus+ coal mining search report relates only to coal mining and minerals worked in relation to coal mining. Other reports may be required in relation to other minerals.
22. A CoalSearchPlus+ coal mining search report is not a substitute for site investigation or a mining survey. Depending on the content of a coal mining search report, or whether development is intended, the Applicant must decide whether a site investigation or mining survey is required.
23. CoalSearchPlus+ coal mining reports comply with the Search Code.

Serial Number 351661

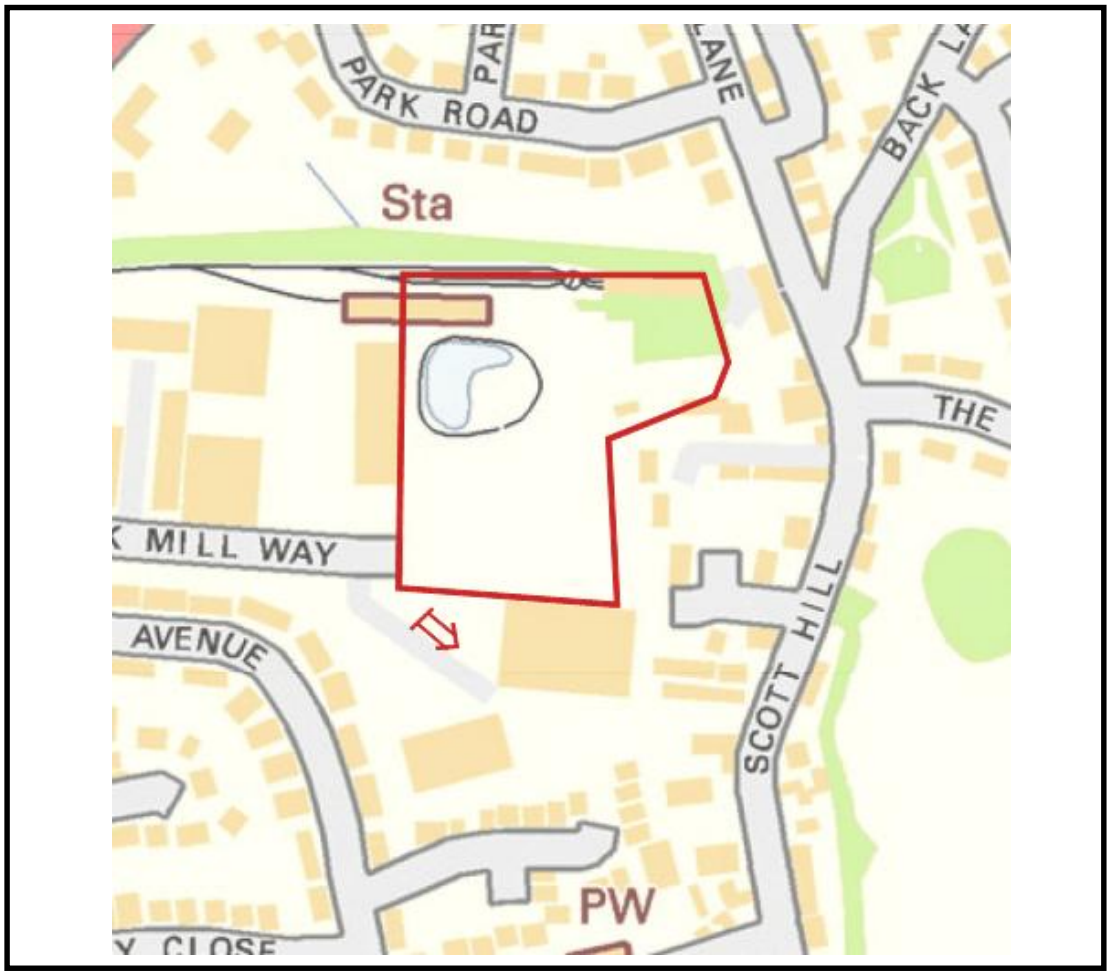
24. All CoalSearchPlus+ reports are covered by professional indemnity insurance. The content of CoalSearchPlus+ coal mining search reports does not prevent any future claim being made by the Applicant against the Coal Authority in respect of coal mining related subsidence.
25. Any liability in the instance of negligence by CoalSearchPlus+ or its employees in the interpretation of coal mining data and/or the production and provision of coal mining reports will be limited to the extent of the CoalSearchPlus+ Professional Indemnity Insurance or the value of the loss caused by the negligence, whichever is the lower.
26. All CoalSearchPlus+ coal mining search reports give the information detailed in the services section of the CoalSearchPlus+ website and summarised in the report. Further explanation of this information is available in the Glossary and/or the Frequently Asked Questions areas of the CoalSearchPlus+ website. Alternatively contact CoalSearchPlus+ who will be happy to explain the content of a report.
27. The Request is fulfilled when all reports, data and/or information requested by the Applicant have been retrieved and/or compiled by CoalSearchPlus+ and delivered by electronic mail (e-mail) or fax or post or document exchange (DX) or a combination of these methods as required by the Applicant. Alternative delivery arrangements are at the discretion of CoalSearchPlus+.
28. If Requests for multiple reports, data and/or information relating to multiple addresses were made on a single order form these will be fulfilled individually by the delivery of the reports, data and/or information relating to each individual address being treated as an individual Request.
29. CoalSearchPlus+ is not responsible for any loss or misdelivery of retrieved data and/or information caused by failure of Document Exchange (DX), Royal Mail or internet service provider. Most retrieved data and/or information is archived by CoalSearchPlus+ and a copy may be requested by the Applicant. If the data and/or information could not be archived CoalSearchPlus+ reserves the right to treat the request as a new Request.
30. Delivery, by whatever agreed means, will be accompanied by an invoice. Delivery by electronic mail may be followed up with a paper invoice by post or DX. Where Applicants have agreed account facilities with CoalSearchPlus+ invoicing may be on a monthly basis. In all cases the Applicant agrees to provide CoalSearchPlus+ with remuneration for the full amount shown on the invoice, including all Fees, Taxes and Disbursements.
31. The Applicant will be liable for payment of the full invoice amount within 14 days from the date of receipt of the invoice. CoalSearchPlus+ reserve the right to charge for costs and expenses incurred in recovering late payments and to charge interest at the rate of 8% above the Bank of England base rate per annum for the full period that the payments are overdue.
32. Where full payment of the invoice is not made by the Applicant within 14 days from receipt of the invoice CoalsSearchPlus+ reserve the right to withdraw account facilities from the Applicant and cancel any individual agreements concerning fees or other Terms and Conditions that may have been made between the Applicant and CoalSearchPlus+.
33. Where possible the Applicant will receive Advance Notice of the cost of the Request, including all Fees, Taxes and Disbursements, prior to receipt of the invoice. This advance notice will take the form of the price for the service requested as published on the CoalSearchPlus+ website, or the price as individually agreed between CoalSearchPlus+ and the Applicant.
34. Additional Fees, Taxes and Disbursements may arise during the course of data and/or information retrieval, over and above Advance Notice costs as in clause 33. The Applicant is liable for any such additional costs. Where possible, the Applicant is notified of additional costs prior to fulfilment of the Request.
35. If the Applicant shall pay in advance of receipt of the invoice, then the Applicant remains liable for any underpayment.
36. Any overpayment on the part of the Applicant will be refunded. Arrangements for refunds are agreed on a case-by-case basis, through discussion between CoalSearchPlus+ and the Applicant.
37. The Applicant may cancel the Request in whole or in part at any time prior to Clause 27.
38. If the Applicant cancels the Request in whole or in part prior to Clause 27, the Applicant remains liable for all Fees, Taxes and Disbursements already accrued prior to the Cancellation.
39. CoalSearchPlus+ accept no liability for any loss incurred by the Applicant or the Applicants client where the Applicant is acting as an agent for a client, due to late fulfilment and delivery of the Request.
40. CoalSearchPlus+ accept no liability for any loss to the Applicant, or the Applicant's client where the Applicant is acting as an agent for a client, due to any negative outcome of a report provided in the process of the correct and accurate fulfilment of the Request.
41. Any disputes relating to the provision of coal mining search reports should be addressed to the Practice Principal, CoalSearchPlus+ in the first instance. Disputes will be settled according to the CoalSearchPlus+ complaints procedure detailed in each report.
42. Independent Dispute Resolution - If you make a complaint and we are unable to resolve it to your satisfaction you may refer the complaint to The Property Ombudsman scheme (website: www.tpos.co.uk email:admin@tpos.co.uk Tel: 01722 333306). We will cooperate fully with the Ombudsman during an investigation and comply with his final decision.
43. Third Party and subcontractor Terms and Conditions shall apply in addition to these clauses. Should any conflict arise between CoalSearchPlus+ Terms and Conditions and Third Party or Subcontractor Terms and Conditions, then CoalSearchPlus+ Terms and Conditions prevail unless and until CoalSearchPlus+ expressly states otherwise in writing and/or courts of England and Wales establish otherwise.
44. No variation to these Terms and Conditions is effective unless and until CoalSearchPlus+ expressly agrees in writing.
45. CoalsearchPlus+ reserves the right to alter these terms and conditions as appropriate, without notice, at any time. Such amended Terms and Conditions will become effective upon publication on the CoalSearchPlus+ website.
46. These Terms and conditions are subject to English Law and the exclusive jurisdiction of the courts of England and Wales.

David Bellis
CONSULTING SURVEYORS

COAL SEARCH PLUS +
Protecting your investment

FEATURE REFERENCE PLAN FOR
SEARCH NUMBER:351661

DATE 06/10/16 NOT TO SCALE



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Outline of property boundary

Disused mine shaft

Disused adit

This plan shows the approximate position of the disused shaft or adit referred to in the attached Mining Search Report. Symbols used on this plan are not drawn to scale.
Property owners have the benefit of the protection of the Coal Mining Subsidence Act 1991* in the event of the occurrence of damage from disused coal mine workings including disused coal mine entries.
Prior permission from the owner of a mine entry (usually the Coal Authority) must be sought before any physical investigation entering or disturbing it is undertaken.
If you have any questions or queries regarding the content of this coal mining report please contact David Bellis Consulting Surveyors Ltd.
The Coal Authority, regardless of responsibility and in conjunction with other public bodies, provide an emergency call out facility in coalfield areas to assess the public safety implications of mining features (including disused shafts and adits). The emergency telephone numbers at all times is (01623) 646333.

* Note The Coal Mining Subsidence Act 1991 does not apply where coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briaviels in the county of Gloucester.

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searchcode