PHASE 1 ENVIRONMENTAL ASSESSMENT
FOR LAND ADJACENT LIDGETT LANE, PILLEY

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Client: Jaguar Estates Ltd and Wortley Construction Ltd
Project No: 7217
Date: 24 June 2013
1.0 INTRODUCTION

1.01 Following instructions from JVH Planning on behalf of the Jaguar Estates Ltd and Wortley Construction Ltd on 07 March 2013, CoDA Structures have undertaken an appraisal of a proposed residential development site adjacent Lidgett Lane, Pilley.

1.02 The application site is currently farmland.

1.03 It is proposed to develop the site with approximately 35 houses.

1.04 Sections 2.0 – 7.0 of this report undertake a desk based assessment to determine the environmental quality of the land at the site and to identify the potential for any environmental risks as follows:

- to establish the likely extent of any potential contamination at the site as a result of its current and previous use;

- to establish the sensitivity of the site in relation to the site's geology, hydrogeology and hydrology;

- to assess the significance of any potential contamination at the site with respect to possible harm to the surrounding environment and site end users;

- to provide recommendations for further works as appropriate.

1.05 The interpretation provided in this report is based upon information gathered from public data sources.

1.06 The local authority is Barnsley Metropolitan District Council (BMDC).
2.0 LOCATION, TOPOGRAPHY & CURRENT CONDITION

2.01 The site is located to the south of Lidgett Lane and lies approximately 7.0 miles to the south of Barnsley Town Centre. A site location plan (Fig. 1) is attached in Appendix B.

2.02 The Ordnance Survey co-ordinates for the centre of the site are 433700mE, 400400mN.

2.03 The site is approximately 2.4 hectares in area.

2.04 The boundaries of the site are defined as follows:

- Northern boundary: Hedgerow to edge of Lidget Lane;
- Southern boundary: Timber period fence to residential properties beyond;
- Western boundary: Stone wall to the back of verge to Pilley Green;
- Eastern boundary: Post and wire fence and hedgerow to adjacent land.

2.05 The site can be accessed from Lidget Lane.

2.06 A site walk-over was undertaken in March 2012 and the following noted:

- the site is farmland.
- there are hedgerows and trees to the perimeter of the site.
- there are no obvious visual signs of contamination on the site.

2.07 The general fall of the site is to the south. Site varies as follows:

- north western corner 158.69m AOD
- north eastern corner 150.50m AOD
- south western corner 147.87m AOD
- south eastern corner 139.88m AOD

2.08 A site topographical survey (Fig. 2) is attached in Appendix C.

2.09 Site photographs are attached in Appendix D.
3.0 HISTORIC SITE USAGE

3.01 Extracts from Ordnance Survey Sheets dating back to 1855 have been examined and the following constitutes a brief history of the entire site and the surrounding land:

<table>
<thead>
<tr>
<th>Map Date &amp; Scale</th>
<th>On-site Features</th>
<th>Features within 250m of Site</th>
<th>Features within 1000m of Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>1855 1:10,000</td>
<td>the site appears to be farmland;</td>
<td>the surrounding area appears to be predominantly undeveloped;</td>
<td>the surrounding area is predominantly undeveloped;</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Village of Pilley to the northwest;</td>
<td>Village of Birdwell to the northeast;</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Village of Pilley Green to the south;</td>
<td>old coal pit to the north;</td>
</tr>
<tr>
<td>1893 1:2,500</td>
<td>- no significant change noted;</td>
<td>edge of a spoil heap to the south;</td>
<td>- N/A;</td>
</tr>
<tr>
<td>1893/94 sheet 1:10,000</td>
<td>- no significant change noted;</td>
<td>- no significant change made;</td>
<td>reservoir to the west;</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>quarry to the northeast;</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>significant expansion of Wharncliffe Silkstone Colliery to the south;</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>residential development to the northeast;</td>
</tr>
<tr>
<td>1905 1:2,500</td>
<td>- no significant change noted;</td>
<td>residential development to the west and south;</td>
<td>sewage works to the northeast;</td>
</tr>
<tr>
<td></td>
<td></td>
<td>railway branch line to the north and sidings to the east;</td>
<td>expansion of Birdwell to the northeast;</td>
</tr>
<tr>
<td>1906/07 sheets 1:10,000</td>
<td>- no significant change noted;</td>
<td>- no significant change noted;</td>
<td>brickworks to the south;</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>air shaft to the southwest;</td>
</tr>
<tr>
<td>1931 1:2,500</td>
<td>- no significant change noted;</td>
<td>- no significant change noted;</td>
<td>- N/A;</td>
</tr>
<tr>
<td>1932 1:10,000</td>
<td>- no significant change noted;</td>
<td>- no significant change noted;</td>
<td>further expansion of Birdwell to the northeast;</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>further expansion of Wharncliffe Colliery to the south;</td>
</tr>
<tr>
<td>Year</td>
<td>Scale</td>
<td>Features Noted</td>
<td></td>
</tr>
<tr>
<td>------</td>
<td>-------</td>
<td>----------------</td>
<td></td>
</tr>
<tr>
<td>1933</td>
<td>1:10,000</td>
<td>- no significant change noted; - sludge and filter beds to the southeast;</td>
<td></td>
</tr>
<tr>
<td>1943</td>
<td>1:10,000</td>
<td>- no significant change noted; - no significant change noted; - no significant change noted;</td>
<td></td>
</tr>
<tr>
<td>1956</td>
<td>1:10,000</td>
<td>- no significant change noted; - residential development to the north; - residential development to the south; - open cast coal workings to the southwest;</td>
<td></td>
</tr>
<tr>
<td>1957</td>
<td>1:2,500</td>
<td>- no significant change noted; - railway branch line to the north and sidings to the east no longer present; - small ponds to the south; - N/A</td>
<td></td>
</tr>
<tr>
<td>1963</td>
<td>1:2,500</td>
<td>- no significant change noted; - further residential development to the north - N/A</td>
<td></td>
</tr>
<tr>
<td>1965/66 sheet</td>
<td>1:10,000</td>
<td>- no significant change noted; - slag heap to the south; - commercial development to the east; - further residential development to the east; - Wharncliffe Silkstone Colliery no longer shown to the south except for spoil heaps to the south;</td>
<td></td>
</tr>
<tr>
<td>1978/80/82</td>
<td>1:10,000</td>
<td>map incomplete</td>
<td>- no significant change noted; - no significant change noted; - commercial development to the south;</td>
</tr>
<tr>
<td>1982</td>
<td>1:2,500</td>
<td>- no significant change noted; - no significant change noted; - N/A</td>
<td></td>
</tr>
<tr>
<td>1993</td>
<td>1:2,500</td>
<td>- no significant change noted; - no significant change noted; - no significant change noted;</td>
<td></td>
</tr>
<tr>
<td>2006</td>
<td>1:10,000</td>
<td>- no significant change noted; - no significant change noted; - further expansion of Birdwell to the northeast; - further residential development to the southwest; - industrial park development to the south; - depot and works to the east;</td>
<td></td>
</tr>
<tr>
<td>2012</td>
<td>1:10,000</td>
<td>- no significant change noted; - no significant change noted; - no significant change noted;</td>
<td></td>
</tr>
</tbody>
</table>

3.02 Historic Ordnance Survey plans are attached in Appendix E.

4.0 GEOLOGY AND HYDROGEOLOGY

4.01 GEOLOGY:

1:50,000 British Geological Survey (BGS) Geological Sheet S7 Barnsley indicates the following:

- The site is underlain by Pennine Middle Coal Measures and sandstone may be
present in the northeastern sector of the site.

- Drift deposits are unlikely to be present at the surface.

- The Tankersley fault appears to traverse the site in a northwest to southeast direction. The Birdwell fault lies adjacent the northwest corner of the site.

- Two coal seams may outcrop on the site.

- The approximate position of the faults and the coal outcrops are indicated on Fig 2.

4.02 MINING & MINERALS:

A mining report has been obtained from D Bellis Consulting Surveyors and is summarised as follows:

- The following seams have been worked below the site:

<table>
<thead>
<tr>
<th>Seam</th>
<th>Depth (m)</th>
<th>Section (cm)</th>
<th>Date</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flockton Thick</td>
<td>52</td>
<td>50</td>
<td>Pre 1967</td>
<td>Subjacent</td>
</tr>
<tr>
<td>Top Fenton</td>
<td>104</td>
<td>83</td>
<td>Pre 1977</td>
<td>Subjacent</td>
</tr>
<tr>
<td>Low Fenton</td>
<td>107</td>
<td>120</td>
<td>Pre 1980</td>
<td>Adjacent</td>
</tr>
<tr>
<td>Parkgate</td>
<td>126</td>
<td>137</td>
<td>Pre 1930</td>
<td>Subjacent</td>
</tr>
<tr>
<td>Thorncliffe</td>
<td>155</td>
<td>120</td>
<td>Pre 1968</td>
<td>Subjacent</td>
</tr>
<tr>
<td>Silkstone</td>
<td>208</td>
<td>114</td>
<td>Pre 1922</td>
<td>Subjacent</td>
</tr>
<tr>
<td>Whinmoor</td>
<td>267</td>
<td>94</td>
<td>Pre 1968</td>
<td>Subjacent</td>
</tr>
</tbody>
</table>

- There is coal in reserve below the site but no workings are currently planned.

- The site is situated on or adjacent an area of a former open cast coal mine.

- There are 2 no. recorded mine entries to the east of the site.

- The site is situated adjacent an area of made ground that was a former colliery site.

- There are some indications that gas emissions have occurred at or adjacent to the site.

- The area in close proximity to adits to the east of the site which have been subject to remedial works under emergency surface hazard procedures.

- The site is in an area where there may be unrecorded shallow workings.

- The property or property adjacent the site has been subject to a claim for past coal mining subsidence.

The mining report is attached in Appendix F.
It is recommended that a rotary borehole investigation should be undertaken to investigate the possible presence of shallow coals workings below the site. In addition, 4 No. gas monitoring wells should be installed to investigate the possible emission of mine gases at the site. A minimum of six gas readings should be taken.

There are 2 No. recorded BGS mineral sites within 1000m of the site. Of these 4 No. are within 500m of the site and details are summarised as follows:-

<table>
<thead>
<tr>
<th>Location</th>
<th>Type</th>
<th>Status</th>
<th>Commodity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pilley 400m to the east</td>
<td>Opencast</td>
<td>Ceased</td>
<td>Sandstone</td>
</tr>
<tr>
<td>Potter Holes Plantation, Tankersley 375m to the southeast</td>
<td>Opencast</td>
<td>Ceased</td>
<td>Clay and Shale</td>
</tr>
<tr>
<td>Tankersley 437m to the south</td>
<td>Deep mine</td>
<td>Ceased</td>
<td>Coal</td>
</tr>
<tr>
<td>Tankersley 500m to the south</td>
<td>Opencast</td>
<td>Ceased</td>
<td>Clay and Shale</td>
</tr>
</tbody>
</table>

4.03 HYDROGEOLOGY

No watercourses are believed to run through the site or lie in the immediate vicinity of the site.

From the inspection of OS maps, watercourses lie in the vicinity of the site (within 500m to the west).

- drainage ditches 250m to the south
- un-named watercourse 250m to the west
- Birdwell Dike 360m to the west

There are other water features in the vicinity of the site (within 500m) as follows:-

- small pond 200m to the south
- groundwater issues 350m to the southeast
- groundwater sinks 400m to the southwest
The site is not believed to be prone to flooding and the Environment Agency flood map indicates that the site is in Flood Zone 1. Potential flooding issues are assessed further in CoDA Structures Flooding and Drainage Assessment report for the site.

The site is underlain by a bedrock aquifer designated as a Secondary Aquifer A which is strata with permeable layers capable of supporting water supplies at a local rather than strategic level and in some cases can form an important source of base flow to rivers.

There is no superficial aquifer designation for the site.

The overlying soils are classified as having a high leaching potential.

There are 10 No. discharge consents within 1000m of the site. Of these 1 No. is within 500m of the site and details are summarised as follows:

- trade effluent 450m to the southeast

There have been 6 No. pollution incidents within 1000m of the site but none have been within 500m of the site.

There are no water abstraction licenses held within 1000m of the site.

The site does not lie within a Source Protection Zone.

There have been no prosecutions relating to controlled waters within 1000m of the site.

5.0 POLLUTION CONTROLS & WASTE

5.01 Pollution Controls:

There are no Integrated Pollution Control Permits held within 1000m of the site.

There are 3 No. Integrated Pollution Prevention and Control Permits held within 1000m of the site.

There are no Local Authority Pollution Prevention and Control Permits held within 1000m of the site.

There are no Local Authority Integrated Pollution Prevention and Control Permits held within 1000m of the site.

There are no registered radioactive substance licences held within 1000m of the site.

There have been no prosecution relating to authorised processes within 1000m of the site.
There are 2 No. Control of Major Accidents Hazards Site (COMAH) within 1000m of the site and details are summarised as follows:-

<table>
<thead>
<tr>
<th>Location</th>
<th>Type</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wentworth Industrial Estate, Tankersley 602m to the south</td>
<td>Lower tier</td>
<td>Record ceased to be supplied under COMAH Regulations</td>
</tr>
<tr>
<td>Wentworth Way, Tankersley 621m to the south</td>
<td>Lower tier</td>
<td>Record ceased to be supplied under COMAH Regulations</td>
</tr>
</tbody>
</table>

5.02 Waste:

There is 1 No. registered landfill sites within 1000m of the site but it is not within 500m of the site.

There are no British Geological Survey recorded landfill sites within 1000m of the site.

There are 2 No. Local Authority recorded landfill sites within 1000m of the site but neither are within 500m of the site.

There are 2 No. historic landfill sites within 1000m of the site but neither are within 500m of the site.

There is 1 No. waste treatment/disposal sites within 1000m of the site but it is not within 500m of the site.

There are 3 No. waste management facilities within 1000m of the site.

There is 1 No. waste transfer sites within 1000m of the site.

6.0 IDENTIFIED POSSIBLE SOURCES OF CONTAMINATION

The past history of the site would indicate no obvious sources of contamination.

6.01 Soil Contamination:

It does not appear that the site has been filled or artificially raised in level. However, the area adjacent the eastern boundary of the site is recorded as being an area of made ground and has been part of a colliery site. In addition open cast mining has taken place to the south of the site and the site is recorded as being on or adjacent to an area of open cast mining. Therefore any fill that may have been imported onto the site may have elevated levels of contamination, depending upon the source and nature of the material used.

Historic OS plans indicate the site has not been developed and appears to be have only been used as farmland.
The farmland use is considered to be a very low risk contaminative activity.

Potentially contaminative activities in the near vicinity (within 250m) of the site have included the following:

- railway lines, sidings  - spoil heaps

Potentially contaminative activities in the surrounding area have included the following:

- coal pits  - quarries  - clay pit  - sludge & filter beds
- blacksmiths  - ironstone pits  - colliery  - sewage works
- 'works'  - gas works  - depots  - industrial park
- open cast coal mine  - brickworks

In view of past activities adjacent the site it is possible the site has been at risk from the uncontrolled tipping of waste materials, residues or chemicals from surrounding past industries/activities particularly if made ground is present on the site.

Contemporary Trade Directory entries in the vicinity of the site (within 250m) are as follows:

- Air Conditioning Equipment (inactive)  215m to the northwest of the site

There are no fuel station entries in the vicinity of the site (within 500m).

It is recommended that a ground investigation is undertaken on the site and if made ground is encountered or suspected contamination is encountered soil sampling should be undertaken for contamination testing.

6.02 Pollution of Controlled Waters:

The possibility of leachate contamination from any uncontrolled filling that has taken place on the site may need to be investigated to assess the potential for pollution to controlled waters (the underlying secondary aquifer - A and Birdwell Dike).

6.03 Gas Contamination:

The development does not appear to be at risk from the migration of landfill gas onto the site from known landfill sites in the surrounding area as none are within 250m of the development.

The development does not appear to be at risk from landfill gases from a backfilled clay pit and/or quarry and/or sludge and filter beds in the surrounding area to the site as these features are in excess of 250m from the site.
The development may be at risk from mines gases if shallow coal seams/workings are present below the site. In addition there are particular records that gas emissions from mine workings have occurred at the site.

Therefore it is recommended that gas monitoring should be undertaken on the site.

Database information indicates that the site is in an area where Radon protection measures are not required.

7.0 RISK ASSESSMENT

70.1 The following contaminated land risk assessment methodology is based on CIRIA C552 (2001) Contaminated Land Risk Assessment – ‘A Guide to Good Practice’, in order to quantify potential risk via risk estimation and risk evaluation, which can be adopted at the Phase I stage. This will then determine an overall risk category which can be used to identify likely actions. This methodology uses qualitative descriptors and is therefore a qualitative approach.

The methodology requires the classification of:

- the magnitude of the consequence (severity of risk occurring), and
- the magnitude of the probability (likelihood) of a risk occurring.

7.02 The potential consequences of contamination risks occurring at this site are classified in accordance with Table 7.1, which is adapted from the CIRIA guidance.

Table 7.1 - Classification of Consequences:

<table>
<thead>
<tr>
<th>Classification</th>
<th>Definition of Consequence:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Severe</td>
<td>Short term (acute risks to human health). Short term risk of pollution of sensitive water resource or ecosystem. Catastrophic damage to crops/buildings/property/infrastructure, including off-site soils.</td>
</tr>
<tr>
<td>Medium</td>
<td>Medium/long term (chronic) risks to human health. Medium/long term risk of pollution of sensitive water resource or ecosystem. Significant damage to crops/buildings/property/infrastructure (on or off-site). Contamination of off-site soils.</td>
</tr>
<tr>
<td>Mild</td>
<td>Easily preventable, permanent health effects on humans. Pollution of non-sensitive water resources. Localised damage to crops/buildings/property/infrastructure (on or off-site).</td>
</tr>
<tr>
<td>Minor</td>
<td>Easily preventable non-permanent health effects on humans, or no effects. Minor, low level and localised contamination of on-site soils. Easily repairable damage to crops, buildings/property/infrastructure.</td>
</tr>
</tbody>
</table>

7.03 The probability of contamination risks occurring at this site will be classified in accordance with Table 7.2, which is also adapted from the CIRIA guidance. Note that for each category it is assumed that a pollution linkage exists. Where a pollution linkage does not exist the likelihood is zero, as is the risk.
Table 7.2 – Classification of Probability:

<table>
<thead>
<tr>
<th>Classification</th>
<th>Definition of Probability</th>
</tr>
</thead>
<tbody>
<tr>
<td>High Likelihood</td>
<td>Circumstances are such that an event appears very likely in the short term, or almost inevitable in the long term; or there is already evidence that such an event has occurred.</td>
</tr>
<tr>
<td>Likely</td>
<td>Circumstances are such that an event is not inevitable, but is possible in the short term, and is likely over the long term.</td>
</tr>
<tr>
<td>Low Likelihood</td>
<td>Circumstances are such that it is by no means certain that an event will occur even over a long period, and it is less likely in the short term.</td>
</tr>
<tr>
<td>Unlikely</td>
<td>Circumstances are such that it is improbable that an event would occur even in the long term.</td>
</tr>
</tbody>
</table>

7.04 For each possible pollution linkage (source-pathway-receptor) identified, the potential risk can be evaluated. Based upon this CIRIA C552 presents definitions of the risk categories, together with the investigatory and remedial actions that are likely to be necessary in each case, as indicated in Table 7.3. These risk categories apply to each pollutant linkage, not simply to each hazard or receptor.

Table 7.3 – Definition of Risk Categories and Likely Actions required:

<table>
<thead>
<tr>
<th>Risk Category</th>
<th>Definition of Likely Actions Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very high</td>
<td>Severe harm to a defined receptor is very likely, or has already occurred. The risk is likely to result in a substantial liability. Urgent investigation (if not already undertaken) is likely to be required. Urgent remediation is likely to be required.</td>
</tr>
<tr>
<td>High</td>
<td>Harm to a defined receptor is likely. The risk, if realised, may result in a substantial liability. Urgent investigation (if not already undertaken) is likely to be required. Remediation is likely to be required in the long term, possibly sooner.</td>
</tr>
<tr>
<td>Moderate</td>
<td>Harm to a defined receptor is possible, but severe harm is unlikely. Investigation is likely to be required to clarify the level of potential liability and risk. Some remediation may be required in the long term.</td>
</tr>
<tr>
<td>Low</td>
<td>Harm to a defined receptor is possible, but is likely to be mild at worst. Liabilities could theoretically arise, but are unlikely. Further investigation is not required at this stage. Remediation is unlikely to be required.</td>
</tr>
<tr>
<td>Very low</td>
<td>Harm to a defined receptor is unlikely and would be minor at worst. No liabilities are likely to arise. Further investigation is not required at this stage. Remediation is unlikely to be required.</td>
</tr>
</tbody>
</table>

7.05 This relationship can also be represented as a matrix, as indicated in Table 7.4.

Table 7.4 – Probability / Consequence Matrix:

<table>
<thead>
<tr>
<th>Probability</th>
<th>Very Low Likelihood</th>
<th>Likely</th>
<th>High Likelihood</th>
<th>Severe</th>
<th>Medium</th>
<th>Mild</th>
<th>Minor</th>
</tr>
</thead>
<tbody>
<tr>
<td>High Likelihood</td>
<td>Very High Risk</td>
<td>High Risk</td>
<td>Moderate Risk</td>
<td>Low Risk</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Likely</td>
<td>High Risk</td>
<td>Moderate Risk</td>
<td>Moderate Risk</td>
<td>Low Risk</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Low Likelihood</td>
<td>Moderate Risk</td>
<td>Moderate Risk</td>
<td>Low Risk</td>
<td>Very Low Risk</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
7.06 The following potential contamination pathways have been identified on the site:

Horizontal and vertical migration pathways of leachate through the potentially permeable soils and geological formations.

Human Uptake Pathways (derived from CLEA model and LQA for residential use with plant uptake):

- Ingestion of soil
- Ingestion of indoor dust
- Dermal contact with soil
- Contact with indoor dust
- Inhalation of vapours outside
- Inhalation of vapours inside
- Vertical and lateral migration of volatile vapours and ground gas
- Indirect ingestion
- Airborne hazardous fibres
- Plant root uptake.

7.07 The following environmental receptors have been identified on site:

- Groundwater residing in the underlying secondary aquifer – A
- Birdwell Dike
- Buildings / structures
- Flora / Fauna
- Underground services
- Third party land.

7.08 The following human receptors have been identified on the site:

- Construction.
- Maintenance Workers.
- End users.
### 7.09 Summary – Earthworks and Construction Phase:

A Risk Assessment of the site is summarised in the table below:

<table>
<thead>
<tr>
<th>Source</th>
<th>Receptor</th>
<th>Pathway</th>
<th>Consequence</th>
<th>Probability</th>
<th>Risk Category</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>S1: Contamination in made ground if present on the site. S2: Uncontrolled tipping of waste products and residues from adjacent industries/activities.</td>
<td>R1: Groundwater (secondary aquifer – A). R2: Birdwell Dike</td>
<td>P1: Horizontal and Vertical migration of leachate through potentially permeable soils and service trenches.</td>
<td>Medium</td>
<td>Likely</td>
<td>Moderate</td>
<td>Low permeability soils if present below the site, will prevent the migration of contaminants. Some types of contamination is likely to be localised. Site remediation works and measures can reduce risk.</td>
</tr>
<tr>
<td>S1: Contamination in made ground if present on the site. S2: Uncontrolled tipping of waste products and residues from adjacent industries/activities.</td>
<td>R3: Buildings and structures.</td>
<td>P1: Horizontal and Vertical migration of leachate through potentially permeable soils and service trenches.</td>
<td>Medium</td>
<td>Likely</td>
<td>Moderate</td>
<td>Made ground if present on the site may contain elevated sulphate levels which could result in corrosion of buried concrete structures. However, sulphate resisting cement can be used in concrete.</td>
</tr>
<tr>
<td>S1: Contamination in made ground used to fill the site. S2: Uncontrolled tipping of waste products and residues from adjacent industries/activities.</td>
<td>R4: Construction workers.</td>
<td>P2: Human uptake pathways (see 7.06). P3: Vertical migration of volatile vapours and ground gas.</td>
<td>Severe</td>
<td>Likely</td>
<td>High</td>
<td>Some types of contamination is likely to be localised. Site remediation works and measures can reduce risk. The risk to workers who do not use the appropriate PPE is likely to be significant.</td>
</tr>
<tr>
<td>S3 Gas Generation in landfill sites S4 Backfilled quarries, sludge/filter beds and/or clay pit within 250m of the site.</td>
<td>R4: Construction workers.</td>
<td>P2: Human uptake pathways (see 7.06). P3: Vertical migration of volatile vapours and ground gas.</td>
<td>Severe</td>
<td>Unlikely</td>
<td>Low</td>
<td>No known such features within 250m of the site.</td>
</tr>
</tbody>
</table>
### PHASE I ENVIRONMENTAL ASSESSMENT
FOR LAND ADJACENT LIDGETT LANE, PILLEY

<table>
<thead>
<tr>
<th>Source</th>
<th>Receptor</th>
<th>Pathway</th>
<th>Consequence</th>
<th>Probability</th>
<th>Risk Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>S5: Mine gases</td>
<td>R4: Construction workers</td>
<td>P3: Vertical migration of volatile vapours and ground gas</td>
<td>Severe</td>
<td>Likely</td>
<td>High</td>
</tr>
<tr>
<td>Due to the potential for exposure to gases, the risk to workers who do not use the appropriate PPE is likely to be significant.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>S1: Contamination in made ground if present on the site. S2: Uncontrolled tipping of waste products and residues from adjacent industries/activities.</td>
<td>R5: Neighbouring Sites</td>
<td>P1: Horizontal and Vertical migration of leachate through potentially permeable soils and service trenches.</td>
<td>Medium</td>
<td>Likely</td>
<td>Moderate</td>
</tr>
<tr>
<td>Low permeability soils if present below the site, will prevent the migration of contaminants. Some types of contamination is likely to be localised. Site remediation works and measures can reduce risk.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### 7.10 Site Risk Assessment Summary Post Development:

<table>
<thead>
<tr>
<th>Source</th>
<th>Receptor</th>
<th>Pathway</th>
<th>Consequence</th>
<th>Probability</th>
<th>Risk Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>S1: Contamination in made ground if present on the site. S2: Uncontrolled tipping of waste products and residues from adjacent industries/activities.</td>
<td>R6: Maintenance Workers</td>
<td>P2: Human uptake pathways. P3: Vertical migration of volatile vapours and ground gas.</td>
<td>Severe</td>
<td>Likely</td>
<td>High</td>
</tr>
<tr>
<td>Site remediation works such as hot spot removal will reduce risk to low. The risk to maintenance workers who do not use the appropriate PPE is likely to be significant.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>S3: Gas generation in landfills sites. S4 Backfilled quarries, sludge/filter beds and/o clay pit within 250m.</td>
<td>R6: Maintenance Workers</td>
<td>P2: Human uptake pathways. P3: Vertical migration of volatile vapours and ground gas.</td>
<td>Severe</td>
<td>Unlikely</td>
<td>Low</td>
</tr>
<tr>
<td>No known such features within 250m of the site.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>S5: Mine gases from shallow coal seam.</td>
<td>R6: Maintenance Workers</td>
<td>P3: Vertical migration of volatile vapours and ground gas.</td>
<td>Severe</td>
<td>Likely</td>
<td>High</td>
</tr>
<tr>
<td>Due to the potential for exposure to gases, the risk to workers who do not use the appropriate PPE is likely to be significant.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>S1: Contamination in made ground if present on the site. S2: Uncontrolled tipping of</td>
<td>R7: Site end users</td>
<td>P2: Human uptake pathways. P3: Vertical migration</td>
<td>Severe</td>
<td>Likely</td>
<td>Moderate</td>
</tr>
<tr>
<td>Hardcover areas will act as a barrier between contamination and end users. Remediation works such as</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### PHASE 1 ENVIRONMENTAL ASSESSMENT FOR LAND ADJACENT LIDGETT LANE, PILLEY

<table>
<thead>
<tr>
<th>Waste products and residues from adjacent industries/activities.</th>
<th>of volatile vapours and ground gas.</th>
<th>contamination hot spot removal and provision of an inert capping layer to garden areas will reduce risk to Low.</th>
</tr>
</thead>
<tbody>
<tr>
<td>S3: Gas generation in landfill sites. S4 Backfilled quarries, sludge/filler beds and/or clay pit within 250m. S6: Radon generation in underlying geology.</td>
<td>R7: Site end users. P2: Human uptake pathways. P3: Vertical migration of volatile vapours and ground gas.</td>
<td>Severe Unlikely Low</td>
</tr>
<tr>
<td>S5: Mine gases from shallow coal seam.</td>
<td>R6: Site end users P3: Vertical migration of volatile vapours and ground gas.</td>
<td>Severe Likely High Gas protection measures can be incorporated into buildings to reduce the risk to Low.</td>
</tr>
<tr>
<td>S1: Contamination in made ground if present on the site. S2: Uncontrolled tipping of waste products and residues from adjacent industries/activities.</td>
<td>R7: Flora and Fauna. P4: Plant root uptake.</td>
<td>Medium Likely Moderate Remediation works such as contamination hot spot removal and provision of an inert capping layer will reduce risk to Low.</td>
</tr>
<tr>
<td>S1: Contamination in made ground if present on the site. S2: Uncontrolled tipping of waste products and residues from adjacent industries/activities.</td>
<td>R8: Services P1: Horizontal and Vertical migration of leachate through potentially permeable soils and service trenches.</td>
<td>Severe Likely High Site remediation works such as hot spot removal will reduce risk to Low. Service trenches to be back filled with inert material. 'Protector line' water pipes can be used if necessary.</td>
</tr>
</tbody>
</table>
8.0 DISCUSSION

8.01 Contamination:

It is considered very unlikely that contamination is present on the site due to past known activities on the site. However, it is possible that contamination may be present on the site due to past activities on and in the immediate vicinity of the site. If made ground is present it may contain elevated levels of contamination, depending on the source and nature of any fill materials used. It is recommended that a ground investigation is undertaken on the site with soil sampling for contamination testing and risk assessment if made ground or suspected contamination is encountered.

Due to the risk for contamination to be present on this site, the following 'standard' suite should be adopted if made ground is encountered:

- arsenic
- boron (ws)
- copper
- sulphate (ws)
- cadmium
- nickel
- lead
- pH
- chromium
- zinc
- mercury
- PAH speciated

If hydrocarbon contamination is present on the site from visual and/or olfactory evidence, testing for speciated TPH, and BTEX should be undertaken on selected samples.

It is possible that remediation works will may be required on the site.

8.02 Mining:

The site may be underlain by shallow coal workings which will need to be investigated by rotary drilling.

The site does not appear to be affected by mine entries.

8.03 Flooding:

The site is not believed to be prone to flooding and the Environment Agency flood map indicates that the site is in Flood Zone 1. Potential flooding issues are assessed further in CoDA Structures Flooding and Drainage Assessment report for the site.

8.04 Gas:

The development does not appear to be at risk from the migration of landfill gas onto the site from known landfill sites in the surrounding area as none are within 250m of the development.

The development does not appear to be at risk from landfill gases from a backfilled clay pit and/or quarry and/or sludge and filter beds in the surrounding area to the site as these features are in excess of 250m from the site.

Client: Jaguar Estates Ltd and Wortley Construction Ltd

Project No: 7207

Date: 24 June 2013
The development may be at risk from mine gases.

Therefore it is recommended that gas monitoring is undertaken on the site.

Database information indicates that the site is in an area where Radon protection measures are not required.

9.0 INVESTIGATION WORKS REQUIRED

9.01 Ground Investigation:

- A trial pit ground investigation should be undertaken with soil sampling for contamination testing if made ground or suspected contamination is encountered.

- A rotary borehole investigation should be undertaken on the site together with the installation of 4 No. gas monitoring well. A minimum of six gas readings should be taken.
## 10.0 SUMMARY

<table>
<thead>
<tr>
<th>Site Name &amp; Location</th>
<th>Lidgett Lane, Pilley</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposal</td>
<td>Approximately 35 houses</td>
</tr>
<tr>
<td>Local Authority</td>
<td>Barnsley Metropolitan District Council</td>
</tr>
<tr>
<td>Site History</td>
<td>Historic OS plans indicate that the site has not been developed. However, the area adjacent the eastern boundary of the site is recorded as being on an area of made ground and a colliery site. In addition open cast mining has occurred to the south of the site and the site is recorded as being on or adjacent to an area of open cast mining. Potentially contaminative activities in the near vicinity (within 250m) of the site have included a quarry, railway lines and sidings and spoil heaps. Potentially contaminative activities in the surrounding area have included coal pits, quarries, a blacksmiths, ironstone pits, a colliery, a sewage works, a clay pit, sludge and filter beds, a 'works', a gas works, depots, an industrial park, an open cast mine and a brickworks.</td>
</tr>
</tbody>
</table>
| Geology              | 1:50,000 British Geological Survey (BGS) Geological Sheet 87 Barnsley indicates the following:-  
- The site is underlain by Pennine Middle Coal Measures and sandstone may be present in the northeastern sector of the site.  
- Drift deposits are unlikely to be present at the surface.  
- The Tankersley fault appears to traverse the site in a northwest to southeast direction. The Birdwell fault lies adjacent the northwest corner of the site.  
- Two coal seams may outcrop on the site. |
| Hydrogeology         | The site is in a high sensitivity hydrogeological area as there is a water course within 100m of the site and the site is underlain by a Secondary Aquifer – A. However the site is not within a Source Protection Zone and there are no groundwater abstractions within 1000m of the site. |
| Flooding             | The site is not believed to be prone to flooding and the Environment Agency flood map indicates that the site is in Flood Zone 1. Potential flooding issues are assessed further in CoDA Structures Flooding and Drainage Assessment report for the site. |
| Coal Mining          | The site may be underlain by shallow coal workings. The site does not appear to be affected by mine entries. |
| Gas Contamination    | The development does not appear to be at risk from the migration of landfill gas onto the site from known landfill sites in the surrounding area as none are within 250m of the development. The development does not appear to be at risk from landfill gases from a backfilled clay pit and/or quarry and/or sludge and filter beds in the surrounding area to the site as these features are in excess of 250m from the site. The development may be at risk from mines gases. Therefore gas monitoring should be undertaken on the site. |
| Radon                | No protection measures required. |
| Ground Conditions    | Subject to ground investigation but it is possible that made ground may be present on the site. |
| Contamination Assessment | It is possible that contamination may be present on the site. |
| Remediation          | It is possible that remediation works may be required on the site. |
| Further Investigation Work | Ground Investigation:  
A trial pit ground investigation should be undertaken with soil sampling for contamination testing if made ground or suspected contamination is encountered on the site.  
A rotary borehole investigation should be undertaken on the site together with the installation of 4No. gas monitoring wells. A minimum of six gas readings should be taken. |
11.0 CAVEATS

11.01 The comments given in this report and recommendations made are based on the information that could be obtained from reasonably accessible sources. Discussions have not yet been held with statutory bodies and the local authority.

11.02 This report has been prepared for the sole use of Jaguar Estates Ltd and Wortley Construction Ltd and their development funders, unless agreed otherwise in writing by CoDa Structures.

APPENDIX ‘A’

LIST OF DOCUMENTS REFERRED TO:

- 1:50,000 BGS Geological Sheet 87 Barnsley
- Ordnance Survey Sheets:

<table>
<thead>
<tr>
<th>Year</th>
<th>Scale</th>
<th>Year</th>
<th>Scale</th>
<th>Year</th>
<th>Scale</th>
</tr>
</thead>
<tbody>
<tr>
<td>1855</td>
<td>1:10,000</td>
<td>1932</td>
<td>1:10,000</td>
<td>1974</td>
<td>1:2,500</td>
</tr>
<tr>
<td>1893</td>
<td>1:2,500</td>
<td>1938</td>
<td>1:10,000</td>
<td>1978/80/82</td>
<td>1:10,000</td>
</tr>
<tr>
<td>1893/94</td>
<td>1:10,000</td>
<td>1948</td>
<td>1:10,000</td>
<td>1993</td>
<td>1:2,500</td>
</tr>
<tr>
<td>1905</td>
<td>1:2,500</td>
<td>1956</td>
<td>1:10,000</td>
<td>1998</td>
<td>1:2,500</td>
</tr>
<tr>
<td>1906/07</td>
<td>1:10,000</td>
<td>1957</td>
<td>1:2,500</td>
<td>2006</td>
<td>1:10,000</td>
</tr>
<tr>
<td>1931</td>
<td>1:2,500</td>
<td>1965/66</td>
<td>1:10,000</td>
<td>2012</td>
<td>1:10,000</td>
</tr>
</tbody>
</table>

- Envirocheck Report.
- CIRIA C552 (2001) Contaminated Land Risk Assessment
- Mining report prepared by D. Bellis Consulting Surveyors
APPENDIX C

SITE TOPOGRAPHICAL AND SITE CONCEPTIONAL SECTION SURVEY – FIG. 2
APPENDIX D

SITE PHOTOGRAPHS
1. Site aerial photograph.
2. View towards the southeast corner of the site

3. View towards the northeast corner of the site

Client: WORTLEY GROUP
Project No: 7217
Date: 28 June 2013
4. View along the southern boundary to the east

5. View along the northern boundary to the east
APPENDIX E

HISTORIC ORDNANCE SURVEY PLANS
APPENDIX F

MINING REPORT
Coal Mining Search Report

Incorporating Cheshire Brine Enquiries
In accordance with your instructions received 02 Apr 2013 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:

<table>
<thead>
<tr>
<th>Seam</th>
<th>Depth (m)</th>
<th>Sect (cm)</th>
<th>Date</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flockton Thick</td>
<td>18</td>
<td>80</td>
<td>pre 1967</td>
<td>Subjacent</td>
</tr>
<tr>
<td>Top Fenton</td>
<td>164</td>
<td>83</td>
<td>pre 1977</td>
<td>Subjacent</td>
</tr>
<tr>
<td>Low Fenton</td>
<td>167</td>
<td>120</td>
<td>pre 1990</td>
<td>Adjacent</td>
</tr>
<tr>
<td>Parkgate</td>
<td>126</td>
<td>137</td>
<td>pre 1980</td>
<td>Subjacent</td>
</tr>
<tr>
<td>Thorncliffe</td>
<td>155</td>
<td>120</td>
<td>pre 1968</td>
<td>Subjacent</td>
</tr>
<tr>
<td>Silkstone</td>
<td>208</td>
<td>134</td>
<td>pre 1922</td>
<td>Subjacent</td>
</tr>
<tr>
<td>Whinmoor</td>
<td>267</td>
<td>94</td>
<td>pre 1968</td>
<td>Subjacent</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Seam</th>
<th>Depth (m)</th>
<th>Sect (cm)</th>
<th>Date</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Coal in reserve - no workings currently planned</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

3. **UNDERLYING GEOLOGY**:
Serial Number 275459

The property is situated in an area of Sandstone and Coal Measures. Conjectured surface faulting.

4. OPENCAST COAL MINING:

Past Opencast Workings: The site is situated on or adjacent to an area of former op/c workings.

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 2 mine entries are located within 20 metres of the property or the boundary of the property. A plan is attached indicating the approximate position of the mine entries discovered.

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

The site is situated on an area of made ground and is a former colliery site. Possible unrecorded ancient shallow workings.

There are some indications in the records that gas emissions have occurred at the site.

The area of the site in close proximity to the adits on site has been subject to remedial works under emergency surface hazard procedures.

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 £50 plus vat. This will include an assessment of the risk of subsidence damage occurring due to the presence of the mine 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 notices have been issued under the Coal Mining Subsidence Act 1991.

7. PAST COAL MINING RELATED SUBSIDENCE:

The property has been subject to a claim for past coal mining subsidence.
Incorporating Cheshire Brine Enquiries

Serial Number 275159

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

Old workings are present but all settlement is likely to have completed long ago.
In our opinion it is unlikely that coal will be worked in the foreseeable 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 gases 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.
This search report is based upon the positively recorded Coal and Mining record database and plans, and no further records are available at the time of preparation from the Coal Authority, including British Geological Survey records. The Coal Authority retains the right to vary the property details and boundaries as its formal mining operations continue, and data is provided to the Coal Authority (Coal Act) 1991 and the Coal Authority (Coal Act) 1994.

Coal Authority Address: Coal Authority, 209 Edith Cavell Lane, Barry Hill, Marshalls, Nuneaton, CV10 0BG
British Geological Survey Address: British Geological Survey, Keyworth, Nottingham NG12 5GG

The information contained in this report relates to the property details given by the individual or organisation ordering the report. Where a plan indicating the property location and boundary is supplied with the technical report it is based on that information. Where no plan is supplied the report is based on the property location as defined in publicly available maps and information that all areas is referred to the respective site of the land register or database to define the boundary of the property.

Additional notes applicable to Residential Coal Mining Reports only:

Coal Bellis Consulting Surveys Ltd is not aware of any personal or business relationship between the person commissioning the report and any parties involved in the sale of the property.

The report is a desk study of existing published geological and coal mining records and the Coal Bellis Consulting coal mining database, therefore it can only be ascribed to the following:

Past Coal Mining - the existence of any previously worked seam of coal within influencing distance on the surface in relation to the property including the distance of the nearest depth and age of the workings.

Mining Geology - the evidence of any currently worked seam of coal within influencing distance on the surface in relation to the property including the distance of the nearest depth and age of the workings.

Past Coal Mining - the existence of any previously worked seam of coal within influencing distance on the surface in relation to the property including the distance of the nearest depth and age of the workings.

History of the property - the existence of any past or present coal mining activities of the property including the distance of the nearest depth and age of the workings.

The Coal Authority has been informed of any relevant licences granted or revoked within the relevant period.

Additional information, including answers to any frequently asked questions, can be found on the CoalBellis.com website, www.coalbellis.com

Complaints Procedure:

David Bellis Consulting Surveys Ltd is registered with the Property Ombudsman Service as a subscriber to the Search Code. A key provision within the Code is that they will handle any complaints both speedily and fairly.

If you have any concerns, you can:

- Acknowledge within 5 working days of receipt.
- Informally deal with a reply and provide a formal response, within 20 working days of receipt.
- Ask for a review by another surveyor, if you need more time.
- Request a site visit, if a site visit is relevant to the issues raised, within 20 working days of receipt.
- Listen to your request, and continue in a professional manner as required.

If you have not received a referral response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman Service (PLOS).
Serial Number 275459

Tel: 01722 333005, Email: admin@bells.co.uk

We will cooperate fully with the Undertakings during an investigation and comply with its final decision.

Complaints should be sent to:

Mr M. Poole, Director, David Bells Consulting Surveyors Ltd, Munsingate Terrace, Haxbygate, North Yorkshire, HG3 5HD
Tel: 01423 525911 Fax: 01423 525922 Email: contact@bellsconsulting.co.uk

Date: 12 Jun 2013

Signed:

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Important Consumer Protection Information

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The Search Code

- provides procedures for home buyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers an residential and commercial property within the United Kingdom.
- sets out common minimum standards. These minimum and quality standards set out in this Code.
- establishes consumers and property professionals to have confidence in this service and their product and services.

By getting you for information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code’s Core Principles

- Protects the interests of the consumer to the Search Code will.
  - Display the Code logo prominently on their search reports.
  - Act with integrity and carry out work with skill, care and diligence.
  - Maintain adequate and appropriate insurance to protect consumers.
  - Keep records in an honest, fair and professional manner.
  - Handle complaints speedily and fairly.
  - Ensure that all search services comply with the law, regulation rules and standards.

- Maintains their compliance with the Code.

Complaints

If you have a query or complaint about your search, you should raise it quickly with the search firm, and it appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm’s final response, after you complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under the Property Ombudsman scheme (TOPs). The Ombudsman can award compensation of up to £35,000 to you if it decides that you have suffered actual loss as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TOPs or to the PCCB.

TOPs Contact Details

The Property Ombudsman
Maiden House
85-87 Hammersmith Road
London W6 8AB
Tel: 020 3855 5333
Fax: 020 3855 5332
Email: info@tops.org.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.
1. Definitions:

a) The Service Provider is Aquila Dole Consulting Surveys 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 Applicant's request.

d) The report is a formal Response by the Applicant with CoalSearchPlus to receive specific data and/or information.

2. CoalSearchPlus accepts Requests only on the basis that the Applicant is acting as a principal and is directly liable for payment of the invoice or account.

3. It is the policy of CoalSearchPlus to observe confidentiality with regard to the identity and nature of our customers in the event permitted by law, but, in common with other service providers, may be required exceptionally to disclose information to government or other public authorities.

4. The placing of a Request by the Applicant with CoalSearchPlus constitutes acceptance of these terms and conditions.

5. All Orders from production by CoalSearchPlus, either prior to publication to the CoalSearchPlus website, are an invitation to tender. The Applicant makes an offer to buy from CoalSearchPlus by the submission of a Request, subject to clause 10. Acceptance will be made in writing for a Request by hard copy, telephone, electronic mail (email), online transmission via the CoalSearchPlus website only, Query Exchange CD, Postal mail or transfer equivalent by the Applicant.

6. Orders will be accepted on tender forms other than CoalSearchPlus sheets but these will be accepted under the standard CoalSearchPlus terms and conditions only, subject to Class 10.

7. CoalSearchPlus reserves the right to cancel any Request at any time.

8. Proof of transmission of a Request by the Applicant does not constitute proof of receipt by CoalSearchPlus.

9. 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 or printed or published on the CoalSearchPlus website or in any other form.

10. CoalSearchPlus may reject 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.

11. CoalSearchPlus may request clarification of data and/or information supplied by the Applicant.

12. Any Request made in accordance with Class 8, or Class 10, is subject to a charge of an agreed amount for all costs, fees and expenses incurred in the course of fulfilling a Request.

13. Any request made in accordance with Class 6, subject to a charge of an agreed amount for all costs, fees and expenses incurred in the course of fulfilling a Request.

14. If, subsequent to Class 11, and/or Class 12, requested data and/or information is not provided 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 costs, fees and expenses incurred in the course of fulfilling a Request.

15. CoalSearchPlus reserves the right to authorise data and/or information be used by CoalAuthority or any individual/individuals. CoalSearchPlus is not required to reveal the identity of the Submitter.

16. CoalSearchPlus shall have the right to determine the manner in which data and/or information is used and released. The Submitter reserves the right to authorise data and/or information be used by CoalAuthority or any individual/individuals. CoalSearchPlus is not required to reveal the identity of the Submitter.

17. CoalSearchPlus mining reports are 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 reports available from data sources, collected in 16, and at the request of the Applicant. It should be noted that third party organisations reserve the right to vary the plans and reports on their own mining operations and the data sources, upon which the reports are based, may not be all inclusive.

19. The information made available as CoalSearchPlus coal mining report is expressed in natural language in many cases, and measurements and records of various standards of reliability and age. In some instances, it is necessary to authorise the information to make assumptions regarding the present point of mining history. For these reasons, users of CoalSearchPlus reports should also be the subject of mining features and information in reports to be indicative.

20. The data and/or information that a coal mining search report is based upon is not authorised for publication. 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 in the report is correct. Any subsequent changes to the data sources, upon which the data is based, may not be all inclusive.

21. 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 in the report is correct. Any subsequent changes to the data sources, upon which the data is based, may not be all inclusive.

22. A CoalSearchPlus coal mining search report is not a substitute for the investigation of mining surveys. 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 search reports comply with the Search Code.
Serial Number 275-459

26. All CoalSearchPlus reports are covered by professional indemnity insurance. The content of CoalSearchPlus coal mining search reports does not provide any advice claim being made by the Applicant against the Coal Authority in respect of coal mining search information.

27. Any liability in respect of negligence by CoalSearchPlus or its employees in the interpretation of coal mining data under the promotion and provision of coal mining reports will be limited to the extent of the CoalSearchPlus professional indemnity insurance. The value of the loss caused by the negligence, whichever is the lower.

28. All CoalSearchPlus coal mining search reports give the information detailed in the service section of the CoalSearchPlus database and information by request. Further explanation of this information is available in the Guidance and the Frequently Asked Questions areas of the CoalSearchPlus website. Alternatively contact CoalSearchPlus who will be happy to explain the context of a report.

29. The Applicant's liability when all reports, data and information requested by the Applicant have been undertaken and compiled by CoalSearchPlus - including by electronic mail (email) or fax or on document exchange (DX) or a combination of these methods as required by the Applicant. Alternative delivery arrangements are at the discretion of CoalSearchPlus.

30. If disputes on multiple requests, data and information relating to multiple addresses were made in a single order form then these will be billed individually by the delivery of the reports, data and information relating to each individual address being received in an individual Request.

31. CoalSearchPlus is responsible for any loss or inability of received data and information caused by failure of CoalSearchPlus Exchange (CSE) Royal Mail or Internet service provider. Most reported data and information is received by CoalSearchPlus and it may be requested by the Applicant. If the data and information cannot be accessed, CoalSearchPlus reserves the right to treat the request as a new Request.

32. Delivery by electronic against requests, will be accompanied by an invoice. Delivery by electronic mail may be followed up with a postal delivery post DX. When Applicant have agreed to conduct business with CoalSearchPlus - including order in a monthly basis, CoalSearchPlus agrees to provide a full list of the Applicant to provide CoalSearchPlus with remittances for the full amount shown on the invoice, including all Fees, Taxes and Disbursements.

33. The Applicant will be liable for payment of the full invoice amount within 30 days from the date of receipt of the invoice. CoalSearchPlus reserves the right to charge for interest on overdue amounts incurred in recovering late payments. In 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.

34. Written full payment of the amount is required by the Applicant within 14 days from receipt of the invoice. CoalSearchPlus reserves the right to withhold account facilities from the Applicant and cancel any similar agreements concerning fees in other Terms and Conditions that may have been made between the Applicant and CoalSearchPlus.

35. Where provided 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 proof for the service requested in Requisition to the CoalSearchPlus website, or theГлавное as individually agreed between CoalSearchPlus and the Applicant.

36. Additional Fees, Taxes and Disbursements may arise during the course of data and information relevant claims and above Advance Notice given as in clause 33. The Applicant is liable for any such additional costs. Where possible, the Applicant is required of additional costs prior to fulfillment of the Request.

37. If the Applicant shall pay in advance of delivery of the service, then the Applicant remittances only for any under payment.

38. Any overpayment on the part of the Applicant will be refunded. Arrangements for refunds are agreed on a two-way basis, through agreement between CoalSearchPlus and the Applicant.

39. The Applicant may cancel the Request in whole or in part at any time prior to Clause 27. If the Applicant cancels the Request in whole or in part at any time prior to Clause 27, the Applicant remains liable for all Fees, Taxes and Disbursements already incurred prior to the Cancellation.

40. CoalSearchPlus accepts no liability for any loss incurred by the Applicant or the Applicant's client where the Applicant is acting as an agent for a client, due to late delivery and delivery of the Request.

41. CoalSearchPlus accepts no liability for any loss to the Applicant, or the Applicant's client, to the extent that the Applicant is acting as an agent for a client, due to any reason, including the delivery of the Request.

42. Any dispute relating to the provision of coal mining search results should be addressed to the Principal Principal. CoalsearchPlus in the first instance. Disputes will be settled according to the CoalSearchPlus complaint procedures as mentioned in this report.

43. Third Party and Subcontractors, Terms and Conditions shall apply in addition to these clauses. Should any conflict arise between CoalSearchPlus Terms and Conditions and Third Party of Subcontractors Terms and Conditions, then CoalSearchPlus Terms and Conditions prevail unless and until CoalSearchPlus expressly states otherwise in writing.

44. Notice in these Terms and Conditions is effective unless and until CoalSearchPlus expressly states otherwise in writing.

45. Contact Details listed above are the best to enter into leaflets and conditions as appropriate. Further details at any time.

46. These Terms and Conditions are subject to English law and the exclusive jurisdiction of the courts of England and Wales.
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) 644333.

* Note: The Coal Mining Subsidence Act 1991 does not apply where coal was not worked or taken by virtue of the grant of a coal mining lease, or any other part of the mineral at the point of a grant for the purposes of the Riddles in the County of Harrogate.

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