DUNELM GEOTECHNICAL & ENVIRONMENTAL LTD

Foundation House
St. John's Road
Meadowfield
Durham
DH7 8TZ

Our Ref: D4076

Aimee Brehany
Earthmill Limited
Equinox 3
Audby Lane
Wetherby
LS22 7RD

Date: 15th May 2012

Dear Aimee

Mining Risk Assessment – Bull Haw Hall Farm

Further to your recent request, a mining risk assessment has been undertaken for land at Bull Haw Hall Farm, Barnsley Road, Silkstone. The approximate centre of the site is located at National Grid Reference 427579 405449.

The following sources of information have been examined in the production of this assessment:

- British Geological Survey (BGS) 1: 50,000 scale sheet no. 87 Barnsley
- BGS 1:10,000 scale sheet no. SE 20 NE
- Coal Mining Report from The Coal Authority (supplied by Client)

Geology

The site is not shown to be underlain by drift deposits.

The solid geology underlying the site comprises Lower and Middle Coal Measures strata of the Upper Carboniferous period. There are several coal seams in the area. The geological plan shows the Silkstone seam to outcrop 100m to the east of the site and dip away from the site. The Linfit Lousey and the Black Band (Shertcliffe) seams are shown to outcrop to the west of the site and dip below the site.

Mining

The mining report indicates that the site is underlain by known workings in two seams, at shallow to 70m depth. The name and thickness of these seams is not known. Also the exact depth to the seam referred to as shallow is not known.

Borehole records to the east of the site indicated voids encountered at depths of around 20m, which were up to 3.5m thick. It is possible that these voids are related to the Silkstone seam and as such may not be present below the site. In view of this the shallowest seams underlying the site are likely to be the Black Band and Lousey seams and possibly the Whinmoor seam.

There are several recorded mine entries, including shafts and an adit within 20m of the site. In addition open cast workings are present on the geological plan approximately 100m to the east of the site.

Risk Assessment

The risk assessment is based on the potential for shallow mine workings to affect the proposed development based on the desk study information available. The risk for the site may be summarised as following:

Based on the mining report and the geological plans of the area, the Black Band Coal seam and the Linfit Lousey coal seam may be present within 30m of the surface. The exact depth to these seams is unknown and the thickness of workings within them are also unknown. It is possible that there will be sufficient rock cover to mitigate against surface subsidence however, this would have to be investigated via rotary drilling.

In addition, there are several mine entries in the vicinity of the wind turbine and it is recommended that the wind turbine is not positioned near to these features.

Mine Gas

Given the nature of the development, the risk of mine gas is not considered significant.

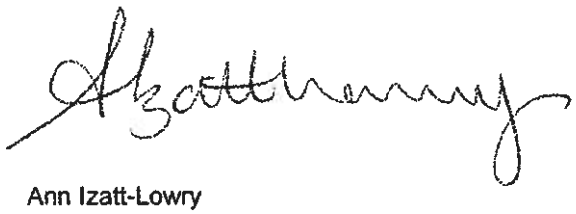
Action

It is recommended that rotary drilling is carried out to determine the depth to rockhead and coal workings below the site as well as the thickness of such workings.

Trial trenching should also be carried out in the area of the wind turbine in order to ensure that no mine entries are located near to the turbine.

We trust that the enclosed are sufficient for your present needs, however, please do not hesitate to get in touch should you require any further information.

Yours sincerely,



Ann Izatt-Lowry

On behalf of Dunelm Geotechnical and Environmental Ltd

The COAL AUTHORITY

Issued by:
The Coal Authority, Property Search Services, 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire, NG18 4RG
Website: www.groundstability.com Phone: 0845 762 6848 DX 716176 MANSFIELD 5

EARTHMILL LTD
EQUINOX
3 AUDBY LANE
WETHERBY
WEST YORKSHIRE
LS22 7RD

Our reference:	**51000065896001**
Your reference:	**Bull Haw Hall mining**
Date of your enquiry:	**16 April 2012**
Date we received your enquiry:	**16 April 2012**
Date of issue:	**19 April 2012**

This report is for the property described in the address below and the attached plan.

Non-Residential Coal Authority Mining Report

BULLHAW HALL FARM, BARNSLEY ROAD, SILKSTONE, BARNSLEY, SOUTH YORKSHIRE, S75 4NJ

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

Coal mining	See comments below
Brine Compensation District	No

Information from the Coal Authority

Underground coal mining

Past

The property is in the likely zone of influence from workings in 2 seams of coal at shallow to 70m depth, and last worked in 1954.

Present

The property is not in the likely zone of influence of any present underground coal workings.

Future

The property is not in an area for which the Coal Authority is determining whether to grant a licence to remove coal using underground methods.

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

The property is not in an area that is likely to be affected at the surface from any planned future workings.

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

No notice of the risk of the land being affected by subsidence has been given under section 46 of the Coal Mining Subsidence Act 1991.

Mine entries

Within, or within 20 metres of, the boundary of the property there are 7 mine entries, the approximate positions of which are shown on the attached plan.

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There is no record of what steps, if any, have been taken to treat the mine entries.

Records may be incomplete. Consequently, there may exist in the local area mine entries of which the Coal Authority has no knowledge.

For an additional fee, the Coal Authority will provide a supplementary Mine Entry Interpretive Report. The report will provide a separate assessment for the mine entry (entries) referred to in this report. It will give details based on information in the Coal Authority's possession, together with an opinion on the likelihood of mining subsidence damage arising from ground movement as a consequence of the existence of the mine entry/entries. It will also give details of the remedies available for subsidence damage where the mine entry was sunk in connection with coal mining.

Please note that it may not be possible to produce a report if the main building to the property cannot be identified from Coal Authority plans (ie. for development sites and new build).

For further advice on how to order this additional information visit www.groundstability.com or telephone 0845 7626 848.

Coal mining geology

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

Opencast coal mining

Past

The property is within the boundary of an opencast site from which coal has been removed by opencast methods.

Present

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

Future

The property is not within 800 metres of the boundary of an opencast site for which the Coal Authority is determining whether to grant a licence to remove coal by opencast methods.

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

Coal mining subsidence

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

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

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

Mine gas

There is no record of a mine gas emission requiring action by the Coal Authority within the boundary of the property.

Hazards related to coal mining

The property has been subject to remedial works, by or on behalf of the Authority, under its Emergency Surface Hazard Call Out procedures.

Withdrawal of support

The property is in an area for which notices of entitlement to withdraw support were published in 1946, 1952, 1953.

The property is not in an area for which a notice has been given under section 41 of the Coal Industry Act 1994, revoking the entitlement to withdraw support.

Working facilities orders

The property is not in an area for which an Order has been made under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.

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Payments to owners of former copyhold land

The property is not in an area for which a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

Comments on Coal Authority information

The attached plan shows the approximate location of the disused mine entry/entries referred to in this report. For reasons of clarity, mine entry symbols may not be drawn to the same scale as the plan.

Property owners have the benefit of statutory protection (under the Coal Mining Subsidence act 1991*). This contains provision for the making good, to the reasonable satisfaction of the owner, of physical damage from disused coal mine workings including disused coal mine entries. A leaflet setting out the rights and the obligations of either the Coal Authority or other responsible persons under the 1991 Act can be obtained by telephoning 0845 762 6848 or online at www.coal.decc.gov.uk/en/coal/cms/services/claims.

If you wish to discuss the relevance of any of the information contained in this report you should seek the advice of a qualified mining engineer or surveyor. If you or your adviser wish to examine the source plans from which the information has been taken these are normally available at our Mansfield office, free of charge, by prior appointment, telephone 01623 637235. Should you or your adviser wish to carry out any physical investigations that may enter, disturb or interfere with any disused mine entry the prior permission of the owner must be sought. For coal mine entries the owner will normally be the Coal Authority.

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 mine entries). Our emergency telephone number at all times is 01623 646333.

*Note, this Act 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. Briavels in the county of Gloucester.

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

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

Information from the Cheshire Brine Subsidence Compensation Board

The property lies outside the Cheshire Brine Compensation District.

Additional Remarks

This report is prepared in accordance with the Law Society's Guidance Notes 2006, the User Guide 2006 and the Coal Authority and Cheshire Brine Board's Terms and Conditions 2006.

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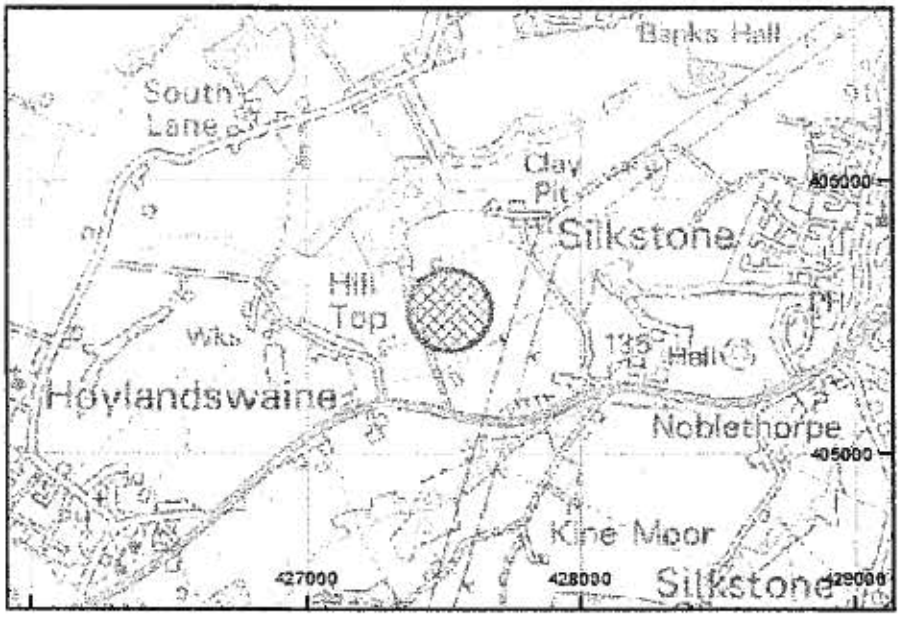
Issued by:	The Coal Authority, 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG
Tax Point Date:	16 April 2012
Issued to:	EARTHMILL LTD EQUINOX 3 AUDBY LANE WETHERBY WEST YORKSHIRE LS22 7RD
Property Search for:	BULLHAW HALL FARM, BARNSLEY ROAD, SILKSTONE, BARNSLEY, SOUTH YORKSHIRE, S75 4NJ
Reference Number:	51000065896001
Date of Issue:	19 April 2012
Cost:	£64.00
VAT @ 20%:	£12.80
Total Received:	£76.80
VAT Registration	598 5850 68

Location map

Approximate position of property



Enquiry boundary

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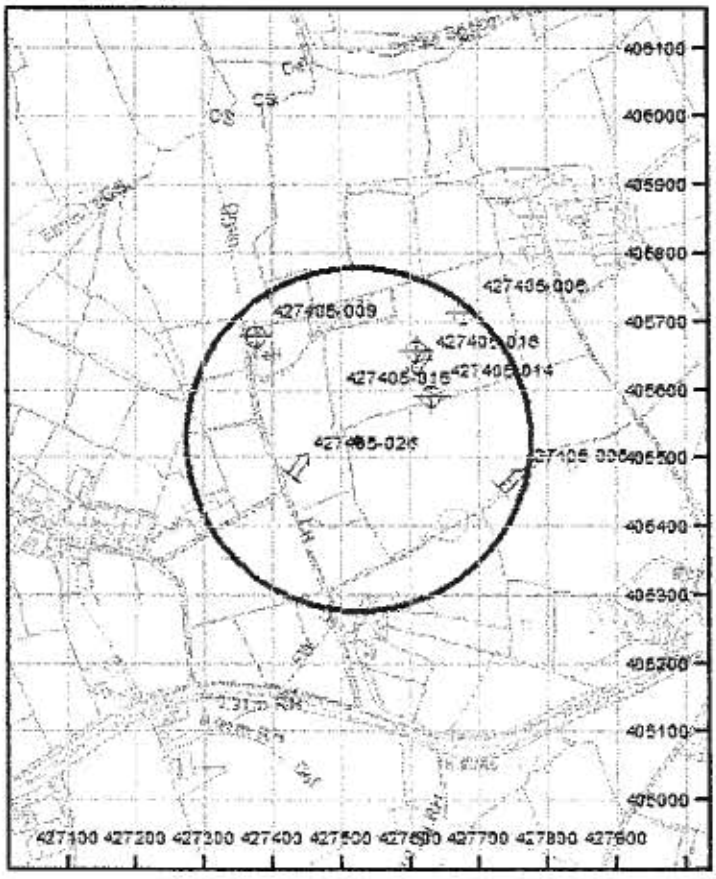

Key

Approximate position of enquiry boundary shown

Disused Adit or Mineshaft