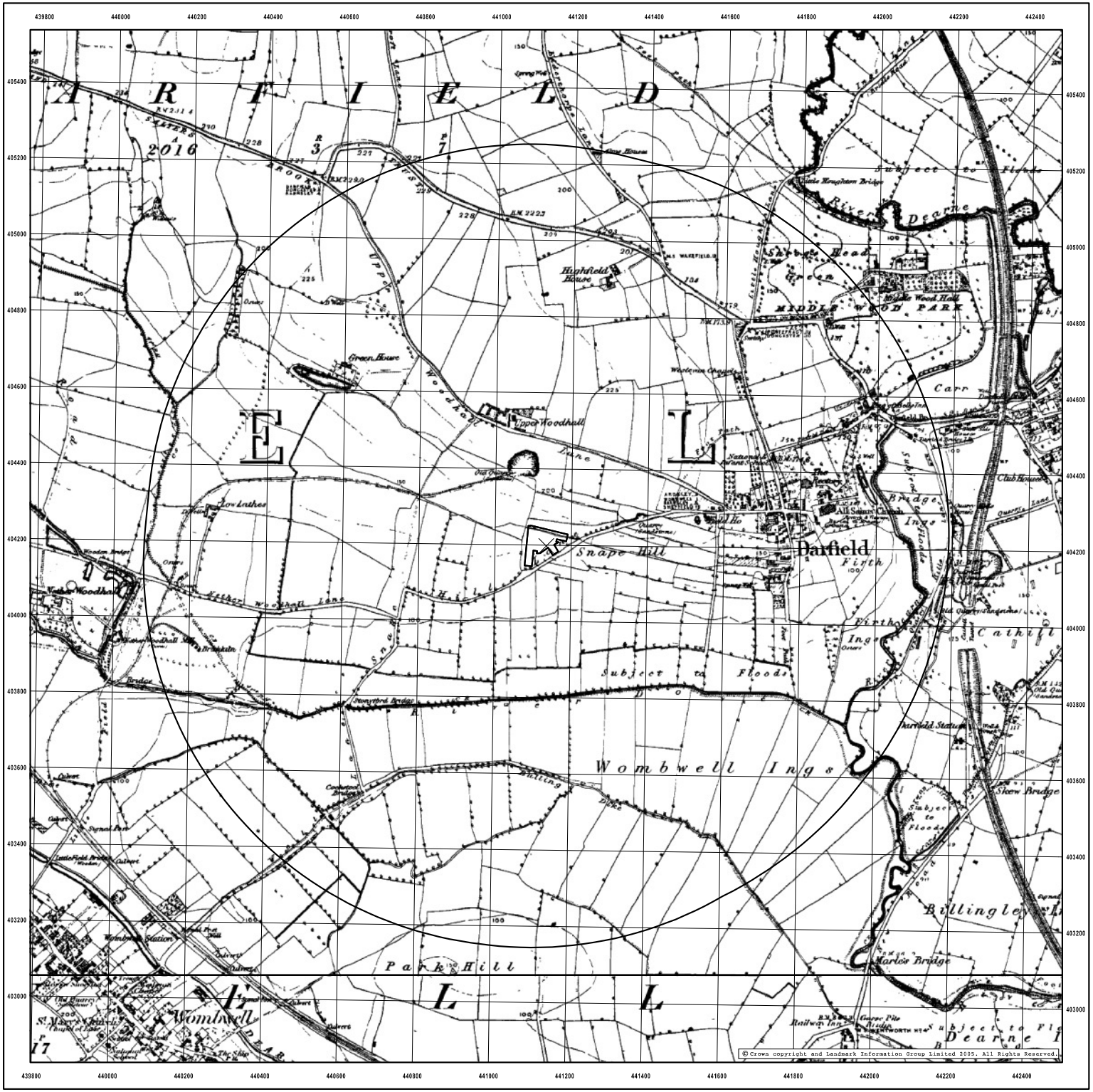


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CLIENT DETAILS Envirocheck Order No. EC13979001_1_1
(16-Sep-2005 15:50)

Customer Ref: Mr J Wood,GMS28489
Eastwood & Partners
St Andrews House 23 Kingfield Road
Sheffield
S11 9AS

SITE DETAILS Grid Reference 441130 404200

Havelock Street
Darfield

Barnsley
South Yorkshire

Historical Map Legend

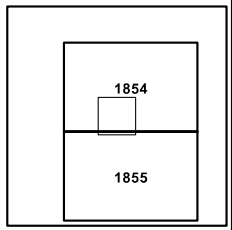
- Quarry
- Shingle
- Railway over Road
- Road over Railway
- Gravel Pit
- Sand Pit
- Level Crossing
- Railway over River
- Other Pits
- Road over Stream
- Road over Stream
- Rough Pasture
- Furze
- Road over River or Canal
- Marsh
- Reeds
- Sunken Road
- Raised Road
- Osiers
- Instrumental Contour
- Arrow denotes flow of Water
- Sketched Contour

Ordnance Survey County Series 1

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given on the right therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

YORKSHIRE
Published 1854 to 1855
Source map scale - 1:10,560

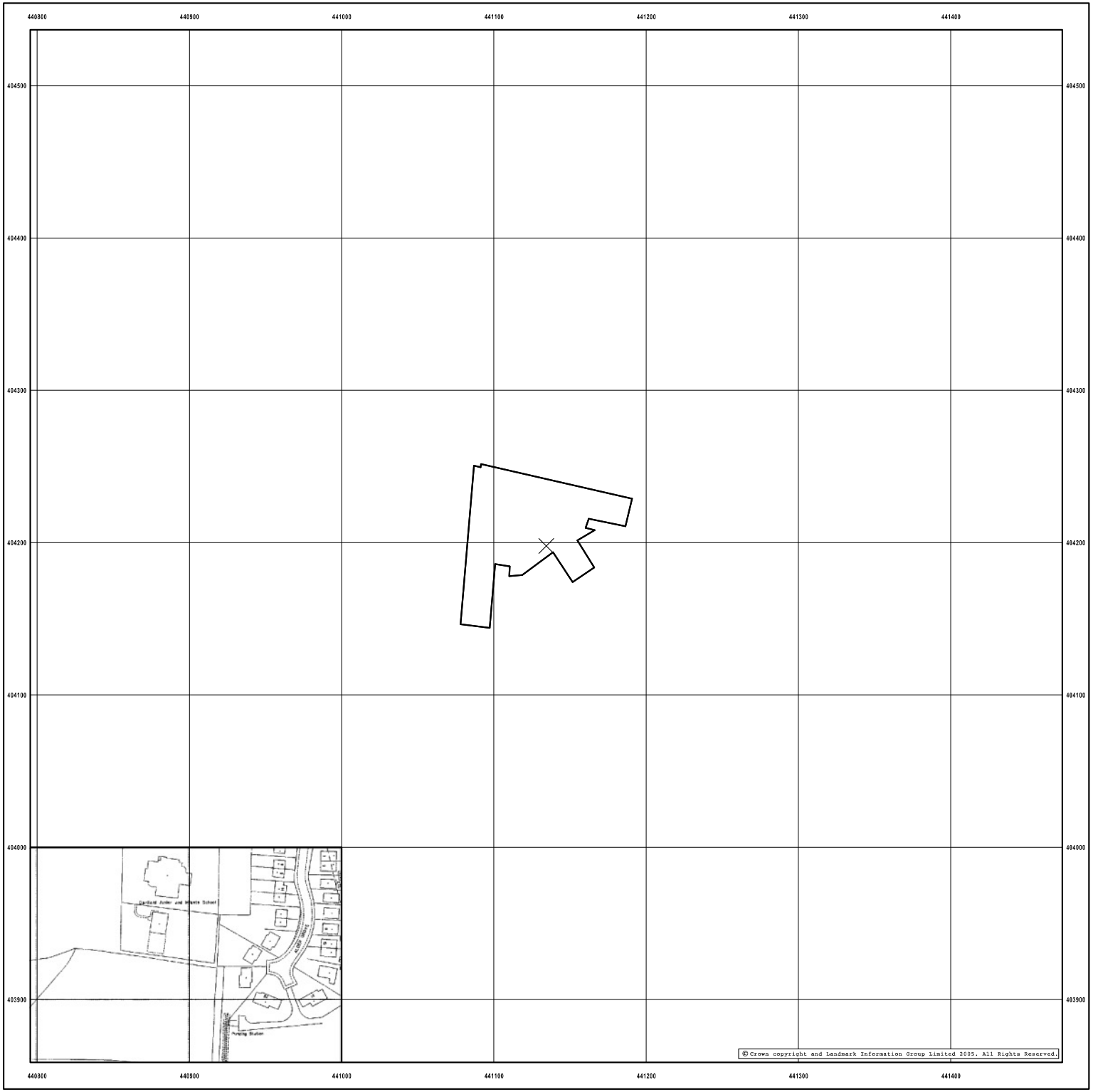


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St Andrews House 23 Kingfield Road
Sheffield
S11 9AS

SITE DETAILS Grid Reference 441130 404200

Havelock Street
Darfield

Barnsley
South Yorkshire

Historical Map Legend

Slope

Slope

BH 231.60m
Bench Mark

Wells

Buildings with Building Seed

Direction of Water flow

Pylon

Electricity Transmission Line

Administrative Boundaries

Civil parish/community boundary

District boundary

County boundary

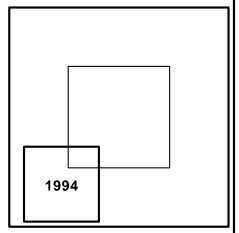
Boundary post/stone

Boundary mereing symbol (note: these always appear in opposed pairs or groups of three)

Large-Scale National Grid Data 3

`Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's `Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

ORDNANCE SURVEY PLAN
Published 1994
Source map scale - 1:1,250



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Sheffield
S11 9AS

SITE DETAILS Grid Reference 441130 404200

Havelock Street
Darfield

Barnsley
South Yorkshire

Historical Map Legend

Slope

Slope

BM 231.60m
Bench Mark

Wells

Buildings with Building Seed

Direction of Water flow

Pylon

Electricity Transmission Line

Administrative Boundaries

Civil parish/community boundary

District boundary

County boundary

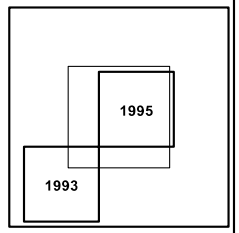
Boundary post/stone

Boundary mereing symbol (note: these always appear in opposed pairs or groups of three)

Large-Scale National Grid Data 2

`Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's `Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

ORDNANCE SURVEY PLAN
Published 1993 to 1995
Source map scale - 1:1,250

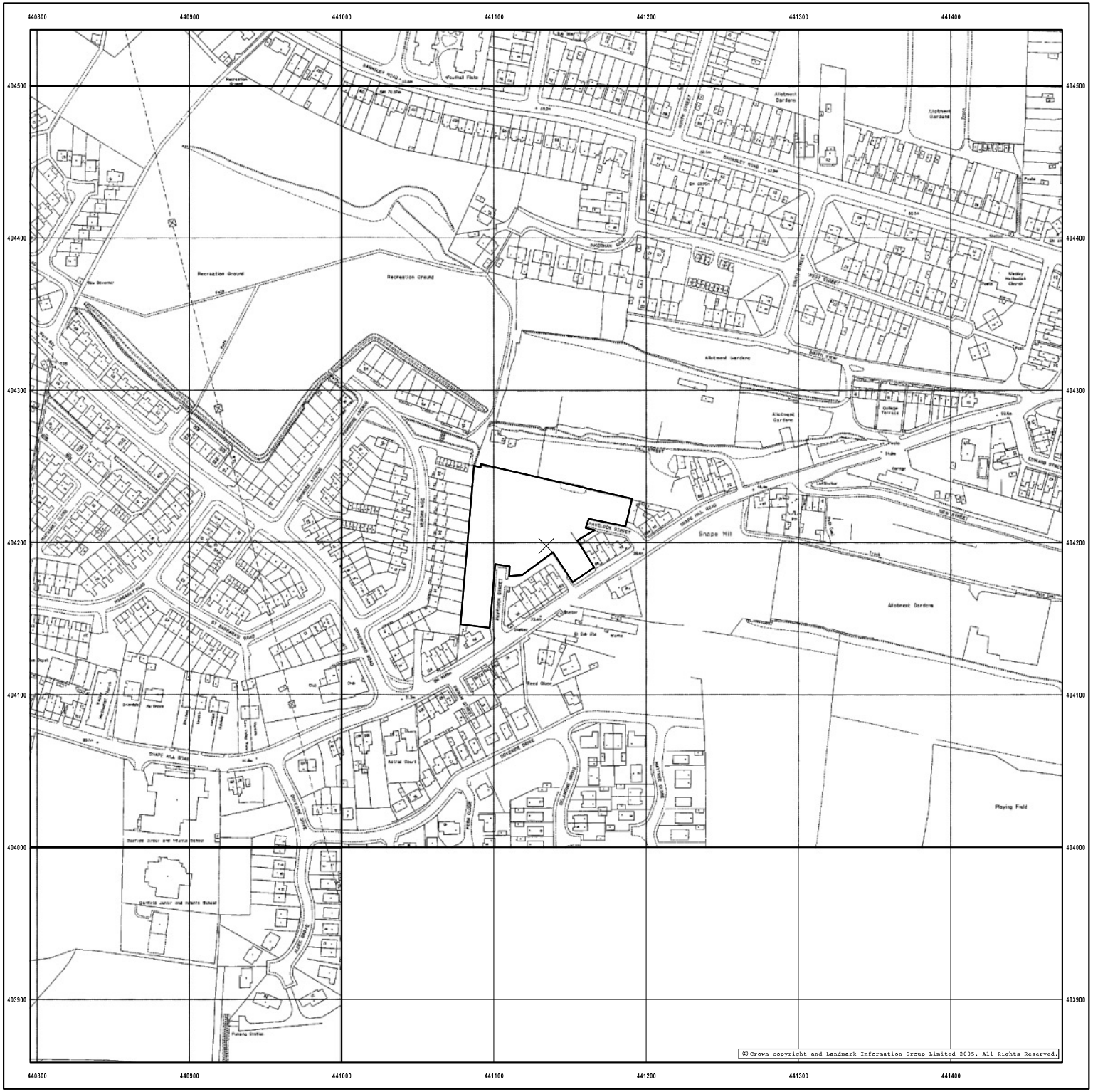


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Sheffield
S11 9AS

SITE DETAILS Grid Reference 441130 404200

Havelock Street
Darfield

Barnsley
South Yorkshire

Historical Map Legend

Slope

Slope

BM 231.60m
Bench Mark

Wells

Buildings with Building Seed

Direction of Water flow

Pylon

Electricity Transmission Line

Administrative Boundaries

Civil parish/community boundary

District boundary

County boundary

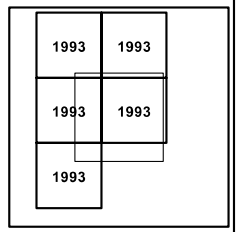
Boundary post/stone

Boundary mereing symbol (note: these always appear in opposed pairs or groups of three)

Large-Scale National Grid Data 1

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

ORDNANCE SURVEY PLAN
Published 1993
Source map scale - 1:1,250

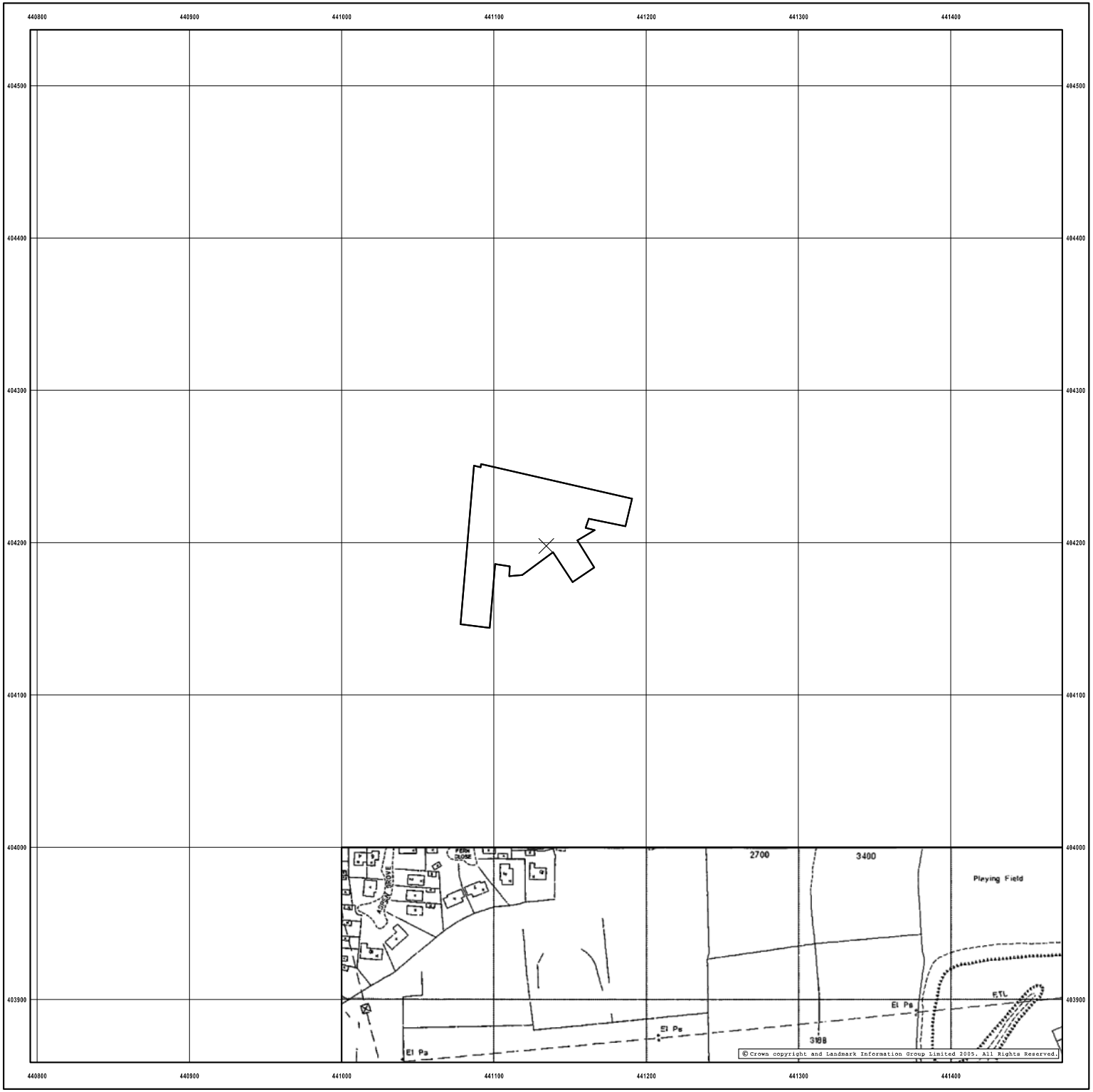


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S11 9AS

SITE DETAILS Grid Reference 441130 404200

Havelock Street
Darfield

Barnsley
South Yorkshire

Historical Map Legend

Slope

Slope

BH 231.60m
Bench Mark

Wells

Buildings with Building Seed

Direction of Water flow

Pylon

E T E
Electricity Transmission Line

Administrative Boundaries

Civil parish/community boundary

District boundary

County boundary

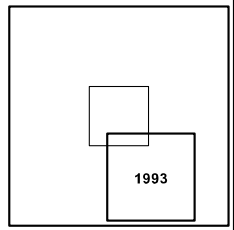
Boundary post/stone

Boundary mereing symbol (note: these always appear in opposed pairs or groups of three)

Large-Scale National Grid Data 2

`Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's `Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

ORDNANCE SURVEY PLAN
Published 1993
Source map scale - 1:2,500

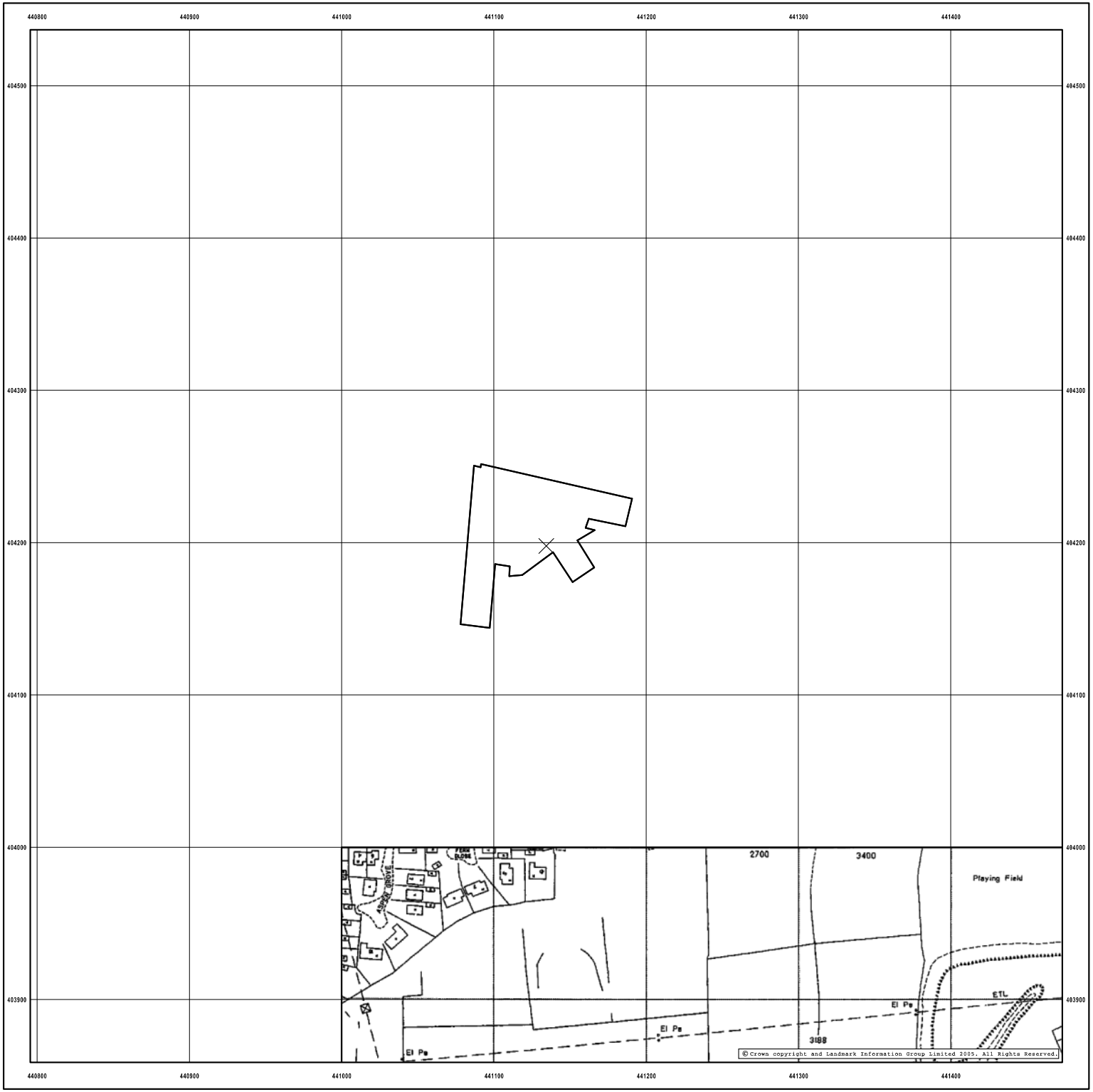


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Sheffield
S11 9AS

SITE DETAILS Grid Reference 441130 404200

Havelock Street
Darfield

Barnsley
South Yorkshire

Historical Map Legend

Slope
Slope
BH 231.60m
Bench Mark
Wells
Buildings with Building Seed
Direction of Water flow
Pylon
Electricity Transmission Line

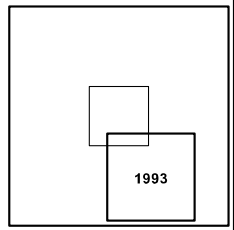
Administrative Boundaries

Civil parish/community boundary
District boundary
County boundary
Boundary post/stone
Boundary mereing symbol (note: these always appear in opposed pairs or groups of three)

Large-Scale National Grid Data 1

`Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's `Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

ORDNANCE SURVEY PLAN
Published 1993
Source map scale - 1:2,500

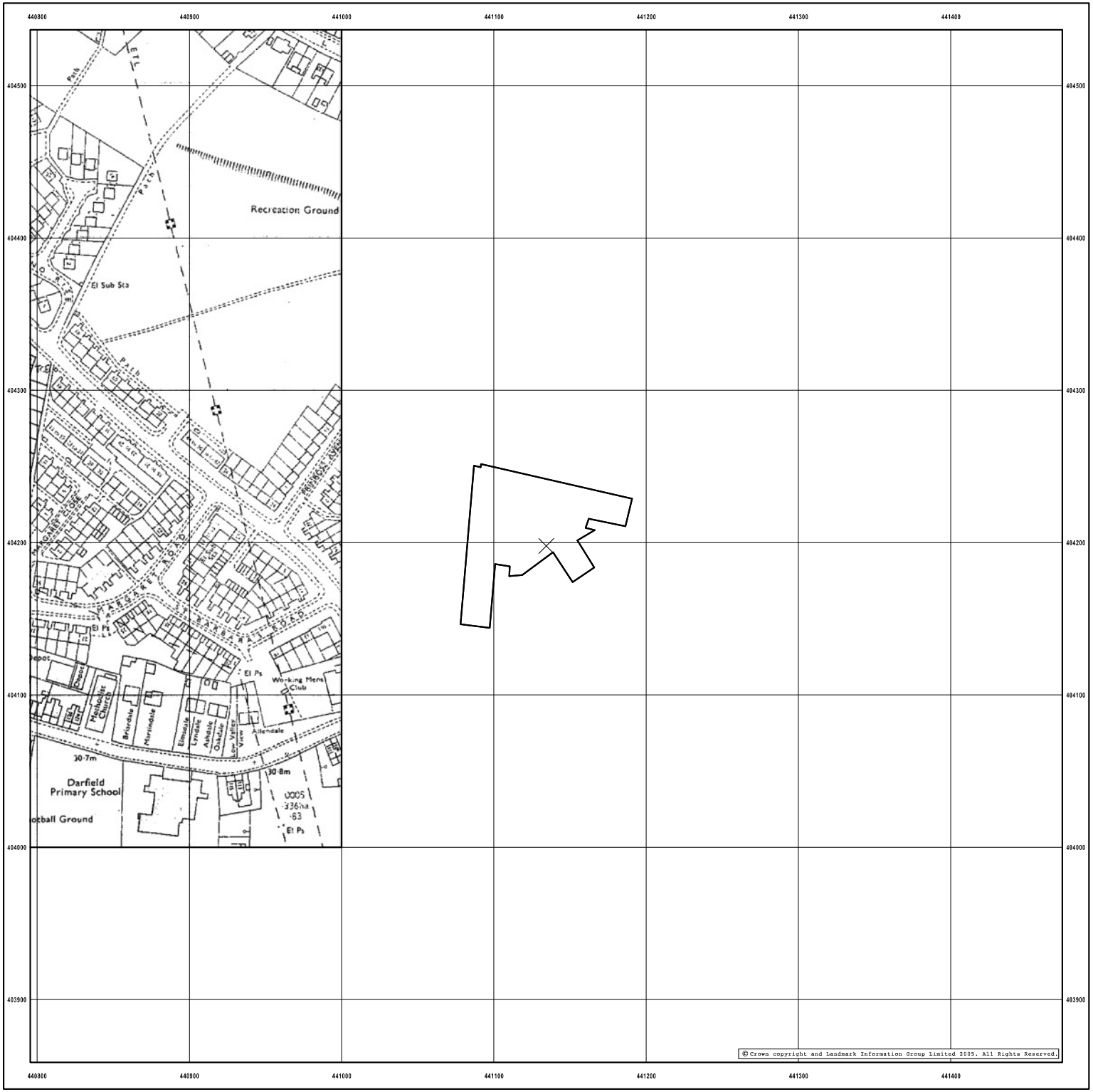


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St Andrews House 23 Kingfield Road
Sheffield
S11 9AS

SITE DETAILS Grid Reference 441130 404200

Havelock Street
Darfield

Barnsley
South Yorkshire

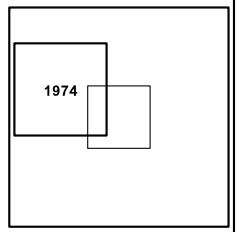
Historical Map Legend

- Inactive Quarry, Chalk Pit or Clay Pit
- Active Quarry, Chalk Pit or Clay Pit
- Culvert
- Slope
- Slope
- Pylon
- Electricity Transmission Line
- Direction of Water flow
- Coppice, Osier
- Marsh
- Saltings
- Orchard Tree
- Reeds
- Rough Grassland
- Scrub
- Heath
- Bracken
- Coniferous Tree (Surveyed)
- Coniferous Tree (Not Surveyed)
- Non-coniferous Tree (Surveyed)
- Non-coniferous Tree (Not Surveyed)

Supply of Unpublished Survey Information 1

SUSI maps (Supply of Unpublished Survey Information) were produced between 1972 and 1977, mainly for internal use at Ordnance Survey. These were more of a 'work-in-progress' plan as they showed updates of individual areas on a map. These maps were unpublished, and they do not represent a single moment in time. They were produced at both 1:2,500 and 1:1,250 scales.

ORDNANCE SURVEY PLAN
Published 1974
Source map scale - 1:2,500

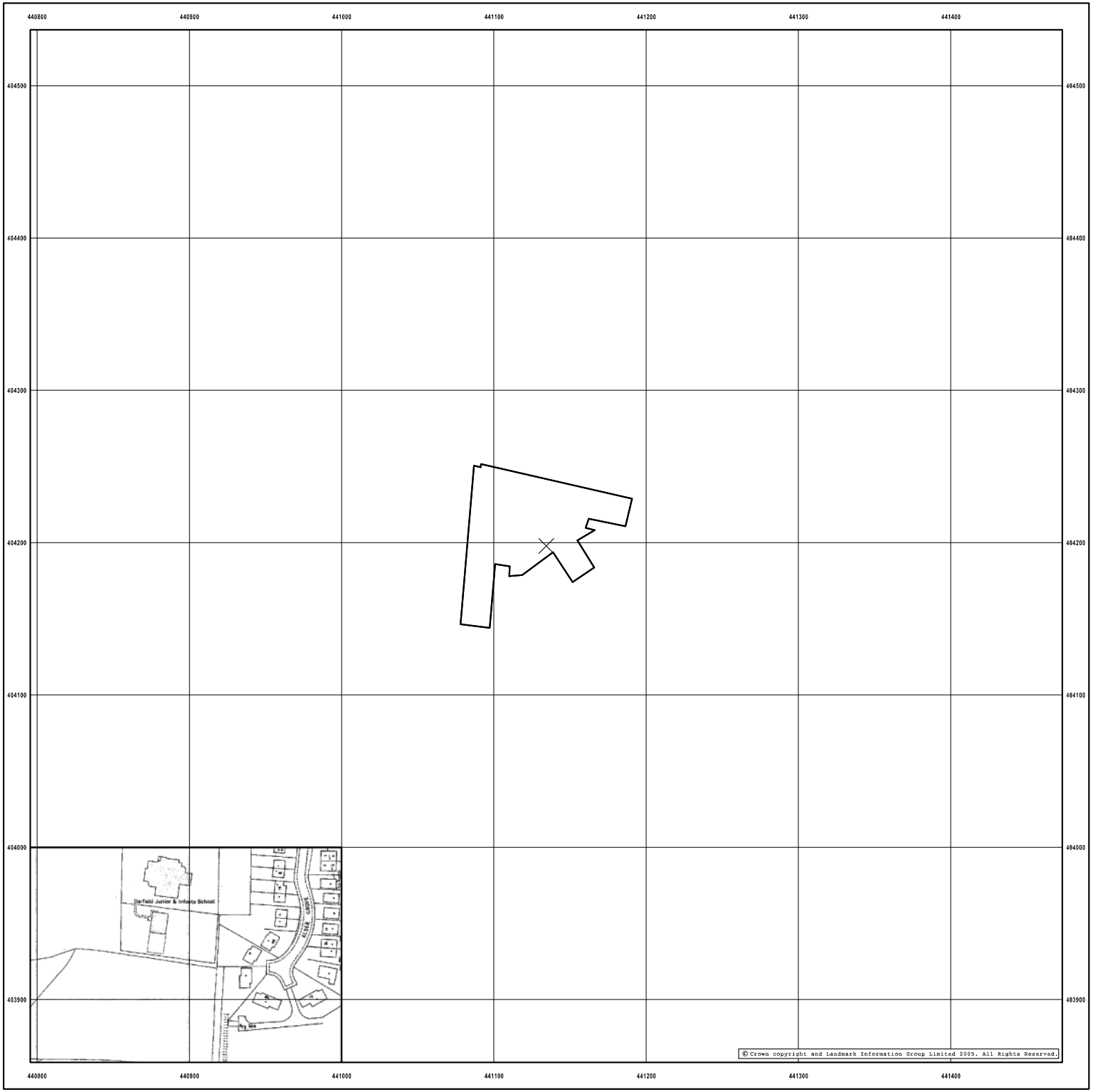


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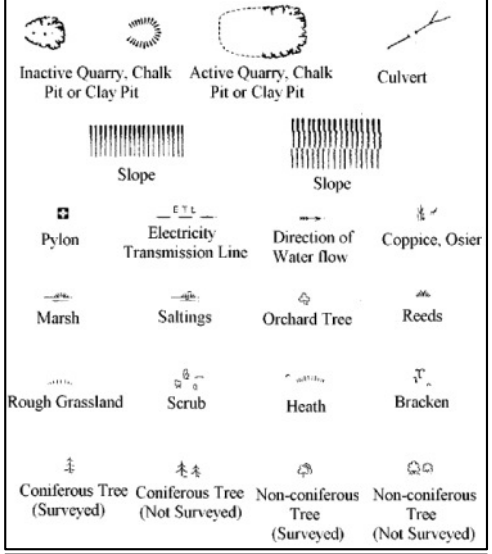
Customer Ref: Mr J Wood,GMS28489
Eastwood & Partners
St Andrews House 23 Kingfield Road
Sheffield
S11 9AS

SITE DETAILS Grid Reference 441130 404200

Havelock Street
Darfield

Barnsley
South Yorkshire

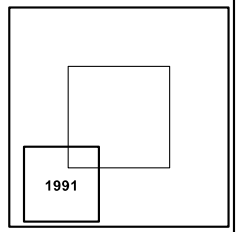
Historical Map Legend



Additional SIMs 1

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1991, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

ORDNANCE SURVEY PLAN
Published 1991
Source map scale - 1:1,250



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S11 9AS

SITE DETAILS Grid Reference 441130 404200

Havelock Street
Darfield

Barnsley
South Yorkshire

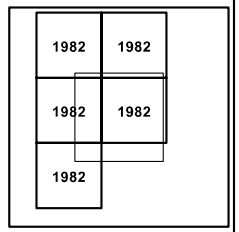
Historical Map Legend

Inactive Quarry, Chalk Pit or Clay Pit
Active Quarry, Chalk Pit or Clay Pit
Culvert
Slope
Slope
Pylon
Electricity Transmission Line
Direction of Water flow
Coppice, Osier
Marsh
Saltings
Orchard Tree
Reeds
Rough Grassland
Scrub
Heath
Bracken
Coniferous Tree (Surveyed)
Coniferous Tree (Not Surveyed)
Non-coniferous Tree (Surveyed)
Non-coniferous Tree (Not Surveyed)

Ordnance Survey Plan 1

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given on the right is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

ORDNANCE SURVEY PLAN
Published 1982
Source map scale - 1:1,250

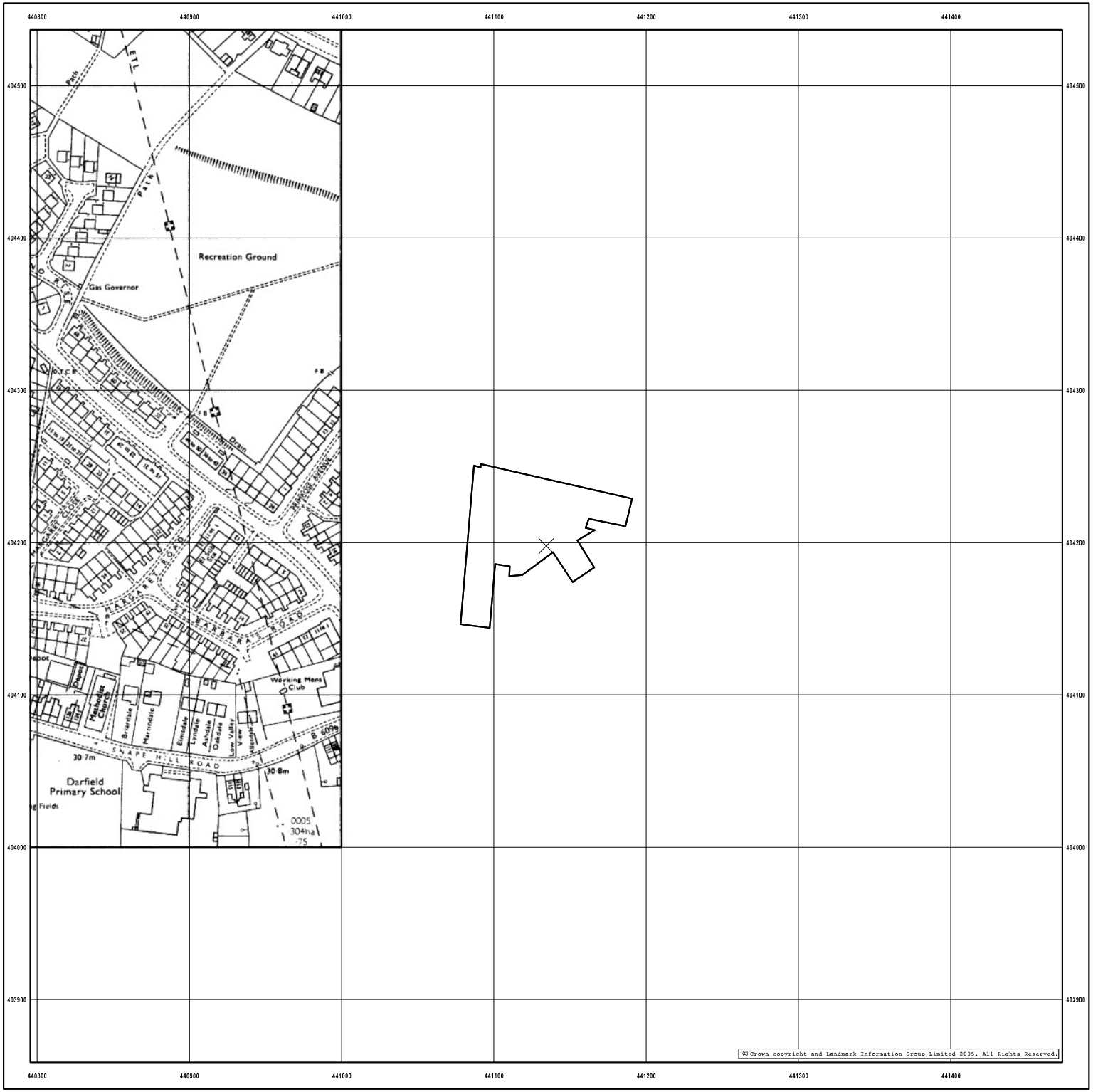


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(16-Sep-2005 15:47)

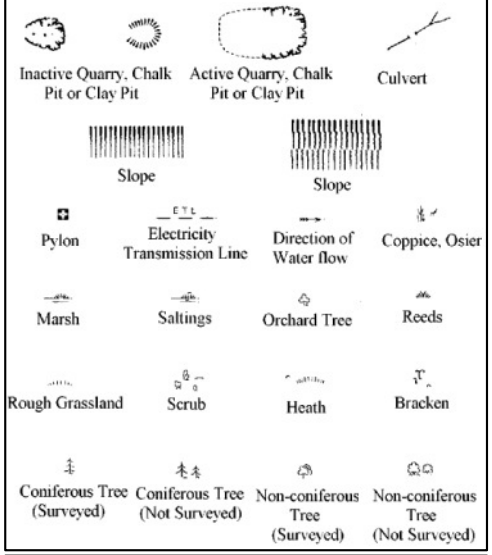
Customer Ref: Mr J Wood,GMS28489
Eastwood & Partners
St Andrews House 23 Kingfield Road
Sheffield
S11 9AS

SITE DETAILS Grid Reference 441130 404200

Havelock Street
Darfield

Barnsley
South Yorkshire

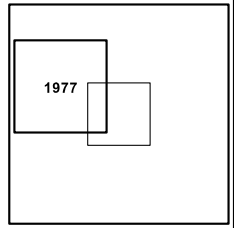
Historical Map Legend



Ordnance Survey Plan 3

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given on the right is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

ORDNANCE SURVEY PLAN
Published 1977
Source map scale - 1:2,500



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SITE DETAILS Grid Reference 441130 404200

Havelock Street
Darfield

Barnsley
South Yorkshire

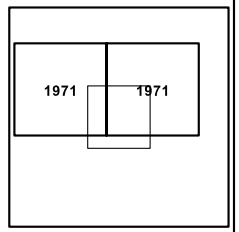
Historical Map Legend

Inactive Quarry, Chalk Pit or Clay Pit
Active Quarry, Chalk Pit or Clay Pit
Culvert
Slope
Slope
Pylon
Electricity Transmission Line
Direction of Water flow
Coppice, Osier
Marsh
Saltings
Orchard Tree
Reeds
Rough Grassland
Scrub
Heath
Bracken
Coniferous Tree (Surveyed)
Coniferous Tree (Not Surveyed)
Non-coniferous Tree (Surveyed)
Non-coniferous Tree (Not Surveyed)

Ordnance Survey Plan 2

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given on the right is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

ORDNANCE SURVEY PLAN
Published 1971
Source map scale - 1:2,500

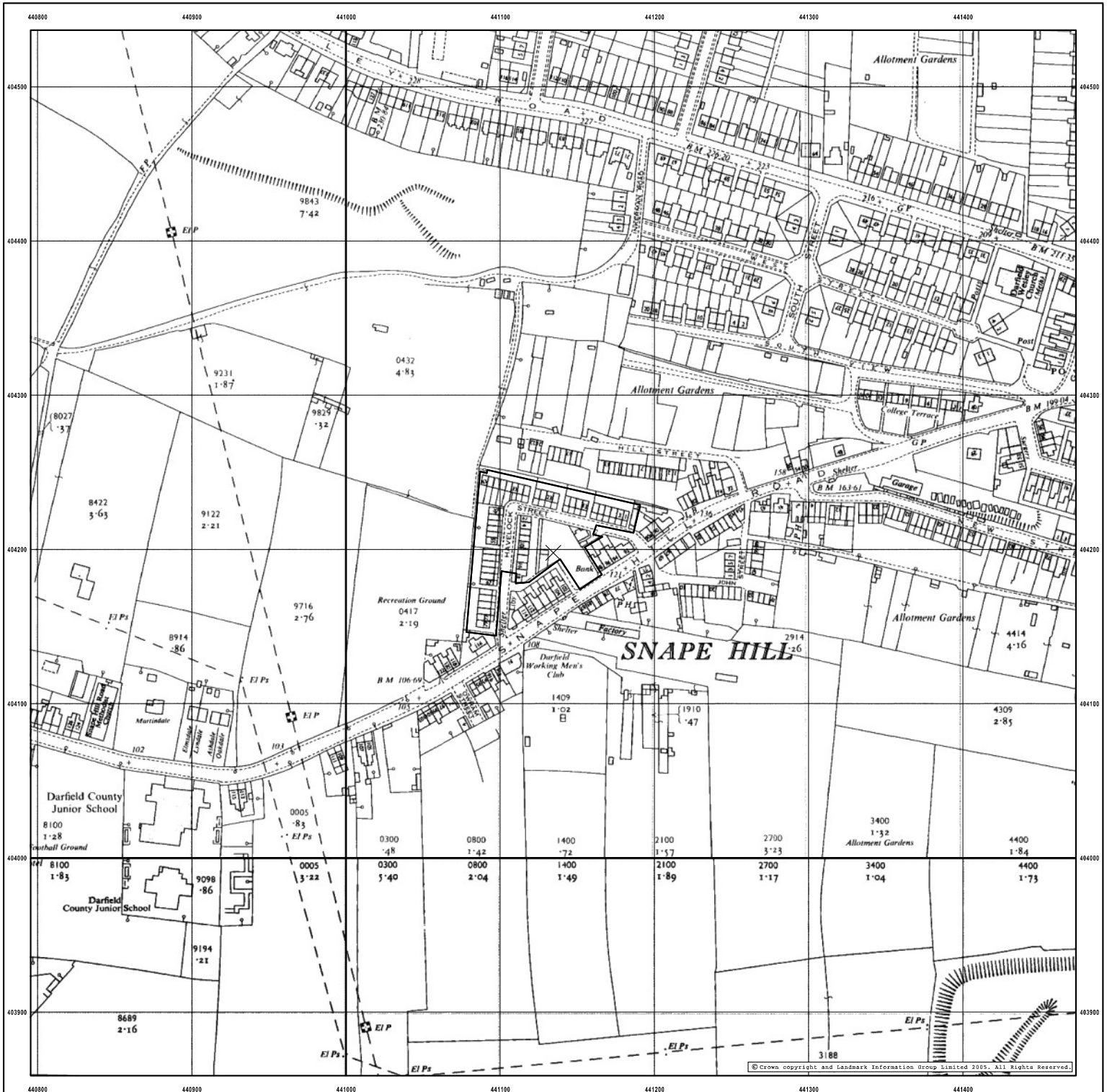


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SITE DETAILS Grid Reference 441130 404200

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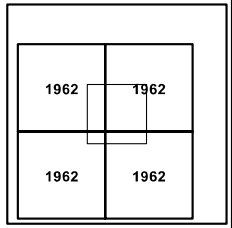
Historical Map Legend

- Inactive Quarry, Chalk Pit or Clay Pit
- Active Quarry, Chalk Pit or Clay Pit
- Culvert
- Slope
- Slope
- Pylon
- Electricity Transmission Line
- Direction of Water flow
- Coppice, Osier
- Marsh
- Saltings
- Orchard Tree
- Reeds
- Rough Grassland
- Scrub
- Heath
- Bracken
- Coniferous Tree (Surveyed)
- Coniferous Tree (Not Surveyed)
- Non-coniferous Tree (Surveyed)
- Non-coniferous Tree (Not Surveyed)

Ordnance Survey Plan 1

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given on the right is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

ORDNANCE SURVEY PLAN
Published 1962
Source map scale - 1:2,500

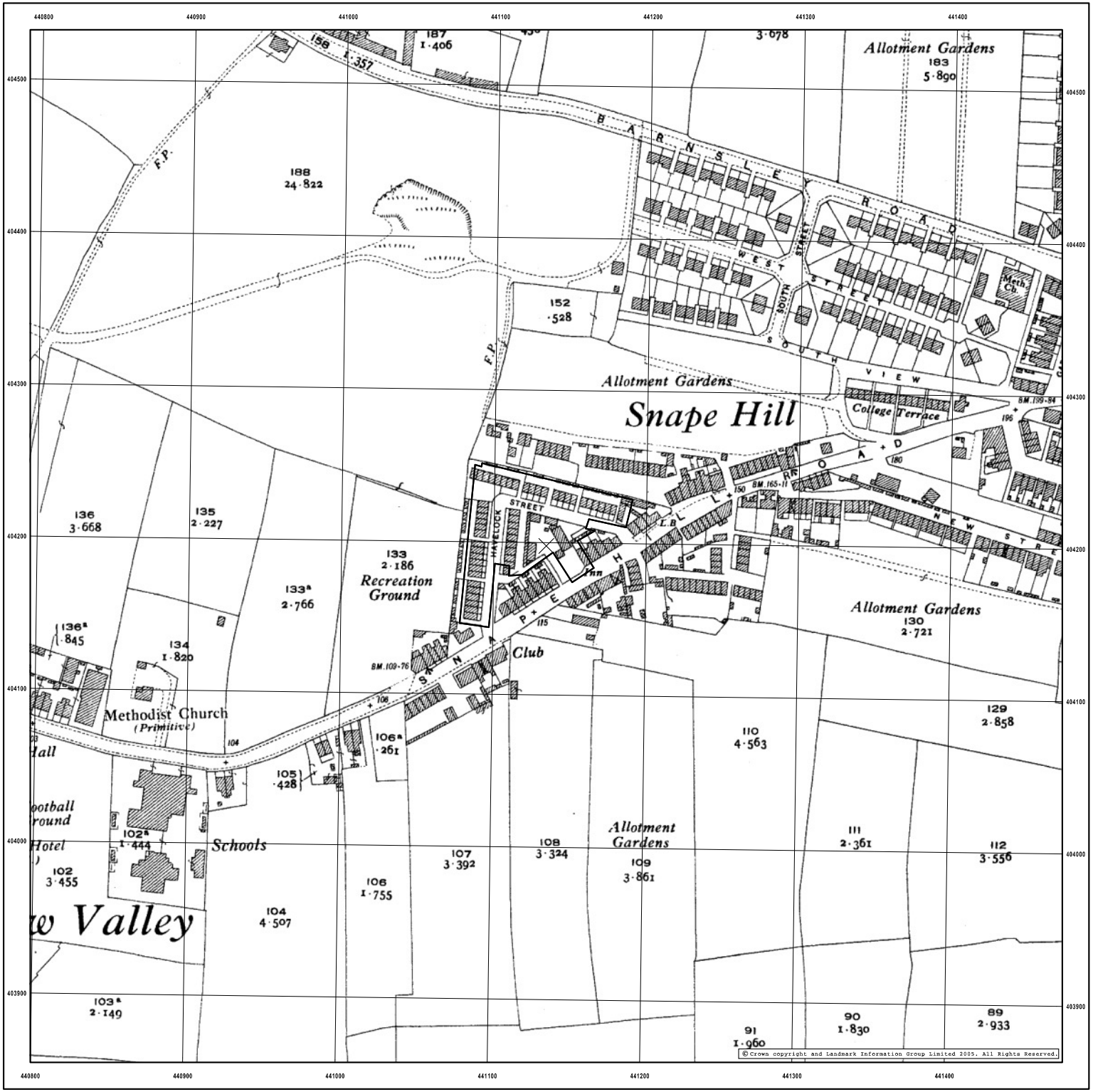


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CLIENT DETAILS Envirocheck Order No. EC13979001_1_1 (16-Sep-2005 15:46)

Customer Ref: Mr J Wood,GMS28489
Eastwood & Partners
St Andrews House 23 Kingfield Road
Sheffield
S11 9AS

SITE DETAILS Grid Reference 441130 404200

Havelock Street
Darfield

Barnsley
South Yorkshire

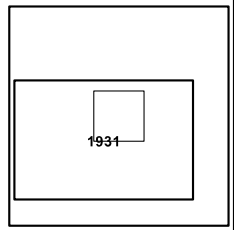
Historical Map Legend

Quarry
Sand Pit
Marsh
Reeds
Gravel Pit
Clay Pit
Rough Pasture
Furze
Refuse Heap
Shingle
Osiers
Ford
Railway crossing River or Canal
Railway crossing Road
Level Crossing
Embankment
Cutting
Road crossing Railway
Road over single Stream
Road over River or Canal
Arrow denotes flow of Water

Ordnance Survey County Series 3

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain, The published date given on the right is often some years later than the surveyed date, Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

YORKSHIRE
Published 1931
Source map scale - 1:2,500

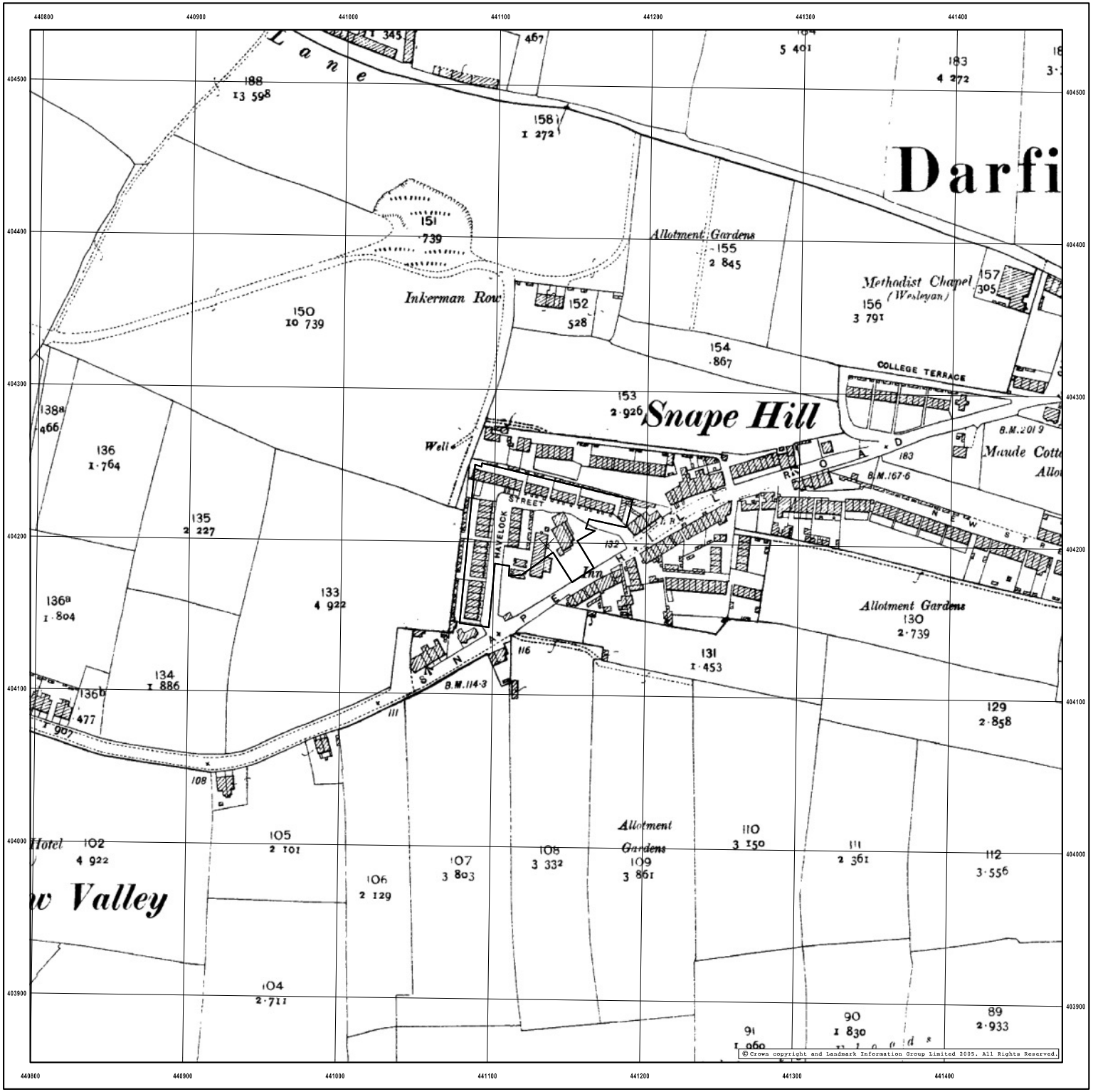


Date(s) of Publication 3 of 24

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CLIENT DETAILS Envirocheck Order No. EC13979001_1_1 (16-Sep-2005 15:46)

Customer Ref: Mr J Wood,GMS28489
Eastwood & Partners
St Andrews House 23 Kingfield Road
Sheffield
S11 9AS

SITE DETAILS **Grid Reference** 441130 404200

Havelock Street
Darfield

Barnsley
South Yorkshire

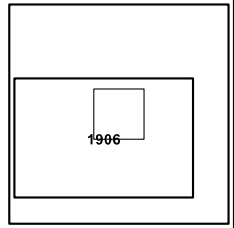
Historical Map Legend

Quarry
Sand Pit
Marsh
Reeds
Gravel Pit
Clay Pit
Rough Pasture
Furze
Refuse Heap
Shingle
Osiers
Ford
Railway crossing River or Canal
Railway crossing Road
Level Crossing
Embankment
Cutting
Road crossing Railway
Road over single Stream
Road over River or Canal
Arrow denotes flow of Water

Ordnance Survey County Series 2

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain, The published date given on the right is often some years later than the surveyed date, Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

YORKSHIRE
Published 1906
Source map scale - 1:2,500

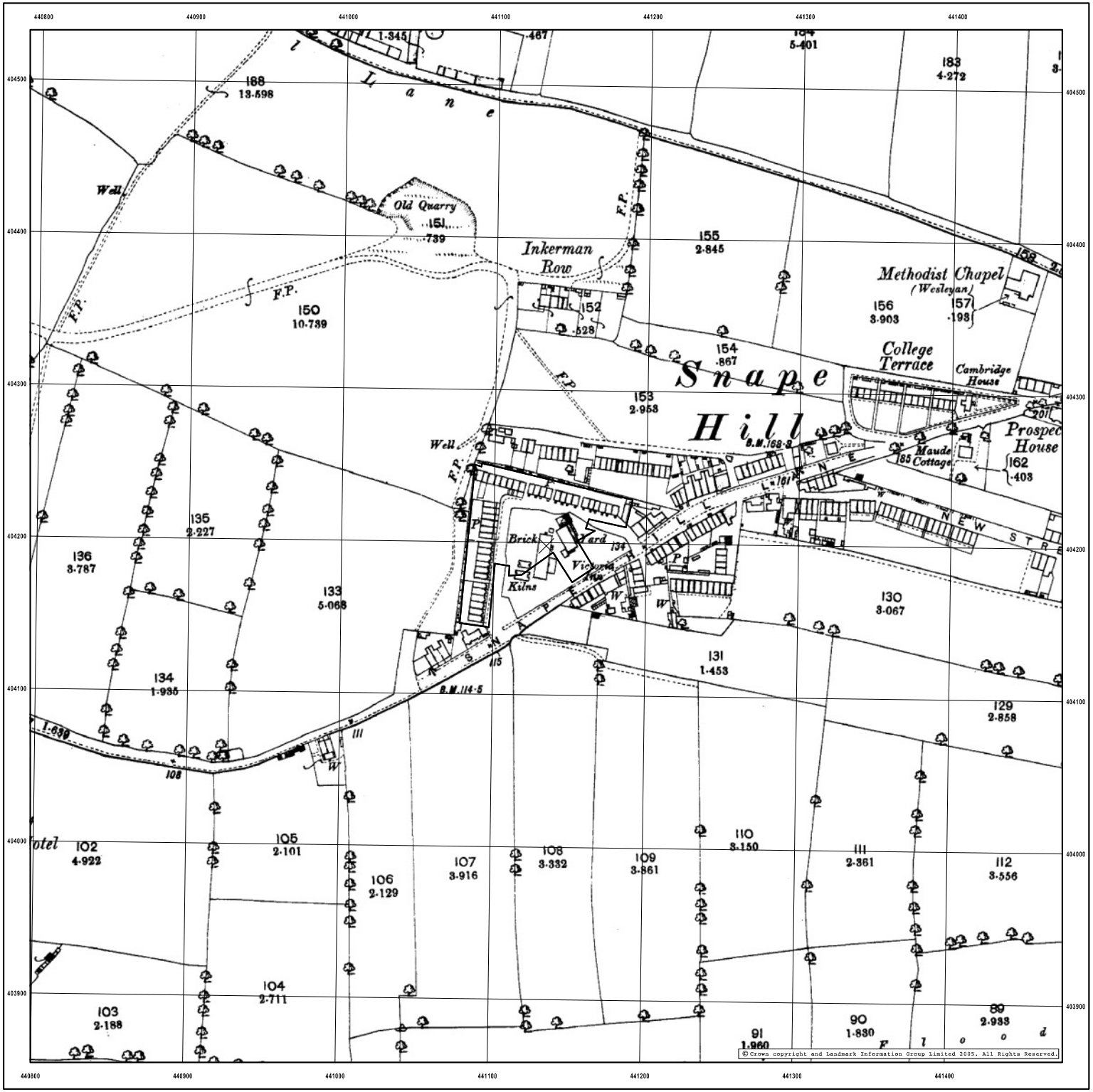


Date(s) of Publication 2 of 24

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CLIENT DETAILS Envirocheck Order No. EC13979001_1_1 (16-Sep-2005 15:45)

Customer Ref: Mr J Wood,GMS28489
Eastwood & Partners
St Andrews House 23 Kingfield Road
Sheffield
S11 9AS

SITE DETAILS Grid Reference 441130 404200

Havelock Street
Darfield

Barnsley
South Yorkshire

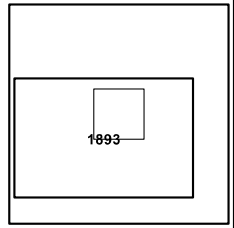
Historical Map Legend

Quarry
Sand Pit
Marsh
Reeds
Gravel Pit
Clay Pit
Rough Pasture
Furze
Refuse Heap
Shingle
Osiers
Ford
Railway crossing River or Canal
Railway crossing Road
Level Crossing
Embankment
Cutting
Road crossing Railway
Road over single Stream
Road over River or Canal
Arrow denotes flow of Water

Ordnance Survey County Series 1

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain, The published date given on the right is often some years later than the surveyed date, Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

YORKSHIRE
Published 1893
Source map scale - 1:2,500



Date(s) of Publication 1 of 24

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CLIENT DETAILS Envirocheck Order No. EC13979001_1_1 (16-Sep-2005 15:53)

Customer Ref: Mr J Wood,GMS28489
Eastwood & Partners
St Andrews House 23 Kingfield Road
Sheffield
S11 9AS

SITE DETAILS Grid Reference 441130 404200

Havelock Street
Darfield

Barnsley
South Yorkshire

Historical Map Legend

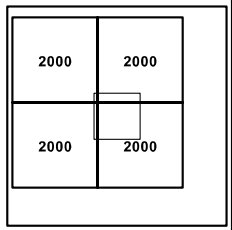
	Non-coniferous Trees		Pylon
	Coniferous Trees		Telephone Line (where shown)
	Orchard		Electricity Transmission Line (with poles)
	Rough Grassland		Gravel Pit
	Heath		Shingle
	Scrub		Refuse Tip or Slag Heap
	Marsh, Salt Marsh or Reeds	Sand	Sand
	County Boundary (England only)		Sand Pit
	Civil Parish or Community Boundary		Slopes
	Constituency Boundary		District, Unitary, Metropolitan, London Borough Boundary

10K Raster Mapping 1

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan® which replaced the old 1:10,000 maps originally published in 1970.

The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

ORDNANCE SURVEY PLAN
Published 2000
Source map scale - 1:10,000



Date(s) of Publication 24 of 24

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The Coal Authority,
Mining Reports Office,
200 LICHFIELD LANE,
BERRY HILL,
MANSFIELD,
NOTTINGHAMSHIRE,
NG18 4RG
Telephone: 0845 762 6848
DX 716176 MANSFIELD 5
On-Line Service: www.coalminingreports.co.uk

The COAL AUTHORITY

The Coal Authority	
Cost:	£42.56
Plus V.A.T.	£7.44
Total Received:	£50.00
V.A.T. Reg Number	598 5850 68

EASTWOOD & PARTNERS,
ST ANDREWS HOUSE 23,
KINGFIELD ROAD,
NETHER EDGE,
SHEFFIELD,
SOUTH YORKSHIRE,
S11 9AS

This matter is being dealt with by Darren Moody

Our Ref: **10353189-05**
Your Ref: GMS28489
Electronic Ref:
RRUID: 007.00008406240001
Date: 20 September 2005

Dear Sir,

Coal Mining Report
HAVELOCK STREET, DARFIELD, BARNSLEY, SOUTH YORKSHIRE

I refer to the enquiry dated 16th September 2005, received 19th September 2005, in connection with the above.

This report is based on and limited to the records in the possession of The Coal Authority at the time the search is answered.

Ordnance Survey (O.S.) is undertaking a Positional Accuracy Improvement Programme of its mapping data. The Coal Authority (CA) has no control over the timing of issue of Positionally Improved mapping data by O.S. or over users of that data. In some instances the relative position between surface features and coal mining features may alter as a consequence of this programme. The CA will ensure that the integrity of its database is maintained by replotting some mining information to sustain the relationship between that mining information and the improved O.S. surface positions, some of which are now being released. However, mining reports are currently being produced against pre improved O.S. mapping whilst the Authority updates its database in line with the O.S. changes.

Past Underground Mining

The property is within the likely zone of influence on the surface from workings in 9 seams of coal at 180m to 680m depth, the last date of working being 1988.

Ground movement from the above mentioned past coal workings should by now have ceased.

In addition you may wish to know that the property is in an area where coal is believed to exist at or close to the surface that may have been worked at some time in the past.

Present Underground Mining

The property is not within the zone of likely physical influence on the surface from any present underground coal workings.

Future Underground Mining

The property is not within a geographical area for which a licence to extract coal by underground methods is awaiting determination by the Coal Authority.

The property is not within a geographical area for which a licence to extract coal by underground methods has been granted.

The property is not within the zone of likely physical influence at the surface from plans of future workings in our possession.

However reserves of coal exist in the locality which could be worked at some time in the future subject to feasibility, licences, and planning consents.

We have no record of any notice of the risk of the land being affected by subsidence being given under S.46 of the Coal Mining Subsidence Act 1991.

Shafts and Adits

Within or within 20 metres of the property there is 1 mine entry, the approximate position of which is shown on the attached plan. Your attention is drawn to the statements made on that plan.

We have no record of what steps, if any, have been taken to treat the mine entry.

The records held by the Coal Authority may be incomplete. Consequently, there may exist in this locality mine entries of which we have no knowledge.

Surface Geology

Records in our possession do not disclose any fault or other line of weakness at the surface as having affected the stability of the property.

Past Opencast Mining

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

Present Opencast Mining

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

Future Opencast Mining

The property is not within 800 metres of the geographical boundary of an opencast site for which a licence to extract coal by opencast methods is awaiting determination.

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

Subsidence

The records in our possession do not disclose any damage notice or claim having been given, made or pursued in respect of the property since 1 January 1984.

The records in our possession do not disclose any current "Stop Notice" affecting the property.

The records in our possession do not show any request having been made to execute preventative works under S.33 of the Coal Mining Subsidence Act 1991.

Withdrawal of Support

The property lies within a geographical area in respect of which notices of entitlement to withdraw support were published in 1983,1978.

The property does not lie within a geographical area in respect of which a notice has been given under S.41 of the Coal Industry Act 1994, revoking the entitlement to withdraw support.

Working Facilities Orders

The property is not within a geographical area that is the subject of an Order made under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.

Payments to Owners of Former Copyhold Land

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

Additional Remarks

In view of the mining circumstances a prudent developer would seek appropriate technical advice before works are undertaken on site. All proposals should have regard to good engineering practice in mining areas as identified in authoritative publications on mining stability problems. In any event, no activities should be undertaken that intersect, disturb, or interfere with any coal or mines of coal without permission of the Coal Authority.

These replies are prepared in accordance with the 2003 editions of the Coal Authority's Terms and Conditions, User Guide and the Law Society's Guidance Notes.

Copyright in coal mining reports and certificates belongs to the Coal Authority. Information used to compile this report is protected by the Coal Authority's database right. All rights are reserved and unauthorised use is prohibited. Copyright and other intellectual property is not transferred to external parties by possession of a mining report or certificate, however those for whom the report is supplied have the right to use it.

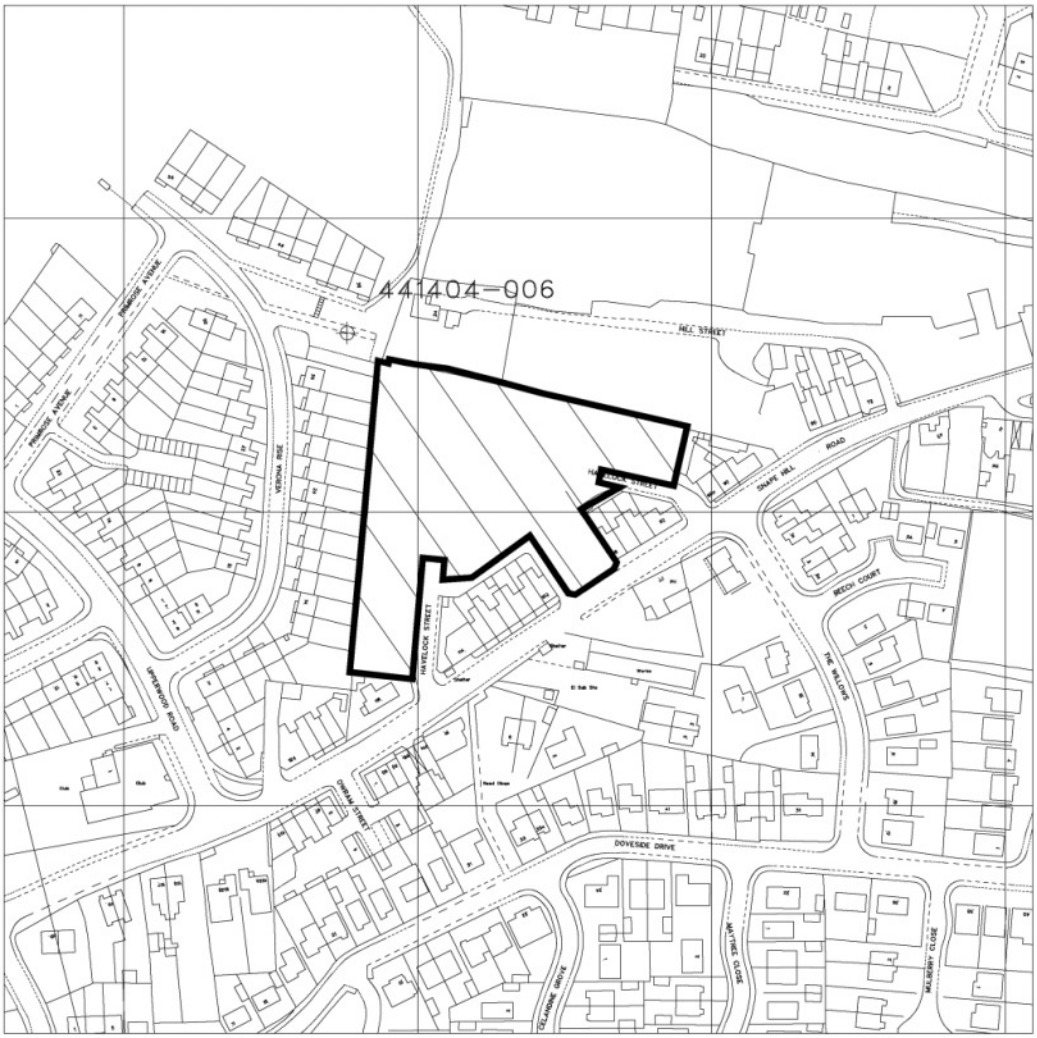
We acknowledge the receipt of your remittance in payment of our fee.

Yours faithfully



Stephen Pennell

Director of Mining Information and Services



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PLAN NOT TO SCALE

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This is a plan of the boundaries of the property in respect of which this report has been prepared. It is the responsibility of the user to ensure that the boundaries shown correspond with those of the property.

APPROXIMATE POSITION OF ENQUIRY BOUNDARY SHOWN

APPROXIMATE POSITION OF DISUSED MINE SHAFTS SHOWN

This plan shows the approximate location of the disused mine entry/entries referred to in the attached mining 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 DTI 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.
If you wish to discuss the relevance of any of the information contained in the attached 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 available at our Mansfield office, free of charge, by prior appointment, telephone 01623 638233. Should you or your advisor 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.

GeoReports

Radon (RPM) Report - Standard

British Geological Survey
NATURAL ENVIRONMENT RESEARCH COUNCIL

Report prepared for:

Eastwood & Partners
St Andrew's House
23 Kingfield Rd
Sheffield
South Yorkshire
S11 9AS

Radon Protective Measures Site Report – Standard

Advisory report on the requirement for radon protective measures in new dwellings and extensions including a BR211 (1999) Stage 2 Geological Assessment

Client's Reference:

GM528489

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British Geological Survey
NATURAL ENVIRONMENT RESEARCH COUNCIL

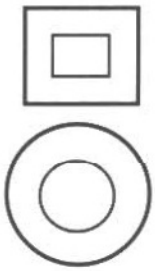
Section 1: Location and extent of report area

Area centred at: 441114,404214
Radius of site area: 20.0 metres



Scale: 1:25000 (1cm = 250m)

KEY:



INNER RECTANGLE or CIRCLE defines site area (details provided by client).

OUTER LINE shows extent of TOTAL SEARCH AREA comprising the site area and automatically generated buffer zone. The requirement for radon protective measures indicated in Section 2 is based on a geological assessment of the Total Search Area.

Please see Section 4 for details of how the search is carried out

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Mapping sourced from Ordnance Survey®

Section 2: Requirement for radon protective measures

The determination below follows the two stages described in *BR211 Radon: Guidance on protective measures for new dwellings (1999 edition)*, which also provides guidance on what to do if the result indicates that protective measures are required.

Stage 1

Stage 1 (Annex A) of the BR211 (1999) procedure indicates that the minimum level of protection for the report area is **NO** radon protective measures.

Stage 2

The Stage 2 geological assessment carried out for this report indicates **BASIC** radon protective measures are required for the report area. This assessment was derived automatically from the BGS Radon Protective Measures GIS (RPM-GIS) from 1:250,000 scale digital data. Results of the geological search are described in Section 3, and more detail on the assessment procedure is outlined in Section 4.

Result

The BR211 (1999) two-stage procedure indicates that **BASIC** protective measures are required for the site. This is the higher of the two levels of protection indicated by Stage 1 and Stage 2.

Section 3: Geological units within the search area

Below is a listing, if available, of the possible combinations of Bedrock (Solid) Geology units and overlying Superficial (Drift) Geology units within the total search area derived automatically by the RPM-GIS.

These have been derived (as indicated) from searches of either:

a) Combined 1:250,000 Bedrock (Solid) and 1:625,000 Superficial (Drift) geology maps
b) 1:50,000 Bedrock (Solid), Superficial (Drift) and Artificial geology maps

1:250,000 data

1.0. MIDDLE COAL MEASURES (FORMATION)(SANDSTONE 3D00); No drift

2.0. MIDDLE COAL MEASURES (FORMATION)(SANDSTONE 3D00); Alluvium (inc

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River Terrace Deposits in Scotland)

3.0. MIDDLE COAL MEASURES (FORMATION)(ARGILLACEOUS ROCKS, UNDIFFERENTIATED); No drift

4.0. MIDDLE COAL MEASURES (FORMATION)(ARGILLACEOUS ROCKS, UNDIFFERENTIATED); Alluvium (inc River Terrace Deposits in Scotland)

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Section 4: Determining the level of radon protection.

BR 211 (1999) sets out a two-stage procedure to help determine the level of radon protection required in new dwellings and extensions.

In Stage 1 of the procedure, the 5 km grid square radon potential maps (Annex A, BR211,1999) produced by the National Radiological Protection Board (NRPB) are used to make the primary determination of the level of radon protection needed. The NRPB maps are based on the average estimated proportion of homes exceeding the radon Action Level for each 5 km square of the Ordnance Survey National Grid.

In Stage 2, a second series of maps produced by the BGS (Annex B, BR211,1999) is used to decide whether it is necessary to consider upgrading the requirement for protection indicated by Stage 1. This procedure has the objective of avoiding cases of underprotection that might occur had the guidance depended solely on the average radon level in the 5 km grid square indicated by the NRPB maps. The BGS maps in Annex B (BR211, 1999) show those 5 km grid squares that are underlain, completely or in part, by geological units that require either basic or full protection to be installed in new dwellings.

A geological assessment may need to be carried out where the site falls within a shaded grid square on the BGS map in Annex B of BR211 (1999). The geological assessment checks whether a site is on or close to a geological unit which potentially exceeds the action levels for either basic or full radon protection. Consideration must be given to installing basic or full radon protection if the geological assessment shows that this is indicated. If a site falls within one of the shaded squares, it does not necessarily mean that it must have radon protection. This is because some of the grid squares contain bed rocks and unconsolidated (drift) deposits with lower radon potential than the maximum levels shown on the 5 km grid maps in Annex B (BR211, 1999).

In many cases the geological radon potential varies considerably within a grid square. In other cases, only a very small area (sometimes only a few hundred square metres) with a radon potential exceeding the thresholds for basic or full protection occurs within the shaded grid square. The level of protection that might be required is thus site specific, and can be determined by reference to the relevant radon potential map in BR211 (1999) followed by a geological assessment of the site.
(Please note, the NRPB is now the Radiation Protection Division of the Health Protection Agency)

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The geological assessment in this report is produced by the BGS Radon Protective Measures Geographical Information System (RPM GIS), which has been developed to provide Stage 2 Geological Assessments (RPM Site Reports). The assessment is derived from a geologically based interpretation of radon measurements in dwellings which were provided to the BGS by the NRPB without prejudicing confidentiality undertakings to householders and the Department of the Environment, Food and Rural Affairs (DEFRA). The reliability of a geological radon potential assessment is approximately proportional to the number of radon measurements available and the scale of the geological maps.

The RPM GIS currently comprises 1:250,000 scale data with more detailed information for twenty 1:50,000 scale geological map sheets covering the most radon-prone parts of Derbyshire, Northamptonshire, Nottinghamshire, Leicestershire, Lincolnshire, Oxfordshire, Shropshire, Somerset and Yorkshire. The RPM-GIS is being upgraded to 1:50,000 scale as new digital maps become available through the BGS DiGMapGB programme.

The search area (circle or rectangle) for a site is increased by a buffer zone of 50 m in areas with 1:50,000 scale data and 500m in areas with 1:250,000 scale data. This is to allow for potential inaccuracies in the position of the geological boundaries. In many cases a number of combinations of bed rock and drift with differing geological radon potentials will occur within the total search area. Following the precautionary principle, the requirement for protective measures is derived from the highest geological radon potential encountered within the total search area.

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Section 5: Follow-up Detailed Radon Protective Measures site report

For most parts of the UK, a higher resolution assessment of radon protective measures requirements can also be provided by BGS. This will comprise:

i. Assessment by a qualified geologist of the relevant 10,000, 1:10,560 or 1:50,000 scale geological map(s) covering the total search area from BGS archives.
ii. Identification of the level of radon protective measures indicated for all geological units encountered within the site and the immediately surrounding area.

The basic charge for a Detailed Radon Protective Measures Report is **£210 (incl. VAT & Delivery)**. Reports for very large or geologically complex sites may, however, have to be supplemented with additional charge – in such cases, enquiry staff will confirm the charge with the client before proceeding.

The Radon follow-up reports can be ordered from:-
Geological Enquiries, British Geological Survey, Keyworth, Nottingham NG12 5GG; Tel: 0115-936-3192; Fax: 0115-936-3192; e-mail: geohelp@bgs.ac.uk. An on-line ordering facility is available on the BGS Website: www.bgs.ac.uk/georeports.

Section 6: What is radon ?

Radon is a naturally occurring radioactive gas, which is produced by the radioactive decay of radium which, in turn, is derived from the radioactive decay of uranium. Uranium is found in small quantities in all soils and rocks, although the amount varies from place to place. Radon released from rocks and soils is quickly diluted in the atmosphere. Concentrations in the open air are normally very low and do not present a hazard. Radon that enters poorly ventilated enclosed spaces such as some basements, buildings, caves, mines, and tunnels may reach high concentrations in some circumstances. The construction method and degree of ventilation will influence radon levels in individual buildings. A person's exposure to radon will also vary according to how particular buildings and spaces are used.

Inhalation of the radioactive decay products of radon gas increases the chance of developing lung cancer. If individuals are exposed to high concentrations for significant periods of time, there may be cause for concern. In order to limit the risk to individuals, the Government has adopted an Action Level for radon in homes of 200 becquerels per cubic metre (Bq m^{-3}). The Government advises householders that, where the radon level exceeds the Action Level, measures should be taken to reduce the concentration.

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Section 7: Radon in workplaces

The Ionising Radiation Regulations, 1999, require employers to take action when radon is present above a defined level in the workplace. Advice may be obtained from your local Health and Safety Executive Area Office or the Environmental Health Department of your local authority. The BRE publishes a guide (BR293)**: Radon in the workplace.**

BRE publications may be obtained from The BRE Bookshop, I H S Technical Indexes Ltd., Willoughby Road, Bracknell, Berkshire RG12 8DW. Tel: 01344 404407, Fax: 01344 714440, website: www.brebookshop.com

Section 8: Radon in existing dwellings

Useful information is given in the following free publications which can be obtained by writing to: Radon Studies, Radiation Protection Division, Health Protection Agency, Chilton, Didcot, Oxfordshire OX11 0RQ

Radon - A Householder's Guide
Radon - You Can Test for it
Radon - A Guide for Homebuyers and Sellers
Radon - A Guide to Reducing Levels in Your Home
Information in the booklets is also available on the DEFRA website at:
http://www.defra.gov.uk/environment/radioactivity/radon/index.htm

Householders are recommended to follow advice in **Radon - a householder's guide.** The guide outlines simple solutions for dealing with the radon problem depending on whether or not the home has been tested for radon. In radon affected homes, the problem of radon can usually be tackled with simple, effective and relatively inexpensive measures. These measures are comparable in cost to work such as damp-proofing and timber treatment. You can get practical advice about construction work to reduce radon levels from the Building Control Officer at your local council.

Advice about radon, its health risks and details of how to order the radon test may be obtained from the **Radon Freephone** on 0800 614529 or Tel: 01235 822622, website: www.hpa.org.uk or by writing to Radon Studies at the Health Protection Agency, address above.

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Section 9: Terms & Conditions

General

This report is supplied in accordance with the GeoReports Terms & Conditions available on the BGS website at www.bgs.ac.uk/georeports and also available from the BGS Central Enquiries Desk at the below address.

Important notes about this report

- The data, information and related records supplied in this report by BGS can only be indicative and should not be taken as a substitute for specialist interpretations, professional advice and/or detailed site investigations. You must seek professional advice before making technical interpretations on the basis of the materials provided.
- Geological observations and interpretations are made according to the prevailing understanding of the subject at the time. The quality of such observations and interpretations may be affected by the availability of new data, by subsequent advances in knowledge, improved methods of interpretation, and better access to sampling locations.
- Raw data may have been transcribed from analogue to digital format, or may have been acquired by means of automated measuring techniques. Although such processes are subjected to quality control to ensure reliability where possible, some raw data may have been processed without human intervention and may in consequence contain undetected errors.
- Detail, which is clearly defined and accurately depicted on large-scale maps, may be lost when small-scale maps are derived from them.
- Although samples and records are maintained with all reasonable care, there may be some deterioration in the long term.
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GeoReports

Radon (RPM) Report - Standard

British Geological Survey
NATURAL ENVIRONMENT RESEARCH COUNCIL

RADON PROTECTIVE MEASURES STANDARD REPORT RECEIPT

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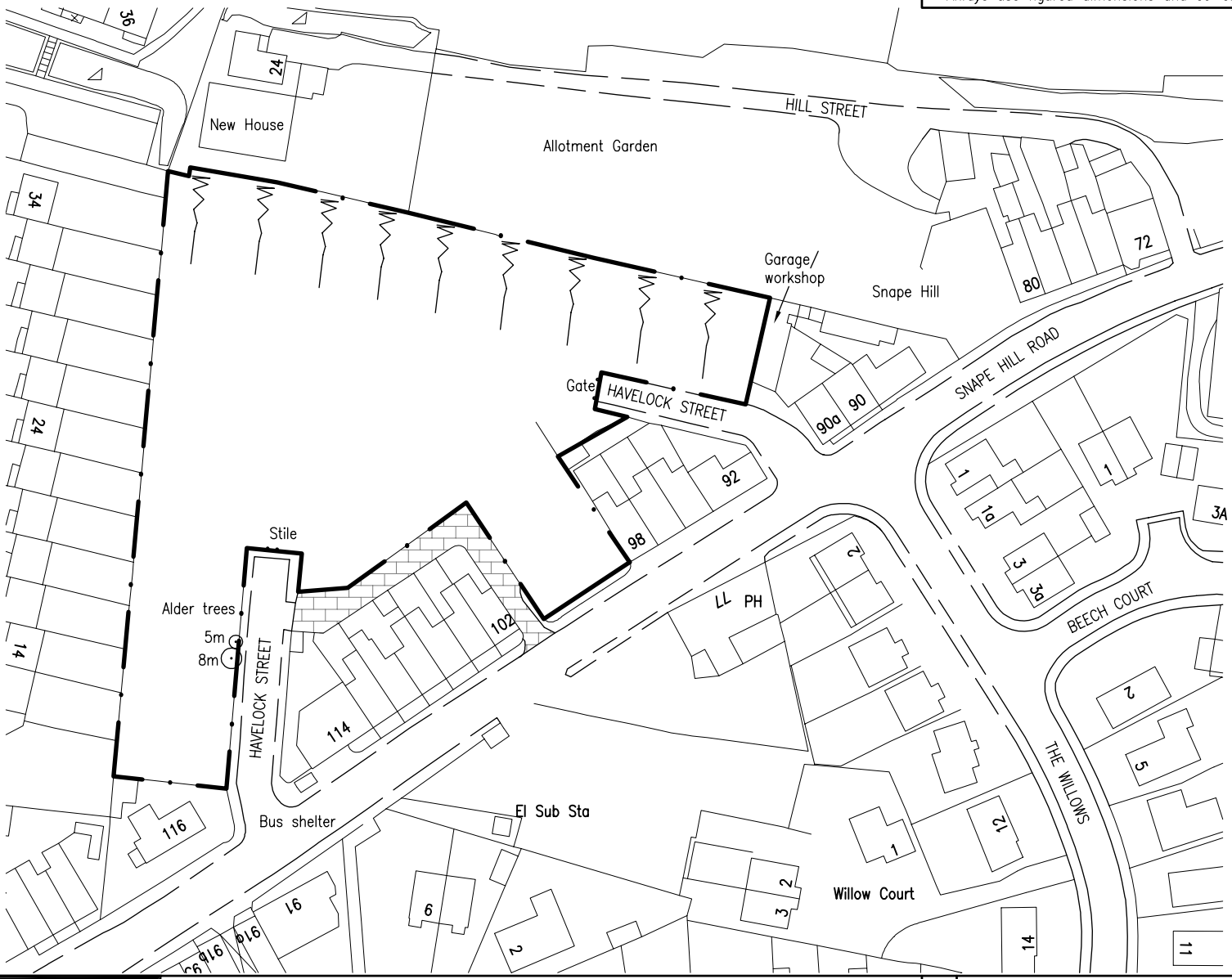
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