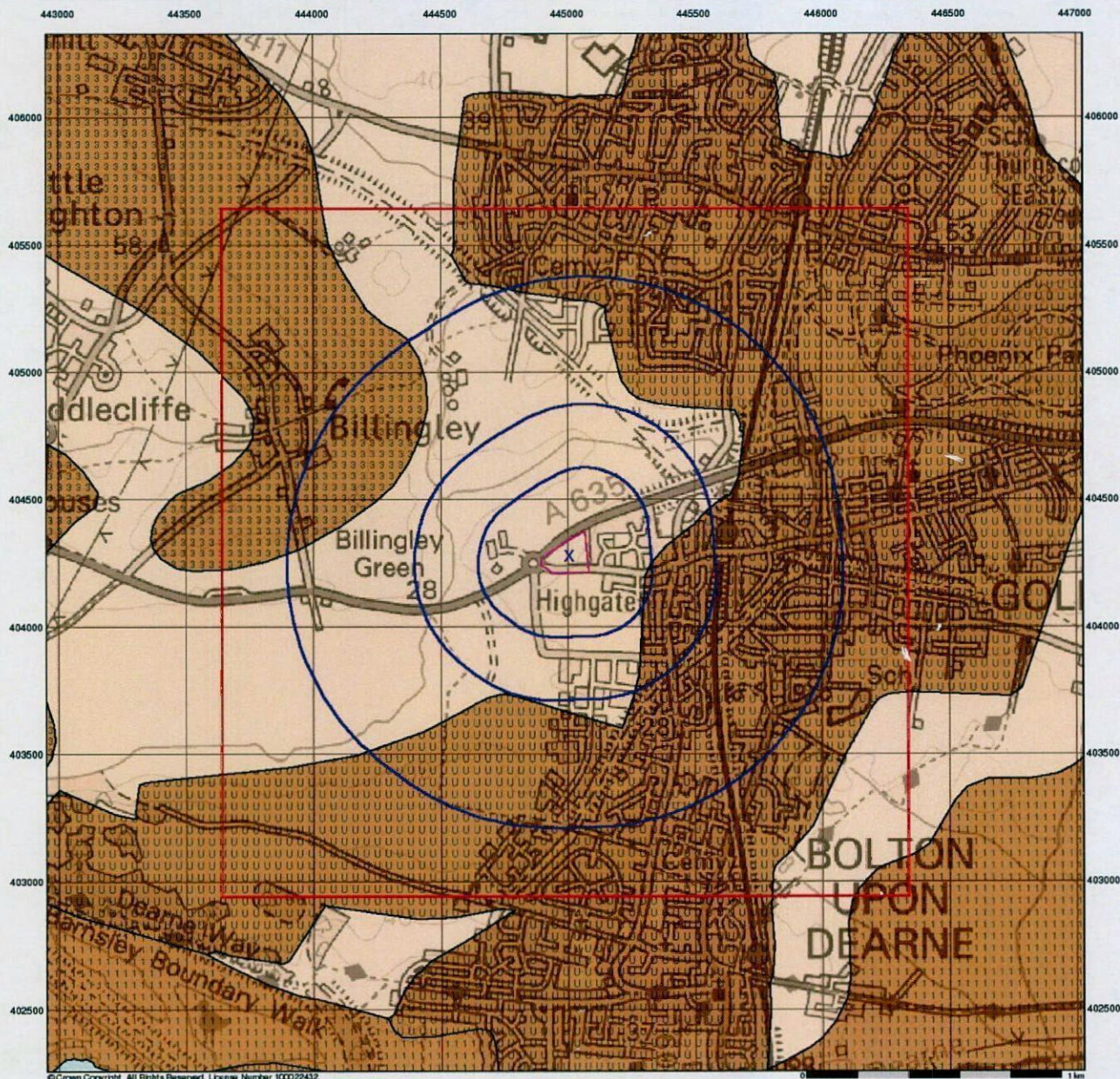




consulting engineers

Groundwater Vulnerability

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

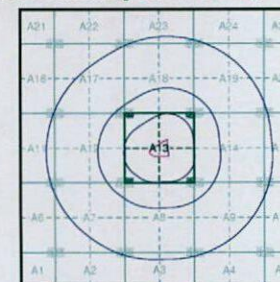
Agency and Hydrological

Geological Classes

- Major Aquifer (Highly Permeable)**
 - High (H) 1, 2, 3, U
 - Intermediate (I) 1, 2
 - Low
- Minor Aquifer (Variably Permeable)**
 - High (H) 1, 2, 3, U
 - Intermediate (I) 1, 2
 - Low
- Non Aquifer (Negligibly Permeable)**
 - Green
- Water or Sea**
 - Blue
- Drift Deposit**
 - Dotted

Soil Classes

Site Sensitivity Context Map - Slice A



Order Details

Order Number: 54721541_1_1
 Customer Ref: 14013
 National Grid Reference: 445010, 404280
 Slice: A
 Site Area (Ha): 1.97
 Search Buffer (m): 1000

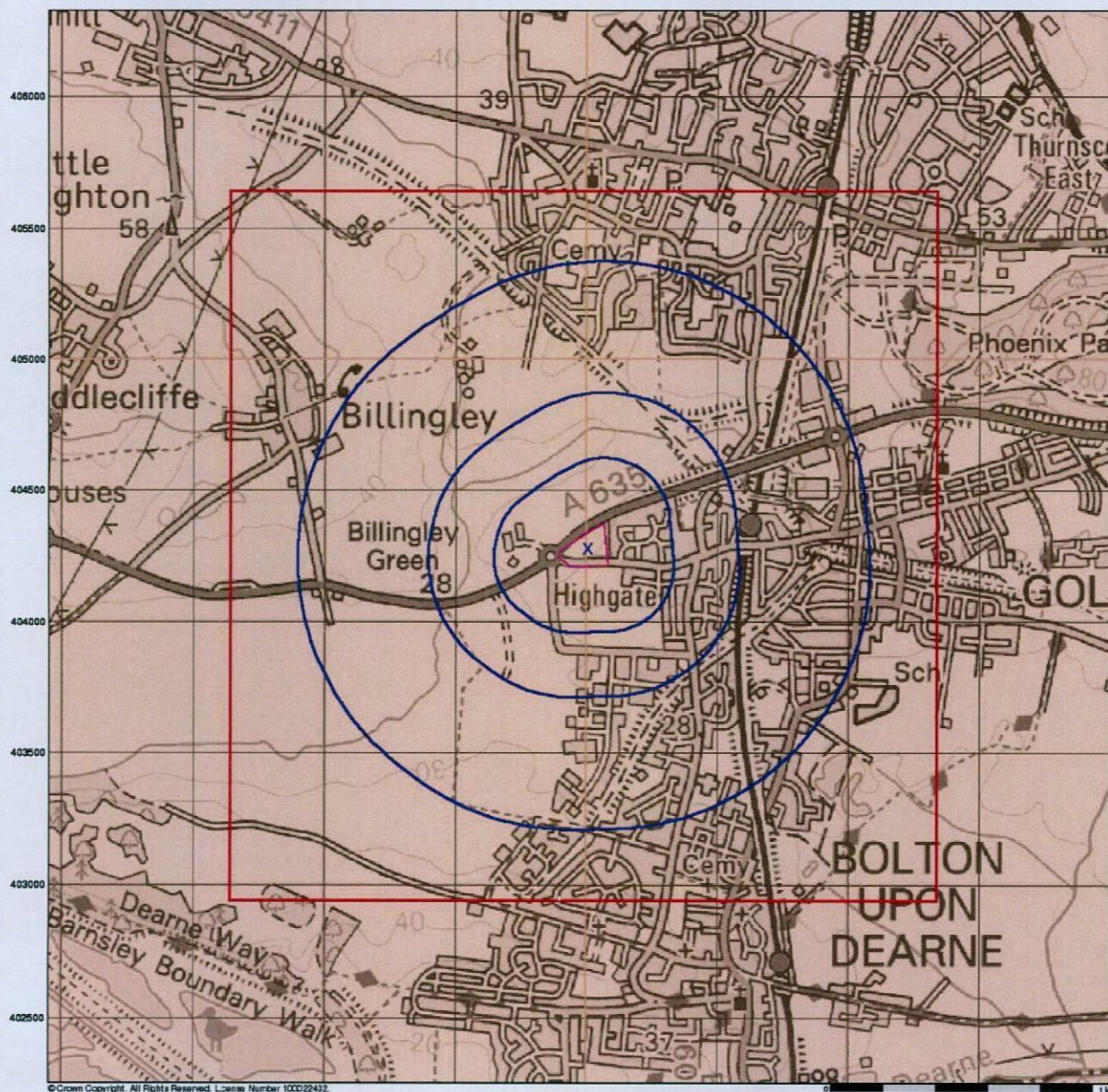
Site Details

Barsley Road, Goldthorpe, Rotherham, South Yorkshire, S63 9LB



Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk

443000 443500 444000 444500 445000 445500 446000 446500 447000



© Crown Copyright. All Rights Reserved. License Number 100022432



consulting engineers

Bedrock Aquifer Designation

General

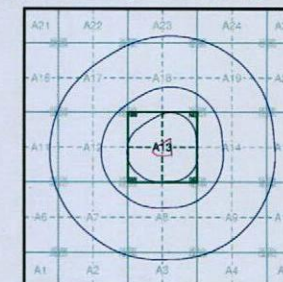
- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Agency and Hydrological

Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown

Site Sensitivity Context Map - Slice A



Order Details

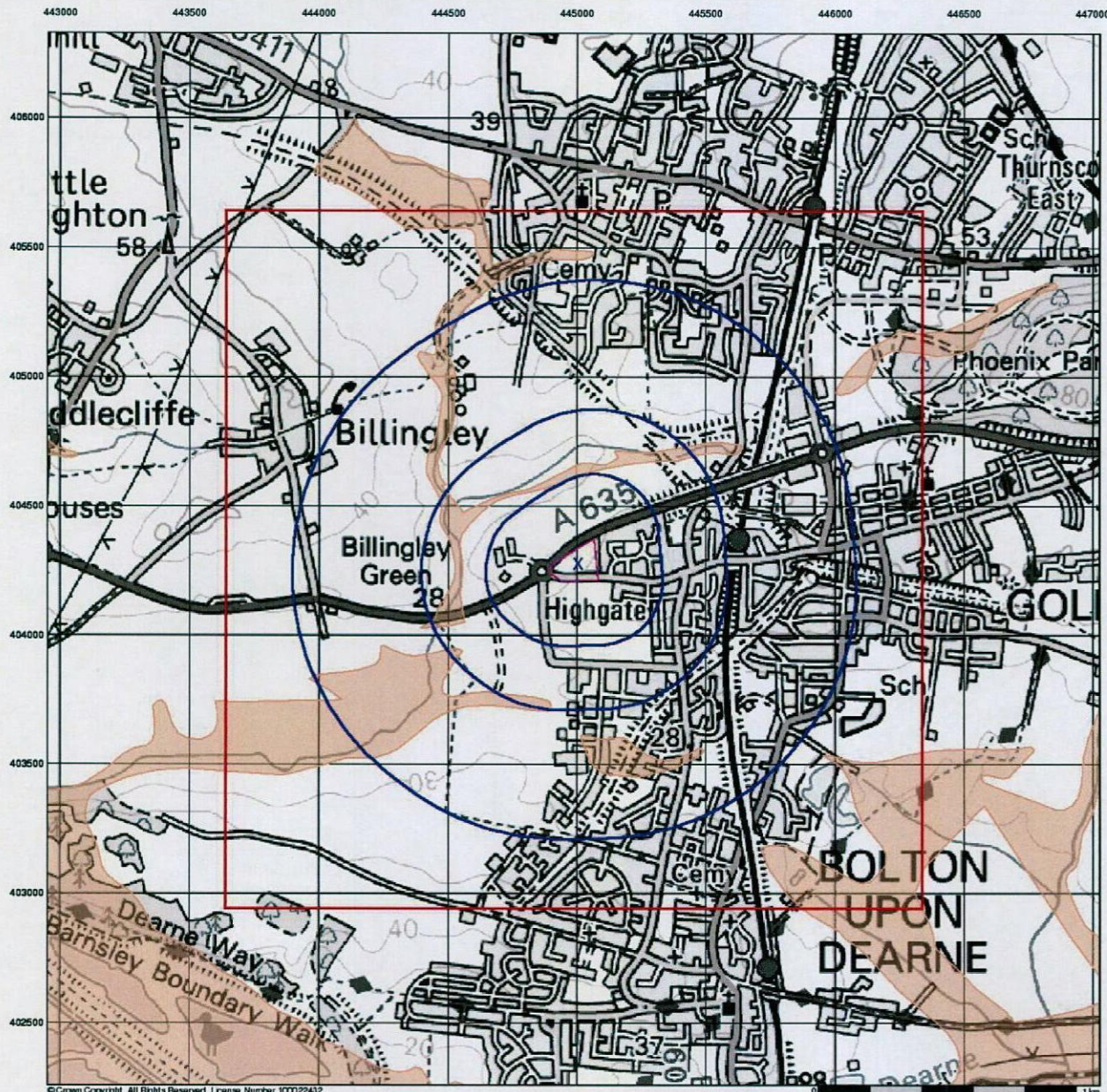
Order Number: 54721541_1_1
 Customer Ref: 14013
 National Grid Reference: 445010, 404280
 Slice: A
 Site Area (Ha): 1.97
 Search Buffer (m): 1000

Site Details

Barsley Road, Goldthorpe, Rotherham, South Yorkshire, S63 9LB



Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk



©Crown Copyright. All Rights Reserved. License Number 100022432



consulting engineers

Superficial Aquifer Designation

General

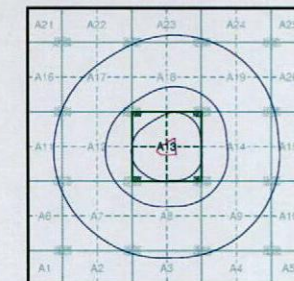
- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Agency and Hydrological

Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown

Site Sensitivity Context Map - Slice A



Order Details

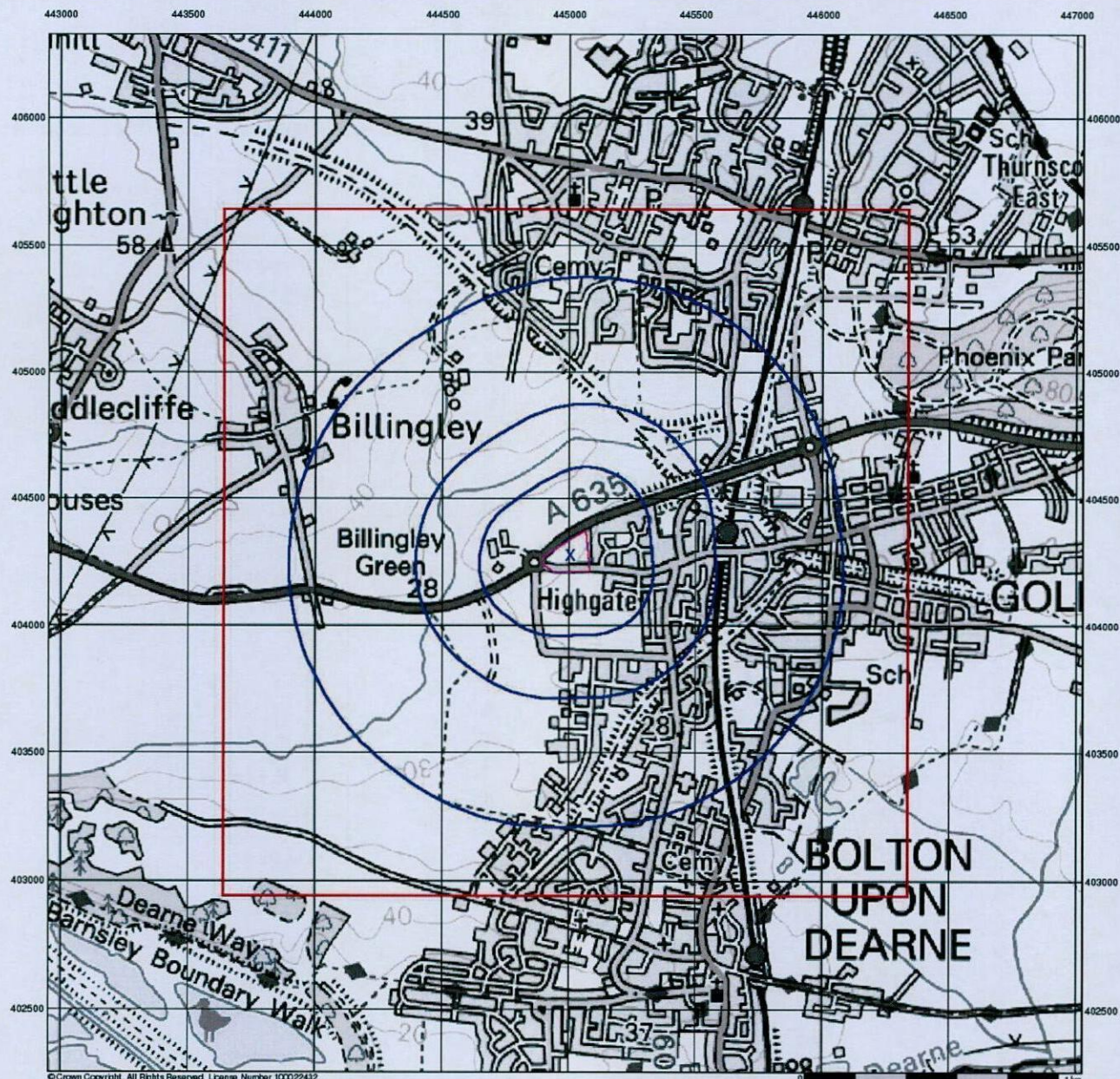
Order Number: 54721541_1_1
 Customer Ref: 14013
 National Grid Reference: 445010, 404280
 Slice: A
 Site Area (Ha): 1.97
 Search Buffer (m): 1000

Site Details

Barsley Road, Goldthorpe, Rotherham, South Yorkshire, S63 9LB



Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk



© Crown Copyright. All Rights Reserved. License Number 100022432



Source Protection Zones

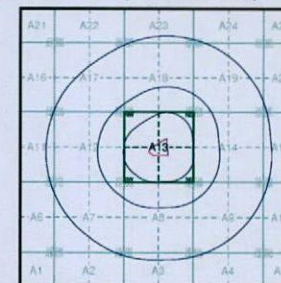
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Agency and Hydrological

- Source Protection Zone I
- Source Protection Zone II
- Source Protection Zone III
- Zone of Special Interest
- Source Protection Zone Borehole

Site Sensitivity Context Map - Slice A



Order Details

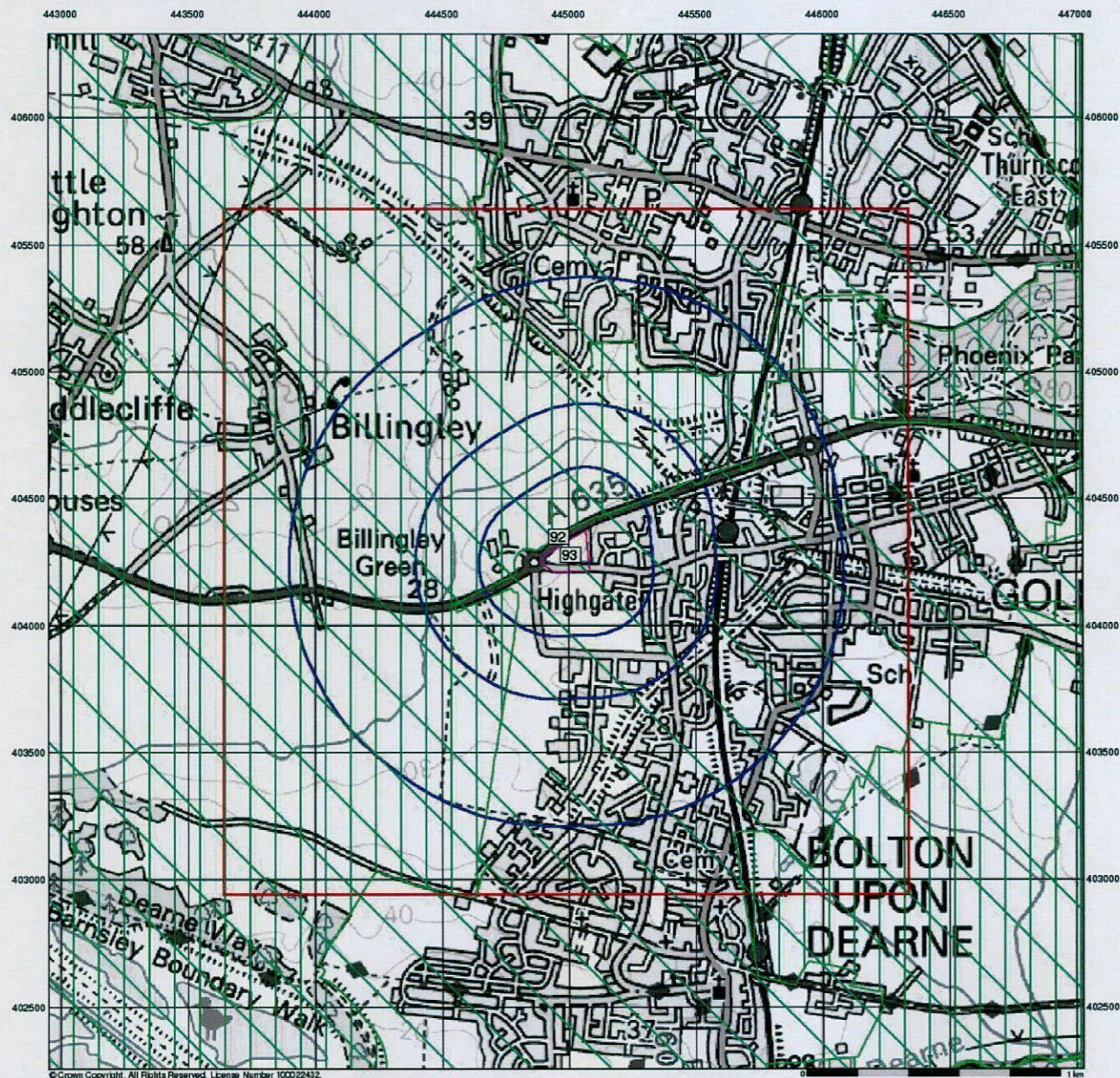
Order Number: 54721541_1_1
 Customer Ref: 14013
 National Grid Reference: 445010, 404280
 Slice: A
 Site Area (Ha): 1.97
 Search Buffer (m): 1000

Site Details

Barsley Road, Goldthorpe, Rotherham, South Yorkshire, S63 9LB



Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk



© Crown Copyright. All Rights Reserved. License Number: 100022432



consulting engineers

Sensitive Land Uses

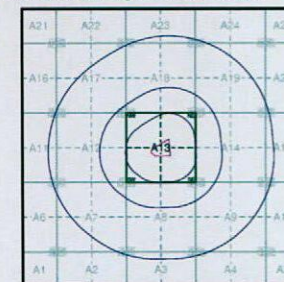
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Sensitive Land Uses

- Area of Adopted Green Belt
- Area of Outstanding Natural Beauty
- Environmentally Sensitive Area
- Forest Park
- Local Nature Reserve
- Marine Nature Reserve
- National Nature Reserve
- National Park
- Nitrate Sensitive Area
- Nitrate Vulnerable Zone
- Ramsar Site
- Site of Special Scientific Interest
- Special Area of Conservation
- Special Protection Area

Site Sensitivity Context Map - Slice A



Order Details

Order Number: 54721541_1_1
 Customer Ref: 14013
 National Grid Reference: 445010, 404280
 Slice: A
 Site Area (Ha): 1.97
 Search Buffer (m): 1000

Site Details

Barsley Road, Goldthorpe, Rotherham, South Yorkshire, S63 9LB



Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk

Appendix D

Coal Authority Report



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

**LANDMARK INFORMATION GROUP
LIMITED
SOWTON INDUSTRIAL ESTATE
ABBEY COURT
UNIT 5/7 EAGLE WAY
EXETER
DEVON
EX2 7HY**

Our reference: **51000505066002**
Your reference: **54721541_2|**
Date of your enquiry: **28 March 2014**
Date we received your enquiry: **28 March 2014**
Date of issue: **28 March 2014**

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

Non-Residential Coal Authority Mining Report

SITE AT BARSLEY ROAD, GOLDTHORPE, ROTHERHAM, SOUTH YORKSHIRE,

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 5 seams of coal at 280m to 810m depth, and last worked in 1990.

Any ground movement from these coal workings should have stopped by now.

In addition the property is in an area where the Coal Authority believe there is coal at or close to the surface. This coal may have been worked at some time in the past.

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 is 1 mine entry, the approximate position of which is shown on the attached plan.

Our records disclose the following information:

445404-009, is filled and was located by drilling during investigations for Dearne Towns Link Road by Barnsley MBC.

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 not 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 not 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 1980, 1983.

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.

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.

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

Location map



Approximate position
of property



Enquiry boundary

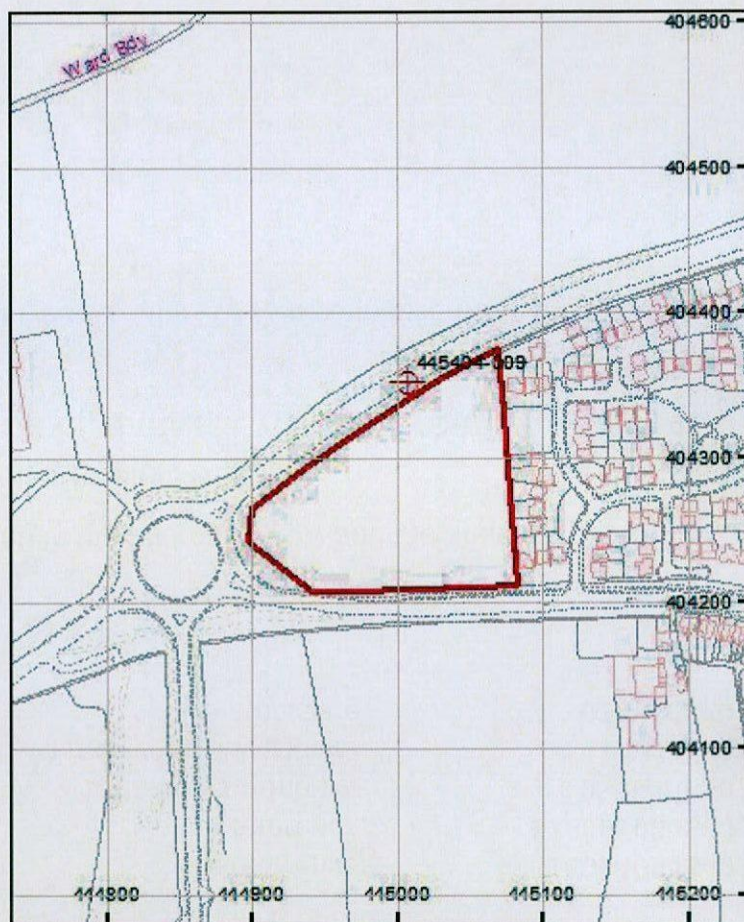
Reproduced by permission of Ordnance Survey
on behalf of HMSO. © Crown copyright and
database right 2014. All rights reserved.
Ordnance Survey Licence number: 100020315

Key

Approximate position of enquiry
boundary shown



Disused Adit or Mineshaft





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

**3E CONSULTING ENGINEERS
UNIT 4
CALDER CLOSE
DURKAR
WAKEFIELD
WEST YORKSHIRE
WF4 3BA**

Our reference:	51000499464001
Your reference:	51000505066002
Date of your enquiry:	03 April 2014
Date we received your enquiry:	03 April 2014
Date of issue:	03 April 2014

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

Mine Entry Interpretive Report

LAND OFF, BARNSELEY ROAD, GOLDTHORPE, BARNSELEY, SOUTH YORKSHIRE, S63 9LB

I refer to the enquiry dated 03 April 2014, received 03 April 2014, in connection with the above.

MINE ENTRY INFORMATION

Interpretive Reports Reference: 51000499464001

LAND OFF, BARNSELEY ROAD, GOLDTHORPE, BARNSELEY, SOUTH YORKSHIRE, S63 9LB

Shaft or adit:	Shaft
Mineral worked:	Coal
Mine entry reference:	445404-009
Source:	Located by developers
Colliery name:	Unknown
Entry name:	Unknown
Date abandoned:	Unknown
Depth of superficial deposits (m):	1.0
Depth of shaft (m):	27.0
Diameter/Maximum width (m):	2.0
Probable adit azimuth:	Not Applicable
Treatment details:	is filled and was located by drilling during investigations for Dearne Towns Link Road by Barnsley MBC
Conveyance:	Not Applicable
Other information:	None

STABILITY REPORT

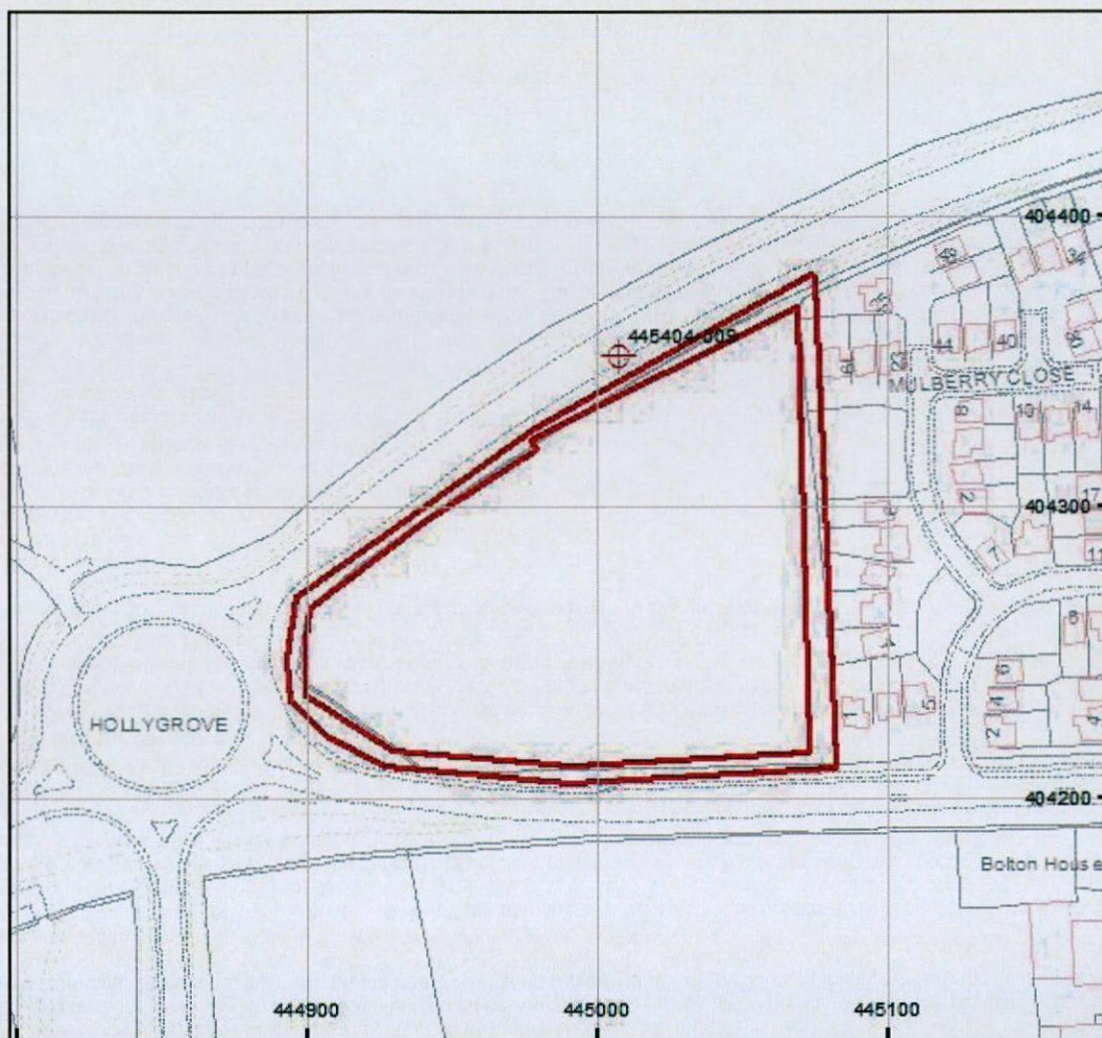
Risk of instability

If coal mining subsidence was to occur as a consequence of ground movement attributable to the subject mine entry, then taking into account the thickness of superficial deposits, the potential for any difference between the actual and plotted positions of the mine entry and its diameter/maximum width, in the Authority's opinion, the entire property (as shown on the attached plan) is outside the zone of possible ground movement.

Conclusion

In the Authority's opinion, the entire property (as shown on the attached plan) is not in the zone of possible ground movement of the subject mine entry and is not at risk of coal mining subsidence damage from its presence.

Issued by:	The Coal Authority, 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG
Tax Point Date:	03 April 2014
Issued to:	3E CONSULTING ENGINEERS UNIT 4 CALDER CLOSE DURKAR WAKEFIELD WEST YORKSHIRE WF4 3BA
Property Search for:	LAND OFF, BARNSLEY ROAD, GOLDTHORPE, BARNSLEY, SOUTH YORKSHIRE, S63 9LB
Reference Number:	51000499464001
Date of Issue:	03 April 2014
Cost:	£75.00
VAT @ 20%:	£15.00
Total Received:	£90.00
VAT Registration	598 5850 68



Not to scale.

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2014. All rights reserved. Ordnance Survey Licence number: 100020315

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 PROPERTY BOUNDARY SHOWN



APPROXIMATE POSITION OF SUBJECT BUILDING 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 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 advisor 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 637235. 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.



EXPLANATORY NOTES

1. The Authority has made assumptions about mining information and its application. Where this has happened, the assumptions are explained in these notes.

2. There can be several source documents for the same mining information and in many instances these documents are very old. As a general principle, older sources are not as accurate as more recent records. Furthermore, the different types of plans can have varying standards of accuracy.

As a consequence, the plotted positions of mine entries can be different, to varying degrees, to their actual positions on site. The assumptions made for these variances are explained in 10 below.

3. The thickness of superficial deposits has been taken from the records of the Authority and/or those of the British Geological Survey. © NERC All rights reserved.

Where the Authority has information about activities such as infill operations or excavation, which may have affected the thickness of deposits above rockhead, this will also be taken into account.

4. The Authority will only provide the depth of a mine entry where this is known.

5. Where information about the diameter of a shaft is not known, it will be assumed. The assumption will be based upon comparison with other shafts in the vicinity, the likely date it was sunk and any other relevant information, e.g. the depth of seams the shaft is thought to have accessed.

Where a shaft is not circular, the maximum diagonal dimension will be used.

6. The zone of possible ground movement of an adit will be calculated for the conjectured position of the mouth of the adit. It will not apply to the underground length of the adit. The approximate adit direction, where applicable, will be quoted in degrees from North.

7. Where treatment details are recorded, this information will be given. Where records are not available, "Unknown" will be reported.

8. The issue of ownership of mine entries is extremely complicated. Where details of the sale of a mine entry by the Coal Authority, or its predecessors in title, are known these will be provided. Where no sale details are available, in most instances, ownership will rest in the Coal Authority. Whatever the position with ownership, if coal mining subsidence damage does occur, statute provides for the "responsible person" to provide a remedy. The "responsible person" is either the Coal Authority or a licensed mining operator.

9. If the Authority holds other relevant information about the mine entry which is not referred to elsewhere, it will be provided as additional information in the report.

10. The zone of possible ground movement of a mine entry is that area of ground which might be affected by coal mining subsidence if the mine entry becomes unstable.

The calculated zone of possible ground movement is a circle whose centre point is the centre of the plotted position of the mine entry and which has a radius equivalent to the aggregate of:-

a. the radius or assumed radius of the mine entry (for non circular mine entries the maximum distance from the centre of the opening to its edge will be taken as the radius)

b. the thickness of the deposits overlying rockhead (i.e. an assumed angle of draw of 45°)

c. an assumed distance representing the potential difference between a mine entry's plotted position and its true position. This assumed distance will be between 0-10m and will depend, inter alia, on the age, scale, condition and status of the source plan from which the position of the mine entry is taken.

The above criteria will be applied also where the mine entry is an adit.

There will be some instances where the variances will be greater than the assumed distances but the Authority consider that the range applied is a reasonable and representative basis for its reports.

Where special circumstances apply in calculating the zone of possible ground movement, e.g. where the plotted position of a mine entry lies within an area where opencast mining has taken place and the mine entry no longer exists, the opinion in the Stability Report will take this into account.

11. The Authority's records demonstrate that the statistical risk of a house suffering physical damage as a consequence of coal mining subsidence from ground movement associated with a coal mine entry is very small. This includes houses which are within a zone of possible ground movement related to a mine entry. Typically only one or two houses are so affected each year, out of the tens of thousands of houses which have mine entries within 20m of their property boundaries.

On those rare occasions where physical damage to a house does occur, the Authority will attend quickly to deal with any matters of an urgent or emergency nature. Thereafter, the responsible person, usually the Coal Authority, will treat the mine entry and arrange for property repairs to be carried out. It is important that any evidence of ground movement around a mine entry or any physical damage is reported to the Coal Authority immediately it is observed. The 24 hour call out number is 01623 646333.

12. The statutory remedies for coal mining subsidence damage available to property owners are powerful. The nature of remedies provided by statute includes:-

- i) a right to have property repaired
- ii) payments in lieu of repairs
- iii) depreciation payments for residual physical damage
- iv) home loss payments where a house is purchased by the responsible person
- v) payments for inconvenience (in certain circumstances)
- vi) compensation for loss of chattels or moveable property.

Note: The statutory remedies provided by the Coal Mining Subsidence Act 1991 are not available in respect of subsidence damage caused by extraction of minerals other than coal.

General note

The Authority's opinion and advice is based upon its interpretation of the facts in its possession at the date of the report and on the Ordnance Survey's (O.S) improved data (OSPA). A site inspection has not been carried out. The report has been prepared by experienced mining surveyors with knowledge in the management and interpretation of coal mining information. Notwithstanding this, because of the nature of old mining records and the uncertainties about their preparation and accuracy, it is possible that others might apply different assumptions or interpretations to the facts. Please note that any insurance given with earlier standard mining reports does not extend to cover this Mine Entry Interpretive Report.