

21 Railway infrastructure and projects



- Site Outline
- Search buffers in metres (m)
- C1 Crossrail 1 Stations
- Crossrail 1 Route
- Crossrail 1 Worksites
- C2 Crossrail 2 Stations
- Crossrail 2 Route
- Crossrail 2 Worksites
- Crossrail 2 Safeguarding
- Crossrail 2 Headhouses
- Railway stations
- Active railways
- Active tunnels
- Abandoned railways
- Historic railways
- Historic tunnels
- Underground stations
- Underground Lines
- Royal Mail tunnels
- HS2 optimised route
- HS2 Stations
- HS2 Depots
- HS2 Surface Safeguarding
- HS2 Subsurface Safeguarding

21.1 Underground railways (London)

Records within 250m

0

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

This data is sourced from publicly available information by Groundsure.

21.2 Underground railways (Non-London)

Records within 250m

0

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.



This data is sourced from publicly available information by Groundsure.

21.3 Railway tunnels

Records within 250m

0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

21.4 Historical railway and tunnel features

Records within 250m

18

Railways and tunnels digitised from historical Ordnance Survey mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

Features are displayed on the Railway infrastructure and projects map on **page 110**

Location	Land Use	Year of mapping	Mapping scale
167m N	Railway Sidings	1955	1250
226m NW	Railway Sidings	1977	10000
231m NW	Railway Sidings	1951	10560
232m NW	Railway Sidings	1977	10000
233m NW	Railway Sidings	1948	10560
235m NW	Railway Sidings	1965	10560
235m NW	Railway Sidings	1966	10560
235m NW	Railway Sidings	1951	10560
238m NW	Railway Sidings	1931	2500
239m NW	Railway Sidings	1906	2500
239m NW	Railway Sidings	1893	2500
240m NW	Railway Sidings	1938	10560
240m NW	Railway Sidings	1903	10560
243m NW	Railway Sidings	1973	2500
246m NW	Railway Sidings	1974	1250
249m NW	Railway Sidings	1955	2500
250m NW	Railway Sidings	1955	1250



Location	Land Use	Year of mapping	Mapping scale
250m NW	Railway Sidings	1956	2500

This data is sourced from Ordnance Survey/Groundsure.

21.5 Royal Mail tunnels

Records within 250m	0
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The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.

This data is sourced from Groundsure/the Postal Museum.

21.6 Historical railways

Records within 250m	0
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Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

This data is sourced from OpenStreetMap.

21.7 Railways

Records within 250m	0
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Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

This data is sourced from Ordnance Survey and OpenStreetMap.

21.8 Crossrail 1

Records within 500m	0
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The Crossrail railway project links 41 stations over 100 kilometres from Reading and Heathrow in the west, through underground sections in central London, to Shenfield and Abbey Wood in the east.

This data is sourced from publicly available information by Groundsure.

21.9 Crossrail 2

Records within 500m**0**

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

This data is sourced from publicly available information by Groundsure.

21.10 HS2

Records within 500m**0**

HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b (Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.

This data is sourced from HS2 Ltd.



Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information. To find out who they are and their areas of expertise see <https://www.groundsure.com/sources-reference>.

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Brownfield Consulting & Development

Site Details:

Hoyland, S74 0QA

Client Ref: 33420
Report Ref: CMAPS-GDP-925464-33420-141220HIS
Grid Ref: 435206, 400470

Map Name: County Series

Map date: 1893

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1893
Revised 1893
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1893
Revised N/A
Edition 1893
Copyright N/A
Levelled N/A

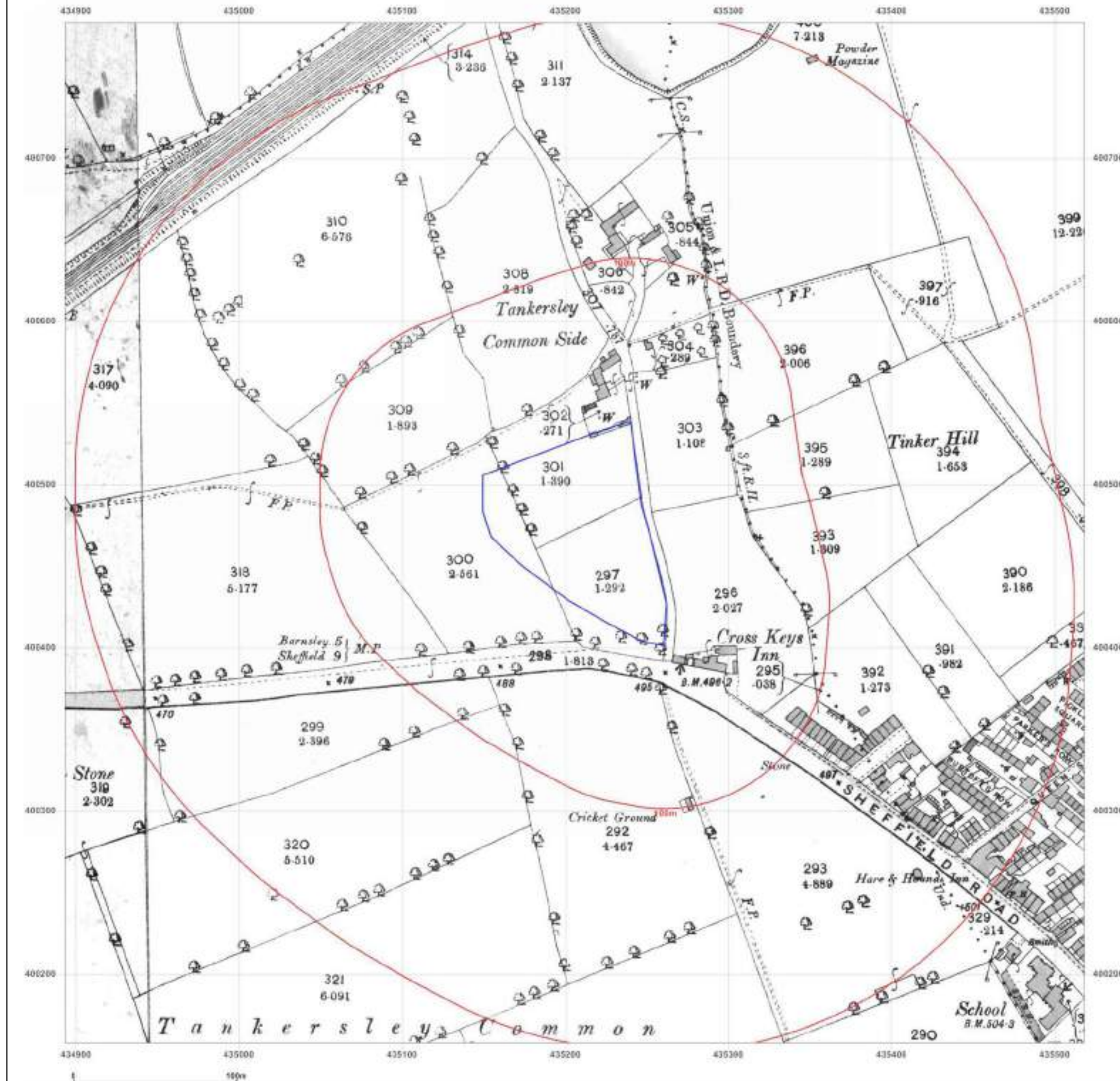


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Site Details:

Hoyland, S74 0QA

Client Ref: 33420
Report Ref: CMAPS-GDP-925464-33420-141220HIS
Grid Ref: 435206, 400470

Map Name: County Series

Map date: 1905-1906

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1905
 Revised 1905
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1890
 Revised 1904
 Edition N/A
 Copyright N/A
 Levelled N/A



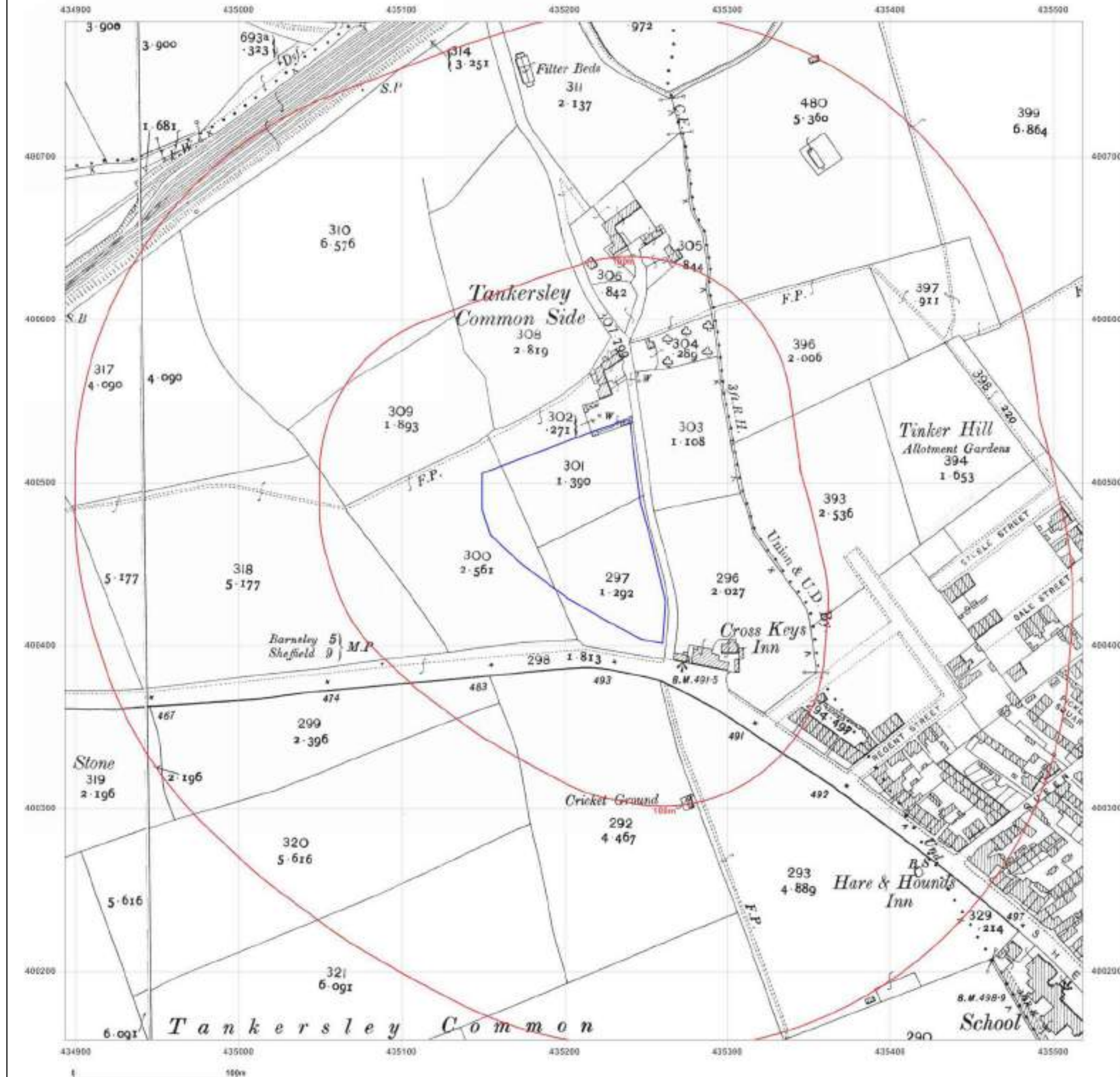
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Client Ref: 33420
Report Ref: CMAPS-GDP-925464-33420-141220HIS
Grid Ref: 435206, 400470

Map Name: County Series

Map date: 1931

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1931
Revised 1931
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1890
Revised 1930
Edition 1931
Copyright N/A
Levelled 1930



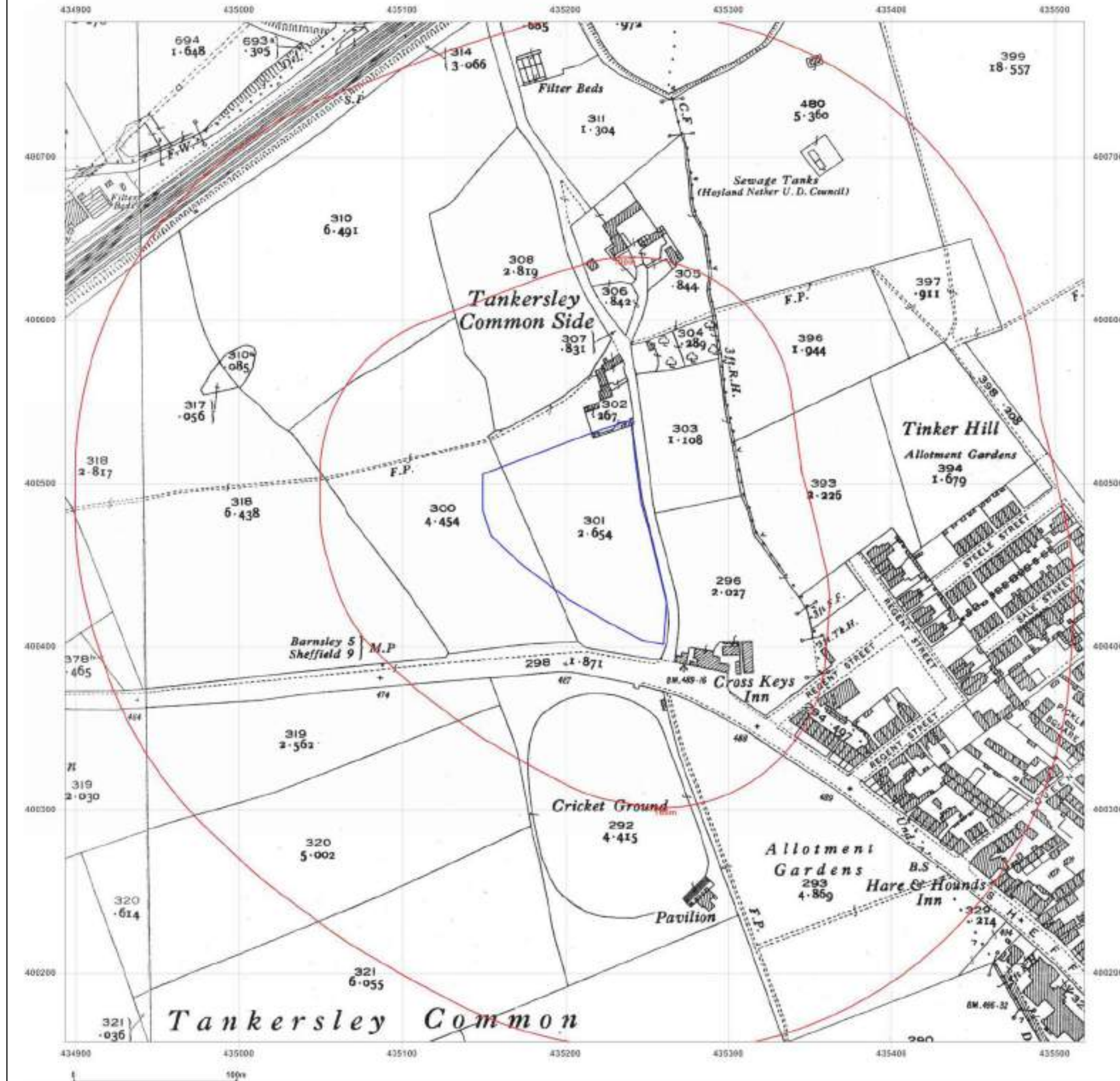
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Site Details:

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Client Ref: 33420
Report Ref: CMAPS-GDP-925464-33420-141220HIS
Grid Ref: 435206, 400470

Map Name: National Grid

Map date: 1956

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A



Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

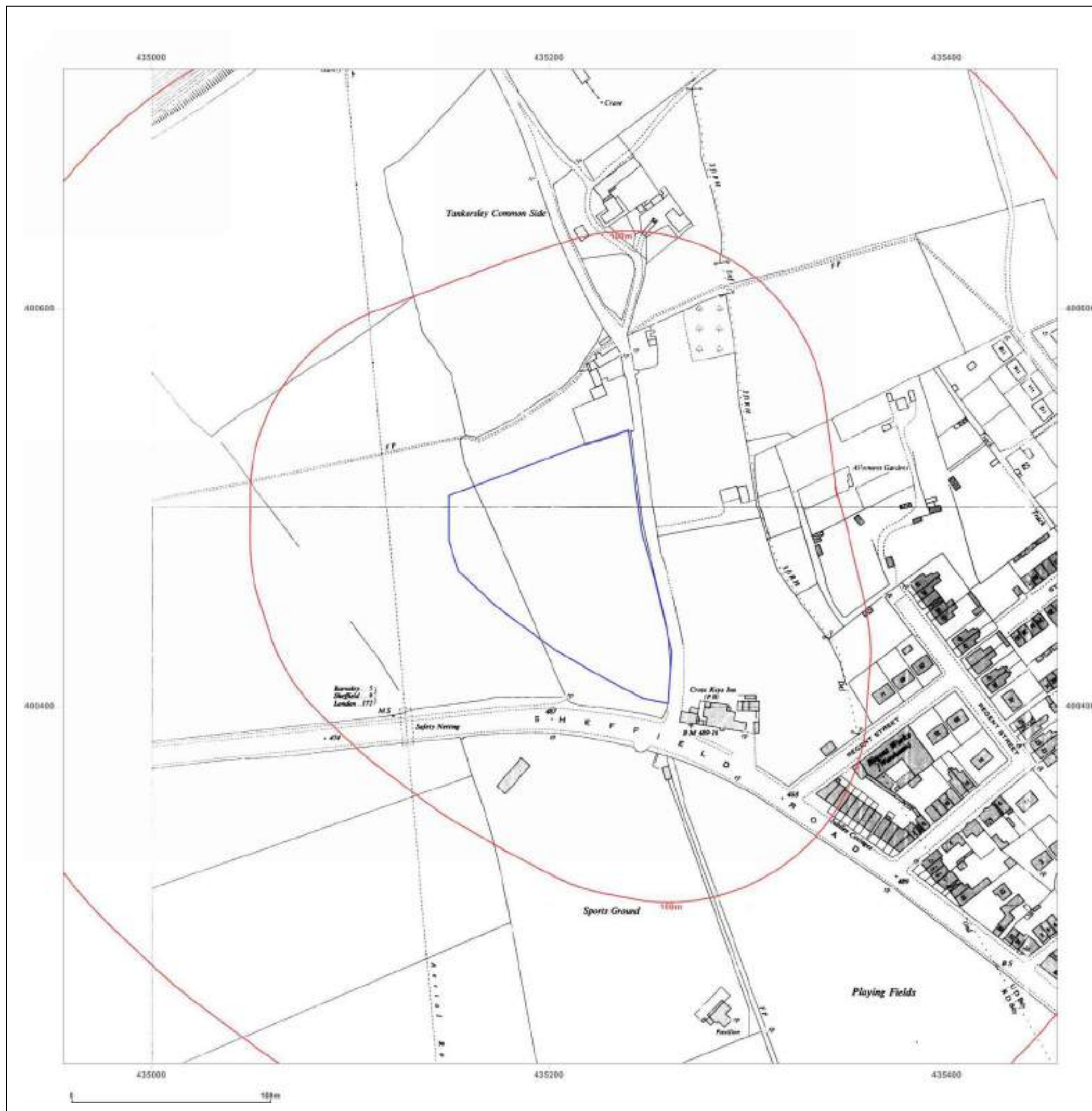


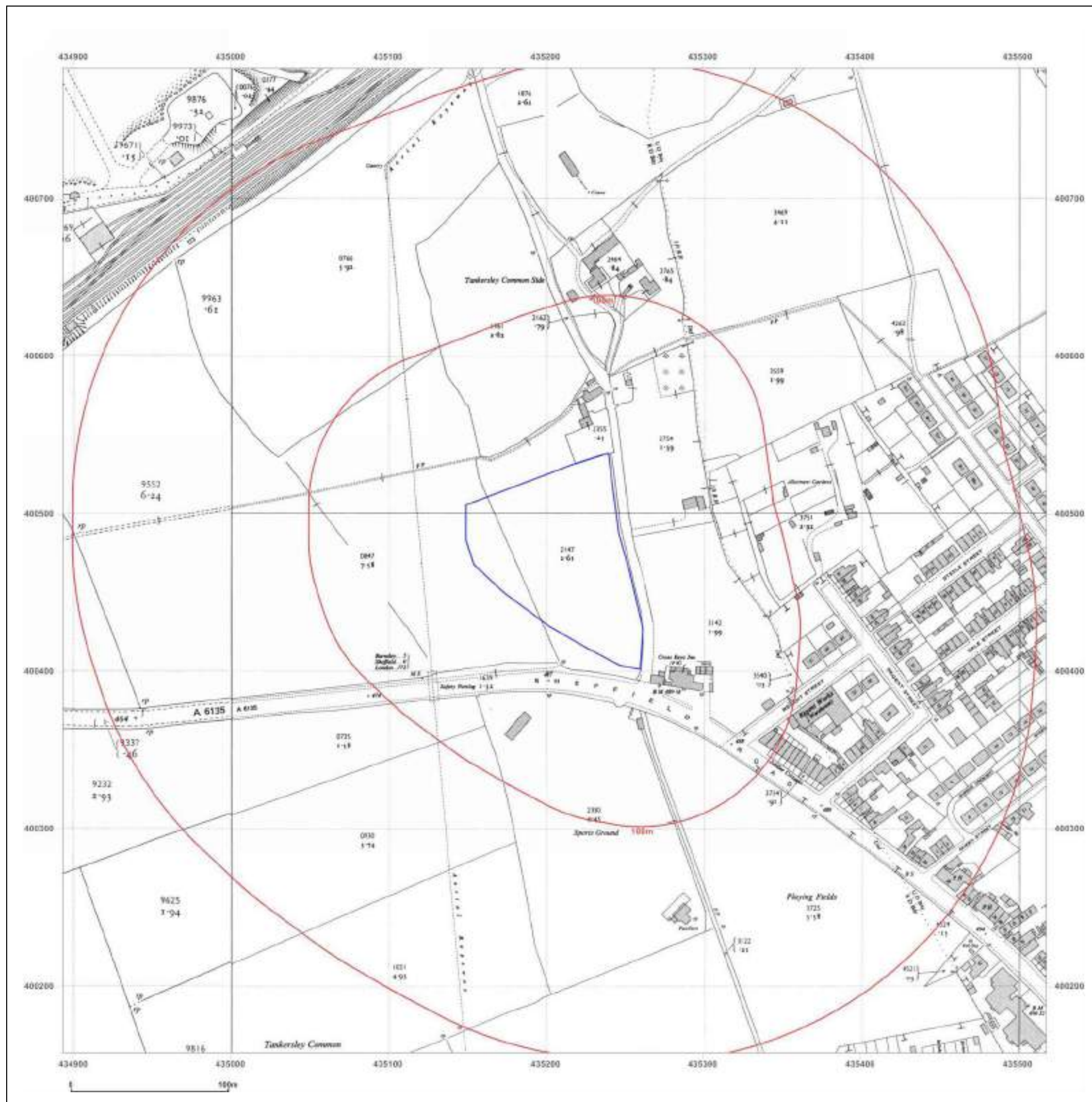
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Client Ref: 33420
Report Ref: CMAPS-GDP-925464-33420-141220HIS
Grid Ref: 435206, 400470

Map Name: National Grid

Map date: 1955-1956

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1956
 Revised 1956
 Edition N/A
 Copyright N/A
 Levelled 1930

Surveyed 1955
 Revised 1955
 Edition N/A
 Copyright 1956
 Levelled 1953



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Client Ref: 33420
Report Ref: CMAPS-GDP-925464-33420-141220HIS
Grid Ref: 435206, 400470

Map Name: National Grid

Map date: 1973-1974

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1955
 Revised 1973
 Edition N/A
 Copyright 1974
 Levelled 1963



Surveyed 1955
 Revised 1972
 Edition N/A
 Copyright 1973
 Levelled 1963



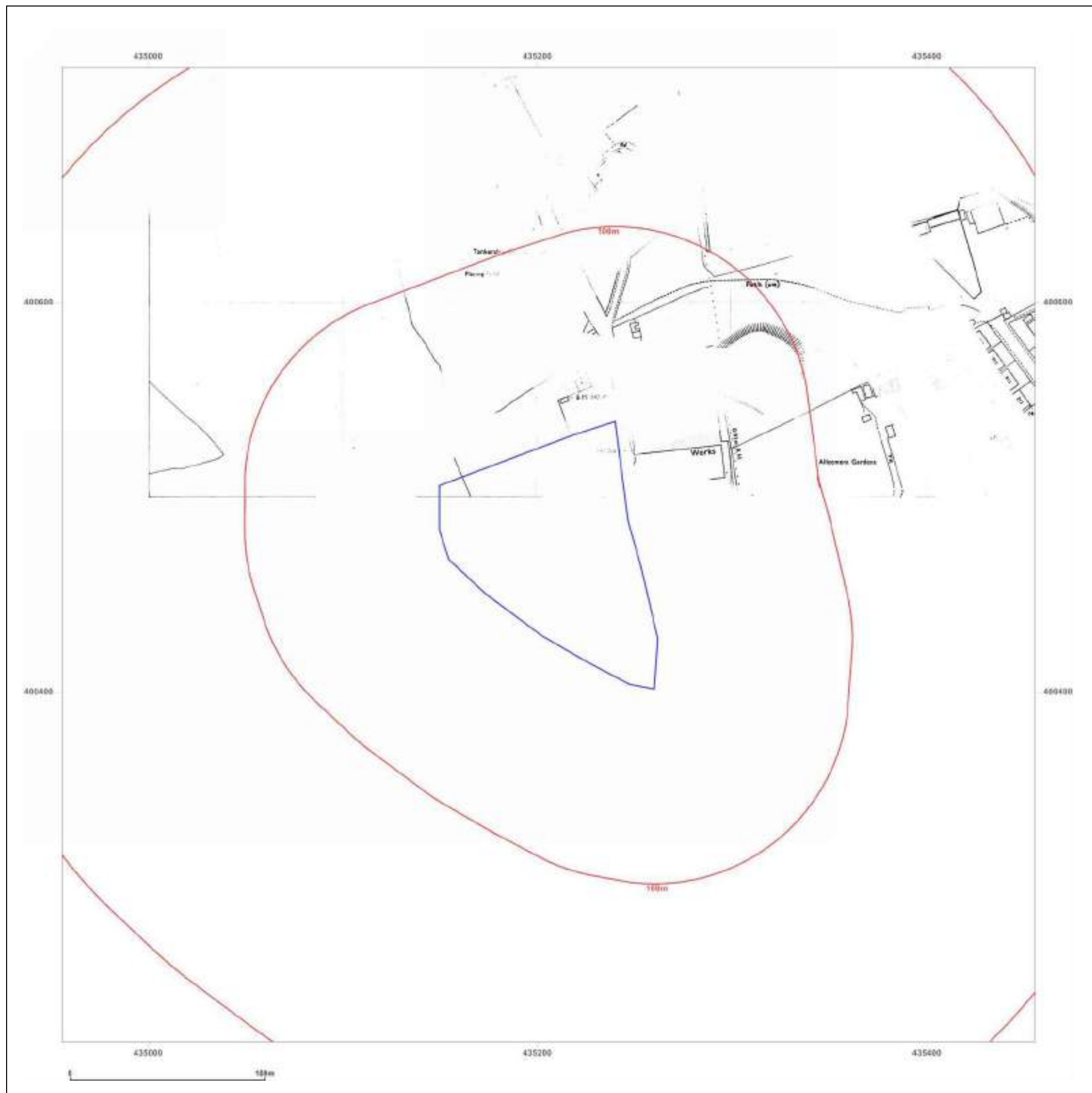
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Client Ref: 33420
Report Ref: CMAPS-GDP-925464-33420-141220HIS
Grid Ref: 435206, 400470

Map Name: National Grid

Map date: 1986

Scale: 1:1,250

Printed at: 1:2,000



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Revised N/A
Edition N/A
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Client Ref: 33420
Report Ref: CMAPS-GDP-925464-33420-141220HIS
Grid Ref: 435206, 400470

Map Name: National Grid

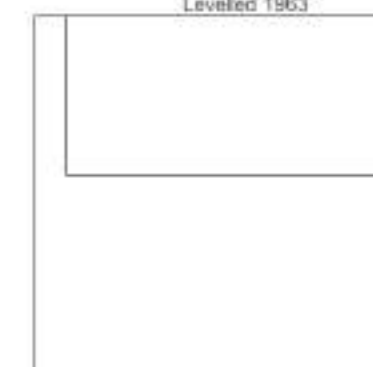
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Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1963
Revised 1966
Edition N/A
Copyright 1986
Levelled 1963

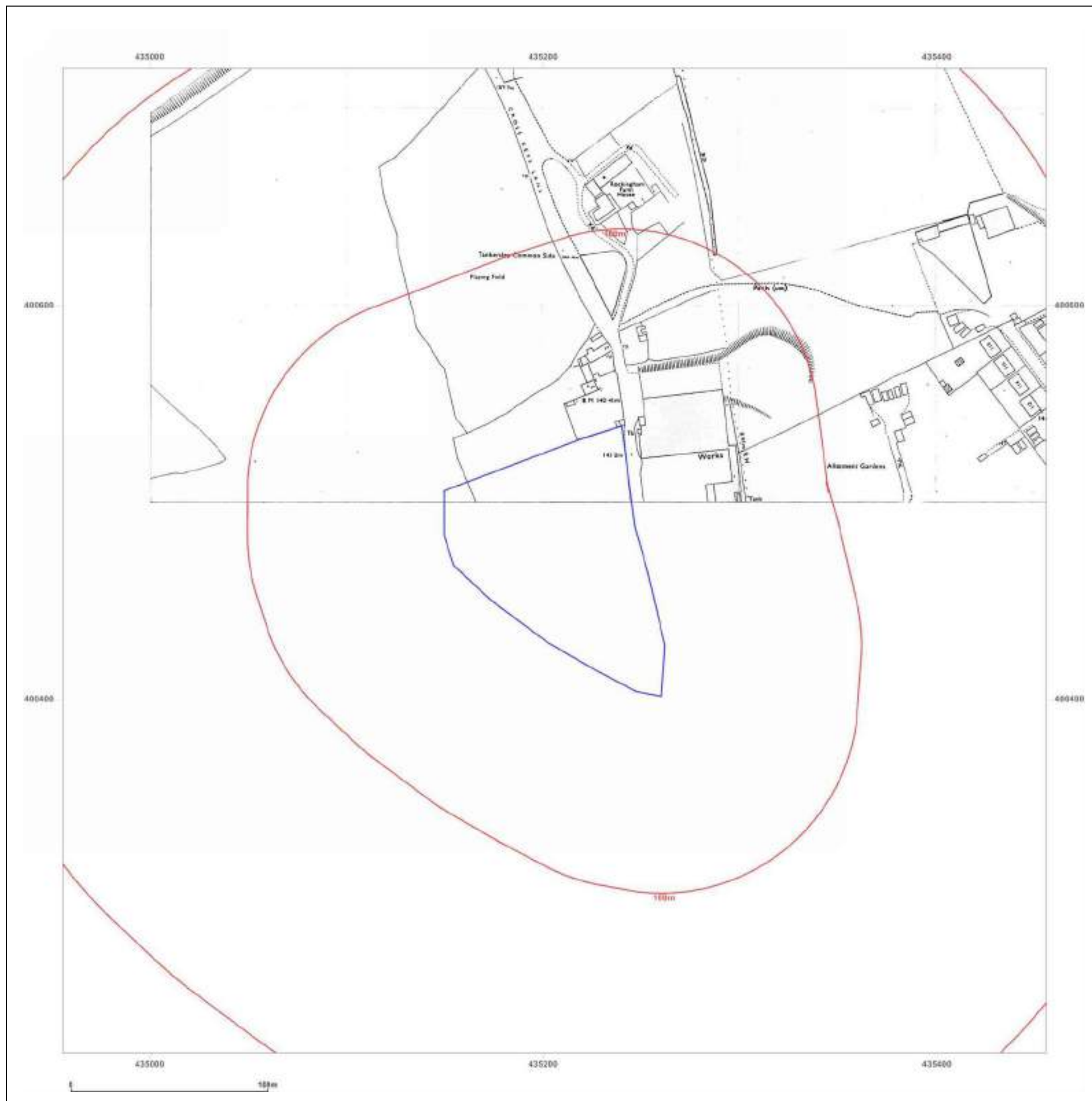


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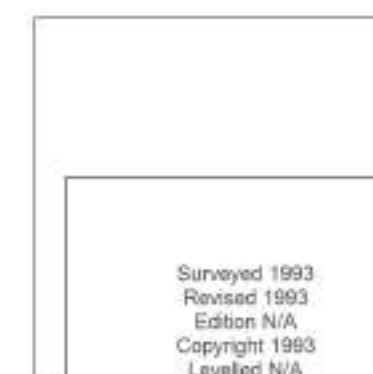
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Grid Ref: 435206, 400470

Map Name: National Grid

Map date: 1993

Scale: 1:1,250

Printed at: 1:2,000



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Client Ref: 33420
Report Ref: CMAPS-GDP-925464-33420-141220HIS
Grid Ref: 435206, 400470

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



Site Details:

Hoyland, S74 0QA

Client Ref: 33420
Report Ref: CMAPS-GDP-925464-33420-141220HIS
Grid Ref: 435206, 400470

Map Name: County Series

Map date: 1855

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1851
Revised N/A
Edition 1855
Copyright N/A
Levelled N/A



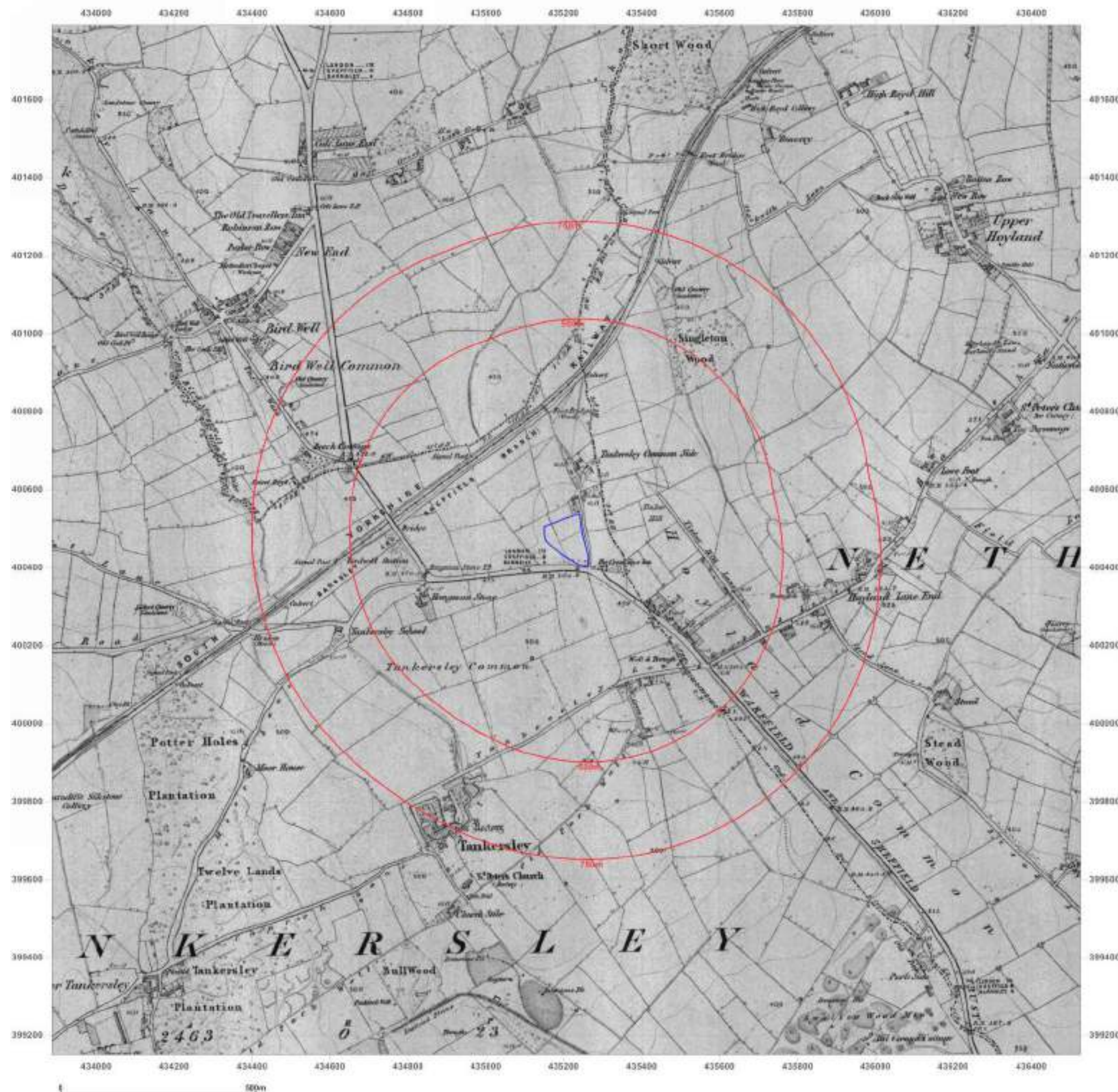
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Client Ref: 33420
Report Ref: CMAPS-GDP-925464-33420-141220HIS
Grid Ref: 435206, 400470

Map Name: County Series

Map date: 1891-1894

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1891
 Revised 1891
 Edition 1891
 Copyright N/A
 Levelled N/A

Surveyed 1891
 Revised N/A
 Edition 1894
 Copyright N/A
 Levelled N/A



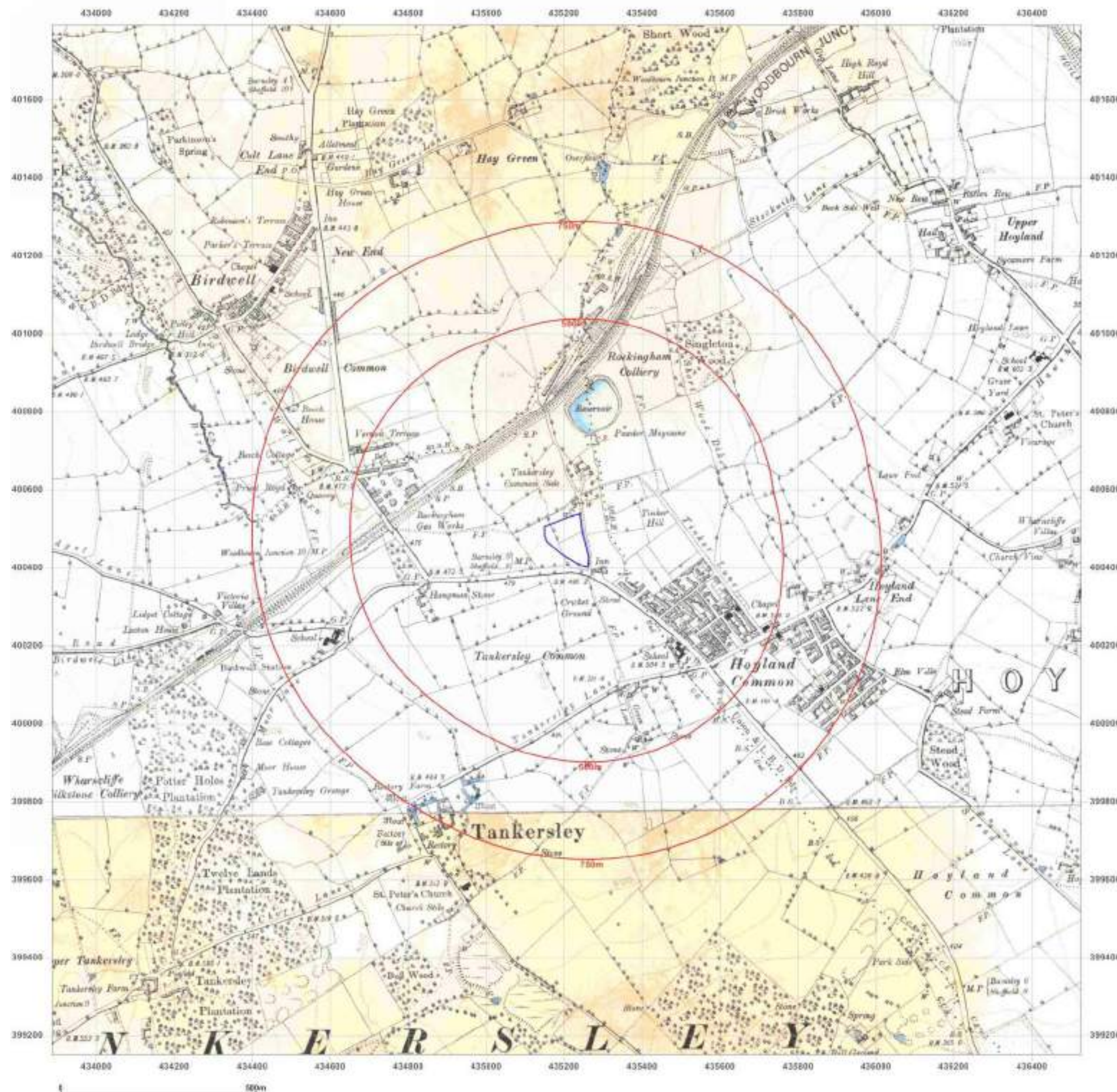
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Client Ref: 33420
Report Ref: CMAPS-GDP-925464-33420-141220HIS
Grid Ref: 435206, 400470

Map Name: County Series

Map date: 1903

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1891
 Revised 1903
 Edition 1903
 Copyright N/A
 Levelled N/A

Surveyed 1891
 Revised 1903
 Edition 1903
 Copyright N/A
 Levelled N/A



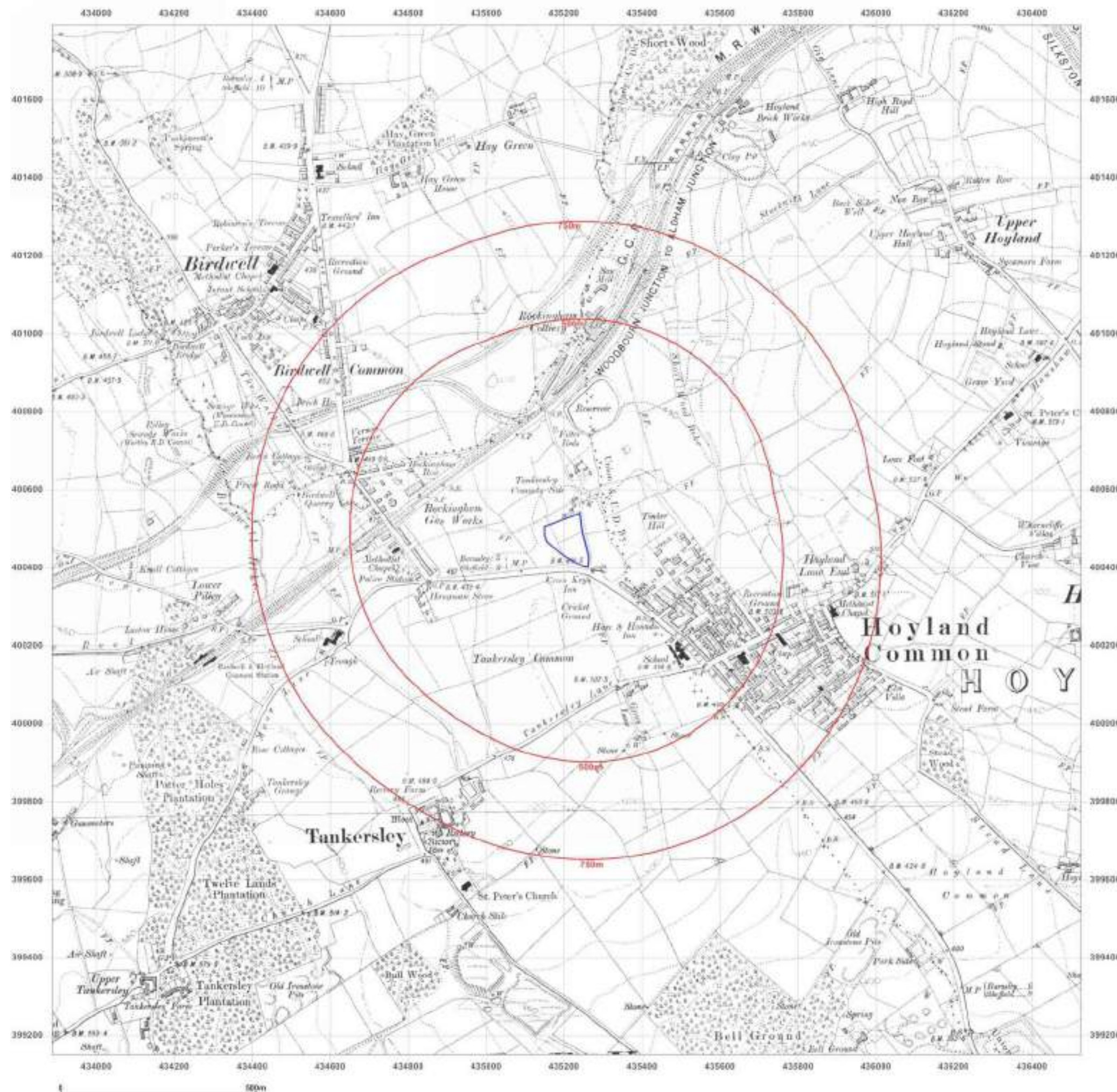
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Client Ref: 33420
Report Ref: CMAPS-GDP-925464-33420-141220HIS
Grid Ref: 435206, 400470

Map Name: County Series

Map date: 1929

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1851
Revised 1929
Edition 1929
Copyright N/A
Levelled 1915

Surveyed 1851
Revised 1929
Edition 1929
Copyright N/A
Levelled 1915



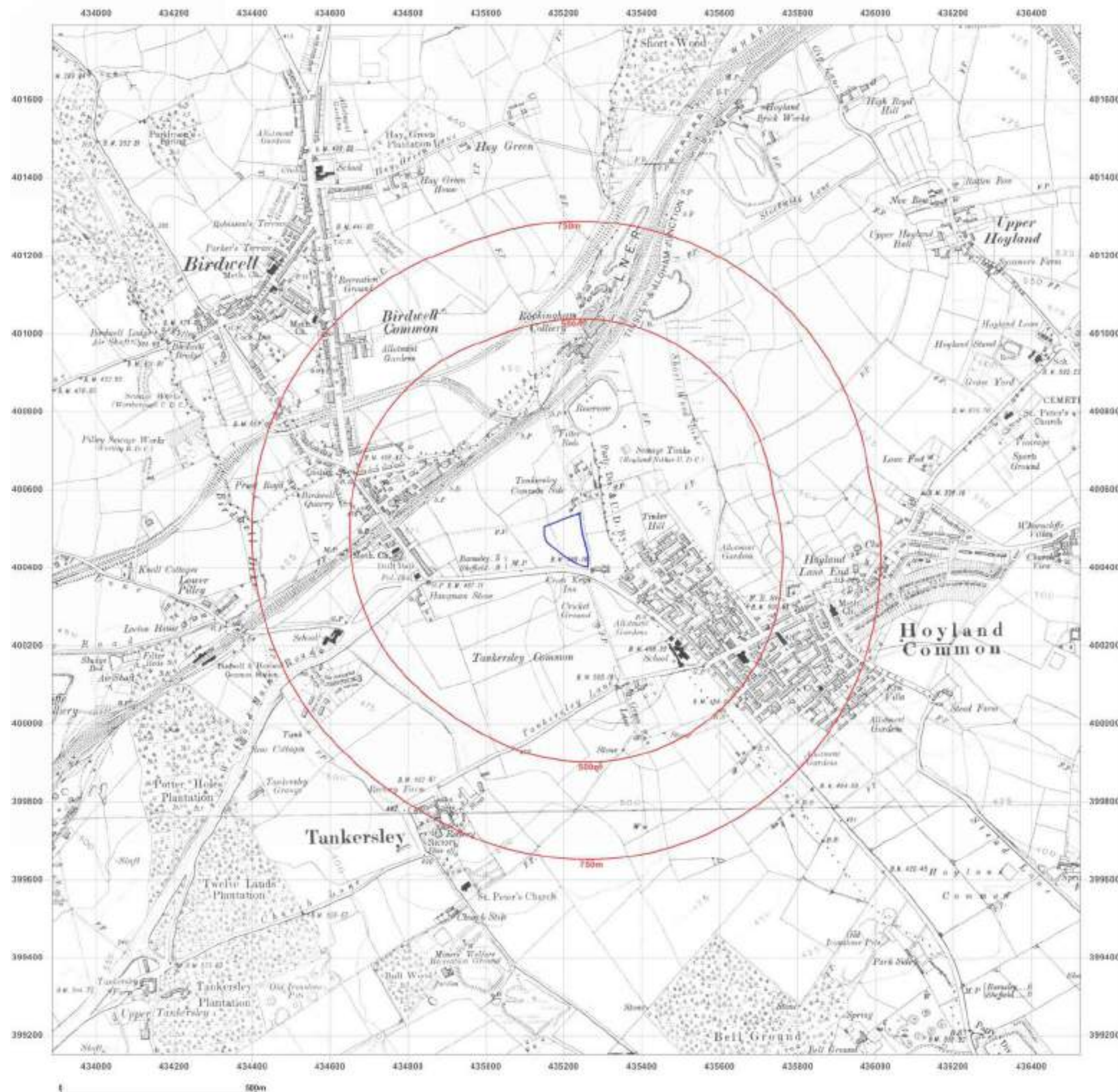
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Client Ref: 33420
Report Ref: CMAPS-GDP-925464-33420-141220HIS
Grid Ref: 435206, 400470

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1851
Revised 1938
Edition 1938
Copyright N/A
Levelled 1929

Surveyed 1851
Revised 1938
Edition 1938
Copyright N/A
Levelled 1929



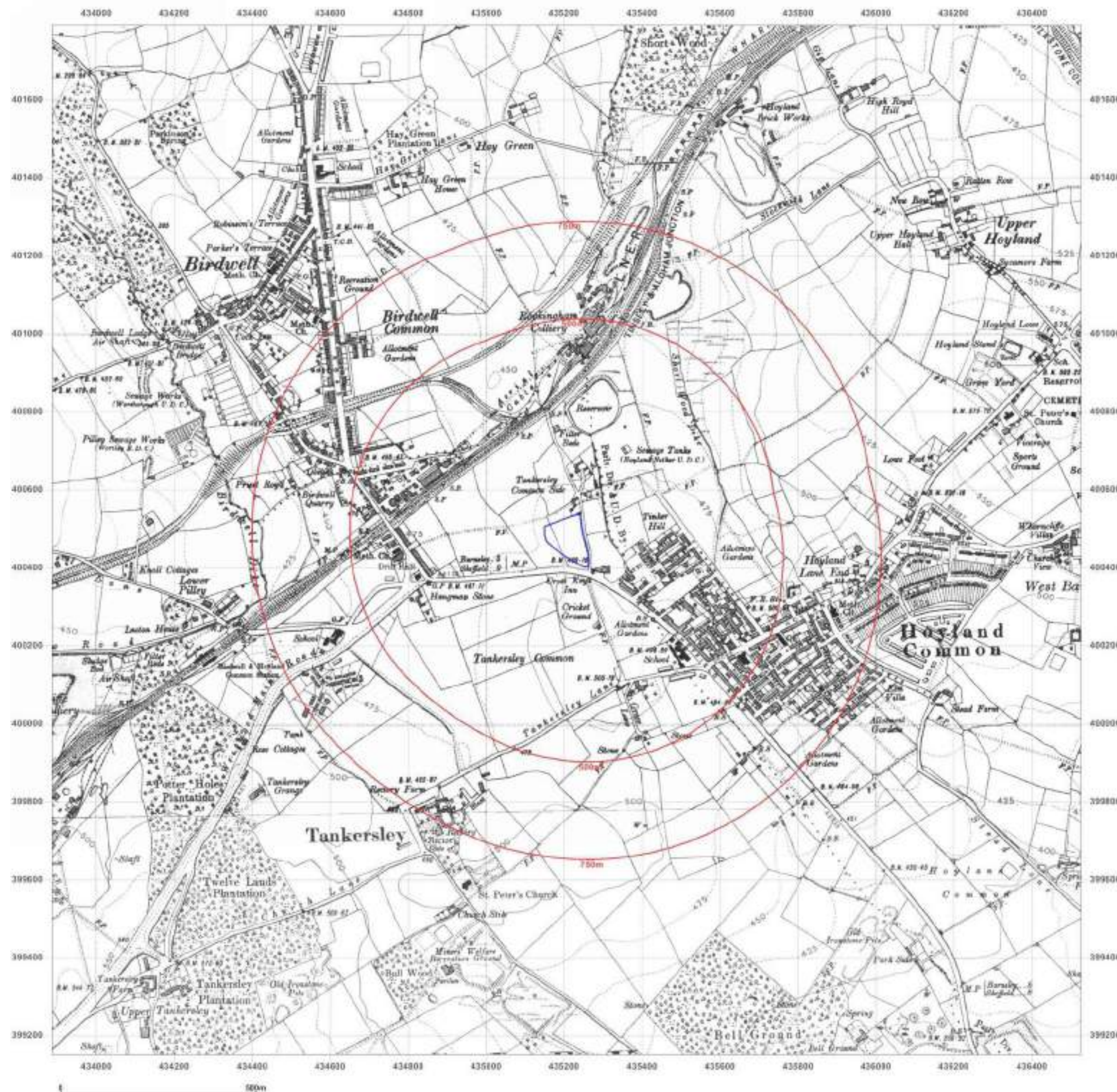
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Client Ref: 33420
Report Ref: CMAPS-GDP-925464-33420-141220HIS
Grid Ref: 435206, 400470

Map Name: County Series

Map date: 1948

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1851
Revised 1948
Edition 1948
Copyright N/A
Levelled 1929

Surveyed 1851
Revised 1948
Edition 1948
Copyright N/A
Levelled 1929



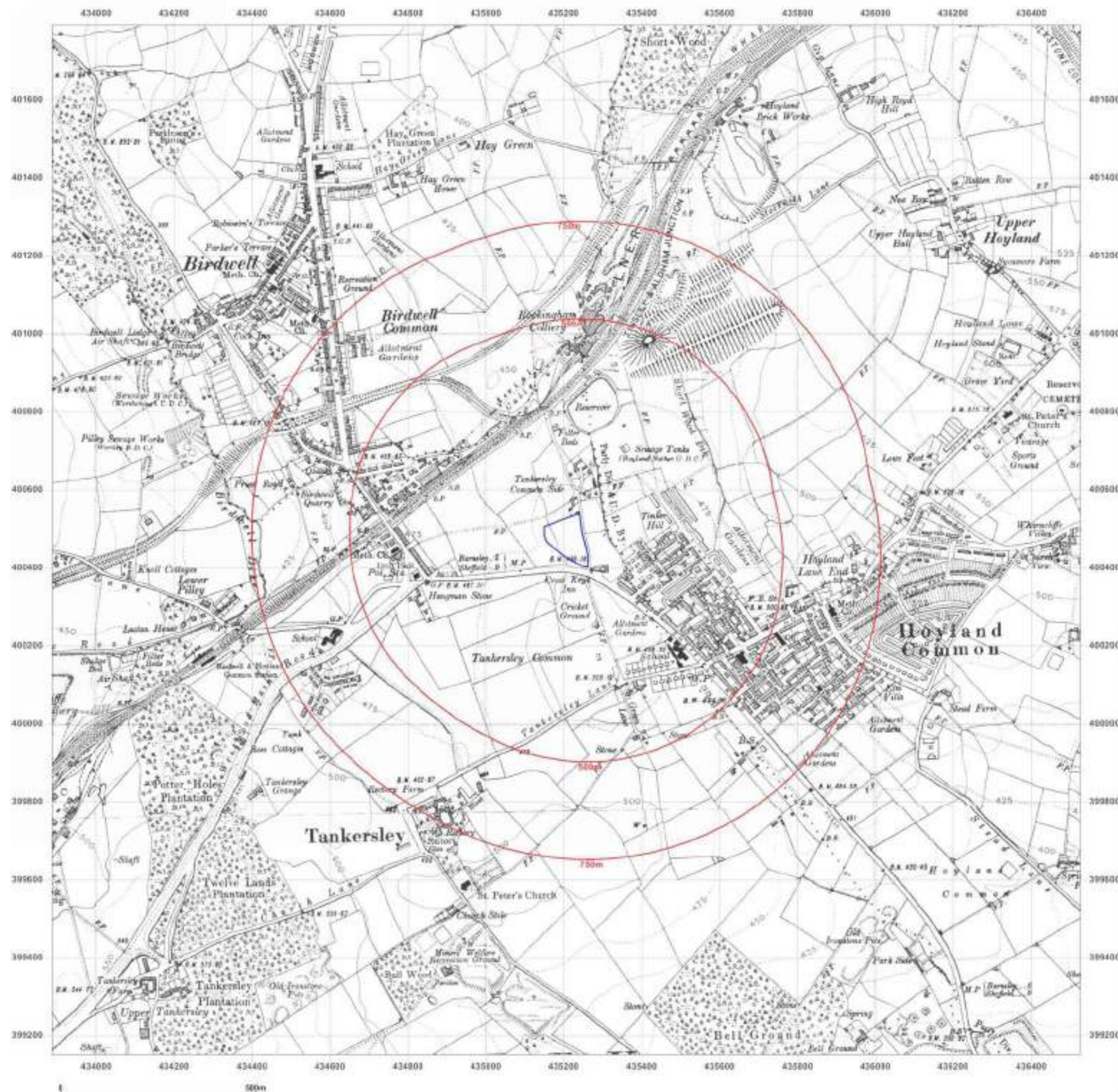
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Client Ref: 33420
Report Ref: CMAPS-GDP-925464-33420-141220HIS
Grid Ref: 435206, 400470

Map Name: Provisional

Map date: 1951-1956

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
 Revised 1955
 Edition N/A
 Copyright 1956
 Levelled N/A

Surveyed 1951
 Revised 1951
 Edition N/A
 Copyright 1951
 Levelled N/A

Surveyed 1951
 Revised 1951
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1951
 Revised 1951
 Edition N/A
 Copyright 1951
 Levelled N/A



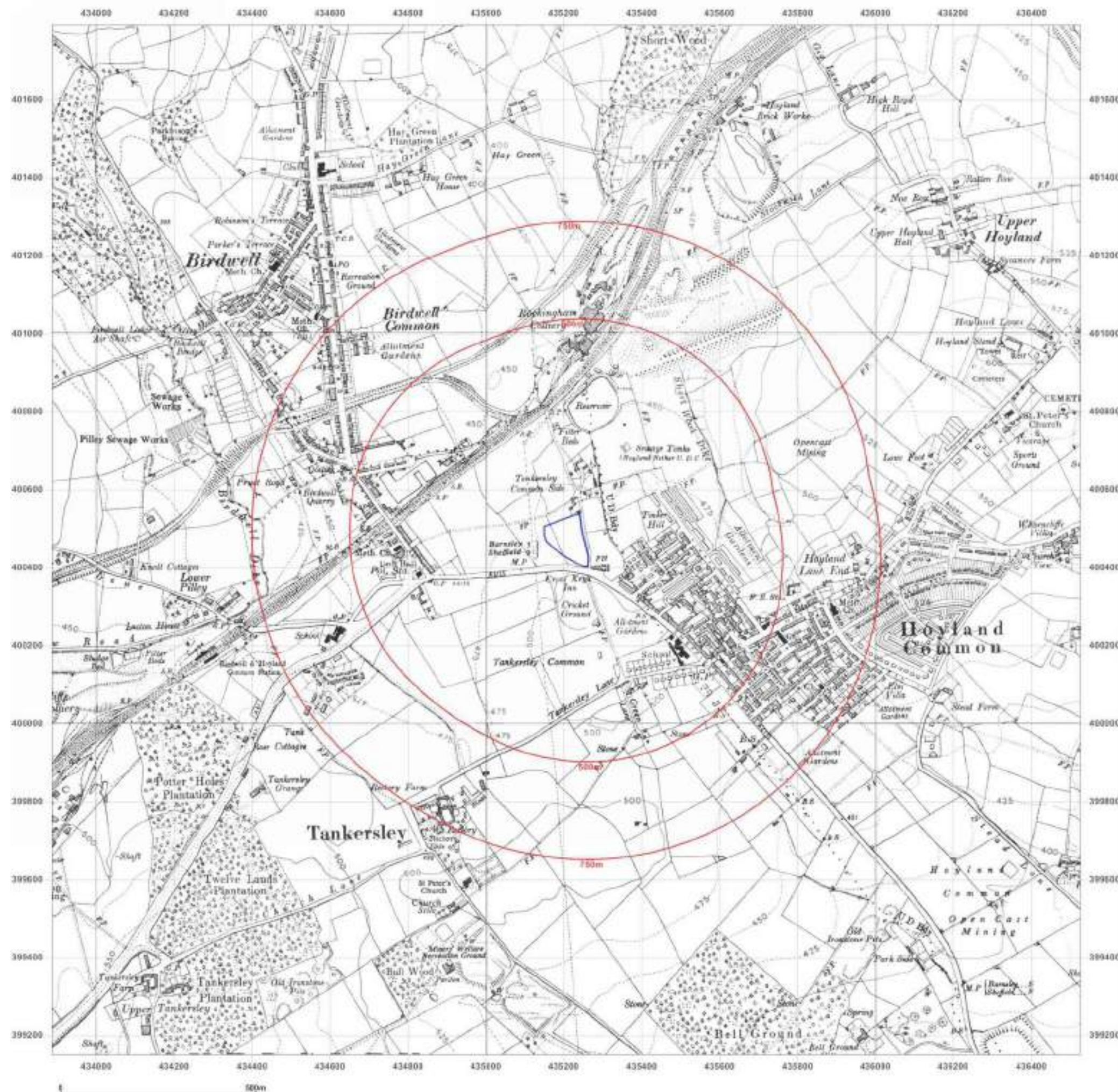
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Client Ref: 33420
Report Ref: CMAPS-GDP-925464-33420-141220HIS
Grid Ref: 435206, 400470

Map Name: Provisional

Map date: 1965-1966

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1965
 Revised 1965
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1966
 Revised 1966
 Edition N/A
 Copyright 1966
 Levelled N/A

Surveyed 1966
 Revised 1966
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1965
 Revised 1965
 Edition N/A
 Copyright 1965
 Levelled N/A



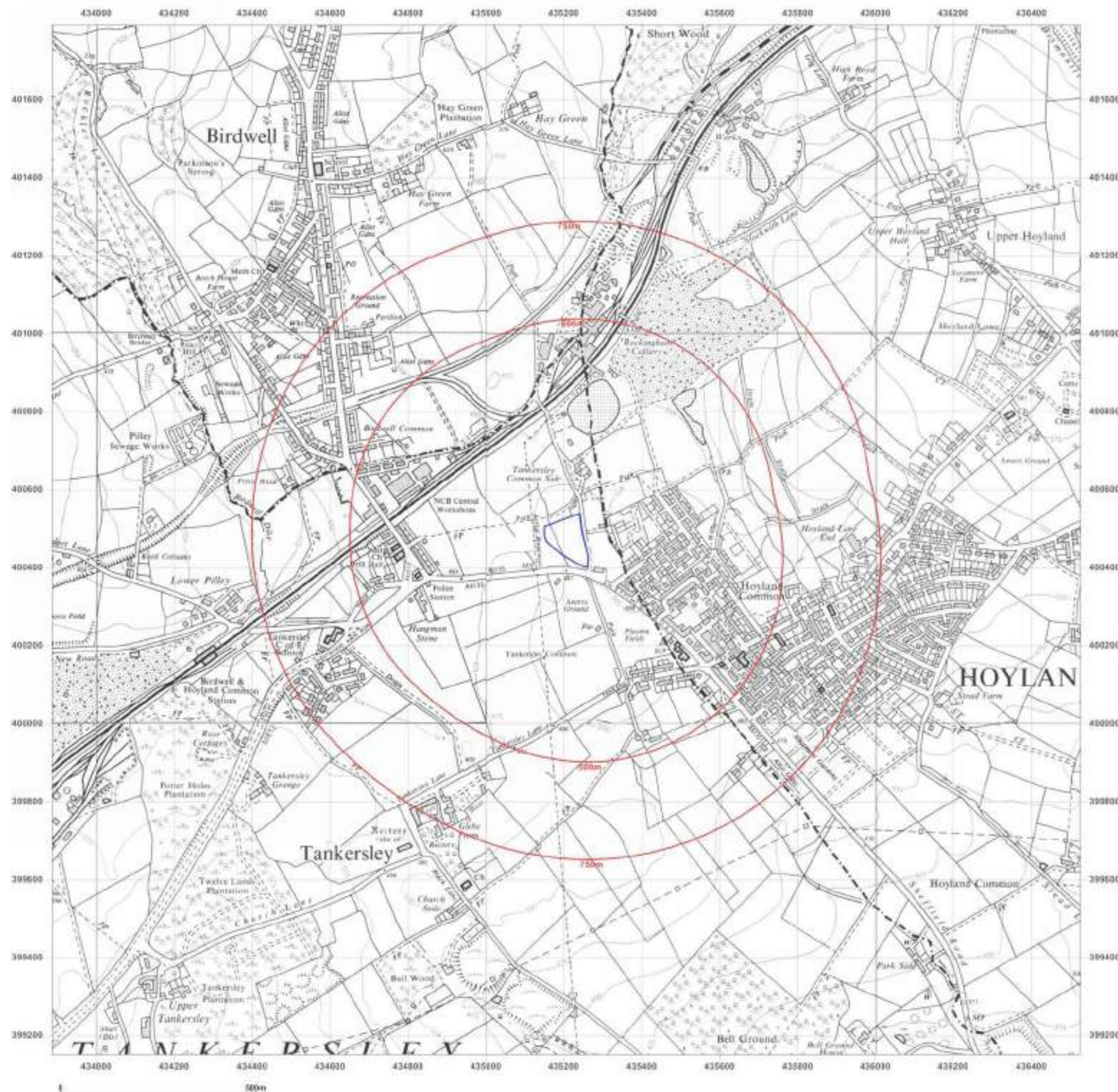
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Client Ref: 33420
Report Ref: CMAPS-GDP-925464-33420-141220HIS
Grid Ref: 435206, 400470

Map Name: National Grid

Map date: 1977-1980

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1973
 Revised 1977
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1978
 Revised 1977
 Edition N/A
 Copyright 1978
 Levelled 1978

Surveyed 1980
 Revised 1980
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1979
 Revised 1980
 Edition N/A
 Copyright 1980
 Levelled 1981

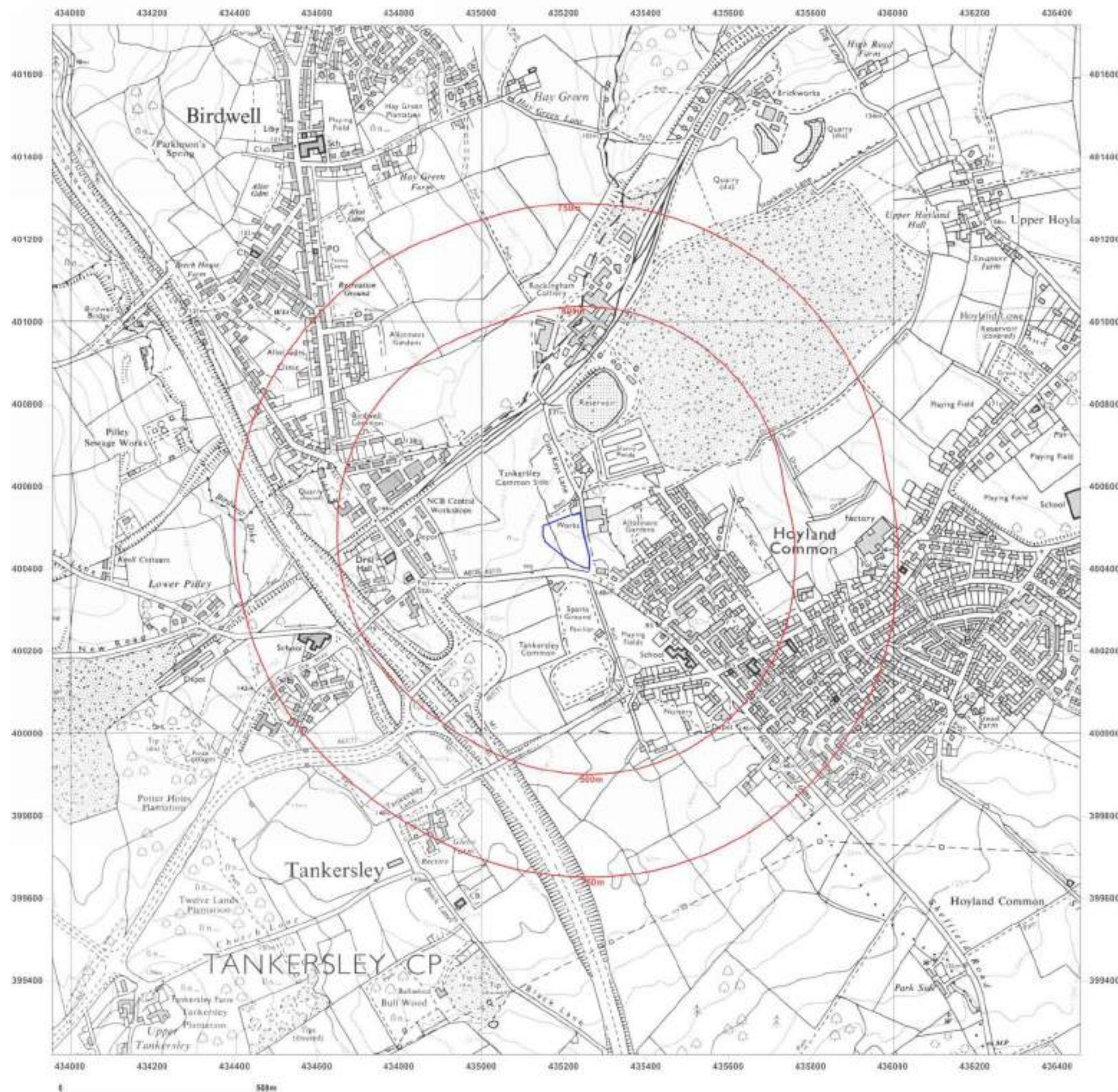


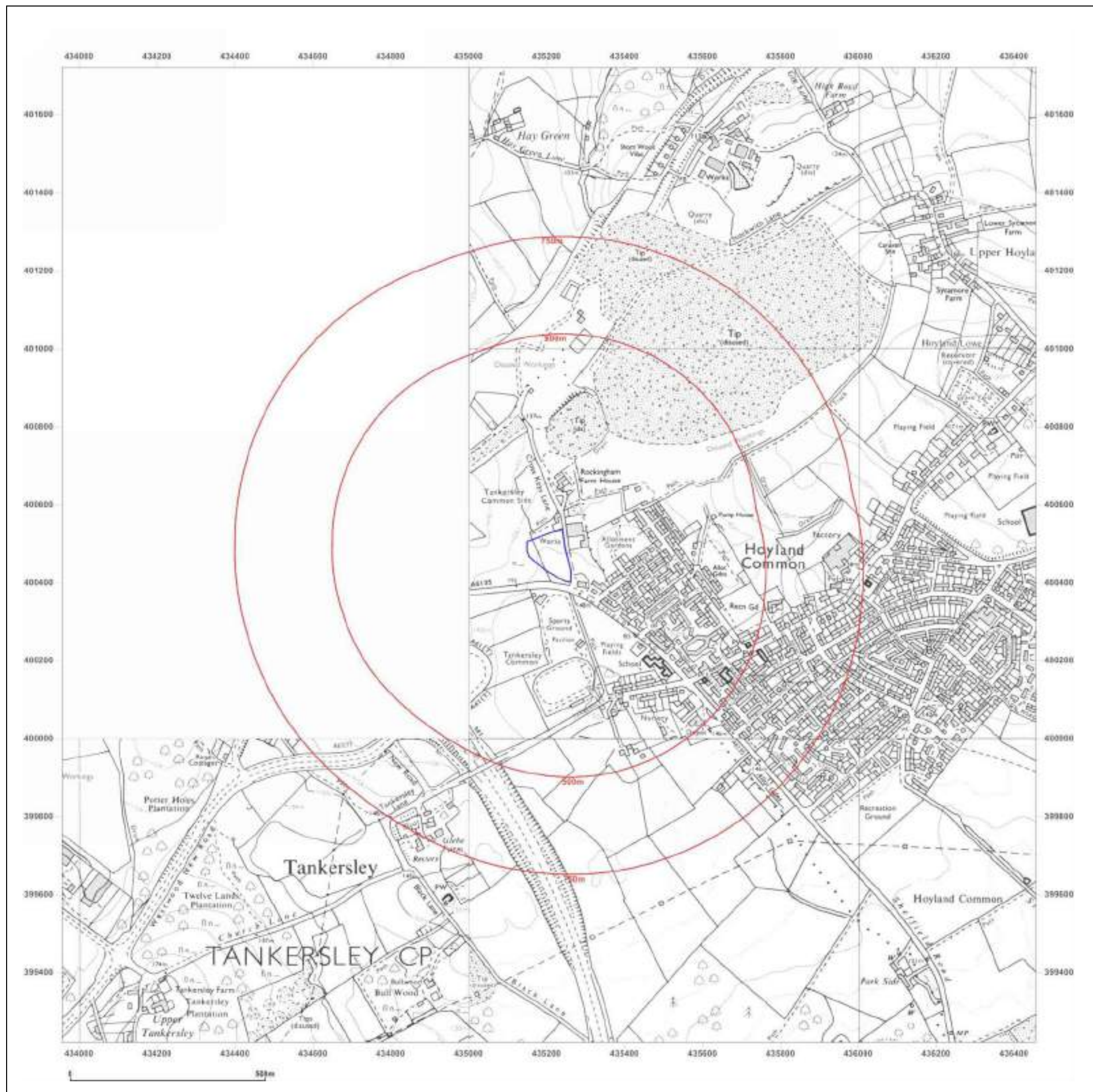
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Site Details:

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Client Ref: 33420
Report Ref: CMAPS-GDP-925464-33420-141220HIS
Grid Ref: 435206, 400470

Map Name: National Grid

Map date: 1987-1992

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1986
 Revised 1987
 Edition N/A
 Copyright 1988
 Levelled 1978

Surveyed 1991
 Revised 1992
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1989
 Revised 1991
 Edition N/A
 Copyright 1991
 Levelled 1981



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Client Ref: 33420
Report Ref: CMAPS-GDP-925464-33420-141220HIS
Grid Ref: 435206, 400470

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000

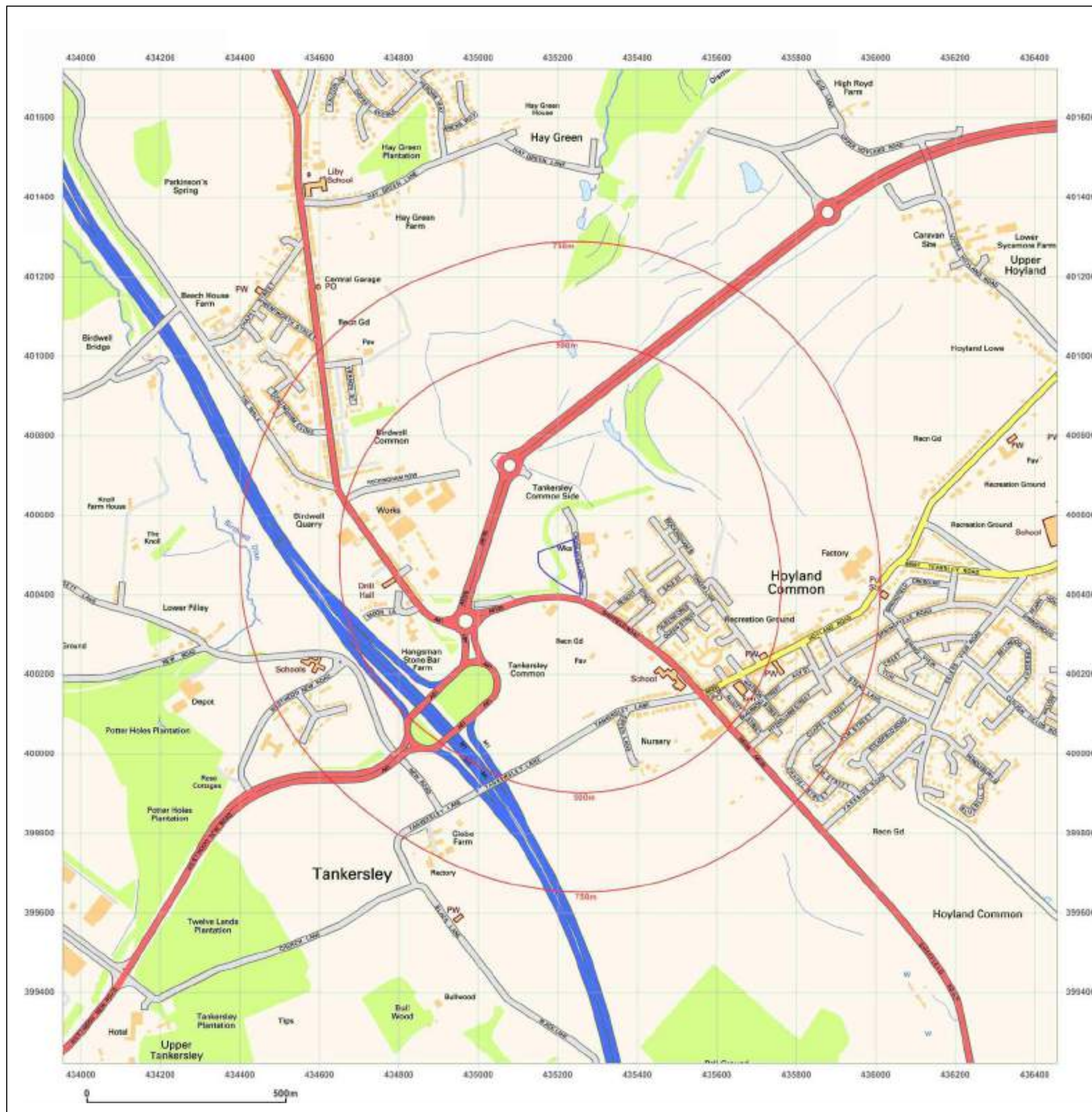


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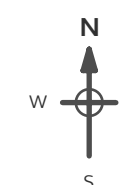
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Grid Ref: 435206, 400470

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000

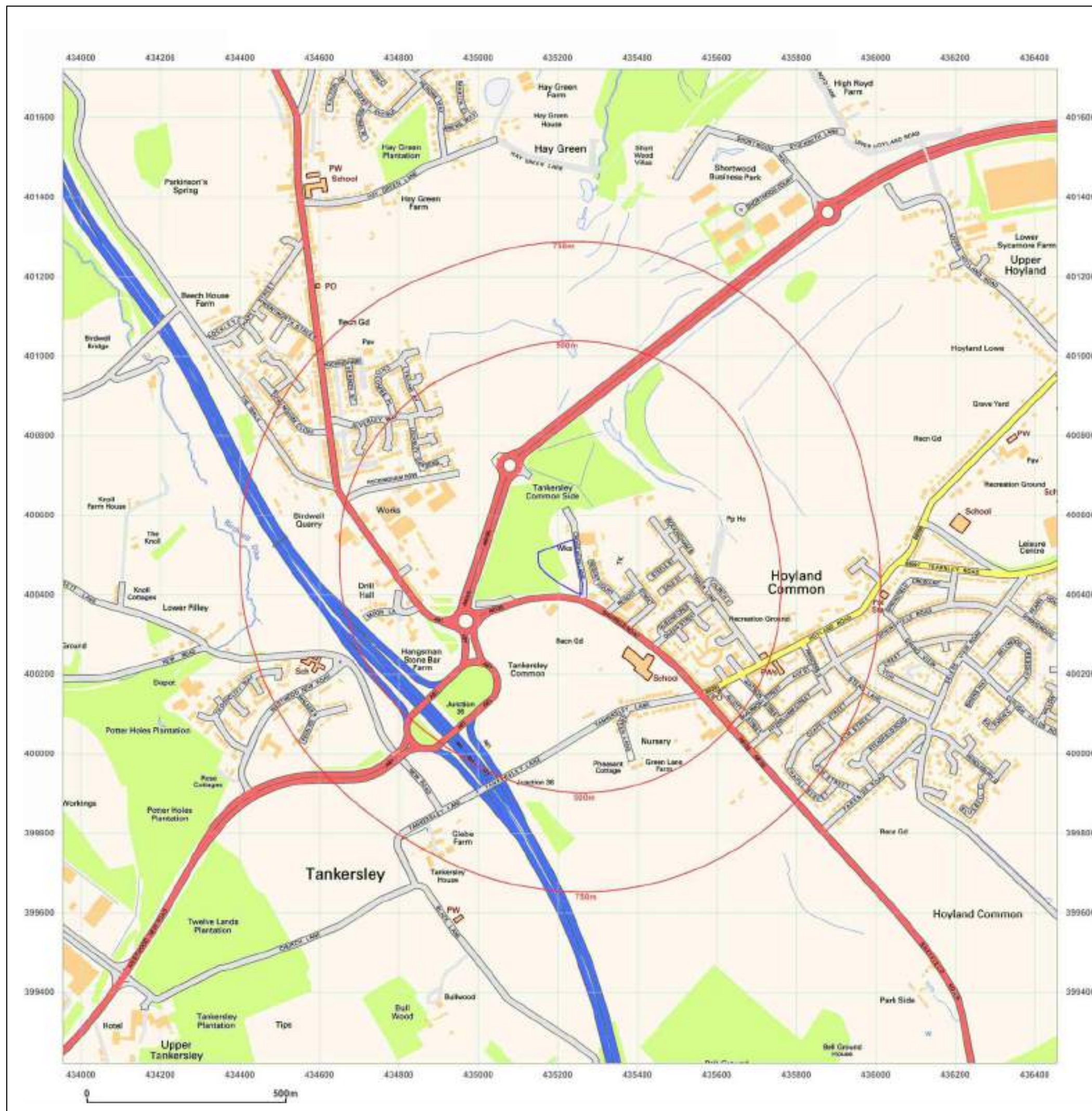


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Brownfield Consulting & Development

Site Details:

Hoyland, S74 0QA

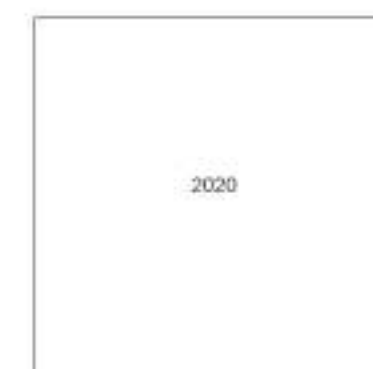
Client Ref: 33420
Report Ref: CMAPS-GDP-925464-33420-141220HIS
Grid Ref: 435206, 400470

Map Name: National Grid

Map date: 2020

Scale: 1:10,000

Printed at: 1:10,000

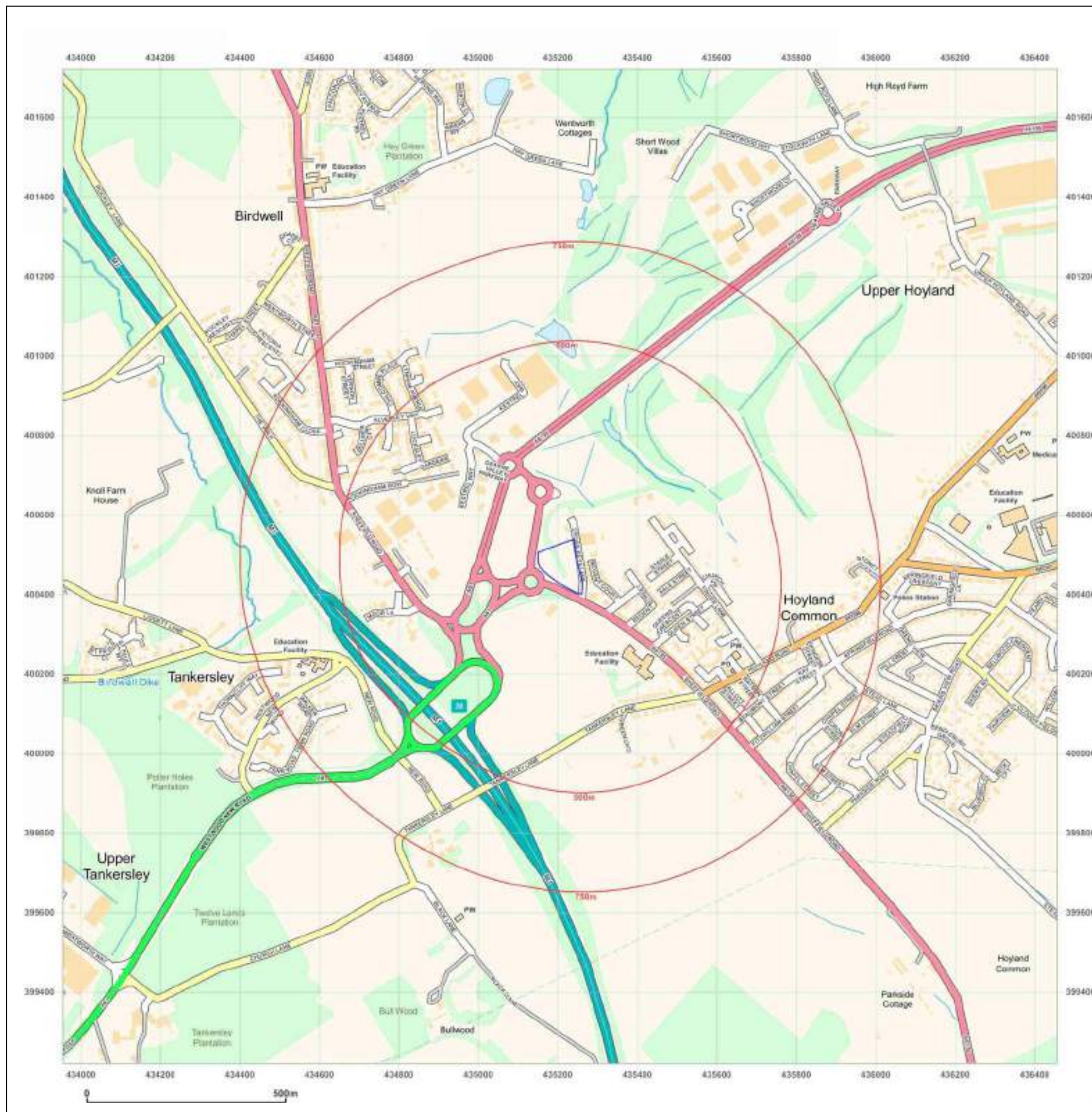


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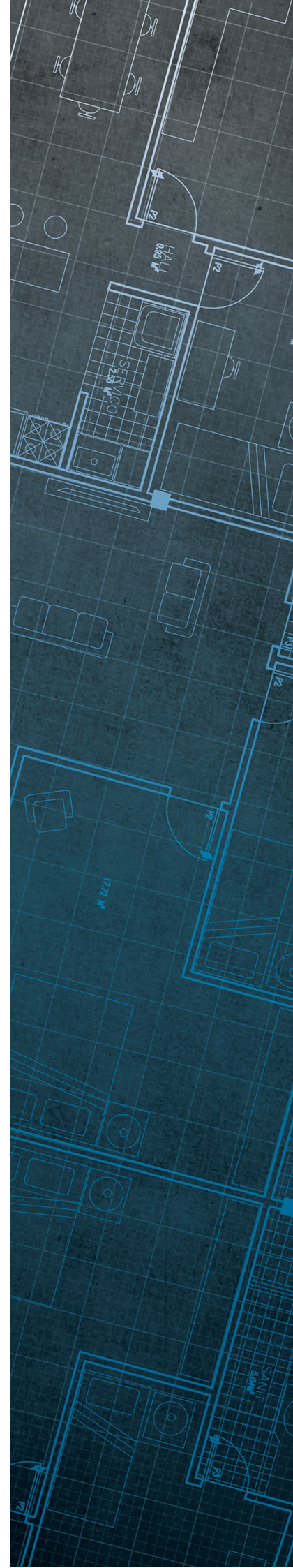
The Coal
Authority

Consultants Coal Mining Report

Land Adjacent To Cross Keys Lane
Hoyland
Cross Keys Lane
Hoyland
Barnsley
South Yorkshire
S74 0PY

Date of enquiry: 4 January 2021
Date enquiry received: 4 January 2021
Issue date: 4 January 2021

Our reference: 51002345159001
Your reference: 2074



Consultants

Coal Mining Report

This report is based on and limited to the records held by the Coal Authority at the time the report was produced.

Client name

Jay Fox

Enquiry address

Land Adjacent To Cross Keys Lane Hoyland
Cross Keys Lane
Hoyland
Barnsley
South Yorkshire
S74 0PY

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Approximate position of property



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Section 1 – Mining activity and geology

Past underground mining

Colliery	Seam	Mineral	Coal Authority reference	Depth (m)	Direction to working	Dipping rate of seam worked (degrees)	Dipped direction of seam worked	Extraction thickness (cm)	Year last mined
ROCKINGHAM	LIDGETT	Coal	64RA	72	Beneath Property	3.8	North-East	66	1942
ROCKINGHAM	FLOCKTON THICK	Coal	64RD	140	North-West	2.9	North-East	104	1951
ROCKINGHAM	LOW FENTON	Coal	64RK	190	Beneath Property	3.4	North-East	137	1948
unnamed	TOP FENTON	Coal	64RH	191	Beneath Property	3.5	North-East	109	1920
unnamed	PARKGATE	Coal	64PM	210	Beneath Property	2.3	East	152	1885
unnamed	MIDDLETON MAIN	Coal	64RT	239	Beneath Property	3.7	North-East	102	1904
UNAMED	SILKSTONE	Coal	64SB	290	Beneath Property	3.5	North-East	180	1918
unnamed	WHINMOOR	Coal	64RY	338	Beneath Property	3.8	East	91	1948

Probable unrecorded shallow workings

Yes.

Spine roadways at shallow depth

No spine roadway recorded at shallow depth.

Mine entries

None recorded within 100 metres of the enquiry boundary.

Abandoned mine plan catalogue numbers

The following abandoned mine plan catalogue numbers intersect with some, or all, of the enquiry boundary:

17828	NE855	NE853
OC142	12953	NE856
NE851	NE612	NE573

Our records show we have more plans than those shown above which could affect the enquiry boundary.

Please contact us on 0345 762 6848 to determine the exact abandoned mine plans you require based on your needs.

Outcrops

Seam name	Mineral	Seam workable	Distance to outcrop (m)	Direction to outcrop	Bearing of outcrop
SWALLOW WOOD	Coal	Yes	25.0	West	346

Geological faults, fissures and breaklines

No faults, fissures or breaklines recorded.

Opencast mines

Please refer to the "Summary of findings" map (on separate sheet) for details of any opencast areas within 500 metres of the enquiry boundary.

Coal Authority managed tips

None recorded within 500 metres of the enquiry boundary.

Section 2 – Investigative or remedial activity

Please refer to the 'Summary of findings' map (on separate sheet) for details of any activity within the area of the site boundary.

Site investigations

None recorded within 50 metres of the enquiry boundary.

Remediated sites

None recorded within 50 metres of the enquiry boundary.

Coal mining subsidence

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

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

The Coal 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

None recorded within 500 metres of the enquiry boundary.

Mine water treatment schemes

None recorded within 500 metres of the enquiry boundary.

Section 3 – Licensing and future mining activity

Future underground mining

None recorded.

Coal mining licensing

None recorded within 200 metres of the enquiry boundary.

Court orders

None recorded.

Section 46 notices

No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

Withdrawal of support notices

The property is not in an area where a notice to withdraw support has been given.

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

Payments to owners of former copyhold land

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

Section 4 – Further information

The following potential risks have been identified and as part of your risk assessment should be investigated further.

Development advice

The site is within an area of historical coal mining activity. Should you require advice and/or support on understanding the mining legacy, its risks to your development or what next steps you need to take, please contact us.

For further information on specific site or ground investigations in relation to any issues raised in Section 4, please call us on 0345 762 6848 or email us at groundstability@coal.gov.uk.

Section 5 – Data definitions

The datasets used in this report have limitations and assumptions within their results. For more guidance on the data and the results specific to the enquiry boundary, please **call us on 0345 762 6848** or **email us at groundstability@coal.gov.uk**.

Past underground coal mining

Details of all recorded underground mining relative to the enquiry boundary. Only past underground workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination, will be included.

Probable unrecorded shallow workings

Areas where the Coal Authority believes there to be unrecorded coal workings that exist at or close to the surface (less than 30 metres deep).

Spine roadways at shallow depth

Connecting roadways either, working to working, or, surface to working, both in-seam and cross measures that exist at or close to the surface (less than 30 metres deep), either within or within 10 metres of the enquiry boundary.

Mine entries

Details of any shaft or adit either within, or within 100 metres of the enquiry boundary including approximate location, brief treatment details where known, the mineral worked from the mine entry and conveyance details where the mine entry has previously been sold by the Authority or its predecessors British Coal or the National Coal Board.

Abandoned mine plan catalogue numbers

Plan numbers extracted from the abandoned mines catalogue containing details of coal and other mineral abandonment plans deposited via the Mines Inspectorate in accordance with the Coal Mines Regulation Act and Metalliferous Mines Regulation Act 1872. A maximum of 9 plan extents that intersect with the enquiry boundary will be included. This does not infer that the workings and/or mine entries shown on the abandonment plan will be relevant to the site/property boundary.

Outcrops

Details of seam outcrops will be included where the enquiry boundary intersects with a conjectured or actual seam outcrop location (derived by either the British Geological Survey or the Coal Authority) or intersects with a defined 50 metres buffer on the coal (dip) side of the outcrop. An indication of whether the Coal Authority believes the seam to be of sufficient thickness and/or quality to have been worked will also be included.

Geological faults, fissures and breaklines

Geological disturbances or fractures in the bedrock. Surface fault lines (British Geological Survey derived data) and fissures and breaklines (Coal Authority derived data) intersecting with the enquiry boundary will be included. In some circumstances faults, fissures or breaklines have been known to contribute to surface subsidence damage as a consequence of underground coal mining.

Opencast mines

Opencast coal sites from which coal has been removed in the past by opencast (surface) methods and where the enquiry boundary is within 500 metres of either the licence area, site boundary, excavation area (high wall) or coaling area.

Coal Authority managed tips

Locations of disused colliery tip sites owned and managed by the Coal Authority, located within 500 metres of the enquiry boundary.

Site investigations

Details of site investigations within 50 metres of the enquiry boundary where the Coal Authority has received information relating to coal mining risk investigation and/or remediation by third parties.

Remediated sites

Sites where the Coal Authority has undertaken remedial works either within or within 50 metres of the enquiry boundary following report of a hazard relating to coal mining under the Coal Authority's Emergency Surface Hazard Call Out procedures.

Coal mining subsidence

Details of alleged coal mining subsidence claims made since 31 October 1994 either within or within 50 metres of the enquiry boundary. Where the claim relates to the enquiry boundary confirmation of whether the claim was accepted, rejected or whether liability is still being determined will be given. Where the claim has been discharged, whether this was by repair, payment of compensation or a combination of both, the value of the claim, where known, will also be given.

Details of any current 'Stop Notice' deferring remedial works or repairs affecting the property/site, and if so the date of the notice.

Details of any request made to execute preventative works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991. If yes, whether any person withheld consent or failed to comply with any request to execute preventative works.

Mine gas

Reports of alleged mine gas emissions received by the Coal Authority, either within or within 500 metres of the enquiry boundary that subsequently required investigation and action by the Coal Authority to mitigate the effects of the mine gas emission.

Mine water treatment schemes

Locations where the Coal Authority has constructed or operates assets that remove pollutants from mine water prior to the treated mine water being discharged into the receiving water body.

These schemes are part of the UK's strategy to meet the requirements of the Water Framework Directive. Schemes fall into 2 basic categories: Remedial – mitigating the impact of existing pollution or Preventative – preventing a future pollution incident.

Mine water treatment schemes generally consist of one or more primary settlement lagoons and one or more reed beds for secondary treatment. A small number are more specialised process treatment plants.

Future underground mining

Details of all planned underground mining relative to the enquiry boundary. Only those future workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination will be included.

Coal mining licensing

Details of all licenses issued by the Coal Authority either within or within 200 metres of the enquiry boundary in relation to the under taking of surface coal mining, underground coal mining or underground coal gasification.

Court orders

Orders in respect of the working of coal under the Mines (Working Facilities and Support) Acts of 1923 and 1966 or any statutory modification or amendment thereof.

Section 46 notices

Notice of proposals relating to underground coal mining operations that have been given under section 46 of the Coal Mining Subsidence Act 1991.

Withdrawal of support notices

Published notices of entitlement to withdraw support and the date of the notice. Details of any revocation notice withdrawing the entitlement to withdraw support given under Section 41 of the Coal Industry Act 1994.

Payment to owners of former copyhold land

Relevant notices which may affect the property and any subsequent notice of retained interests in coal and coal mines, acceptance or rejection notices and whether any compensation has been paid to a claimant.

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VAT receipt

Issued by	The Coal Authority 200 Lichfield Lane Mansfield Nottinghamshire NG18 4RG
Tax point date	04 January 2021
Issued to	JAY FOX BILTONS FARM SOUTH SCARLE LANE SWINDERBY LINCOLN LINCOLNSHIRE LN6 9JA
Property search for	LAND ADJACENT TO CROSS KEYS LANE HOYLAND CROSS KEYS LANE HOYLAND BARNSELEY SOUTH YORKSHIRE S74 0PY
Reference number	51002345159001
Date of issue	04 January 2021
Cost	£112.13
VAT @ 20%	£22.43
Total received	£134.56
VAT registration	598 5850 68

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Appendix 3

Risk Assessment Methodology

Contaminated Land Risk Assessment Methodology

The following classification was published by the NHBC, EA, and CIEH (2008). This was developed from *DOE Guide to Risk Assessment and Risk Management for Environmental Protection and the Statutory Guidance on Contaminated Land* (Defra September 2006).

The methodology differs from that presented in *Contaminated Land Risk Assessment, A Guide to Good Practice* (CIRIA C552, 2001), particularly in terms of the definitions of classification of consequence, which includes consideration of immediacy of hazards. The risk assessment methodology is now better aligned with health and safety and geotechnical risk assessment processes.

The designation of risk is based upon the consideration of both:

- **the magnitude of the potential consequence (i.e. severity).**
[takes into account both the potential severity of the hazard and the sensitivity of the receptor]
- **the magnitude of probability (i.e. likelihood).**
[takes into account both the presence of the hazard and receptor and the integrity of the pathway]

The potential consequences of contamination risks occurring at this Site are classified in accordance with Table 1 below:

Table 1: Classification of Consequence (Source: R&D 66:2008)

Classification	Definition of Consequence
Severe	Highly elevated concentrations likely to result in “significant harm” to human health as defined by the EPA 1990, Part 2A, if exposure occurs. Equivalent to EA Category 1 pollution incident including persistent and/or extensive effects on water quality; leading to closure of a potable abstraction point; major impact on amenity value or major damage to agriculture or commerce. Major damage to aquatic or other ecosystems, which is likely to result in a substantial adverse change in its functioning or harm to a species of special interest that endangers the long-term maintenance of the population. Catastrophic damage to crops, buildings or property.
Medium	Elevated concentrations which could result in “significant harm” to human health as defined by the EPA 1990, Part 2A if exposure occurs. Equivalent to EA Category 2 pollution incident including significant effect on water quality; notification required to abstractors; reduction in amenity value or significant damage to agriculture or commerce. Significant damage to aquatic or other ecosystems, which may result in a substantial adverse change in its functioning or harm to a species of special interest that may endanger the long-term maintenance of the population. Significant damage to crops, buildings or property.
Mild	Exposure to human health unlikely to lead to “significant harm”. Equivalent to EA Category 3 pollution incident including minimal or short lived effect on water quality; marginal effect on amenity value, agriculture or commerce. Minor or short lived damage to aquatic or other ecosystems, which is unlikely to result in a substantial adverse change in its functioning or harm to a species of special interest that would endanger the long-term maintenance of the population. Minor damage to crops, buildings or property.
Minor	No measurable effect on humans. Equivalent to insubstantial pollution incident with no observed effect on water quality or ecosystems. Repairable effects of damage to buildings, structures and services.

The probability of contamination risks occurring at this Site is classified in accordance with Table 2 below.
 Note: A pollution linkage must first be established before probability is classified. If there is no pollution linkage then there is no potential risk. If there is no pollution linkage then it follows that there is no need to apply tests for probability and consequence.

Table 2: Classification of Probability

Classification	Definition of Probability
High Likelihood	There is pollutant linkage and an event would appear very likely in the short-term and almost inevitable over the long-term, or there is evidence at the receptor of harm or pollution.
Likely	There is pollutant linkage and all the elements are present and in the right place which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short-term and likely over the long-term.
Low Likelihood	There is pollutant linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a long period such an event would take place, and is less likely in the shorter term.
Unlikely	There is a pollutant linkage but circumstances are such that it is improbable that an event would occur even in the very long-term.

For each possible pollutant linkage (source-pathway-receptor) identified, the potential risk can be evaluated based upon the following probability x consequence matrix shown in Table 3 below.

Table 3: Overall Contamination Risk Matrix

		Consequence			
		Severe	Medium	Mild	Minor
Probability	High likelihood	Very high risk	High risk	Moderate risk	Low risk
	Likely	High risk	Moderate risk	Moderate / Low risk	Low risk
	Low likelihood	Moderate risk	Moderate / Low risk	Low risk	Very low risk
	Unlikely	Moderate / Low risk	Low risk	Very low risk	Very low risk

R&D 66:2008 presents definitions of the risk categories, together with the investigatory and remedial actions that are likely to be necessary for each outcome. These definitions are reproduced in Table 4. These risk categories apply to each pollutant linkage, i.e. not only to each hazard or receptor.

Table 4: Definition of Risk Categories and Likely Actions Required

Risk Category	Definition and likely actions required
Very high	There is a high probability that severe harm could arise to a designated receptor from an identified hazard at the Site without remediation action OR there is evidence that severe harm to a designated receptor is already occurring. Realisation of that risk is likely to present a substantial liability to be Site owner/or occupier. Investigation is required as a matter of urgency and remediation works likely to follow in the short-term.
High	Harm is likely to arise to a designated receptor from an identified hazard at the Site without remediation action. Realisation of the risk is likely to present a substantial liability to the Site owner/or occupier. Investigation is required as a matter of urgency to clarify the risk. Remediation works may be necessary in the short-term and are likely over the longer term.
Moderate	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, and if any harm were to occur it is more likely, that the harm would be relatively mild. Further investigative work is normally required to clarify the risk and to determine the potential liability to Site owner/occupier. Some remediation works may be required in the longer term.
Low	It is possible that harm could arise to a designated receptor from identified hazard, but it is likely at worst, that this harm if realised would normally be mild. It is unlikely that the Site owner/or occupier would face substantial liabilities from such a risk. Further investigative work (which is likely to be limited) to clarify the risk may be required. Any subsequent remediation works are likely to be relatively limited.
Very low	It is a low possibility that harm could arise to a designated receptor, but it is likely at worst, that this harm if realised would normally be mild or minor.
No potential risk	There is no potential risk if no pollution linkage has been established.