

LAND USE CONSULTANCY SERVICES

Land Use Consultants:
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**CRAGG FARM
ESKDALESIDE
SLEIGHTS
NORTH YORKSHIRE
YO22 5ES**

COAL MINING RISK ASSESSMENT

S.J.King BA (Hons), C.Sci, F.I.Soil Sci.

December 2013

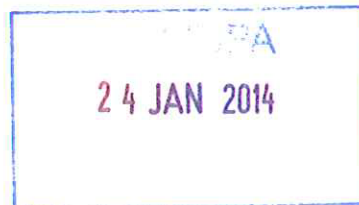
Client: Mrs J E Ward

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LAND USE CONSULTANCY SERVICES.

COAL AUTHORITY MINING REPORT (INCLUDING MAPS).



CRAGG FARM, ESKDALESIDE, SLEIGHTS, NORTH YORKSHIRE, YO22 5ES
COAL MINING RISK ASSESSMENT

NYMNP
24 JAN 2014

1. INTRODUCTION

- 1.1 On 27th September 2013 an application for full planning permission for the erection of a replacement agricultural livestock building at Cragg Farm, Eskdaleside, Sleights, North Yorkshire, YO22 5ES was received by The North York Moors National Park Authority (Ref: NYM/2013/0686/FL).
- 1.2 The existing barn has suffered snow damage and the proposal is to replace it with a new structure which will allow for easier management/use of the building.
- 1.3 As a statutory consultee, The Coal Authority was contacted by The North York Moors National Park Authority (NYMNP) on 3rd October 2013 for its comments on the application.
- 1.4 In a letter dated 23rd October 2013 The Coal Authority replied as follows:

The Coal Authority records indicate that within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application, specifically one mine entry within the vicinity of the site.

The Coal Authority objects to this planning application, as a Coal Mining Risk Assessment Report has not been submitted as part of this application.

Without such an assessment of any risks to the development proposal posed by past coal mining activity, based on up-to-date coal mining information, The Coal Authority does not consider that the LPA has sufficient information to determine this application and therefore objects to this proposal.

- 1.5 Land Use Consultancy Services (LUCS) was instructed by Mr Peter Rayment of Peter Rayment Design Ltd. - agent for Mrs Ward, the applicant - to prepare a Coal Mining Risk Assessment Report for submission to the NYMNP in order to address this objection.

2. METHODOLOGY

- 2.1 A desktop study was undertaken. This involved an examination of information in the public domain from a range of sources - including The Coal Authority and The Landmark Information Group - which may indicate whether or not past mining activity at the site poses any risk to the proposed development.
- 2.2 The Coal Mining Risk Assessment will be submitted to the NYMNP for comment and approval.

- 2.3 The desktop study involved an examination of published geological data from the British Geological Survey (BGS) and information from The Landmark Information Group in the form of a site-specific *Mining and Ground Stability Datasheet* (Order No: 51280544_2_1) and a *Non-Residential Coal Authority Mining Report* (Order No: 51000426297003).
- 2.4 The information provided in this report is based upon, and limited to, currently available records held by The Coal Authority and others and is provided as a guide and no inference should be made with regard to the presence of risks associated with past coal mining activity from the information provided.
- 2.5 A detailed, intrusive site investigation would need to be carried out to confirm the presence or otherwise of any risk from past coal mining activity at the site.
- 2.6 Within the context of this LUCS report, no recommendations are made with respect to the suitability or sustainability of the land for a specific purpose and LUCS cannot accept any liability arising from the use of the information provided.

3. LOCATION

- 3.1 The site forms part of a large farmyard and associated buildings at a well established farming business on the north side of Eskdaleside and to the west of the village of Sleights around NGR 484680 506230.

4. MRS J E WARD

- 4.1 In a telephone conversation with LUCS, Mrs Ward confirmed that, although there had been past mining activity elsewhere on the 102ha Cragg Farm, there is no evidence of such activity at the site of the proposed barn replacement. A former mine entrance - which lies some distance to the north of the barn site - has not affected the existing barn and should not affect its replacement.

5. DESKTOP STUDY

- 5.1 **Geology:** The Geological Survey of Great Britain maps of the area at a scale of 1:50,000 show that the Cleveland Ironstone Formation - made up of sedimentary strata of Mudstone, Sandstone and Ironstone - underlie the site at Carr Farm. They are covered by superficial deposits of Devensian Till.

There are no boreholes recorded by the BGS either at the site or within the immediate vicinity of the site.



5.2 **Mining and Ground Stability:** The *Mining and Ground Stability Datasheet* showed the following records:

5.2.1 Mining and Natural Cavities Data

BGS Recorded Mineral Sites.

There are no records at the site.

50m north of the site - at Eskdale Ironstone Mines - underground workings in the Pecton Ironstone Seam at Cragg Farm are recorded as *ceased*. There are no other records within 298m of the site.

Coal mining affected areas.

The site is recorded as being in an area which may be affected by coal mining activities

Man Made Mining Cavities.

There are no records at the site.

An adit entry into an ironstone mine is recorded 58m to the north of the site. There are no other records within 298m of the site.

Potential Mining Areas.

There are no records at the site.

A ironstone operation which closed in 1915 is recorded 21m south west of the site. There are no other records within 416m of the site.

5.2.2 Historical Land Use Information (1:2,500).

Extractive Industries or Potential Excavations from 1855-1909.

An unspecified pit is recorded 9m to the north of the site on a map of 1893 and unspecified deposited material is recorded 45m north of the site on the same map.

Extractive Industries or Potential Excavations from 1893-1915.

An unspecified pit is recorded 11m north of the site on a map of 1912 and unspecified deposited material is recorded 49m north of the site on the same map.

Extractive Industries or Potential Excavations from 1950-1980.

A sheep dip is recorded 35m west of the site on a map of 1972. Unspecified depositional material is recorded 43m north west of the site on a map of 1972 and a level (disused) 46m north of the site on the same map.

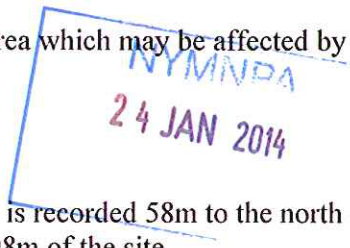
5.2.3 Historical Land Use Information (1:10,000).

Mining and Quarrying General.

An unspecified mining and quarrying use is recorded at the site on a map of 1895. There are no other records within 367m of the site.

Potentially infilled land.

Unknown filled ground (pit, quarry, etc.) is shown at the site on a map dated 1976. There are no other records within 367m of the site.



5.2.4 Ground Stability Data at the site.

Potential for Collapsible Ground Stability Hazards: Very low.
Potential for Compressible Ground Stability Hazards: No hazard.
Potential for Landslide Ground Stability Hazards: Very low.
Potential for Running Sand Ground Stability Hazards: Very low.
Potential for Shrinking or Swelling Clay Ground Stability Hazards: Very low.

5.2.5 All the remaining data revealed no risk or potential risk at the Carr Farm site or within the immediate vicinity of the site.

5.3 **Coal Authority Mining Report:** The *Non-Residential Coal Authority Mining Report*. The main findings of the report - a full copy of which is attached to this report - are:

5.3.1 Underground coal mining.

Past.

According to the records, the property is not within the zone of likely physical influence on the surface from past underground workings.

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.

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

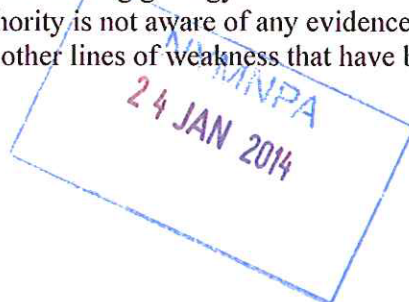
No notice of the risk of the land being affected by subsidence has been given under Section 46 of the Coal Mining Subsidence Act 1991.

5.3.2 Mine entries.

Within 20 metres of, the boundary of the property there is 1 mine entry. There is no record of what steps, if any, have been taken to treat the mine entry.

5.3.3 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.



5.3.4 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 and 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.

5.3.5 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.

5.3.6 Mine gas.

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

5.3.7 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.

6. RISK ASSESSMENT

- 6.1 The desktop study found no evidence to suggest potentially hazardous ground conditions at the site at Cragg Farm resulting from past mining activity at the site, or in the immediate vicinity of the site, which require remedial action before the proposed barn replacement can take place.
- 6.2 In particular, there is no evidence to suggest that a disused mine entry in the vicinity of the site has affected the existing barn and or will affect its replacement.
- 6.3 No further investigation is required and the site can reasonably be expected to be acceptable for its intended use without remediation.

7. SUMMARY

- 7.1 A Coal Mining Risk Assessment, which involved an examination of information in the public domain from a range of sources - including The Coal Authority and The Landmark Information Group - which may indicate whether or not past mining activity at the site poses any risk to the erection of a replacement agricultural livestock building at Cragg Farm, Eskdaleside, Sleights, North

Yorkshire, YO22 5ES, found no evidence to suggest any hazard that requires remedial action before the proposal can take place.

- 7.2 The desktop study also found no evidence to suggest potentially hazardous ground conditions at the site resulting from past mining activity in the immediate vicinity which require remedial action.
- 7.3 No further investigation is required and the site can reasonably be expected to be acceptable for its intended use without remediation.

8. CONCLUSION

- 8.1 It is my professional opinion that a formal objection lodged by The Coal Authority relating to an application for full planning permission for the erection of a replacement agricultural livestock building at Cragg Farm, Eskdaleside, Sleights and received by The North York Moors National Park Authority on 27th September 2013 (Ref: NYM/2013/0686/FL) has been addressed and that the application may now be determined.

S J King BA (Hons), C.Sci, F.I.Soil Sci
LUCS
December 2013



LAND USE CONSULTANCY SERVICES

Land Use Consultancy Services is an independent land use consultancy established in 1986 and specialising in soil and land evaluation and risk assessment advice for farmers, growers, land owners, local and national authorities and all those with an interest in land use.

S J King became Principal Consultant with LUCS in March 1992 after a career with the Soil Survey and Land Research Centre (formerly the Soil Survey of England and Wales).

He has worked in Cheshire, Cumbria, Durham, Humberside, Northumberland and Yorkshire and was the Soil Survey's Senior Research Scientist and Agricultural Manager for the North of England based at Bishop Burton College of Agriculture, Beverley, East Yorkshire and latterly at York University.

He has published a wide range of maps, books and reports on the soils of the country and is joint author of the definitive soil map and descriptive book of the soils and land use of the area which includes the site at Cragg Farm (*Soils of England and Wales, Sheet 1, Northern England*, SSEW, 1983 and *Soils and their Use in Northern England*, SSEW, 1984).

He is a Chartered Scientist, a Fellow of the Institute of Professional Soil Scientists, a Member of the British Society of Soil Science, former Chairman of the North of England Soils Discussion Group and a Member of the National Farmers Union.



The COAL AUTHORITY

Issued by:

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

Our reference: 51000426297003
Your reference: 51280544_1J
Date of your enquiry: 26 November 2013
Date we received your enquiry: 26 November 2013
Date of issue: 26 November 2013

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

Non-Residential Coal Authority Mining Report

**SITE AT CRAG FARM, ESKDALESIDE, SLEIGHTS, ESKDALESIDE CUM UGGLEBARNBY,
WHITBY, NORTH 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

According to the records in our possession, the property is not within the zone of likely physical influence on the surface from past underground workings.

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

NYMINDA
24 JAN 2014

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.

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

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 not in an area for which a notice of entitlement to withdraw support has been published.

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

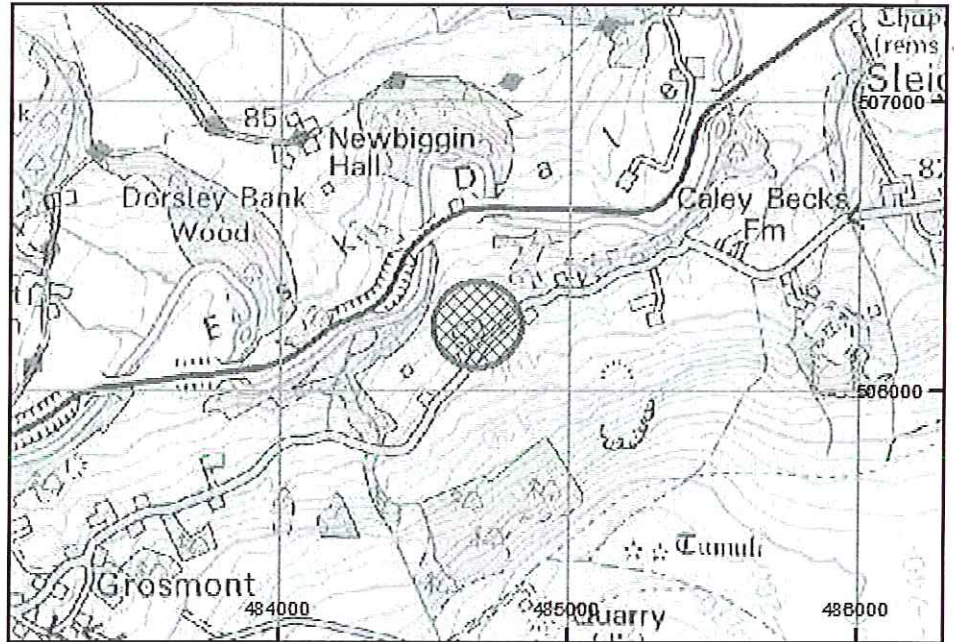
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24 JAN 2014

Location map



Approximate position of property



Enquiry boundary

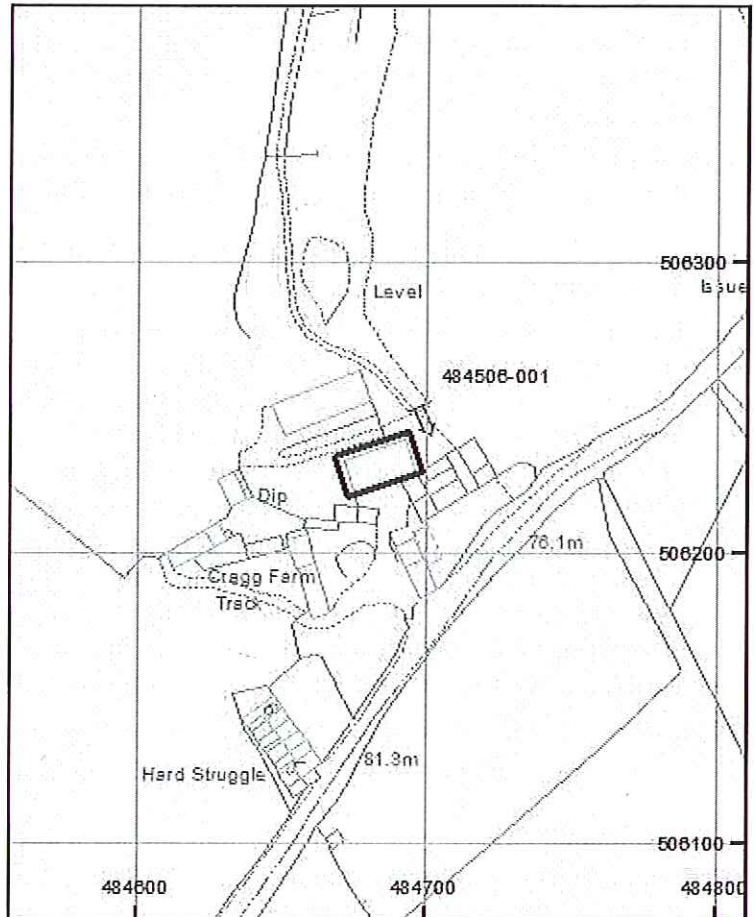
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Key

Approximate position of enquiry boundary shown



Disused Adit or Mineshaft



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