Ground Stability
Non-Residential Report
Ground Stability Non-Residential Report

This report is based on and limited to the records held by the Coal Authority and the records and geological interpretation of the British Geological Survey (BGS) at the time the report was produced.

Client name
The Coal Authority

Enquiry address
SAMPLE ADDRESS

How to contact us
0345 762 6848 (UK)
+44 (0)1623 637 000 (International)

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

www.groundstability.com

Approximate position of property

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2018. All rights reserved.

Ordnance Survey Licence number: 100020315
## Coal Authority Summary

<table>
<thead>
<tr>
<th>Has the search report highlighted evidence or potential of</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1  Past underground coal mining</td>
<td>No</td>
</tr>
<tr>
<td>2  Present underground coal mining</td>
<td>No</td>
</tr>
<tr>
<td>3  Future underground coal mining</td>
<td>No</td>
</tr>
<tr>
<td>4  Mine entries</td>
<td>No</td>
</tr>
<tr>
<td>5  Coal mining geology</td>
<td>No</td>
</tr>
<tr>
<td>6  Past opencast coal mining</td>
<td>No</td>
</tr>
<tr>
<td>7  Present opencast coal mining</td>
<td>No</td>
</tr>
<tr>
<td>8  Future opencast coal mining</td>
<td>No</td>
</tr>
<tr>
<td>9  Coal mining subsidence</td>
<td>No</td>
</tr>
<tr>
<td>10 Mine gas</td>
<td>No</td>
</tr>
<tr>
<td>11 Hazards related to coal mining</td>
<td>No</td>
</tr>
<tr>
<td>12 Withdrawal of support</td>
<td>No</td>
</tr>
<tr>
<td>13 Working facilities order</td>
<td>No</td>
</tr>
<tr>
<td>14 Payments to owners of former copyhold land</td>
<td>No</td>
</tr>
</tbody>
</table>
## BGS Summary

<table>
<thead>
<tr>
<th>Has the search report highlighted evidence or potential of</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1  Shrinkable clay</td>
<td>No</td>
</tr>
<tr>
<td>2  Running sand</td>
<td>Yes</td>
</tr>
<tr>
<td>3  Deposits which could compress</td>
<td>Yes</td>
</tr>
<tr>
<td>4  Deposits which could collapse</td>
<td>No</td>
</tr>
<tr>
<td>5  Natural landslide activity</td>
<td>Yes</td>
</tr>
<tr>
<td>6  Soluble rocks</td>
<td>No</td>
</tr>
</tbody>
</table>
Detailed findings from the Coal Authority

1. Past underground coal mining
The property is not within a surface area that could be affected by recorded past underground mining.

2. Present underground coal mining
The property is not within a surface area that could be affected by present underground mining.

3. Future underground coal mining
The property is not in an area where the Coal Authority has plans to grant a licence to remove coal using underground methods.

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

The property is not in an area likely to be affected from any planned future underground coal mining.

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

4. Mine entries
There are no known coal mine entries within, or within 20 metres of, the boundary of the property.

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

6. Past opencast coal mining
The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.
7. Present opencast coal mining
The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

8. Future opencast coal mining
There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.

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.

9. 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 31st 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.

10. Mine gas
The Coal Authority has no record of a mine gas emission requiring action.

11. 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.

12. Withdrawal of support
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.

13. Working facilities order
The property is not in an area where 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.

14. 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.
Detailed findings from BGS

1. **Shrinkable clay**
The property is not in an area underlain by shrinkable clay.

2. **Running sand**
The property is in an area underlain by sand. Some sands, if voids are present, may flow if they come into contact with water.

   However, the sand deposits in this area are unlikely to cause ground movement.

3. **Deposits which could compress**
The property is in an area underlain by natural compressible deposits. When this material is overloaded, or dries out, it can become unstable causing ground movement.

   However, it is unlikely that the compressible deposits in this area will cause ground movement.

4. **Deposits which could collapse**
The property is not in an area underlain by deposits which could collapse and cause ground movement.

5. **Natural landslide activity**
The property is in an area where the local geology and steepness of slope could combine to create the likelihood of landslide activity.

   However, landslide activity is unlikely to occur.

6. **Soluble rocks**
The property is not in an area underlain by soluble rocks.
Comments on the BGS information

These features should not necessarily give cause for concern.

Whether or not a property is affected by ground movement can depend on a number of factors such as its age, type of construction, and on its surroundings and such matters as drainage and nearby trees.

Since 1992 buildings should have been designed and constructed according to buildings regulations to ensure natural ground movement will not cause damage to a building.

However, you should consider the possible consequences before you:
- carry out any building or excavation work
- alter the ground surface or drainage of surface or ground water
- plant or remove large shrubs or trees

Ground movement can cause uneven damage or subsidence to a property.

Developers should always carry out an appropriate risk assessment before starting any work on, or around, a property.

If you own the property and it is damaged by ground movement: You should contact your insurance company and anyone else who has an interest in the property, for example, the mortgage lender.

If you are considering buying the property and BGS has identified that ground movement could occur you should tell your professional advisers.
Additional remarks
This report has been prepared in accordance with the Law Society's Guidance Notes 2006, the User Guide 2006 and the Coal Authority and the British Geological Survey's Terms and Conditions applicable at the time the report was produced. The information provided by the Coal Authority has been compiled in response to the Law Society's CON29M Coal Mining enquiries and is protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL.

Disclaimer
The Coal Authority and British Geological Survey owns the copyright in this report and the information used is protected by our database rights. 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.

Alternative formats
If you would like this report in an alternative format, please contact our communications team.

Terms and conditions
Our full terms and conditions can be found on our website – www.groundstability.com.
Enquiry boundary

Key
Approximate position of enquiry boundary shown

How to contact us

0345 762 6848 (UK)
+44 (0)1623 637 000 (International)

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

www.groundstability.com

© The Coal Authority © NERC
Ground Stability Non-Residential Report, reference 51001982727002
General information

This report has been prepared by the Coal Authority using the information held by the Authority, together with information supplied by the British Geological Survey (BGS).

1. The Coal Authority and the British Geological Survey (BGS) are referred to in the report as the suppliers.

2. This report is confidential and has been prepared specifically for the property and for use by the owner only. It should not be relied upon by any other property or by any other third party.

3. The report is based on and limited to:
   a. the specific features identified in the report
   b. each suppliers interpretation of the records it holds relating to the particular features for which the report states that the supplier is responsible at the time the report is prepared

4. The records used do not represent an exhaustive or comprehensive list of all the records that may exist or may be available for the property. No physical inspection of the property has or will be carried out in the preparation of this report.

5. Information from the Coal Authority is based on records in its possession relating to coal mining activity. There may be information held by others on historical coal mining, and information on other types of mining, which is not searched for as part of this report.

6. Information from BGS relates solely to the 6 natural ground stability hazards as described in this report. It does not cover any other geological hazards or man-made hazards (such as contaminated land). BGS may hold data on other geological hazards and features that may affect the property which are not searched for as part of this report. Consequently the report should not be taken as a guarantee that there are no other geological hazards or other issues affecting the property. For a more detailed interpretation please visit the BGS’s website www.bgs.as.uk

7. Information from BGS is prepared using the BGS GeoSure database which is based on 1:10,000 scale geological mapping reduced to 1:50,000 scale.
8. The information from suppliers may be derived from records from a number of disparate sources which vary in age, quantity and quality. Such records may include material donated to the suppliers from third parties, which may not have been subject to any verifications or other quality control process.

9. Raw data used to prepare this report may have been transcribed from analogue to digital format, or may have been acquired by means of automated measuring techniques. Consequently, some data may have been processed without human intervention and may contain undetected errors.

10. The records available to the suppliers are constantly being updated. The suppliers cannot be held responsible for any changes in the information on which this report is based which occur after the date the report was produced.

11. If this report is for a residential property, insurance is included. This report includes a policy and key facts summary which outline the significant features, benefits and limitations of the cover provided. Full terms and conditions are shown in the policy document.

12. The report gives an indication of whether ground movement could occur at the property. This does not necessarily mean that the property is or will be affected by ground instability. Such an assessment can only be made by inspection of the property by a qualified professional, such as a surveyor or engineer. This report does not therefore –
   • include any information or warranty relating to the actual state, or the structural or other condition, of the property
   • determine the saleability or value, or the safety, of the property
   • indicate the suitability of the property for any particular purpose (including, without limitation, its suitability for development (within the meaning of section 55 of the Town and Country Planning Act 1990 as amended) or any building, excavation or landscaping work)
   • act as a substitute for any physical inspection, specialist interpretations and/or professional advice

© The Coal Authority © NERC
Ground Stability Non-Residential Report, reference 51001982727002