Coal Mining Legacy
Land Assessment
Leigh Golf Club
1 Introduction

This report has been commissioned by Redwaters in respect of land within the area of Leigh Golf Club, Lancashire. The land is the subject of proposed residential development and the purpose of this report is to describe and assess any issues relating to coal mining that may affect the land.

The report identifies past mining issues to have affected the land and discusses remedies in respect of mining subsidence damage. The report also discusses the likelihood of future mining in the area and draws conclusions as to the pertinence of mining legacy issues as a whole.

2 Description of site

The land is shown edged red on page 8 of the Coal Authority non-residential mining report (reference 51001132274001), which is appended to this document, and is hereafter referred to as ‘the site’. The proposed development of the site includes provision for six residential properties (Kenyon Gardens) as shown in Figure 1. The site covers an area of approximately 9,000 square metres immediately to the west of Broseley Lane and is within the overall curtilage of Leigh Golf Club.

The topography of the site is relatively flat, generally sloping to the north at a gradient of around 1 in 70. A watercourse (Jibcroft Brook) runs approximately along the north west boundary of the site in a south west to north east direction.
3 Past mining scenario

The site is situated within the area of the main South Lancashire coalfield. Historic collieries in the area included Bickershaw, Parsonage and Golbourne which were combined, in the 1970s, to form a single mine known as the Bickershaw Complex. The Bickershaw Complex closed in 1992. Coal Measures strata in the locality are overlain by younger non-coal bearing strata and workings in the area are amongst the deepest in the UK. Consequently, the only coal mining to affect the site is deep underground mining.

The site has been affected by several episodes of coal mining as detailed in the Table below.

<table>
<thead>
<tr>
<th>Colliery</th>
<th>Seam</th>
<th>Depth (m)</th>
<th>Extraction (m)</th>
<th>Distance from site (m)</th>
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<tr>
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The subsidence effects of relatively modern methods of deep underground coal mining are well understood. Subsidence at the ground surface may manifest from, not only, subjacent workings but also workings within a distance of approximately 0.7 x the depth of the working. Such subsidence occurs at, or shortly after, the time of the mining.

There are no mine entries within, or within reporting distance of, the site.
4 Mining subsidence – statutory remedies

Legal remedy for homeowners and surface stakeholders with regard to mining subsidence is available under the terms of the Coal Mining (Subsidence) Act 1991. This Act revised and consolidated previous mining subsidence legislation and introduced procedures and obligations for the British Coal Corporation (the successor of the National Coal Board) to carry out repairs to damaged land, property or infrastructure and, in certain circumstances, to make payments in lieu of damage. Such payments are made under Section 8 of the Act in order that the claimant will undertake remedial works themselves, or arrange for them to be undertaken on their behalf.

The provisions of the 1991 Act were modified slightly by the Coal Industry Act 1994 which created the Coal Authority. The Coal Authority was deemed to be the ‘responsible person’ for the purposes of dealing with subsidence claims, other than in active mining areas where the ‘responsible person’ remained the licensed mining operator.

5 Legacy of past mining

Coal Authority records indicate that the site is located within an area that was the subject of a claim (reference S28342) by means of a damage notice dated 4 January 1995 served on the Coal Authority under the provisions of the 1991 Act. The claim related to widespread flooding of greens and fairways of Leigh Golf Club. The Coal Authority’s area of liability under the Act extended to areas of the golf course to the east of Broseley Lane and outwith the site boundaries. The claim was settled via a payment of £45,499.09 under Section 8 of the Act.

In discharging the claim the Coal Authority became aware of a previous claim made against British Coal Corporation in April 1984 in respect of drainage difficulties to a part of the golf course, again, to the east of Broseley Lane. Subsequently, in 1988, British Coal made an offer to reimburse the club in respect of remedial works undertaken by their own contractors. However, the Golf Club only sought reimbursement when submitting the claim of January 1995, at which point the Authority made a payment in the sum of £5,785 as was agreed in 1988.

The Coal Authority holds records of one other claim within the curtilage of Leigh Golf Club. This relates to the Club House and was the subject of a damage notice dated 27 March 1996 in relation to ‘general cracking’. The claim (reference S40234) was discharged via the undertaking of internal repairs to the value of £6,397.63 and a payment in lieu of external repairs in the sum of £6,594.02.

The Authority also holds records of numerous other claims in the locality but outside the curtilage of the Golf Club. Furthermore there may be historic claims made against the former British Coal Corporation or National Coal Board of which the Authority is unaware.

Other than the claims discussed in the foregoing paragraphs of this section, the Coal Authority has no records of any other hazards or damage relating to coal mining.
6 Covenants

A search of the online Land Registry index map shows that the site is covered by Title number CH482395. This Title number also includes other areas outwith the site. The Title Register shows the land to be freehold but does not reveal any previous ownership by The Coal Authority or its predecessors and there are no coal related covenants identified on this title.

7 Future mining

As stated in section 3 of this report, coal mining in the area ceased in 1992. However, reserves of coal remain in the area that, theoretically, could be worked at some time in the future. Notwithstanding, there is no planned future mining in the area and the Coal Authority has not granted a licence (nor has plans to grant a licence) to work this coal. Furthermore, given the current political and industrial climate, mining in the foreseeable future could be considered extremely unlikely.

8 Summary and conclusions

- The site has been affected by several episodes of underground coal mining.
- Movements at the ground surface associated with these episodes of mining will have ceased many years ago.
- Claims in respect of mining subsidence have been made in the locality and subsequently discharged. However the Coal Authority is not aware of damage due to mining subsidence in respect of the site itself.
- Other than deep underground mining discussed in Section 3 of this report, the Coal Authority has no record of any other coal mining related issues affecting the site.
- Reserves of coal exist in the area but the likelihood of mining in the foreseeable future is extremely unlikely.

In light of the above, it is the Authority’s opinion that proposed development of the site should not be affected by coal mining related issues now, or in the future.
Appendix 1 – location plan
Typical villa elevation (Plot 1)

Key

② "Kenyon Gardens":
6 new "villas", contemporary in design but respectful of the existing architecture of Kenyon Hall and The Lodge.

③ Adjacent perimeter woodlands within the ownership of Kenyon Gardens for future protection and maintenance.

④ New access road link to protect the integrity of the one way system and the security of the Golf Club.

⑤ Existing gates to the Golf Club.

‘Kenyon Gardens’
Scheme Proposals

Scale in Metres

0 50 100 200 300 400 500
Appendix 2 – Con29M Non-residential Mining Report
CON29M
Non-Residential Mining Report

LEIGH GOLF CLUB LTD
KENYON HALL
BROSELEY LANE
CULCHETH
WARRINGTON
WA3 4BG

Date of enquiry: 08 April 2016
Date enquiry received: 08 April 2016
Issue date: 08 April 2016

Our reference: 51001132274001
Your reference: HMD-336-2889974
CON29M Non-Residential Mining Report

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.

Client name
GROUNDSURE LIMITED

Enquiry address
LEIGH GOLF CLUB LTD, KENYON HALL, BROSELEY LANE, CULCHETH, WARRINGTON, WA3 4BG

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

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Nottinghamshire
NG18 4RG

www.gov.uk/coalauthority
/in/company/the-coal-authority
/facebook.com/thecoalauthority
/twitter.com/coalaauthoriy

Approximate position of property

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CON29M Non-Residential Mining Report, reference 51001132274001
## Summary

<table>
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<th></th>
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<td>Past underground coal mining</td>
<td>Yes</td>
</tr>
<tr>
<td>Present underground coal mining</td>
<td>No</td>
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<tr>
<td>Future underground coal mining</td>
<td>Yes</td>
</tr>
<tr>
<td>Mine entries</td>
<td>No</td>
</tr>
<tr>
<td>Coal mining geology</td>
<td>No</td>
</tr>
<tr>
<td>Past open cast coal mining</td>
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</tr>
<tr>
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</tr>
<tr>
<td>Future open cast coal mining</td>
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</tr>
<tr>
<td>Coal mining subsidence</td>
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<tr>
<td>Mine gas</td>
<td>No</td>
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<tr>
<td>Hazards related to coal mining</td>
<td>No</td>
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<tr>
<td>Withdrawal of support</td>
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<tr>
<td>Working facilities order</td>
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<tr>
<td>Payments to owners of former copyhold land</td>
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<td>Information from the Cheshire Brine Subsidence Compensation Board</td>
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</table>

### Further recommended reports

- Coal mining subsidence claims 50m buffer report
- Coal mining subsidence claims history

For detailed findings, please go to page 4.
Detailed findings

1. Past underground coal mining
The property is in a surface area that could be affected by underground mining in 4 seams of coal at 870m to 1280m depth, and last worked in 1991.

Any movement in the ground due to coal mining activity should have stopped.

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.

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

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
A damage notice or claim for alleged subsidence damage was made in January 1995 for KENYON HALL GOLF COURSE WINWICK LANE, CROFT, WARRINGTON, CHESHIRE. The claim was settled by repairs to the value of £45,499.09.

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

There are a further 5 claim(s) within 50 metres of the property boundary that do not match the property address. These are shown on the enquiry boundary plot.

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.

If further subsidence damage claims information is required, please visit www.groundstability.com.

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 in an area where a notice to withdraw support was given in 1976.

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.

15. Information from the Cheshire Brine Subsidence Compensation Board
The property lies outside the Cheshire Brine Compensation District.
Additional remarks

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Alternative formats

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Enquiry boundary

Key
Approximate position of enquiry boundary shown

Coal claims

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