# LAND AT WINDMILL VIEW NURSERIES, NETHER HEAGE

## COAL MINING RISK ASSESSMENT
## FOR
## MR ROSS RICHARDSON

**Project Ref:**
EAL.450.25

**Date:**
March 2026

**Prepared for:**
Mr Ross Richardson
Windmill View Nurseries
Spanker Lane
Nether Heage
DE56 2AT

| | | |
|---|---|---|
| Prepared and Authorised by: |  | Phil Devitt MRICS<br>*Director* |
| Date: | March 2026 | |
| Version: | 1.0 | |

Tel: 07531 051197 Email: p.devitt@erda-ltd.co.uk Web: www.erda-ltd.co.uk

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## APPENDICES

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## 1.0 INTRODUCTION

This Desk Based Coal Mining Risk Assessment (CMRA) relates to a potential re-development at the site known as *land at Windmill View Nurseries, Nether Heage* – see **Figure 1** in **Appendix A**.

The CMRA has been prepared to provide information on the following:

- Present a desk-based review of all available information on the coal mining issues that are relevant to the application site.
- Use that information to identify and assess the risks to the proposed development from coal mining legacy, including the cumulative impact of issues.
- Set out appropriate mitigation measures to address the coal mining legacy issues affecting the site, including any necessary remedial works and/or demonstrate how coal mining issues have influenced the proposed development.
- Demonstrate to the Local Planning Authority that the application site is, or can be made, safe and stable to meet the requirements of national planning policy with regard to development on unstable land.

Erda Associates Ltd., were requested by Mr Ross Richardson (hereafter referred to as 'The Client') to undertake a CMRA for the site in order to understand its potential for redevelopment. It is understood that the redevelopment proposal for the site comprises the erection of four residential dwellings with associated private gardens and driveway access. A proposed development plan is included in **Appendix A,** for reference.

## 2.0 SITE LOCATION AND DESCRIPTION

The site is located centrally within the village of Nether Heage and situated within a semi-rural and semi-residential area. The site presently comprises an area of hardcore external yard and grass pasture. Plans showing the site location and site boundary are included in **Appendix A**.

## 3.0 SOURCES OF INFORMATION

Information from the following sources has been used to undertake this CMRA;

- Coal Authority Interactive Mapping Website;
- Coal Authority Consultants Coal Mining Report (Ref: 51003558734001, March 2026) – **Appendix B**;
- BGS Bedrock and Superficial Map 1:50,000 scale Sheet 125;
- BGS Digital Geological Mapping.

## 4.0 FACTUAL INFORMATION

### 4.1 Coal Authority Interactive Mapping Website

Reference to the Coal Authority Interactive Mapping Web Site (accessed 15th March 2026) shows:

- The site is located within an area designated “High Development Risk”. Therefore, a Coal Mining Risk Assessment is required.
- Underground extraction is **not** recorded beneath the site.
- The site is recorded to be within an area of ‘probable unrecorded shallow coal mine workings’.
- The site is recorded to be within an area of past surface extraction.
- A coal seam outcrop trending north to south dissects the western part of the site.
- A mine entry is recorded to the south of the site.

### 4.2 Coal Authority Consultants Coal Mining Report

The Coal Authority Consultants Coal Mining Report obtained for the site is contained in **Appendix B.** The salient findings are detailed below:

**Past Underground Coal Mining –** The site is **not** recorded to be within an area of recorded past underground mining.

**Probable Unrecorded Shallow Workings –** The report confirms that the site is in an area where the Coal Authority believe that shallow unrecorded workings (less than 30.00m depth) may underlie the site.

**Spine Roadways at Shallow Depth –** There are no recorded spine roadways either within, or within 10 metres of the site boundary at shallow depth.

**Mine Entries –** A recorded mine entry (shaft ref: 436350-005) is located approximately 34.00m to the south of the site. The mine entry was reportedly filled in 1971.

**Abandoned Mine Catalogue –** There are at least two abandoned mine catalogue numbers that are recorded to intersect with some or all of the enquiry boundary. However, the Coal Authority states that this does not infer that the workings shown on the abandonment plans will be relevant to the subject site. These most likely relate to the recorded opencast extraction that has historically occurred on site.

**Outcrops –** The Alton seam is recorded to outcrop across the western part of the site The Coal Authority report indicates that this seam is ‘workable’.

**Geological Faults, Fissures and Breaklines –** No faults, fissures or breaklines are recorded beneath the property.

**Opencast Extraction –** The entire site is recorded to be within a former opencast extraction area. The western site boundary is recorded to be in close proximity to the edge of the opencast extraction.

**Coal Authority Managed Tips –** There are no Coal Authority Managed Tips within 500m of the site boundary.

**Site Investigations and Remediated Sites –** There are no previously investigated or remediated sites recorded within 50.00m.

**Subsidence** – A coal claim relating to a separate property is recorded approximately 25.00m to the south-west. No other claims have been made, or damage notices served, in light of subsidence since 31st October 1994.

No requests have been made to execute preventative works under Section 33 of the Coal Mining Subsidence Act 1991.

**Mine Gas –** There are no mine gas emission sites recorded within 500m of the site.

**Mine Water Treatment Schemes –** There are no mine water treatment schemes recorded within 500m of the site.

**Future –** The site is not within a geographical area, for which a licence to extract coal by underground methods is awaiting determination or has been granted by the CA.

The site is not within an area where notice under Section 46 has been given, stating that the land is at risk of subsidence.

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

### 4.3 BGS 1:50,000 Scale Sheet 125 and Digital Online Mapping

Geological information obtained from the British Geological Survey indicates that:

- The bedrock geology comprises the Pennine Lower Coal Measures which is formed of mudstone, siltstone and sandstone.
- Made Ground (infilled excavation) is indicated to be present on site. This relates to the historic opencast extraction.
- The solid geology is recorded to dip approximately 4º to the east.
- The Alton seam is recorded to outcrop approximately within the western portion of the site and is recorded to attain a maximum thickness of 1.40m. This appears to have been the target of historic opencast extraction on site.
- The Belper Lawn seam is recorded to outcrop approximately 130.00m to the west and is recorded to attain a maximum thickness of 1.70m.
- There are no other significant coal seams that are recorded to outcrop that are anticipated to underlie the site at shallow depth (<30.00mbgl).

## 5.0 INTERPRETATION

Based on all of the above information, the following conclusions have been formed:

- The Alton seam is estimated to underlie the site at shallow depth (<5.00mbgl).
- The Belper Lawn seam is anticipated to underlie the site between 9.00m and 16.00mbgl.
- There are no other significant seams in the stratigraphic sequence that are anticipated to underlie the site at less than 30.00mbgl.

Based on the above, it is considered most likely that historic opencast extraction was likely targeted at the Alton seam. Deep made ground associated with the opencast extraction is likely to be present beneath the site and this will pose an implication for foundation design. It is also possible that high walls associated with the historic opencast extraction may be present beneath the site (particularly towards the western boundary). Buried highwalls also pose a potential risk of differential settlement.

In addition, it is considered that there is potentially insufficient rock cover above the Belper Lawn seam should this have been extracted previously. In addition, it is considered that the presence of the overlying opencast extraction will have significantly reduced the amount of rock cover above the Belper Lawn seam. Therefore, the risk of instability of potential unrecorded mine workings in the Belper Lawn seam is considered to be moderate.

No mine gas emission sites have been recorded within the wider local area. A moderate risk of potential shallow unrecorded mine workings has been identified. At this stage, it is considered that the risk of mine gas is low, but will require further assessment as a precaution.

The recorded mine entry to the south of the site is situated at least 34.00m away from the site. As such this is not considered to pose a risk to the proposed development due to distance.

## 6.0 RISK ASSESSMENT

The table below summarises the potential risks associated with mining legacy for the proposed development site, identified from the sources identified above.

| Coal Mining Issue | Yes / No | Risk Assessment |
|---|---|---|
| Underground mining (recorded at shallow depths) | No | Very low risk. |
| Underground mining (unrecorded probable at shallow depths) | Yes | Moderate risk of unrecorded extraction in the Belper Lawn seam – may be reduced to very low by following the recommendations contained in Section 7.0. |
| Recorded Mine entries (shafts and adits) | Yes | Very low risk -recorded mine entry is considered to be at sufficient distance from the proposed development area. |
| Unrecorded Mine entries (shafts and adits) | Yes | Low risk – may be reduced by following the recommendations in Section 7.0. |
| Mining geology (fissures) | No | Very low risk. |
| Mine gas emissions | Yes | Low risk – may be reduced by following the recommendations in Section 7.0. |
| Surface mining (opencast workings) | Yes | High risk - may be reduced by following the recommendations in Section 7.0. |
| Spontaneous Combustion in shallow seams | No | Alton seam will have been removed by opencast extraction. |

## 7.0 MITIGATION STRATEGY

There is a potential high risk of differential settlement/instability from the recorded opencast workings due to the presence of deep made ground/potential buried high walls. It is recommended that further investigation is undertaken to assess these risks further and so that foundation designs can be developed to mitigate these risks accordingly.

There is a moderate risk of unrecorded shallow mine workings in the Belper Lawn seam beneath the site. At this stage, it is recommended that a programme of rotary probe drilling is undertaken at the site in order to confirm that shallow unrecorded mine workings are not present beneath the property. The recommended probe drilling will also allow an assessment to be made with regard to recorded opencast extraction on site targeted at the Alton seam.

It is considered that there is a low risk of potential mine gas to the proposed development. Therefore, it is recommended that gas monitoring is undertaken throughout the recommended probe drilling to asses this further.

As a precaution, it is recommended that a watching brief for unrecorded mine entries/bell pits is maintained during the site enabling works (site strip) and foundation excavations. Should any suspected anomalous features be encountered, then further assessment and investigation will be required. Please note that due to the presence of deep made ground, the identification of unrecorded mine entries beneath the site may not be possible.

It is considered that there is potentially a suitable standoff from the from the recorded mine entry for this not to pose a significant risk.

No other significant risks with regard to potential mining legacy have been identified at the site.

## 8.0 CONCLUSION

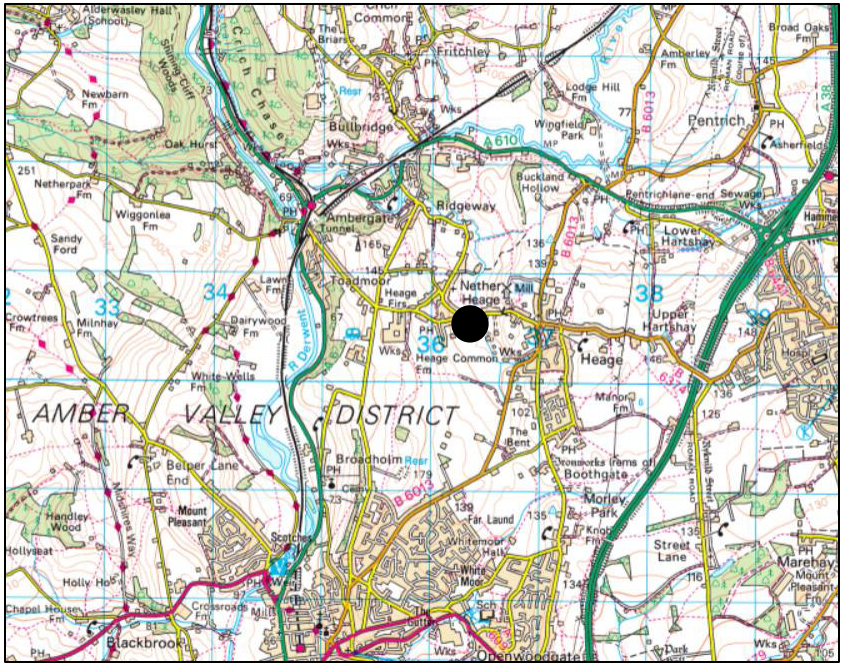
There is a high risk of future surface instability/settlement from deep made ground/potential buried high walls associated with the former opencast extraction on site. A moderate risk of potential shallow unrecorded mine workings targeted at the Belper Lawn seam has also been identified. As such further investigation is recommended to assess these risks further.

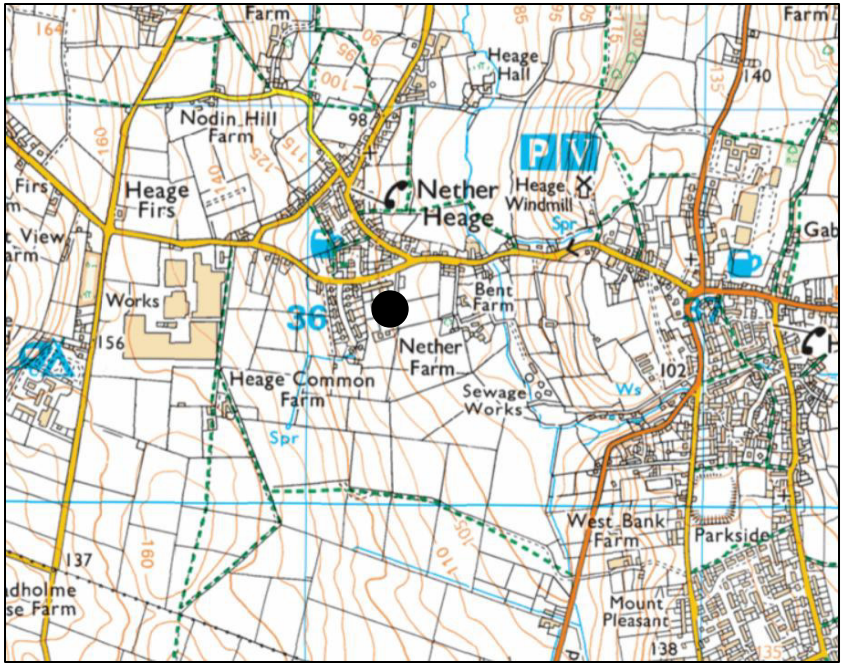
A low risk of mine gas emissions has been identified. It is recommended that further monitoring is undertaken during the recommended probe drilling investigation to asses this risk further.

It is recommended that a watching brief for unrecorded mine entries/bell pits is maintained during the site enabling works (site strip) and foundation excavations. Should any suspected anomalous features be encountered, then further assessment and investigation will be required. Please note that due to the presence of deep made ground, the identification of unrecorded mine entries beneath the site may not be possible.

Providing the above recommendations are adhered to, it is considered that the site can be suitable for redevelopment. The above recommendations with regard further investigation can be secured by the imposition of an appropriate planning condition when full planning permission is granted for the subject property. The above recommendations should not supersede the granting of permission in principle or similar.

# Appendix A




KEY:

● Approximate Site Location

DO NOT SCALE

Erda Associates ltd

TITLE:

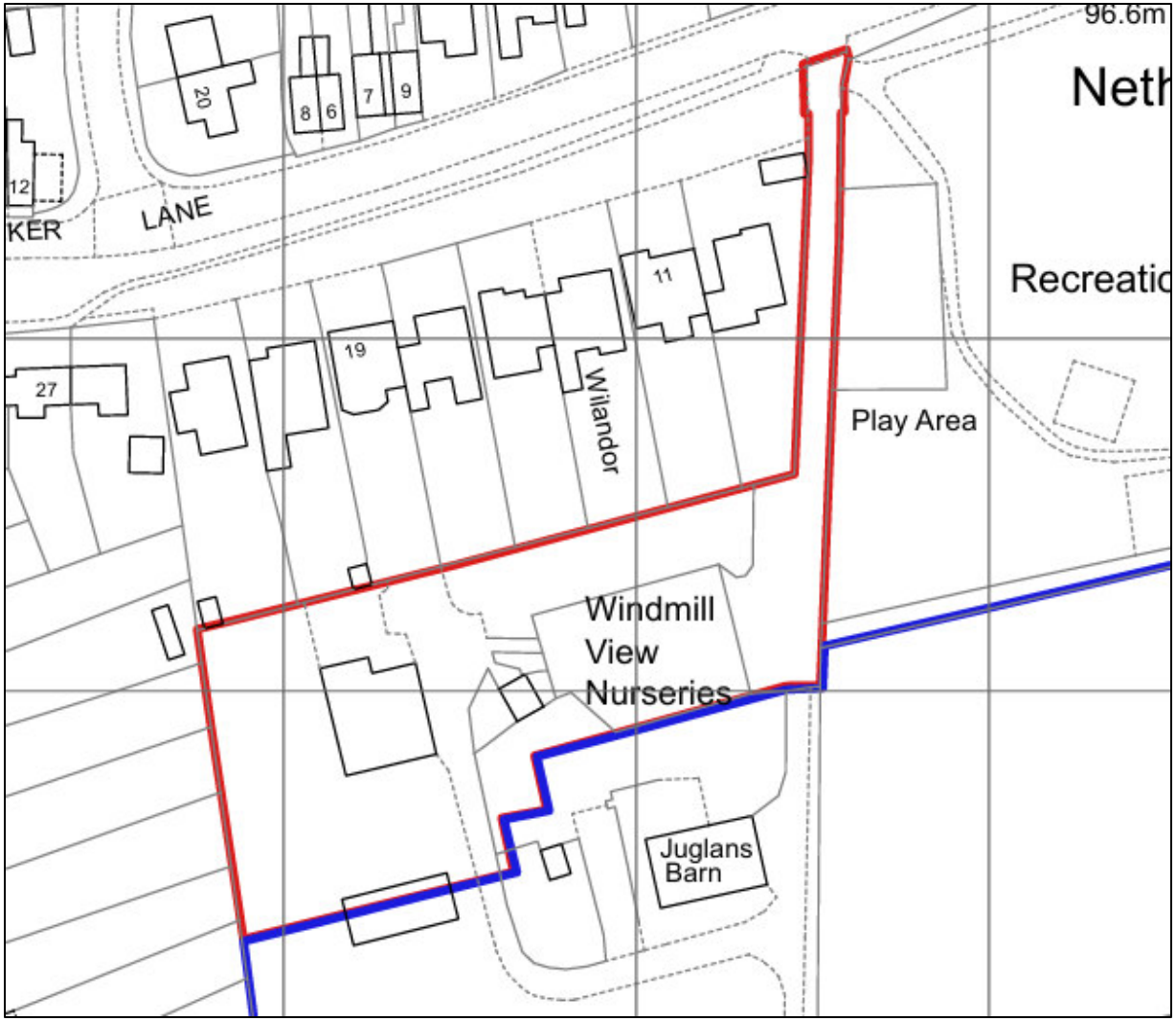
Site Location Plan

PROJECT:

Land At Windmill View Nurseries

| PROJECT No: | DATE: |
|---|---|
| EAL.450.25 | 03/2026 |

| SCALE : | DRAWN : | DWG No: |
|---|---|---|
| NTS | PD | Figure 1 |




KEY:

Site Boundary

DO NOT SCALE

Verda Associates ltd

TITLE:

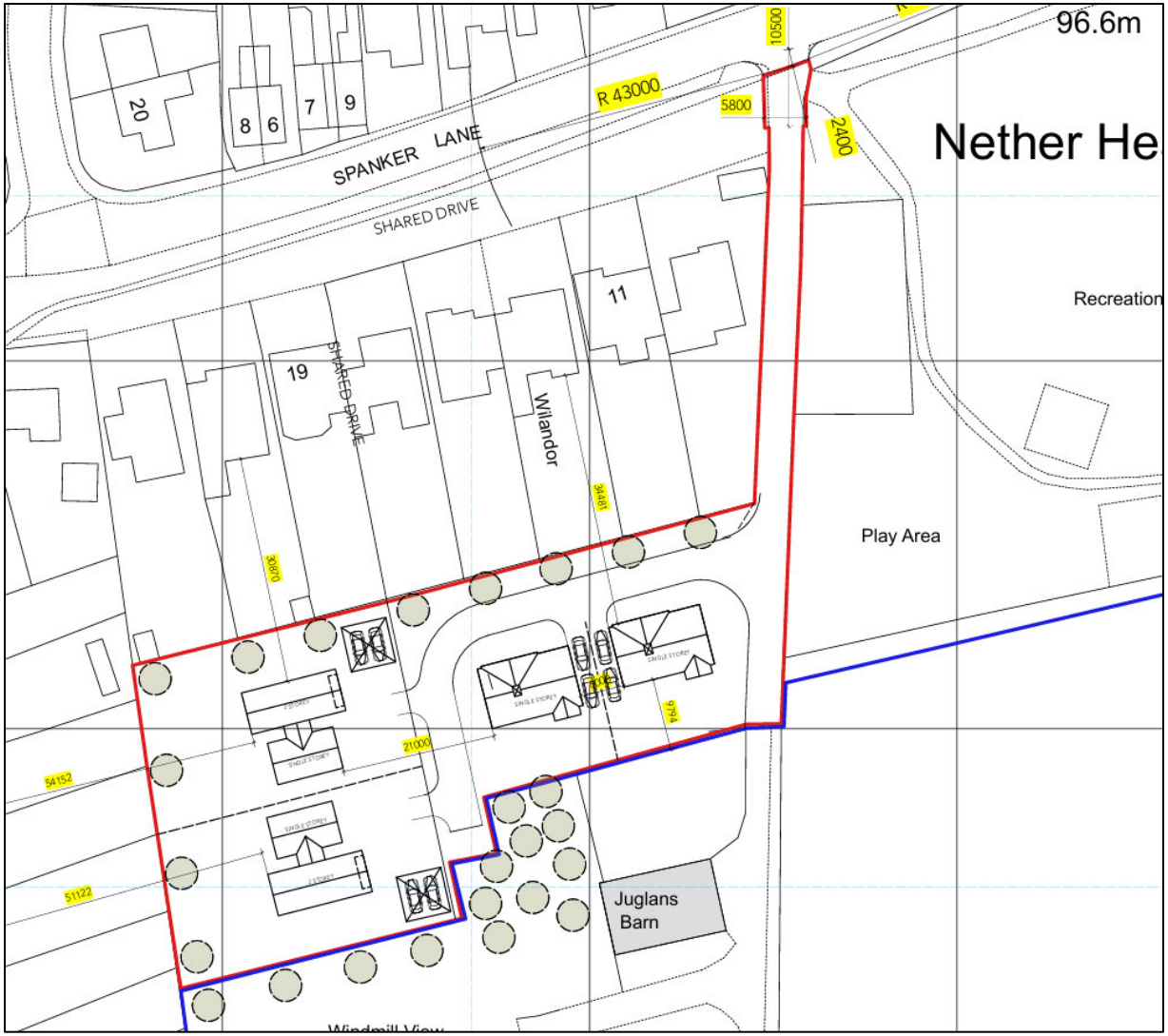
Site Layout

PROJECT:

Land At Windmill View Nurseries

| PROJECT No: | DATE: |
|---|---|
| EAL.450.25 | 03/2026 |

| SCALE : | DRAWN : | DWG No: |
|---|---|---|
| NTS | PD | Figure 2 |




KEY:

DO NOT SCALE

Verda Associates ltd

TITLE:

Development Proposal

PROJECT:

Land At Windmill View Nurseries

| PROJECT No: | DATE: |
|---|---|
| EAL.450.25 | 03/2026 |

| SCALE : | DRAWN : | DWG No: |
|---|---|---|
| NTS | PD | Figure 3 |

# Appendix B

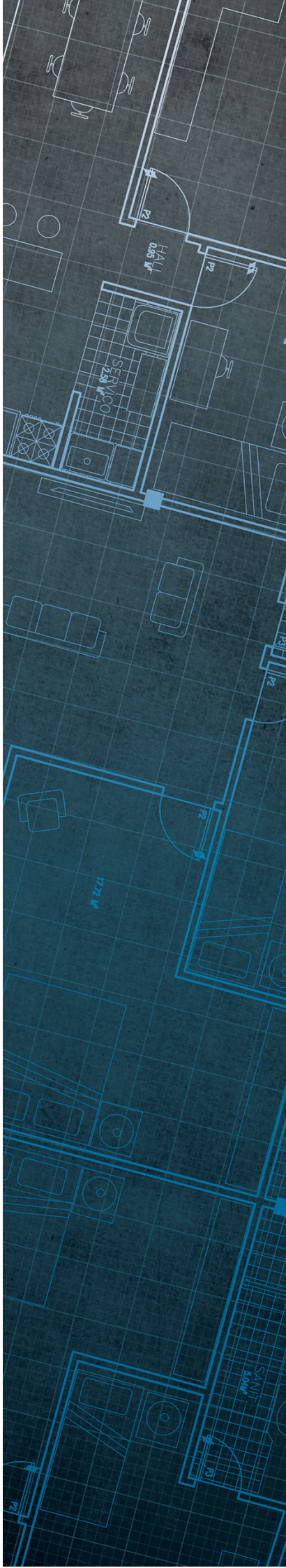
The Coal Authority

# Consultants

## Coal Mining Report

Windmill View Nurseries
Spanker Lane
Nether Heage
Belper
Derbyshire
DE56 2AW

| | |
|---|---|
| Date of enquiry: | **15 March 2026** |
| Date enquiry received: | **15 March 2026** |
| Issue date: | **15 March 2026** |
| Our reference: | **51003558734001** |
| Your reference: | **EAL.450.25** |



# Consultants

# Coal Mining Report

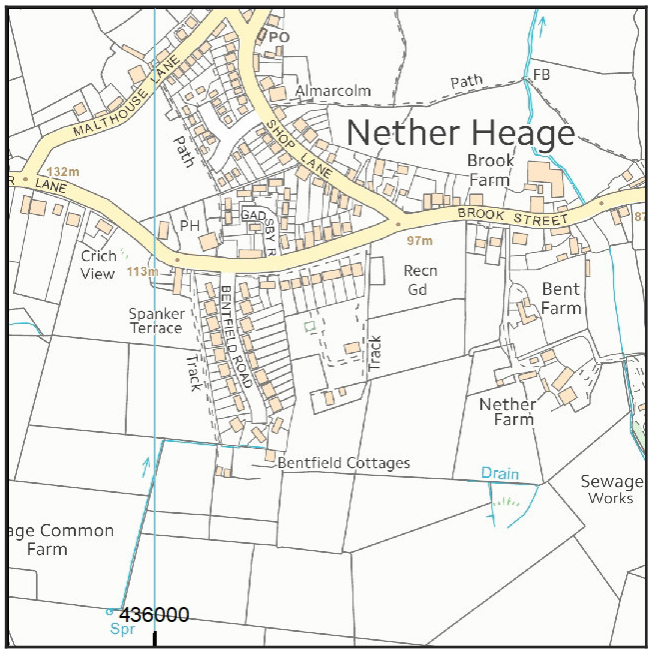
This report is based on and limited to the records held by the Coal Authority at the time the report was produced.

**Client name**

Philip Devitt

**Enquiry address**

Windmill View Nurseries
Spanker Lane
Nether Heage
Belper
Derbyshire
DE56 2AW




Approximate position of property

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**How to contact us**

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

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

reports@miningremediation.gov.uk

# Section 1 – Mining activity and geology

### Past underground mining
No past mining recorded.

### Probable unrecorded shallow workings
Yes.

### Spine roadways at shallow depth
No spine roadway recorded at shallow depth.

### Mine entries

| Entry type | Reference | Grid reference | Treatment description | Mineral | Conveyancing details |
|---|---|---|---|---|---|
| Shaft | 436350-005 | 436224 350467 | was filled in 1971. | Coal | |

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

| | | |
|---|---|---|
| EM138OC | 6623 | |

For assistance in identifying the specific abandoned mine plans relevant to your requirements, **please contact us at InformationManagers@MiningRemediation.gov.uk**.

### Outcrops

| Seam name | Mineral | Seam workable | Distance to outcrop (m) | Direction to outcrop | Bearing of outcrop |
|---|---|---|---|---|---|
| ALTON | Coal | Yes | Within | N/A | 159 |

### 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.

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# 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

There is a claim within 50 metres of the property boundary that does not match the property address.  This is shown on the enquiry boundary plot.

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.

If further subsidence damage claims information is required, please visit www.miningremediation.co.uk.

See Section 4 for further information.

### Mine gas

None recorded within 500 metres of the enquiry boundary.

### Mine water treatment schemes

None recorded within 500 metres of the enquiry boundary.

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# 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.

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# Section 4 – Further information

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

### Future development

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 specialist engineering practice required for former mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or coal mines without first obtaining the permission of the Coal Authority.

**MINE GAS:** Please note, if there are no recorded instances of mine gas within 500m of the enquiry boundary, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded. Developers should be aware that the investigation of coal seams, mine workings or mine entries may have the potential to generate and/or displace underground gases. Associated risks both to the development site and any neighbouring land or properties should be fully considered when undertaking any ground works. The need for effective measures to prevent gases migrating onto any land or into any properties, either during investigation or remediation work, or after development must also be assessed and properly addressed. In these instances, the Coal Authority recommends that a more detailed Gas Risk Assessment is undertaken by a competent assessor.

### Coal mining subsidence

The site is within an area of previous interest. It is close to where the Coal Authority or licensed mine operator has investigated and where necessary remediated issues relating to coal mining subsidence.

The site requires further investigation and may influence your risk assessment. We recommend that you order the appropriate **Coal Authority Subsidence Claims Report**, which will include more information about the hazard.

**For further information on specific site or ground investigations in relation to any issues raised in Section 4, please email us at reports@miningremediation.gov.uk.**

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# 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 **email us at reports@miningremediation.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.

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### 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. Please note, if there are no recorded instances of mine gas reported, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded.

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### 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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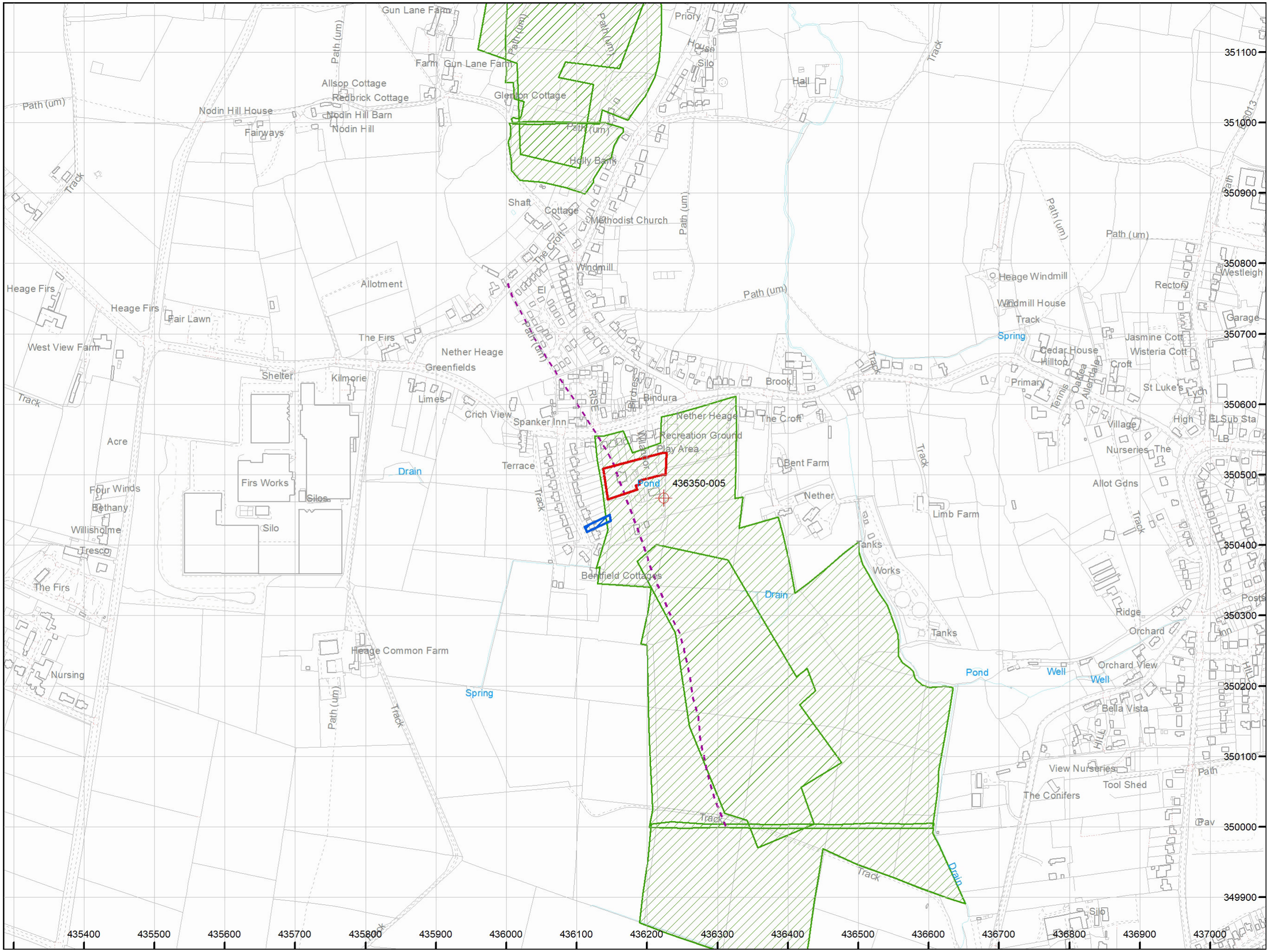
# Summary of findings

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The map highlights any specific surface or subsurface features within or near to the boundary of the site.

## Key

- Approximate position of the enquiry boundary shown
- Disused mine shaft
- Outcrop (Conjectured)
- Unlicensed opencast site
- Coal claim




**How to contact us**
0345 762 6848 (UK)
+44 (0)1623 637 000 (International)
reports@miningremediation.gov.uk