REAR 34 HIGH STREET, RIDDINGS

COAL MINING RISK ASSESSMENT FOR MR CHRIS KNIGHT

Project Ref:
EAL.230.26

Date:
October 2026

Prepared for:
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Prepared and Authorised by:		Phil Devitt MRICS *Director*
Date:	October 2026	
Version:	1.0	

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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 *Rear 34 High Street, Riddings* – 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 Chris knight (hereafter referred to as 'The Client') to undertake a CMRA for the site in order to understand its potential for a proposed development. It is understood that the client proposes to construct small residential bungalow dwelling with associated private garden. A proposed development plan is included in **Appendix A**.

2.0 SITE LOCATION AND DESCRIPTION

The site is situated within the village of Riddings, approximately 2km south-southwest of Alfreton town centre. The site is centred at National Grid Reference SK 42921 52419 (442921, 352419). The site presently comprises a square shaped parcel of vacant grass scrub land. 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: 51003597407001, October 2026) – **Appendix B**;
- BGS Bedrock and Superficial Map 1:10,000 scale Sheet SK 45 SW;
- 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 1st October 2026) shows:

- The site is located within an area designated “High Development Risk”, and therefore requires a CMRA to be formed.
- Historic underground extraction is recorded directly beneath the site.
- The site is recorded to be within an area at risk from ‘probable unrecorded shallow coal mine workings’.
- The site is **not** recorded to be within an area of former opencast extraction.
- **No** coal outcrops are recorded either on or in close proximity to the site.
- **No** mine entries are recorded to be present either on site or in close proximity.

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 – Past underground mining is recorded in two coal seams located beneath the property. The shallowest recorded workings were targeted in the Low Main/Thorncliffe seam situated some 62.00mbgl beneath the site. The workings had a total extraction thickness of 1.22m and were last mined in 1900.

Probable Unrecorded Shallow Workings – The site is within an area where the coal authority believes that shallow 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 is situated some 70m to the south-west of the site. It is not known if this feature has ever been treated/remediated. No other mine entries are recorded within 100m of the site.

Abandoned Mine Catalogue – There are at least nine 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 underground mine workings beneath the site. Mine abandonment plans have not been reviewed at this preliminary stage.

Outcrops – No outcrops that are considered likely to underlie the site are recorded within 50m.

Geological Faults, Fissures and Breaklines – No faults fissures or breaklines are recorded on site.

Opencast Extraction – Historic opencast extraction is not recorded on site.

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 records relating to previously investigated or remediated sites within 50m of the site boundary.

Subsidence – No claims or damage notices have been 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 boundary.

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

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 1:10,000 Scale Sheet SK 45 SW and Digital Online Mapping

Geological information obtained from the British Geological Survey indicates that:

- The bedrock geology comprises the Pennine Lower Coal Measures Formation, which is of Carboniferous age.
- Superficial deposits are not indicated to be present.
- Made ground is not recorded to underlie the site.
- Based on BGS mapping, the solid geology is estimated to dip approximately 10º to the east.
- The Tupton seam (Low Main) is recorded to outcrop approximately 120m to the west. The Tupton seam is recorded to be up to 1.20m in thickness.
- A nearby fault makes interpretation of the remaining sequence from outcrops problematic. However based on the general vertical section on BGS mapping, the Threequarters seam is anticipated to underlie the Tupton seam by approximately 4.00m. The Threequarters seam is recorded to be up to 0.70m in thickness.
- Based on the BGS vertical section on BGS mapping, the Yard seam is anticipated to underlie Threequarters seam by approximately 30.00m. The Yard seam is recorded to be approximately 0.91m in thickness
- No other coal seams of a significant extraction thickness 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 Tupton seam is estimated to underlie the site between 21.00m and 24.00m. It is noted that the Coal Authority report indicates that recorded workings in the Tupton (Low Main seam) are located 62.00mbgl which does not corroborate with BGS mapping.
- The Threequarters seam is anticipated to underlie the sit between 26.00m and 29.00mbgl.
- The Yard seam is anticipated to underlie the site between 57.00m and 60.00mbgl.
- There are no other coal seams of significant thickness in the stratigraphic sequence that are anticipated to underlie the site at less than 30.00mbgl.

Based on the above, it is not certain if the Tupton (Low Main) seam will be present at 21.00mbgl or 62.00mbgl. In the absence of further data it is considered most likely that the Coal Authority records relating to recorded mining will be the most accurate. As such it is considered that the Tupton (Low Main) seam will have sufficient rock cover to ensure future surface stability. Similarly the Threequarters and Yard seams are considered to be at sufficient depth to not pose a risk of future instability to the site. Based on the above, the risk of future instability from shallow unrecorded mine workings is considered to be low.

No recorded mine entries are indicated either on or in close proximity to the site. However, this does not preclude a risk of unrecorded mine entries/bell pits being present on site. The risk of unrecorded mine entries is currently considered to be low.

No mine gas emission sites are recorded within 500m of the site. Although the site lies within an area identified by the Coal Authority as having the potential for shallow unrecorded workings, there is no evidence from the desk study to indicate an elevated risk of mine gas. Consequently, the preliminary mine gas risk is considered to be low.

No coal seams are anticipated to be encountered within typical foundation depths. A such the risk of spontaneous combustion is assessed as being low, at this stage. However, a precautionary approach should be adopted.

6.0 RISK ASSESSMENT

In summary, the principal coal mining risks affecting the site relate to the potential uncertainty surrounding the depth the Tupton (Low Main) seam beneath the site.

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
Recorded underground mining	Yes	Very low risk due to estimated substantial rock cover above the Tupton (Low Main) seam assuming Coal Authority mining records are correct – may be reduced further by following the recommendations in Section 7.0.
Underground mining (unrecorded probable at shallow depths)	Yes	Low risk – based on BGS mapping the Tupton (Low Mian) seam could be present at 21.00mbgl although Coal Authority records indicate it is much deeper – may be reduced further by following the recommendations in Section 7.0.
Recorded Mine entries (shafts and adits)	No	Very low risk.
Unrecorded Mine entries (shafts and adits)	Yes	Low risk – may be reduced further by following the recommendations in Section 7.0.
Mine gas emissions	Yes	Low risk – may be reduced further by following the recommendations in Section 7.0.
Surface mining (opencast workings)	No	Very low risk.
Spontaneous Combustion in shallow seams	Yes	Low risk – may be reduced further by following the recommendations in Section 7.0.

7.0 MITIGATION STRATEGY

This assessment has identified a very low to low risk of instability from mining legacy beneath the site. Therefore, it would be prudent to undertake a rotary probe drilling investigation in order to determine if shallow seams exist beneath the property. Where possible, these works should be combined with a contaminated land and geotechnical investigation to maximise cost efficiency. Providing that no shallow mine workings are encountered, the risk of surface instability from unrecorded mine workings can be reduced to very low.

Although no mine gas emission sites are recorded within 500m, the presence of probable shallow workings justifies screening for ground gases during the intrusive investigation.

There is a low risk of unrecorded mine entries/bell pits being present on site. However, this can be reduced to negligible by undertaking a watching brief during all groundworks (e.g. site strip) and foundation excavations for anomalous features which may be indicative of unrecorded mine entries.

A precautionary approach with regard to spontaneous combustion is recommended. A minimum 0.50m clay cover should be maintained between the base of foundations and the top of any coal seam. Where this is not possible, foundations should be deepened through the seam to bear on the underlying strata.

8.0 CONCLUSION

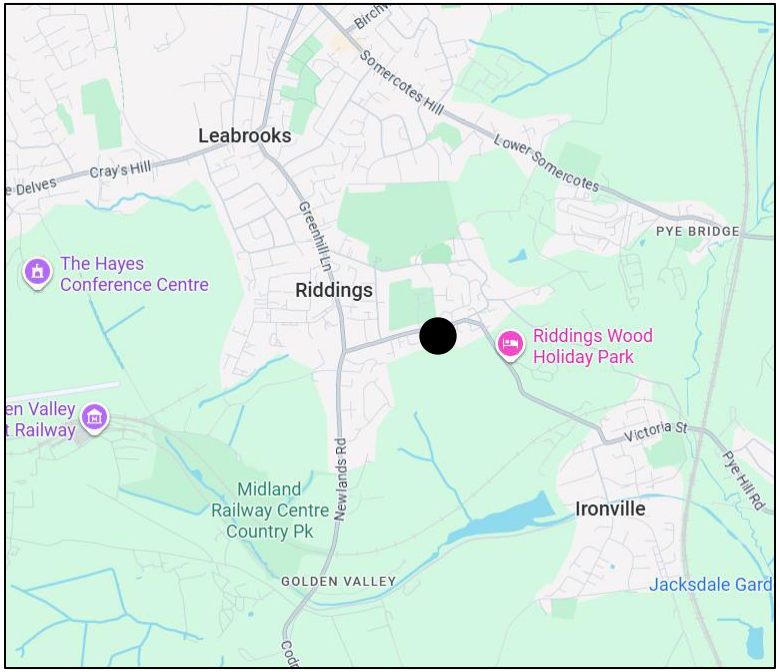
This risk assessment has shown that there is a very low to low risk of time independent surface instability from potential mining legacy beneath the site. Whilst the desk study indicates that the overall coal mining risk is low, uncertainties remain regarding the depth of the Tupton (Low Main) seam. Therefore, it is recommended that a programme of rotary probe drilling is undertaken in order to further investigate the potential risks from shallow unrecorded mine workings. Gas monitoring should be undertaken throughout the recommended probe drilling in order to further assess the risk of mine gas.

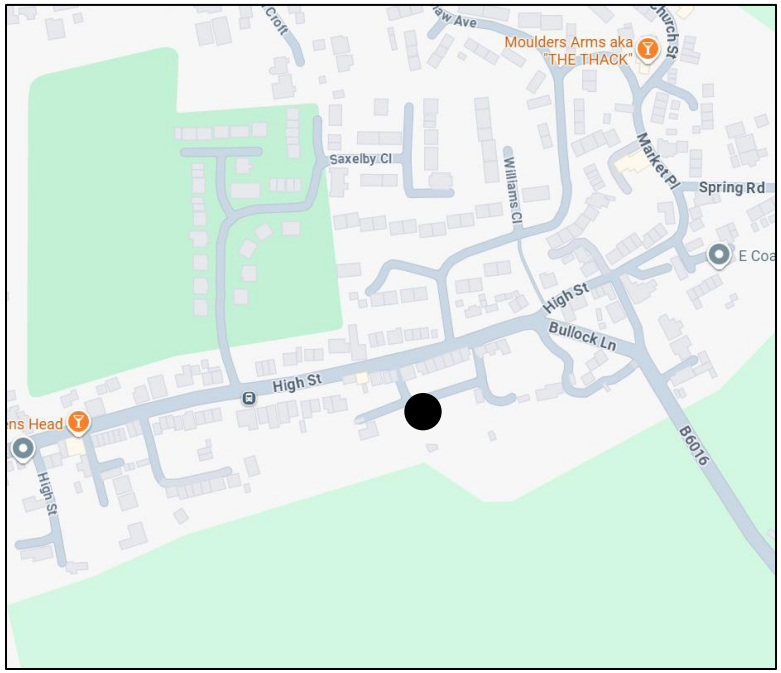
The risk of unrecorded mine entries/bell pits is assessed as being low, however, a watching brief for anomalous features should be maintained during any groundworks and foundation excavations as a precaution. Further assessment will be required if any suspected mine entries are encountered.

A precautionary approach with regard to the risk of potential spontaneous combustion should also be adopted.

Providing the above recommendations are adhered to, it is considered that the site can potentially be suitable for redevelopment. The above recommendations with regard to further investigation can be secured by the imposition of an appropriate 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





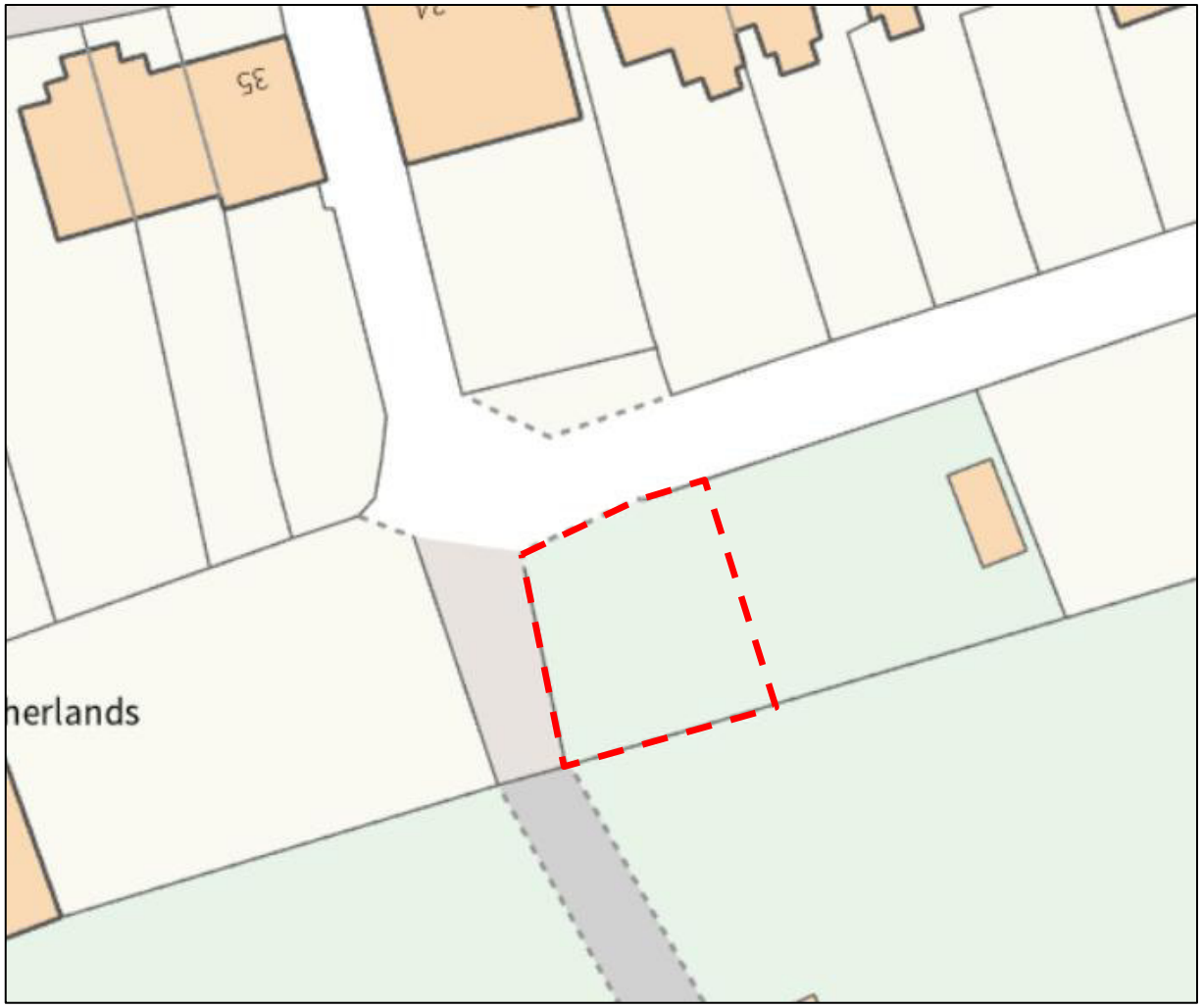
KEY:

● Approximate Site Location

DO NOT SCALE

Erda Associates ltd

TITLE: Site Location Plan		
PROJECT: Rear 34 High Street, Riddings		
PROJECT No: EAL.230.26	DATE: 10/2026	
SCALE : NTS	DRAWN : PD	DWG No: Figure 1



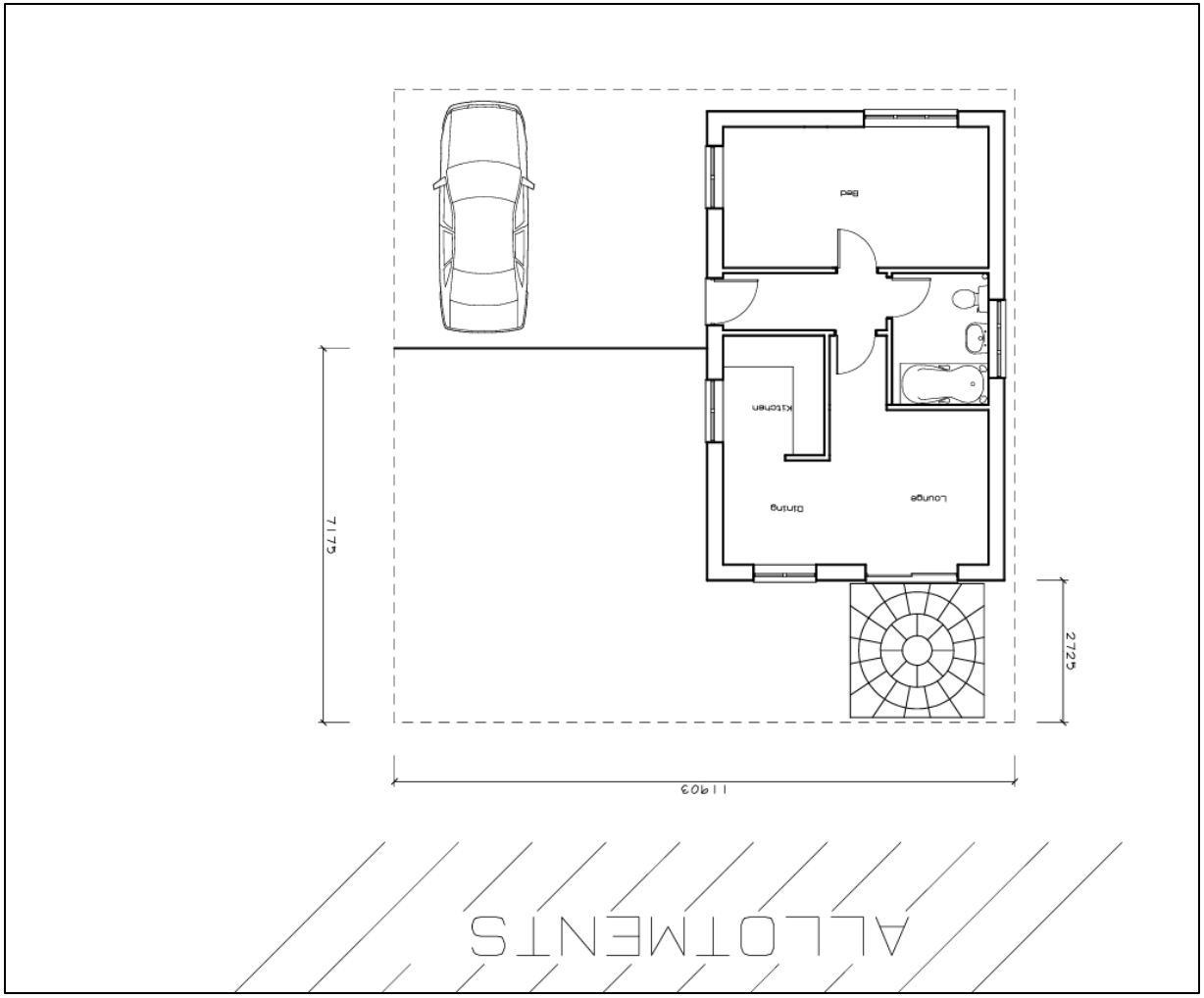
KEY:

Site Boundary

DO NOT SCALE

Verda Associates ltd

TITLE: Site Layout		
PROJECT: Rear 34 High Street, Riddings		
PROJECT No: EAL.230.26	DATE: 10/2026	
SCALE : NTS	DRAWN : PD	DWG No: Figure 2



KEY:

DO NOT SCALE

Verda Associates ltd

TITLE:
Development Proposal

PROJECT:
Rear 34 High Street, Riddings

PROJECT No:	DATE:
EAL.230.26	10/2026

SCALE :	DRAWN :	DWG No:
NTS	PD	Figure 3

Appendix B

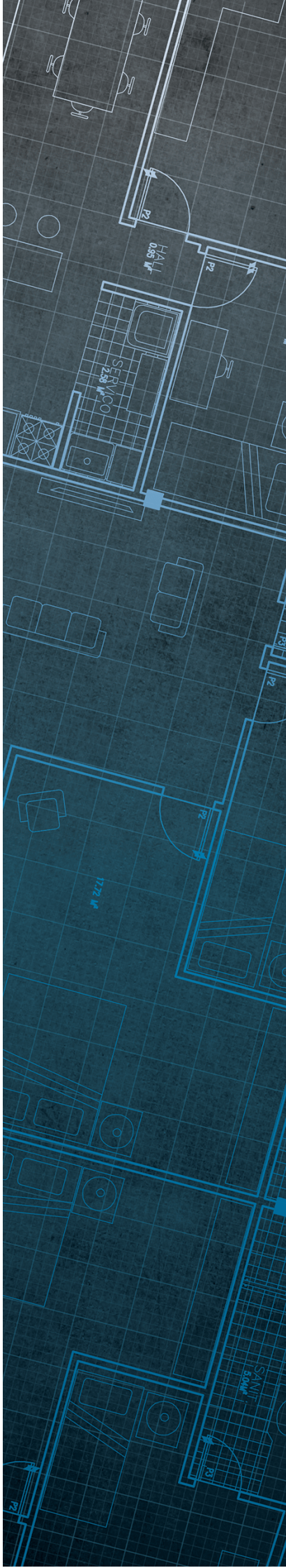
The Coal Authority

Consultants

Coal Mining Report

Rear Of
34 High Street
Riddings
Alfreton
Derbyshire
DE55 4BN

Date of enquiry:	**1 October 2026**
Date enquiry received:	**1 October 2026**
Issue date:	**1 October 2026**
Our reference:	**51003597407001**
Your reference:	**EAL.230.26**



Consultants
Coal Mining Report

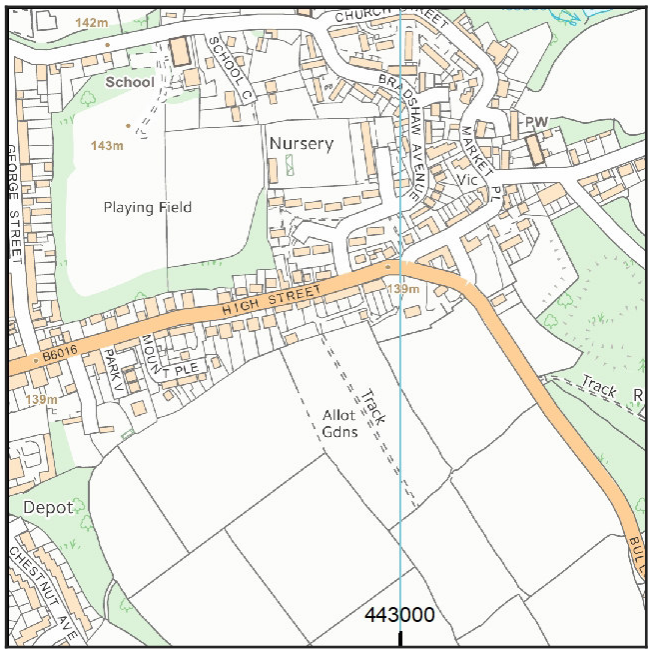
This report is based on and limited to the records held by the Coal Authority at the time the report was produced.

Client name

Philip Devitt

Enquiry address

Rear Of
34 High Street
Riddings
Alfreton
Derbyshire
DE55 4BN



Approximate position of property

Map data

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NG18 4RG

reports@miningremediation.gov.uk

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
RIDDINGS AREA	LOW MAIN/THORNCLIFFE	Coal	4WO5	62	Beneath Property	4.7	East	122	1900
NEW DEEPS	KILBURN	Coal	4WOC	184	Beneath Property	8.0	East	74	1900

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	442352-018	442887 352351	Treatment details unknown.*	Coal	

*For your information, before the coal industry was nationalised in 1947, there was no requirement for a mine operator to record mine entry treatment details when a mine was abandoned. Therefore, it is not unusual for us to have no treatment details for many of the 176,000 recorded mine entries on our database. Despite this lack of information, please be assured that the fact we have no treatment recorded does not necessarily mean that the mine entry was left untreated when abandoned.

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Abandoned mine plan catalogue numbers

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

16764	EM844	EM52
16192	2181	16768
PO0	1609	16191

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

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

Outcrops

No outcrops recorded.

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
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.

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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.

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 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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The Coal Authority

Summary of findings

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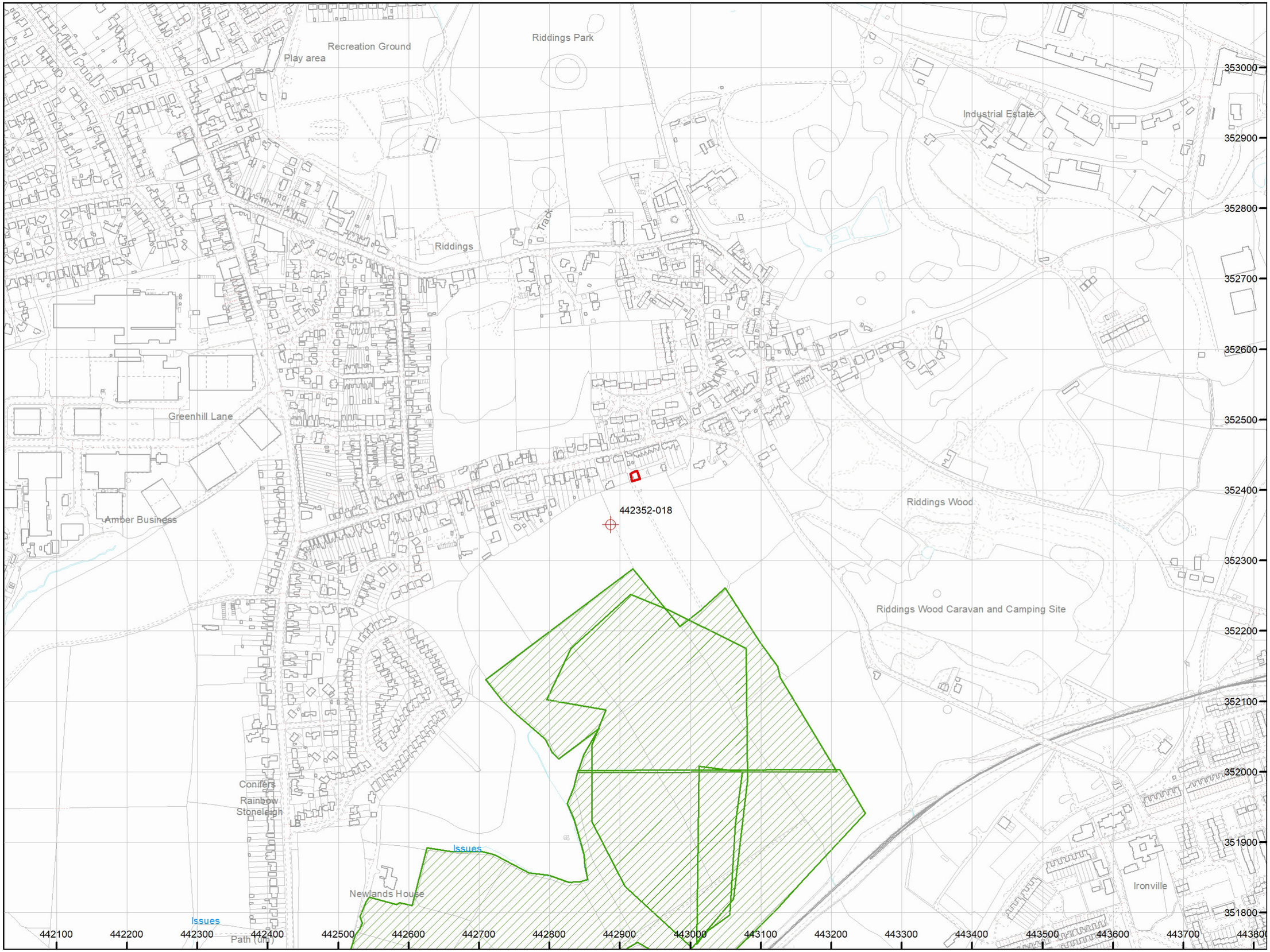
The map highlights any specific surface or subsurface features within or near to the boundary of the site.

Key

Approximate position of the enquiry boundary shown

Disused mine shaft

Unlicensed opencast site



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