Cheshire Brine
Subsidence Compensation Board

Cheshire Salt Search

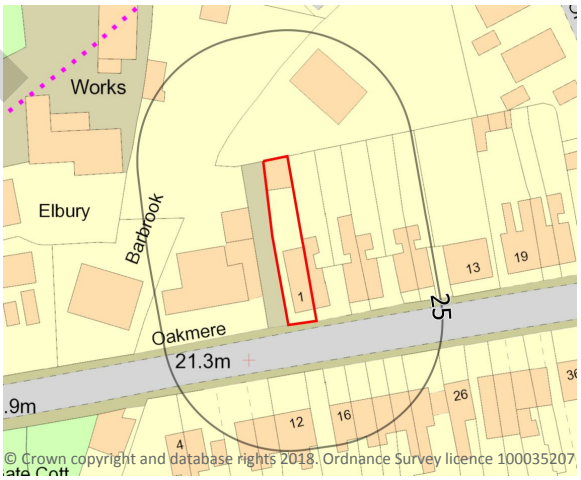
Specimen Address, Specimen Town

Search Results Summary

Compensation District	Identified
Consultation Area	Identified
Notice of Damage	Identified
Commuted Claims	No
Future Claims Cover	Yes
Well/Shaft	No
Historical Salt Mining	Identified
Within GS7 Planning Policy	Identified
Active Salt Mining	No

This report is based on and limited to the records held by the Cheshire Brine Subsidence Compensation Board (CBSCB) in relation to this property and its environs, at the date of the search.

It is important to be fully informed of all risks associated with a property before completing your purchase.



This report relates to the area of land shown on the plan above and is based on the location and address details identified by the customer in the procurement process (Note 1).

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Grid reference: 367093 375132
Reference: Sample
Your reference: Sample
Date: 23 May 2018

For any Brine subsidence queries please contact the CBSCB:

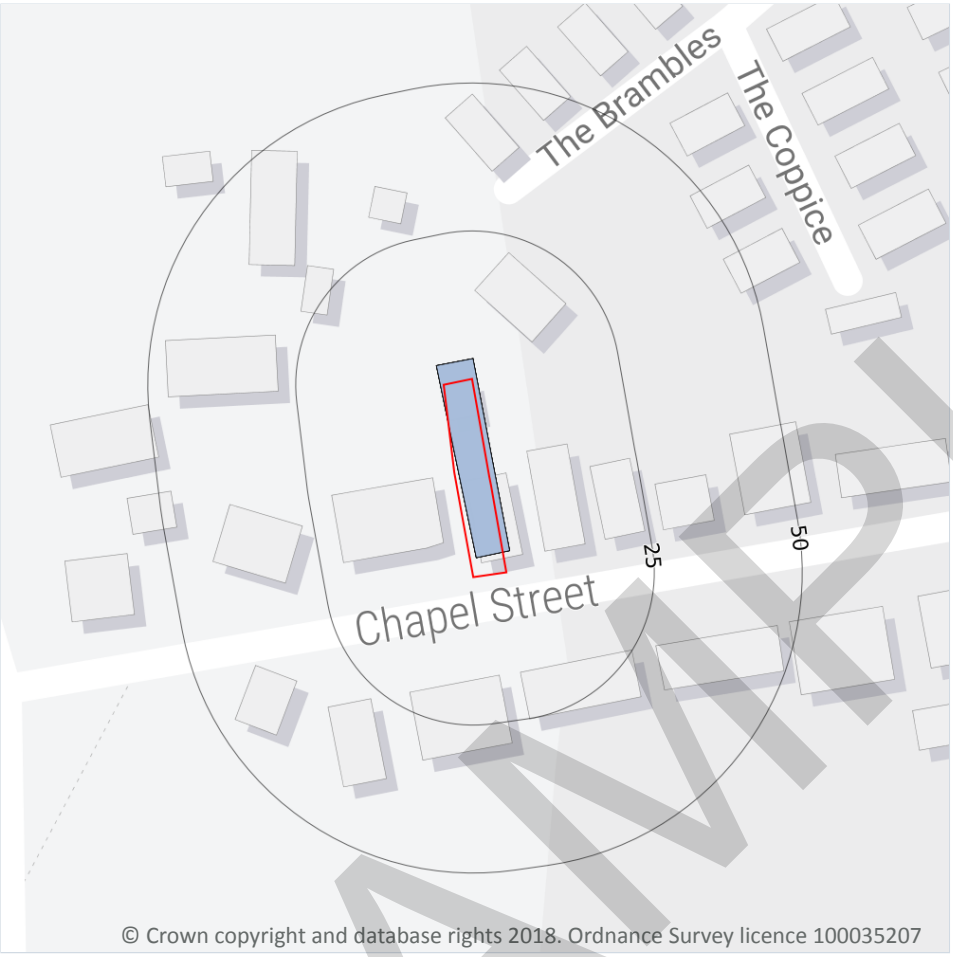
01782 276859
info@cheshirebrine.com

For all other queries and assistance please contact Groundsure:

0844 415 9000
info@groundsure.com

Groundsure
LOCATION INTELLIGENCE

Search results



Site Outline

-125-
-250- Search buffers in metres (m)

Prescribed notice of damage

Area of weakness

Lines of weakness

Points of weakness

Shafts and wells

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Cheshire Salt Search

This report is based on and limited to the records held by the Cheshire Brine Subsidence Compensation Board (CBSCB) in relation to this property and its environs, at the date of the search.

1. Is the property situated within the Compensation District?

The property is situated within the Cheshire Brine Subsidence Compensation District as prescribed by the First Schedule to the Cheshire Brine Pumping (Compensation for Subsidence) Act, 1952 (see note 2).

2. Is the property within a Consultation Area prescribed by the Cheshire Brine Subsidence Compensation Board under the provisions of section 38(1) of the 1952 Act?

The property is within a Consultation Area prescribed by the Cheshire Brine Subsidence Compensation Board (the Board) under the provisions of Section 38(1) of the 1952 Act. There is a statutory obligation to consult the

Board with regard to development involving new foundations within these areas. Consultation with the Board is required by both the Local Authority Planning Authority and/or by Building Control Approved Inspectors. As part of the development proposals, a suitable risk assessment should also be prepared for submission and consideration by the Board.

3. Has any prescribed Notice of Damage been filed in respect of the property since 08 January 1959 and, if so, was the claim accepted and, if so, how was the claim discharged?

Prescribed Notice of Damage No. 98545 was filed in relation to the property, or part thereof, on the 10/10/61. An inspection of the property revealed evidence of damage through subsidence due to brine pumping and the resultant claim was discharged by payment of compensation.

PNOD Number	PNOD Date	Claim Accepted	Claim Date
98545 (Sample ref)	10/10/1961	Accepted	22/5/1989

4. Have any claims in respect of the property been commuted by a once and for all payment of compensation?

There has been no commutation of claims in connection with the property.

The relevant database has been searched and no data has been found. These findings are not of concern and no further action is recommended. This data is supplied by the Environment Agency.

5. Would the compensation provisions of the 1952 and 1964 Acts apply should the property be affected at some future date by subsidence due to brine pumping?

If claims in respect of the property have not been commuted, then should the property suffer damage at some future date through subsidence due to brine pumping, the compensation provisions of the Cheshire Brine Pumping (Compensation for Subsidence) Acts 1952 and 1964 would be expected to apply to the property(see note 6).

6. Is there an historic brine well/shaft located within, or within 20m of the property?

There are no historic brine well/shaft located within, or within 20m of the property (see note 7).

The relevant database has been searched and no data has been found. These findings are not of concern and no further action is recommended. This data is supplied by the Environment Agency.

7. Is there a recorded line of weakness, relating to historic brine pumping or natural dissolution, within 50m of the property?

There is no line of weakness, relating to historic brine pumping or natural dissolution, within 50m of the property (see note 8).

8. Is there any current or proposed uncontrolled brine pumping within 3kms of the property?

There are no current or proposed uncontrolled brine pumping sites within 3kms of the property (see note 9).

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9. Is there any planning consent for brine extraction by controlled methods of pumping within 200m of the property?

There is no existing planning consent for brine extraction by controlled methods within 200m of the property (see note 10).

10. Is the site within, or within 90m of an area that could be affected by historical (abandoned) rock salt underground mining?

Abandoned Rock Salt mine workings are recorded to have taken place which could affect the stability of the site.

11. Is the site within the GS7 planning policy boundary which requires planning applications to have regard to potentially unstable rock salt mine workings? (Note 11)

The site is within the GS7 planning policy area, which imposes conditions on development within the former mined areas associated with that policy (see note 12).

12. Is there any planning consent for rock salt extraction by underground mining within 120m of the property?

The property is not located either within, or within 120m of, an area for which planning consent has been granted for rock salt extraction by underground mining methods (see note 13).

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Additional remarks

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In relation to the determination of whether a damage notice has been filed in respect of the property, the boundaries of such notices have been identified by best endeavours in the absence of definitive file records and as such can only be regarded as approximate. For larger prescribed notice of damage boundaries, the damage the subject of the notice could be remote from the subject property boundary.

Explanatory notes

1) Site Location

The area of land identified by the customer when digitising the enquiry boundary during the procurement process as shown on the attached plan. If the digitised boundary touches or overlaps with an adjoining property, then details relating to those adjoining properties will be included and may not be relevant to the enquiry property.

2) Compensation District

The geographic area prescribed by the Cheshire Brine Pumping (Compensation for Subsidence) Act, 1952 as subsequently amended, largely situated within Cheshire, but excluding Nantwich, and other areas, where redress is generally available for damage associated with the pumping of brine. This report only includes areas covered by the Cheshire Brine Compensation District. There are parts of Cheshire (an other parts of the country) where salt/brine can still pose a risk of subsidence. Further research may be necessary in these areas to determine the nature if this risk (if any).

3) Consultation Area

There is a statutory obligation to consult the Board with regard to development involving new foundations within these areas. Consultation with the Board is required at both the Planning application and Building Control approval stages of development. As part of the development proposals, a suitable risk assessment should be prepared for submission and consideration by the Board.

4) Prescribed Notice of Damage Since 08 January 1959

A remedy for damage due to subsidence associated with the pumping of brine in Cheshire (in particular Northwich) dates back to 1891. However, a large proportion of the records relating to such damage are incomplete and a number of those properties have since been demolished. The Cheshire Brine Pumping (Compensation for Subsidence) Act 1952, introduced a more widespread means of redress for damage due to brine pumping within the identified Compensation District, see above. Regulations introduced on 08 January 1959 provided a specific format for the submission of a notice and progression of redress for damage and as such details of damage notices issued since 08 January 1959 contained in these searches have been limited to those received in accordance with the more formal procedures established on 08 January 1959. In relation to

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the determination of whether a prescribed notice of damage has been filed in respect of the property, the boundaries of such notices have been identified by best endeavours in the absence of definitive file records and as such can only be regarded as approximate. For larger prescribed notices of damage boundaries, the damage the subject of the notice could be removed from the subject property boundary.

5) Commutation

Where the damage to a property is likely to recur or exceed its market value, there is an option to discharge liability by a once and for all payment involving a commutation under cover of a deed of release. These deeds of release can extinguish any further means of redress and can contain a condition requiring future foundation designs to be approved by the Board to ensure future rights of redress. As a commutation has long term implications these will be declared in the searches back to 1891.

6) Future Liability

The provisions of the 1952 and 1964 Acts would be expected to be available for most properties, within the Compensation District,the exception being in relation to properties for which a commutation applies.

7) Brine Wells/Shafts

The location of the reported wells/shafts has been derived from source plan records of varying reliability, accordingly their locations have to be regarded as approximate.

8) Recorded Lines of Weakness

These features related to records of subsidence identified from historic plans. These features are referred to as 'subsidence hollows', 'lines of subsidence' etc and are regarded to represent areas of potential higher risk of subsidence.

9) Uncontrolled (wild) Brine Pumping

There are currently no wild brine pumping activities taking place within the Compensation District and there are unlikely to be such in the foreseeable future. Should the situation change then the search reports will thereafter be updated accordingly.

10) Planning Consent for Controlled Brine Pumping

Pumping of brine by controlled methods avoids the significant subsidence problems associated with uncontrolled pumping (wild brine pumping). Subsidence from controlled pumping is eliminated or of very low magnitudes. The current planning consent boundaries are likely to be significantly larger than the operational areas.

11) Abandoned Rock Salt mine workings

Rock Salt has been mined by underground mining techniques within the Cheshire Saltfield at various depths but typically within a depth of 90m. A number of these mines were abandoned without the mine having been stabilised and represent a significant subsidence risk. Some of the workings, in particular the bottom bed workings beneath Northwich town centre, have been the subject of a stabilisation scheme. In some instances, shaft records indicate the presence of workings the extent of which is unknown and in formulating this report it has been assumed that such unrecorded workings would lie within a 50m radius surrounding the respective shaft. As an initial sieving procedure, where the records of mine workings held by the Board indicate the presence or assumed presence of mine workings, a 90m reporting buffer has been applied to those boundaries for the purpose of these reports.

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12) GS7 Planning Policy

This policy was introduced by Vale Royal Borough Council to ensure that no development takes place within the area covered by the policy until such time that the site is rendered fit for development and mitigated against the serious subsidence risk potentially associated with abandoned rock salt mines. Cheshire West and Chester Council are in the process of replacing this policy but the replacement policy is intended to include similar development constraints.

13) Planning Consent for Underground Rock Salt Mining

There is a single mine operation involving the extraction of rock salt by underground mining techniques currently taking place within the Cheshire Saltfield. This mining is subject to a number of conditions including the control of surface subsidence. The mine layouts have been designed by leading rock mechanics consultants acting for both the operator and planning authority to ensure compliance with the planning conditions.

Further details

Further details may be able to be obtained from the CBSCB in relation to the information provided herein, eg PNOD boundary, damage details, etc etc but such enquiries would be subject to a bespoke report and charge.

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Terms and conditions

Groundsure's Terms and Conditions can be viewed online at this link: https://www.groundsure.com/terms-and-conditions-march-2018/

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