

PHASE 1 & 2 ENGINEERING & ENVIRONMENTAL ASSESSMENT

FOR A PROPOSED RESIDENTIAL DEVELOPMENT SITE ADJACENT BUTT LANE, SNAITH

VOLUME 2

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APPENDIX 'A'

LIST OF DOCUMENTS REFERRED TO:

- BGS Geological Sheet 79 Goole
- BGS Website
- Ordnance Survey Sheets:

1853	1:10,000	1955/56	1:10,000	1991	1:2,500
1892	1:2,500	1964	1:2,500	1994	1:2,500
1891/92	1:10,000	1973	1:10,000	1999	1:10,000
1906	1:2,500	1975/81	1:2,500	2006	1:10,000
1907/08	1:10,000	1978/81	1:2,500	2018	1:10,000
1948/52	1:10,000	1982/84	1:10,000		

- Envirocheck Report.
- CIRIA C552 (2001) Contaminated Land Risk Assessment
- Mining Report prepared by D Bellis Consulting Surveyors
- CIRIA C552 (2001) Contaminated Land Risk Assessment
- LQM Ltd. Safe for Use Levels (S4UL's)
- Category 4 Screening Levels
- BRE Special Digest 1, 'Concrete in Aggregate Ground'
- CIRIA C665 : 'Assessing Risks posed by Hazardous Ground Gases to Buildings'
- NHBC : 'Guidance on Evaluation of Development Proposals on Sites where Methane and Carbon Dioxide are present'
- BRE 365: Soakaways

CoDa Structures

Consulting Civil & Structural Engineers
14 Springfield Court
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LS20 8FD

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APPENDIX B

SITE LOCATION PLAN - FIG. 1

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No 2 Harewood Yard

Harewood

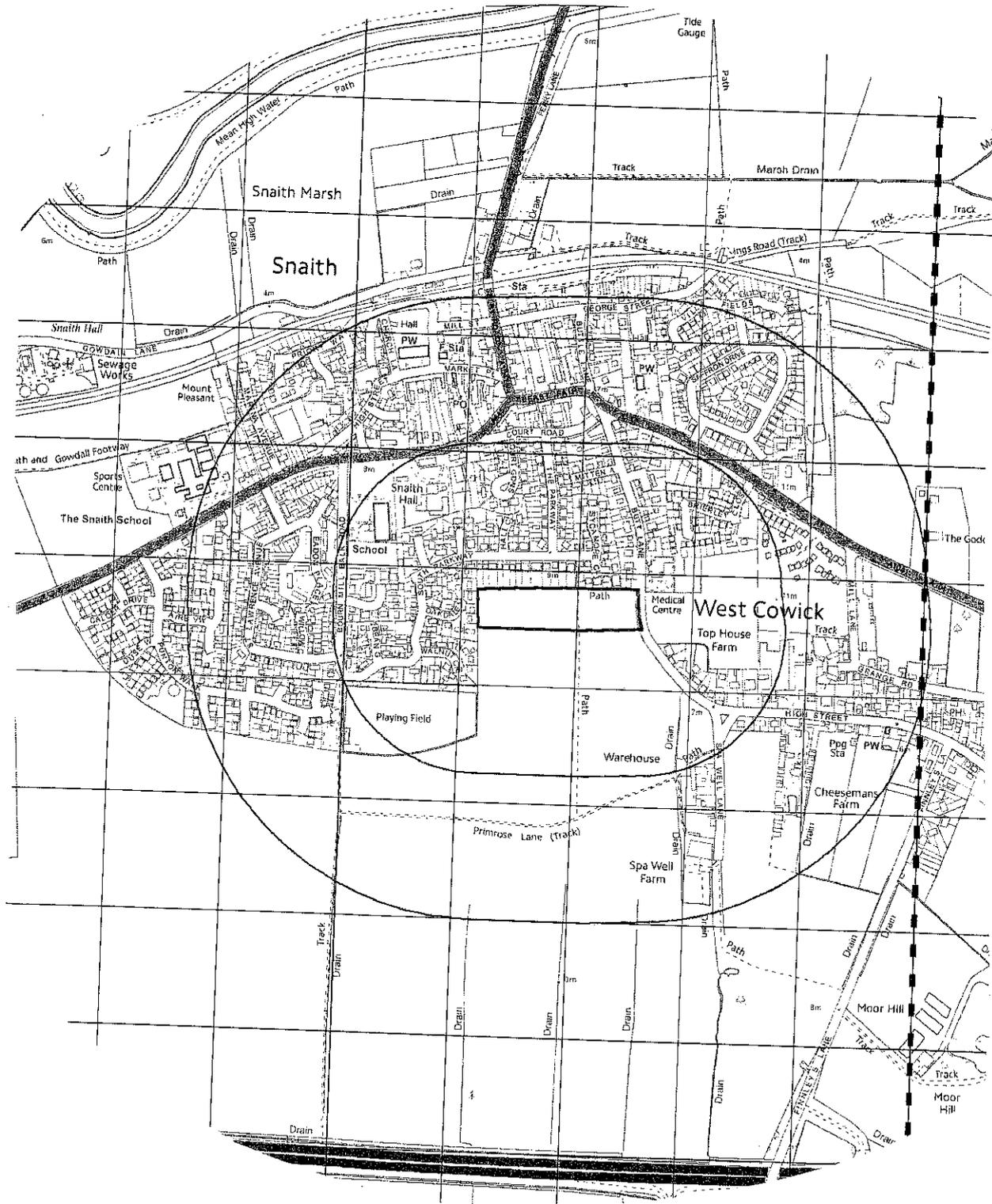
Leeds LS17 9LF

Tel: 0113 288 6766

Fax: 0113 288 6765



Project	Butt Lane Snaith			
Title	Site Location Plan			
Drawn	JL	Date	10.18	Dr. No.
Scale	1:10000	Checked	JL	7549/Fig1
				Rev.
				-



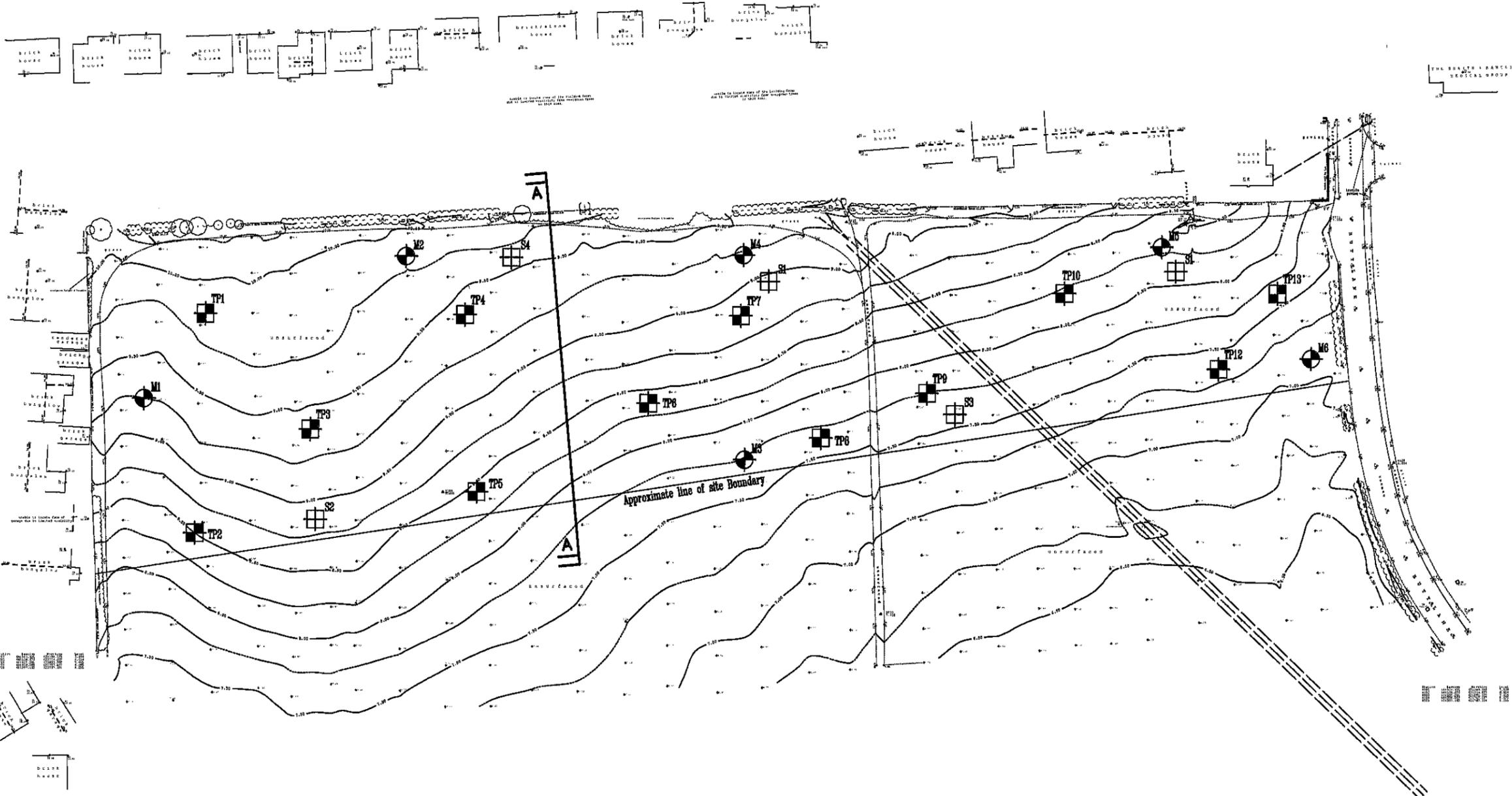
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Consulting Civil & Structural Engineers
14 Springfield Court
GUISELEY
LS20 8FD

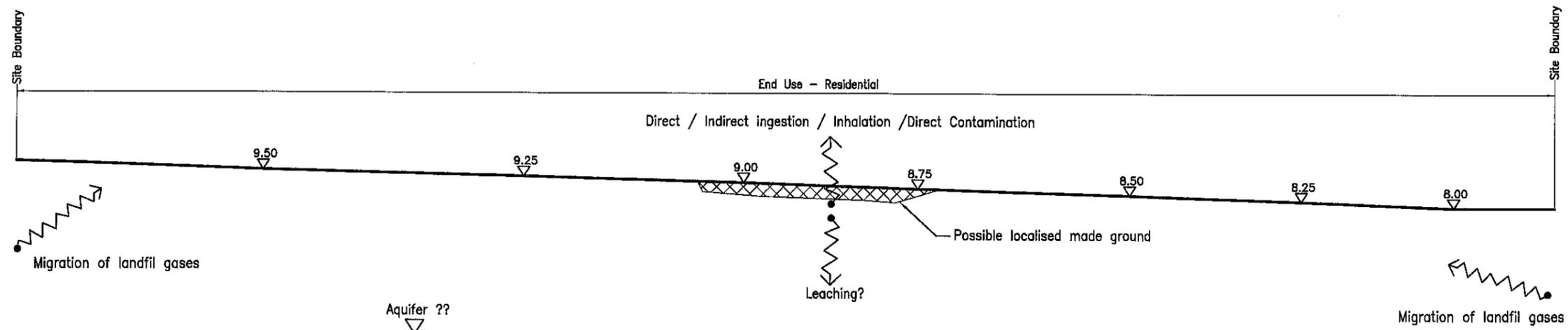
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APPENDIX C

SITE TOPOGRAPHICAL SURVEY AND SITE CONCEPTUAL SECTION – FIG. 2



- Notes**
- M1-M6 Denotes window sampling borehole sunk on 27.11.19
 - GM Denotes gas/ground water monitoring well
 - S1-S4 Denotes falling head permeability test locations undertaken on 27.04.19
 - TP1-TP13 Denotes trial pit excavated on 20.11.18



Site Conceptual Section A-A
scale 1:100

A	SI locations added	23.04.19
Rev.	Content	Date

Client	Midland Construction Ltd		
Project	Butt Lane, Snaith		
Title	Site Topographical Survey		
Drawn	RD	Date	19.09.18
Scale	1:500:100@A1	Checked	JL
Drp. No.	7849/Fig2		Rev.
			A

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APPENDIX D

SITE PHOTOGRAPHS

Untitled Map

Write a description for your map.



Leger

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APPENDIX E

HISTORIC ORDNANCE SURVEY PLANS

Historical Mapping Legends

Ordnance Survey County Series 1:10,560

- Gravel Pit
- Sand Pit
- Other Pits
- Quarry
- Shingle
- Orchard
- Osiers
- Reeds
- Marsh
- Mixed Wood
- Deciduous
- Brushwood
- Fir
- Furze
- Rough Pasture
- Arrow denotes flow of water
- Trigonometrical Station
- Site of Antiquities
- Bench Mark
- Pump, Guide Post, Signal Post
- Well, Spring, Boundary Post
- 285** Surface Level
- Sketched Contour
- Instrumental Contour
- Main Roads
- Minor Roads
- Sunken Road
- Raised Road
- Road over Railway
- Railway over River
- Railway over Road
- Level Crossing
- Road over River or Canal
- Road over Stream
- Road over Stream
- County Boundary (Geographical)
- County & Civil Parish Boundary
- Administrative County & Civil Parish Boundary
- Co. Boro. Bdy. County Borough Boundary (England)
- Co. Burgh Bdy. County Burgh Boundary (Scotland)
- RD. Bdy. Rural District Boundary
- Civil Parish Boundary

Ordnance Survey Plan 1:10,000

- Chalk Pit, Clay Pit or Quarry
- Gravel Pit
- Sand Pit
- Disused Pit or Quarry
- Refuse or Slag Heap
- Lake, Loch or Pond
- Dunes
- Boulders
- Coniferous Trees
- Non-Coniferous Trees
- Orchard
- Scrub
- Coppice
- Bracken
- Heath
- Rough Grassland
- Marsh
- Reeds
- Saltings
- Building
- Glasshouse
- Sloping Masonry
- Pylon
- Electricity Transmission Line
- Pole
- Cutting
- Embankment
- Standard Gauge Multiple Track
- Standard Gauge Single Track
- Siding, Tramway or Mineral Line
- Narrow Gauge
- Geographical County
- Administrative County, County Borough or County of City
- Municipal Borough, Urban or Rural District, Burgh or District Council
- Borough, Burgh or County Constituency
Shown only when not coincident with other boundaries
- Civil Parish
Shown alternately when coincidence of boundaries occurs
- BP, BS Boundary Post or Stone
- Ch Church
- CH Club House
- F E Sta Fire Engine Station
- FB Foot Bridge
- Fn Fountain
- GP Guide Post
- MP Mile Post
- MS Mile Stone
- Pol Sta Police Station
- PO Post Office
- PC Public Convenience
- PH Public House
- SB Signal Box
- Spr Spring
- TCB Telephone Call Box
- TCP Telephone Call Post
- W Well

1:10,000 Raster Mapping

- Gravel Pit
- Rock
- Boulders
- Shingle
- Sand
- Slopes
- General detail
- Overhead detail
- Multi-track railway
- County boundary (England only)
- District, Unitary, Metropolitan, London Borough boundary
- Area of wooded vegetation
- Non-coniferous trees
- Non-coniferous trees (scattered)
- Coniferous trees
- Coniferous trees (scattered)
- Orchard
- Rough Grassland
- Scrub
- Water feature
- MHW(S) Mean high water (springs)
- Telephone line (where shown)
- Bench mark (where shown)
- Point feature (e.g. Guide Post or Mile Stone)
- Site of (antiquity)
- General Building
- Refuse tip or slag heap
- Rock (scattered)
- Boulders (scattered)
- Mud
- Sand Pit
- Top of cliff
- Underground detail
- Narrow gauge railway
- Single track railway
- Civil, parish or community boundary
- Constituency boundary
- Non-coniferous trees
- Coniferous trees
- Coppice or Osiers
- Heath
- Marsh, Salt Marsh or Reeds
- Flow arrows
- MLW(S) Mean low water (springs)
- Electricity transmission line (with poles)
- Triangulation station
- Pylon, flare stack or lighting tower
- Glasshouse
- Important Building

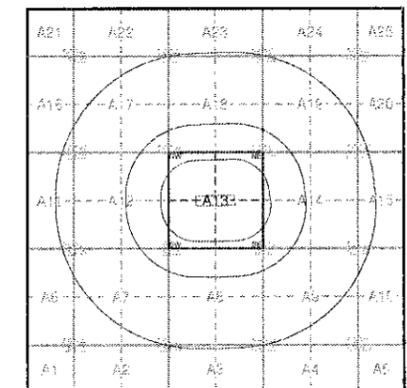
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Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Yorkshire	1:10,560	1853	2
Yorkshire	1:10,560	1891 - 1892	3
Yorkshire	1:10,560	1907 - 1908	4
Yorkshire	1:10,560	1948 - 1952	5
Ordnance Survey Plan	1:10,000	1955 - 1956	6
Ordnance Survey Plan	1:10,000	1968	7
Ordnance Survey Plan	1:10,000	1973	8
Ordnance Survey Plan	1:10,000	1982 - 1984	9
10K Raster Mapping	1:10,000	1999	10
10K Raster Mapping	1:10,000	2006	11
VectorMap Local	1:10,000	2018	12

Historical Map - Slice A



Order Details

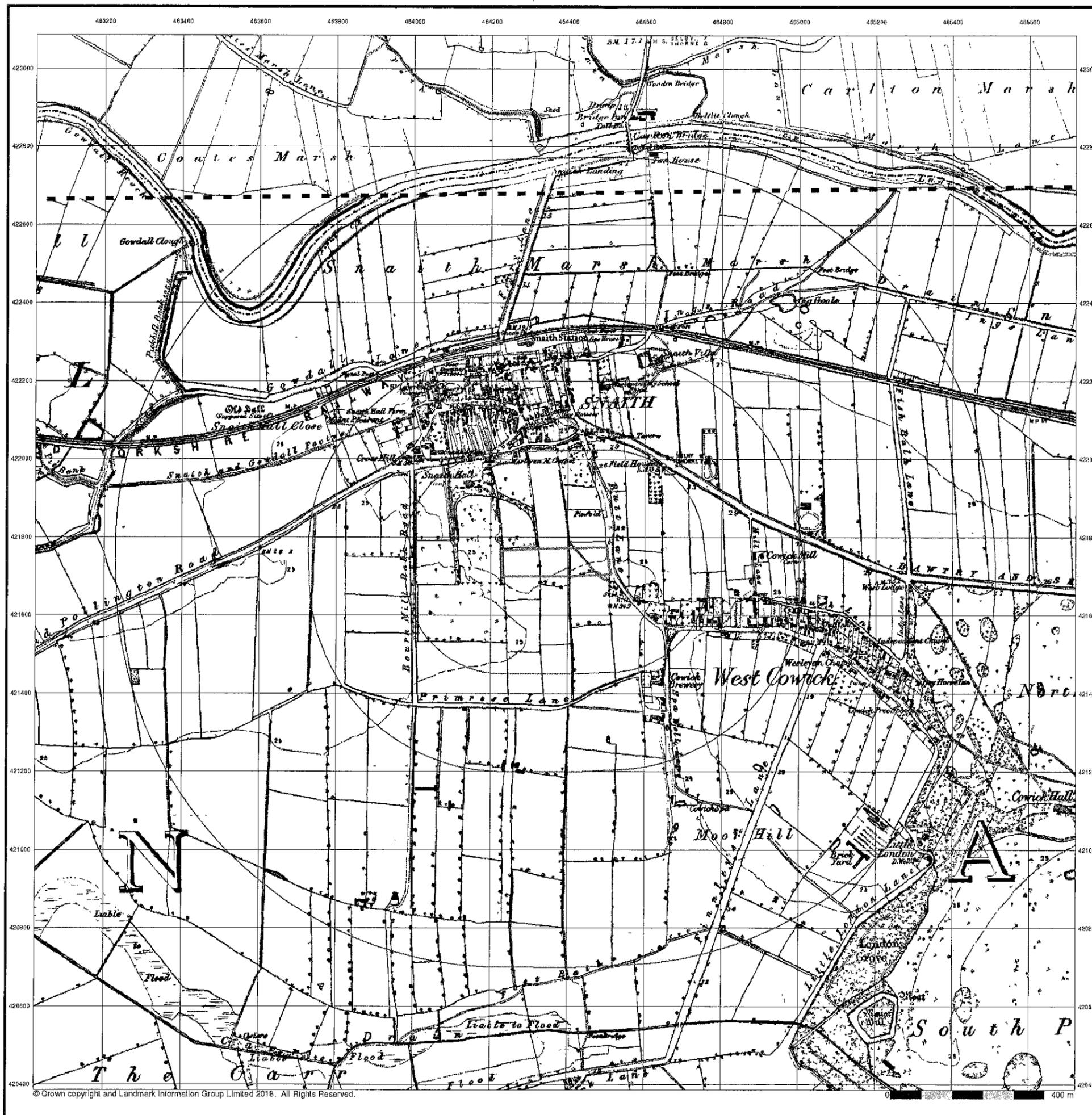
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 Slice: A
 Site Area (Ha): 1.96
 Search Buffer (m): 1000

Site Details

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Yorkshire

Published 1853

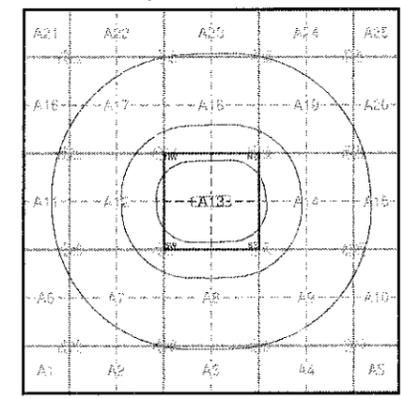
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

23600	1853	1:10,560
25100	1853	1:10,560

Historical Map - Slice A



Order Details

Order Number: 178145577_1_1
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 Search Buffer (m): 1000

Site Details

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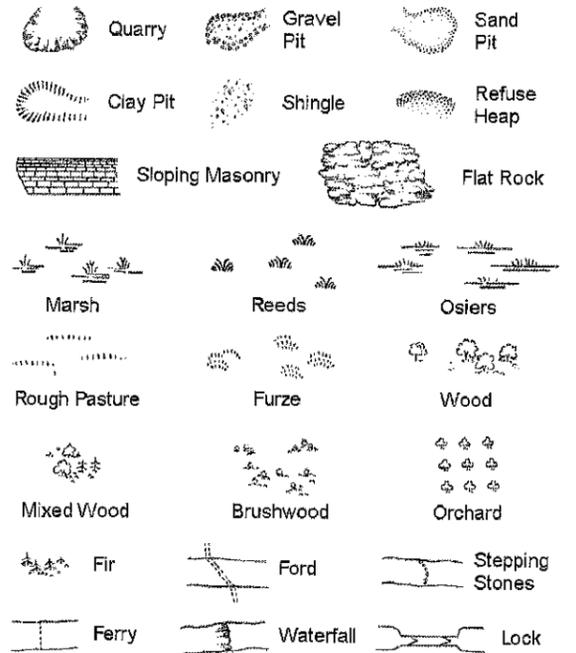
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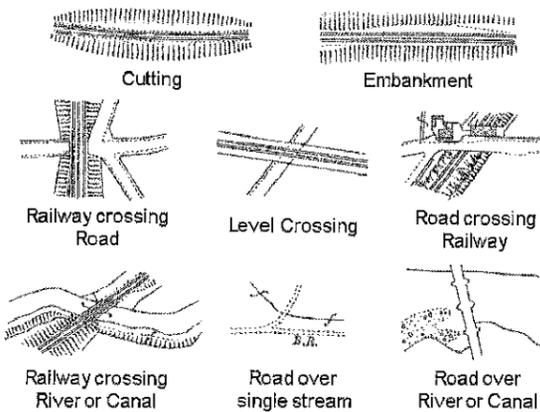
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Historical Mapping Legends

Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



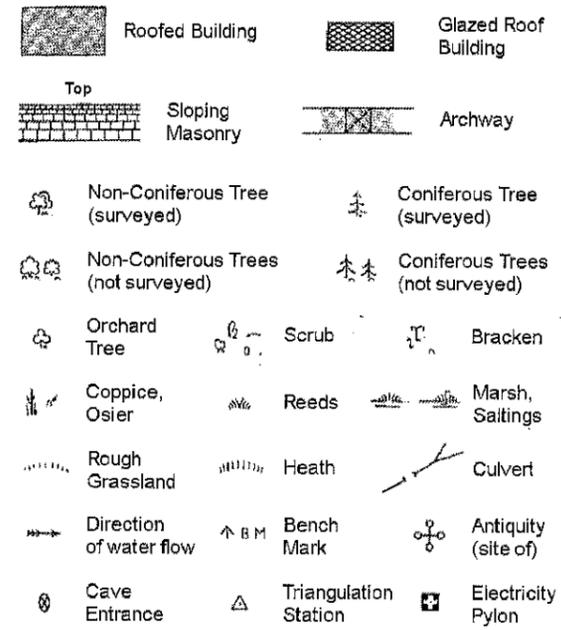
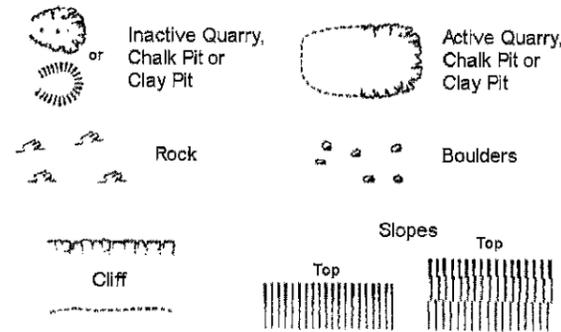
▲ Trig. Station 507 ▲ Altitude at Trig. Station
 B.M. 325.9 ↑ Bench Mark 342 + Surface Level
 ← Arrow denotes flow of water ⚡ Antiquities (site of)



- - - - - County Boundary (Geographical)
 - . - . - . County & Civil Parish Boundary
 + . + . + . Administrative County & Civil Parish Boundary
 - - - - - County Borough Boundary (England)
 Co. Boro. Bdy.
 - - - - - County Burgh Boundary (Scotland)
 Co. Burgh Bdy.

B.P. B.S. Boundary Post or Stone **P.C.B.** Police Call Box
B.R. Bridle Road **P.** Pump
E.P. Electricity Pylon **S.P.** Signal Post
F.B. Foot Bridge **SL** Sluice
F.P. Foot Path **Sp.** Spring
G.P. Guide Post or Board **T.C.B.** Telephone Call Box
M.S. Mile Stone **Tr.** Trough
M.P. M.R. Mooring Post or Ring **W.** Well

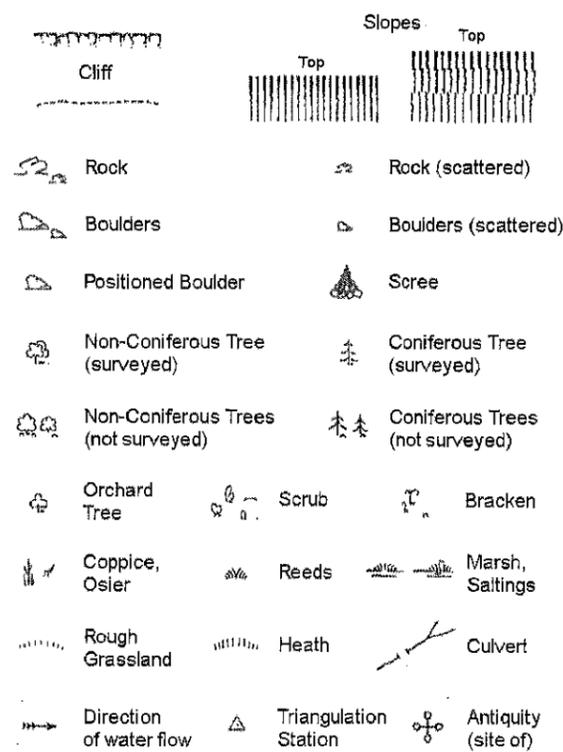
Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250



- - - - - Electricity Transmission Line
 - - - - - County Boundary (Geographical)
 - . - . - . County & Civil Parish Boundary
 - - - - - Civil Parish Boundary
 - - - - - Admin. County or County Bor. Boundary
 - - - - - London Borough Boundary
 - - - - - Symbol marking point where boundary mereing changes

BH Beer House **P** Pillar, Pole or Post
BP, BS Boundary Post or Stone **PO** Post Office
Cn, C Capstan, Crane **PC** Public Convenience
Chy Chimney **PH** Public House
D F n Drinking Fountain **Pp** Pump
EI P Electricity Pillar or Post **SB, S Br** Signal Box or Bridge
FAP Fire Alarm Pillar **SP, SL** Signal Post or Light
FB Foot Bridge **Spr** Spring
GP Guide Post **Tk** Tank or Track
H Hydrant or Hydraulic **TCB** Telephone Call Box
LC Level Crossing **TCP** Telephone Call Post
MH Manhole **Tr** Trough
MP Mile Post or Mooring Post **Wt Pt, Wt T** Water Point, Water Tap
MS Mile Stone **W** Well
N.T.L. Normal Tidal Limit **Wd Pp** Wind Pump

Large-Scale National Grid Data 1:2,500 and 1:1,250



BH 231.60m Bench Mark Buildings with Building Seed
Roofed Building **Glazed Roof Building**
 - - - - - Civil parish/community boundary
 - - - - - District boundary
 - - - - - County boundary
 - - - - - Boundary post/stone
 - - - - - Boundary mereing symbol (note: these always appear in opposed pairs or groups of three)

Bks Barracks **P** Pillar, Pole or Post
Bty Battery **PO** Post Office
Cemy Cemetery **PC** Public Convenience
Chy Chimney **Pp** Pump
Cls Cistern **Ppg Sta** Pumping Station
Dismtld Rly Dismantled Railway **PW** Place of Worship
EI Gen Sta Electricity Generating Station **Sewage Ppg Sta** Sewage Pumping Station
EI P Electricity Pole, Pillar **SB, S Br** Signal Box or Bridge
EI Sub Sta Electricity Sub Station **SP, SL** Signal Post or Light
FB Filter Bed **Spr** Spring
Fn / D Fn Fountain / Drinking Ftn. **Tk** Tank or Track
Gas Gov Gas Valve Compound **Tr** Trough
GVC Gas Governor **Wd Pp** Wind Pump
GP Guide Post **Wt Pt, Wt T** Water Point, Water Tap
MH Manhole **Wks** Works (building or area)
MP, MS Mile Post or Mile Stone **W** Well

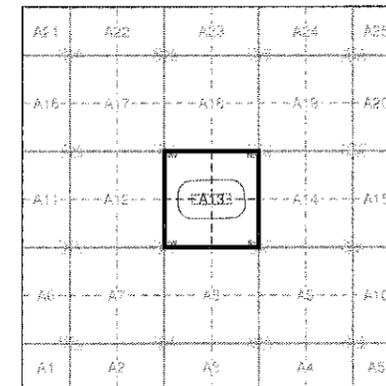
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Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Yorkshire	1:2,500	1890	2
Yorkshire	1:2,500	1906	3
Ordnance Survey Plan	1:2,500	1964	4
Ordnance Survey Plan	1:2,500	1975 - 1981	5
Additional SIMs	1:2,500	1978 - 1981	6
Ordnance Survey Plan	1:2,500	1991	7
Additional SIMs	1:2,500	1992	8
Large-Scale National Grid Data	1:2,500	1994	9
Historical Aerial Photography	1:2,500	1999	10

Historical Map - Segment A13



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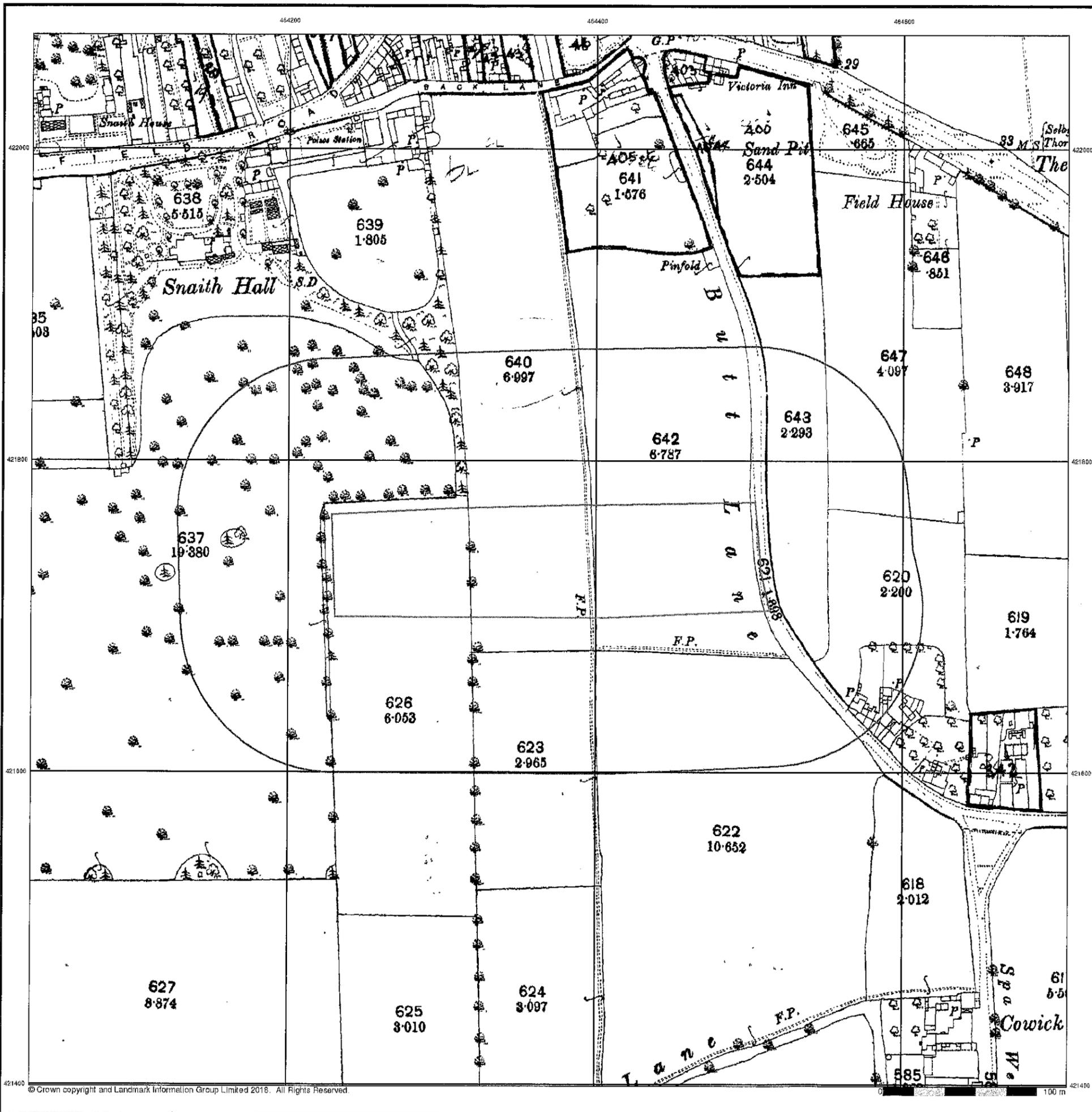
Order Number: 178145577_1_1
 Customer Ref: 7849
 National Grid Reference: 464370, 421730
 Slice: A
 Site Area (Ha): 1.96
 Search Buffer (m): 100

Site Details

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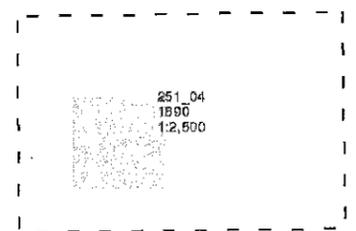
Yorkshire

Published 1890

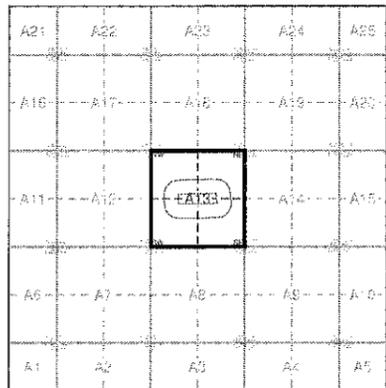
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

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Yorkshire

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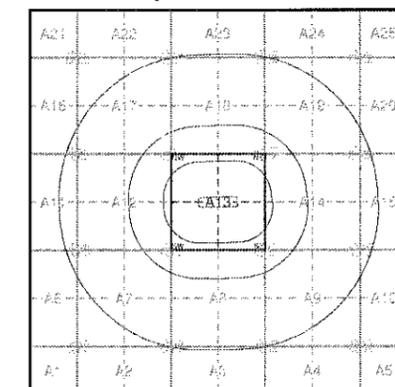
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The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

236SE	1891	1:10,560
251NE	1892	1:10,560

Historical Map - Slice A



Order Details

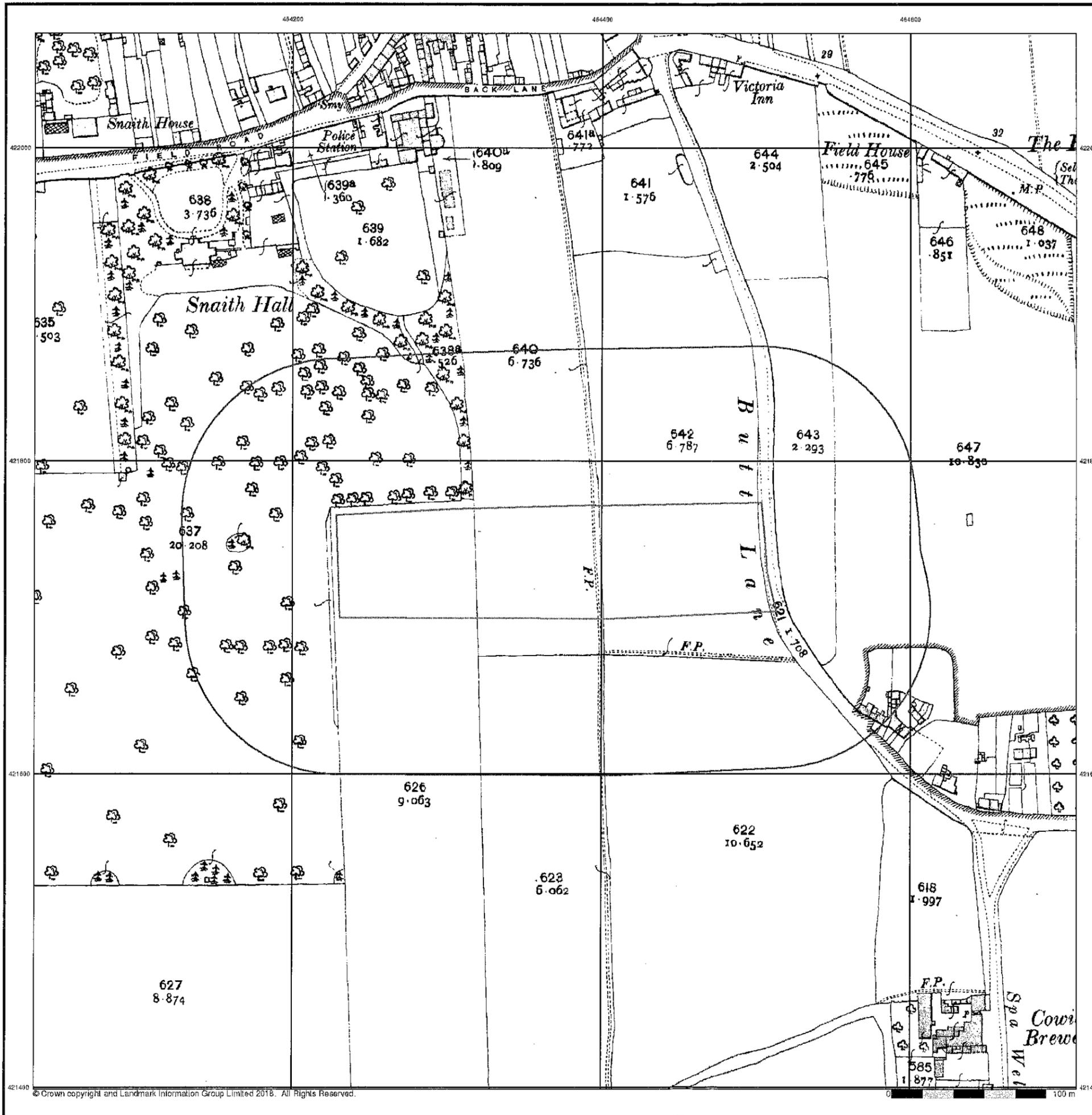
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 Search Buffer (m): 1000

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Published 1906

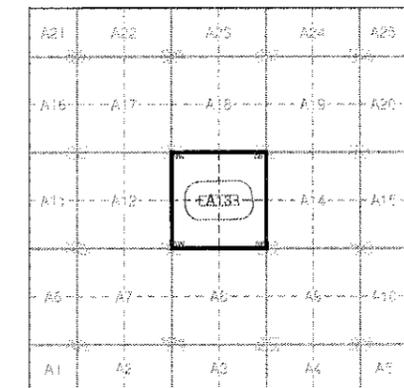
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Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

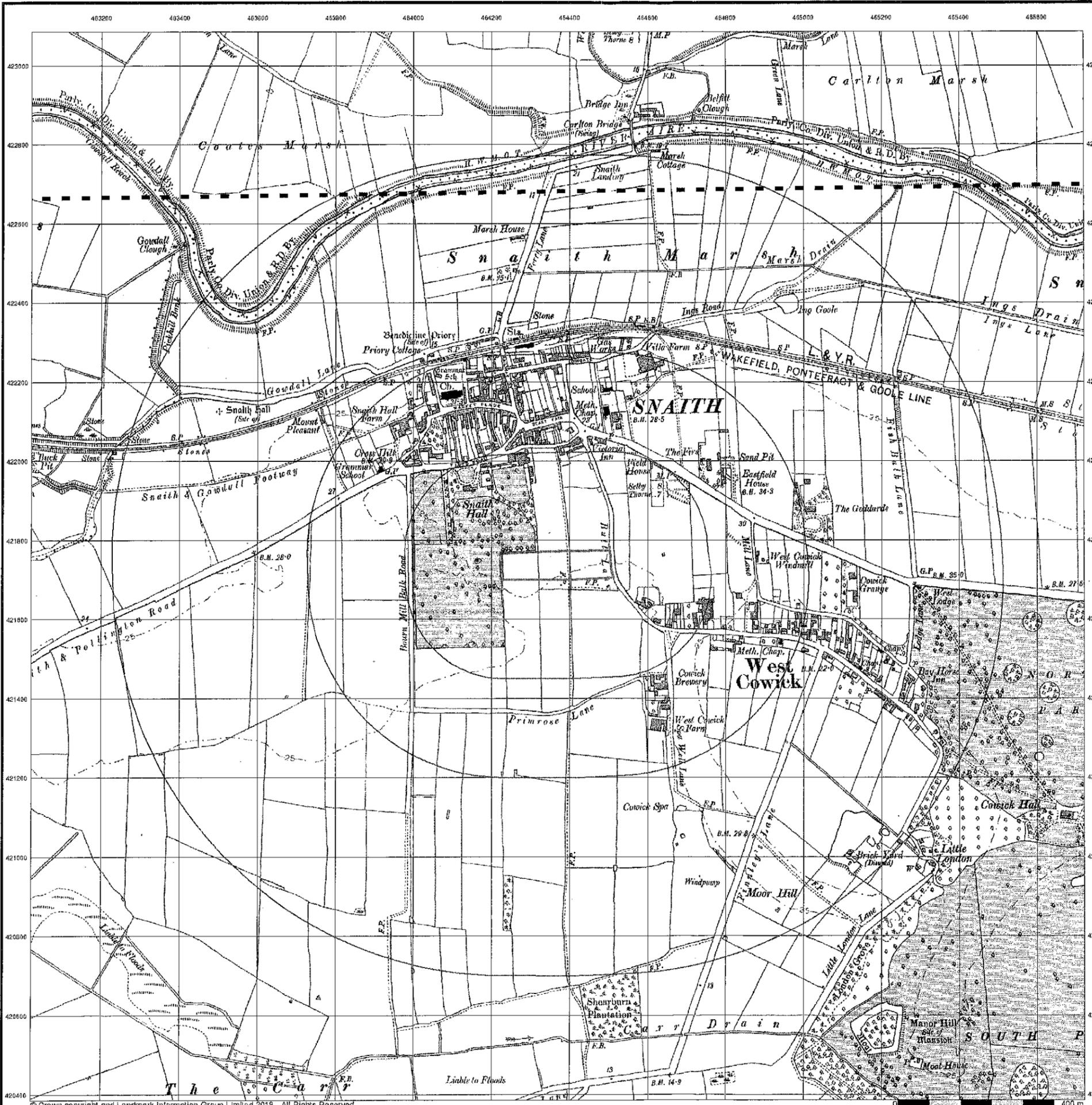
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National Grid Reference: 464370, 421730
Slice: A
Site Area (Ha): 1.96
Search Buffer (m): 100

Site Details

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Yorkshire

Published 1907 - 1908

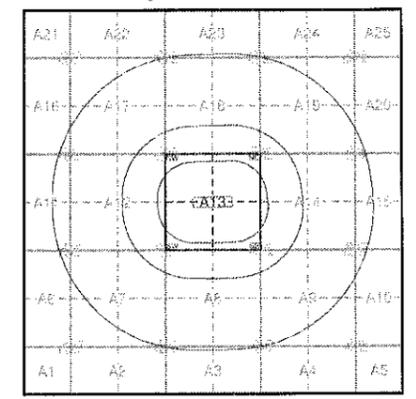
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

236SE	1908	1:10,560
251NE	1907	1:10,560

Historical Map - Slice A



Order Details

Order Number: 178145577_1_1
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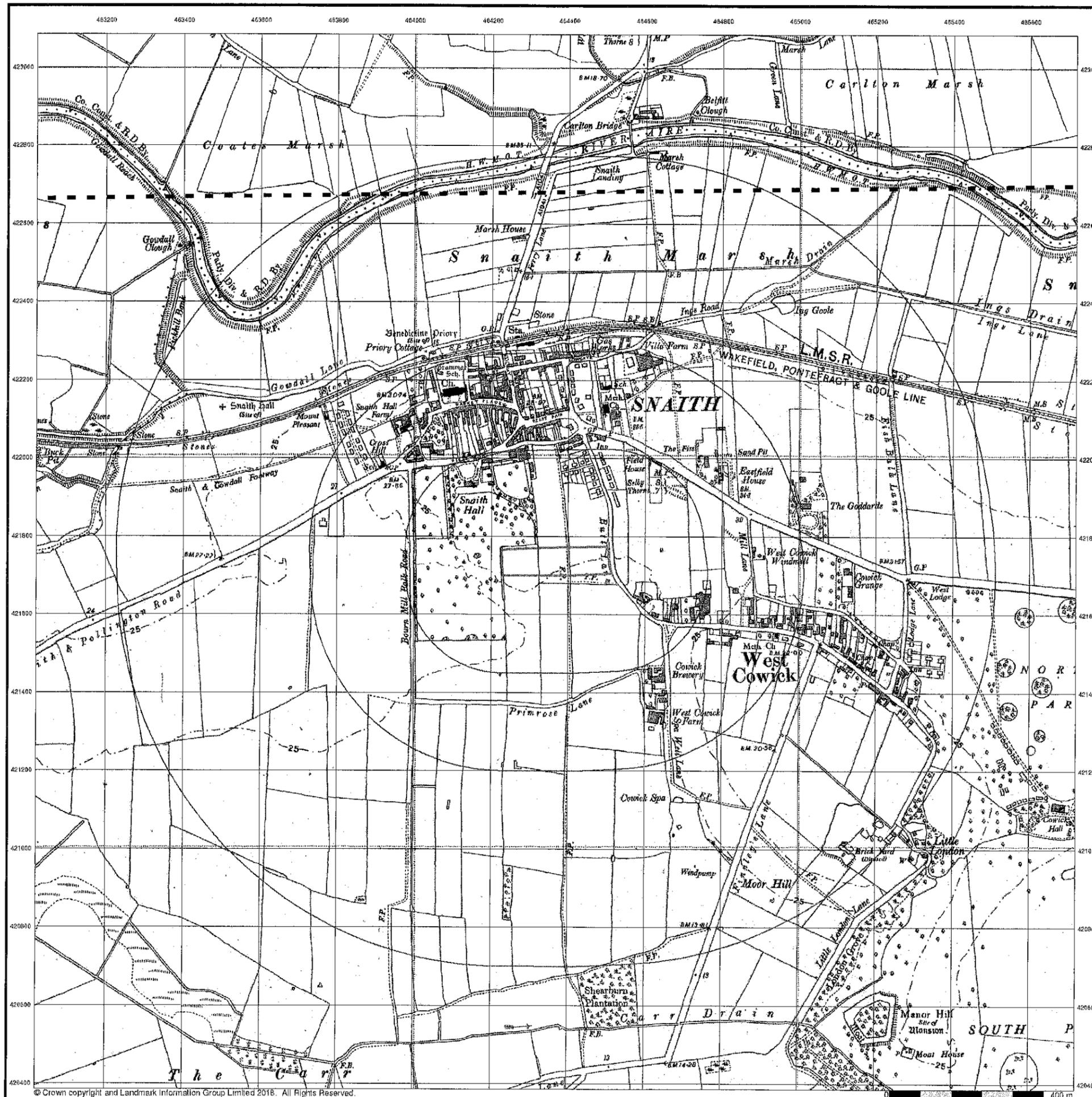
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Yorkshire

Published 1948 - 1952

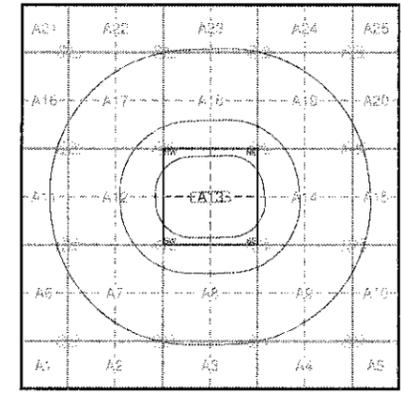
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

236SE	1952	1:10,560
251NE	1948	1:10,560

Historical Map - Slice A



Order Details

Order Number: 178145577_1_1
 Customer Ref: 7849
 National Grid Reference: 464370, 421730
 Slice: A
 Site Area (Ha): 1.96
 Search Buffer (m): 1000

Site Details

10, Butt Lane, Snaithe, GOOLE, DN14 9DP

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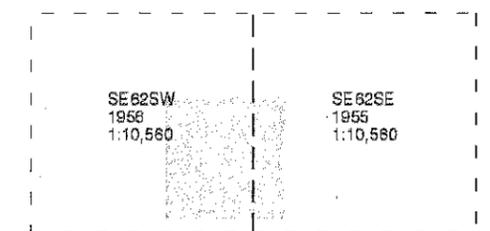
Ordnance Survey Plan

Published 1955 - 1956

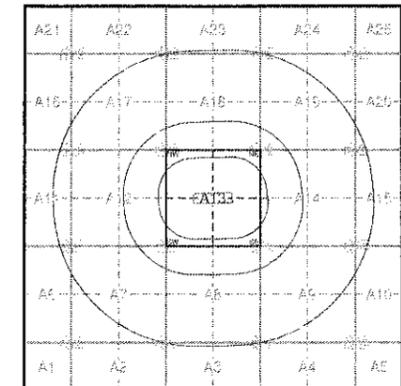
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

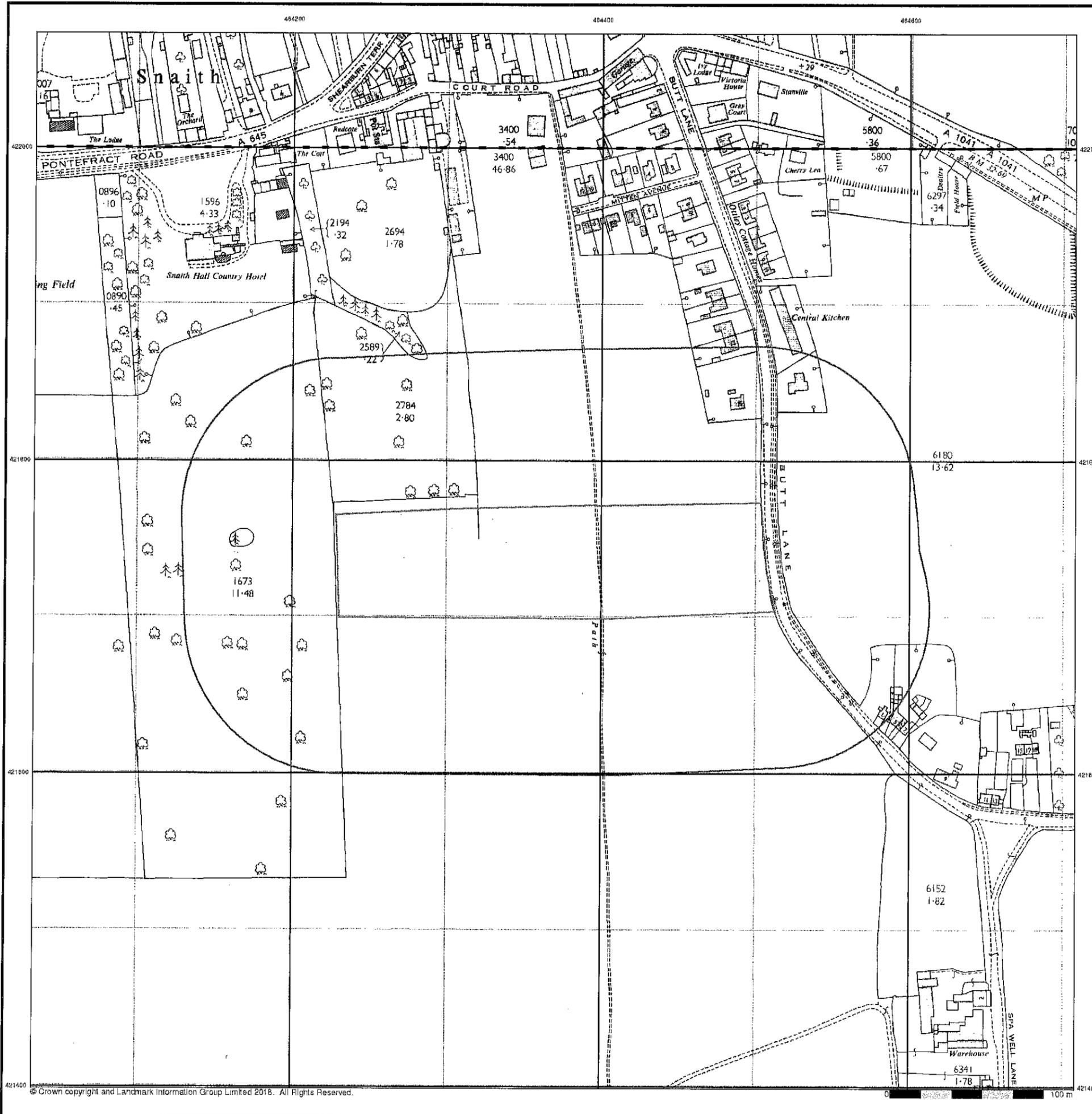
Order Number: 178145577_1_1
 Customer Ref: 7849
 National Grid Reference: 464370, 421730
 Slice: A
 Site Area (Ha): 1.96
 Search Buffer (m): 1000

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Ordnance Survey Plan

Published 1964

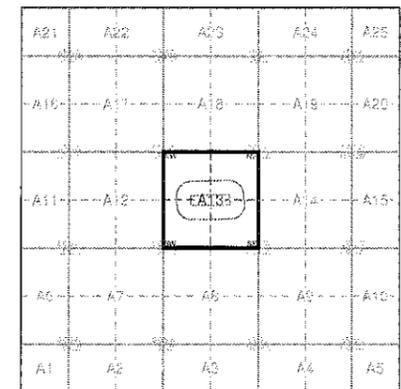
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

SE6422
1964
1:2,500
SE8421
1964
1:2,500

Historical Map - Segment A13



Order Details

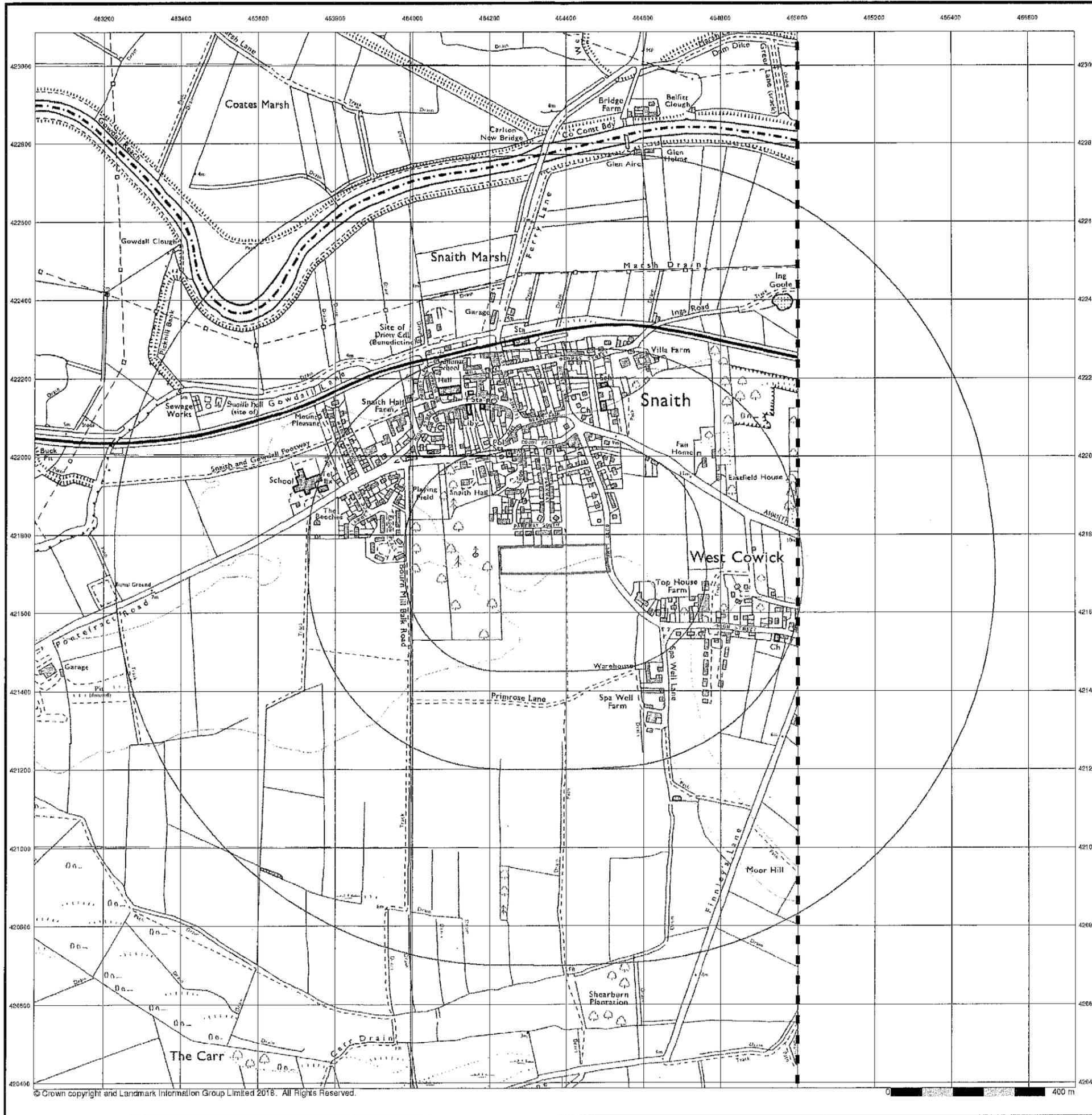
Order Number: 178145577_1_1
 Customer Ref: 7849
 National Grid Reference: 464370, 421730
 Slice: A
 Site Area (Ha): 1.96
 Search Buffer (m): 100

Site Details

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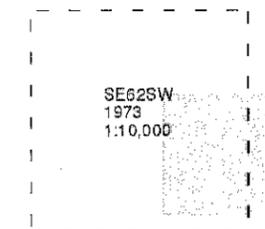
Ordnance Survey Plan

Published 1973

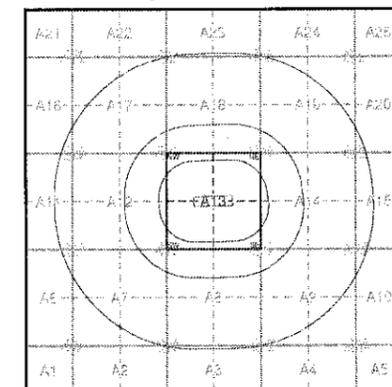
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 178145577_1_1
 Customer Ref: 7849
 National Grid Reference: 464370, 421730
 Slice: A
 Site Area (Ha): 1.96
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Ordnance Survey Plan

Published 1975 - 1981

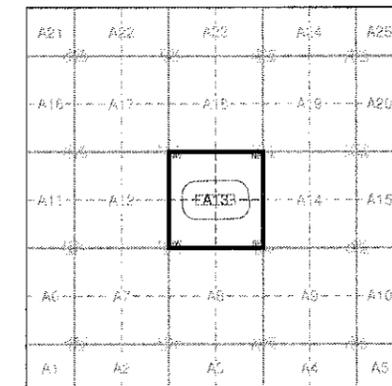
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

SE 6422	1981	1:2,500
SE 6421	1975	1:2,500

Historical Map - Segment A13



Order Details

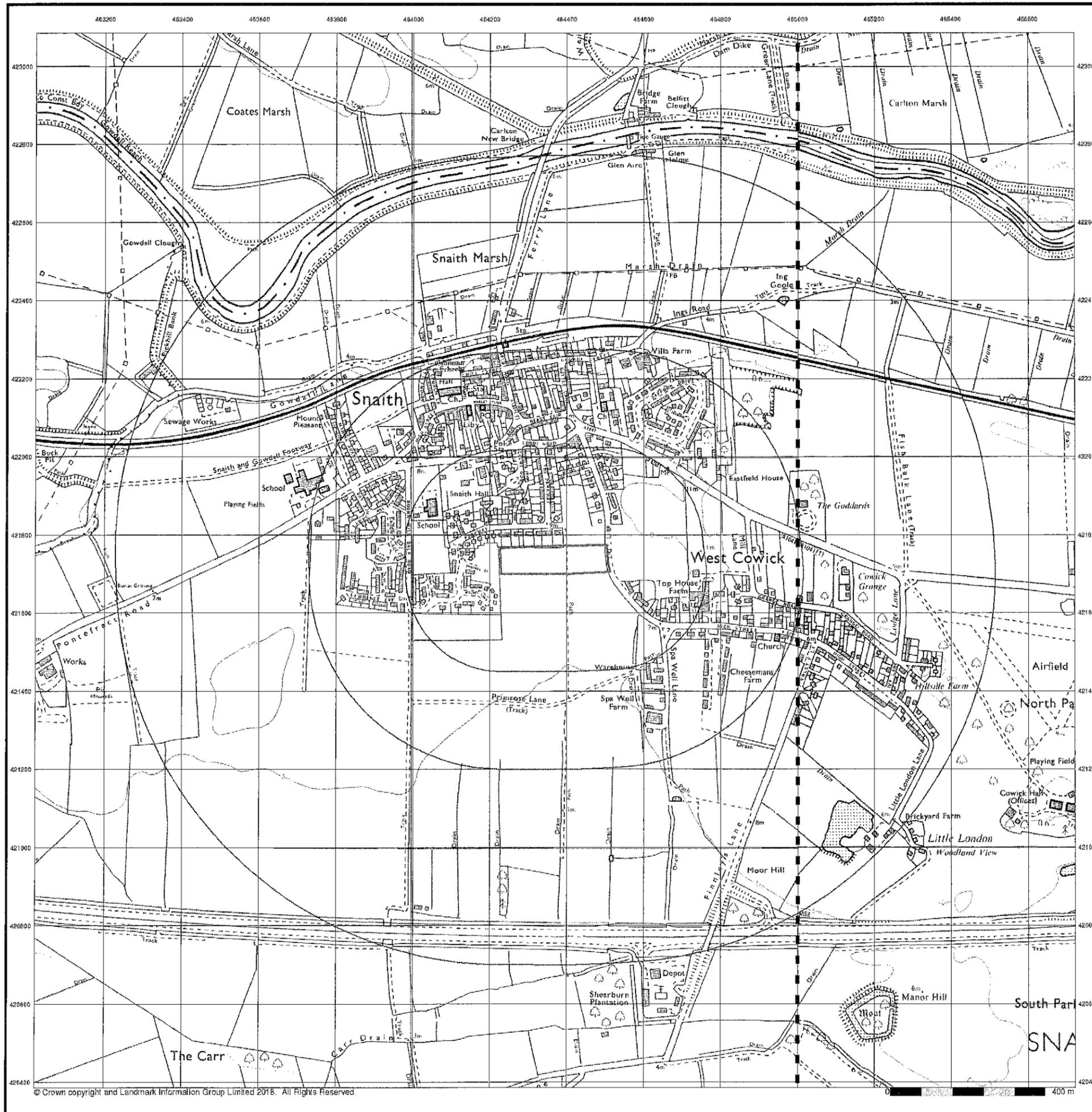
Order Number: 178145577_1_1
 Customer Ref: 7849
 National Grid Reference: 464370, 421730
 Slice: A
 Site Area (Ha): 1.96
 Search Buffer (m): 100

Site Details

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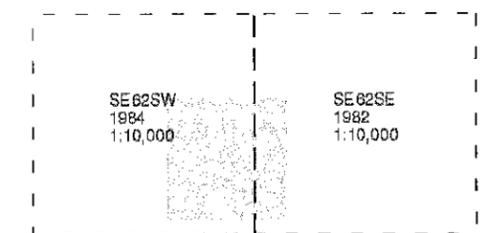
Ordnance Survey Plan

Published 1982 - 1984

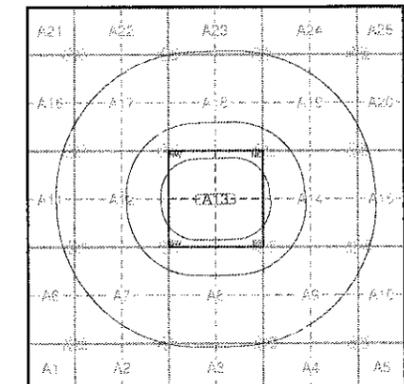
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

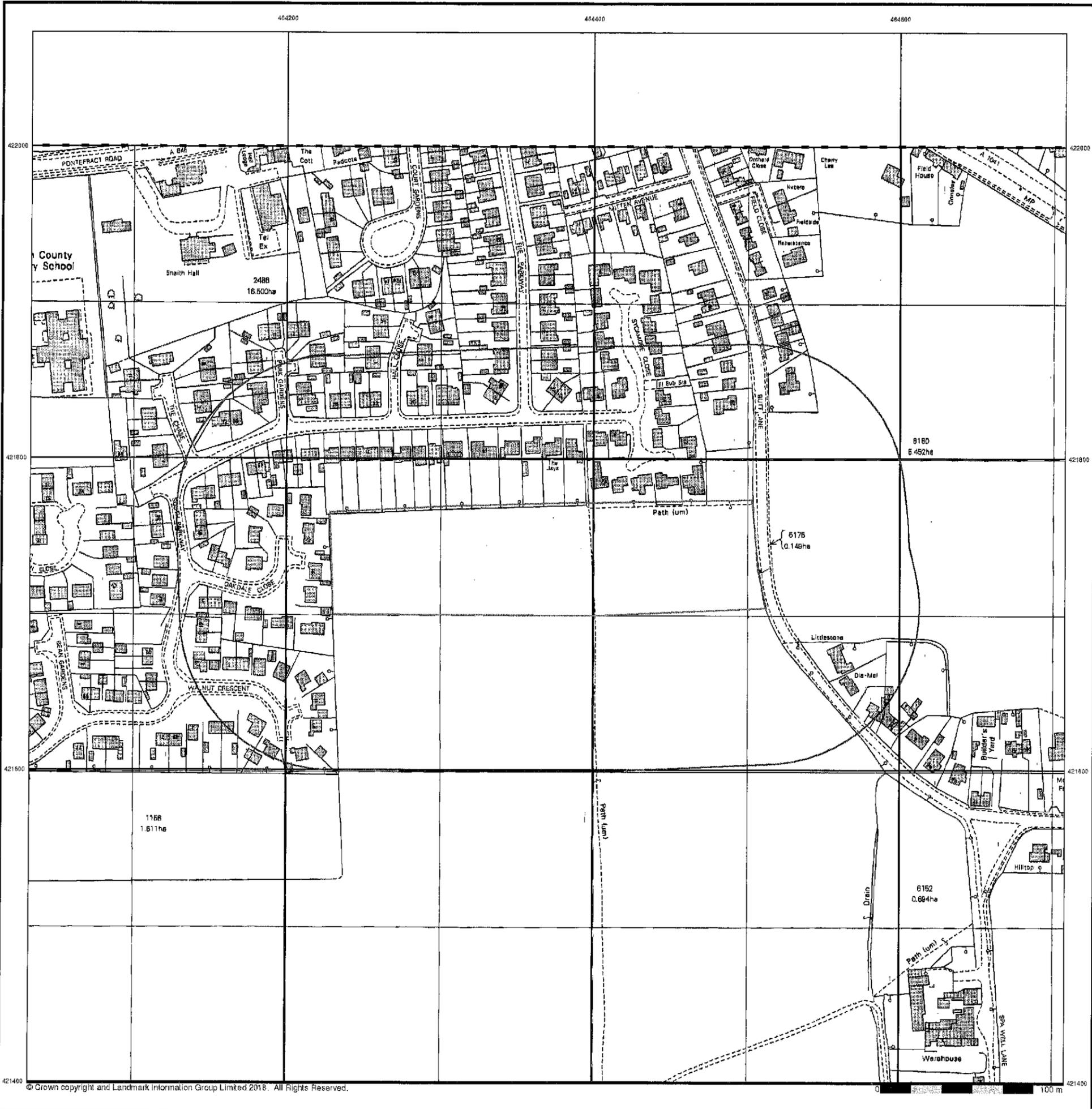
Order Number: 178145577_1_1
 Customer Ref: 7849
 National Grid Reference: 464370, 421730
 Slice: A
 Site Area (Ha): 1.96
 Search Buffer (m): 1000

Site Details

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Ordnance Survey Plan

Published 1991

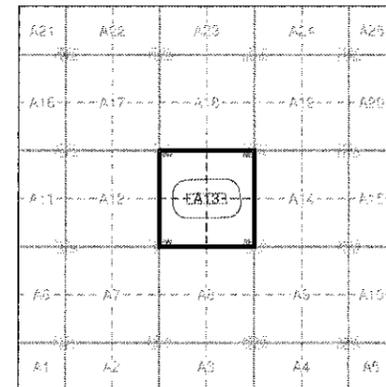
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

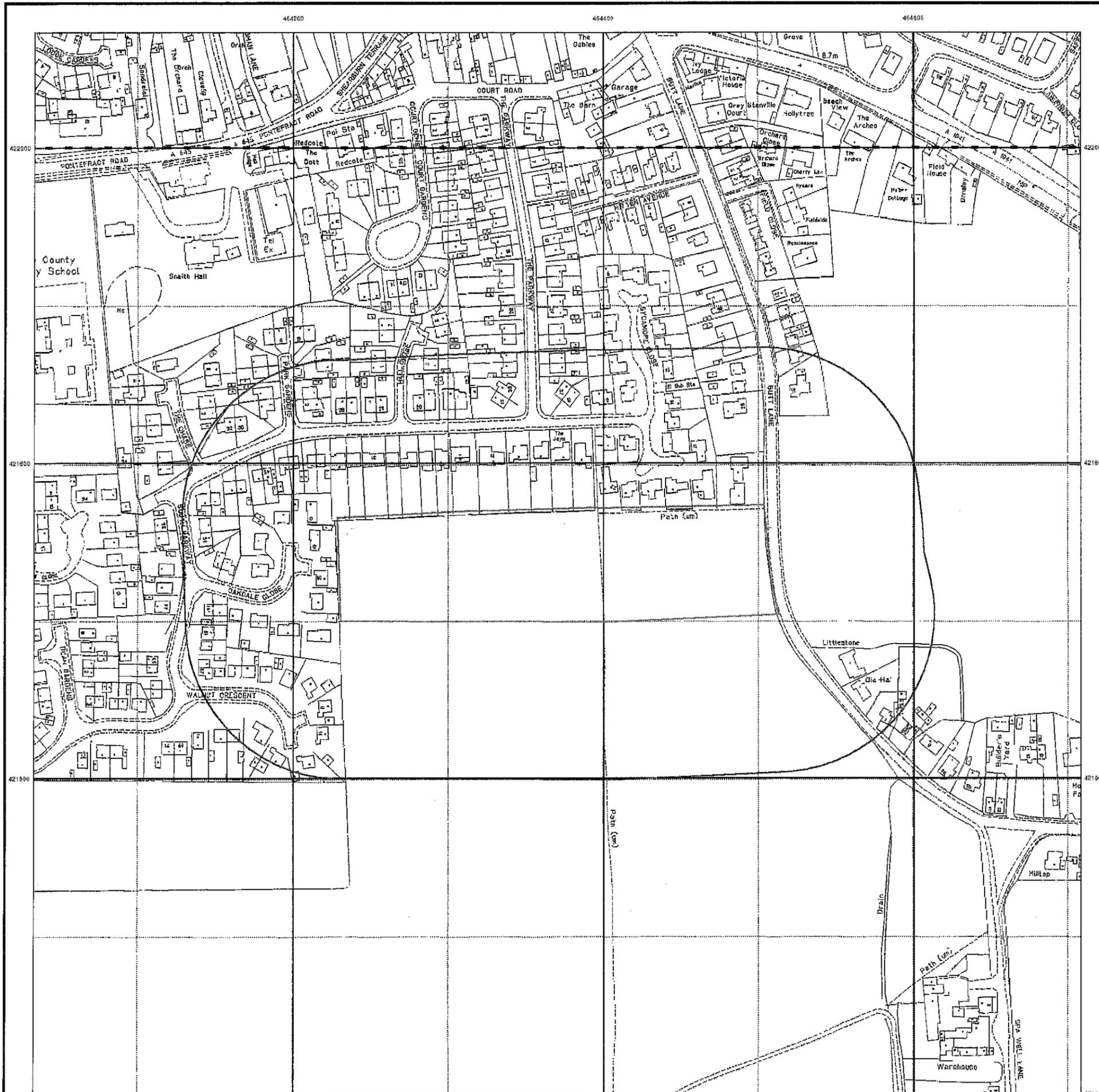
Order Number: 178145577_1_1
 Customer Ref: 7849
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 Site Area (Ha): 1.96
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Large-Scale National Grid Data

Published 1994

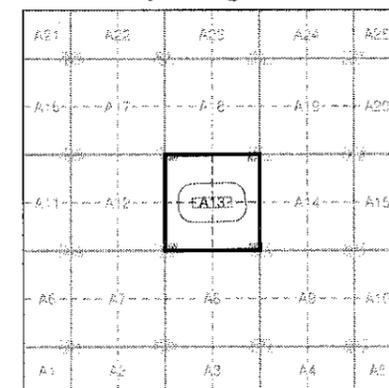
Source map scale - 1:2,500

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SE6422	
1994	
1:2,500	
SE6421	
1994	
1:2,500	

Historical Map - Segment A13



Order Details

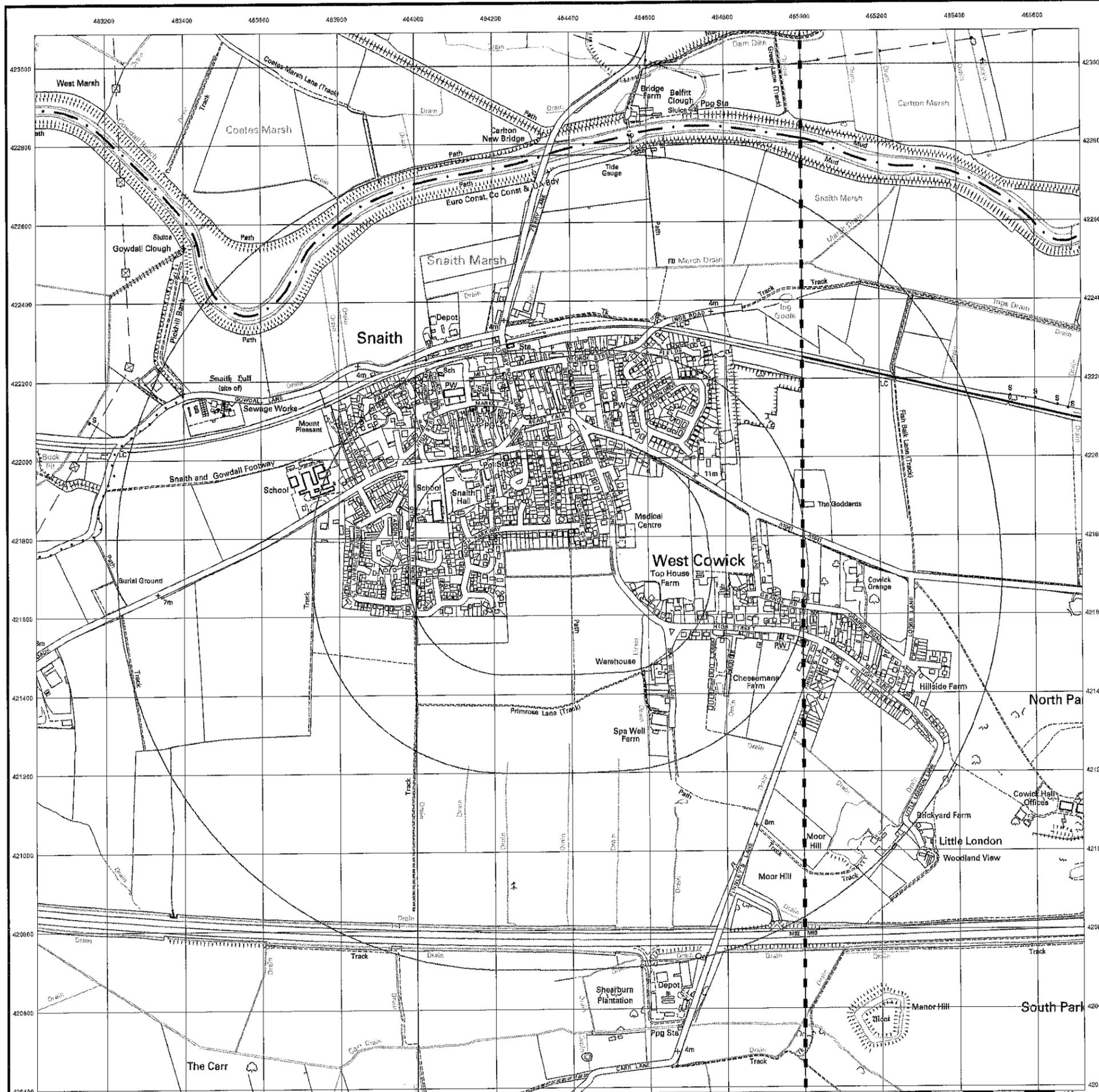
Order Number: 178145577_1_1
 Customer Ref: 7849
 National Grid Reference: 464370, 421730
 Slice: A
 Site Area (Ha): 1.96
 Search Buffer (m): 100

Site Details

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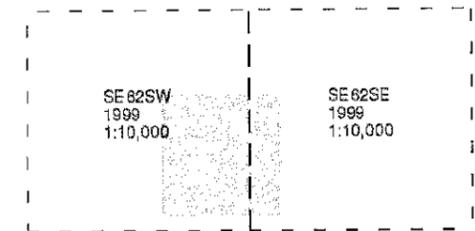
10k Raster Mapping

Published 1999

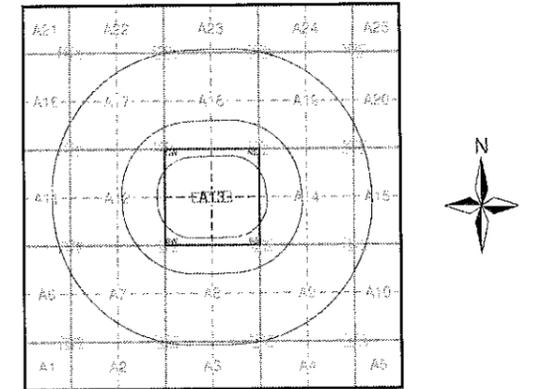
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 178145577_1_1
 Customer Ref: 7849
 National Grid Reference: 464370, 421730
 Slice: A
 Site Area (Ha): 1.96
 Search Buffer (m): 1000

Site Details

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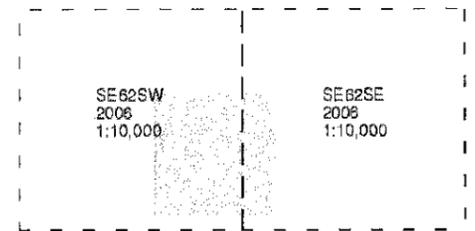
10k Raster Mapping

Published 2006

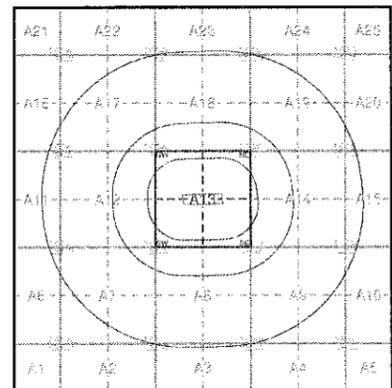
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

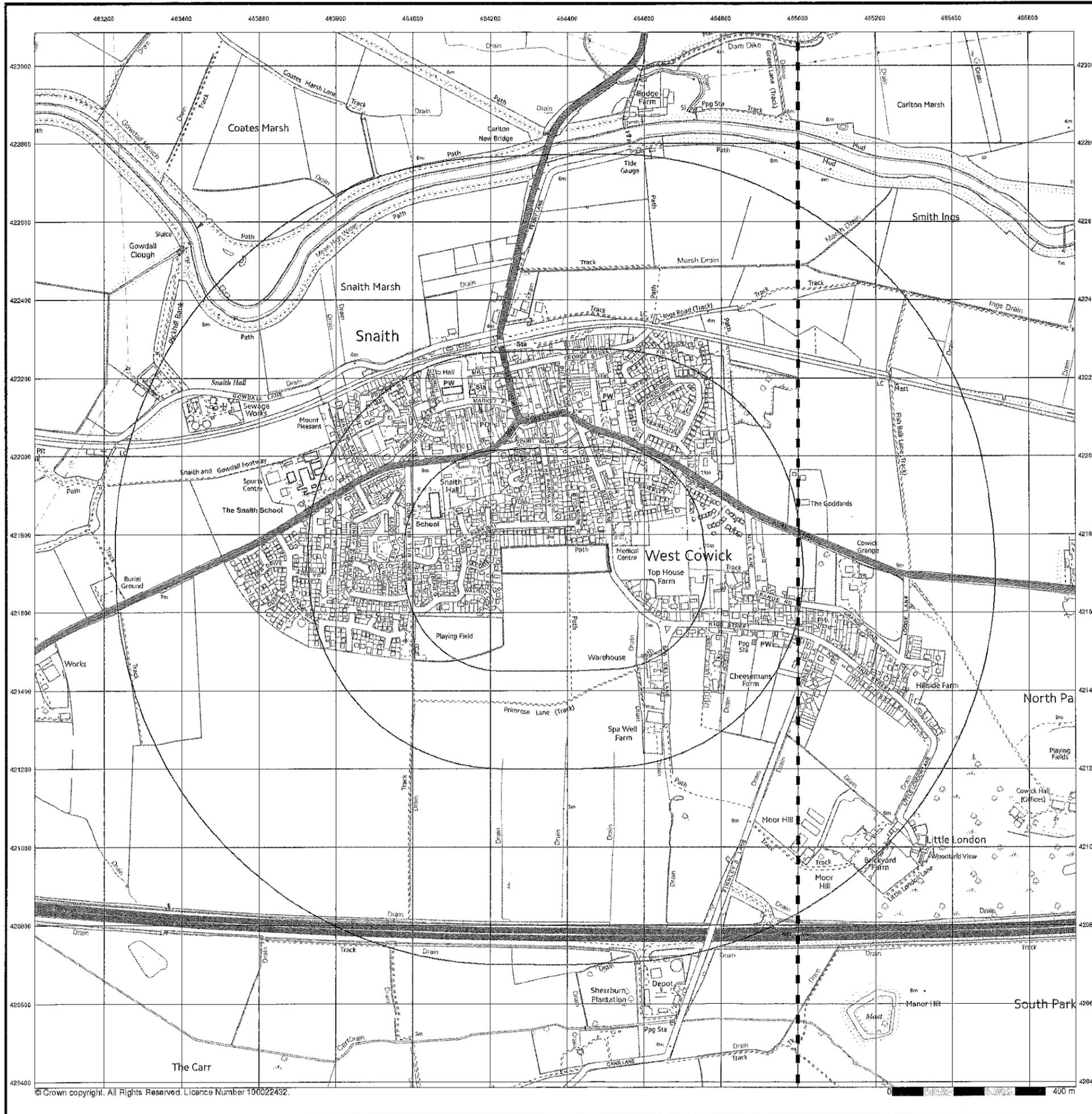
Order Number: 178145577_1_1
 Customer Ref: 7849
 National Grid Reference: 464370, 421730
 Slice: A
 Site Area (Ha): 1.96
 Search Buffer (m): 1000

Site Details

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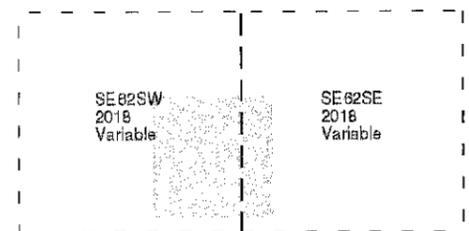
VectorMap Local

Published 2018

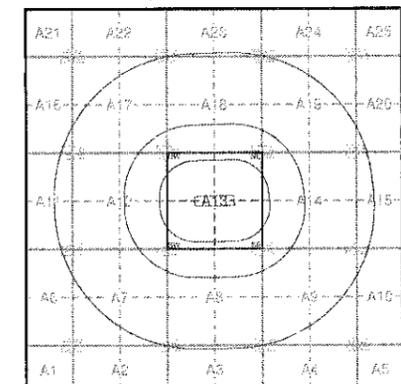
Source map scale - 1:10,000

VectorMap Local (Raster) is Ordnance Survey's highest detailed 'backdrop' mapping product. These maps are produced from OS's VectorMap Local, a simple vector dataset at a nominal scale of 1:10,000, covering the whole of Great Britain, that has been designed for creating graphical mapping. OS VectorMap Local is derived from large-scale information surveyed at 1:1250 scale (covering major towns and cities), 1:2500 scale (smaller towns, villages and developed rural areas), and 1:10 000 scale (mountain, moorland and river estuary areas).

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 178145577_1_1
 Customer Ref: 7849
 National Grid Reference: 464370, 421730
 Slice: A
 Site Area (Ha): 1.96
 Search Buffer (m): 1000

Site Details

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CoDa Structures

Consulting Civil & Structural Engineers
14 Springfield Court
GUISELEY
LS20 8FD

**PHASE 1 & 2 ENGINEERING & ENVIRONMENTAL
ASSESSMENT
FOR A PROPOSED RESIDENTIAL DEVELOPMENT
SITE ADJACENT BUTT LANE, SNAITH**

**APPENDIX F
MINING SEARCH**

David Bellis Consulting Surveyors Ltd
8, Mornington Terrace
Harrogate
North Yorkshire
HG1 5DH

(DX 720352 Harrogate)

T: 01423 529911 F: 01423 529922

E: contact@coalsearch.plus.com

W: www.coalsearch.plus.com



David Bellis
CONSULTING SURVEYORS

Regulated Coal Mining Search Report

Incorporating Cheshire Brine Enquiries



Serial Number 397459

Client detail :

CoDa Structures
Civil & Structural Engineers
14 Springfield Court
Guisley
Leeds
LS20 8FD

CoalSearchPlus+ by David Bellis Consulting
Surveyors Ltd
8 Morningson Terrace
Harrogate
North Yorkshire
HG1 5DH
(DX 720352 Harrogate)

Tel 01423 529911
Fax 01423 529922

Search produced by M J Peace

Property details:

Butt Lane
Snaith
DN14 9DP

Your ref : 7849

Purchaser :

Vendor :

In accordance with your instructions received 10 Sep 2018 we have inspected plans and records of coal mine workings and have made enquiries with respect to Cheshire brine extraction in relation to the above property and can report as follows :

1. **SEAM DETAILS FOR PAST UNDERGROUND COAL MINING** : In relation to the property the undermentioned seam(s) have been worked within the likely zone of physical influence on the surface.

Seam	Depth (m)	Sect (cm)	Date	Remarks
See Remarks				No previous recorded coal workings.

2. **SEAM DETAILS FOR CURRENT AND FUTURE UNDERGROUND COAL MINING** : The undermentioned seam(s) are currently being worked, or licenses to work are being determined, or have been granted to work, within the likely zone of physical influence on the surface in relation to the property.

Seam	Depth (m)	Sect (cm)	Date	Remarks
				Coal in reserve - no workings currently planned.

3. **UNDERLYING GEOLOGY** :

The property is situated in an area of sand and gravel over Sherwood Sandstones over Middle Coal Measures, shales and mudstones.

4. **OPENCAST COAL MINING** :

Serial Number 397459

Past Opencast Workings : The property is not situated within the boundary of a former opencast coal mining site.

Present Opencast Workings : The property is not situated within 200m of the boundary of a currently operating opencast coal mining site.

Future Opencast Workings : The property is not situated within 800m of the boundary of an opencast site for which a license to extract coal by opencast methods has been granted or a license to do so is currently being determined.

5. MINE ENTRIES, MINE GAS, SURFACE HAZARDS AND ADDITIONAL INFORMATION :

The Coal Authority licensed Mine Entry dataset shows no evidence of any shafts or adits within 20 metres of the property or the boundary of the property.

There are no tips or lagoons in the vicinity of the Property.

The Coal Authority licensed Mine Gas dataset shows no record of mine gas emissions within the property or the property boundary requiring action.

The Coal Authority licensed Coal Mining Related Hazards dataset shows that the property has not been subject to remedial works by the Coal Authority, or its representatives, under the Coal Authority Emergency Surface Hazard Call Out Procedures.

6. NOTICES IN RELATION TO FUTURE COAL MINING ACTIVITY :

We have no knowledge of any intention to work coal by underground methods within influencing distance on the surface in the vicinity of the property for which section 46 notices have been issued under the Coal Mining Subsidence Act 1991.

7. PAST COAL MINING RELATED SUBSIDENCE :

A review of the records held by the Coal Authority has shown no evidence of coal mining related subsidence claims in relation to the subject property since 31st October 1994. This is the period for which records are held by the Coal Authority.

8. CONCLUSION (COAL MINING) : In the light of the above facts we conclude that in relation to coal mining :

In our opinion it is unlikely that coal will be worked in the foreseeable future.

COAL MINING RISK LEVEL : We recommend that the transaction is treated as :

Where this report is to be used for development purposes particular attention is drawn to the paragraphs below concerning the ownership of in situ coal, coal workings and the risks from mine gases.

Serial Number 397459

Please note that the overall coal mining risk level above is based upon an assessment of the detailed information contained in the body of the report. The risk assessment must be used in conjunction with the detailed report.

If development of the property is being considered then all necessary enquiries and investigations should be completed prior to the commencement of works to ensure that proposals follow good engineering practice for development in mining areas. The Coal Authority has ownership of in situ coal, coal mines (both current and disused) and coal mine shafts and adits. Activities that intersect, enter or disturb any of the Coal Authority's interests require the written permission of the Authority.

Any development proposals should consider risks to the development, or adjacent property, of generating or displacing underground gases where coal seams or former mining works are disturbed. The need for effective measures to prevent gasses entering public properties should be assessed and properly addressed. These actions are necessary due to the public safety implications of development in these circumstances.

CHESHIRE BRINE EXTRACTION INFORMATION :

The property lies outside the Cheshire Brine Compensation District as prescribed by the Cheshire Brine Pumping (Compensation for Subsidence) Act 1952.

With respect to coal mining there is nothing to prevent a claim being made under the provisions of the Coal Mining Subsidence Act 1991 and subsequent legislation, but it must not be inferred that the Coal Authority or their licensees will necessarily accept that any damage has been caused as a result of mining subsidence.

If you require any further information please contact CoalSearchPlus+ on 01423 529911 or via our website www.coalsearch.plus.com.

This report is prepared in accordance with the CoalSearchPlus+ terms and conditions as published on the CoalSearchPlus+ website (www.coalsearch.plus.com) on the date of issue of this report.

This is a Coal Mining Search Report and is not to be interpreted as being part of an Environmental Assessment of the property.

We cannot be held responsible for the accuracy of the information provided to us by third party organisations.

The information and/or material supplied is composed from data based in many cases on measurements and records of various standards of reliability and age. We cannot be held responsible for the accuracy of such information.

This search report is based upon the privately owned CoalSearchPlus+ mining record database, data supplied to CoalSearchPlus+ under license from the Coal Authority, and plans and records held by the Coal Authority and made publicly available at the time of inspection which may include British Geological Survey and Ordnance Survey data. Organisations reserve the right to vary their proposals and intentions as to their future mining operations without prior notice save as provided in the Coal Mining (Subsidence) Act 1991 and the Coal Industry Act 1994.

This report contains Data provided by the Coal Authority. Any and all analysis and interpretation of the Coal Authority Data in this report is made by David Bellis Consulting Surveyors Ltd trading as CoalSearchPlus+, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be copyright of the Coal Authority and permission should be sought from David Bellis Consulting Surveyors Ltd prior to any re-use.

Coal Authority Address : The Coal Authority, 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire, HG18 4RG
British Geological Survey Address : British Geological Survey, Kingsley Dunham Centre, Keyworth, Nottingham NG12 5GG

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Serial Number 397459

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The information contained in this report relates to the property address given by the individual or organisation ordering the report. Where a plan indicating the property location and boundary is supplied with the instruction the report is based on that information. Where no plan is supplied the report is based on the property location as defined in publicly available mapping data. At all times it remains the responsibility of the instructing organisation or individual to define the boundary of the property.

Additional notes applicable to Residential Coal Mining Reports only:

David Bellis Consulting Surveyors Ltd is not aware of any personal or business relationship between the person conducting or preparing the search and any person involved in the sale of the property.

This report is a desk study of existing published geological and coal mining records, the CoalSearchPlus+ coal mining data base and data supplied under license by the Coal Authority. In order to compile this report enquiries have been made in relation to the following:

Past Coal Mining – the existence of any previously worked seams of coal within influencing distance on the surface in relation to the property including an indication of the depth and age of the workings,

A statement of shallow depth generally indicates records show that coal has been mined within 30m of the surface. In some circumstances coal classified as shallow may extend up to a depth of 50m.

A statement of moderate depth indicates records show that coal has been mined at between 30m and 500m depth.

A statement of 'at depth' indicates records show that coal has been mined at depths of over 500m.

Present Coal Mining - the existence of any currently worked seams of coal within influencing distance on the surface in relation to the property including an indication of the depth and age of the workings. The existence of coal that could be worked at some time in the future will be enquired into and detail of any relevant licenses disclosed where available.

Underlying Geology - the underlying geology of the property will be reviewed and briefly described in relation to coal mining.

Opencast Coal Mining - the existence of past present and future opencast coal mining, specifically :

- if the property is situated within the boundary of a former opencast site. In the case of old opencast workings it must be understood that the records are often unclear regarding the site boundary and or worked areas. Published records and data supplied under license by the Coal Authority will be reviewed to give our opinion of the existence of relevant former opencast coal workings.
- if the property is situated within 200m of the boundary of a currently operating opencast site.
- if the property is situated within 800m of the boundary of an opencast for which either a license to extract coal by opencast methods has been granted or a license to do so is currently being determined.

Mine Entries, Mine Gas, Surface Hazards and Additional Information – the existence of any mine entries within 20m of the property or the boundary of the property and its associated land and buildings (the definition of the boundary of the property is the responsibility of the individual or organisation ordering this report). Where a mine entry is found to exist the approximate location of the mine entry will be indicated on a plan. The existence of unworked coal will be enquired into and our opinion regarding the likelihood of it being worked at some time in the past will be given where relevant.

It will be reported if mine gas emissions relating to the property are recorded by The Coal Authority.

It will be reported if The Coal Authority has carried out work in relation to the property after a report of an alleged coal mining related hazard under the Coal Authority's Emergency Hazard Call Out procedures.

Any other relevant coal mining related features discovered will be noted.

Notices in relation to future coal mining activity – the existence of notices indicating an intention to work coal by underground methods in the future.

Past coal mining related subsidence – report if The Coal Authority licensed Claim Dataset shows record of a coal mining subsidence claim having been reported on the subject property or any other property within 50m of the boundary of the subject property since 31st October 1994. Where available claim detail information will be given for claims on the subject property only.

Coal Mining Risk Level – the opinion of David Bellis Consulting Surveyors Ltd of the risk posed to the property from coal mining given all the information contained in the report. The risk to the property is given in relation to the majority of the housing stock in the immediate area.

Cheshire Brine – the location of the property in relation to the Cheshire Brine Compensation District.

Additional information, including answers to many frequently asked questions, can be found on the CoalSearchPlus+ website, www.coalsearch.plus.com

Complaints Procedure

David Bellis Consulting Surveyors Ltd is registered with the Property Codes Compliance Board as a subscriber to the Search Code. A key commitment under the Code is that firms will handle any complaints both speedily and fairly.

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

12 Sep 18

Coal Mining Search Report
Incorporating Cheshire Brine Enquiries

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If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs):
Tel: 01722 333306, Website: www.tpos.co.uk, E-mail: admin@tpos.co.uk

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

Complaints should be sent to:

Mr M. Peace, Director, David Bellis Consulting Surveyors Ltd, 8 Mornington Terrace, Harrogate, North Yorkshire, HG1 5DH
Tel : 01423 529911 Fax : 01423 529922 Email : contact@coalsearch.plus.com

Date : 12 Sep 2018

Signed :



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Serial Number 397459

**Important Consumer Protection Information**

This search has been produced by David Bellis Consulting Surveyors Ltd, 8 Mornington Terrace, Harrogate, HG1 5DH (T: 01423 529911, F: 01423 529922, E: contact@coalsearch.plus.com) which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code.

The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Search Code will:

- Display the Code logo prominently on their search reports.
- Act with integrity and carry out work with due skill, care and diligence.
- At all times maintain adequate and appropriate insurance to protect consumers.
- Conduct business in an honest, fair and professional manner.
- Handle complaints speedily and fairly.
- Ensure that all search services comply with industry registration rules and standards and relevant laws.
- Monitor their compliance with the Code.

Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Website: www.tpos.co.uk
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

Serial Number 397459

David Bellis Consulting Surveyors Ltd and CoalSearchPlus+ Terms and Conditions (Available in large print by request)

1. Definitions.
 - a) The Service Provider is David Bellis Consulting Surveyors Ltd, trading as CoalSearchPlus+.
 - b) The Applicant is the Individual, Organisation, or appointed officer of said Organisation placing a Request with the Service Provider.
 - c) The Third Party Provider is any Organisation from which the Service Provider obtains data and/or information on behalf of the Applicant in the normal course of fulfilling the Applicants Request.
 - d) The request is a formal Request by the Applicant with CoalSearchPlus+ to retrieve specific data and/or information.
2. CoalSearchPlus+ accept Requests only on the basis that the Applicant is acting as a principal and is directly liable for payment of our invoice or account.
3. It is the policy of CoalSearchPlus+ to observe confidentiality with regard to the identity and affairs of our customers to the extent permitted by law, but, in common with other service providers, we may be required exceptionally to disclose information to governmental and other public authorities.
4. The placing of a Request by the Applicant with CoalSearchPlus+ confirms acceptance of these terms and conditions.
5. Any Order Form produced by CoalSearchPlus+, either printed or published on the CoalSearchPlus+ website, is an invitation to treat. The Applicant makes an offer to buy from CoalSearchPlus+ by the submission of a Request, subject to clause 10. Acceptable modes of transmission for a Request are facsimile (fax), telephone, electronic mail(e-mail), online transmission via the CoalSearchPlus+ website only, Document Exchange (DX), Royal Mail or courier appointed by the Applicant.
6. Orders will be accepted on order forms other than CoalSearchPlus+ forms however these will be accepted under the standard CoalSearchPlus+ terms and conditions only, subject to Clause 10.
7. CoalSearchPlus+ reserves the right to refuse any Request.
8. CoalSearchPlus+ reserves the right to cancel any Request at any time.
9. Proof of transmission of a Request by the Applicant does not constitute proof of receipt by CoalSearchPlus+.
10. It is the responsibility of the Applicant to ensure the accuracy, legibility, clarity and completeness of all data and/or information provided to CoalSearchPlus+ as part of the Request, including but not limited to, names, numbers, addresses, location plans, and boundary plans. This applies whether the Request is submitted on CoalSearchPlus+ order forms either printed or published on the CoalSearchPlus+ website or on the Applicants own order form.
11. CoalSearchPlus+ may request additional relevant data and/or information from the Applicant in the course of fulfilling a Request, including, but not limited to, names, numbers, addresses, location plans, and boundary plans.
12. CoalSearchPlus+ may request clarification of data and/or information supplied by the Applicant.
13. If, subsequent to Clause 11. and/or Clause 12., requested data and/or information is not provided and/or clarified, CoalSearchPlus+ cannot be held responsible for any resultant loss or delay.
14. If, subsequent to Clause 11. and/or Clause 12., requested data and/or information is not provided and/or clarified within a reasonable period of time, CoalSearchPlus+ reserves the right to cancel the Request in whole or in part. The Applicant remains liable for all fees, Taxes and Disbursements accrued prior to the cancellation.
15. CoalSearchPlus+ reserves the right to subcontract data and/or information retrieval to selected Organisations and/or Individuals. CoalSearchPlus+ is not required to reveal the identity of its Subcontractors.
16. CoalSearchPlus+ will, in the process of fulfilling the request, retrieve data and/or information from publicly and/or commercially available sources and the CoalSearchPlus+ mining database. The sources of data used will primarily be data held by The Coal Authority under an agreement with the Health and Safety Executive, data owned by the British Geological Survey and the CoalSearchPlus+ database.
17. A CoalSearchPlus+ mining report is a report of the interpretation of the data sources in 16. made by CoalSearchPlus+ staff.
18. CoalSearchPlus+ coal mining search reports are based upon the plans and records available from data sources detailed in 16. at the time the report was produced. It should be understood that third party organisations reserve the right to vary their proposals and intentions as to their future mining operations without prior notice save as provided in the Coal Mining Subsidence Act 1994. CoalSearchPlus+ cannot be held responsible for changes to the future proposals and intentions of Third Parties.
19. The information and/or material supplied in a CoalSearchPlus+ coal mining report is composed from data based, in many cases, on measurements and records of various standards of reliability and age. In some instances (usually relating to older records) it is necessary for CoalSearchPlus+ to make assumptions regarding the 'best plot' position of mining features. For these reasons users of CoalSearchPlus+ reports should take the position of mining features detailed in reports to be indicative only.
20. The data and/or information that a coal mining search report is based on is constantly being updated. A CoalSearchPlus+ coal mining search report is based on the most up to date information available at the time that the report is produced however it cannot be guaranteed that the information and/or data will not become obsolete at some time in the future. Responsibility for the supply of accurate and up to date information to CoalSearchPlus+ lies with the data supplying organisations listed in 16.
21. A CoalSearchPlus+ coal mining search report relates only to coal mining and minerals worked in relation to coal mining. Other reports may be required in relation to other minerals.
22. A CoalSearchPlus+ coal mining search report is not a substitute for site investigation or a mining survey. Depending on the content of a coal mining search report, or whether development is intended, the Applicant must decide whether a site investigation or mining survey is required.
23. CoalSearchPlus+ coal mining reports comply with the Search Code.

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24. All CoalSearchPlus+ reports are covered by professional indemnity insurance. The content of CoalSearchPlus+ coal mining search reports does not prevent any future claim being made by the Applicant against the Coal Authority in respect of coal mining related subsidence.
25. Any liability in the instance of negligence by CoalSearchPlus+ or its employees in the interpretation of coal mining data and/or the production and provision of coal mining reports will be limited to the extent of the CoalSearchPlus+ Professional Indemnity Insurance or the value of the loss caused by the negligence, whichever is the lower.
26. All CoalSearchPlus+ coal mining search reports give the information detailed in the services section of the CoalSearchPlus+ website and summarised in the report. Further explanation of this information is available in the Glossary and/or the Frequently Asked Questions areas of the CoalSearchPlus+ website. Alternatively contact CoalSearchPlus+ who will be happy to explain the content of a report.
27. The Request is fulfilled when all reports, data and/or information requested by the Applicant have been retrieved and/or compiled by CoalSearchPlus+ and delivered by electronic mail (e-mail) or fax or post or document exchange (DX) or a combination of these methods as required by the Applicant. Alternative delivery arrangements are at the discretion of CoalSearchPlus+.
28. If Requests for multiple reports, data and/or information relating to multiple addresses were made on a single order form these will be fulfilled individually by the delivery of the reports, data and/or information relating to each individual address being treated as an individual Request.
29. CoalSearchPlus+ is not responsible for any loss or misdelivery of retrieved data and/or information caused by failure of Document Exchange (DX), Royal Mail or internet service provider. Most retrieved data and/or information is archived by CoalSearchPlus+ and a copy may be requested by the Applicant. If the data and/or information could not be archived CoalSearchPlus+ reserves the right to treat the request as a new Request.
30. Delivery, by whatever agreed means, will be accompanied by an invoice. Delivery by electronic mail may be followed up with a paper invoice by post or DX. Where Applicants have agreed account facilities with CoalSearchPlus+ invoicing may be on a monthly basis. In all cases the Applicant agrees to provide CoalSearchPlus+ with remuneration for the full amount shown on the invoice, including all Fees, Taxes and Disbursements.
31. The Applicant will be liable for payment of the full invoice amount within 14 days from the date of receipt of the invoice. CoalSearchPlus+ reserve the right to charge for costs and expenses incurred in recovering late payments and to charge interest at the rate of 8% above the Bank of England base rate per annum for the full period that the payments are overdue.
32. Where full payment of the invoice is not made by the Applicant within 14 days from receipt of the invoice CoalSearchPlus+ reserve the right to withdraw account facilities from the Applicant and cancel any individual agreements concerning fees or other Terms and Conditions that may have been made between the Applicant and CoalSearchPlus+.
33. Where possible the Applicant will receive Advance Notice of the cost of the Request, including all Fees, Taxes and Disbursements, prior to receipt of the invoice. This advance notice will take the form of the price for the service requested as published on the CoalSearchPlus+ website, or the price as individually agreed between CoalSearchPlus+ and the Applicant.
34. Additional Fees, Taxes and Disbursements may arise during the course of data and/or information retrieval, over and above Advance Notice costs as in clause 33. The Applicant is liable for any such additional costs. Where possible, the Applicant is notified of additional costs prior to fulfilment of the Request.
35. If the Applicant shall pay in advance of receipt of the invoice, then the Applicant remains liable for any underpayment.
36. Any overpayment on the part of the Applicant will be refunded. Arrangements for refunds are agreed on a case-by-case basis, through discussion between CoalSearchPlus+ and the Applicant.
37. The Applicant may cancel the Request in whole or in part at any time prior to Clause 27.
38. If the Applicant cancels the Request in whole or in part prior to Clause 27, the Applicant remains liable for all Fees, Taxes and Disbursements already accrued prior to the Cancellation.
39. CoalSearchPlus+ accept no liability for any loss incurred by the Applicant or the Applicants client where the Applicant is acting as an agent for a client, due to late fulfilment and delivery of the Request.
40. CoalSearchPlus+ accept no liability for any loss to the Applicant, or the Applicant's client where the Applicant is acting as an agent for a client, due to any negative outcome of a report provided in the process of the correct and accurate fulfilment of the Request.
41. Any disputes relating to the provision of coal mining search reports should be addressed to the Practice Principal, CoalSearchPlus+ in the first instance. Disputes will be settled according to the CoalSearchPlus+ complaints procedure detailed in each report.
42. Independent Dispute Resolution - If you make a complaint and we are unable to resolve it to your satisfaction you may refer the complaint to The Property Ombudsman scheme (website: www.tpos.co.uk email: admin@tpos.co.uk Tel: 01722 333306). We will cooperate fully with the Ombudsman during an investigation and comply with his final decision.
43. Third Party and subcontractor Terms and Conditions shall apply in addition to these clauses. Should any conflict arise between CoalSearchPlus+ Terms and Conditions and Third Party or Subcontractor Terms and Conditions, then CoalSearchPlus+ Terms and Conditions prevail unless and until CoalSearchPlus+ expressly states otherwise in writing and/or courts of England and Wales establish otherwise.
44. No variation to these Terms and Conditions is effective unless and until CoalSearchPlus+ expressly agrees in writing.
45. CoalSearchPlus+ reserves the right to alter these terms and conditions as appropriate, without notice, at any time. Such amended Terms and Conditions will become effective upon publication on the CoalSearchPlus+ website.
46. These Terms and conditions are subject to English Law and the exclusive jurisdiction of the courts of England and Wales.

CoDa Structures

Consulting Civil & Structural Engineers
14 Springfield Court
GUISELEY
LS20 8FD

**PHASE 1 & 2 ENGINEERING & ENVIRONMENTAL
ASSESSMENT
FOR A PROPOSED RESIDENTIAL DEVELOPMENT
SITE ADJACENT BUTT LANE, SNAITH**

APPENDIX G

TRIAL PIT LOGS

					Site		Trial Pit Number					
Excavation Method MECHANICAL EXCAVATOR					Dimensions 2.80m x 0.80m		Ground Level (mOD)		Client CODA STRUCTURES		Job Number NE3751	
					Location AS PLAN		Dates 20/09/2018		Engineer		Sheet 1/1	
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water				
0.20	D				(0.35)	TOPSOIL						
0.40	D				0.35	Brown medium to coarse SAND and rounded GRAVEL.						
					(0.75)							
1.00	D				1.10	Brown gravelly slightly silty slightly clayey SAND/very sandy CLAY.						
1.30	D				(0.50)							
					1.60	Soft low strength brown silty CLAY with lenses of sand.						
					(0.20)							
					1.80	Brown silty CLAY and sand bands.						
2.00	D				(0.50)							
					2.30	Brown coarse SAND.						
					2.30							
2.70	D				(1.10)			∇1				
					3.40	Firm brown slightly sandy silty CLAY.						
					(0.30)			∇2				
3.50	D				3.70	Complete at 3.70m						
Plan						Remarks						
						Major collapse of pit sides from 2.30m to 3.40m Pit orientated East to West HV = Hand Shear Vane test On completion backfilled with arisings.						
						Scale (approx)		Logged By		Figure No.		
						1:25		DS/SJ		NE3751.TP01		

Excavation Method					Dimensions		Ground Level (mOD)		Site		Trial Pit Number	
MECHANICAL EXCAVATOR					2.80m x 0.60m				BUTT LANE, SNAITH, GOOLE, EAST RIDING OF YORKSHIRE		TP02	
Location					Dates		Engineer		Job Number		Sheet	
AS PLAN					20/09/2018				CODA STRUCTURES		NE3751	
Depth (m)	Sample / Tests	Water Depth (m)	Field Records		Level (mOD)	Depth (m) (Thickness)	Description			Legend	Water	
0.20	D					(0.30)	TOPSOIL					
						0.30	Brown medium to coarse SAND and rounded GRAVEL.					
0.60	D					(0.60)						
						0.90	Very stiff desiccated brown gravelly silty CLAY.					
1.20	D					(0.50)						
						1.40	Brown slightly gravelly medium SAND with lenses of clay.					
1.80	D					(1.20)						
						2.60	Brown coarse SAND and rounded GRAVEL.					
2.70	D					(0.90)						
						3.50	Complete at 3.50m				∇1	
3.45	D											
							Wet(1) at 3.40m. 20/09/2018:					
Plan							Remarks					
							Continual collapse of pit sides below 3.40m Pit orientated Northeast to South West On completion backfilled with arisings.					
							Scale (approx)		Logged By		Figure No.	
							1:25		DS/SJ		NE3751.TP02	

					Site BUTT LANE, SNAITH, GOOLE, EAST RIDING OF YORKSHIRE		Trial Pit Number TP03	
Excavation Method MECHANICAL EXCAVATOR		Dimensions 3.30m x 0.60m		Ground Level (mOD)		Client CODA STRUCTURES		Job Number NE3751
		Location AS PLAN		Dates 20/09/2018		Engineer		Sheet 1/1
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
0.50	D				(0.30)	TOPSOIL		
					0.30	Brown medium to coarse SAND and GRAVEL.		
1.00	D				(0.50)	Very stiff desiccated brown and light brown mottled silty CLAY.		
1.40	D		HV@1.40m, c=12kPa		0.80	Very soft very low strength brown clayey SILT.		
1.90	D		Damp(1) at 1.80m.		1.30			
					(0.50)	Brown silty fine SAND.		∇1
2.80	D				1.80			
2.90	D				(0.90)	Soft low strength brown silty CLAY with low cobble content.		
					2.70			
					(0.80)	Brown medium to coarse SAND and rounded GRAVEL.		∇2
3.90	D				3.50			
					(0.50)			
					4.00			
Plan					Remarks			
					Slight collapse of pit sides from 1.80m to 2.70m and below 3.50m Pit orientated Northeast to Southwest HV = Hand Shear Vane test On completion backfilled with arisings.			
					Scale (approx)		Logged By	Figure No.
					1:25		DS/SJ	NE3751.TP03

Excavation Method					Dimensions		Ground Level (mOD)		Site		Trial Pit Number
MECHANICAL EXCAVATOR					3.40m x 0.60m				BUTT LANE, SNAITH, GOOLE, EAST RIDING OF YORKSHIRE		TP04
Location					Dates		Client		Job Number		Sheet
AS PLAN					20/09/2018		CODA STRUCTURES		NE3751		1/1
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water			
0.10	D				(0.30)	TOPSOIL					
					0.30	Very stiff desiccated brown silty CLAY.					
0.60	D				(0.80)						
			HV@1.20m, c=34kPa		1.10	Soft low strength grey and brown mottled silty CLAY with lenses of sand.					
1.30	D				(0.50)						
			Damp(1) at 1.60m.		1.60	Brown and dark grey banded silty SAND.		∇1			
1.75	D				(1.40)						
2.40	D				3.00	Soft low strength brown silty CLAY.					
			HV@3.20m, c=36kPa		(0.70)						
3.30	D				3.70	Brown gravelly coarse SAND.					
3.90	D				(0.30)						
			20/09/2018:		4.00						
Plan						Remarks					
						Slight collapse of pit sides below 3.70m Pit orientated East to West HV = Hand Shear Vane test On completion backfilled with arisings.					
						Scale (approx)		Logged By		Figure No.	
						1:25		DS/SJ		NE3751.TP04	

						Site	Trial Pit Number		
Excavation Method MECHANICAL EXCAVATOR						Dimensions 3.20m x 0.60m	Ground Level (mOD)	Client CODA STRUCTURES	Job Number NE3751
						Location AS PLAN		Dates 20/09/2018	Engineer
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	
0.20	D				(0.35)	TOPSOIL			
0.50	D				0.35	Brown slightly silty slightly clayey SAND.			
1.20	D				(1.05)				
1.60	D				1.40	Firm grey and brown mottled silty CLAY with lenses of sand.			
2.20	D				(0.60)				
3.10	D		Damp(1) at 3.00m.		2.00	Brown gravelly coarse SAND. Gravel is rounded.			
					(1.50)				
					3.50	Complete at 3.50m			
Plan						Remarks			
						Slight collapse of pit sides below 2.90m Pit orientated Northeast to Southwest On completion backfilled with arisings.			
						Scale (approx)	Logged By	Figure No.	
						1:25	DS/SJ	NE3751.TP05	

					Site BUTT LANE, SNAITH, GOOLE, EAST RIDING OF YORKSHIRE		Trial Pit Number TP06	
Excavation Method MECHANICAL EXCAVATOR		Dimensions 3.20m x 0.60m		Ground Level (mOD)		Client CODA STRUCTURES		Job Number NE3751
		Location AS PLAN		Dates 20/09/2018		Engineer		Sheet 1/1
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Leger	Water
0.10	D				(0.38)	TOPSOIL		
					0.38	Stiff desiccated brown slightly gravelly sandy silty CLAY.		
0.60	D				(1.12)			
1.10	D				1.50	Very soft very low strength laminated gray and and brown mottled silty CLAY.		
1.60	D		HV@1.60m, c=18kPa		(0.30)			
1.90	D		HV@1.90m, c=100kPa		1.80	Very stiff high strength brown silty CLAY.		
					(0.30)			
					2.10	Brown coarse SAND and rounded GRAVEL.		
2.40	D				(1.50)			
3.50	D		Damp(1) at 3.40m.		3.60	Complete at 3.60m		∇1
			20/09/2018:					
Plan					Remarks			
					Slight collapse of pit sides below 2.10m Pit orientated Northeast to South West HV = Hand Shear Vane test On completion backfilled with arisings.			
					Scale (approx)		Logged By	Figure No.
					1:25		DS/SJ	NE3751.TP06

						Site	Trial Pit Number	
Excavation Method		Dimensions		Ground Level (mOD)		BUTT LANE, SNAITH, GOOLE, EAST RIDING OF YORKSHIRE	TP07	
MECHANICAL EXCAVATOR		2.80m x 0.60m				Client	Job Number	
		Location		Dates		CODA STRUCTURES	NE3751	
		AS PLAN		20/09/2018		Engineer	Sheet	
							1/1	
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Leger	Water
0.20	D				(0.35)	TOPSOIL		
					0.35	Very stiff desiccated light brown silty CLAY.		
0.55	D				(0.35)			
					0.70	Very stiff desiccated brown silty CLAY.		
1.10	D				(0.70)			
					1.40	Very soft very low strength becoming soft low strength laminated brown silty CLAY with bands of sand.		
1.50	D				(1.40)			
			HV@2.10m, c=10kPa HV@2.20m, c=30kPa		2.80 from 2.20m : soft low strength		
2.40	D				(1.40)			
					2.80	Brown coarse SAND and rounded GRAVEL.		∇1
3.20	D		Damp(1) at 3.20m.		(1.00)			
					3.80	Complete at 3.80m		
			20/09/2018:					
Plan						Remarks		
						Slight collapse of pit sides below 3.10m Pit orientated East to West HV = Hand Shear Vane test On completion backfilled with arisings.		
						Scale (approx)	Logged By	Figure No.
						1:25	DS/SJ	NE3751.TP07

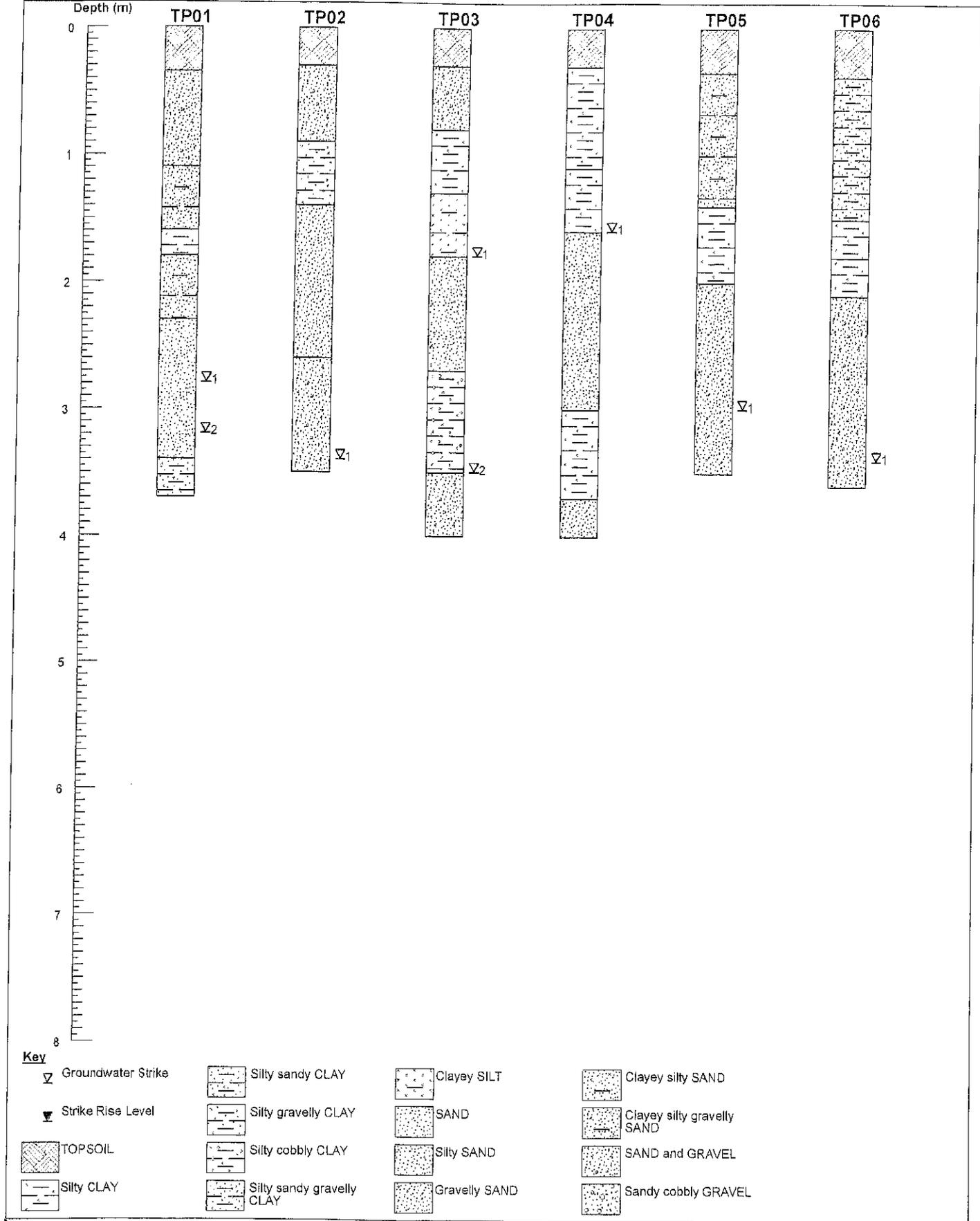
						Site BUTT LANE, SNAITH, GOOLE, EAST RIDING OF YORKSHIRE		Trial Pit Number TP08	
Excavation Method MECHANICAL EXCAVATOR		Dimensions 2.80m x 0.60m		Ground Level (mOD)		Client CODA STRUCTURES		Job Number NE3751	
		Location AS PLAN		Dates 20/09/2018		Engineer		Sheet 1/1	
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	
0.20	D				(0.30)	TOPSOIL			
					0.30	Brown slightly silty slightly clayey SAND/very sandy CLAY.			
0.60	D				(0.80)				
1.20	D				1.10	Stiff desiccated grey and brown mottled silty CLAY with occasional thin lenses of sand.			
					(0.40)				
1.70	D				1.50	Brown medium to coarse SAND and rounded GRAVEL with low cobble content and occasional lenses of clay.			
					(1.50)				
2.40	D				3.00	Orangish brown medium to coarse SAND.			
					(0.70)				
3.60	D				3.70	Complete at 3.70m			
						20/09/2018: DRY			
Plan						Remarks Slight collapse of pit sides below 1.80m Pit orientated North to South On completion backfilled with arisings.			
						Scale (approx) 1:25		Logged By DS/SJ	
						Figure No. NE3751.TP08			

					Site		Trial Pit Number	
					BUTT LANE, SNAITH, GOOLE, EAST RIDING OF YORKSHIRE		TP09	
Excavation Method		Dimensions		Ground Level (mOD)		Client		Job Number
MECHANICAL EXCAVATOR		3.10m x 0.60m				CODA STRUCTURES		NE3751
		Location		Dates		Engineer		Sheet
		AS PLAN		20/09/2018				1/1
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
0.40	D				0.30	TOPSOIL		
					0.30	Very stiff desiccated brown silty CLAY.		
1.10	D				(1.00)			
1.40	D		HV@1.40m, c=44kPa		1.30	Firm medium strength brown and grey mottled silty CLAY.		
					(0.40)			
2.00	D				1.70	Brown medium to coarse SAND and rounded GRAVEL, becoming slightly gravelly sand.		
					(1.80)			Σ1
3.35	D				3.50	Complete at 3.50m		
20/09/2018:								
Damp(1) at 2.60m.								
Plan					Remarks			
					Slight collapse of pit sides below 3.20m Pit orientated North to South HV = Hand Shear Vane test On completion backfilled with arisings.			
					Scale (approx)		Logged By	Figure No.
					1:25		DS/SJ	NE3751.TP09

Excavation Method						Dimensions		Ground Level (mOD)		Site		Trial Pit Number	
MECHANICAL EXCAVATOR						2.90m x 0.60m				BUTT LANE, SNAITH, GOOLE, EAST RIDING OF YORKSHIRE		TP10	
Location						Dates		Client		Job Number		Sheet	
AS PLAN						20/09/2018		CODA STRUCTURES		NE3751		1/1	
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legerd	Water					
0.10	D				(0.30)	TOPSOIL							
0.50	D				0.30	Very stiff initially desiccated brown and light brown mottled silty CLAY.							
1.10	D				(1.40)								
1.80	D		HV@1.70m, c=32kPa HV@1.90m, c=44kPa		1.70 (0.30)	Soft becoming firm low strength laminated brown silty CLAY with lenses of sand.							
2.30	D				2.00	Brown medium to coarse SAND and rounded medium GRAVEL.							
3.10	D				(0.95)								
					2.95	Brown slightly gravelly SAND.							
			Damp(1) at 3.40m. 20/09/2018:		(0.55)								
					3.50	Complete at 3.50m		∇1					
Plan						Remarks							
						Slight collapse of pit sides. Pit orientated East to West HV = Hand Shear Vane test On completion backfilled with arisings.							
						Scale (approx)		Logged By		Figure No.			
						1:25		DS/SJ		NE3751.TP10			

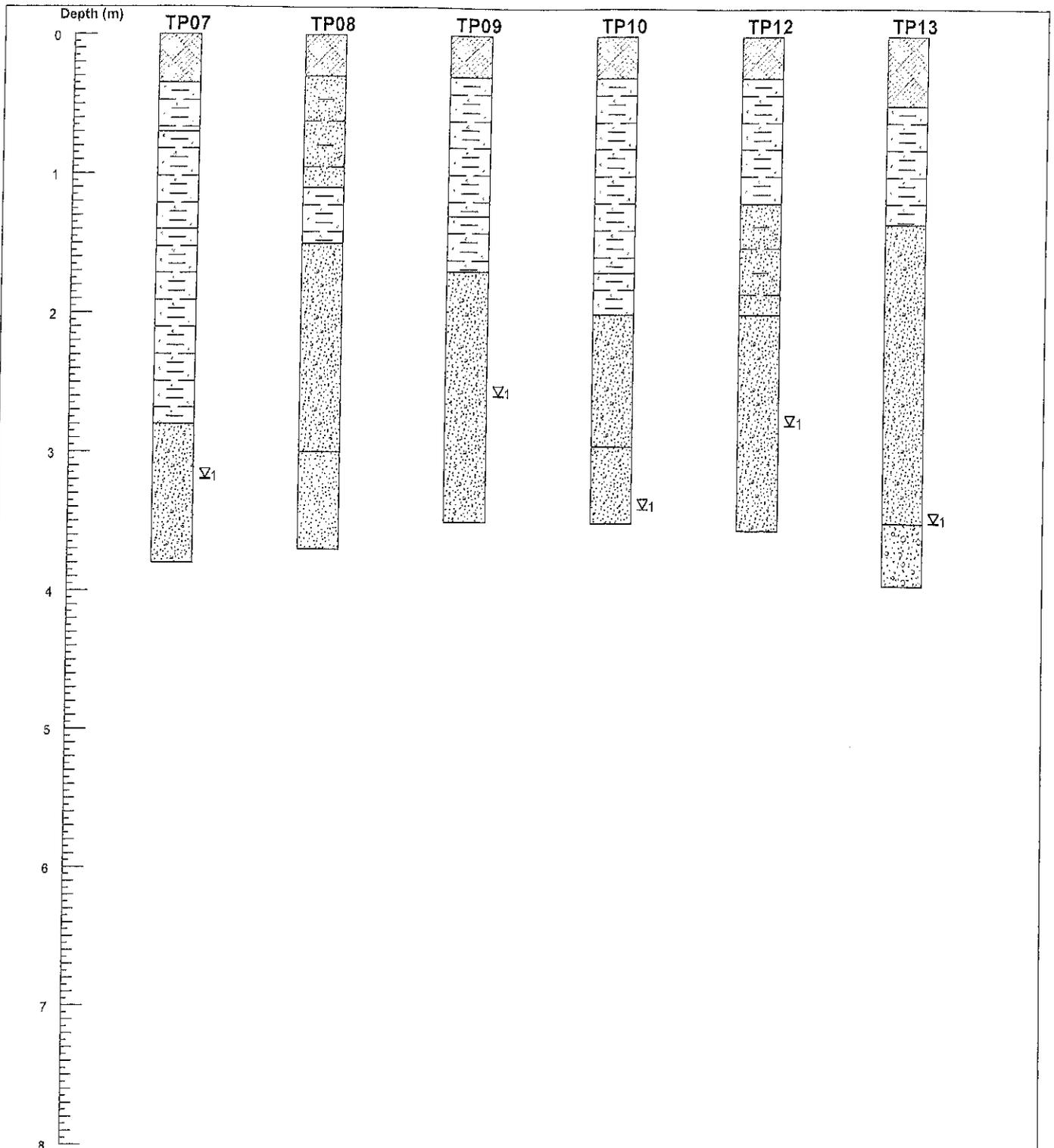
Excavation Method						Dimensions		Ground Level (mOD)		Site		Trial Pit Number	
MECHANICAL EXCAVATOR						2.90m x 0.60m				BUTT LANE, SNAITH, GOOLE, EAST RIDING OF YORKSHIRE		TP12	
Location						Dates		Client		Job Number		Sheet	
AS PLAN						20/09/2018		CODA STRUCTURES		NE3751		1/1	
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Leger	Water					
0.20	D				(0.30)	TOPSOIL							
					0.30	Desiccated brown silty CLAY.							
0.80	D				(0.90)								
1.30	D				1.20	Brown gravelly slightly silty slightly clayey SAND.							
					(0.80)								
2.10	D				2.00	Brown coarse SAND and rounded fine to medium GRAVEL.							
					(1.55)			∇1					
2.80	D		Damp(1) at 2.80m.										
3.50	D				3.55	Complete at 3.55m							
			20/09/2018:										
Plan						Remarks							
						Slight collapse of pit sides. Pit orientated North to South On completion backfilled with arisings.							
						Scale (approx)		Logged By		Figure No.			
						1:25		DS/SJ		NE3751.TP12			

Excavation Method MECHANICAL EXCAVATOR					Dimensions 3.20m x 0.60m		Ground Level (mOD)		Site BUTT LANE, SNAITH, GOOLE, EAST RIDING OF YORKSHIRE		Trial Pit Number TP13
Location AS PLAN					Dates 20/09/2018		Client CODA STRUCTURES		Job Number NE3751		
Water Depth (m)					Field Records		Level (mOD)		Engineer		Sheet 1/1
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description		Legend	Water		
0.20	D				(0.50)	TOPSOIL					
0.60	D		HV@0.60m, c=130kPa		0.50 (0.85)	Very stiff high strength desiccated brown silty CLAY.					
1.10	D		HV@1.00m, c=110kPa		1.35	Brown gravelly SAND becoming brown coarse SAND and rounded medium GRAVEL with depth.					
1.50	D				(2.15)						
2.10	D				3.50	Brown sandy GRAVEL with low cobble content.			∇1		
3.10	D		Damp(1) at 3.50m.		(0.45)						
3.90	D		20/09/2018:		3.95						
Plan						Remarks					
.						Slight collapse of pit sides.					
.						Pit orientated East to West					
.						HV = Hand Shear Vane test					
.						On completion backfilled with arisings.					
.						Scale (approx)		Logged By		Figure No.	
.						1:25		DS/SJ		NE3751.TP13	



Key			
∇ Groundwater Strike	Silty sandy CLAY	Clayey SILT	Clayey silty SAND
∇ Strike Rise Level	Silty gravelly CLAY	SAND	Clayey silty gravelly SAND
TOPSOIL	Silty cobbly CLAY	Silty SAND	SAND and GRAVEL
Silty CLAY	Silty sandy gravelly CLAY	Gravelly SAND	Sandy cobbly GRAVEL

Nominal Section				
Site BUTT LANE, SNAITH, GOOLE, EAST RIDING OF YORKSHIRE	Date Drawn 03/10/2018	Date Checked	Sheet 1/2	Job Number NE3751
Client CODA STRUCTURES	Drawn By	Checked By	Scale 1:40[V]	Figure No. NE3751.1



Key			
∇	Groundwater Strike		Silty sandy CLAY
∇	Strike Rise Level		Silty gravelly CLAY
	TOPSOIL		Clayey SILT
	Silty CLAY		SAND
	Silty cobbly CLAY		Silty SAND
	Silty sandy gravelly CLAY		Gravelly SAND
	Clayey silty SAND		Clayey silty gravelly SAND
	SAND and GRAVEL		Sandy cobbly GRAVEL

Nominal Section

Site BUTT LANE, SNAITH, GOOLE, EAST RIDING OF YORKSHIRE	Date Drawn 03/10/2018	Date Checked	Sheet 2/2	Job Number NE3751
Client CODA STRUCTURES	Drawn By	Checked By	Scale 1:40[V]	Figure No. NE3751.1

CoDa Structures

Consulting Civil & Structural Engineers
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LS20 8FD

**PHASE 1 & 2 ENGINEERING & ENVIRONMENTAL
ASSESSMENT
FOR A PROPOSED RESIDENTIAL DEVELOPMENT
SITE ADJACENT BUTT LANE, SNAITH**

APPENDIX H

WINDOW SAMPLING BOREHOLE LOGS

Boring Method						Casing Diameter		Ground Level (mOD)		Site		Borehole Number	
MINI PERCUSSIVE										BUTT LANE, SNAITH, GOOLE, EAST RIDING OF YORKSHIRE		M1	
Location						Dates		Client		Job Number		Sheet	
AS PLAN						27/11/2018		CODA STRUCTURES		NE3751B		1/1	
Depth (m)	Sample / Tests	Casing Depth (m)	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	Instr			
1.00-1.45	SPT(C) N=30			8,13/10,7,7,6		0.40	TOPSOIL						
						0.40	Firm brown slightly gravelly silty CLAY.						
						0.80	Medium dense brown slightly clayey slightly silty SAND and subrounded fine to coarse sandstone, quartz GRAVEL.						
				Seepage(1) at 1.35m.		1.40	Soft low strength becoming stiff high strength brown slightly gravelly sandy silty CLAY.						
2.00-2.45	SPT(C) N=26			6,6/5,6,7,8		(1.00)							
						2.40	Dark grey coarse SAND.						
						2.45	Firm brown silty CLAY.						
						(0.35)							
						2.80	Stiff high strength brown gravelly silty CLAY.						
3.00-3.45	SPT(C) N=60			10,13/18,21,11,10		(0.65)							
				27/11/2018:		3.45	Complete at 3.45m						

Remarks

Hand dug inspection pit from GL to 1.20m to check for services. On completion backfilled with arisings and installed a 50mm dia slotted standpipe with a gas valve and a gravel surround to 3.00m, a Bentonite seal from 1.00m to 0.20m and a concreted in lockable steel protective cover from 0.20m to GL.

Scale (approx)

1:25

Logged By

DS/SJ

Figure No.

NE3751B.M1

						Site BUTT LANE, SNAITH, GOOLE, EAST RIDING OF YORKSHIRE		Borehole Number M2		
Boring Method MINI PERCUSSIVE		Casing Diameter		Ground Level (mOD)		Client CODA STRUCTURES		Job Number NE3751B		
		Location AS PLAN		Dates 27/11/2018		Engineer		Sheet 1/1		
Depth (m)	Sample / Tests	Casing Depth (m)	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	Instr
1.00-1.45	SPT(C) N=16			2,3/4,3,4,5		(0.25) 0.25 (0.60) 0.85 (0.15) 1.00	TOPSOIL Stiff brown silty CLAY. Stiff brown sandy silty CLAY. Firm medium strength brown sandy silty CLAY with sand lenses.			
2.00-2.45	SPT(C) N=14			2,3/3,4,4,3 Seepage(1) at 2.10m.		2.00	Medium dense becoming very dense slightly clayey slightly silty medium to coarse SAND and rounded GRAVEL with low quartz cobble content.		∇1	
3.00-3.45	SPT(C) N=15			2,2/2,4,5,4		(2.31)				
4.00-4.31	SPT(C) 46/155			13,14/16,16,14 27/11/2018:		4.31 below 4.00m : becoming very dense (possibly affected by cobbles) Complete at 4.31m			
Remarks Hand dug inspection pit from GL to 1.20m to check for services. On completion backfilled with arisings and installed a 50mm dia slotted standpipe with a gas valve and a gravel surround to 4.00m, a Bentonite seal from 1.00m to 0.20m and a concreted in lockable steel protective cover from 0.20m to GL.								Scale (approx) 1:25	Logged By DS/SJ	
								Figure No. NE3751B.M2		

Boring Method						Casing Diameter		Ground Level (mOD)		Site		Borehole Number	
MINI PERCUSSIVE										BUTT LANE, SNAITH, GOOLE, EAST RIDING OF YORKSHIRE		M3	
Location						Dates		Client		Job Number		Sheet	
AS PLAN						27/11/2018		CODA STRUCTURES		NE3751B		1/1	
Depth (m)	Sample / Tests	Casing Depth (m)	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	Instr			
1.00-1.45	SPT(C) N=22			3,3/4,6,6,6		0.45 (0.10) 0.55	TOPSOIL Dark brown sandy silty CLAY. Stiff high strength brown and grey silty CLAY with occasional thin sand lenses.						
2.00-2.45	SPT(C) N=26			3,4/6,6,7,7		0.85 1.40 (2.02)	Medium dense brown clayey gravelly SAND/sandy CLAY.						
3.00-3.42	SPT(C) 50/265			9,9/11,12,16,11		3.42 below 3.00m : with occasional cobbles Complete at 3.42m						
				27/11/2018:DRY									
Remarks Hand dug inspection pit from GL to 1.20m to check for services. On completion backfilled with arisings and installed a 50mm dia slotted standpipe with a gas valve and a gravel surround to 3.00m, a Bentonite seal from 1.00m to 0.20m and a concreted in lockable steel protective cover from 0.20m to GL.								Scale (approx)	Logged By				
								1:25	DS/SJ				
								Figure No.					
								NE3751B.M3					

Boring Method						Casing Diameter		Ground Level (mOD)		Site		Borehole Number	
MINI PERCUSSIVE										BUTT LANE, SNAITH, GOOLE, EAST RIDING OF YORKSHIRE		M4	
Location						Dates		Client		Job Number		Sheet	
AS PLAN						27/11/2018		CODA STRUCTURES		NE3751B		1/1	
Depth (m)	Sample / Tests	Casing Depth (m)	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	Instr			
1.00-1.45	SPT(C) N=13			1,2/2,3,4,4		0.40	TOPSOIL						
						0.40	Stiff brown slightly gravelly sandy silty CLAY.						
						1.00	Medium dense brown clayey SAND/sandy CLAY.						
						1.45	Soft brown low strength brown silty CLAY.						
2.00-2.45	SPT(C) N=5			Wet (1) at 1.90m. 1,0/0,1,2,2		1.15							
						2.60	Brown medium SAND.						
						2.70	Firm brown silty CLAY.						
						2.80	Brown medium SAND.						
						2.85	Firm brown silty CLAY.						
3.00-3.45	SPT(C) N=28			2,4/5,7,8,8		3.00	Medium dense brown medium to coarse SAND.						
						3.80	Firm brown sandy silty CLAY.						
4.00-4.40	SPT(C) 50/250			10,9/13,14,14,9		4.40	Complete at 4.40m						
				27/11/2018:									

Remarks

Hand dug inspection pit from GL to 1.20m to check for services.
On completion backfilled with arisings and installed a 50mm dia slotted standpipe with a gas valve and a gravel surround to 4.00m, a Bentonite seal from 1.00m to 0.20m and a concreted in lockable steel protective cover from 0.20m to GL.

Scale (approx)

1:25

Logged By

DS/SJ

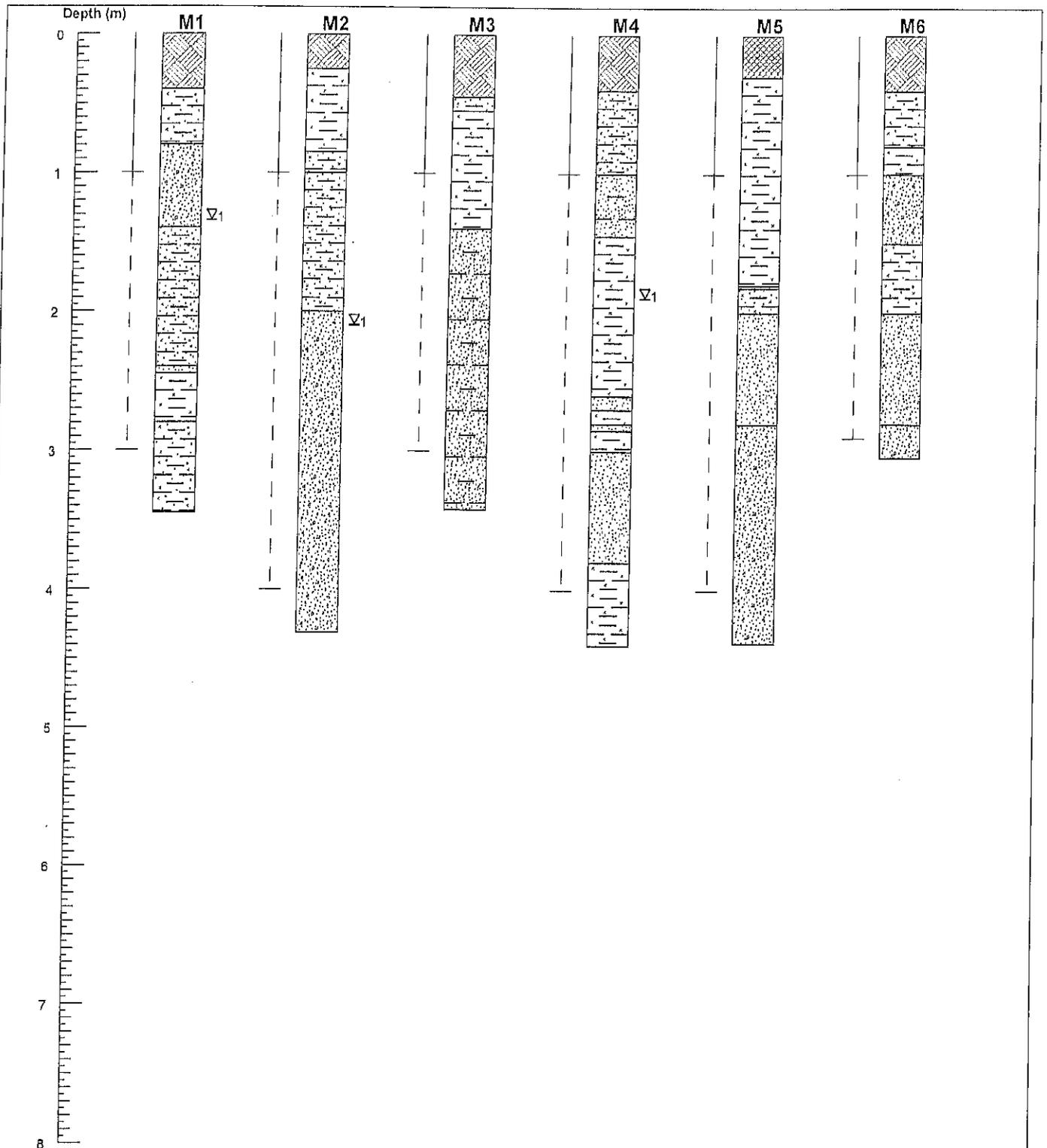
Figure No.
NE3751B.M4

						Site		Borehole Number			
Boring Method MINI PERCUSSIVE						Casing Diameter		Ground Level (mOD)		Client	
						Location AS PLAN		Dates 27/11/2018		Engineer	
								Sheet 1/1			
Depth (m)	Sample / Tests	Casing Depth (m)	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	Instr	
1.00-1.45	SPT(C) N=10			1,2/2,3,2,3		0.30	MADE GROUND: clayey topsoil.				
						0.30	Firm medium strength brown laminated silty CLAY.				
2.00-2.45	SPT(C) N=20			Damp(1) below 1.50m 4,5/5,5,5,5		1.50 below 1.50m : sand lenses				
						1.80	Brown medium SAND.				
						1.82 (0.16) 2.00	Firm brown, sandy silty CLAY. Medium dense brown fine to medium SAND.				
3.00-3.45	SPT(C) N=29			4,5/6,7,8,8		2.80	Medium dense becoming dense brown gravelly slightly clayey slightly silty medium to coarse SAND and rounded to subrounded GRAVEL with low quartz cobble content.				
						(0.80)					
4.00-4.38	SPT(C) 50/225			12,13/15,20,15		2.80					
						(1.58)					
				27/11/2018:		4.38	Complete at 4.38m				

Remarks
Hand dug inspection pit from GL to 1.20m to check for services.
On completion backfilled with arisings and installed a 50mm dia slotted standpipe with a gas valve and a gravel surround to 4.00m, a Bentonite seal from 1.00m to 0.20m and a concreted in lockable steel protective cover from 0.20m to GL.

Scale (approx)	Logged By
1:25	DS/SJ
Figure No. NE3751B.M5	

Boring Method MINI PERCUSSIVE							Casing Diameter		Ground Level (mOD)		Site BUTT LANE, SNAITH, GOOLE, EAST RIDING OF YORKSHIRE		Borehole Number M6	
Location AS PLAN							Dates 27/11/2018		Client CODA STRUCTURES		Job Number NE3751B		Sheet 1/1	
Depth (m)	Sample / Tests	Casing Depth (m)	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	Instr				
1.00-1.45	SPT(C) N=35			4,7/9,8,9,9		0.40	TOPSOIL							
						0.40	Stiff brown slightly gravelly silty CLAY.							
						0.80	Firm brown silty CLAY.							
				Damp(1) below 1.45m		1.00	Medium dense light brown medium slightly clayey slightly silty fine to medium SAND and subrounded fine to coarse GRAVEL.							
2.00-2.45	SPT(C) N=36			8,9/9,9,9,9		1.50	Firm brown gravelly silty CLAY.							
						2.00	Medium dense brown silty fine to medium SAND.							
						2.80	Brown slightly clayey slightly silty fine to coarse SAND and subrounded fine to coarse GRAVEL with low quartz cobble content.							
2.90-3.04	SPT(C) 43*/130 36/5			18,25/36		3.04	Complete at 3.04m							
Remarks Hand dug inspection pit from GL to 1.20m to check for services. On completion backfilled with arisings and installed a 50mm dia slotted standpipe with a gas valve and a gravel surround to 2.90m, a Bentonite seal from 1.00m to 0.20m and a concreted in lockable steel protective cover from 0.20m to GL.											Scale (approx) 1:25		Logged By DS/SJ	
											Figure No. NE3751B.M6			



Key

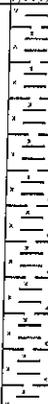
∇	Groundwater Strike		Slotted Standpipe	[Pattern]	Silty sandy CLAY	[Pattern]	Clayey SAND
∇	Strike Rise Level	[Pattern]	TOPSOIL	[Pattern]	Silty gravelly CLAY	[Pattern]	Silty SAND
∇	Highest recorded piezo level	[Pattern]	MADE GROUND	[Pattern]	Silty sandy gravelly CLAY	[Pattern]	Clayey gravelly SAND
●	Piezometer Tip	[Pattern]	Silty CLAY	[Pattern]	SAND	[Pattern]	SAND and GRAVEL

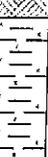
Nominal Section

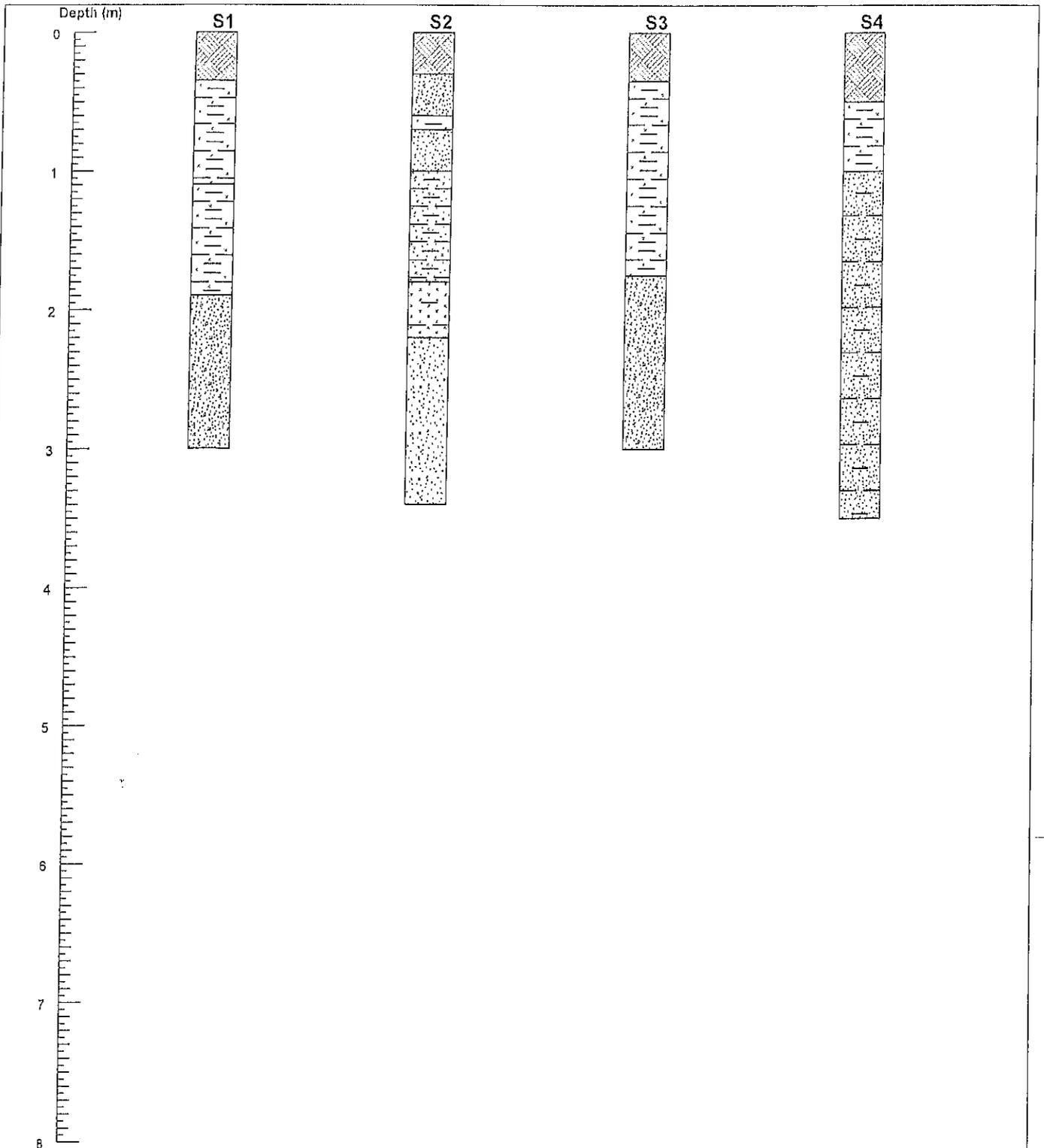
Site BUTT LANE, SNAITH, GOOLE, EAST RIDING OF YORKSHIRE	Date Drawn 11/12/2018	Date Checked	Sheet 1/1	Job Number NE3751B
Client CODA STRUCTURES	Drawn By	Checked By	Scale 1:40[V]	Figure No. NE3751B.1

					Site BUTT LANE, SNAITH, GOOLE, EAST RIDING OF YORKSHIRE		Trial Pit Number S1	
Excavation Method MECHANICAL EXCAVATOR		Dimensions 1.60m x 0.80m		Ground Level (mOD)		Client CODA STRUCTURES		Job Number NE3751B
		Location AS PLAN		Dates 27/11/2018		Engineer		Sheet 1/1
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
						TOPSOIL		
					(0.35)	Brown silty CLAY.		
					0.35			
					(0.75)			
					1.10	Brown and grey silty CLAY.		
					(0.80)			
					1.90	Brown medium SAND and rounded GRAVEL and occasional cobbles.		
					(1.10)			
					3.00	Complete at 3.00m		
27/11/2018:								
Plan					Remarks			
					Pit sides remained vertical and stable. No groundwater encountered. On completion backfilled with gravel for a soakaway test.			
					Scale (approx)		Logged By	
					1:25		DS/SJ	
							Figure No.	
							NE3751B.S1	

					Site BUTT LANE, SNAITH, GOOLE, EAST RIDING OF YORKSHIRE		Trial Pit Number S2	
Excavation Method MECHANICAL EXCAVATOR		Dimensions 1.50m x 0.60m		Ground Level (mOD)		Client CODA STRUCTURES		Job Number NE3751B
		Location AS PLAN		Dates 27/11/2018		Engineer		Sheet 1/1
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					0.30	TOPSOIL		
					0.30	Brown coarse SAND and subrounded GRAVEL.		
					0.60 (0.10) 0.70	Brown silty CLAY.		
					0.30	Brown fine SAND.		
					1.00	Brown sandy silty CLAY.		
					(0.80)			
					1.80	Brown clayey SILT.		
					(0.40)			
					2.20	Brown sandy GRAVEL and some cobbles.		
					(1.20)			
			27/11/2018:		3.40	Complete at 3.40m		
Plan					Remarks			
					Pit sides remained vertical and stable. No groundwater encountered. On completion backfilled with gravel for a soakaway test.			
					Scale (approx)		Logged By	Figure No.
					1:25		DS/SJ	NE3751B.S2

					Site BUTT LANE, SNAITH, GOOLE, EAST RIDING OF YORKSHIRE		Trial Pit Number S3	
Excavation Method MECHANICAL EXCAVATOR		Dimensions 1.70m x 0.60m		Ground Level (mOD)		Client CODA STRUCTURES		Job Number NE3751B
		Location AS PLAN		Dates 27/11/2018		Engineer		Sheet 1/1
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
			27/11/2018:			TOPSOIL		
					0.35	Brown becoming brown and grey silty CLAY.		
					1.40			
					1.75	Brown medium to coarse SAND and rounded GRAVEL and occasional cobbles.		
					1.25			
					3.00	Complete at 3.00m		
Plan					Remarks			
					Pit sides remained vertical and stable. No groundwater encountered. On completion backfilled with gravel for soakaway test.			
					Scale (approx)		Logged By	
					1:25		DS/SJ	
							Figure No.	
							NE3751B.S3	

					Site BUTT LANE, SNAITH, GOOLE, EAST RIDING OF YORKSHIRE		Trial Pit Number S4	
Excavation Method MECHANICAL EXCAVATOR		Dimensions 1.70m x 0.60m		Ground Level (mOD)		Client CODA STRUCTURES		Job Number NE3751B
		Location AS PLAN		Dates 27/11/2018		Engineer		Sheet 1/1
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
						TOPSOIL		
					(0.50)	Brown silty CLAY.		
					(0.50)			
					1.00	Brown clayey SAND with some gravel and occasional cobbles.		
					(2.50)			
					3.50	Complete at 3.50m		
Plan					Remarks			
					Pit sides remained vertical and stable. No groundwater encountered. On completion backfilled with gravel for soakaway test.			
					Scale (approx)	Logged By	Figure No.	
					1:25	DS/SJ	NE3751B.S4	



Key

	Groundwater Strike		Silty sandy CLAY		SAND and GRAVEL
	Strike Rise Level		Clayey SILT		Sandy GRAVEL
	TOPSOIL		SAND		
	Silty CLAY		Clayey SAND		

Nominal Section

Site BUTT LANE, SNAITH, GOOLE, EAST RIDING OF YORKSHIRE	Date Drawn 11/12/2018	Date Checked	Sheet 1/1	Job Number NE3751B
Client CODA STRUCTURES	Drawn By	Checked By	Scale 1:40[V]	Figure No. NE3751B.1

CoDa Structures

Consulting Civil & Structural Engineers
14 Springfield Court
GUISELEY
LS20 8FD

**PHASE 1 & 2 ENGINEERING & ENVIRONMENTAL
ASSESSMENT
FOR A PROPOSED RESIDENTIAL DEVELOPMENT
SITE ADJACENT BUTT LANE, SNAITH**

APPENDIX I

CHEMICAL TEST RESULTS



CONCEPT LIFE SCIENCES
DELIVERING SCIENCE

Concept Life Sciences is a trading name of
Concept Life Sciences Analytical & Development
Services Limited registered in England and
Wales (No 2514788)

Concept Life Sciences

Certificate of Analysis

Hadfield House
Hadfield Street
Combrook
Manchester
M16 9FE
Tel : 0161 874 2400
Fax : 0161 874 2468

Report Number: 776442-1

Date of Report: 02-Nov-2018

Customer: Coda Structures
14 Springfield Court
Guiseley
Leeds
LS20 8FD

Customer Contact: Mr Jon Lawrence

Customer Job Reference: 7849

Customer Site Reference: Butt Lane, Snaith

Date Job Received at Concept: 17-Oct-2018

Date Analysis Started: 23-Oct-2018

Date Analysis Completed: 02-Nov-2018

The results reported relate to samples received in the laboratory and may not be representative of a whole batch.

Opinions and interpretations expressed herein are outside the scope of UKAS accreditation

This report should not be reproduced except in full without the written approval of the laboratory

Tests covered by this certificate were conducted in accordance with Concept Life Sciences SOPs

All results have been reviewed in accordance with Section 25 of the Concept Life Sciences, Analytical Services Quality Manual



Report checked
and authorised by :
Toni Morris
Customer Service Advisor

Issued by :
Chloe Kitto
Customer Service Advisor

<p>Concept Reference: 776442 Project Site: Butt Lane, Snaith Customer Reference: 7849</p>									
Soil		Analysed as Soil							
Misc									
Concept Reference		776442 001	776442 002	776442 003	776442 004	776442 005			
Customer Sample Reference		TP1	TP2	TP2	TP6	TP10			
Depth		0.20	0.60	1.20	0.10	0.10			
Date Sampled		20-SEP-2018	20-SEP-2018	20-SEP-2018	20-SEP-2018	20-SEP-2018			
Matrix Class		Topsoil	Sandy Soil	Sandy Soil	Topsoil	Topsoil			
Determinand	Method	Test Sample	LOD	Units					
pH	T7	A40			7.7	7.6	7.6	6.9	8.0
SO4(2:1)	T6	AR	0.1	g/l	<0.1	<0.1	<0.1	<0.1	<0.1
Boron (water-soluble)	T6	A40	1	mg/kg	<1	-	-	<1	<1

<p>Concept Reference: 776442 Project Site: Butt Lane, Snaith Customer Reference: 7849</p>									
Soil		Analysed as Soil							
Misc									
Concept Reference		776442 006	776442 007	776442 008	776442 009	776442 010			
Customer Sample Reference		TP7	TP7	TP13	TP13	TP13			
Depth		1.10	2.40	0.20	0.60	1.50			
Date Sampled		20-SEP-2018	20-SEP-2018	20-SEP-2018	20-SEP-2018	20-SEP-2018			
Matrix Class		Sandy Soil	Sandy Soil	Topsoil	Sandy Soil	Sandy Soil			
Determinand	Method	Test Sample	LOD	Units					
pH	T7	A40			7.6	6.5	8.0	7.6	7.6
SO4(2:1)	T6	AR	0.1	g/l	<0.1	<0.1	<0.1	<0.1	<0.1
Boron (water-soluble)	T6	A40	1	mg/kg	-	-	<1	-	-

<p>Concept Reference: 776442 Project Site: Butt Lane, Snaith Customer Reference: 7849</p>									
Soil		Analysed as Soil							
PAH US EPA 16 (B and K split)									
Concept Reference		776442 001	776442 004	776442 005	776442 008				
Customer Sample Reference		TP1	TP6	TP10	TP13				
Depth		0.20	0.10	0.10	0.20				
Date Sampled		20-SEP-2018	20-SEP-2018	20-SEP-2018	20-SEP-2018				
Matrix Class		Topsoil	Topsoil	Topsoil	Topsoil				
Determinand	Method	Test Sample	LOD	Units					
Naphthalene	T207	M105	0.1	mg/kg	<0.1	<0.1	<0.1	<0.1	
Acenaphthylene	T207	M105	0.1	mg/kg	<0.1	<0.1	<0.1	<0.1	
Acenaphthene	T207	M105	0.1	mg/kg	<0.1	<0.1	<0.1	<0.1	
Fluorene	T207	M105	0.1	mg/kg	<0.1	<0.1	<0.1	<0.1	
Phenanthrene	T207	M105	0.1	mg/kg	<0.1	<0.1	<0.1	0.2	
Anthracene	T207	M105	0.1	mg/kg	<0.1	<0.1	<0.1	<0.1	
Fluoranthene	T207	M105	0.1	mg/kg	<0.1	0.1	0.1	0.4	
Pyrene	T207	M105	0.1	mg/kg	<0.1	0.1	0.1	0.4	
Benzo(a)Anthracene	T207	M105	0.1	mg/kg	<0.1	<0.1	<0.1	0.2	
Chrysene	T207	M105	0.1	mg/kg	<0.1	<0.1	<0.1	0.3	
Benzo(b)fluoranthene	T207	M105	0.1	mg/kg	<0.1	<0.1	<0.1	0.2	
Benzo(k)fluoranthene	T207	M105	0.1	mg/kg	<0.1	0.1	<0.1	0.3	
Benzo(a)Pyrene	T207	M105	0.1	mg/kg	<0.1	<0.1	<0.1	0.2	
Indeno(123-cd)Pyrene	T207	M105	0.1	mg/kg	<0.1	<0.1	<0.1	0.1	
Dibenzo(ah)Anthracene	T207	M105	0.1	mg/kg	<0.1	<0.1	<0.1	<0.1	
Benzo(ghi)Perylene	T207	M105	0.1	mg/kg	<0.1	<0.1	<0.1	0.2	
PAH(total)	T207	M105	0.1	mg/kg	<0.1	0.3	0.3	2.5	

Index to symbols used in 776442-1

Value	Description
M40	Analysis conducted on sample assisted dried at no more than 40C. Results are reported on a dry weight basis.
AR	As Received
A40	Assisted dried < 40C
M105	Analysis conducted on an "as received" aliquot. Results are reported on a dry weight basis where moisture content was determined by assisted drying of sample at 105C
M	Analysis is MCERTS accredited
U	Analysis is UKAS accredited
N	Analysis is not UKAS accredited

Notes

These samples have been analysed exceeding recommended holding times of 14 days for PAH testing and 11 days for pH testing. It is possible therefore that the results provided may be compromised.

Method Index

Value	Description
T2	Grav
T6	ICP/OES
T7	Probe
T162	Grav (1 Dec) (105 C)
T207	GC/MS (MCERTS)

Accreditation Summary

Determinand	Method	Test Sample	LOD	Units	Symbol	Concept References
Retained on 10mm sieve	T2	M40	0.1	%	N	001-010
Moisture @105C	T162	AR	0.1	%	N	001-010
pH	T7	A40			M	001-010
SO4(2:1)	T6	AR	0.1	g/l	N	001-010
Boron (water-soluble)	T6	A40	1	mg/kg	N	001,004-005,008
Arsenic	T6	M40	2	mg/kg	M	001,004-005,008
Cadmium	T6	M40	1	mg/kg	M	001,004-005,008
Chromium	T6	M40	1	mg/kg	M	001,004-005,008
Copper	T6	M40	1	mg/kg	M	001,004-005,008
Lead	T6	M40	1	mg/kg	M	001,004-005,008
Mercury	T6	M40	1	mg/kg	M	001,004-005,008
Nickel	T6	M40	1	mg/kg	M	001,004-005,008
Selenium	T6	M40	3	mg/kg	M	001,004-005,008
Zinc	T6	M40	1	mg/kg	M	001,004-005,008
Naphthalene	T207	M105	0.1	mg/kg	M	001,004-005,008
Acenaphthylene	T207	M105	0.1	mg/kg	U	001,004-005,008
Acenaphthene	T207	M105	0.1	mg/kg	M	001,004-005,008
Fluorene	T207	M105	0.1	mg/kg	M	001,004-005,008
Phenanthrene	T207	M105	0.1	mg/kg	M	001,004-005,008
Anthracene	T207	M105	0.1	mg/kg	U	001,004-005,008
Fluoranthene	T207	M105	0.1	mg/kg	M	001,004-005,008
Pyrene	T207	M105	0.1	mg/kg	M	001,004-005,008
Benzo(a)Anthracene	T207	M105	0.1	mg/kg	M	001,004-005,008
Chrysene	T207	M105	0.1	mg/kg	M	001,004-005,008
Benzo(b)fluoranthene	T207	M105	0.1	mg/kg	M	001,004-005,008
Benzo(k)fluoranthene	T207	M105	0.1	mg/kg	M	001,004-005,008
Benzo(a)Pyrene	T207	M105	0.1	mg/kg	M	001,004-005,008
Indeno(123-cd)Pyrene	T207	M105	0.1	mg/kg	M	001,004-005,008
Dibenzo(ah)Anthracene	T207	M105	0.1	mg/kg	M	001,004-005,008
Benzo(ghi)Perylene	T207	M105	0.1	mg/kg	M	001,004-005,008
PAH(total)	T207	M105	0.1	mg/kg	U	001,004-005,008

CoDa Structures

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14 Springfield Court
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**PHASE 1 & 2 ENGINEERING & ENVIRONMENTAL
ASSESSMENT
FOR A PROPOSED RESIDENTIAL DEVELOPMENT
SITE ADJACENT BUTT LANE, SNAITH**

APPENDIX J

GEOTECHNICAL TEST RESULTS

**SUB SURFACE**SITE INVESTIGATION, GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS
3 Peel Street, Preston, PR2 2QS. Tel. (01772) 561135 Fax (01772) 204907**Laboratory Test Results**

Site : NANROCK CLOSE, EASTRINGTON, EAST YORKSHIRE

Job Number

NE3753

Client : CODA STRUCTURES LIMITED

Sheet

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Engineer:

**DETERMINATION OF MOISTURE CONTENT, LIQUID LIMIT AND PLASTIC LIMIT
AND DERIVATION OF PLASTICITY AND LIQUIDITY INDEX**

Borehole/ Trial Pit	Depth (m)	Sample	Natural Moisture Content %	Sample Passing 425µm Sieve		Liquid Limit %	Plastic Limit %	Plasticity Index %	Liquidity Index	Group Symbol	Laboratory Description
				Percentage %	Moisture Content %						
TP02	1.10	D	30	90	33	65	27	38	0.16	CH	Firm dark greyish brown silty CLAY.
TP02	2.00	D	26	91	29	53	23	30	0.20	CH	Firm brown silty CLAY.
TP02	3.00	D	29	76	38	59	23	36	0.42	CH	Firm brown silty CLAY.
TP10	0.90	D	22	95	23	57	26	31	-0.10	CH	Firm brown silty CLAY.
TP10	2.20	D	28	82	34	52	23	29	0.38	CH	Firm brown slightly sandy silty CLAY with occasional silt lenses.
TP10	3.00	D	28	81	35	56	24	32	0.34	CH	Firm brown slightly sandy silty CLAY.

Method of Preparation: BS 1377:PART 1:1990:7.4 Preparation of samples for classification tests BS 1377:PART 2:1990:4.2 & 5.2 Sample preparations

Method of Test : BS 1377:PART 2:1990:3 Determination of moisture content 1990:4 Determination of the liquid limit BS 1377:PART 2:1990:5 Determination of the plastic limit and plasticity index

Remarks :

Standard Penetration Test Results

Site : BUTT LANE, SNAITH, GOOLE, EAST RIDING OF YORKSHIRE

Job Number
NE3751B

Client : CODA STRUCTURES

Sheet
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Engineer:

Borehole Number	Base of Borehole (m)	End of Seating Drive (m)	End of Test Drive (m)	Test Type	Seating Blows per 75mm		Blows for each 75mm penetration				Result	Comments
					1	2	1	2	3	4		
M1	1.00	1.15	1.45	CPT	8	13	10	7	7	6	N=30	
M1	2.00	2.15	2.45	CPT	6	6	5	6	7	8	N=26	
M1	3.00	3.15	3.45	CPT	10	13	18	21	11	10	N=60	
M2	1.00	1.15	1.45	CPT	2	3	4	3	4	5	N=16	
M2	2.00	2.15	2.45	CPT	2	3	3	4	4	3	N=14	
M2	3.00	3.15	3.45	CPT	2	2	2	4	5	4	N=15	
M2	4.00	4.15	4.31	CPT	13	14	16	16	14		46/155mm	Bouncing
M3	1.00	1.15	1.45	CPT	3	3	4	6	6	6	N=22	
M3	2.00	2.15	2.45	CPT	3	4	6	6	7	7	N=26	
M3	3.00	3.15	3.42	CPT	9	9	11	12	16	11	50/265mm	Bouncing
M4	1.00	1.15	1.45	CPT	1	2	2	3	4	4	N=13	
M4	2.00	2.15	2.45	CPT	1	0	0	1	2	2	N=5	
M4	3.00	3.15	3.45	CPT	2	4	5	7	8	8	N=28	
M4	4.00	4.15	4.40	CPT	10	9	13	14	14	9	50/250mm	
M5	1.00	1.15	1.45	CPT	1	2	2	3	2	3	N=10	
M5	2.00	2.15	2.45	CPT	4	5	5	5	5	5	N=20	
M5	3.00	3.15	3.45	CPT	4	5	6	7	8	8	N=29	
M5	4.00	4.15	4.38	CPT	12	13	15	20	15		50/225mm	
M6	1.00	1.15	1.45	CPT	4	7	9	8	9	9	N=35	
M6	2.00	2.15	2.45	CPT	8	9	9	9	9	9	N=36	
M6	2.90	3.03	3.04	CPT	18	25	36				43*/130mm 36/5mm	Bouncing

Site: Butt Lane, Snaith, Goole, East Rlding Of Yorkshire

Job Number
NE3751B

Client:

Sheet:

Engineer: CODA STRUCTURES

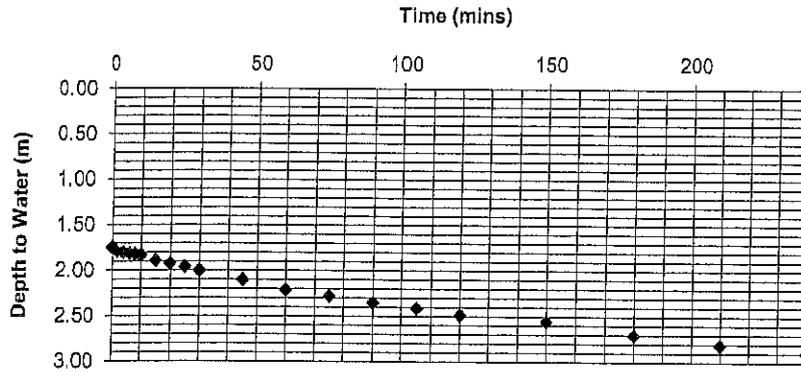
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Soakaway Test (with gravel infill)

Trial Pit No: S1

TEST NO: 1

DATE: 27/11/18



Time (min)	Depth (m)
0.0	1.75
0.5	1.76
1.0	1.77
2.0	1.79
4.0	1.80
6.0	1.81
8.0	1.82
10.0	1.83
15.0	1.89
20.0	1.92
25.0	1.96
30.0	2.00
45.0	2.10
60.0	2.21
75.0	2.28
90.0	2.35
105.0	2.41
120.0	2.48
150.0	2.55
180.0	2.70
210.0	2.81
240.0	2.90

Length of pit: L = 1.60 m
 Width of pit: W = 0.60 m
 Depth of pit: D = 3.00 m
 Base area of pit: A = 0.96 m²

100% effective depth D100 = 1.75 m
 75% effective depth D75 = 2.06 m
 50% effective depth D50 = 2.38 m
 25% effective depth D25 = 2.69 m

time to D75 T75 = 2340 sec
 time to D25 T25 = 10680 sec

time from D75 to D25 t_{p75-25} = 8340 sec
 (T25 - T75)

volume between D75 & D25* V_{p75-25} = 0.18 m³
 (A x (D25 - D75)) x 30%

surface area to D50 inc. base a_{p50} = 3.71 m²
 ((2x(D-D50)x(W+L)) + A)

SOIL INFILTRATION RATE

$$f = \frac{V_{p75-25}}{a_{p50} \times t_{p75-25}}$$

$$f = 5.82E-06 \text{ m/sec}$$

Test Strata: 0.00 to 0.35m MADE GROUND: topsoil.
 (see Trial Pit) 0.35 to 1.20m Brown silty CLAY.
 1.20 to 1.90m Brown grey mottled silty CLAY.
 1.90 to 3.00m Brown gravelly clayey silty fine to coarse SAND with low quartz cobble content. Gravel is sub rounded fine to coarse quartz.

Remarks: *30% correction applied to volume to allow for gravel infill

Site: Butt Lane, Snaith, Goole, East Riding Of Yorkshire

Job Number
NE3751B

Client:

Sheet:

Engineer: CODA STRUCTURES

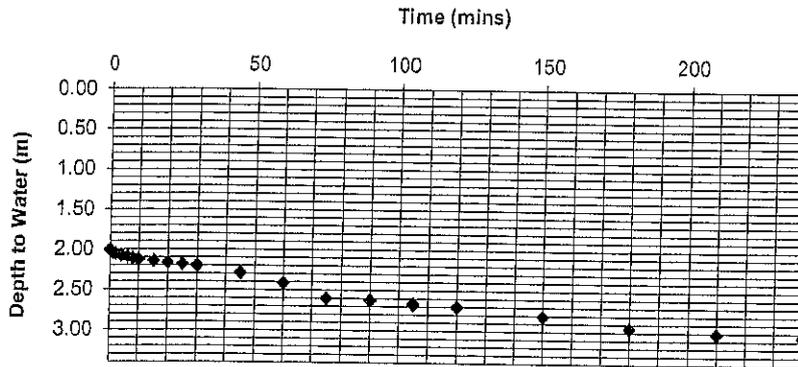
2 / 4

Soakaway Test (with gravel infill)

Trial Pit No: **S2**

TEST NO: 1

DATE: 27/11/18



Time (min)	Depth (m)
0.0	2.01
0.5	2.02
1.0	2.04
2.0	2.05
4.0	2.07
6.0	2.09
8.0	2.11
10.0	2.12
15.0	2.14
20.0	2.16
25.0	2.18
30.0	2.20
45.0	2.29
60.0	2.41
75.0	2.60
90.0	2.62
105.0	2.67
120.0	2.70
150.0	2.81
180.0	2.95
210.0	3.01
240.0	3.05

Length of pit: L = 1.50 m
 Width of pit: W = 0.60 m
 Depth of pit: D = 3.40 m
 Base area of pit: A = 0.90 m²

100% effective depth D100 = 2.01 m
 75% effective depth D75 = 2.36 m
 50% effective depth D50 = 2.71 m
 25% effective depth D25 = 3.05 m

time to D75 T75 = 3240 sec
 time to D25 T25 = 14400 sec

time from D75 to D25 t_{p75-25} = 11160 sec
 (T25 - T75)

volume between D75 & D25* V_{p75-25} = 0.19 m³
 (A x (D25 - D75)) x 30%

surface area to D50 inc. base a_{p50} = 3.82 m²
 ((2x(D-D50)x(W+L)) + A)

SOIL INFILTRATION RATE f = $\frac{V_{p75-25}}{a_{p50} \times t_{p75-25}}$

f = **4.40E-06 m/sec**

Test Strata: 0.00 to 0.30m MADE GROUND: topsoil.
 (see Trial Pit) 0.30 to 0.60m Brown gravelly slightly clayey slightly silty fine to coarse SAND. Gravel is sub rounded fine to coarse quartz.
 0.60 to 0.70m Brown silty CLAY.
 0.70 to 1.00m Brown slightly clayey slightly silty fine SAND.
 1.00 to 1.80m Brown sandy silty CLAY.
 1.80 to 2.20m Brown clayey SILT.
 2.20 to 3.40m Brown sandy sub rounded fine to coarse quartz GRAVEL. With cobbles.

Remarks: *30% correction applied to volume to allow for gravel infill

Site: Butt Lane, Snaith, Goole, East Riding Of Yorkshire

Job Number
NE3751B

Client:

Sheet:

Engineer: CODA STRUCTURES

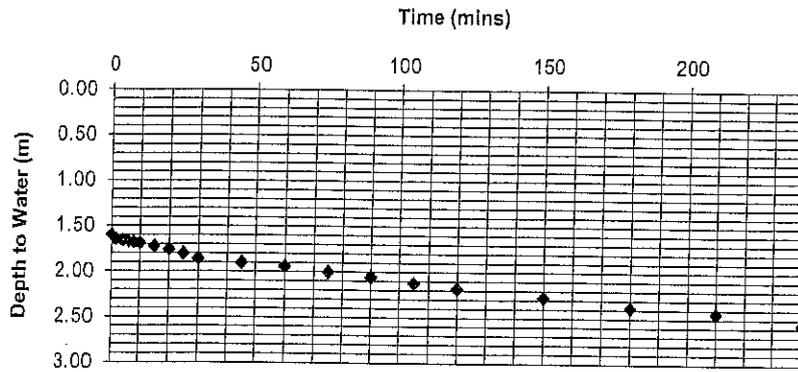
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Soakaway Test (with gravel infill)

Trial Pit No: S3

TEST NO: 1

DATE: 27/11/18



Time (min)	Depth (m)
0.0	1.60
0.5	1.61
1.0	1.63
2.0	1.64
4.0	1.66
6.0	1.67
8.0	1.68
10.0	1.69
15.0	1.72
20.0	1.76
25.0	1.80
30.0	1.86
45.0	1.90
60.0	1.94
75.0	2.00
90.0	2.05
105.0	2.12
120.0	2.18
150.0	2.27
180.0	2.38
210.0	2.44
240.0	2.56

Length of pit: L = 1.70 m
 Width of pit: W = 0.60 m
 Depth of pit: D = 3.00 m
 Base area of pit: A = 1.02 m²

100% effective depth D100 = 1.60 m
 75% effective depth D75 = 1.95 m
 50% effective depth D50 = 2.30 m
 25% effective depth D25 = 2.65 m

time to D75 T75 = 3893 sec
 time to D25 T25 = - sec

time from D75 to D25 t_{p75-25} = - sec
 (T25 - T75)

volume between D75 & D25* V_{p75-25} = 0.21 m³
 (A x (D25 - D75)) x 30%

surface area to D50 inc. base a_{p50} = 4.24 m²
 ((2x(D-D50)x(W+L)) + A)

SOIL INFILTRATION RATE

$$f = \frac{V_{p75-25}}{a_{p50} \times t_{p75-25}}$$

f = - m/sec

Test Strata: 0.00 to 0.35m MADE GROUND: topsoil.
 (see Trial Pit) 0.35 to 1.75m Brown occasional grey mottled silty CLAY.
 1.75 to 3.00m Brown gravelly slightly clayey slightly silty fine to coarse SAND with low quartz cobble content. Gravel is sub rounded fine to coarse quartz.

Remarks: *30% correction applied to volume to allow for gravel infill
 Soil infiltration rate not able to be calculated, strata of very low permeability and unsuitable for soakaways.

Site: Butt Lane, Snailth, Goole, East Riding Of Yorkshire

Job Number
NE3751B

Client:

Sheet:
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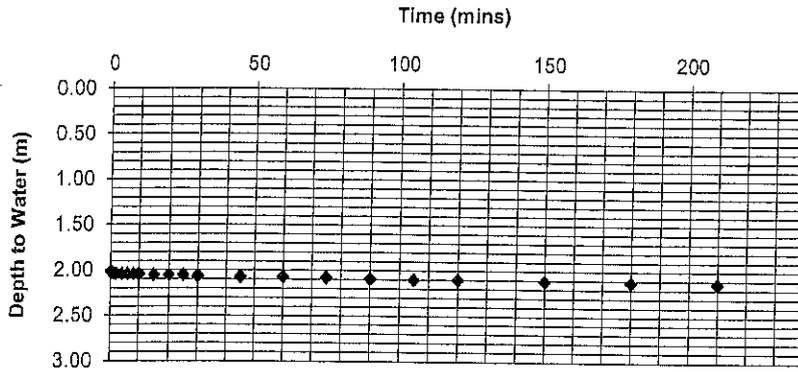
Engineer: CODA STRUCTURES

Soakaway Test (with gravel infill)

Trial Pit No: S4

TEST NO: 1

DATE: 27/11/18



Time (min)	Depth (m)
0.0	2.02
0.5	2.02
1.0	2.03
2.0	2.04
4.0	2.04
6.0	2.04
8.0	2.04
10.0	2.04
15.0	2.05
20.0	2.05
25.0	2.05
30.0	2.06
45.0	2.07
60.0	2.07
75.0	2.08
90.0	2.09
105.0	2.10
120.0	2.10
150.0	2.11
180.0	2.12
210.0	2.13
240.0	2.14

Length of pit: L = 1.70 m
 Width of pit: W = 0.60 m
 Depth of pit: D = 3.00 m
 Base area of pit: A = 1.02 m²

100% effective depth D100 = 2.02 m
 75% effective depth D75 = 2.27 m
 50% effective depth D50 = 2.51 m
 25% effective depth D25 = 2.76 m

time to D75 T75 = - sec
 time to D25 T25 = - sec

time from D75 to D25 t_{p75-25} = - sec
 (T25 - T75)

volume between D75 & D25* V_{p75-25} = 0.15 m³
 (A x (D25 - D75)) x 30%

surface area to D50 inc. base a_{p50} = 3.27 m²
 ((2x(D-D50)x(W+L)) + A)

SOIL INFILTRATION RATE f = $\frac{V_{p75-25}}{a_{p50} \times t_{p75-25}}$

f = - m/sec

Test Strata: 0.00 to 0.50m MADE GROUND: topsoil.
 (see Trial Pit) 0.50 to 1.00m Brown silty CLAY.
 1.00 to 3.50m Brown gravelly clayey silty fine to coarse SAND with low quartz cobble content. Gravel is sub rounded fine to coarse quartz.

Remarks: *30% correction applied to volume to allow for gravel infill
 Soil infiltration rate not able to be calculated, strata of very low permeability and unsuitable for soakaways.

CoDa Structures

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**PHASE 1 & 2 ENGINEERING & ENVIRONMENTAL
ASSESSMENT
FOR A PROPOSED RESIDENTIAL DEVELOPMENT
SITE ADJACENT BUTT LANE, SNAITH**

APPENDIX K

CONTAMINATION ASSESSMENT CRITERIA FOR RESIDENTIAL USE WITH HOME GROWN PRODUCE

	Units	Residential Use With Homegrown Produce	Derivation Tool
ORGANICS			
Sum of PCDDs, PCDFs, (eg PCBs)	mg/kg	8	EA 2009
Phenol	mg/kg	280	LQM/CIEH S4UL's
Chlorophenols	mg/kg	0.87	LQM/CIEH S4UL's
Pentachlorophenols	mg/kg	0.22	LQM/CIEH S4UL's
PAH 16 EPA			
Acenaphthene	mg/kg	210	LQM/CIEH S4UL's
Acenaphthylene	mg/kg	170	LQM/CIEH S4UL's
Anthracene	mg/kg	2400	LQM/CIEH S4UL's
Benzo (a) Anthracene	mg/kg	7.2	LQM/CIEH S4UL's
Benzo (a) pyrene	mg/kg	5.0	SP1010: Development of C4SL's for Assessment of Land Affected by Contamination
Benzo (b) fluoranthene	mg/kg	2.6	LQM/CIEH S4UL's
Benzo (k) fluoranthene	mg/kg	77	LQM/CIEH S4UL's
Benzo (g, h, i) perylene	mg/kg	320	LQM/CIEH S4UL's
Chrysene	mg/kg	15	LQM/CIEH S4UL's
Di-benzo (a, h) anthracene	mg/kg	0.24	LQM/CIEH S4UL's
Indeno (1, 2, 3-cd) pyrene	mg/kg	27	LQM/CIEH S4UL's
Fluoranthene	mg/kg	280	LQM/CIEH S4UL's
Fluorene	mg/kg	170	LQM/CIEH S4UL's
Naphthalene	mg/kg	2.3	LQM/CIEH S4UL's
Phenanthrene	mg/kg	95	LQM/CIEH S4UL's
Pyrene	mg/kg	620	LQM/CIEH S4UL's
Total PAHs	mg/kg	no sum	
VOCs			
1,1,1 Trichloroethane	mg/kg	8.8	LQM/CIEH S4UL's
Vinyl Chloride	mg/kg	0.00084	LQM/CIEH S4UL's
1,2 Dichloroethane	mg/kg	0.0071	LQM/CIEH S4UL's
Tetrachloroethene	mg/kg	1.2	LQM/CIEH S4UL's
Chlorobenzene	mg/kg	0.46	LQM/CIEH S4UL's
1,2 Dichlorobenzene	mg/kg	23	LQM/CIEH S4UL's
1,3 Dichlorobenzene	mg/kg	0.4	LQM/CIEH S4UL's
1,4 Dichlorobenzene	mg/kg	61	LQM/CIEH S4UL's
1,2,3 Trichlorobenzene	mg/kg	1.5	LQM/CIEH S4UL's
1,2,4 Trichlorobenzene	mg/kg	2.6	LQM/CIEH S4UL's
1,3,5 Trichlorobenzene	mg/kg	0.33	LQM/CIEH S4UL's
1,2,3,4 Tetrachlorobenzene	mg/kg	15	LQM/CIEH S4UL's
1,2,3,5 Tetrachlorobenzene	mg/kg	0.66	LQM/CIEH S4UL's
1,2,4,5 Tetrachlorobenzene	mg/kg	0.33	LQM/CIEH S4UL's
Pentachlorobenzene	mg/kg	5.8	LQM/CIEH S4UL's
Hexachlorobenzene	mg/kg	1.8	LQM/CIEH S4UL's
Trichloroethane	mg/kg	0.016	LQM/CIEH S4UL's
Trichloromethane	mg/kg	0.01	LQM/CIEH S4UL's
GENERAL INORGANICS			
Easily Liberatable Cyanide (free)	mg/kg	36	Acute effects Infant 1 dose 3g soil
Thiocyanate	mg/kg	50	Former ICRC Threshold Trigger Value
HEAVY METAL/METALLOIDS			
Arsenic	mg/kg	37	SP1010: Development of C4SL's for Assessment of Land Affected by Contamination
Cadmium	mg/kg	26	SP1010: Development of C4SL's for Assessment of Land Affected by Contamination
Chromium (III)	mg/kg	910	LQM/CIEH S4UL's
Chromium (VI)	mg/kg	21	SP1010: Development of C4SL's for Assessment of Land Affected by Contamination
Lead	mg/kg	200	SP1010: Development of C4SL's for Assessment of Land Affected by Contamination
Mercury (Inorganic)	mg/kg	40	LQM/CIEH S4UL's
Nickel	mg/kg	180	LQM/CIEH S4UL's
Selenium	mg/kg	250	LQM/CIEH S4UL's
Boron	mg/kg	290	LQM/CIEH S4UL's
Copper	mg/kg	2400	LQM/CIEH S4UL's
Zinc	mg/kg	3700	LQM/CIEH S4UL's
Beryllium	mg/kg	1.7	LQM/CIEH S4UL's
Vanadium	mg/kg	410	LQM/CIEH S4UL's
AROMATIC			
Benzene	mg/kg	0.87	SP1010: Development of C4SL's for Assessment of Land Affected by Contamination
Toluene	mg/kg	130	LQM/CIEH S4UL's
Ethylbenzene	mg/kg	47	LQM/CIEH S4UL's
o - Xylene	mg/kg	60	LQM/CIEH S4UL's
m - Xylene	mg/kg	59	LQM/CIEH S4UL's
p - Xylene	mg/kg	56	LQM/CIEH S4UL's
ALIPHATIC HYDROCARBONS			
TPH Aliphatic>EC5-6	mg/kg	42	LQM/CIEH S4UL's
TPH Aliphatic>EC6-8	mg/kg	100	LQM/CIEH S4UL's
TPH Aliphatic>EC8-10	mg/kg	27	LQM/CIEH S4UL's
TPH Aliphatic>EC10-12	mg/kg	130	LQM/CIEH S4UL's
TPH Aliphatic>EC12-16	mg/kg	1100	LQM/CIEH S4UL's
TPH Aliphatic>EC16-35	mg/kg	65000	LQM/CIEH S4UL's
TPH Aliphatic>C35-44	mg/kg	65000	LQM/CIEH S4UL's
TPH Aromatic>EC5-7	mg/kg	70	LQM/CIEH S4UL's
TPH Aromatic>EC7-8	mg/kg	130	LQM/CIEH S4UL's
TPH Aromatic>EC8-10	mg/kg	34	LQM/CIEH S4UL's
TPH Aromatic>EC10-12	mg/kg	74	LQM/CIEH S4UL's
TPH Aromatic>EC12-16	mg/kg	140	LQM/CIEH S4UL's
TPH Aromatic>EC16-21	mg/kg	260	LQM/CIEH S4UL's
TPH Aromatic>EC21-35	mg/kg	1100	LQM/CIEH S4UL's
TPH Aromatic>EC35-44	mg/kg	1100	LQM/CIEH S4UL's
PESTICIDES			
Aldrin	mg/kg	5.7	LQM/CIEH S4UL's
Altrazine	mg/kg	3.3	LQM/CIEH S4UL's
Dichloroos	mg/kg	0.032	LQM/CIEH S4UL's
Endosulfans	mg/kg	7.4	LQM/CIEH S4UL's
Hexachlorocyclohexane	mg/kg	0.06	LQM/CIEH S4UL's
Dieldrin	mg/kg	0.97	LQM/CIEH S4UL's
OTHERS			
pH	Value	<5	Former ICRC Threshold Trigger Value
Asbestos	-	Presence	Lab Screening
Sulphate	mg/l	500	Class DS1 - BRE Special Digest 1
Sulphide	mg/kg	250	Former ICRC Threshold Trigger Value
Sulphur	mg/kg	5000	Former ICRC Threshold Trigger Value
Calorific Value	MJ/kg	2	Fire Research