

Specimen Address, Specimen Town

Location plan



Site plan



Search results



Compensation District

Identified



Consultation Area

Identified



Notice of Damage

Identified



Commuted Claims

No



Future Claims Cover

Yes



Well/Shaft

No



Historical Salt Mining

Identified



Within GS7 Planning Policy

Identified



Active Salt Mining

No

Based on and limited to records held by the Cheshire Brine Subsidence Compensation Board (CBSCB) at the date of search and in relation to the address details identified by the customer in the procurement process.

Search results



-  Site Outline
-  -125-
-250- Search buffers in metres (m)
-  Prescribed notice of damage
-  Area of weakness
-  Lines of weakness
-  Points of weakness
-  Shafts and wells

Cheshire Salt Search

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

1. Is the property situated within the Compensation District?

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

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

The property is within a Consultation Area prescribed by the Cheshire Brine Subsidence Compensation Board (the Board) under the provisions of Section 38(1) of the 1952 Act. Recent and proposed development at the property involving new foundations should be the subject of consultation with the Board by the Local Authority and/or by Building Control Approved Inspectors. As part of the development proposals, a suitable risk assessment should also be prepared for submission and consideration by the Board (see note 3).

3. Have any Prescribed Notice of Damage (PNOD) been filed in respect of the property since 08 January 1959 and, if so, was the claim accepted and discharged?

The following Prescribed Notices of Damage were identified at the site (see note 4):

PNOD Number	PNOD Date	Claim Accepted
3245	16/03/1961	Rejected
3372	09/08/1962	Rejected

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

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

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

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

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

There are no historic brine wells/shafts located within 20m of the property (see note 7).

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

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

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

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

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

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

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

Rock Salt mine workings are recorded to have taken place in the past, located 21 m, SW (see note 11).

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

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

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

There is no existing planning consent for rock salt mining within 120m of the property (see note 13).

Additional remarks

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

Explanatory notes

1) Site Location

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

2) Compensation District

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

3) Consultation Area

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

4) Prescribed Notice of Damage Since 08 January 1959

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

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

5) Commutation

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

6) Future Liability

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

7) Brine Wells/Shafts

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

8) Recorded Lines of Weakness

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

9) Uncontrolled (wild) Brine Pumping

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

10) Planning Consent for Controlled Brine Pumping

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

11) Abandoned Rock Salt mine workings

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

12) GS7 Planning Policy

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

13) Planning Consent for Underground Rock Salt Mining

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

Further details

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

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