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Hebble Homes Ltd  
Ewood  
Langbar Road  
Ilkley  
West Yorkshire  
United Kingdom  
LS29 0AR

**BY EMAIL**

Our Ref: HBB/01/JRjcl1

17<sup>th</sup> April 2025

Dear Janek

Forge Lane, Dewsbury  
Coal Mining Risk Assessment

In accordance with our commission, we are pleased to provide an assessment of the stability of the site with regard to coal mining. Details are provided below.

## The Site

The site, which is centred on Ordnance Survey Grid Reference SE 2372 1976, is located on the eastern side of Forge Lane, in Dewsbury, immediately south of the Calder and Hebble Navigation. A site location plan and aerial photograph are attached. The site has overall dimensions of approximately 155m (northeast – southwest) by 360m (northwest – southeast). An indicative site layout is attached. The site is currently undeveloped land covered by trees.

## Geology

The 1:10,000 scale Geological Map (Sheet SE21NW) and the latest British Geological Survey (BGS) electronic data at 1:50,000 scale, which is public sector information licensed under the Open Government License v3.0, have been used to assess the geology of the local area. The geological setting of the site is shown on the "Oblique Geology" map, which is attached.

The maps show most of the site to be underlain by undifferentiated strata (mudstones, siltstones and minor sandstones) of the Pennine Lower Coal Measures of the Carboniferous Period. The eastern margins of the site are shown to be underlain by Lepton Edge Rock (sandstone), also of the Pennine Lower Coal Measures. Superficial deposits of alluvium (usually poorly consolidated clay, silt, sand and gravel, sometimes with peat) are shown to overlie the bedrock geology, and river terrace deposits of sand and gravel are shown close to the site, which may underlie the alluvium. No faults are shown on or near the site.



Two coal seams are conjectured to sub crop on the site, both trending approximately north to south, turning west near/at the southern boundary. The eastern seam is shown to be the Green Lane/Middleton Little Coal, with a thickness of between 0.3m and 0.7m in the locality. The western seam is unnamed, with a thickness up to 0.4m. The Generalised Vertical Section on the 1:10,00 map shows the unnamed seam is the lower of the two in the succession, and the next shallowest seam (beneath the unnamed seam) is 15m deeper, named the New Hards/Middleton Main Coal (thickness 0.2m to 0.4m in the locality). A further unnamed coal up to 0.4m thick is present 10m below this, and a further 8m down is the Wheatley Lime Coal (0.7m to 1.2m thick), with the Middleton Eleven Yards Coal (up to 0.8m thick) 5m below this.

Details of these seams identified beneath the site are listed below, in order of increasing depth.

Seam	Approximate Depth <u>Below Rock Head</u> (m) #	Seam Thickness	Coal Seam Potentially Within Influencing Distance of Surface?*
Green Lane/Middleton Little Coal	Absent west of subcrop, 0m at subcrop, 8m at northeast corner	0.3m to 0.7m	YES
Unnamed Coal	Absent west of subcrop, 0m at subcrop, 12m at northeast corner	0.0m to 0.4m	YES
New Hards/Middleton Main Coal	18m (in the west) to 27m (in the east)	0.2m to 0.4m	No
Unnamed Coal	28m (in the west) to 37m (in the east)	0.0m to 0.4m	No
Wheatley Lime Coal	36m (in the west) to 45m (in the east)	0.7m to 1.2m	No

\* Including cumulative impacts on overlying seams and based on a requirement for there to be overlying rock cover of at least 10x the extracted thickness, as measured from the top of the original seam roof. Less than this indicates the seam is within influencing depth of the surface.

# in the order of 10m of superficial alluvium and terrace sand and gravel deposits may be present above rock head, therefore actual depths below existing ground level may be 10m more than those listed.

### Coal Authority and Coal Mining Report

A CON29M Coal Mining Report was supplied to ARP by the client, and a copy is attached to this letter.

The site is in the likely zone of influence of recorded workings in two seams of coal, at depths of between 110m and 240m, last worked in 1931. Associated ground movement should, by now, have ceased. In addition, the Coal Authority believes there is coal at or close to the surface that may have been worked at some time in the past (prior to the introduction of statutory mine plan reporting, so there are no records).

The site is not affected by any present, or future proposed, underground coal mining. The report refers to reserves in the locality that could be worked at some time in the future. However, given the effective abandonment of the coalfields, any future workings are considered highly unlikely.



There are no recorded mine entries on or within 20m of the site. However, there is a slight risk of unrecorded mine entries.

The site is unaffected by any past, present, or future proposed, opencast coal mining.

### **Assessment of Coal Mining Instability**

It is a generally accepted rule of thumb that, unless there is at least 10 times the seam thickness of rock cover above any underground workings (as measured from the top of the original seam/extraction roof), they have the potential to adversely affect ground stability on the site. It is anticipated, therefore, that the Green Lane/Middleton Little Coal and the unnamed coal that are conjectured to subcrop on the site pose a risk to ground stability, if worked. Any workings would probably have taken the form of pillar and stall workings. As the solid strata are likely to be covered by a thick mantle of alluvium and river terrace deposits (maybe in the order of 10m deep) the actual positions of the sub crops may be subject to significant variation from that shown.

The deeper seams are anticipated to be sufficiently deep to prevent any adverse ground stability effects on the site, based on the published geology, although this would need to be verified by ground investigation.

### **Conclusion**

In the light of the above, a rock drilling investigation will need to be carried out to check for any evidence of underground coal workings, and determine the depths, seam thicknesses, and extraction thicknesses. It should be noted that the drilling techniques employed will need to be capable of drilling through superficial deposits, including saturated sands and gravels, which may be as thick as 10m above rockhead level. It is advisable to investigate the full site area, given the geological uncertainties presented by the cover of superficial deposits. Such borehole investigations are usually carried out following grant of planning permission, but before commencement of development. The planning permission will usually include a condition relating to the investigation and possible future treatment of mine workings.

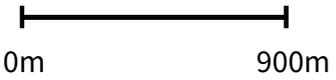
The presence of mine workings is not normally a significant obstacle to development, and there are economical engineering solutions available. ARP provides advice on, and designs, such treatment solutions on a regular basis.

We trust the above information is sufficient for your purposes, but if you have any queries, please do not hesitate to contact us, at your convenience.

Yours sincerely  
for ARP GEOTECHNIAL LTD

J Race

Encs



Approximate Scale

**ARP**  
 ARP GEOTECHNICAL LTD  
 CHARTERED CONSULTING ENGINEERS  
 Northwest House, 5-6 Northwest Business Park, Senvia Hill, Leeds LS6 2QH  
 Telephone: 0113 245 8498 Fax: 0113 244 3864 E-Mail: leeds@arpassociates.co.uk

Project  
 LAND AT FORGE LANE  
 DEWSBURY

Client  
 HEBBLE HOMES LTD

Title  
 SITE LOCATION PLAN

Date  
 APRIL 2025

Drawn JR	Scale AS SHOWN
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Job No.  
**HBB/01**



0m 90m

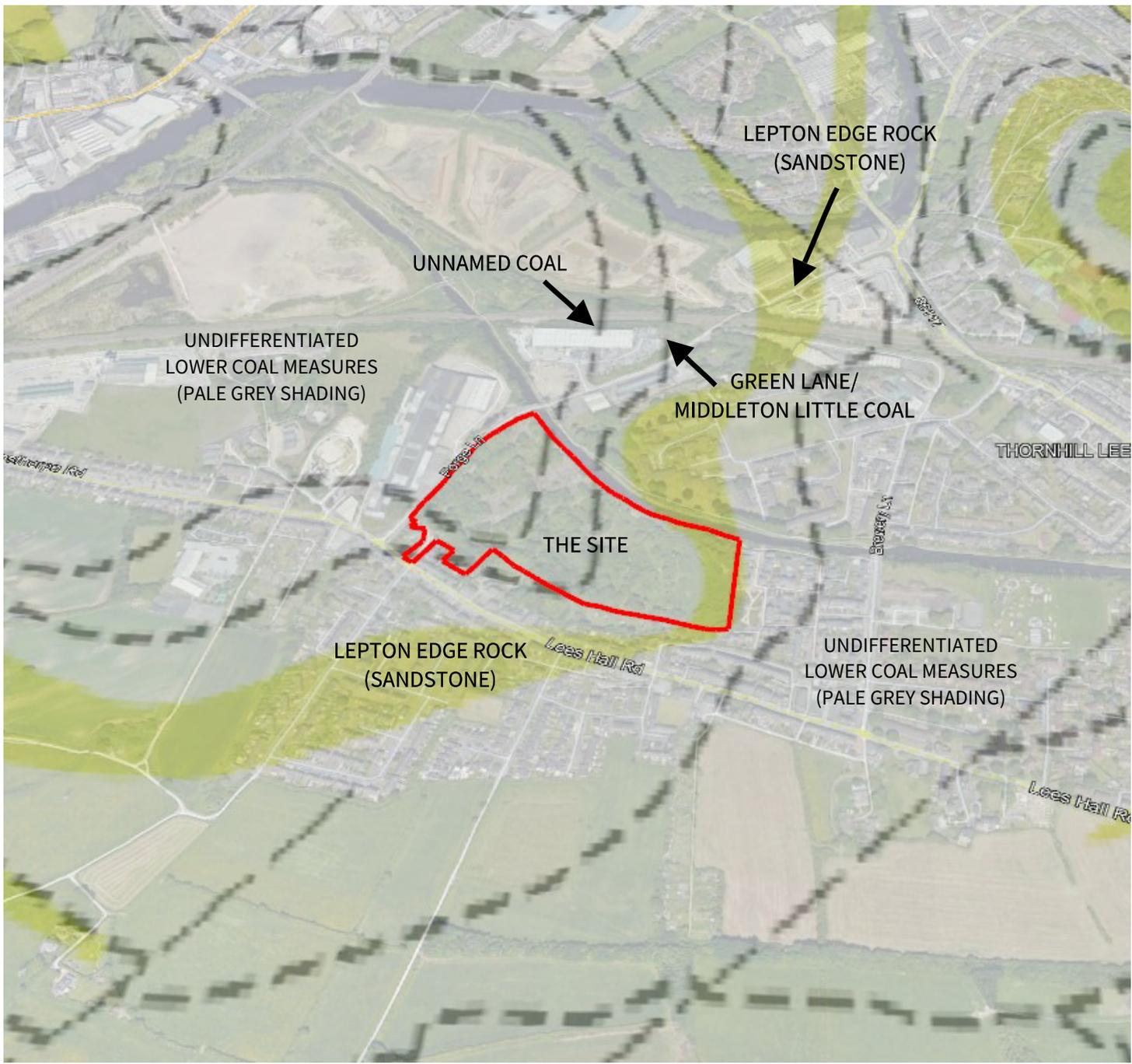
Approximate Scale

# ARP

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Project	
LAND AT FORGE LANE DEWSBURY	
Client	
HEBBLE HOMES LTD	
Title	
AERIAL PHOTOGRAPH	
Date	
APRIL 2025	
Drawn	Scale
JR	AS SHOWN
Job No.	
HBB/01	



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Project  
 LAND AT FORGE LANE  
 DEWSBURY

Client  
 HEBBLE HOMES LTD

Title  
 OBLIQUE VIEW  
 GEOLOGICAL MAP

Date  
 APRIL 2025

Drawn  
 JR

Scale  
 NTS

Job No.  
 HBB/01



The Coal  
Authority

# CON29M

## coal mining report

EDGED RED, LAND AND BUILDINGS, ON THE SOUTH EAST SIDE OF FORGE  
LANE THORNHILL LANE, DEWSBURY



### Known or potential coal mining risks

Past underground coal mining	Page 4
Future underground coal mining	Page 4
Mine entries	Page 5



### Further action

No further reports from the Coal Authority are required. Further information on any next steps can be found in our Professional opinion.

For more information on our reports please visit [www.groundstability.com](http://www.groundstability.com)



### Professional opinion

According to the official mining information records held by the Coal Authority at the time of this search, evidence of, or the potential for, coal mining related features have been identified. In view of the coal mining circumstances we would recommend that any planned or future development should follow detailed technical advice before beginning work on site. Please see **page 3** for further details on **Future development**.

Your reference: **20313328**  
Our reference: **81004499985001**  
Date: **14 February 2020**

Client name:  
**TM PROPERTY SEARCHES  
LIMITED**

If you require any further assistance please  
contact our experts on:  
**0345 762 6848**  
[groundstability@coal.gov.uk](mailto:groundstability@coal.gov.uk)

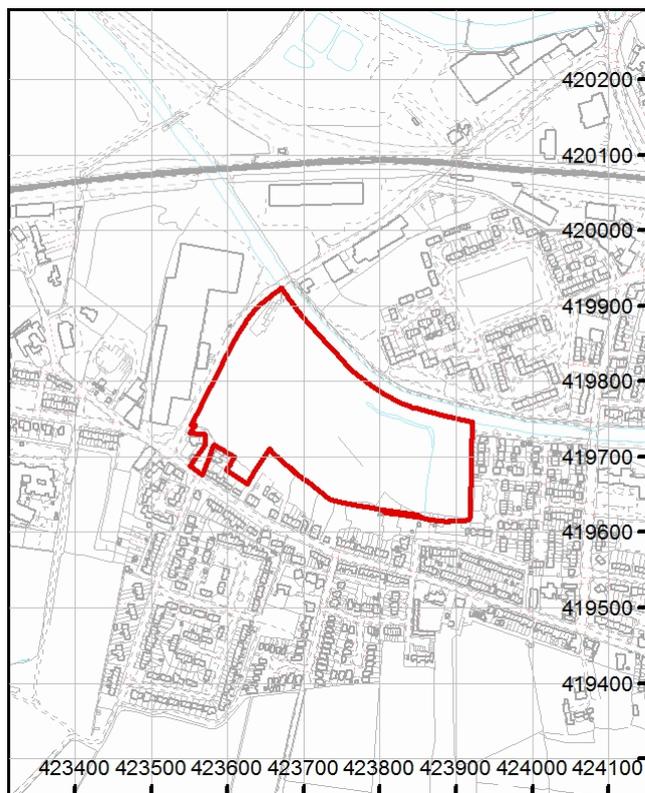


The Law  
Society

# Enquiry boundary

## Key

Approximate position of enquiry boundary shown



We can confirm that the location is **on the coalfield**



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This report is prepared in accordance with the latest Law Society's Guidance Notes 2018, the User Guide 2018 and the Coal Authority's Terms and Conditions applicable at the time the report was produced.



## Accessibility

If you would like this information in an alternative format, please contact our communications team on 0345 762 6848 or email [communications@coal.gov.uk](mailto:communications@coal.gov.uk).

# Professional opinion



## Future development

If development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply specialist engineering practice required for former mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or coal mines without first obtaining the permission of the Coal Authority. Developers should be aware that the investigation of coal seams, mine workings or mine entries may have the potential to generate and/or displace underground gases. Associated risks both to the development site and any neighbouring land or properties should be fully considered when undertaking any ground works. The need for effective measures to prevent gases migrating onto any land or into any properties, either during investigation or remediation work, or after development must also be assessed and properly addressed.

If you are looking to develop, or undertake works, within a coal mining development high risk area your Local Authority planning department may require a Coal Mining Risk Assessment to be undertaken by a qualified mining geologist or engineer. Should you require any additional information then please contact the Coal Authority on **0345 762 6848** or email [cmra@coal.gov.uk](mailto:cmra@coal.gov.uk).

# Detailed findings

Information provided by the Coal Authority in this report is compiled in response to the Law Society's CON29M Coal Mining enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL.

The Coal Authority owns the copyright in this report and the information used to produce this report is protected by our database rights. All rights are reserved and unauthorised use is prohibited. If we provide a report for you, this does not mean that copyright and any other rights will pass to you. However, you can use the report for your own purposes.

## 1 Past underground coal mining

The property is in a surface area that could be affected by underground mining in 2 seams of coal at 110m to 240m depth, and last worked in 1931.

Any movement in the ground due to coal mining activity associated with these workings should have stopped by now.

In addition the property is in an area where the Coal Authority believes there is coal at or close to the surface. This coal may have been worked at some time in the past. The potential presence of coal workings at or close to the surface should be considered, particularly prior to any site works or future development activity, as ground movement could still be a risk. Your attention is drawn to the Professional opinion sections of the report.

## 2 Present underground coal mining

The property is not within a surface area that could be affected by present underground mining.

## 3 Future underground coal mining

The property is not in an area where the Coal Authority has received an application for, and is currently considering whether to grant a licence to remove or work coal by underground methods.

The property is not in an area where a licence has been granted to remove or otherwise work coal using underground methods.

The property is not in an area likely to be affected from any planned future underground coal mining.

However, reserves of coal exist in the local area which could be worked at some time in the future.

No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

## 4 Mine entries

There are no recorded coal mine entries known to the Coal Authority within, or within 20 metres, of the boundary of the property.

This information is based on the information that the Coal Authority has at the time of this enquiry.

Based on the Coal Authority's knowledge of the mining circumstances at the time of this enquiry, there may be unrecorded mine entries in the local area that do not appear on Coal Authority records.

## 5 Coal mining geology

The Coal Authority is not aware of any damage due to geological faults or other lines of weakness that have been affected by coal mining.

## 6 Past opencast coal mining

The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.

## 7 Present opencast coal mining

The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

## 8 Future opencast coal mining

There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

## 9 Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31 October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

## 10 Mine gas

The Coal Authority has no record of a mine gas emission requiring action.

## 11 Hazards related to coal mining

The property has not been subject to remedial works, by or on behalf of the Coal Authority, under its Emergency Surface Hazard Call Out procedures.

## 12 Withdrawal of support

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

The property is not in an area where a notice has been given under section 41 of the Coal Industry Act 1994, cancelling the entitlement to withdraw support.

## 13 Working facilities order

The property is not in an area where an order has been made, under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.

## 14 Payments to owners of former copyhold land

The property is not in an area where a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

# Statutory cover



## Coal mining subsidence

In the unlikely event of any coal mining related subsidence damage, the Coal Authority or the mine operator has a duty to take remedial action in respect of subsidence caused by the withdrawal of support from land or property in connection with lawful coal mining operations.

When the works are the responsibility of the Coal Authority, our dedicated public safety and subsidence team will manage the claim. The house or land owner ("the owner") is covered for these works under the terms of the Coal Mining Subsidence Act 1991 (as amended by the Coal Industry Act 1994). Please note, this Act does not apply where coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester.

If you believe your land or property is suffering from coal mining subsidence damage and you need more information on what to do next, please use the following link to our website which sets out what your rights are and what you need to consider before making a claim.

[www.gov.uk/government/publications/coal-mining-subsidence-damage-notice-form](http://www.gov.uk/government/publications/coal-mining-subsidence-damage-notice-form)



## Coal mining hazards

Our public safety and subsidence team provide a 24 hour a day, 7 days a week hazard reporting service, to help protect the public from hazards caused by past coal workings, such as a mine shaft or shallow working collapse. To report any hazards please call **01623 646 333**. Further information can be found on our website: [www.gov.uk/coalauthority](http://www.gov.uk/coalauthority).

# Glossary



## Key terms

**adit** - horizontal or sloped entrance to a mine

**coal mining subsidence** - ground movement caused by the removal of coal by underground mining

**Coal Mining Subsidence Act 1991** - the Act setting out the duties of the Coal Authority to repair damage caused by coal mining subsidence

**coal mining subsidence damage** - damage to land, buildings or structures caused by the removal of coal by underground mining

**coal seams** - bed of coal of varying thickness

**future opencast coal mining** - a licence granted, or licence application received, by the Coal Authority to excavate coal from the surface

**future underground coal mining** - a licence granted, or licence application received, by the Coal Authority to excavate coal underground. Although it is unlikely, remaining coal reserves could create a possibility for future mining, which would be licensed by the Coal Authority

**mine entries** - collective name for shafts and adits

**payments to owners of former copyhold land** - historically, copyhold land gave rights to coal to the copyholder. Legislation was set up to allow others to work this coal, but they had to issue a notice and pay compensation if a copyholder came forward

**shaft** - vertical entry into a mine

**site investigation** - investigations of coal mining risks carried out with the Coal Authority's permission

**stop notice** - a delay to repairs because further coal mining subsidence damage may occur and it would be unwise to carry out permanent repairs

**subsidence claim** - a formal notice of subsidence damage to the Coal Authority since it was established on 31 October 1994

**withdrawal of support** - a historic notice informing landowners that the coal beneath their property was going to be worked

**working facilities orders** - a court order which gave permission, restricted or prevented coal mine workings