

Haigh lane Flockton

The site comprises of 0.6 Acres of grassland with defensive boundaries on all sides.

The site is too large to be garden space and too small for equestrian use. The site requires constant maintenance as it sits directly on to a street scene.

The site currently has 2 storage containers, which have been in situ for over 7 years, however these create an unwanted visual feature to the area.

the proposed unit is approx 20m² smaller than the units currently on site, and the proposed will replace these containers.

The proposal is for a modest timber built unit with storage and stalls for small grazing animals such as sheep or goats. Which can be fully removal if/when required with no permanent structures.

The unit size is suitable for approx 4 to 6 sheep and has storage for hay and straw bales and feed storage. The Feed and Straw storage is required for the animals' welfare and to ensure they have dry bedding and fresh feed which is all kept dry and under shelter.

The site has an existing access point which is suitable for the required needs

The proposal shows the building positioned on the existing build line and in line with the position of the position of the previous buildings on this site (shown on figure A)

Figure A shows an archived ariel photograph of the site, the site has previously housed 2 storage units to the road side.

We acknowledge the site is situated with an area of previous coal mining. However reading through Figure B (text from previous coal mining risk assessment) there would be no issues with the proposals and the construction of a timber built unit.

See Construction method below

Construction Method Statement

Removal of all existing storage containers

Base to be compacted gravel with levelled paving and Natural base in storage areas

Ground screws to be placed at 2m intervals

Timber sole plate secured to the ground using 300mm ground screws

Building to be treated timber with shiplap external cladding

Roof to be corrugated steel sheets

All rainwater to be harvested in water butts



Proposed Site plan



Figure A

Text from previous CMRA (Desktop)

Background

It is understood that it is proposed to build a house on a parcel of land located at Haigh Lane, Flockton. The site is at an elevation of approximately 177m, and ground levels in the area slope downwards to the north.

Geology

The 1:10,000 scale geological map (Sheet SE21SW - Emley Moor), and the latest British Geological Survey (BGS) electronic data at 1:50,000 scale, which is public sector information licensed under the Open Government Licence v2.0, have been used to assess the geology of the local area.

The site is shown to be underlain by undifferentiated strata of the Pennine Lower Coal Measures, comprising mudstones, siltstones and minor sandstones. The Second Brown Metal (2BM) coal seam is shown to outcrop approximately 150m to the northeast, at an elevation of approximately 171m. The 2BM has a recorded thickness of between 0.4m and 0.7m. Opencast workings of the 2BM are indicated approximately 120m to the east. The 2BM is likely to be at shallow depth below the site and any workings therein have the potential to affect the site.

The next seam below the 2BM is the Third Brown Metal (3BM), which has a recorded thickness of between 0.5m and 0.6m. Based on the Generalised Vertical Section the 3BM is around 10m below the 2BM, and therefore any underground workings in the 3BM should not affect the site.

The Flockton Thin is shown to outcrop approximately 375m to the south, and has also been opencast. The Flockton Thin will not be present below the site. Publicly available borehole records near the site include one 200m to the east ("Haigh Bridge Colliery Flockton"). The borehole proved the 2BM at a depth of 6.4m, with a thickness of 0.6m. A further borehole record ("Six Lane Ends Colliery"), approximately 200m to the south, indicates the 2BM at 7.0m with a thickness of only 0.1m.

The Coal Authority Interactive Map (viewed online) indicates that the site is within a Development High Risk Area, based on "Probable Shallow Coal Workings". This suggests that the Coal Authority also believes that the 2BM seam is at shallow depth below the site.

Coal Mining Stability Assessment

A Mining Report was obtained from the Coal Authority for the purposes of this assessment. The Report (attached) states that the site is within the zone of influence of known underground coal workings in four seams of coal at depths of between 60m and 150m, and last worked in 1954. Any ground movement from these workings should have stopped by now. In addition, the Coal Authority believes that there is coal at or close to the surface which may have been worked in the past. This comment is likely to refer to the aforementioned 2BM coal seam.

The site is unaffected by any present or future proposed underground coal mining. The report refers to reserves which could be worked at some time in the future, but this is considered highly unlikely, given the abandonment of the coalfields in this area. The site is not affected by any past, present, or future proposed, opencast coal mining. There are no known subsidence claims on or near the site.

There are no known mine entries recorded on the site or within 20m of the site boundary. There is a theoretical risk of unrecorded mine entries on the site.

Conclusion

It is likely that the 2BM coal seam is present below the site at an approximate depth of 6m, and this seam may have been worked in the past by underground techniques. It is recommended that a rock drilling investigation is carried out to check for the presence of shallow coal seams and associated workings. Any investigation should be carried out before development works commence. The presence of workings is not a significant obstacle to development, and there are economical engineering solutions available.

If any underground workings are found which could adversely affect the proposed development on the site, they can be successfully treated by the commonly used technique of injection of grout through a grid of boreholes. Alternatively, depending on the depth to the coal seam, it may be possible to extract the coal prior to development.

There is a theoretical risk of unrecorded mine entries on the site. Based on the anticipated depth of the coal seam, there is also the possibility of bell pits.

Figure B

B 07-10-25 Amended to suit revised site plan designs with some new justification comments

A 12-06-25 Amended to suit comments

Rev	Date	Note
B	07-10-25	Amended to suit revised site plan designs with some new justification comments
A	12-06-25	Amended to suit comments

Haigh Lane, Flockton

Design Statement

DWG Ref. H25-hlf_004 | Drwn/Chckd By: CH | Scale - n/a | Date: 15/05/25

