



E25/8294/MD/L001

23 May 2025

FAO Andrew Keeling

andrew@akplanning.co.uk

Dear Sir,

Re: Proposed Development at Stanley Park Farm, Ryecroft Lane, Holmfirth

Further to instructions from AK Planning, we have conducted a coal mining risk assessment of the above site to confirm the likelihood of shallow mine workings affecting the proposed development at the above site.

The purpose of the coal mining risk assessment is to review the current information available regarding the presence of coal and coal mining in the vicinity of the site and the potential for risks arising from this that would adversely affect the proposed development.

Once the information has been assessed, any further investigative works via intrusive methods can be specified if required and consideration of potential remedial and ground stabilisation works that may be needed. If no further works are required, justification will be made to the Local Planning Authority that the site is currently safe and stable with the regards to the proposed development.

The following sources of information have been used in the preparation of this report:

INFORMATION SOURCE	COMMENT
Coal Authority	No report obtained
Coal Authority Online Services	Consulted
Historic OS Plans	Historic OS Plans from 1855 to the present day have been consulted.
BGS Boreholes	No deep BGS boreholes in the vicinity of the site.
Geological Plans	BGS Geological Survey SE10NE
OTHER	None

The Coal Authority Online Interactive Map shows the site to lie outside the development high risk area. The nearest recorded shaft is approximately 630m to the south west, and the nearest recorded coal outcrop is approximately 780m to the south. There are no probable shallow workings associated with this coal outcrop.

The historical plans from 1855 shows the area to be developed as field, with farm buildings constructed between 1958 and 2001 immediately to the south of the proposed development. The current building was constructed between 2009 and 2016.

There are no recorded deep boreholes in the immediate vicinity of the site.

BGS Geological Survey SE10NE shows the site to overlie the Rough Rock Formation consisting of Coarse Grained Sandstone. There are no areas of made ground shown in the immediate vicinity of the site.

Recommendations

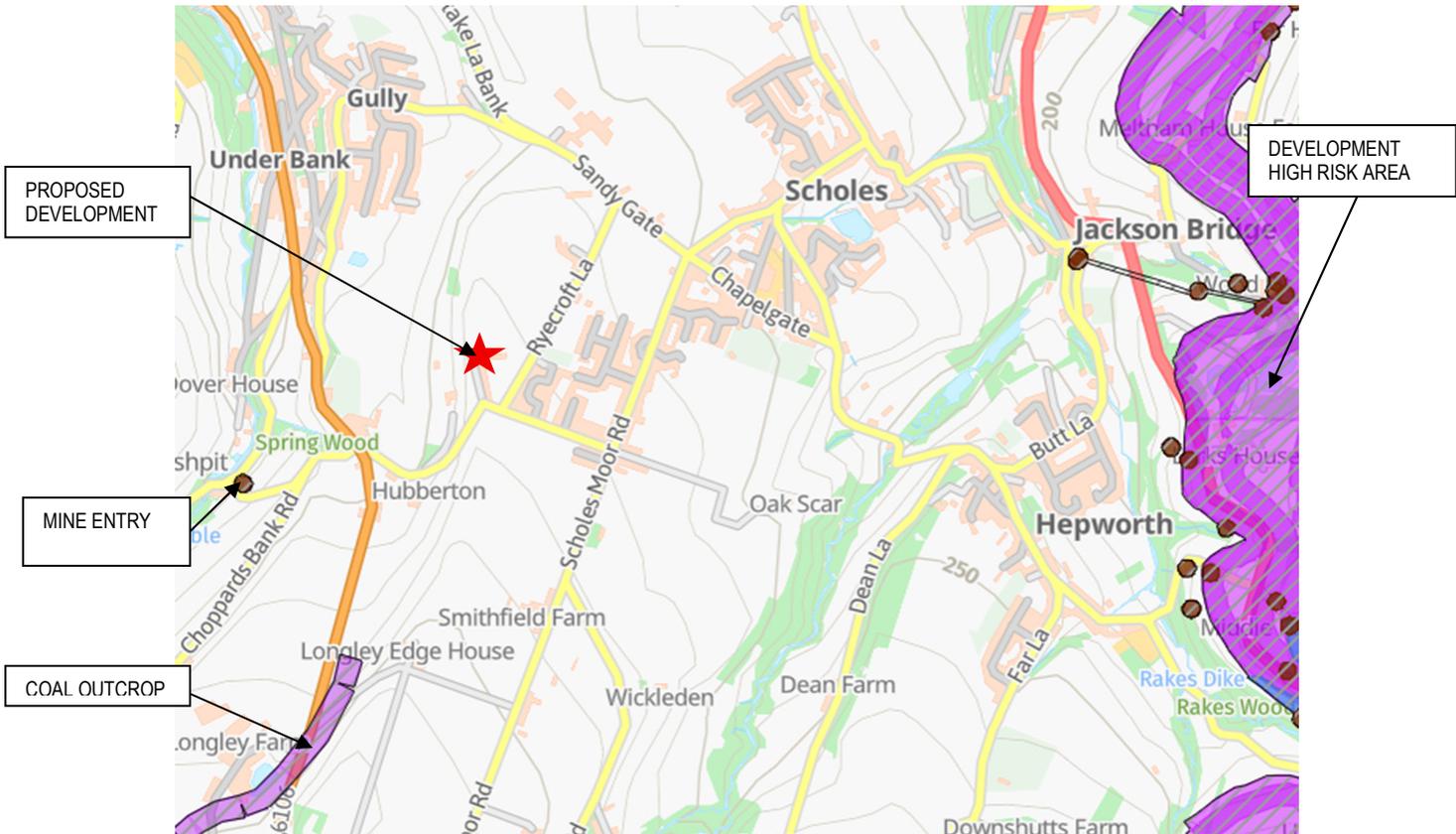
From the available information, the site is not at risk from historical mine workings beneath, or in the near vicinity of, the site. We would therefore recommend that no additional investigation works are required with regard to historical mine workings.

I trust the above is acceptable to yourself. Should you require any further information, or wish to discuss, please do not hesitate to contact me direct.

Yours faithfully

A handwritten signature in black ink, appearing to read 'M Dean', with a stylized flourish at the end.

MICHAEL DEAN BSc (Hons) HND
m.dean@haighhuddleston.co.uk



EXTRACT FROM THE INTERACTIVE COAL AUTHORITY MAP SHOWING COAL OUTCROPS, MINE SHAFTS AND DEVELOPMENT HIGH RISK AREA IN THE VICINITY OF STANLEY PARK FARM, RYECROFT LANE, HOLMFIRTH.