

Our Ref C5115/25/E/8329  
8<sup>th</sup> September 2025

PPJ Developments Ltd  
93 1 Dock Street  
Leeds  
West Yorkshire  
LS10 1NB



**For the attention of Joe Carter,**

Ref: Mining Stability – 27 Moor Lane, Gomersal

Dear Joe,

Further to the additional site investigation works completed by Haigh Huddlestone, we have reviewed the reports and can now recommend appropriate and specific remedial works for the proposed development at Moor Lane, Gomersal. It should be noted that the following recommendations are in line Drawing No.2539-D-20-002 which is appended to this letter.

The following reports have been reviewed:

- Haigh Huddlestone – Ground Investigation Report (August 2023, E22/7944/R002)
- Haigh Huddlestone – Letter (July 2025, E22/7944/MD/006)

The appropriate borehole plans are appended.

It should be noted that shallow coal seams measuring 0.3m have been encountered at relatively shallow depths. However, in all the boreholes, this coal seam was intact and relatively thin (<0.3m) and as such has been discounted from any remedial measures.

The reports have identified that a thicker intact coal seam (2.0m) thick was recorded in the east of the site at a depth of 21m (BH01/BH01A). The coal seam deepens towards the west. No distinct voiding was recorded, however notable losses of flush and 'broken ground' were recorded at several borehole locations. This would suggest that workings have been prevalent and the above roofs have subsequently collapsed, resulting in 'broken ground'. The broken ground measured in thickness from 2.6m to 3.2m. This would suggest that the collapse of above material has therefore migrated 0.6m to 1.2m above the top of the workings (if assuming a consistent coal seam thickness of 2.0m). The top of the coal seams and 'broken ground' are summarised as follows:

- BH01/BH01A – Coal encountered at 21.0m, 2.0m thickness.
- BHB1 – Broken ground encountered at 25.5m, 3.2m thickness.
- BH02 – Broken ground encountered at 25.8m, 3.1m thickness.
- BHB2 – Broken ground encountered at 26.4m, 2.6m thickness.
- BH03/03A – No coal identified, but only drilled to 10m.
- BHB3 – Broken ground encountered at 26.7m, 3.1m thickness.
- BH04 – No deeper coal identified, borehole drilled to 30m.



**Rogers Geotechnical Services Ltd**  
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As highlighted above, any workings beneath Plots 1 to Plot 4 are beyond 30m depth. This is due to the coal seam deepening towards the west.

It is reasoned that if distinct voids are still prevalent, they would be around 2.0m in thickness; this would correlate with the intact coal seam thickness recorded at BH01/BH01A. In such an instance, around 20m of competent overburden would be required for such voids. As the top of the rockhead is relatively shallow (generally less than 2m), it is reasoned that competent overburden would be in place in most areas as the top of the coal deepens towards the west from a depth of 21m (at BH01/BH01A). Despite the competent overburden, it would be recommended that a raft foundation be installed as a precautionary measure where workings are present at depths of less than 30m; Plots 5 to 10.

Nonetheless, given the quantity and spacing of boreholes drilled, it is reasonable to assume that where workings have been present, the subsequent voids have since collapsed. No distinct voids have been recorded during the investigation; broken ground (collapsed workings) or intact coal (pillars) were identified as opposed to voids. As such, any movement and subsequent surface instability has likely already occurred. To that affect, rafts alone should be a suitable remedial measure.

It should be noted that Haigh Huddleston have recommended in their reports that a grouting programme be undertaken. As broken ground was detected, low pressure grouting techniques would not be recommended. A high-pressure grouting technique (with grout pressures as high as 6 bar) should be adopted to ensure that ground improvement of the collapsed ground is undertaken. The advice of specialist contractors should be sought in order to establish the most appropriate method of grouting for the site, and in order to formulate a detailed and satisfactory remedial proposal. However, for budgetary purposes and as per the Haigh Huddleston report (July 2025), it is recommended that this be limited to Plots 9 and 10 where the workings were shallowest and sufficient competent overburden would not be present i.e. 10 times the working thickness. Rafts are also required for these two plots. Moreover, given the working thicknesses, it is considered that rafts will be required for Plots 5 to 8 to cover any latent risk, albeit grouting is not considered necessary in these locations.

It should be appreciated that the Coal Authority are the final arbiters on such matters. It is recommended that they are contacted to provide consultation prior to any development.

We trust that this information is of interest and should you have any other requirements do not hesitate to contact us.

For Rogers Geotechnical Services Ltd,

Yours Faithfully



**Rob Palmer** MSc FGS ACIEH  
Engineering Director



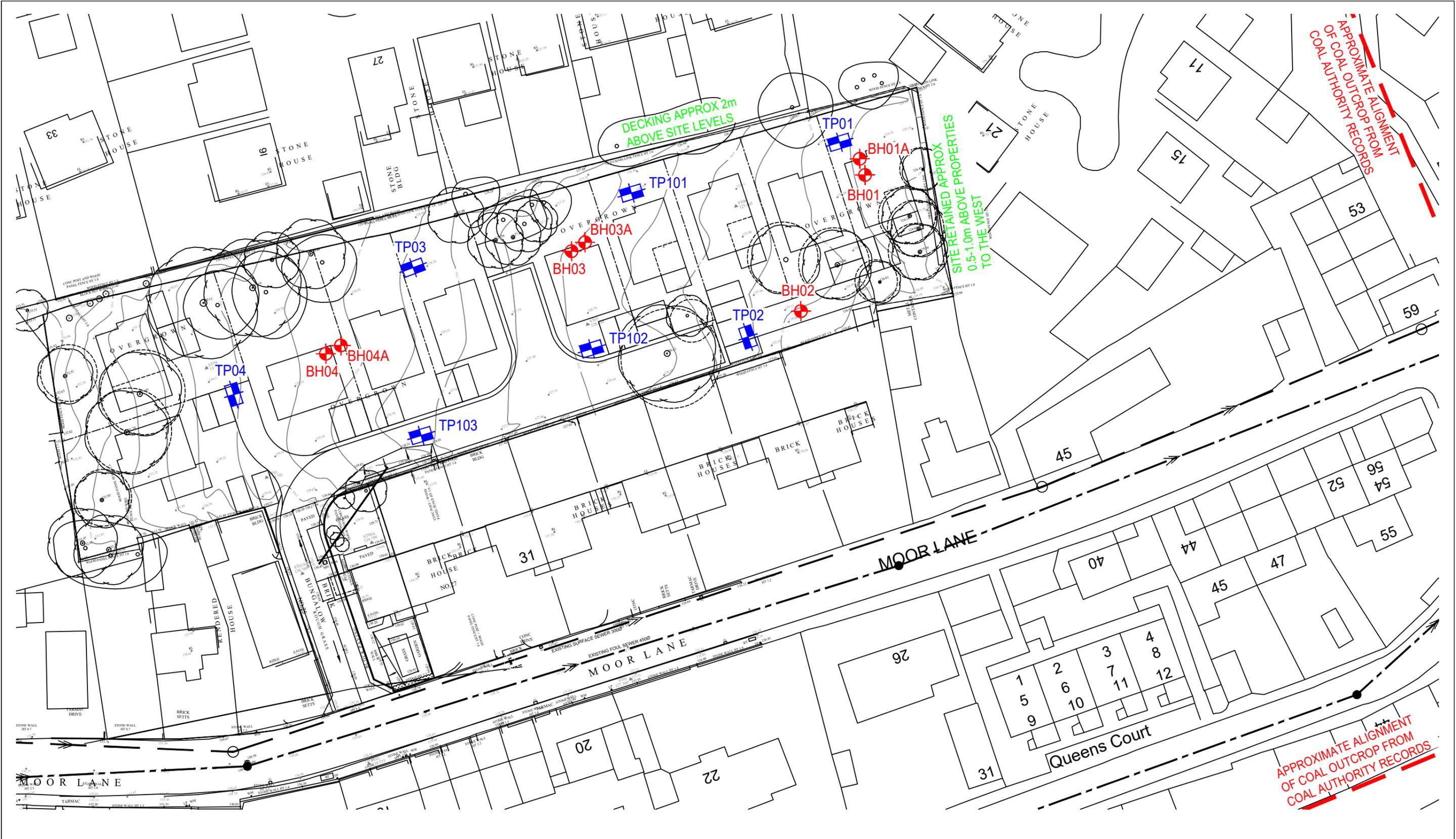


MOOR LANE

GOMERSAL

KIRKLEES

BD19 4LF



- SOAKAWAY LOCATION
- TRIAL PIT LOCATION
- PROPOSED BOREHOLE LOCATION

BOREHOLE LOCATIONS SUBJECT TO CHANGE DEPENDENT ON ACCESS AROUND SITE AND FINDINGS WITHIN BOREHOLES.



**Haigh Huddleston & Associates**

Civil Structural Engineering Consultants

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Client	Binks Executive Homes			
Project	Moor Lane, Gomersal			
Detail	Proposed Borehole Plan			
Scale	Dwn	Chkd	Date	Dwg No.
1:500@A3	MD		Apr'23	E22/7944/03/02A

