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Design Intent Statement for:-
Amendments to siting of plots 7 to 16 and 31 to 39
relating to planning approval no.2008/007 - Newhill Road

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- Coal Authority Land Report
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All drawings shown in this document should be considered to be not to scale unless specifically noted as otherwise.

Introduction

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1.0 The planning application of which this document forms part, consists of two areas within the Newhill Road development, Newhill Close and Bedford Terrace and is for the erection of 19 new build houses. The intention is for the scheme to be seen within the context of the larger development for Newhill Road, for which planning permission was granted on 20th March 2008 (Application No. 2008/0007) consisting of 58 dwellings and refurbishment of 3 existing dwellings.

1.1 The scheme when seen within the Newhill Road development as a whole would be in accordance with the approach taken by the provision of mixed communities in **PPS3**[1]. It is intended that the proposed developments would be composed of the following schedules of accommodation:

Newhill Close
- 2 no. three bed houses for shared ownership
- 2 no. two bed houses for shared ownership
- 6 no. three bed houses for outright sale

Bedford Terrace
- 3 no. three bed houses for outright sale
- 6 no. three bed houses for affordable rent

The previous approved application dated 20th March 2008 (Application No. 2008/0007) for the whole of the Newhill Road development would consist of the following schedule of accommodation:

- 2 no. four bed detached houses for outright sale
- 16 no. three bed houses for outright sale
- 2 no. three bed houses for shared ownership
- 9 no. two bed (four person) shared ownership houses
- 10 no. two bed (four person) houses for affordable rent
- 19 no. three bed (five person) houses for affordable rent
- 3 no. refurbished existing houses

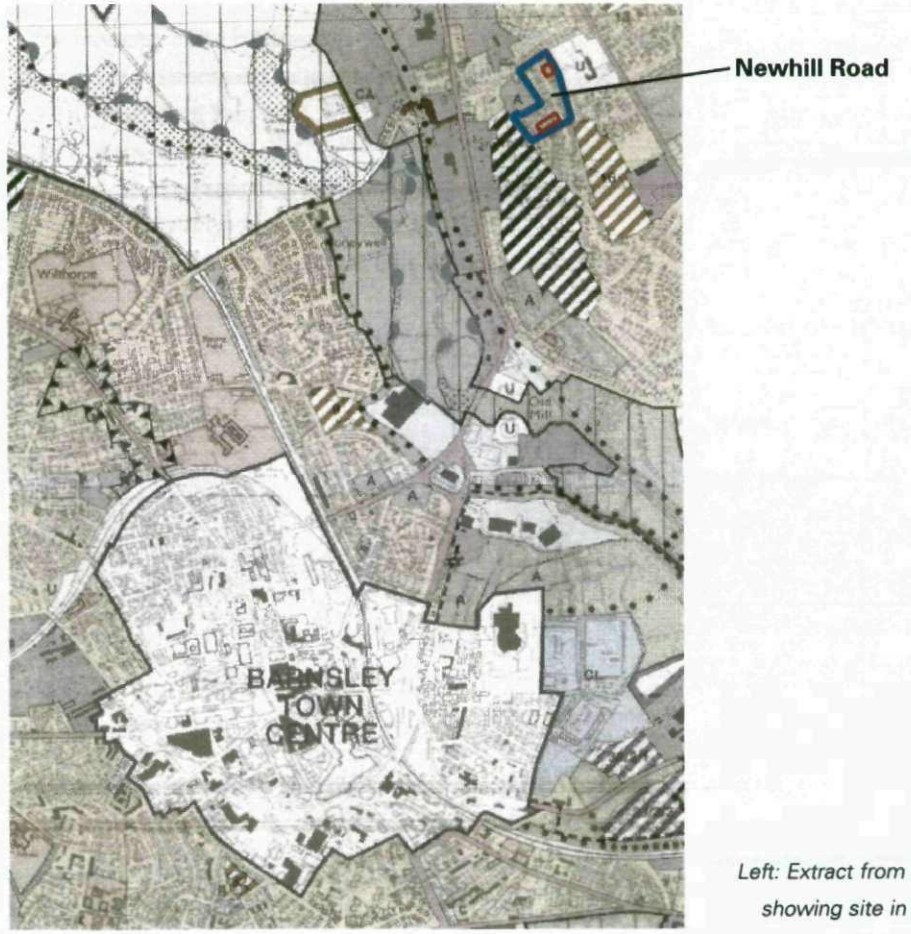
Therefore there is no change proposed to the tenure or numbers of dwellings proposed to the whole site or specifically the areas proposed in this application.

1.2 Statutory Consultation.
We propose no change to the overall proposed drainage for the Newhill Road development in relation to the application no. 2008/007

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2.0 The proposed site is at Newhill Road, Barnsley, sitting approximately 1.5km to the north-east of Barnsley town centre.

2.1 The site is currently residential, sitting within the **Housing Policy Area** of the **Barnsley Urban Community Area** and subject to **Policy BA2** of the **Barnsley Unitary Development Plan (UDP).**









Above: Photographs - Site existing

Left: Extract from Barnsley UDP Proposals Map (Barnsley Urban) showing site in relation to Barnsley town centre. Not to Scale.

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2.2 Newhill Close.

This portion of the site extends approximately 60 metres south east along Newhill Road and approximately 35 metres from Newhill Road running north east. Starting from the Carlton Road end, the ground level rises up approximately 3 metres over the length of the Newhill Road portion of the site. There is a slope rising from west to east diagonally across the site. The north east boundary being approximately 3 metres higher than the boundary to Newhill Road making the south east corner of the site the highest point.

2.3 Bedford Terrace.

The site runs along to the southern side of the existing cul-de-sac of Bedford Terrace approximately 30 metres to the south east, and running south west approximately 60 metres from Newhill Road. There is a slope rising from west to east diagonally across the site. The north east boundary to Newhill Road being approximately 2 metres higher than the south west boundary making the south west corner of the site the highest point.





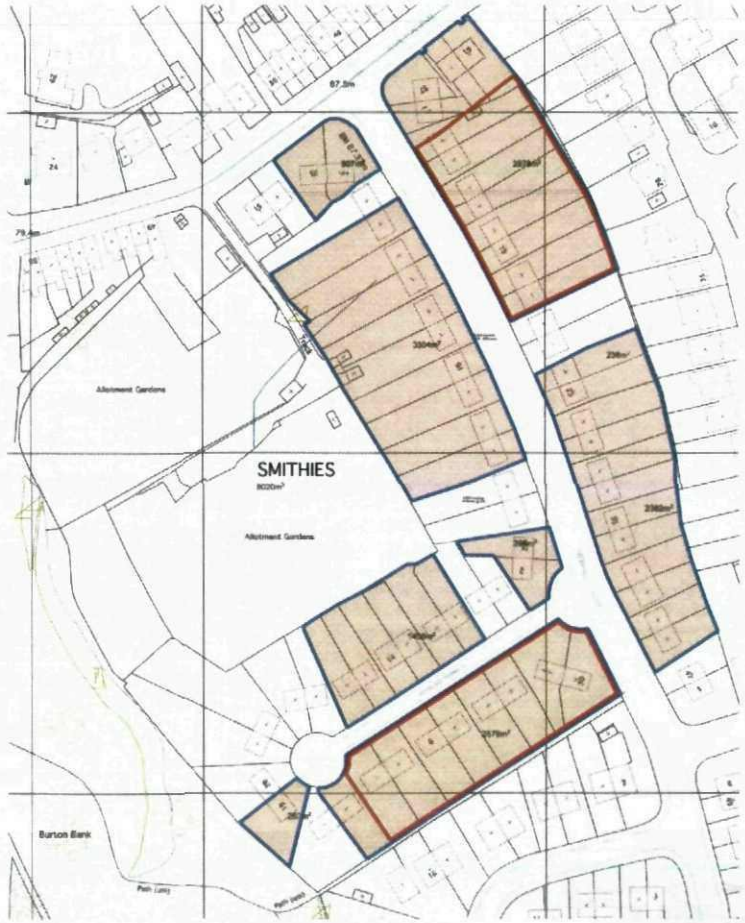




above: Photographs - Site existing
left: Site Topographic Survey. NTS.

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2.3 Prior to this application the sites were occupied by 8 semi-detached 3 bedroom council properties, which have subsequently been demolished.









above: Photographs - Site existing
left: OS plan showing site previous to demolitions. Site extents marked in red.

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3.1 The re-development of the Newhill Road site comes as part of a wider housing renewal programme in Barnsley with an aim to bringing the quality of housing up to the level prescribed by the government in **Planning Policy Statement 3 - Housing**.

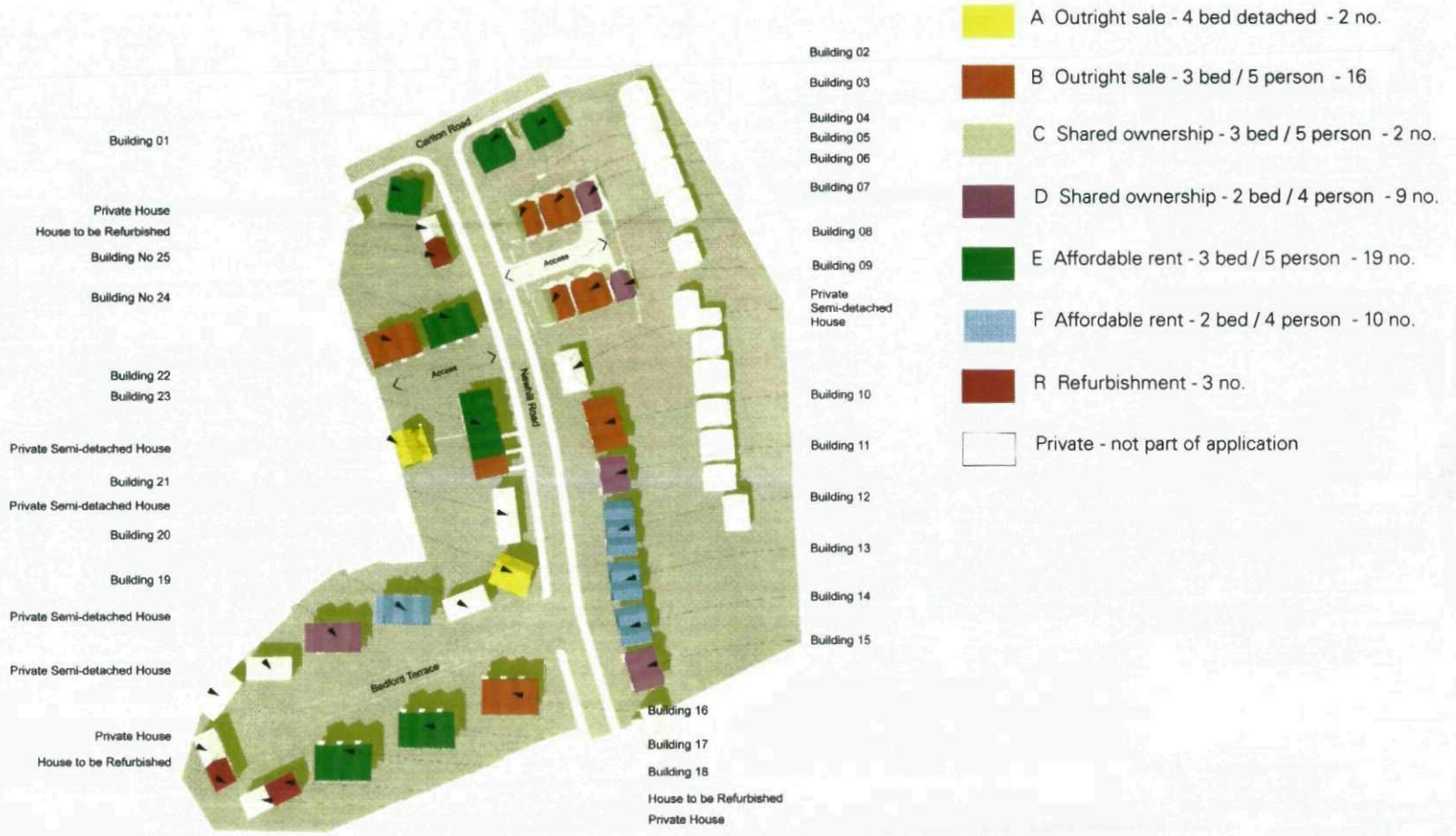
The proposals for this particular scheme are as detailed in the site plan, outlined in red below:



Site Plan - Proposed.

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3.2 The site plan below shows how the proposals will form part of the previously approved Newhill Road development site.



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3.3 As well as recognition of national planning guidance, attention must also be paid to guidance at a local level, specifically the policies as outlined in the Barnsley Unitary Development Plan (UDP) . As an existing residential area, Newhill Road is designated as a **Housing Policy Area** under the UDP, this area being specifically covered by **Policies H8** and **BA2** of the UDP. As a housing renewal scheme, these proposals should also be considered with reference to Policy **H9** (housing renewal). The quality of the design for the development is covered by Policy **BE6** (Design Standards).

3.4 Further to these policies, other levels of guidance and design standards have been consulted and applied to the scheme, including:

- **Housing Corporation**: *Housing Quality Indicator assessment system (HQI)*
- **Housing Corporation**: *Design & Quality Standards*
- **National Housing Federation**: *Standards & Quality in Development*
- **Secured By Design**
- **BRE**: EcoHomes Very Good rating
- **CIRIA**: Sustainable Urban Drainage Systems (SUDS)
- **CABE/Home Builders Federation**: *Building For Life - Delivering Great Places to Live - 20 Questions to Answer*
- **English Partnerships**: *Car Parking - What Works Where*
- **Communities & Local Government:** *The Building Regulations for England & Wales*

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3.5 The scheme has been designed with reference to Barnsley MBC's **SPG 2** Housing, covering a wide range of policies and criteria. It also takes into account the various documents and policies highlighted in 3.3. The overall aim is to create a distinctive housing environment for the benefit of residents and the adjacent local community. The scheme replaces previous semi detached properties (now demolished), with a range of dwelling type and form, adding variety and interest to the visual amenity of the area. It is intended that the properties benefit from high levels of landscaping for both public and private realm. Care has been taken in the design and selection of soft and hard landscaping, to compliment the overall architectural approach, and to bring consistancy and rigour to the scheme.

3.6 The scheme follows the six urban design objectives highlighted in Designing Places to Live, a companion guide to **PPG 3**:

Character: The scheme replaces a lacklustre development of semi detached properties following the grain of the public highway, with a mixture of housing types, styles and tenure, arranged in an appropriate relationship to both townscape and orientation. The forms of the development are detached and linked as semi detached. The architectural forms are largely simple double pitched forms, using traditional local materials, in gabled structures facing the public domain. This form of development allows each new dwelling to be distinctive-giving a sense of individual ownership.





above left: Proposed aerial perspective of Newhill Close
above right: Proposed view of Newhill Close from Newhill Road

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3.6 cont.

Continuity: Public and private spaces are clearly distinguished, although the majority of space is given over to the individual dwellings. The interface between public and private spaces is characterised by high levels of soft and hard landscaping.

Quality of Public Realm: The outdoor areas of each dwelling are carefully designed to provide secure private amenity space to each dwelling. The public interface along the street incorporates robust, yet attractive hard landscaping for the benefit of the public realm.

Ease of Movement: The development is accessed directly via the existing road network, which will not be changed by the new scheme. . There will be some modifications to Bedford Terrace, to provide a richer streetscape with high levels of soft landscaping. This is to provide further distinction within the overall scheme.

Legibility: The architectural treatment of gabled structures, will provide local distinction, and allow each new dwelling to be viewed individually, and therefore legibly.

Diversity: The scheme replaces a single dwelling type, with a range of semi detached and detached properties of a range of tenure. This will bring significant diversity to the scheme especially when viewed in conjunction with the Newhill development as a whole.

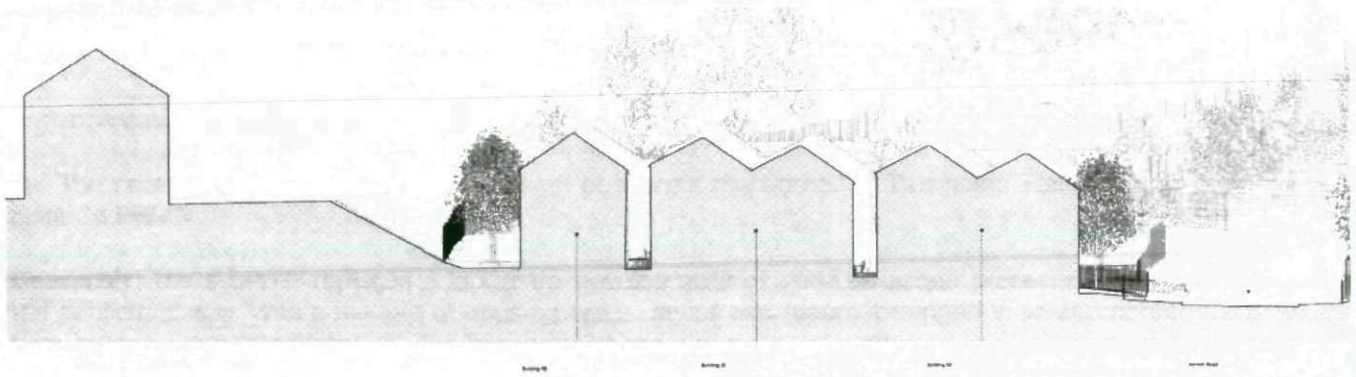




above left: Proposed view of Newhill Close looking north east.
above right: Proposed view of Newhill Close looking south east.

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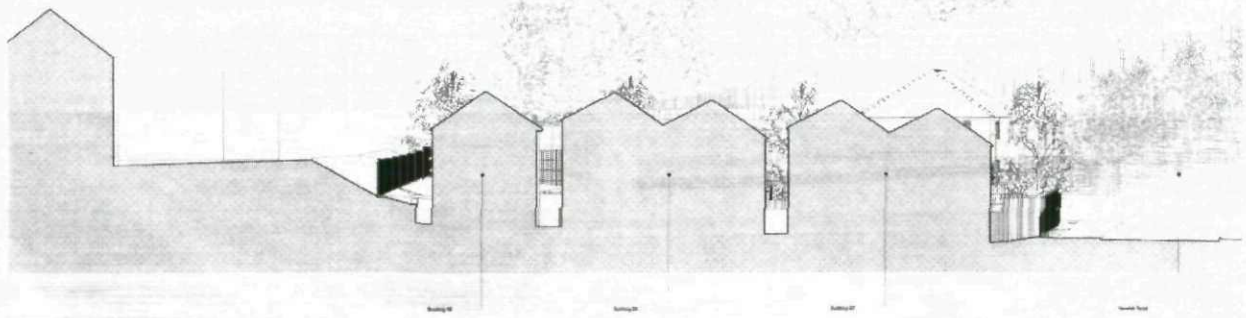
3.7
Proposed Site Sections for Newhill Close



Proposed Site Section A.



Key to Site Sections



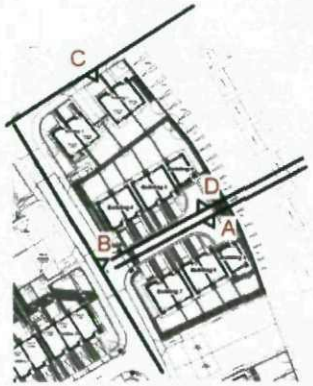
Proposed Site Elevation B.

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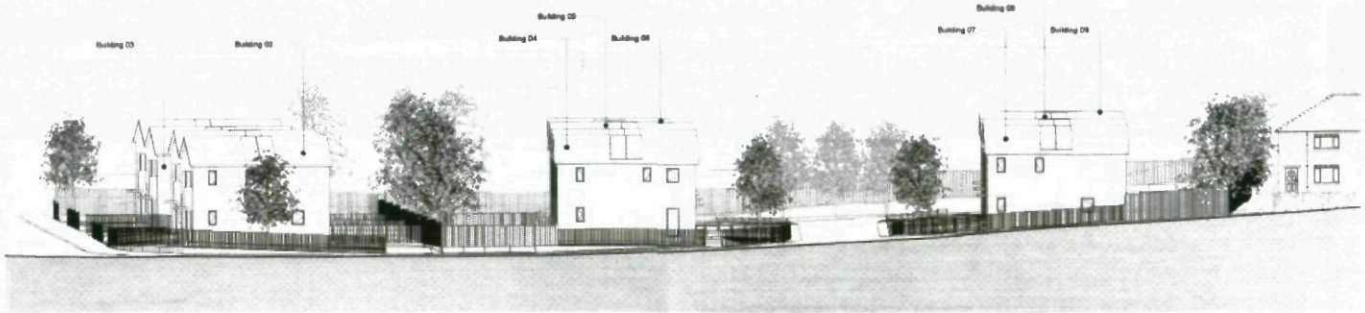
3.8
Proposed Site Elevations for Newhill Close



Proposed Site Elevation A.



Key to Site Elevation

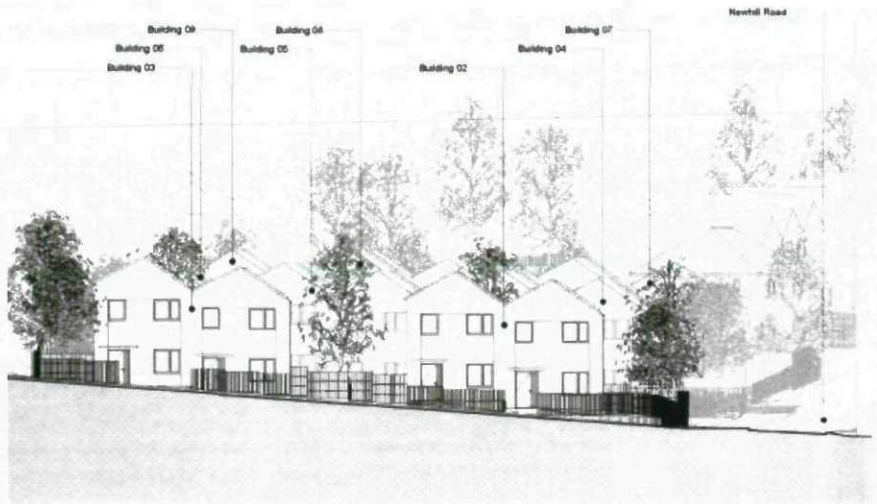


Proposed Site Elevation B.

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3.8 cont.

Proposed Site Elevations for Newhill Close



Proposed Site Elevation C.



Key to Site Elevations

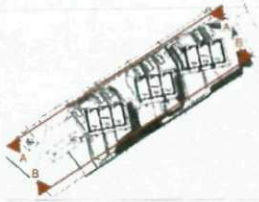


Proposed Site Elevation D.

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3.9

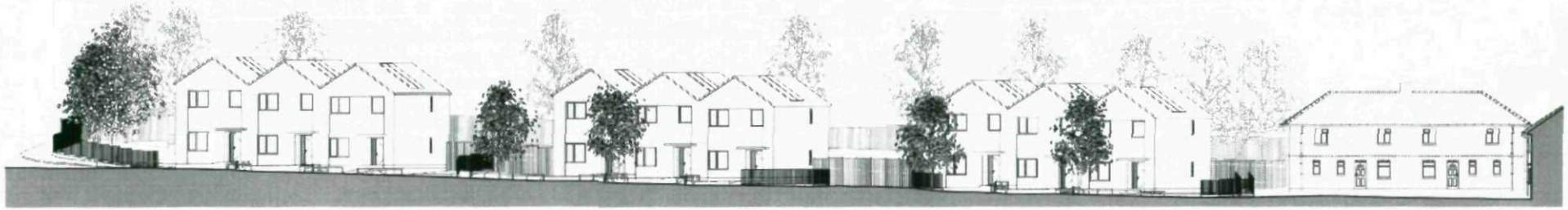
Proposed Site Elevations and Perspective view of Bedford Terrace



Key to Site Elevations



Proposed View down Bedford Terrace



Proposed Site Elevation A.



Proposed Site Elevation B.

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4.1 In an effort to raise the level of quality of housing in the UK, **CABE** & **The Home Builders Federation,** supported by the government, have produced the guide booklet *Building For Life - Delivering Great Places to Live.* This document consists of 20 questions that make up the Building For Life standard, by which the quality of a scheme can be assessed. The following paragraphs outline how the proposals that form this application meet and respond to these criteria.

4.2 CHARACTER

1. *Does the place feel like a place with a distinctive character?*
The scheme replaces a lack lustre series of semi detached circa 1930's properties, which have now been demolished. The immediate environment is one of a changing place, with new development sitting alongside a mixed range of buildings dating from the mid 1800's. New developments form a typical feel of brick with double-pitched roofs. A large number of the recent new buildings are a pastiche of previous era's, rather than being evocative of today. The assembled whole is typical of developments seen nationwide. The new scheme sits within this urban context, and clearly needs to form a relationship, whilst creating a positive impact for the benefit of residents and the existing community. The form of the new buildings is largely brick, with rendered elements, under pitched roofs. To create some distinct character, their forms are of gables facing roadways, giving each property it's own identity, even though part of a short terrace, or semi detached. The architectural treatment is intended to be contemporary in feel, yet sympathetic to the traditional forms of surrounding buildings.

2. *Do the buildings exhibit architectural quality?*
The scheme is mixed tenure, ranging from private sale to shared equity and affordable rent. The overall concept is to have a coherent approach across the tenure styles, to give a cohesive appearance. The architecture is intended to be relatively clean and simple, yet well mannered and set within a highly landscaped setting. This solution allows the benefit of rhythm and scale to be featured on the site to the benefit of the overall nature and character of the scheme.

3. *Are streets defined by a coherent and well-structured layout?*
This area of the Newhill development is in the form of a short stub street feeding off the already established street pattern of Newhill Road. All the new dwellings face directly onto the new street frontage.

4. *Do buildings and layout make it easy to find your way around?*
The new development is clear and unambiguous in its layout, following on from the distinct hierarchy of the established road layout.

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5. *Does the scheme exploit existing buildings, landscape or topography?*
The new development follows on from the existing street pattern and relates closely to the existing contours of the site. This is of paramount importance to create level access to each dwelling. The existing landscape is relatively bare, since demolition of the previous dwellings. There are a small number of relatively mature trees, which it is hoped will be retained. The scheme will be supplemented by high levels of new hard and soft landscaping to benefit the setting of the individual buildings, and to create a positive contribution to the local environment.

4.3 ROADS, PARKING and PEDESTRIANISATION

6. *Does the building layout take priority over the roads and car parking, so that highways do not dominate?*
The design and orientation of the dwellings is the main consideration for the overall layout of the scheme. The road being designed as purely a means of access to each of the dwellings. It is also intended that the impact of the road will be softened by enhanced hard and soft landscaping creating a more pedestrian/cycle friendly environment.

7. *Are streets pedestrian, cycle and vehicle friendly?*
Newhill Road is a clearly defined main thoroughfare with little ability to create defined cycle routes. There is a pedestrian footpath to either side of the carriageway. This scheme is in the form of a short cul-de-sac with no "through route" for vehicular traffic although there is a vehicular turning head at the end providing easy access. The intention is for cars to be regarded as subserviant to pedestrians. Bedford Terrace is a short cul de sac, with the ability for change into a more pedestrian/cycle friendly environment.

8. *Is car parking well integrated so it supports the street scene?*
Parking for the new dwellings is in curtilage within well defined designated car parking spaces. The parking areas will incorporate high levels of hard and soft landscaping.

9. *Does the scheme integrate with existing roads, paths and surrounding developments?*
The scheme is built around the existing highway network and associated pedestrian routes.

10. *Are public spaces and pedestrian routes overlooked and do they feel safe?*
There are no public open spaces associated with the works, however the footpaths and carriageway to the front of the dwellings will benefit from being overlooked from both sides.

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4.3 DESIGN and CONSTRUCTION

12. *Is public space well designed and does it have suitable management arrangements in place?*
There is no public space associated with the works.

13. *Do buildings or spaces outperform statutory minima, such as Building Regulations?*
The project is in excess of current building regulations, and will achieve Eco Homes Rating Very Good.

14. *Has the scheme made use of advances in construction or technology that enhance its performance, quality and attractiveness?*
The project will utilise solar panels and rainwater collection.

15. *Do internal spaces and a layout allow for adaptation, conversion or extension?*
The properties have a range of tenures and size, each capable of varying degrees of adaptation. In particular, the detached houses have capacity for significant change at each level, and for the creation of live/work accommodation.

4.4 ENVIRONMENT and COMMUNITY

16. *Does the development have easy access to public transport?*
The scheme is sited next to a bus route.

17. *Does the development have any features that reduce its environmental impact?*
The scheme incorporates solar collection and rainwater harvesting.

18. *Is there a tenure mix that reflects the need of the local community?*
The scheme has a range of tenures, private sale, shared equity and affordable rent.

19. *Is there a mix of accommodation that reflects the needs and aspirations of the local community?*
The mixed brief is in direct response to housing needs identified through the local authority.

20. *Does the development provide, or is close to, community facilities, such as school, park, play areas, shops, pubs or cafes?*
The development is sited close to the town centre of Barnsley, and conveniently located for amenities.

Accessibility & Transport

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5.1 The design of all the dwellings in this application has been informed by a range of accessibility requirements and criteria including *Part M* of the **Building Regulations**, the essential standards laid out in the **National Housing Federation's** *Standards & Quality in Developments* as well as the **Housing Corporation's** *Housing Quality Indicators version 4 (HQI.)*

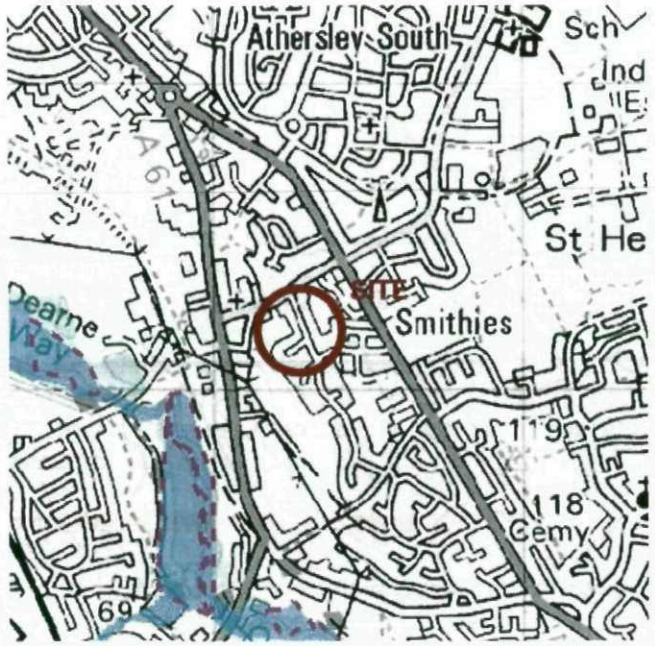
5.2 The development is adjacent to the existing road network of Newhill Road. Newhill Road is a major public thoroughfare, with a pavement to either side of the carriageway. Bedford Terrace is a small cul de sac, with a limited width roadway and pavement.

5.3 The development is well served by public transport, and is conveniently located within a short distance to the centre of Barnsley.

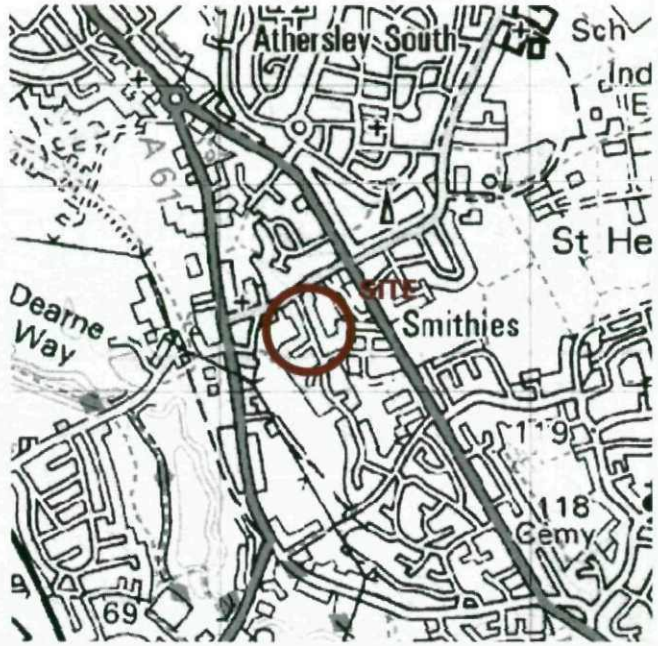
5.4 The new development is accessed directly from the existing highway of Newhill Road. The development follows the gradient of the road which has a discernable slope rising from North to South. The new dwellings will be sited to allow ramped compliant access from the public highway. The dwellings will be served from a graded access, again allowing for compliant entry level access.

5.5 Parking is within curtilage created in small parking bays, sited immediately in front or adjacent to each dwelling. These are well supervised from each dwelling, and will be landscaped to provide visual amenity to the streetscape. It is an opportunity for the area to be pedestrian centred, rather than car centred. Bedford Terrace will be reconfigured to allow vehicle turning within the length of the road, a facility which does not exist at present.

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Environment Agency - Flood Risk Assessment



Environment Agency - Pollution Risk Assessment

6.0 Information on the Environment Agency website classifies the flood and pollution risk for the site as low. (See appendix for full flood risk assessment as previously submitted to the environment agency)

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- Gun Wharf, Plymouth
- Lacey Hickie Caley Architects
- 99 unit mixed occupancy development of flats and houses for both social landlord occupation and private sale.
- Building For Life Gold Award winner 2006



- Oakridge, Basingstoke
- HTA Architects
- 299 unit mixed development of flats and houses for affordable rent and shared ownership
- Building For Life Gold Award winner 2005



- Staiths South Bank, Gateshead
- Ian Darby Partnership / Hemingwaydesign / Glen Kemp
- 158 unit mixed development of flats and houses for private sale
- Building For Life Silver Award winner 2005

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Bramhall Blenkharn was formed in 1987, and now works across the North of England on primarily residential projects for RSL's, private clients and innovative developers. The practice has a turnover of £650,000, with a current project portfolio of over £60M.The structure of the practice comprises two Directors, Mark Bramhall and Ric Blenkharn; four Associates, David Hall, Stephen Hill, Billy McCluskey and Ben Stone, together with Registered Architects, Landscape Architects, assistants, CAD Draughtsmen and technical support staff-making a total of twenty.

The Practice has made a conscious decision in addition to Associate Architects to have senior technicians as Associate Technicians. This concept helps instill a rigorous technical understanding of buildings, which filters throughout the Practice to underpin our creative ideas.

The Practice has appointed an NHER/SAP Assessor to advance design co-ordination in-house and to develop a consultancy service to others. This is a planned advancement toward a core practice sustainability strategy for the future that will incorporate a focused understanding of the Code for Sustainable Homes and wider energy conservation issues.

A Director is assigned to each project, who then allocates resources for the project. Typically a project team would comprise: Director, Associate or Project Architect, Technician and Assistant. The Project Architect would be responsible for day-to-day organisation and be the main point of contact for that particular project within the Practice.

The Director and Project Architect will work together on design proposals, which will then be implemented in association with technical staff.

When our in-house Landscape Architects and/or Interior Designer are appointed then we have the advantage of a coordinated design service, which works under the overarching control of the Project Architect.









Above (from top): Housing, Middlecave Road, Malton; Social Housing Proposal, Kirklees; Housing, Moss Street, York; Housing, Speculation Street, York;

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Foul and Surface water Drainage Design Philosophy statement
- Produced by Billinghurst George & Partners - Consultant Engineers

Both Newhill Road and Bedford Terrace are served by existing public sewer systems as shown on attached Yorkshire water plans. The existing Newhill Road slopes from South to North and Bedford Terrace slopes from East to West. This topography has determined the original drainage layout and design.

Following discussions with Yorkshire Water regarding the proposals for the development the principal existing drain systems are to be maintained but diverted locally to accommodate the proposed buildings under S185 of the Water Industry Act 1991.

The current system serves 63nr dwellings, the proposed altered system will serve 74nr dwellings, both Surface water and Foul fall by gravity and discharge into public sewers in Carlton Road.

The existing private drainage around each of the existing dwellings is to be removed and renewed. New connections from the proposed dwellings will be made into the public sewers into existing manholes where possible and with direct pipe connections where no manhole is available. The diversion and all connections are to be approved by Yorkshire Water Ltd.

The existing highway drainage to Bedford Terrace will be picked up and extended to suit the new road layout as shown on the preliminary layout drawing attached.

The main sewers in Newhill Road are to be maintained with new connections made as indicated on the preliminary layout drawing attached.

Components of the system - In accordance with Sewers for Adoption 6th edition and Yorkshire Water requirements

- Typical Road gullies not draining more than 200m2
- Rain water pipe / Back inlet gullies to all dwellings
- Main sewer pipes up to 300mm diameter – Vitrified Clay
- Main sewer pipes over 300mm diameter - Concrete

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Newhill Road - Proposed Drainage Layout produced by Billinghurst George & Partners - Not To Scale

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The Coal Authority

British Geological Survey
NATURAL ENVIRONMENT RESEARCH COUNCIL

Issued by:
Ground Stability Report Office, 200 LICHFIELD LANE, BERRY HILL, MANSFIELD, NOTTINGHAMSHIRE, NG18 4RG
Website: www.coalminingreports.co.uk - Phone: 0845 762 6848 - DX 716176 MANSFIELD 5

KARON BRAMHALL,
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Person dealing with this matter:	**Darren Moody**
Our reference:	**00050063-07**
Your reference:	
Electronic Ref:	EME 00006832080002 005
RRUID:	005 00006832080002
Date of your enquiry:	**17 May 2007**
Date we received your enquiry:	**17 May 2007**
Date of issue:	**24 May 2007**

This report is for the property described in the address below and the attached plan. The report is issued subject to the terms and conditions attached, which you are strongly advised to read.

Ground Stability Report
Newhill Road Housing Estate, Barnsley, South Yorkshire

This report is based on and limited to the records in the possession of the Coal Authority; the records and geological interpretation of The British Geological Survey (BGS) and the records of the Cheshire Brine Subsidence Compensation Board, at the time the search is answered.

Coal mining	Yes
Shrinkable clay	No
Running sand	No
Compressible deposits	No
Collapsible deposits	No
Landslide potential	Yes
Soluble rocks	No
Brine extraction	No

Information from the Coal Authority

Underground Coal Mining

Past

The property is in the likely zone of influence from workings in 10 seams of coal at 40m to 360m depth, and last worked in 1964.

Any ground movement from these coal workings should have stopped by now.

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Appendix

Amendments to siting of plots 7 to 16 and 31 to 39 relating to planning approval no.2008/007 - Design Intent Statement (BBA Job no. 844)

Extract from Coal Authority Newhill Road Land Survey Report

Present
The property is not in the likely zone of influence of any present underground coal workings.

Future
The property is not in an area for which the Coal Authority is determining whether to grant a licence to remove coal using underground methods.

The property is not in an area for which a licence has been granted to remove coal using underground methods.

The property is not in an area that is likely to be affected at the surface from any planned future workings.

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

No notice of the risk of the land being affected by subsidence has been given under section 46 of the Coal Mining Subsidence Act 1991.

Mine entries

Within, or within 20 metres of, the boundary of the property there is 1 mine entry, the approximate position of which is shown on the attached plan.

There is no record of what steps, if any, have been taken to treat the mine entry.

Records may be incomplete. Consequently, there may exist in the local area mine entries of which the Coal Authority has no knowledge.

Coal-mining geology

At the surface, there are no known faults or other lines of weakness due to coal mining that have made the property unstable.

Opencast Coal Mining

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

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

Future
The property is not within 800 metres of the boundary of an opencast site for which the Coal Authority is determining whether to grant a licence to remove coal by opencast methods.

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.

Coal-mining subsidence

Claim(s) within, or intersecting, the property boundary that do not match the property address are shown on the attached plan.

The Coal Authority has not received a request to carry out preventive work before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

Mine gas

The property has been subject to remedial works, by or on behalf of the Authority, associated with a mine gas investigation.

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Hazards related to coal mining
The property has not been subject to remedial works, by or on behalf of the Authority, following the reporting of an alleged coal mining related hazard under its Emergency Surface Hazard Call Out procedures.

Withdrawal of Support
The property is in an area for which a notice of entitlement to withdraw support was published in 1981.

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

Working Facilities Orders
The property is not in an area for which 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.

Payments to Owners of Former Copyhold Land
The property is not in an area for which a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

Comments on Coal Authority information
Where development proposals are being considered, technical advice should be obtained before beginning work on site. All proposals should apply good engineering practice developed for mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or mines of coal without the permission of the Coal Authority.

Information from the British Geological Survey on potential for natural ground movement

Shrinkable Clay
The property is not in an area underlain by shrinkable clay.

Running sand
The property is not in an area underlain by running sand.

Deposits which could compress
The property is not in an area underlain by deposits which could compress and cause ground movement.

Deposits which could collapse
The property is not in an area underlain by deposits which could collapse and cause ground movement.

Natural landslide activity
The property is in an area where the local geology and steepness of slope could combine to create the likelihood of landslide activity.

Because of the nature of the geology in this area landslide activity could occur.

Soluble rocks
The property is not in an area underlain by soluble rocks

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Comments on the British Geological Survey information

These features should not necessarily give cause for concern.

Whether or not a property is affected by ground movement can depend on a number of factors such as its age, type of construction, and on its surroundings and such matters as drainage and nearby trees.

Since 1992 buildings should have been designed and constructed according to buildings regulations to ensure natural ground movement will not cause damage to a building.

However, you should consider the possible consequences before you:
- carry out any building or excavation work;
- alter the ground surface or drainage of surface or ground water; or
- plant or remove large shrubs or trees

Ground movement can cause uneven damage or subsidence to a property.

Developers should always carry out an appropriate risk assessment before starting any work on, or around, a property.

If you own the property and it is damaged by ground movement: You should contact your insurance company and anyone else who has an interest in the property, for example, the mortgage lender.

If you are considering buying the property and BGS has identified that ground movement could occur you should tell your professional advisers.

Information from the Cheshire Brine Subsidence Compensation Board

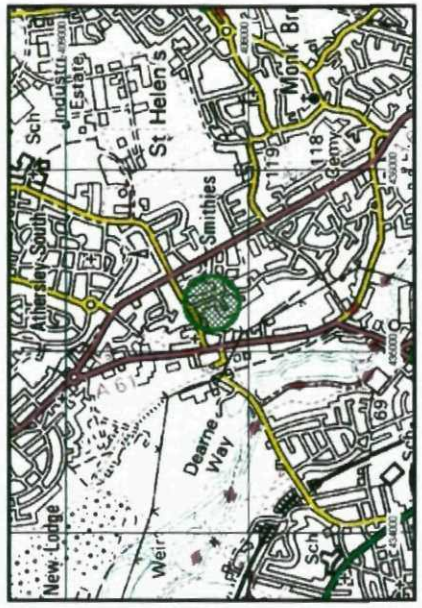
The property lies outside the Cheshire Brine Compensation District.

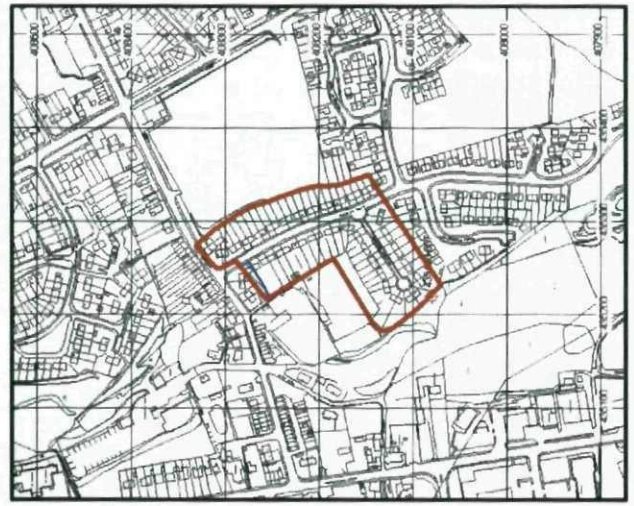
Additional remarks

This report is prepared in accordance with the Law Society's Guidance Notes 2006, the User Guide 2006 and the Coal Authority, British Geological Survey and the Cheshire Brine Subsidence Compensation Board's Terms and Conditions 2006. These are available to view at www.groundstability.com or by contacting the Coal Authority's customer service team on 0845 762 6848 or by email to groundstability@coal.gov.uk. These terms and conditions apply regardless of the method used to order and receive reports. The report is compliant with Home Information Pack and Purchaser Information Pack requirements.

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Location map

Approximate position of property

Enquiry boundary

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Key

Approximate position of enquiry boundary shown

Coal Authority mining subsidence claim boundary shown

Disused Adit or Mineshaft

Ordnance Survey

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