TERRAVISION · GROUND CHECK · SAMPLE

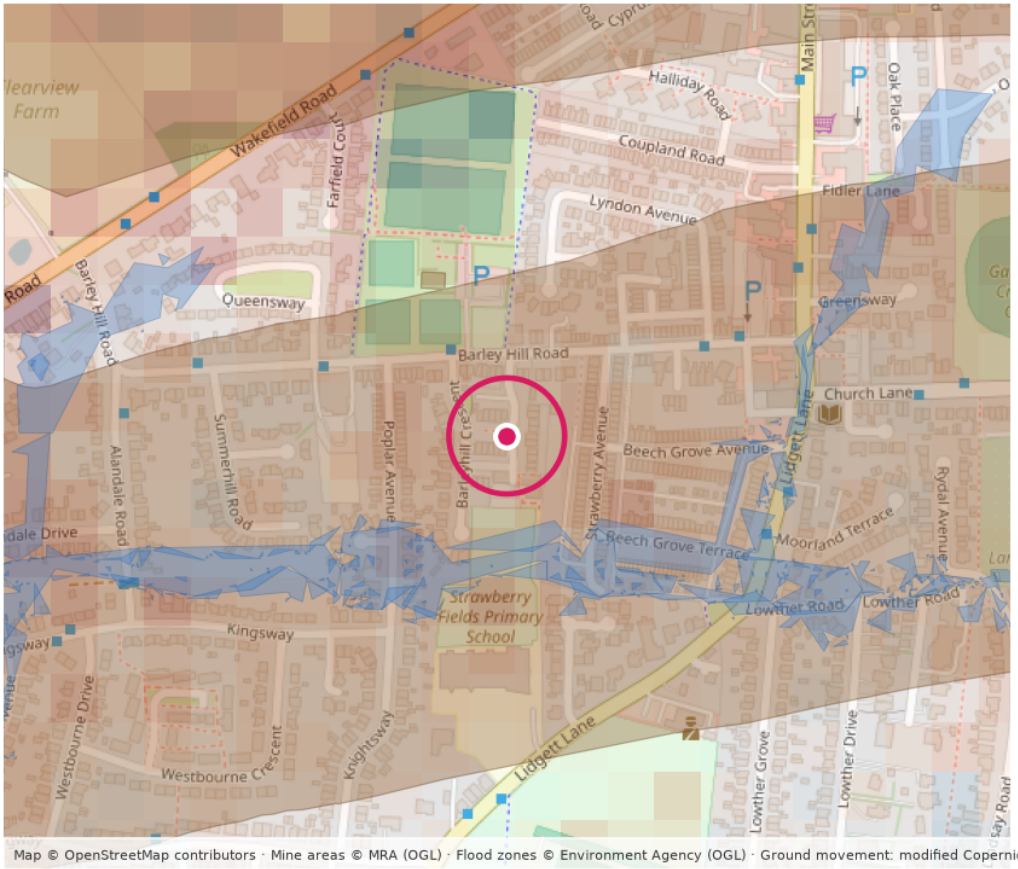
Barleyhill Road Garforth

53.79180, -1.39219 · about 0.75 hectares · 13 homes planned · has planning permission · prepared 21 November 2026

The short version

What we checked	Result	What it means for you
🔴 **Old mine workings**	Mapped shallow coal workings on or touching the plot	Expect the council to ask for a coal mining risk assessment, and possibly drilling to check for voids before building. Budget for it.
🟢 **Ground movement**	Indicative: moving about the same as the surrounding area	Trial data, patterns only. Not precise enough to rely on by itself.
🟢 **Flooding (rivers and sea)**	Flood zone 1 (lowest)	Low chance of river or sea flooding. Surface-water flooding is not covered here.
🟢 **Slope**	About 2° at 63 m above sea level	Gentle slopes keep groundworks cheaper.
🟢 **Green belt**	Not in the green belt	No green belt restriction at this point.

The map



Pink outline: the plot. Brown: areas where old shallow coal mine workings are mapped. Blue: flood zones 2 and 3. Red/blue wash: ground movement from satellites (red = sinking, blue = rising), indicative only.

Ground movement from space

Radar satellites (Copernicus Sentinel-1) pass over every 12 days and can spot the ground moving by a few millimetres. Across about 200 m around this plot our trial processing reads **-5 mm a year**, against **-3 mm a year** for the surrounding 2 km. In plain English: the plot looks to be moving about the same as its neighbourhood. **Treat this as indicative only.** This sample uses our own trial processing, which is good at showing patterns but not exact amounts; paid packs will use the official, calibrated European Ground Motion Service readings.

Old mine workings

The Mining Remediation Authority (formerly the Coal Authority) maps places where old coal seams were worked close to the surface. Old tunnels and shafts there can collapse years later and cause sudden holes or cracking. **This plot touches one of those areas.** That doesn't stop development, as much of Leeds is built on old workings, but planning will usually need a coal mining risk assessment, and lenders and insurers will look for it.

Flooding, slope and green belt

Flood zone 1 at the plot (Environment Agency, rivers and sea). The ground sits about 63 m above sea level with an average slope of about 2°. Green belt: no. Planning status: has planning permission, permission dated 2012-05-22.

Recent planning applications within 500 m

Received	Address	What	Status
8 Sep 2026	56 Poplar Avenue Garforth Leeds LS25 1BE	Retrospective application for single-storey extension to side; render to front, side, and rear	pending
14 Aug 2026	Garforth Police Station Lidgett Lane Garforth Leeds LS25 1LJ	Alterations to existing building throughout with replacement of existing windows with new, and replacement of	approve
12 Aug 2026	6 Abbotsway Garforth Leeds LS25 1BL	Certificate of Proposed Lawful Development for a single storey rear extension	approve
30 Jun 2026	3 Summerhill Road Garforth Leeds LS25 1AX	Part retrospective application for new porch to front	refuse
23 Jun 2026	Flat 1 52 Barleyhill Road Garforth Leeds LS25 1DY	Rear extension to existing flat; alterations to existing openings and alterations to parking	pending
19 Jun 2026	Flat 4 52B Barleyhill Road Garforth Leeds LS25 1DY	Two storey rear extension to Flat 4 to form nine bedroom HMO, including parking layout changes	pending
27 May 2026	51 Poplar Avenue Garforth Leeds LS25 1BE	First floor rear extension and new roof light	approve
21 May 2026	Flat 1 52A Barleyhill Road Garforth Leeds LS25 1DY	Infill existing open canopy to form an enlarged rear extension to flat 1 including parking layout changes	pending

What to do next

• Order the official CON29M coal mining report (about £50–£60 through a conveyancer or the MRA) and read its shaft and seam results.

• If you plan to build, ask a ground engineer for a coal mining risk assessment quote early; drilling, if needed, is the big cost.

• Check the council's planning record for conditions about ground gas, contamination or mining before you price the build.

Open the KMZ file that came with this pack in Google Earth (free) to explore every layer yourself.

Important. This is a desk screening from public and satellite data, not a site investigation, survey, valuation or official mining report. It can miss things and must not be your only basis for buying, lending or building. For conveyancing, order the official CON29M coal mining report and an environmental search, and get a qualified engineer to look at the site.

Sources: Mining Remediation Authority Development High Risk Areas (OGL v3). Environment Agency Flood Map for Planning (OGL v3). Green belt and brownfield data from planning.data.gov.uk (OGL v3). Leeds City Council planning applications (OGL v3). Contains modified Copernicus Sentinel data 2024–2026, processed by Terravision. Copernicus DEM GLO-30 © DLR/Airbus. Map data © OpenStreetMap contributors (ODbL). Postcode locations: ONS via postcodes.io (OGL).