

DCAdmin

From:
Sent: 20 November 2023 13:11
To: DCAdmin
Subject: Planning Application 2023/92966

Categories:

The Coal Authority have made recommendations to the LPA that certain planning conditions should be imposed should planning permission be granted. I submit that the developer should implement these recommendations before planning permission is granted and that, at the present time, the plans for the development should be deferred or refused until this work is carried out. There needs to be a full site investigation into the coal shafts as to the depth and condition of the shafts and also to determine the exact ground conditions and the presence of shallow workings beneath the site. I am concerned about the fact that the site is made ground and therefore unsuitable for conventional foundations. Therefore pile driving would have to be used to form proper foundations. This could lead to subsidence problems for the original houses in Cliffe Lane. I ask that a condition should be placed on any approval that the developer provides adequate insurance that covers subsidence and damage to the existing properties. Damage caused afterwards may not be rectifiable unless adequate insurance is provided.

The GeoDyne report states that there is evidence of shallow depth underground workings and that these seams may require stabilisation by grouting. This is also why a proper investigation is required before any development may commence. Arsenic and lead have been found in topsoil and made ground. I submit this site is unusable. It could be dangerous to disturb this.

It also appears that most of the site has coal close to the surface as stated by the Coal Authority. Any pile driving for the new properties could lead to damage to the existing properties. The GeoDyne report states that "it is noted that underground workings may contain significantly elevated concentrations of ground gases (including methane, carbon dioxide, hydrogen sulphide and carbon monoxide), and may therefore pose a ground gas risk to the proposed redevelopment where the accumulation of ground gases can occur beneath or within properties." This would be a danger to the existing properties on Cliffe Lane when disturbances are made to the land for development of the new houses.

When the existing properties on Cliffe Lane were proposed in a planning application, a Coal Board report stated that no developments should take place outside the red-line boundary, which is the current application site.

The GeoDyne report states that, after excavation, the contractors placed fencing around the exposed 2 mine shafts and that, in law, it was the landowners responsibility to ensure that this continued. I have seen the fencing being removed and a JCB used to level off the excavated ground. It is no longer fenced off.

The GeoDyne report states that the Coal Authority says there are 3 mine shafts on the site, but the report says that, due to severe ground conditions, they were unable to move exploratory equipment to the eastern side of the site, where the third mine is believed to be. Recent heavy

rain has caused part of the site to be heavily flooded – currently grazing cattle are having difficulty moving around on some of the site, due to deep mud. Building houses on this site, which is effectively a flood plain for other properties and roads adjacent to the site. There is a regular flow of water across the site which is fed from underground sources and I feel if this development was allowed to continue, this water would flood the properties around the site and detrimental to existing properties. Some existing properties have had to have land drains because of excessive water.

For the reasons listed above, I strongly object to this application being approved because of the detrimental effect the development would have on the environment, the surrounding highways, wildlife and the existing properties. I ask that you reject this application.