

Dear Ms Edwards,

The following represents a summary of the concerns and objections of Holbrook Parish Council to the development of the Cinderhill Opencast Site, Derby Road, Denby.

Please can you draw this to the attention of the Inspector as requested in his Report "A.V. Core Strategy examination – Inspector's note to the Council. Policy SG3: Land North of Denby."

We consider the following must be considered:

1. No development of any sort anywhere on the site until the tar pits are remediated to a satisfactory standard using proven successful technology for this type of site.

Reason: We consider there is a significant Health and Safety risk to the local population, including residents of this Parish, from the potential release of contaminants from the Tar Pits to both water courses and surrounding land, resulting from nearby building activity.

2. Satisfactory planning in place to in relation to making safe the coal mine shafts on the site.

Reason: We believe insufficient emphasis has been placed on ensuring that the public and the environment in coal mining areas will be protected during development of the Cinderhill site. There are 35 recorded mine entries, probably some unrecorded entries, and the whole site has been subjected to recorded shallow working which will affect land stability and water course migration during any disturbances caused by building development. We are not convinced that proper emphasis will be made to addressing the environmental and land stability issues prior to commencement of any work.

3. Clear plans in place to address the flooding issues, potentially with contaminated water, further down the valley at for example Coxbench.

Reason: Any additional run off from development at Cinderhill will further overload the capacity of the Bottle Brook to deal with heavy rain. Consequently, it is likely to result in the more frequent flooding of local roads and properties in Coxbench (part of Holbrook Parish). We have seen no quantitative evidence to support the assumption that the existing infrastructure will cope with this additional burden, or downstream planning to improve the capacity of the Bottle Brook to deal with the Cinderhill Development run off. This is of particular concern because the capacity of the Bottle Brook is already overloaded at times resulting in flooding.

4. An implementation plan to address fully the traffic issues relating to the proposed site.

Reason: We note the reviews and potential improvements suggested to be made to the B6179 and A38 slip roads. These must be timed and fully implemented at the

commencement of any development to minimise any increase in local traffic congestion.

5. No piece meal development of the site before the issues above are fully resolved.

Reason: Our concern is that any piece meal development is likely to weaken addressing the above concerns both by providing planning precedent and the financial viability to deal with these significant issues.

We would appreciate acknowledgment and confirmation that our concerns have been presented to the Inspector.

Yours sincerely,

Glenys Briggs
Clerk to Holbrook Parish Council

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