The Coal Authority

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG
**T**: 01623 637 119 (Planning Enquiries)
**E**: planningconsultation@coal.gov.uk
**W**: www.gov.uk/coalauthority

**For the attention of: Alfia Cox – Case Officer**
Amber Valley Borough Council

[By email: development@ambervalley.gov.uk]

23 November 2026

Dear Alfia

**Re: AVA/2026/0688**

**Mixed-use development of the site comprising the erection of a self-storage facility (Use Class B8) and electric-vehicle charging hub (Sui Generis) together with associated access, landscaping and infrastructure works; land off Hockley Way, Hockley Way, Alfreton, Derbyshire**

Thank you for your notification of 18 November 2026 seeking the views of the Coal Authority on the above.

The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. As a statutory consultee, the Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

The Coal Authority response: **Material Consideration**

I have reviewed the proposals and confirm that the application site falls within the defined Development High Risk Area.

The Coal Authority records indicate that within the application site and surrounding area there are coal mining features and hazards, which need to be considered in relation to the determination of this planning application, specifically both actual and probable shallow coal mine workings and a thick coal seam outcrop.

The Coal Authority notes the submitted Phase 2 Ground Investigation Report (dated August 2026) from ADS Structural Ltd, the content of which confirms the results of investigations undertaken on the site. In terms of the results, the Report confirms that only intact coal seams were encountered, with no evidence of any shallow workings and that the site can be considered safe and stable.

On account of the above, I can confirm that the Coal Authority is satisfied that the issue of the potential for coal mining legacy to affect the proposed development has been adequately investigated.

Mine Gas

It should be noted that wherever coal resources or coal mine features exist at shallow depth or at the surface, there is the potential for mine gases to exist. These risks should always be considered by the LPA. The Planning & Development team at the Coal Authority, in its role of statutory consultee in the planning process, only comments on gas issues if our data indicates that gas emissions have been recorded on the site. However, the absence of such a comment should not be interpreted to imply that there are no gas risks present. Whether or not specific emissions have been noted by the Coal Authority, local planning authorities should seek their own technical advice on.

SUDS

It should be noted that where SUDs are proposed as part of the development scheme consideration will need to be given to the implications of this in relation to the stability and public safety risks posed by coal mining legacy. The developer should seek their own advice from a technically competent person to ensure that a proper assessment has been made of the potential interaction between hydrology, the proposed drainage system and ground stability, including the implications this may have for any mine workings which may be present beneath the site.

The Coal Authority Recommendation to the LPA

The Coal Authority considers that the content and conclusions of the information prepared by ADS Structural Ltd are sufficient for the purposes of the planning system in demonstrating that the application site is safe and stable for the proposed development. The Coal Authority therefore **has no objection** to the proposed development.

Please do not hesitate to contact me if you would like to discuss this matter further.

Yours sincerely

# Chris MacArthur

**Chris MacArthur** *B.Sc.(Hons), DipTP, MRTPI*
**Planning Liaison Manager**

<u>Disclaimer</u>

The above consultation response is provided by The Coal Authority as a Statutory Consultee and is based upon the latest available coal mining data on the date of the response, and electronic consultation records held by The Coal Authority since 1 April 2013. The comments made are also based upon only the information provided to The Coal Authority by the Local Planning Authority and/or has been published on the Council's website for consultation purposes in relation to this specific planning application. The views and conclusions contained in this response may be subject to review and amendment by The Coal Authority if additional or new data/information (such as a revised Coal Mining Risk Assessment) is provided by the Local Planning Authority or the Applicant for consultation purposes.

*In formulating this response The Coal Authority has taken full account of the professional conclusions reached by the competent person who has prepared the Coal Mining Risk Assessment or other similar report. In the event that any future claim for liability arises in relation to this development The Coal Authority will take full account of the views, conclusions and mitigation previously expressed by the professional advisers for this development in relation to ground conditions and the acceptability of development.*



Making a **better future** for people
and the environment **in mining areas**