

**From:** Melanie Lindsley [<mailto:MelanieLindsley@coal.gov.uk>]  
**Sent:** 21 September 2016 11:38  
**To:** JIM NEWTON  
**Subject:** Money Hill Site, Ashby de la Zouch

Dear Mr Newton

**Money Hill site, Ashby de la Zouch**

I refer to your e-mail received on the 13 September 2016 and our telephone conversation on the 20 September 2016 in respect of the above.

I have now had an opportunity to review our records in relation to this site and note that the Coal Authority was consulted on planning application reference 13/00335/OUTM and commented in two letters to the LPA dated 23 May 2013 and 16 July 2013.

Having reviewed the revised Assessment of Coal Resources Report, which supported the planning application, the Coal Authority commented, in our letter to the LPA of the 16 July 2013, that we were satisfied that this comprised a robust assessment of the viability of prior extraction of surface coal resource on the site. The Coal Authority is also mindful that the future market for coal in the UK is declining due to the proposed closure of coal fired power stations by 2025 and this therefore has a significant impact on viability and available markets for prior extracted resource.

As you noted in our telephone conversation the Coal Authority has raised objections to the North West Leicestershire Local Plan as no appropriate policy for the Mineral Safeguarding Areas had been included in the plan. We make these comments mindful of the current situation in respect of current markets for coal. However, it is still Central Government planning policy, as set out in the NPPF, that Local Plans contain such policies to ensure that mineral resources are not needlessly sterilised.

Although we have raised the above issues in respect of the Local Plan consideration of mineral resources and potential for prior extraction does not exclude sites from being developable. What the Coal Authority are seeking to achieve is that developers consider the potential for prior extraction when proposing to develop a site. In many cases prior extraction can be a more cost effective method of site remediation than treating shallow coal mine workings and mine entries and removes the risk of future land instability.

In the case of the Money Hill site prior extraction of coal resource has previously been considered and the Coal Authority were satisfied with the conclusions reached, that the prior extraction of coal is not viable on this site.

I hope this is helpful but should you still wish to discuss this matter further please do not hesitate to contact me.

Kind regards

*Melanie Lindsley*

**Melanie Lindsley** BA(Hons), DipEH, DipURP, MA, PGCert UD, PGCertSP, MRTPI  
**Planning Liaison Manager**



The Coal Authority

T : (01623) 637 119

E : [planningconsultation@coal.gov.uk](mailto:planningconsultation@coal.gov.uk)

E : [coalresources@coal.gov.uk](mailto:coalresources@coal.gov.uk)

W : [gov.uk/government/organisations/the-coal-authority](http://gov.uk/government/organisations/the-coal-authority)

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