

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B3438/W/25/3361144

DETAILS OF THE CASE

Appeal Reference APP/B3438/W/25/3361144

Appeal By MR A BEARDMORE

Site Address
BERRISFORD BARNS
SYTCH ROAD
BROWN EDGE
STAFFORDSHIRE
ST6 8QX

SENDER DETAILS

Name MR JAMES SMITH

Address
200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

Company/Group/Organisation Name The Coal Authority

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence

☐ Other

YOUR COMMENTS ON THE CASE

Dear Sir or Madam

The Coal Authority (operating as the Mining Remediation 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 was contacted on 5 March 2025 by Staffordshire Moorlands District Council, which advised that the above Appeal is being considered by the Planning Inspectorate following refusal by the Council of planning application SMD/2024/0172.

We understand that a copy of our consultation response letter regarding the planning application will be forwarded by the LPA for the attention of the Inspector. Nevertheless, in light of the coal mining features present on this site, the Planning & Development Team at the Coal Authority would like to take this opportunity to highlight the risks to public safety and surface stability if coal mining legacy is not adequately addressed as part of the any new development on the site.

The Coal Mining Risk Assessment report (23 April 2024, prepared by Wardell Armstrong) submitted in support of the planning application concluded that based on existing evidence, possible unrecorded shallow coal mining legacy poses a potential risk to the proposed development. Based on this conclusion, recommendations were made to undertake intrusive site investigations in order to further assess the risk posed by past shallow coal mining activity and to inform any remedial treatment works required in order to ensure safe and stable development.

As there are no recorded coal mining features present within the site that impact on the layout of development, we consider that the undertaking of the intrusive site investigations can be secured by the imposition of an appropriate planning condition. It is however necessary for these intrusive site investigations to be undertaken to properly understand the ground conditions on site and the risks posed. If the coal mining legacy is not properly understood and addressed this could have a significant impact, not only on surface stability but also public safety.

I hope this helps provide some context to our recommendation to the LPA and reinforces why coal mining legacy needs to be considered as part of the planning decision making process.

Yours faithfully

James Smith MRTPI
Planning & Development Manager