

## **Local Plan Committee – Wednesday, 19 November 2025**

### **PUBLIC QUESTION AND ANSWER SESSION**

#### **QUESTION FROM MR M ELTON**

At the last meeting in September, I asked if you were aware that a potential GIN mine has been identified, by a specialist, on C77. I was mistaken and this is actually situated within C47. As you are no doubt aware, GIN mines were created in the 17th century where shallow coal seams are common. This area has very deep compressions with water constantly seeping through which suggests this could have Subsidence issues. A similar Heritage site exists and is open to the public at Hough Windmill in Swannington.

Given the area's historical association with mining activity, there is credible concern that the site may lie above or adjacent to a former gin mine. These vertical shafts, often poorly documented and inadequately capped, pose significant risks to ground stability, public safety, and long-term structural integrity.

In order to develop that site:

- A Coal Mining Risk Assessment (CMRA) would need to be conducted for site C47, which includes specific investigation into the presence of gin mines or shallow workings:
- Contingency measures would need to be put in place should evidence of a gin mine be discovered during pre-development surveys:
- The Council would also need to consider how the potential presence of a gin mine aligns with its duty to ensure safe, sustainable development under national planning policy frameworks.

If it is established that a GIN mine exists on C47, would the Council decide to preserve this rare heritage and make it accessible to the public or decide to build over it anyway?

#### **RESPONSE FROM THE CHAIR OF THE LOCAL PLAN COMMITTEE**

There is no evidence at the present time which suggest that site C47 is not developable. In response to previous questions regarding potential GIN mines, the site promoter has provided a heritage note which has been shared with Mr Elton. This notes that there are no features which match the description of a GIN mine in the Historic Environments Records and that “even if the remains of a horse gin are present, they would not affect the deliverability of the site for the quantum of development proposed”.

There has not been any evidence presented to date that demonstrates that land stability is likely to be an issue of this site. In any event, the National Planning Policy Framework states that “Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner”. Therefore, it will be the responsibility of the developer/promoter to satisfy themselves that there is not likely to be a land stability issue.