

Communities affected by the Hilltop Scheme

Nowhere in the application documents does Provectus Remediation Ltd make reference to the size of the local communities that will be affected by their proposal.

Approximately three quarters of the proposed site boundary is adjacent to residential properties. The communities of Old Tupton, Holmgate, Clay Cross and Tupton all being within 1 kilometre of the site.



In order to quantify the scale of adverse affects on local communities we have considered the following boundaries:

- Within 200m - these properties will suffer the greatest impact from noise and dust.
- Within 500m - in Scotland and Wales opencast mining can not take place this close to residential properties.
- Within 1 kilometre - NPPF Guidance on Dust Emissions requires assessment of residential properties and other sensitive uses within 1km of site activity. (Properties within 800m will be notified of an opencast mining proposal in a Coal Authority Mining Report.)

The following table gives a classification of dust sensitive properties (also quoted in earlier versions of NPPF Guidance) which we have used to classify ‘at risk’ properties in the vicinity of the proposed Hilltop opencast site.

Examples of dust-sensitive facilities (after *Ireland M*, 1992)

High sensitivity	Medium sensitivity	Low sensitivity
Hospitals and clinics Retirement homes Hi-tech industries Painting and furnishing Food processing	Schools Residential areas Food retailers Glasshouses and nurseries Horticultural land Offices	Farms Light and heavy industry Outdoor storage

We have included community facilities in the ‘Medium sensitivity’ category although many could justifiably be included in the ‘High sensitivity’ category as they are used by the elderly and very young.

Residents living in these properties and using the local facilities will be subject to the effects of noise and dust for the three and a half year duration of the proposed coal extraction. Noise and dust are known to have adverse effects on both physical and mental wellbeing.

There will be a considerable loss of amenity value in the locality. Many residents currently enjoy the relative peace and tranquility of their gardens and open spaces - outdoor meals, gardening, hobbies, walking (often with their dogs) etc. Such activities will either be seriously curtailed or be considerably less enjoyable if opencast mining takes place on the doorstep.

Our detailed analysis of local area shows that there are at least 2228 properties within 1 km of the Hilltop site. (684 within 200m, 544 between 200m and 500m and in excess of 1000 between 500m and 1 km) Taking the average UK household to be 2.3 people (Office for National Statistics, 2011 census) this equates to in excess of 5,000 people adversely affected by these proposals on a daily basis.

Many of the community, health and retail facilities are used by other than local residents. Consequently the number of people who will be affected by the Hilltop Opencast Mining proposals is far greater than just those living in closest proximity to the site.

Provectus Remediation Ltd, in their many reports, have carefully avoided making any mention of the number of residential or retail/commercial properties that will be affected by the Hilltop Opencast Mining Scheme.

The tables on the following pages list sensitive properties within these boundaries given above. (These lists should not be considered exhaustive.)

Properties within 200m of site boundary	Sensitivity	Distance
Residential: 544 properties on Ashover Road* Derby Road* Brassington Lane* Woodland Grove Russell Gardens Shakespeare Close Hathaway Close Woodland Way Ashton Gardens* Cooke Close Oaklea Way Yew Tree Drive Riber Crescent* Winster Close* (*part of)	Medium	544 Residential Properties
North Street* Derwent Place* Cromford Road* Rock Crescent* West Street* Woodside Place Peters Avenue* Cannell Close Parkhouse Close Markham Rise Colliers Way Morton Avenue		

Of these residential properties 136 either have a common boundary with or directly face the site

Kingsfield Care Home, Clay Cross	High	180 m
Hazeldene Nursing Home, Clay Cross	High	180 m
Royal Oak Public House	Medium	200 m
NE Derbyshire Snooker Centre	Medium	50 m
Air Training Corps/Army Cadet Force HQ	Medium	20 m
Allotments (adjacent to playing field to east of North Street)	Medium	50 m
Derbyshire Suite Centre	High	110 m

Properties between 200m and 500m of site boundary

Residential: 684 properties on Ashover Road* Coupe Lane Sylvan Drive Harewood Crescent Winster Close* Derby Road* Netherthorpe Road* Park Road Remainder of Holmgate Estate Hill Street Valley Road/Holmgate Road* Central Clay Cross (*part of)	Medium	684 Residential Properties
Blue Dykes Medical Centre, Eldon Street, Clay Cross	High	380 m
Clay Cross Medical Centre, Clay Cross	High	450 m
Eyre Street Dental Practice	High	380 m

Properties between 200m and 500m of site boundary		
Hill House Residential Home for the Elderly, Clay Cross	High	450 m
Chuckles Children's Play Centre, Clay Cross	Medium	380 m
Chatterbox Day Nursery, Clay Cross	Medium	220 m
Clay Cross Sure Start Children's Centre	Medium	480 m
Tupton Hall Comprehensive School, (1920 pupils)	Medium	420 m
Holmgate Primary & Junior School (250 pupils)	Medium	500 m
1st Tupton Scout HQ	Medium	420 m
Darby & Joan Club, Holmgate	Medium	350 m
Clay Cross Library	Medium	285 m
Children,s Play Area, Clay Cross Library	Medium	285 m
Childrens Play Area, off Rock Crescent	Medium	350 m
Clay Cross Social Centre	Medium	480 m
Woodthorpe Inn	Medium	350 m
T. Nutt & Sons, Carpet & Flooring Centre	High	280 m
Smith's Creamland Ices, Ice Cream Manufacturers	High	420 m
Nisa, Harewood Crescent	Medium	310 m
Nisa, Valley Road	Medium	350 m
CMC Motorcycle Showroom & cafe	Medium	220 m
Clay Cross Fish Bar	High	310 m
Strawberry Basket, Greengrocers	Medium	440 m
Orwins Butchers	High	370 m
Pirate Pizza, High St	Medium	330 m
Wong's Kitchen, High St	Medium	300 m
Cob'r'us, Eyre St	Medium	370 m
Kebab & Curry House, Eyre St	Medium	370 m
Chubby's Fast Food, Eyre St	Medium	370 m
Domino's Pizza	Medium	440 m
Red Lion Public House, High St	Medium	400 m
The Old English Public House, Market St	Medium	425 m
Gardeners Inn, Market St	Medium	410 m
Premium Convenience Store	Medium	370 m

Properties between 500m and 1km of site boundary

Residential properties in this range encompass:

- the centre of Clay Cross south to Thanet Street
- housing off Furnace Hill
- Clay Lane and adjacent housing
- most of Tupton village

Medium

1000+
Residential
Properties

estimated to be well in excess of 1000 properties

Sunflower Nursery, Holmgate	High	520 m
Rainbow Toddlers, Holmgate	High	510 m
Holmgate Community Centre	Medium	520 m
Holmgate Evangelical Church	Medium	510 m
Clowns Children's Nursery, Clay Cross	High	950 m
Allotments, Mill Lane, Holmgate	Medium	580 m
Adult Education Centre, Clay Cross	Medium	490 m
Sharley Park Leisure Centre	Medium	810 m
Clay Cross Community Hospital	High	790 m
Batemans Mill Hotel & Restaurant	Medium	850 m
Old Vicarage Care Home	High	850 m
Tesco	Medium	560 m
St Bartholemew's Church	Medium	520 m
Social Care, NE Derbyshire Area Office	Medium	470 m

The St Modwen site off Derby Road, Clay Cross and opposite proposed application site – 980 homes, 270000sqft offices and hotel - is already under construction. Building has also begun on 28 new homes on Roman Rise, Derby Road, Old Tupton 150m from the Hilltop site.

There are also plans for 15 new homes on Holmgate Road (200m away) and new houses between Ashover Road and Martins Lane.

[These list show the true scale of the impact the Provectus Remediation Ltd proposals to open cast the Hilltop site will have on local communities.](#)

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