

# REGENERATION OF THE FORMER COALITE WORKS SITE, BOLSOVER

WINTER NEWSLETTER 2017

Dear Resident,

I am writing to update you on the regeneration plans for the former Coalite works site in Bolsover.

The site was acquired by Bolsover Land Ltd, a joint venture between Marcol and St Francis Group in 2012 and planning permission was granted by Bolsover District Council in December 2015 and North East Derbyshire District Council in April 2016 to clean up the site and create hundreds of new jobs and homes.

I am delighted to inform you that we have now started the clean-up of the site which has been aided with £7.8 million grant funding from the County Council and D2N2 Local Enterprise Partnership. The total cost of the project is approximately £24 million and the remainder is being funded by the developer.

Since the site was closed in 2004 it has been a long road to get to this point. The beginning of the remediation works marks a key milestone for the project and is a fantastic boost for the local community and wider area.

We are confident this will become a benchmark for how the public and private sector can work together to transform a large and challenging industrial site to create hundreds of new homes and jobs. We will continue to work closely with the councils, the Environment Agency and public bodies such as Public Health England to ensure the remediation is undertaken to the highest of standards. The work includes all Asbestos removal, emptying, cleaning and purging of tanks and pipelines, bio-remediation of contaminated areas and demolition of above ground structures.

We have also agreed a community engagement plan together with the councils, which includes, regular community newsletters, relaunch of the website [www.coalite-regeneration.com](http://www.coalite-regeneration.com) and the establishment of the Coalite Community Liaison Group.

Market interest in the site remains strong, despite general economic uncertainty post Brexit and I very much look forward to updating you further throughout the development process as and when we firm up both operator and housebuilder interest in the site.

If you require any further information or would like to discuss the site, please do not hesitate to contact me or Alun Hayes who is handling community consultation on [alun@uk-nlp.co.uk](mailto:alun@uk-nlp.co.uk) or 07809140016.

Yours sincerely,

**Nigel Lax**  
For and on behalf of BOLSOVER LAND LIMITED

## Contact Information

### General enquiries:

**Alun Hayes - 07809 140016**  
or e-mail [alun@uk-nlp.co.uk](mailto:alun@uk-nlp.co.uk)

### Bolsover District Council Environmental Health Enquiries:

Telephone **01246 242424**  
or e-mail [enquiries@bolsover.gov.uk](mailto:enquiries@bolsover.gov.uk)

### Bolsover Land Complaints Telephone Number:

**07774 941087** (this will be 24 hour from Monday 16<sup>th</sup> January 2017)

### Environment Agency:

Freephone 24hr Incident Hotline **0800 80 70 60**  
when odour is noticeably out of the ordinary



# Frequently Asked Questions

## 1. What causes the Coalite site to smell?

The smells come from a range of chemicals that were produced at the plant when it operated. All the actual chemicals have been safely removed from site some time ago. However, due to spillages and leaks in the past some of the concrete and soils are contaminated and can release odour when disturbed or even when the weather changes.

## 2. Are the odours dangerous to the public?

The odour levels are being continually monitored to ensure the odours are not harmful or pose any risk to the public and our workers on site. We are working hard to control the odours as far as possible by the way we are working and with the use of odour suppression equipment. Whilst we might experience increased odour levels during the early weeks of the site clean-up, we expect the odour levels to reduce significantly as we progress further with the clean-up of the site.

## 3. What is the contamination on the site?

The contamination present is a mixture of various organic chemicals. The chemicals associated with odours that travel off site are predominantly those containing phenols and those associated with products such as creosote and tar.

## 4. How are you treating the contaminated areas?

Contaminated ground water is being collected where present on site, before being disposed off site by tanker to treatment centres able to process the liquid into a safe form. Soils and concrete requiring treatment is excavated and taken to covered treatment windrows where by providing the correct conditions the chemicals naturally break down allowing the material to be safely re-used on site.

During the excavation and movement of these materials localised odour control misting is applied which is designed to drop the odour to the ground in the immediate area. In addition applications of an odour sealing foam is made to exposed surfaces of soil and concrete that are generating high levels of odour to prevent it getting into the air.

Contaminated concrete and soil safe to remain on site will however still have some odour potential due to the nature of the contamination present which can still be smelt at incredibly low levels. Such materials will be covered on site with clean materials to a depth that should ensure there is no detectable odour.

## 5. How can you ensure the clean-up works undertaken do not harm the public?

Continuous monitoring is being undertaken both on and off site to ensure no harm is caused to either site workers or members of the public in the surrounding area. The safe levels of odours have been agreed with Public Health England, The Environment Agency and the local council's Environmental Health Officer. The safe levels on site have been taken from occupational health limits published by the government. The permitted off site levels have been set at one hundredth of these levels.

## 6. Who's making sure what you're doing is safe?

Our onsite team is in constant contact with the regulators who are the Environment Agency, Public Health England, The Health & Safety Executive, Derbyshire County Council, North East Derbyshire District Council and Bolsover District Council.

# Timeline



## 7. How many new homes and jobs will be created when the project is finished?

The project is projected to deliver 1525 new jobs and 660 new homes when it is completed.

## 8. When will the first homes be built?

No homes will be built until the clean-up of the site has been completed. It is estimated that the site clean-up will be completed in 2018 with the first homes being built from 2020 onwards.

## 9. How can I find out more information?

Visit our project website [www.coalite-regeneration.com](http://www.coalite-regeneration.com) or get in touch by contacting Alun Hayes on 07809140016.

