From: Redmond, Alan
Sent:7 Oct 2024 11:55:09 +0100
To: Development
Subject:FW: Planning Consultation - AVA/2023/0059

Please attach

Thanks

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From: MacArthur, Fergus <Fergus.MacArthur@ambervalley.gov.uk>
Sent: 15 March 2023 16:54
To: Redmond, Alan <Alan.Redmond@ambervalley.gov.uk>
Subject: RE: Planning Consultation - AVA/2023/0059

Hi Alan,

The arboricultural report adequately demonstrates the feasibility for the outline application stage as the number of units is reserved. The majority of important trees are around the outside of the site. I am happy that no further information is required regarding trees at outline stage but would like to request, along with any reserved matters application, the submission of an updated and full arboricultural report for approval in the format of BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations' to support the application. This should include an up-to-date Arboricultural Impact Assessment, tree protection plans and appropriate method statements (as per section 5 & 6 of BS5837:2012) to allow me to properly comment on the application.

This report should include:

- A survey of all trees which are likely to be impacted upon by the proposed development, with details and categorisation results provided in `an appropriate schedule (a per BS5837:2012 sections 4.4 - 4.6)
- Trees clearly identified as either retained or removed (including trees on land adjacent to the site with canopies or RPAs which encroach onto the site).

- Clear specifications for all proposed management works to retained trees.
- A realistic assessment of the probable impacts between the trees and development (as per BS5837:2012 section 5.3.4) and including an assessment of the potential impacts to surrounding ASNW (as per NE & FC Standing Advice)
- Root protection areas (RPA) and construction exclusion zones.
- Exclusion zone protective barriers (giving precise locations and specification).
- The position of all new underground services in relation to RPAs.
- Detailed specification and installation method statement for any proposed new structure, hardstanding, underground service or works access into RPAs.
- Method statements for all other construction operations which impact on trees.
- Positions and specification (following BS8545:2014 'Trees: from nursery to independence in the landscape - Recommendations' as appropriate) for all new tree planting.
- Reinstatement and ground preparation for new tree planting and areas of soft landscaping.

Reasons:

- **To prevent unnecessary damage to existing trees in accordance with policy EN9 of the Adopted Amber Valley Borough Local Plan 2006.**
- **To ensure the appropriate pattern and composition of trees, woodlands and field boundaries in accordance with policy EN7 of the Adopted Amber Valley Borough Local Plan 2006.**

Kind regards,
Fergus

From: development@ambervalley.gov.uk <development@ambervalley.gov.uk>
Sent: 10 February 2023 18:30
To: MacArthur, Fergus <Fergus.MacArthur@ambervalley.gov.uk>
Subject: Planning Consultation - AVA/2023/0059

Dear Sir/Madam

Our Ref: AVA/2023/0059

Proposal:
Outline planning application for residential development of up to 75 dwellings with associated landscaping, open space, drainage infrastructure and associated works (all matters reserved except access from Birchwood Lane).

Development Type:
Major Dwellings 10 or more

Location:
Birchwood Riding Centre 140 Birchwood Lane Somercotes Alfreton Derbyshire DE55 4NE

Applicant:
Avant Homes Central And Ms L. J. Coyle
C/O Agent, Waterfront House 35 Station St NG2 3DQ

Agent:
Kevin Exley
C/O Agent, Waterfront House 35 Station St NG2 3DQ

Case Officer Details:
Name: Alan Redmond
Telephone: 01773 841505
E Mail: alan.redmond@ambervalley.gov.uk

I enclose details of this application and would be pleased to receive any comments you may have within the next 21 days.

The Application should be available to view on our website within the next 24 hours.

There is a comments button that you can click on to make comments regarding an application (please see the link below that will take you directly to this planning application) or alternatively you can send a direct email to development@ambervalley.gov.uk

https://www.ambervalley.gov.uk/planning/development-management/view-a-planning-application/?appnumber=AVA-2023-0059

Please let the case officer know if you cannot reply by then.

Sarah Brooks
Planning Manager