From: Martschenko, David
Sent: Mon, 23 Mar 2026 11:53:31 +0000
To: Godson, Rebecca
Cc: Development;Strutt, Philip
Subject:RE: Planning Consultation - AVA/2025/0670

Rebecca

Planning application AVA/2025/0670 Reserved matters application for appearance, landscaping, layout and scale following outline approval of AVA/2023/0842 Land at 17 Becksitch Lane, Becksitch Lane, Belper

I acknowledge receipt of your consultation request dated 23 September 2025. I have reviewed the planning application and supporting documentation. On behalf of Environmental Health as consultee to the Local Planning Authority, I make the following comments and observations.

This reserved matters application relates to planning consent AVA/2023/0842 outline planning application for residential development. Having reviewed the decision notice, there are no contaminated land conditions for consideration. Moreover, I can see no evidence of Environmental Health having been consulted at the outline stage.

In the absence of any relevant conditions, it is unclear as why Environmental Health has been consulted. In the absence of Regulator oversight, the Developer is responsible for land contamination for this development. It is incumbent on the Developer to ensure a safe and suitable development.

I recognise that it is impossible to add conditions retrospectively; however, it maybe prudent to add our default informative.

The applicant is advised to consider whether there have been any potentially contaminative activities, processes or materials brought to the development site which might have resulted in ground contamination. Agricultural, commercial and industrial land can be associated with fuels, oils, lubricants, solvents, other chemicals; sheep dips, pesticides, manure heaps / slurry pits; poor waste handling practices, including disposal of materials by burning and burial; asbestos fragments/fibres; made-ground importation and use of non-native soils. Exposure to these materials can, in certain circumstances, be harmful to human health and the wider environment.

In accordance with S197 of the National Planning Policy Framework (NPPF), responsibly for contaminated land rests with the developer. The developer is responsible for any harms that may subsequently occur as a consequence of their actions or inactions. As such, it is in the developer's interest to disclose any contaminated land constraints of a material concern at the planning stage. The developer should be aware that actions or omissions on their part could lead to liability being incurred, e.g. where development fails to address an existing unacceptable risk or creates such a risk by introducing a new receptor or pathway.

The applicant should seek professional advice (as appropriate) should contamination be suspected at any stage of the development and inform the Council's Scientific Officer at the earliest opportunity.

More information regarding land contamination can be found on the Councils Land Pollution web page (Land contamination).

The developer should seek professional advice if they suspect Asbestos Containing Material (ACM) is present on any building to be demolished or altered. More information regarding ACM can be found on the Health and Safety Executives web page (www.hse.gov.uk/asbestos).

Regards

David Martschenko | Scientific Officer

Amber Valley Borough Council
Pollution Control (Operations) | Town Hall, Market Place, Ripley, Derbyshire, DE5 3BT
Email: david.martschenko@ambervalley.gov.uk | Telephone (Direct): 01773 841318; (Office): 01773 841335 | www.ambervalley.gov.uk

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Please note that e-mails larger than **25MB** will not be accepted at the above e-mail address.

From: development@ambervalley.gov.uk <development@ambervalley.gov.uk>
Sent: 23 September 2025 18:30
To: Martschenko, David <David.Martschenko@ambervalley.gov.uk>
Subject: Planning Consultation - AVA/2025/0670

Dear Sir/Madam

Consultee Type: EH Pollution Control (Contamination/Air Quality)
Our Ref: AVA/2025/0670

Proposal:
Reserved matters application for appearance, landscaping, layout and scale following outline approval (AVA/2023/0842) including the discharge of conditions 7, 8, 9 and 10.

Development Type:
Dwellings 9 or less

Location:
Land At 17 Becksitch Lane Becksitch Lane Belper Derbyshire

Applicant:
Mr Ankit Thakkar
Ruut Builders Land At 17 Becksitch Lane Belper Derbyshire DE56 1UZ

Agent:
Mr Ryan Astill
Ruut Builders Land At 17 Becksitch Lane Belper Derbyshire DE56 1UZ

Case Officer Details:
Name: Rebecca Smith
Telephone: 01773 841667
E Mail: rebecca.smith@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-2025-0670

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

Sarah Brooks
Planning Manager