From: Cox, Alfia
Sent:3 Jun 2026 15:53:21 +0100
To: Development
Subject:FW: **External Email**AVA/2026/0241 - Ada Belfield Site, Belper

Hi,

Please save, publish and acknowledge this response?

Thanks

Alfia Cox| Interim Principal Planning Officer

Amber Valley Borough Council
Development Management, | Town Hall, Ripley, Derbyshire, DE5 3BT

My weekly working pattern is Mondays to Thursdays and not working on Fridays
Email: alfia.cox@ambervalley.gov.uk |

www.ambervalley.gov.uk

Making a Difference for Amber Valley.

From: Deputy Clerk, Belper Town Council <deputyclerk@belpertowncouncil.gov.uk>
Sent: 03 June 2026 14:28
To: Cox, Alfia <Alfia.Cox@ambervalley.gov.uk>
Subject: **External Email**AVA/2026/0241 - Ada Belfield Site, Belper

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Good afternoon Alfia,

Further to your agreement to extend the period for our consultation response, please find below the Council□s objection in respect of this application.

AVA/2026/0241

Former Ada Belfield House Field Lane Belper Derbyshire DE56 1DE

Erection of 8no. contemporary dwellings (may affect the setting of the conservation area)

The Committee object to this application.

Whilst there are elements of the Heritage Impact Statement which are good, the statement does not recognise the proximity of the site to the railway and Listed bridges. The statement also fails

to objectively score the heritage harms associated with the scheme and the only mitigation for any harm is the chosen design, which is not felt to be in keeping with the local area.

Any application to redevelop the site should be evaluated in accordance with the provision within the Neighbourhood Plan for Belper, specifically *NPP 27 Redevelopment of Ada Belfield Site* and

the Committee draw attention to the following specific concerns:

- The terraced frontages with parking spaces at the front are not in keeping with any other housing on Field Lane
- The need to reverse on / off Field Lane to access / egress these parking spaces is not acceptable.
- The scheme does not reflect or enhance the local street scene.
- It was anticipated that the site would be suitable for up to 15 dwellings**.**

It is noted that pre-application advice was sought from AVBC on an alternative scheme comprising 4 storey apartments and a higher density of units. This current application has only 4 terraced

houses and then 4 large, detached houses which do not meet the identified housing need within Belper.

The Committee stress the need to optimise housing density on what is a scarce, town centre, flat site and suggest that consideration be given to a scheme which comprises more residential units,

of a smaller size, to meet identified housing need.

The Committee commend the specification of passive house standards and electric vehicle points, but are disappointed that there is no solar or air source heat pumps specified in the design, as

required by *NPP12 Energy Efficiency and High-Quality Design*.

Kind Regards,

Tina

Tina Faloon CiLCA | Deputy Clerk | Tel 01773 822116

BELPER TOWN COUNCIL

A Civility & Respect Pledge Council

8 Green Lane | Belper | Derbyshire | DE56 1BY

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From: Cox, Alfia <Alfia.Cox@ambervalley.gov.uk>
Sent: 08 May 2026 14:44
To: Deputy Clerk, Belper Town Council <deputyclerk@belpertowncouncil.gov.uk>
Subject: [OFFICIAL] RE: **External Email**Request for extension to planning consultation period

Dear Tina,

No problems for the extension of time until 3 June.

Kind regards

Alfia Cox| Interim Principal Planning Officer

Amber Valley Borough Council
Development Management, | Town Hall, Ripley, Derbyshire, DE5 3BT

My weekly working pattern is Mondays to Thursdays and not working on Fridays
Email: alfia.cox@ambervalley.gov.uk |

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Making a Difference for Amber Valley.

From: Deputy Clerk, Belper Town Council <deputyclerk@belpertowncouncil.gov.uk>
Sent: 08 May 2026 14:36
To: Cox, Alfia <Alfia.Cox@ambervalley.gov.uk>
Subject: **External Email**Request for extension to planning consultation period

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Good afternoon Alfia,

Could we please request an extension to the consultation period in respect of the application below.

This arrived the day after the Planning Committee on the 5th May.

We would be able to respond by Wednesday 3rd June after the next meeting.

Our Ref: AVA/2026/0241

Proposal:
Erection of 8no. contemporary dwellings (may affect the setting of the conservation area)

Development Type:
Dwellings 9 or less

Location:
Former Ada Belfield House Field Lane Belper Derbyshire DE56 1DE

I look forward to hearing from you,

Kind Regards,

Tina

Tina Faloon CiLCA | Deputy Clerk | Tel 01773 822116

BELPER TOWN COUNCIL



8 Green Lane | Belper | Derbyshire | DE56 1BY

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