Stevenson, Claire

From:	Keith-Hall, Rik
Sent:	10 September 2026 16:07
To:	Anthony, Laura
Cc:	Development; Martschenko, David
Subject:	Re: Planning Consultation - AVA/2026/0511 - Land at Northfield, Kilburn
Attachments:	Land at Northfield, Belper.docx

Dear Laura,

I acknowledge receipt of your consultation request dated 2 September 2026. 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.

We have no objections to this proposal, however, objectors comments have raised the issue of buried asbestos at the proposal site, so the following informatives should be sent to the applicant:

'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

Rik Keith-Hill | Environmental Health Officer - Consultant

Amber Valley Borough Council
Pollution Control (Operations) | Town Hall, Market Place, Ripley, Derbyshire, DE5 3BT

Email: Rik.Keith-Hall@ambervalley.gov.uk | Telephone (Direct): 01773 841362; (Office): 01773 841335 | www.ambervalley.gov.uk

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From: development@ambervalley.gov.uk <development@ambervalley.gov.uk>
Sent: 02 September 2026 18:30
To: Keith-Hall, Rik <Rik.Keith-Hall@ambervalley.gov.uk>
Subject: Planning Consultation - AVA/2026/0511

Dear Sir/Madam

Consultee Type: EH Pollution Control (Contamination/Air Quality)
Our Ref: AVA/2026/0511

Proposal:
New detached home on land to rear of Northfields

Development Type:
Dwellings 9 or less

Location:
Land To Rear Of 22A And 22B Northfield Northfield Kilburn Belper Derbyshire

Applicant:
Mr Mark Sayer
3 Barden Drive Allestree Derbyshire DE22 2AL UK

Agent:
Mr David Guy
3 Barden Drive Allestree Derbyshire DE22 2AL UK

Case Officer Details:
Name: Laura Anthony
Telephone: 01773 841506
E Mail: laura.anthony@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-2026-0511

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

Sarah Brooks
Planning Manager