Stevenson, Claire

From: Goodier, Melanie
Sent: 30 October 2026 10:58
To: Grant, Carol
Cc: Development
Subject: AVA/2026/0658 - Permission in Principle for erection of 1 new dwelling at Meadow Farm, 24 New Road, Heage (Our Ref. 26/13508/PL01)

Hello Carol,

Town and Country Planning (Permission in Principle) (Amendment) Order 2017
I understand that the 'permission in principle' consent route is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle for proposed development from the technical detail of the development. The 'permission in principle' consent route has two stages: the first stage (or 'permission in principle' stage) establishes whether a site is suitable in principle and the second stage (or 'technical details consent' stage) is when the detailed development proposals are assessed. The granting of 'technical details consent' has the effect of granting planning permission for the development.

When granting 'permission in principle' to a site, local planning authorities can provide information on the relevant entry on the brownfield land register, or on the decision notice where permission in principle is granted following an application, about what they expect the detailed proposals to include at the technical details stage. This information may include where further impact assessment is needed by the applicant or where a particular scheme of mitigation may be required: applicants should take account of this information when preparing a technical details consent application.

The scope of 'permission in principle' is limited to ***location, land use*** *and* ***amount of development****. Issues relevant to these 'in principle' matters should be considered at the 'permission in principle' stage: other matters should be considered at the 'technical details consent' stage. An application for 'technical details consent' must be decided in accordance with the terms of the 'permission in principle' granted for the site. It is not possible for conditions to be attached to a grant of 'permission in principle' and its terms may only include the site location, the type of development and amount of development. Local planning authorities can inform applicants about what they expect to see at the 'technical details consent' stage and it is possible to attach planning conditions to a 'technical details consent' providing they meet existing requirements around the use of conditions. If the 'technical details consent' application is refused, the 'permission in principle' is unaffected and (subject to the powers of local planning authorities to decline to consider repeat applications) the applicant has the option to submit a new 'technical details consent' application. An application for 'technical details consent' may be appealed on grounds of non-determination, refusal or against any condition imposed*.

Having reviewed our service request records for pollution/nuisance-related matters relating to the site and immediate area, I have no comments to make on the matters relating to 'permission in principle' (site location, the type of development and the amount of development).

Land Contamination
My colleague, David Martschenko (Scientific Officer), has been consulted separately on this matter.

Regards,
Melanie Goodier | **Principal Pollution Officer**

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

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From: development@ambervalley.gov.uk <development@ambervalley.gov.uk>
Sent: 22 October 2026 18:30
To: Goodier, Melanie <Melanie.Goodier@ambervalley.gov.uk>
Subject: Planning Consultation - AVA/2026/0658

Dear Sir/Madam

Consultee Type: EH Pollution Control (Noise/Nuisance)
Our Ref: AVA/2026/0658

Proposal:
Application for permission in principle for the erection of 1 new dwelling

Development Type:
Permission in Principle

Location:
Meadow Farm 24 New Road Heage Belper Derbyshire DE56 2BA

Applicant:
Mr & Mrs T Ruston
Meadow Farm 24 New Road Heage Belper Derbyshire DE56 2BA

Agent:
Mr Dave Richards
Meadow Farm 24 New Road Heage Belper Derbyshire DE56 2BA

Case Officer Details:
Name: Carol Grant
Telephone: 01773 84
E Mail: carol.grant@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-2026-0658

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

Sarah Brooks
Planning Manager