Stevenson, Claire

From:	Keith-Hall, Rik
Sent:	06 November 2026 12:37
To:	Grant, Carol
Cc:	Development; Martschenko, David
Subject:	Re: Planning Consultation - AVA/2026/0660 - Land to the Side / Rear of 7 Woodside, Morley
Attachments:	Land adjacent 7 Woodside, Morley.docx

Dear Carol,

I acknowledge receipt of your consultation request dated 5 November 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.

The CMRA is noted and the Coal authority should be consulted for comment and conditions.

We have no objections to this proposal, however, the following informatives should be noted:

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).

'An application site within a defined coal mining High Risk Area is at risk from hazards associated with coal and coal mining. Wherever coal resources and/or coal mine features are present, particularly at shallow depth, there is potential for mine gas exposure. The risk of exposure to mine gas is greater where there is evidence of shafts, adits, voids, fractures, fissure, faults or otherwise unconsolidated ground. Should an application site in a High Risk Area overlay identified, shallow mine workings (<30m bgl) or deeper workings in association with shifts/adits or discontinuous geology, the applicant is advised

to seek further technical advice and to consider whether the risks posed by mine gas should be re/evaluated.'

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

---

From: development@ambervalley.gov.uk <development@ambervalley.gov.uk>
Sent: 05 November 2026 18:30
To: Keith-Hall, Rik <Rik.Keith-Hall@ambervalley.gov.uk>
Subject: Planning Consultation - AVA/2026/0660

Dear Sir/Madam

Consultee Type: EH Pollution Control (Contamination/Air Quality)
Our Ref: AVA/2026/0660

Proposal:
Erection of two dwellings

Development Type:
Dwellings 9 or less

Location:
Land To The Side/ Rear Of 7 Woodside Morley Ilkeston Derbyshire

Applicant:
Mr. Simon Farmer
7 Woodside Morley Ilkeston Derbyshire DE7 6DG United Kingdom

Agent:
Mr. George Henshaw
7 Woodside Morley Ilkeston Derbyshire DE7 6DG United Kingdom

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-2026-0660

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

Sarah Brooks
Planning Manager