Stevenson, Claire

From: TPO Applications (Place) <Place.TPOApplications@derbyshire.gov.uk>
Sent: 17 November 2026 10:38
To: Development
Subject: RE: [OFFICIAL] Planning Consultation - AVA/2026/0553

Good morning,

Having reviewed the documentation see below for my comments.

The site is affected by trees protected by Derbyshire County Council Tree Preservation Order 64 A2 (1960). The submitted Arboricultural Impact Assessment and Arboricultural Method Statement identify that a number of protected trees are proposed for removal, principally in association with the approved site access and associated infrastructure works. The submitted documents include Root Protection Areas (RPAs) and tree protection measures for retained trees, and it is welcomed that all Category A trees are proposed to be retained.

Notwithstanding this, concerns remain regarding the proposed removal of Category B trees T27, T39 and T46. Whilst these removals are identified within the submitted Arboricultural Impact Assessment, limited information has been provided to demonstrate why the removal of these trees is necessary in preference to their retention. Given their contribution to local amenity and landscape character, further clarification is sought regarding the design constraints necessitating their removal and whether alternative engineering or layout solutions were explored prior to concluding that removal was necessary.

Furthermore, whilst compensatory tree planting is proposed in connection with the loss of protected trees, insufficient detail has been provided regarding the replacement planting specification. Further details should be provided, including species, stock sizes, planting locations and establishment measures, to demonstrate that adequate mitigation is proposed for the loss of protected trees and to ensure compliance with the requirements of the appeal condition.

In addition, Condition 21(viii) requires the submission of detailed specifications and installation method statements for any proposed new structure, hardstanding, underground service or works access within RPAs. Based on the submitted arboricultural information, it is not clear that sufficient detail has been provided to demonstrate compliance with this requirement where construction activities are proposed in proximity to retained protected trees. Further information should therefore be submitted to enable a full assessment of the potential impacts upon retained TPO trees.

On the basis of the information currently submitted, I am unable to support the discharge of Condition 21 at this stage and recommend that further arboricultural information is provided to address the matters outlined above.

Kind regards,
Chris

Chris Reed MSc, TechArborA | Tree and Woodland Conservation Advisor

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CONTROLLED

From: development@ambervalley.gov.uk <development@ambervalley.gov.uk>
Sent: 27 October 2026 18:30
To: TPO Applications (Place) <Place.TPOApplications@derbyshire.gov.uk>
Subject: [OFFICIAL] Planning Consultation - AVA/2026/0553

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Dear Sir/Madam

Consultee Type: Derbyshire County Council Tree Officer
Our Ref: AVA/2026/0553

Proposal:
Reserved Matters application (appearance, landscaping, layout and scale) pursuant to Outline Planning Permission ref. AVA/2023/0764, granted on appeal (ref. APP/M1005/W/24/3343782), for the erection of up to 177 dwellings, including affordable housing, together with public open space, children's play facilities, landscaping, sustainable drainage systems (SuDS), internal access roads, parking, and associated infrastructure and works. The application also includes discharge of conditions 4 (land levels), 6 (Scheme of Intrusive Investigations), 7 (no build zones), 14 (Bins and Waste Collection arrangements), 20 (Environmental Management Plan) and 21 (Arboricultural Plan). (May affect Public Rights of Way and setting of the Listed Building and Conservation Area)

Development Type:
Major Dwellings 10 or more

Location:
Land West Of Chesterfield Road Chesterfield Road Alfreton Derbyshire

Applicant:
Ms Sarah Allsop
Allison Homes East Midlands Limited 7 Boundary Court Willow Farm Business Park Castle Donington DE74 2UD United Kingdom

Agent:
Mr John Gale
Allison Homes East Midlands Limited 7 Boundary Court Willow Farm Business Park Castle Donington DE74 2UD United Kingdom

Case Officer Details:
Name: Alfia Cox
Telephone: 01773 84
E Mail: alfia.cox@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-2026-0553

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

Sarah Brooks
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