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for people and wildlife

Environment Agency

Amber Valley Borough Council -
Development Control
RIPLEY, DE5 3SZ

Reference: PA-0015735/01
Customer reference: AVA/2026/0553
17 November 2026

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, childrens 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)

Land West Of Chesterfield Road, Chesterfield Road, Alfreton, Derbyshire

Dear Planning Officer,

Thank you for the above consultation; received 28 October 2026. Our detailed comments are as follows.

Environment Agency Position – Fisheries, Biodiversity, and Geomorphology

We have reviewed the submitted documents in relation to the conditions we requested in the original application:

- Protected species - Water Vole condition
- CEMP condition
- Informative - recommend BNG

These conditions cannot be discharged as no information has been submitted related to these conditions.

Environment Agency Position – Flood Risk

We are satisfied that all residential developments shall be sited within FZ1 and that there shall be no land level raising within flood zone 3. Therefore, within our remit as

it relates to the assessment of flood risk; we recommend that condition 4 is discharged. We have no further comments at this time.

Please note that this response is based on the information provided at this time and if this changes in the future, we would need to consider our position again. In accordance with the planning practice guidance (determining a planning application, paragraph 019), please notify us by email within two weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

If you have any questions regarding our response, please contact planning.trentside@environment-agency.gov.uk.

Yours sincerely,
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