

Jessica Cheadle

From: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 07 December 2021 14:51
To: SDDC Planning Applications
Subject: DMPA/2021/1518 NE Response

Dear Sir or Madam,

Application ref: DMPA/2021/1518
Our ref: 376460

Natural England has no comments to make on this application.

Natural England has not assessed this application for impacts on protected species. Natural England has published [Standing Advice](#) which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

Natural England and the Forestry Commission have also published standing advice on [ancient woodland and veteran trees](#) which you can use to assess any impacts on ancient woodland.

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

We recommend referring to our SSSI Impact Risk Zones (available on [Magic](#) and as a downloadable [dataset](#)) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at <https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice>

Yours faithfully,

Luke Turnbull
Natural England
Consultation Service
Hornbeam House
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Crewe, Cheshire, CW1 6GJ

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Email: consultations@naturalengland.org.uk
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Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see [here](#)

For further information on the Pre-submission Screening Service see [here](#)

From: Planning Applications <planningapplications@southderbyshire.gov.uk>

Sent: 29 November 2021 15:17

To: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>

Subject: Application ref. DMPA/2021/1518: Consultation on planning application

Conversion of barns to four dwellings including associated alterations, extensions and garaging 1, Malthouse Lane, Foston, Derby, DE65 5PT

The above planning application has been received. The details can be viewed online at <https://planning.southderbyshire.gov.uk/dmapps.aspx?ref=DMPA/2021/1518>.

Timeframe for, and how and where to send a response

Due to the need to issue a decision within a statutory timeframe, I must receive your full comments promptly and no later than **24/12/2021**. Failure to respond within this timeframe will be taken as indicative of your intention not to comment. We must also be able to circulate any pre-commencement conditions to the applicant no less than 10 days before a decision is due.

Please provide or attach your comments by return email, ensuring you quote the above application reference number.

Form and scope of response

I am seeking your comments in so far as it affects your interests. Please ensure any response clearly outlines (1) your current stance towards the proposal, (2) the reasons for your position, and (3) what conditions and/or obligations you would wish to see attached to any grant of permission. You are strongly recommended to use the enclosed pro-forma or set out your response in this manner.

Please note that conditions will only be attached where they fulfil [the tests for imposing conditions](#) as set out in Planning Practice Guidance and conditions which require the submission and approval of information before any works can commence ([pre-commencement conditions](#)) will only be imposed in exceptional circumstances. You should base your request on our list of model conditions.

If you object to the proposals as currently presented, please outline the full reasons for your objection as **there is no guarantee that amendments or further information will be sought or received**. If you consider amendments or further information could overcome your objection, please provide these as advisory notes.

When a decision is made the decision notice and officer report will be displayed online at the above link.

Yours faithfully

Steffan Saunders

Head of Planning and Strategic Housing

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