

Jessica Cheadle

From: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 08 December 2021 09:29
To: SDDC Planning Applications
Subject: DMPA/2021/1711 NE Response

Dear Sir/Madam

Application ref: DMPA/2021/1711
Our ref: 376618

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

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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: 30 November 2021 08:13

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

Subject: Application ref. DMPA/2021/1711: Notification of planning application

Rebuilding and repair of existing barns and conversion to residential accommodation. Brizlincote Hall Farm, Brizlincote Lane, Bretby, Burton On Trent, DE15 0PR

The above application relating to development or works in, or having effects on, your Ward has been received. The case officer is Richard McMichael who can be contacted on richard.mcmichael@southderbyshire.gov.uk or

The application may be viewed on our website at <https://planning.southderbyshire.gov.uk/dmapps.aspx/?ref=DMPA/2021/1711>. Should you have any comments please let me have these **no later than 31/12/2021** by replying to this email or using the online form at the above link.

Please note that there are various types of applications which may be submitted. For some of these, the Council is only able to consider certain matters:

- Full applications seek a decision on the detailed proposals of how a site can be developed;
- Outline applications seek a decision on the general principles of how a site can be developed. There will normally be only a site plan, although sometimes detail of the access or layout might be provided;
- Reserved matters applications seek approval of those matters not considered at the outline stage, such as the layout and design of new buildings;
- Variation/removal of condition applications seek to alter the wording of conditions imposed on a previous permission, including allowing for amended plans and drawings;
- Non-planning consents for certain types of works (such as works to trees or hedgerows, alterations to listed buildings or display of advertisements);
- Lawful development certificates seek a decision on whether an existing or proposed use or development is lawful for planning purposes and planning permission is not required;
- Prior approvals and prior notifications seek confirmation that specified matters set out under relevant legislation are acceptable and/or complied with. The 'scope' of material planning considerations is often limited.

Further information can be viewed on the [Planning Practice Guidance website](#).

Sometimes a proposal is revised and resubmitted following a previous refusal or approval of planning permission. The proposal may be similar to the previous application or modified in some way, possibly still retaining some elements of the previously submitted scheme. Such applications will be assessed afresh, on their merits, but with regard to any previously approved scheme(s).

Should you wish for this application to be considered at a meeting of the Planning Committee, noting that some proposals will accrue a default approval if not decided within statutory time limits and that lawful development certificates are exempt from being called in under delegation arrangements; please request a call-in form from the case officer by replying to this email.

Yours faithfully

Steffan Saunders

Head of Planning and Strategic Housing

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