S Gladwin
Chief Executive

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TOWN AND COUNTRY PLANNING ACT 1990

In pursuance of the powers vested in the Amber Valley Borough Council under the above Act and Orders and taking into account Government policy and the saved policies of the Adopted Amber Valley Borough Local Plan 2006, and with reference to your application (**Office Code: AVA/2025/0503**) which was valid on the 18 July 2025 for permission for **Proposed redevelopment for 9 dwellings (May affect Public Rights of Way) at SEALS FODDER ROOM High Street Swanwick**

In the manner described in the application and shown on the accompanying plan(s) and drawing(s) **NOTICE IS HEREBY GIVEN** that permission for the proposed development is **REFUSED for the following reasons:**

Conditions/Reasons

1. It has not been demonstrated that the proposed number of units and layout is achievable without the overall harm to the character of the area and the existing pattern of development. It has not been demonstrated that the proposal is feasible and achievable without up-to-date tree related information to demonstrate feasibility of the development. As such the proposed is contrary to saved policies LS3, EN7 and H12 of the Adopted Amber Valley Local Plan and paragraphs 135 and 136 of the NPPF and policy EN27 of the emerging Amber Valley Borough Local Plan 2022-2040.

2. Due to a lack of details submitted in support of the application, it has not been demonstrated that proposal would not result in any harm to bats. The proposal is therefore contrary to saved policy EN13 of the Amber Valley Local Plan and Paragraph 193(a) of the NPPF.

3. It has not been demonstrated that adequate access arrangement for vehicles can be achieved and that there would be no unacceptable impact on highway safety, nor the severe residual cumulative impacts on the road network. Therefore, the proposal is contrary to saved policy TP1 of the Amber Valley Local Plan, policy IN1 of the emerging Amber Valley Borough Local Plan 2022-2040.

4. It has not been demonstrated that the site is suitable for its proposed use taking account of ground conditions and any risks arising from land stability and contamination. As such, the application is contrary to paragraph 196 of the NPPF, also saved policies EN18 of the Amber Valley Local Plan, and policies EN10 and EN11 of the emerging Amber Valley Borough Local Plan 2022-2040.

Notes
Attention is drawn to the attached notes:

1 For the avoidance of doubt this decision relates to the following drawing:

Site Location Plan - Drg. No. SFR-SK-02
Proposed Site Plan - Drg. No. SFR-SK-01A
Coal Mining Risk Assessment, dated July 2025 prepared by Erda Associated Ltd
Preliminary Ecological Assessment, dated July 2025, prepared by ProHort Horticulture Managed
Biodiversity Net Gain Matrix, dated July 2025, prepared by ProHort Horticulture Managed

In detail:

The processing of this planning application has been undertaken in accordance with the requirements of the National Planning Policy Framework (NPPF). Dialogue between the applicant and Local Planning Authority has been undertaken to try and address the issues associated with the proposal. This includes the request for amended plans/additional information and suggestion to delay the determination of the application to give the applicant the opportunity to address the concerns, however, the issues have not been resolved.

Date: 5 September 2025

Signed S Gladwin

Simon Gladwin
Chief Executive

NOTES

1. **If the applicant is aggrieved by the decision of the Local Planning Authority to refuse planning permission or approval for the proposed development or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78/79 of the Town and Country Planning Act 1990, within six months of the date of this notice. The Secretary of State has power to allow a longer period for the giving of a notice but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission of the proposed development could not have been granted by the Local Planning Authority or could not have been so granted otherwise that subject to the conditions imposed on them, having regard to the statutory requirements, to the provision of the development order, and to any directions given under the order.**
2. **If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County/District in which the land is situated, a purchase notice requiring that council to purchase his interests in the land in accordance with the provisions of Section 180 of the Town and Country Planning Act 1990.**
3. **In certain circumstances a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Sections 137 and 138 of the Town and Country Planning Act 1990.**
4. **This permission relates to planning controls only. Any other statutory consent necessary including submission under the building regulations must be obtained from the appropriate Authority.**
5. **If it is intended to give notice of appeal in accordance with Paragraph 1 above, this should be done on the appropriate form obtainable from: -**

   The Planning Inspectorate
   3/23 Hawk Wing, Temple Quay House,
   2 The Square
   Temple Quay
   Bristol
   BS1 6PN
   (Tel. No. 0117 372 8000)
   www.planning-inspectorate.gov.uk

6. **If the condition of consent or reasons for refusal make reference to a Division of the Department, the appellant may, if he so wishes, require the attendance of a representative from the Department by notification to the Local Planning Authority. Such a representative would not be liable to cross-examination on questions of departmental policy, but only on matters of fact and expert opinion in relation to the appeal site.**
7. **Where a vehicle is habitually drive across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may after being given due notice by the appropriate authority, be required to pay the cost of construction of a carriage crossing or the strengthening of a footway, as the authority considers it necessary, or may be required to comply with conditions imposed by the authority.**
8. **In the case of building or premises to which the public are to be admitted whether on payment or otherwise, attention is drawn to Sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970 and the associated Code of Practice (BS5810:1979). In the case of premises to which the Offices, Shops and Railway Premises Act 1963 or the Factories Act 1962 applies, attention is drawn to Sections 7 and 8A of the Chronically Sick and Disabled Persons Act and to the same code of practice. In the case of Educational Buildings, attention is drawn to Sections 7 and 8 of the Chronically Sick and Disabled Persons Act 1978 and to the Design Note 18 "Access for the Physically Disabled Educational Buildings".**
9. **If the development site is crossed by an electric line or is within 15 metres (50ft) of the nearest part of a line (measure horizontally along the ground) or if there is reason to believe that it may be crossed by an underground electric cable, the applicant should contact the Electricity Board to ascertain if and what special safety precautions are necessary.**
10. **The grant of planning permission does not entitle developers to obstruct a public right of way. Development on so far as it affects a right of way, should not be started, and the right of way should be kept open for public use, until the necessary order under Section 247 and 257 of the Town and Country Planning Act 1990 for the diversion of extinguishment of the right of way has been made and confirmed.**