Stevenson, Claire

From: SM-NE-Crewe LUP Hub (NE) <CreweLUPHub@naturalengland.org.uk>
Sent: 10 November 2026 10:26
To: Development
Subject: **External Email**563207 AVA_2026_0553 - NE RESPONSE
Attachments: Annex A to standard letters - 2026.pdf; 455216 NE response.pdf

You don't often get email from creweluphub@naturalengland.org.uk. Learn why this is important

Caution: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe. When in doubt contact the IT Help Desk.

Dear Sir/Madam.

Our ref: 563207
Your ref: AVA/2026/0553

Thank you for your consultation.

Natural England has previously commented on this proposal and made comments to the authority in our response dated 07 November 2023, our reference number **455216** (attached).

The advice provided in our previous response applies equally to this **amendment**. The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

Should the proposal be amended in a way which **significantly** affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us

Yours faithfully

Teena Lawrence
Adviser
Natural England
Consultation Hub
Natural England, Hornbeam House, Electra Way, Crewe, Cheshire, CW1 6GJ.

Email: consultations@naturalengland.org.uk
www.gov.uk/natural-england



We strongly recommend using the SSSI Impact Risk Zones (SSSI IRZs) to decide when to consult Natural England on development proposals that might affect a SSSI. The SSSI IRZs tool is quick and simple to use and gives instant planning advice as a formal consultation response in certain circumstances and can reduce unnecessary delays in the planning process.

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: development@ambervalley.gov.uk <development@ambervalley.gov.uk>
Sent: 27 October 2026 18:30
To: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Subject: [OFFICIAL] Planning Consultation - AVA/2026/0553 (Reserve Matters)

Dear Sir/Madam

Consultee Type: Natural England - East Midlands
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
Planning Manager This email is private. If you are not the intended recipient, please notify the sender by return, destroying the email without disclosing or relying upon it. We may by law have to disclose this email. We monitor both sent and received emails. The attachments are opened at your own risk.
This message has been sent using TLS 1.2 This email and any attachments is intended for the named recipient only. If you have received it in error you have no authority to use, disclose, store or copy any of its contents and you should destroy it and inform the sender. Whilst this email and associated attachments will have been checked for known viruses whilst within the Natural England systems, we can accept no responsibility once it has left our systems. Communications on Natural England systems may be monitored and/or recorded to secure the effective operation of the system and for other lawful purposes.