

[REDACTED]

From: Chris Johnston
Sent: 14 September 2026 18:03
To: Planning Comments (SMDC)
Subject: FW: Planning application SMD 2025 0532 Co op store in Werrington
Attachments: Auto response.docx

Importance: High

[REDACTED]

Natural England consultation response

Chris Johnston Senior Planning Officer

Planning

High Peak Borough Council and Staffordshire Moorlands District Council

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From: SM-NE-Consultations (NE) [REDACTED]
Sent: 14 September 2026 14:19
To: Chris Johnston [REDACTED]
Subject: RE: Planning application SMD 2025 0532 Co op store in Werrington
Importance: High

Dear Chris Johnston

Our reference - 557219

Thank you for contacting the [REDACTED] mailbox regarding your planning consultation.

When a local planning authority send a consultation request to Natural England's [REDACTED] mailbox, an automatic acknowledgement is sent (see attached). This states as follows:

'If this is a Development Management consultation that is not a Nationally Significant Infrastructure Project (NSIP), EIA development, Minerals and Waste development, development affecting over 20ha of Best and Most Versatile agricultural land or does not trigger an Impact Risk Zone (IRZ), there is no requirement to consult us and you will not receive a further response'

Natural England has considered the potential impacts and has no further comments to make beyond those provided in our general advice. A lack of detailed advice or objection from Natural England does not mean that there are no significant impacts on the natural environment, only

that the proposed development is not likely to result in significant impacts on nationally or internationally designated nature conservation sites or designated landscapes

Natural England encourages local planning authorities to use our mapped Impact Risk Zones (IRZ) to decide whether they need to consult us on proposals that might impact on SSSIs. IRZs can be accessed via www.magic.gov.uk. They are tailored to each SSSI and identify the types of development that would have the greatest impact. For guidance on how to access and use the IRZs see [SSSI IRZ User Guidance MAGIC.pdf \(defra.gov.uk\)](#). Proposed development sites which do not trigger an IRZ are unlikely to have a significant effect on an SSSI or its interest features.

Kind regards

Ben Jones

Manager

Natural England

Consultation Service

Natural England, Oak House, Bridgwater Road, Worcester, Worcestershire, WR4 9FP


www.gov.uk/natural-england

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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: Chris Johnston <Christopher.Johnston@StaffsMoorlands.gov.uk>

Sent: 14 September 2026 13:59

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

Subject: Planning application SMD 2025 0532 Co op store in Werrington
Importance: High

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Good afternoon

You were consulted on or around 20th August on the above application as requested by Staffordshire Wildlife Trust as the site falls within a SSSI Impact Zone.

I would be grateful for your comments as soon as possible

Thanks

Chris Johnston Senior Planning Officer

Planning

High Peak Borough Council and Staffordshire Moorlands District Council

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