

**Lizzie Harris**

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**From:** SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>  
**Sent:** 25 June 2020 14:18  
**To:** ZZZ - Development Control - Group PLL Admin Support (SNC)  
**Subject:** Planning Consultation S/2020/0467/MAF Natural England Response

Dear Sir/Madam

Our ref: 319899  
Your ref: S/2020/0467/MAF

Planning consultation: Variation of Condition 1 (Plans), 2 (Levels) and 4 (use) of planning permission S/2019/0942/MAF (Variation of condition 4 (use) to S/2019/0556/MAF Variation of Condition 28 (noise and odour control) of S/2018/1663/MAF Variation of Condition 1 (plans) of planning permission S/2017/1579/MAF Variation of condition 1 (plans) of planning permission S/2015/2925/MAF (The regeneration of Moat Lane, original application S/2012/1476/MAF submitted with an Environmental Statement) to increase the height and subdivide 5No proposed dwellings into 9 two-bed flats and 1 one-bed flat (Parcel A).

Location: Land off Moat Lane Towcester NN12 6AD Phase 3 (Package 1) Northampton Road / Watling Street  
Towcester NN12 6YZ

Thank you for your consultation.

Natural England currently has no comment to make on the variation of condition 1, 2 and 4.

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 any further consultations regarding this development, 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

Corben Hastings  
Support Adviser, Operations Delivery  
Consultations Team  
Natural England  
Hornbeam House, Electra Way  
Crewe, Cheshire, CW1 6GJ  
Tel: 0300 060 3900  
Email: [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk)

During the current coronavirus situation, Natural England staff are working remotely to provide our services and support our customers and stakeholders. All offices and our Mail Hub are closed, so please send any documents by email or contact us by phone or email to let us know how we can help you. See the latest news on the coronavirus at <http://www.gov.uk/coronavirus> and Natural England's regularly updated operational update at <https://www.gov.uk/government/news/operational-update-covid-19>.

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We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

**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](#)

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