From: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 03 February 2025 09:44
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: S62A/2024/0075 Consultation Response

Dear Sir/Madam,

Application ref: S62A/2024/0075 Our ref: 500865

Natural England has no comments to make on this reserved matters application.

Natural England has not assessed this application for impacts on protected species. Natural England has published <u>Standing Advice</u> 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 <u>ancient</u> <u>woodland</u>, <u>ancient and veteran trees</u> which you can use to assess any impacts on ancient woodland or trees.

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 local planning authorities to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

We recommend referring to our Site of Special Scientific Interest Impact Risk Zones (available on <u>Magic</u> and as a downloadable <u>dataset</u>) 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 <u>https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice</u>

Yours faithfully,

Dominic Rogers Consultations Team Natural England Hornbeam House, Electra Way Crewe, Cheshire, CW1 6GJ

www.gov.uk/natural-england

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We strongly recommend using the <u>SSSI Impact Risk Zones</u> (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.