

Date: 15 April 2026
Our ref: 545947
Your ref: 25/02547/FP



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North Hertfordshire District Council

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BY EMAIL ONLY

Dear Sir/Madam

Planning consultation: Residential development of 36 no. dwellings including creation of vehicular access off Station Road, associated parking, drainage, amenity space and landscaping

Location: Land To The South And East Of Senuna Park, Station Road, Ashwell

Thank you for your consultation on the above dated 13 April 2026 which was received by Natural England on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

SUMMARY OF NATURAL ENGLAND'S ADVICE: NO OBJECTION - SUBJECT TO APPROPRIATE MITIGATION BEING SECURED

This application is within the zone of influence (Zoi) for recreational pressure impacts to Therfield Heath Site of Special Scientific Interest (SSSI). We consider that without appropriate mitigation the application has potential to damage or destroy the interest features for which Therfield Heath SSSI has been notified.

The proposal will need to deliver a package of mitigation measures (and/or financial contributions towards the implementation of measures) to minimise recreational pressure impacts and ensure no adverse effect on the notified features of the SSSI. A mitigation plan will need to be agreed with Natural England, the Conservators of Therfield Heath and Greens and the LPA and delivery secured through an appropriate planning mechanism. Reference should be made to the guidance provided in North Hertfordshire Council's Therfield Heath SSSI Mitigation Strategy.

Natural England will be pleased to advise on the preparation of a draft mitigation plan through our Discretionary Advice Service (DAS).

Recreational Disturbance to Therfield Heath SSSI/LNR

Therfield Heath is a Local Nature Reserve (LNR). It is nationally designated as a Site of Special Scientific Interest (SSSI), regarded to be of national importance for its Chalk Grassland Habitats and presence of Chalkhill Blue butterfly *Lysandra coridon*. The interest features of these habitats are vulnerable to recreational impacts and within recent years there has been increasing concern regarding the significant increases in visitor numbers, linked to nearby residential development.

Natural England and the Conservators of Therfield Heath and Greens have highlighted that current number of visitors appears to be exceeding the carrying capacity of the SSSI /LNR. Further pressure associated with new residential development could cause additional damage to already impacted SSSI features, such as Chalk grassland, which is experiencing detrimental soil nutrient balance impact arising from dog littering.

Prompted by the above concerns Natural England commissioned Footprint Ecology to undertake a Visitor Access Study to identify the range and level of visitor use at Therfield Heath SSSI, in relation to the nature conservation interest, and to make recommendations relating to the management of access at the site. The Study has identified that the majority (75%) of regular visitors to the SSSI travel from within a 5.8km radius of the site; 50% of visitors originate from within 2km of the SSSI. It confirms that new residential development within close proximity to Therfield Heath SSSI is likely to contribute additional visitor pressure which could have a significant adverse effect on notified features. The Study recommends a number of mitigation measures to help address these adverse impacts.

North Hertfordshire Council has used the findings and recommendations of the Footprint Ecology Study to prepare a [Therfield Heath SSSI Mitigation Strategy](#) in consultation with Natural England and has approved this as a material consideration for the purposes of determining planning applications in Royston and the surrounding area. The Strategy sets out measures that will be used to manage the additional recreational impact of new housing development, including Local Plan allocations, on Therfield Heath SSSI. It identifies a 1.9km inner Zone of Influence (Zoi) and 5.8km wider Zoi around the SSSI based upon the findings of the Footprint Ecology visitor survey. The Strategy sets out mitigation principles that new housing development is expected to apply to limit additional pressure on the SSSI, differentiating between housing development within the inner and outer Zois, and also larger housing developments beyond the Zoi where evidence clearly indicates that development could adversely impact the SSSI. The Strategy will enable the Council to require that relevant new housing development within (and potentially beyond the Zoi) provides appropriate mitigation and / or proportionate financial contributions towards delivery of SSSI access management measures, to protect and enhance the resilience of the SSSI and ensure that development is sustainable.

The Study has identified a 5.8km Zone of Influence for recreational pressure effects on Therfield Heath SSSI. This application should therefore include an assessment of the recreational effects of the proposed development on the SSSI and provide details of mitigation measures to address any adverse impacts, in accordance with the North Hertfordshire Council Therfield Heath SSSI Mitigation Strategy, as described above. We would expect mitigation measures and/or or financial contributions, to be proportionate to those already provided for similar new residential development. The measures should be designed in consultation with the Conservators of Therfield Heath and Greens, Natural England and the LPA and their delivery secured through an appropriate planning mechanism.

Whilst the North Hertfordshire Council THMS is not a material consideration in Greater Cambridge Council's determination of planning applications, Natural England advocates THMS as best available guidance for robust assessment and mitigation of recreational pressure impacts for Therfield Heath SSSI.

Natural England advises that permission should not be granted until such time as these mitigation measures have been assessed and secured through the appropriate mechanism. In the meantime, we will be pleased to discuss the applicant's draft assessment and mitigation proposals through Natural England's [Discretionary Advice Service](#).

Please note that if your authority is minded to grant planning permission contrary to the advice in this letter, you are required under Section 281 (6) of the Wildlife and Countryside Act 1981 (as amended) to notify Natural England of the permission, the terms on which it is proposed to grant it and how, if at all, your authority has taken account of Natural England's advice. You must also allow a further period of 21 days before the operation can commence.

Other advice

Water quantity/quality – Ashwell Springs Site of Special Scientific Interest (SSSI)

Your authority should consider whether additional water resource to meet the needs of this development alone, and in-combination with other proposed developments, can be supplied sustainably and without adverse impact to the natural environment, in accordance with relevant Local Plan policies. Should development be permitted we would expect your authority to ensure that the building meets the highest water efficiency standards.

Your authority should ensure that the local Water Recycling Centre has sufficient capacity to accept foul drainage from the Proposed Development and that an appropriate site drainage strategy is prepared and implemented, to ensure protection of the water environment including water dependent SSSIs.

Further general advice on the consideration of protected species and other natural environment issues is provided at Annex A.

This concludes Natural England's advice at this stage which we hope you will find helpful.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

If you have any queries relating to the advice in this letter please contact me on consultations@naturalengland.org.uk.

Please consult us again once the information requested above, has been provided.

Yours faithfully

Betsy Brown
Sustainable Development Higher Officer – West Anglia Team

Annex A – Natural England General Advice

Protected Landscapes

Paragraph 189 of the [National Planning Policy Framework - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/61222/nppf.pdf) (NPPF) requires great weight to be given to conserving and enhancing landscape and scenic beauty within Areas of Outstanding Natural Beauty (known as National Landscapes), National Parks, and the Broads and states that the scale and extent of development within all these areas should be limited. Paragraph 190 requires exceptional circumstances to be demonstrated to justify major development within a designated landscape and sets out criteria which should be applied in considering relevant development proposals. Section 245 of the [Levelling-up and Regeneration Act 2023 \(legislation.gov.uk\)](https://www.legislation.gov.uk/ukpga/2023/1/section/245) places a duty on relevant authorities (including local planning authorities) to seek to further the statutory purposes of a National Park, the Broads or an Area of Outstanding Natural Beauty in England in exercising their functions. This duty also applies to proposals outside the designated area but impacting on its natural beauty.

The local planning authority should carefully consider any impacts on the statutory purposes of protected landscapes and their settings in line with the NPPF, relevant development plan policies and the Section 245 duty. The relevant National Landscape Partnership or Conservation Board may be able to offer advice on the impacts of the proposal on the natural beauty of the area and the aims and objectives of the statutory management plan, as well as environmental enhancement opportunities. Where available, a local Landscape Character Assessment can also be a helpful guide to the landscape's sensitivity to development and its capacity to accommodate proposed development.

Wider landscapes

Paragraph 187 of the NPPF highlights the need to protect and enhance valued landscapes through the planning system. This application may present opportunities to protect and enhance locally valued landscapes, including any local landscape designations. You may want to consider whether any local landscape features or characteristics (such as ponds, woodland, or dry-stone walls) could be incorporated into the development to respond to and enhance local landscape character and distinctiveness, in line with any local landscape character assessments. Where the impacts of development are likely to be significant, a Landscape and Visual Impact Assessment should be provided with the proposal to inform decision making. We refer you to the [Guidelines for Landscape and Visual Impact Assessment \(GLVIA3\) - Landscape Institute](https://www.landscapelinstitute.org.uk/guidelines-for-landscape-and-visual-impact-assessment-glvia3/) for further guidance.

Biodiversity duty

Section 40 of the [Natural Environment and Rural Communities Act 2006 \(legislation.gov.uk\)](https://www.legislation.gov.uk/ukpga/2006/29/section/40) places a duty on the local planning authority to conserve and enhance biodiversity as part of its decision making. We refer you to the [Complying with the biodiversity duty - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/61222/nppf.pdf) for further information.

Designated nature conservation sites

Paragraphs 193-195 of the NPPF set out the principles for determining applications impacting on Sites of Special Scientific Interest (SSSI) and habitats sites (Special Areas of Conservation (SACs) and Special Protection Areas (SPAs)). Both the direct and indirect impacts of the development should be considered.

A Habitats Regulations Assessment is needed where a proposal might affect a habitat site (see [Habitats regulations assessments: protecting a European site - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/61222/nppf.pdf) and Natural England must be consulted on 'appropriate assessments' (see [Appropriate assessment - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/61222/nppf.pdf) for more information for planning authorities).

Natural England must also be consulted where development is in or likely to affect a SSSI and provides advice on potential impacts on SSSIs either via the [SSSI Impact Risk Zones \(England\) \(arcgis.com\)](https://arcgis.com) or as standard or bespoke consultation responses. Section 28G of the Wildlife and Countryside Act 1981 places a duty on all public bodies to take reasonable steps, consistent with the proper exercise of their functions, to further the conservation and enhancement of the features

for which an SSSI has been notified ([Sites of special scientific interest: public body responsibilities - GOV.UK \(www.gov.uk\)](#)).

Local sites and priority habitats and species

The local planning authority should consider the impacts of the proposed development on any local wildlife or geodiversity site, in line with paragraphs 187, 188 and 192 of the NPPF and any relevant development plan policy. There may also be opportunities to enhance local sites and improve their connectivity to help nature's recovery. Natural England does not hold locally specific information on local sites and recommends further information is obtained from appropriate bodies such as the local environmental records centre, wildlife trust, geoconservation groups or recording societies. Emerging [Local nature recovery strategies - GOV.UK \(www.gov.uk\)](#) may also provide further useful information.

Those habitats and species which are of particular importance for nature conservation are included as 'priority habitats and species' in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest on the Magic website or as Local Wildlife Sites. We refer you to [Habitats and species of principal importance in England \(gov.uk\)](#) for a list of priority habitats and species in England. You should consider priority habitats and species when applying your 'biodiversity duty' to your policy or decision making

Natural England does not routinely hold priority species data. Such data should be collected when impacts on priority habitats or species are considered likely.

Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land. We refer you to the [Brownfield Hub - Buglife](#) for more information and Natural England's [Open Mosaic Habitat \(Draft\) - data.gov.uk](#) (Open Mosaic Habitat inventory), which can be used as the starting point for detailed brownfield land assessments.

Biodiversity and wider environmental gains

Development should provide net gains for biodiversity in line with the NPPF paragraphs 187(d), 192 and 193. Major development (defined in the [National Planning Policy Framework \(publishing.service.gov.uk\)](#) glossary) is required by law to deliver a biodiversity gain of at least 10% from 12 February 2024 and this requirement is also applies extended to small scale development from April 2024. For nationally significant infrastructure projects (NSIPs), it is anticipated that the requirement for biodiversity net gain will be implemented from 2025.

[Biodiversity Net Gain](#) guidance (gov.uk) provides more information on biodiversity net gain and includes a link to the [Biodiversity Net Gain Planning Practice Guidance](#) (gov.uk).

The statutory biodiversity metric should be used to calculate biodiversity losses and gains for terrestrial and intertidal habitats and can be used to inform any development project. We refer you to [Calculate biodiversity value with the statutory biodiversity metric](#) for more information. For small development sites, [The Small Sites Metric](#) may be used. This is a simplified version of the statutory biodiversity metric and is designed for use where certain criteria are met.

The mitigation hierarchy as set out in paragraph 193 of the NPPF should be followed to firstly consider what existing habitats within the site can be retained or enhanced. Where on-site measures are not possible, provision off-site will need to be considered.

Where off-site delivery of biodiversity gain is proposed on a special site designated for nature (e.g. a SSSI or habitats site) prior consent or assent may be required from Natural England. More information is available on [Sites of Special Scientific Interest: managing your land](#)

Development also provides opportunities to secure wider biodiversity enhancements and environmental gains, as outlined in the NPPF (paragraphs 8, 77, 109, 125, 187, 188, 192 and 193). Opportunities for enhancement might include incorporating features to support specific species within the design of new buildings such as swift or bat boxes or designing lighting to encourage wildlife.

[The Environmental Benefits from Nature Tool - Beta Test Version - JP038 \(naturalengland.org.uk\)](https://naturalengland.org.uk/jp038) may be used to identify opportunities to enhance wider benefits from nature and to avoid and minimise any negative impacts. It is designed to work alongside the statutory biodiversity metric. [Natural environment - GOV.UK \(www.gov.uk\)](https://www.gov.uk/natural-environment) provides further information on biodiversity net gain, the mitigation hierarchy and wider environmental net gain.

Ancient woodland, ancient and veteran trees

The local planning authority should consider any impacts on ancient woodland and ancient and veteran trees in line with paragraph 193 of the NPPF. The [Natural England Access to Evidence - Ancient woodlands Map](https://naturalengland.org.uk/evidence-ancient-woodlands-map) can help to identify ancient woodland. Natural England and the Forestry Commission have produced [Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK \(www.gov.uk\)](https://www.gov.uk/ancient-woodland-ancient-trees-and-veteran-trees-advice) (standing advice) for planning authorities. It should be considered when determining relevant planning applications. Natural England will only provide bespoke advice on ancient woodland, ancient and veteran trees where they form part of a Site of Special Scientific Interest or in exceptional circumstances.

Best and most versatile agricultural land and soils

Local planning authorities are responsible for ensuring that they have sufficient detailed agricultural land classification (ALC) information to apply NPPF policies (Paragraphs 187, 188). This is the case regardless of whether the proposed development is sufficiently large to consult Natural England. Further information is contained in the [Guide to assessing development proposals on agricultural land - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guide-to-assessing-development-proposals-on-agricultural-land). [Find open data - data.gov.uk](https://data.gov.uk) on Agricultural Land Classification or use the information available on [MAGIC \(defra.gov.uk\)](https://defra.gov.uk/magic).

The Defra [Construction Code of Practice for the Sustainable Use of Soils on Construction Sites \(publishing.service.gov.uk\)](https://publishing.service.gov.uk/construction-code-of-practice-for-the-sustainable-use-of-soils-on-construction-sites) provides guidance on soil protection, and we recommend its use in the design and construction of development, including any planning conditions. For mineral working and landfilling, we refer you to [Reclaim minerals extraction and landfill sites to agriculture - GOV.UK \(www.gov.uk\)](https://www.gov.uk/reclaim-minerals-extraction-and-landfill-sites-to-agriculture), which provides guidance on soil protection for site restoration and aftercare. The [Soils Guidance \(quarrying.org\)](https://quarrying.org/soils-guidance) provides detailed guidance on soil handling for mineral sites.

Should the development proceed, we advise that the developer uses an appropriately experienced soil specialist to advise on, and supervise soil handling, including identifying when soils are dry enough to be handled and how to make the best use of soils on site.

Green Infrastructure

For evidence-based advice and tools on how to design, deliver and manage green and blue infrastructure (GI) we refer you to [Green Infrastructure Home \(naturalengland.org.uk\)](https://naturalengland.org.uk/green-infrastructure-home) (the Green Infrastructure Framework). GI should create and maintain green liveable places that enable people to experience and connect with nature, and that offer everyone, wherever they live, access to good quality parks, greenspaces, recreational, walking and cycling routes that are inclusive, safe, welcoming, well-managed and accessible for all. GI provision should enhance ecological networks, support ecosystems services and connect as a living network at local, regional and national scales.

Development should be designed to meet the 15 [GI How Principles \(naturalengland.org.uk\)](https://naturalengland.org.uk/gi-how-principles). The GI Standards can be used to inform the quality, quantity and type of GI to be provided. Major development should have a GI plan including a long-term delivery and management plan. Relevant aspects of local authority GI strategies should be delivered where appropriate.

The [Green Infrastructure Map \(naturalengland.org.uk\)](https://naturalengland.org.uk/green-infrastructure-map) and [GI Mapping Analysis \(naturalengland.org.uk\)](https://naturalengland.org.uk/gi-mapping-analysis) are GI mapping resources that can be used to help assess deficiencies in greenspace provision and identify priority locations for new GI provision.

Access and Recreation:

Natural England encourages any proposal to incorporate measures to help improve people's access to the natural environment. Measures such as reinstating existing footpaths, together with the creation of new footpaths and bridleways should be considered. Links to urban fringe areas should

also be explored to strengthen access networks, reduce fragmentation, and promote wider green infrastructure.

Rights of Way, Access land, Coastal access and National Trails:

Paragraphs 105, 185, 187 and 193 of the NPPF highlight the important of public rights of way and access. Development should consider potential impacts on access land, common land, rights of way and coastal access routes in the vicinity of the development.

Consideration should also be given to the potential impacts on any nearby National Trails. We refer you to [Find your perfect trail, and discover the land of myths and legend - National Trails](#) for information including contact details for the National Trail Officer.

The King Charles III England Coast Path (KCIIIECP) is a National Trail around the whole of the English Coast. It has an associated coastal margin subject to public access rights. Parts of the KCIIIECP are not on Public Rights of Way but are subject to public access rights. Consideration should be given to the impact of any development on the KCIIIECP and the benefits of maintaining a continuous coastal route.

Appropriate mitigation measures should be incorporated for any adverse impacts on Rights of Way, Access land, Coastal access, and National Trails.

Further information is set out in the Planning Practice Guidance on the [Natural environment - GOV.UK \(www.gov.uk\)](#).