

Date: 22 January 2026
Our ref: 538205
Your ref: PA/2025/2364



Ashford Borough Council

BY EMAIL ONLY

planning.comments@ashford.gov.uk

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Dear Sir or Madam

Planning Consultation: Change of use from a single dwelling to 2 separate dwellings by internal partition of existing 4 bed house into 2 x 2 bed separate units (retrospective)
Location: 133, Jemmett Road, Ashford, TN23 4RJ

Thank you for your consultation on the above dated 09 January 2026 which was received by Natural England on 09 January 2026.

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

FURTHER INFORMATION REQUIRED TO DETERMINE IMPACTS ON DESIGNATED SITES

The proposed development has the potential to have a harmful effect on terrestrial Sites of Special Scientific Interest (SSSIs) and those Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin.

Natural England's statutory advice on these potential impacts is set out below.

Designated Sites

Further information required - potential water quality/nutrient impacts to European Sites (habitats sites)

This development site is within the catchment of a European Site (habitats site) vulnerable to nutrient impacts.

Within this location, proposals with the potential to affect water quality may have a likely significant effect on the qualifying features of the European Site (habitats site) through adverse nutrient impacts.

Natural England advises that such developments require a **Habitats Regulations Assessment (HRA)**, which has been informed by nutrient budget calculations ([Using the nutrient neutrality calculators - GOV.UK \(www.gov.uk\)](#) or local calculator if preferred), to consider the impacts, alone and in combination with other plans/projects, proceeding to appropriate assessment stage where likely significant effects cannot be ruled out.

The HRA should take into consideration the [Natural England Access to Evidence - Conservation Objectives for European Sites](#) and it will need to set out in detail any mitigation measures that will be secured in this case, along with the necessary justification of their likely efficacy to ensure there is no adverse effect on the integrity of the site in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended).

Natural England must be consulted on any proposals which reach the appropriate assessment stage of HRA. With the consultation, please include a nutrient mitigation strategy including information on the management and monitoring of the proposed mitigation measures along with details of how they will be secured and funded in perpetuity.

Please refer to [Strategic Solutions: Nutrient Neutrality \(naturalengland.org.uk\)](#) for further information.

Please be aware that if the information requested is not supplied, Natural England may need to consider objecting to the proposal based on potential harm to the habitats site(s)

Discretionary Advice

Natural England may provide further advice to the applicant through the discretionary advice service (DAS). Refer to [Developers: get environmental advice on your planning proposals - GOV.UK \(www.gov.uk\)](#) for more information.

Impact Risk Zones for Sites of Special Scientific Interest

We strongly recommend that local planning authorities (LPAs) use Natural England's Impact Risk Zones for Sites of Special Scientific Interest (SSSI IRZs) (available from the [Natural England Open Data Geoportal \(arcgis.com\)](#) and to use on [MAGIC \(defra.gov.uk\)](#) along with guidance) 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. Use of the SSSI IRZs avoids the need for a formal email consultation on some development proposals, reducing unnecessary delays in the planning process. In turn this allows Natural England to concentrate resources on development proposals with the highest risks and opportunities for nature recovery.

[Planning and transport authorities: get environmental advice on planning - GOV.UK \(www.gov.uk\)](#) provides further guidance on when LPAs must consult Natural England on development proposals.

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

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.

For any queries regarding this letter, for new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours faithfully

Helen Churchill
Consultations Team