

Date: 05 May 2026

Our Ref: 547620

Your Ref: PL/2026/02268



Jemma Foster
Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire, BA14 8JN.

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

jemma.foster@wiltshire.gov.uk

Dear Ms Foster

Planning Consultation: Erection of two detached dwellings with new access and associated works.

Location: Land West of North Lodge, 128 High Street, Codford St. Peter, BA12 0NJ.

Thank you for the above consultation received by Natural England on 27th April 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.

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 is not supplied, Natural England may need to consider objecting to the proposal based on potential harm to the habitats site(s).

Further Information Required – Recreational Pressure Impacts to European Sites (Habitats Sites)

This development site is within the zone of influence (Zol) for recreational pressure impacts to one or more European Sites (habitats sites).

Within this Zol, proposals for any net increase in residential units will have a likely significant effect on the qualifying features of the European Site(s) (habitats site(s)) through increased recreational pressure when considered either alone or in combination with other plans and projects.

Your authority has measures in place to manage these potential impacts through a strategic solution which Natural England considers will be effective in preventing adverse impacts on the integrity of the site(s).

Notwithstanding this, Natural England advises that these measures should be formally checked and confirmed by your authority, as the competent authority, via an **Appropriate Assessment** in view of the [Natural England Access to Evidence – Conservation Objectives for European Sites](#) and in accordance with the Conservation of Habitats & Species Regulations 2017 (as amended).

Providing the **Appropriate Assessment** concludes that the measures can be secured, it is likely that Natural England will be satisfied that there will be no adverse effect on the integrity of the European Site(s) (habitats site(s)) in relation to recreational disturbance.

Where the proposal includes bespoke mitigation that falls outside of the strategic solution, Natural England should be consulted.

Reserved Matters applications, and in some cases the discharge/removal/variation of conditions, where the permission was granted prior to the introduction of the strategic approach, should also be subject to the requirements of the Conservation of Habitats & Species Regulations 2017 (as amended) and our advice above applies.

Discretionary Advice

Natural England may provide further advice to the applicant through the discretionary advice service (DAS). Refer to <https://www.gov.uk/guidance/developers-get-environmental-advice-on-your-planning-proposals> for more information.

Priority Habitats and Species

Priority Habitats and Species are of particular importance for nature conservation and are included 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. A list of Priority Habitats and Species can be found on [Gov.uk](https://www.gov.uk).

Natural England does not routinely hold 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. Further information including links to the Open Mosaic Habitats Inventory can be found [here](#).

Impact Risk Zones for Sites of Special Scientific Interest

We publish Impact Risk Zones for Sites of Special Scientific Interest (SSSI IRZs), a GIS-based tool designed for use during the planning application validation process to help local planning authorities to determine if a proposed development is likely to affect a terrestrial SSSI and when to consult Natural England. For more information and to access the SSSI IRZs and user guidance, please visit the [Natural England Open Data Geoportal](#).

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 correspondence to consultations@naturalengland.org.uk.

Yours sincerely

Paul Scott
Consultations Team