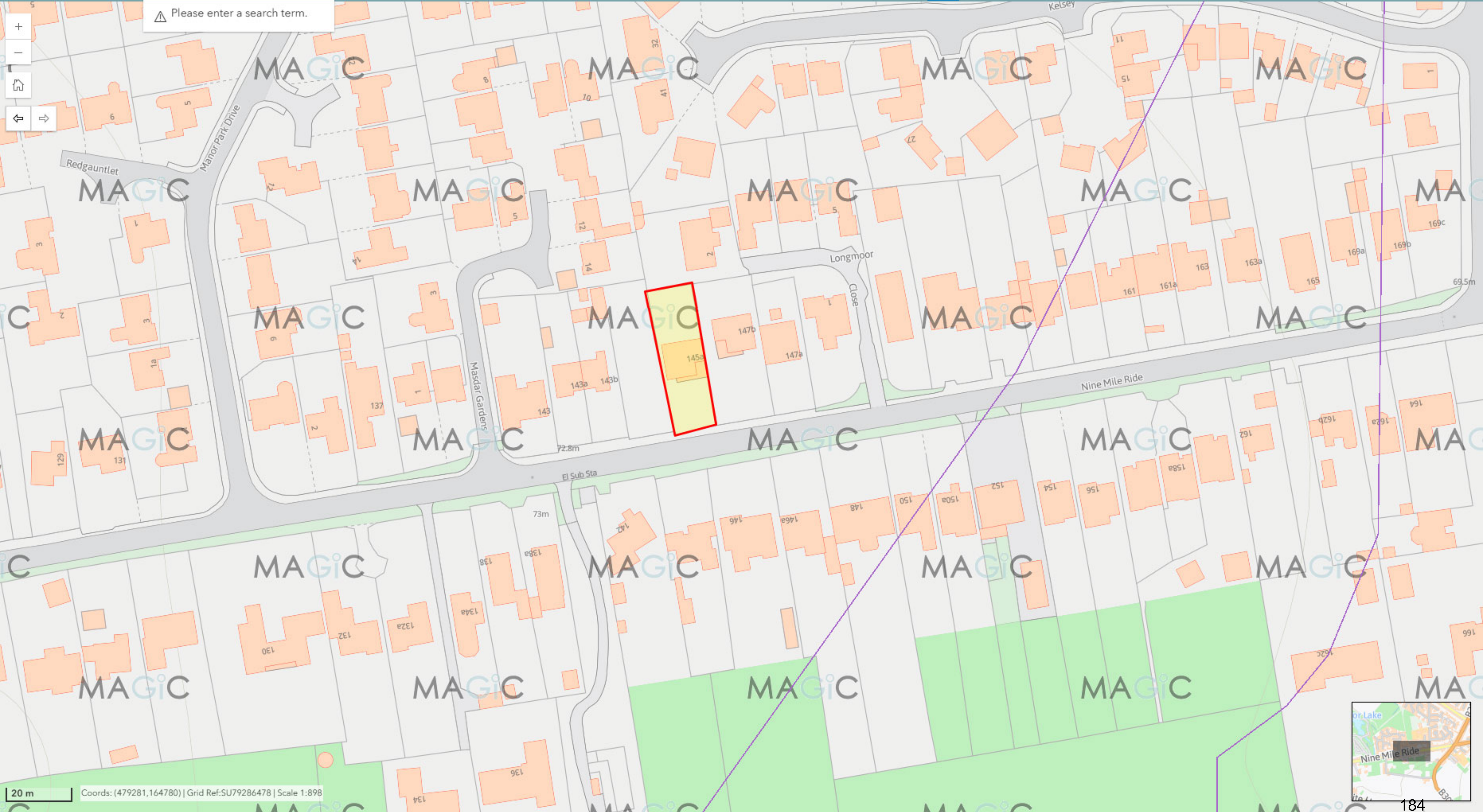
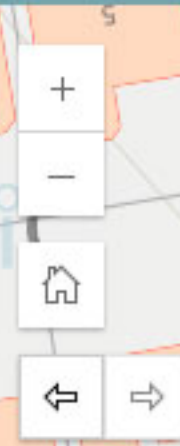


Please enter a search term.



20 m Coords: (479281,164780) | Grid Ref:SU79286478 | Scale 1:898



Site Check Report generated on Mon Mar 31 2025

The following features have been found in your search area:

You selected the location: Centroid Grid Ref: SU79186478

SSSI Impact Risk Zones - for LPAs to determine likely impacts on terrestrial SSSIs and when to consult

Natural England

Guidance

[/Metadata_for_magic/SSSI IRZ User Guidance MAGIC.pdf](#)

IRZURL

[https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101254322231-es=11401&location=478930,164778%20\(IRZ%20polygon%20centre\)](https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101254322231-es=11401&location=478930,164778%20(IRZ%20polygon%20centre))

Biosphere Reserves (England)

No Features found

Biosphere Reserves (England) - points

No Features found

Potential Special Protection Areas (England)

No Features found

Potential Special Protection Areas (England) - points

No Features found

Special Protection Areas (England)

No Features found

Special Protection Areas (England) - points

No Features found

Possible Special Areas of Conservation (England)

No Features found

Possible Special Areas of Conservation (England) - points

No Features found

Special Areas of Conservation (England)

No Features found

Special Areas of Conservation (England) - points

No Features found

Sites of Special Scientific Interest (England)

No Features found

Sites of Special Scientific Interest (England) - points

No Features found

Sites of Special Scientific Interest Units (England)

No Features found

Sites of Special Scientific Interest Units (England) - points

No Features found

Proposed Ramsar Sites (England)

No Features found

Proposed Ramsar Sites (England) - points

No Features found

Ramsar Sites (England)

No Features found

Ramsar Sites (England) - points

No Features found

National Parks (England)

No Features found

National Nature Reserves (England)

No Features found

National Nature Reserves (England) - points

No Features found

Local Nature Reserves (England)

No Features found

Local Nature Reserves (England) - points

No Features found

Areas of Outstanding Natural Beauty (England)

No Features found



Impact Risk Zones for Sites of Special Scientific Interest

For local planning authorities to determine if a proposed development is likely to affect a terrestrial Site of Special Scientific Interest and when to consult Natural England.

Does the proposed development match any of the descriptions below?

- **Infrastructure:** Pipelines and underground cables, pylons and overhead cables (excluding upgrades and refurbishment of existing network). Any transport proposal including new or extended footways, cycleways, roads/car parks, railways and waterways (excluding routine maintenance). Airports, helipads and other aviation proposals.
- **Minerals, Oil and Gas:** Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction.
- **Rural Non-Residential:** Large non-residential developments outside of existing settlements/urban areas where the net additional gross internal floorspace is > 1,000m² or the footprint exceeds 0.2ha.
- **Residential:** Residential development of 100 units or more.
- **Rural Residential:** Any residential development of 50 or more units outside existing settlements/urban areas.
- **Air Pollution:** Any industrial/agricultural development that could cause AIR POLLUTION (including: industrial processes, livestock & poultry units with a floorspace > 500m², slurry lagoons > 200m² & manure stores > 250 tonnes).
- **Combustion:** General combustion processes >20MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/combustion.
- **Waste:** Landfill. Including: inert landfill, non-hazardous landfill, hazardous landfill.
- **Compost:** Any composting proposal with more than 500 tonnes maximum annual operational throughput. Incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management.
- **Discharge:** Any discharge of water or liquid waste of more than 2m³/day that is discharged to ground (ie to seep away) or to surface water, such as a beck or stream.
- **Water Supply:** Any development needing its own water supply eg remote rural housing that is not connected to a mains water supply, OR large infrastructure such as warehousing/industry where the total net additional gross internal floorspace following development is 1,000m².

Does the proposed development match any of the descriptions?

Please answer the question by ticking the appropriate box below and then click Continue

- ☐ Yes
- ☒ No
- ☐ Don't know

Continue

If you have any questions or feedback, please contact Natural England's Impact Risk Zones Team:
NEIRZS@naturalengland.org.uk

Natural England Enquiries line: [0300 060 3900](tel:03000603900)

March to September: call operating times are 10:00am to 4pm Monday to Friday (excluding public holidays)
October to February: call operating times are 10:00am to 3pm Monday to Friday (excluding public holidays)
Find out about call charges at [Call Charges - GOV.UK \(www.gov.uk\)](#)

[Accessibility Statement](#)



Impact Risk Zones for Sites of Special Scientific Interest

For local planning authorities to determine if a proposed development is likely to affect a terrestrial Site of Special Scientific Interest and when to consult Natural England.

Statutory Advice present

The Impact Risk Zones for Sites of Special Scientific Interest (SSSI IRZs) indicate that at the location selected, there is potential for some types of development 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 - 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.

If the above advice is not applicable to the planning application, please click the Advice not applicable button below:

Advice not applicable

Discretionary Advice

Natural England may provide pre-application advice on the nature of the potential impacts and how these might be avoided or mitigated. [Developers Get Environmental Advice - GOV.UK \(www.gov.uk\)](#) provides information on Natural England's pre-application discretionary advice service (DAS).

Please Note

The SSSI IRZs seek to guide consultations relating to the likely impacts of development on terrestrial SSSIs under Schedule 4 (w) of The Town and Country Planning (Development Management Procedure) (England) Order 2015 and section 28I of The Wildlife and Countryside Act 1981. They do not alter or remove any other statutory requirements to consult Natural England. The gov.uk website provides more information on when you must consult Natural England when considering development proposals.

The SSSI IRZs only indicate Natural England’s assessment of likely risk to the notified features of terrestrial SSSIs and those SACs, SPAs or Ramsar sites that they underpin. There are other sites designated for nature conservation in the coastal and marine environment that are not underpinned by terrestrial SSSIs. This includes SPAs, SACs, Ramsar sites and Marine Conservation Zones (MCZs). You should consult Natural England on any coastal or marine proposal that might impact those sites.

Where the SSSI IRZs indicate a risk is unlikely, this does not mean that there are no potential impacts on biodiversity or the wider natural environment and there may be a requirement to consult Natural England as a statutory consultee on other matters.

[Local Planning Authorities Get Environmental Advice - GOV.UK \(www.gov.uk\)](#) provides more information on when you must consult Natural England when considering development proposals including [Nationally Significant Infrastructure Projects - GOV.UK \(www.gov.uk\)](#) (NSIPs).

FOR LOCAL PLANNING AUTHORITY USE ONLY

If you require a formal Natural England letter setting out this advice, please enter the planning application reference in the box and click Generate Formal Advice Letter.

Generate Formal Advice Letter

Natural England will keep a record of the location, date and planning application reference when a formal letter is generated.

If you have any questions or feedback, please contact Natural England's Impact Risk Zones Team:
NEIRZS@naturalengland.org.uk

Natural England Enquiries line: [0300 060 3900](tel:03000603900)

March to September: call operating times are 10:00am to 4pm Monday to Friday (excluding public holidays)
October to February: call operating times are 10:00am to 3pm Monday to Friday (excluding public holidays)
Find out about call charges at [Call Charges - GOV.UK \(www.gov.uk\)](#)

[Accessibility Statement](#)