

Date: 24 September 2026
Our ref: 558826
Your ref: HGY/2026/2421



Phillip Elliott
Haringey Council

BY EMAIL ONLY

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Dear Phillip Elliott

Planning Consultation: Full planning permission for a phased mixed-use development comprising: (i) enabling works and operations; (ii) residential development (Use Class C3) including affordable housing; (iii) shared living accommodation (Sui Generis), (iv) commercial and community floorspace (Use Classes E and F2); and (v) site-wide and/or phase-specific access, servicing, public realm, blue-badge parking, cycle parking, open space, hard and soft landscaping, utilities, plant and all other associated works. (The application is accompanied by an Environmental Statement (ES))

Location: Former Ashley House site, Ashley Road, London, N17 9LZ

Thank you for your consultation on the above dated 11 September 2026 which was received by Natural England on 11 September 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 recreational pressure impacts to Epping Forest Special Area of Conservation (SAC)

This development site is within the zone of influence (Zol) for recreational impacts to Epping Forest Special Area of Conservation (SAC).

Within this Zol, proposals for any net increase in residential units may have a likely significant effect on the qualifying features of the SAC through increased recreational pressure.

Natural England advises that such developments require a Habitats Regulations Assessment (HRA) 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(s) 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.

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 sincerely

Helen Churchill
Consultations Team