

**From:** Seale, Elizabeth [REDACTED]

**Sent:** 11 March 2021 17:29

**To:** Planning <[planning@oxford.gov.uk](mailto:planning@oxford.gov.uk)>

**Subject:** 21/00502/FUL | Redevelopment of existing light industrial unit to provide 4 x 2-bed dwellings, 2 x 3-bed dwellings and 2 x 4-bed dwellings Rear Of 10 - 28 Marshall Road Oxford Oxfordshire OX4 2NR

Dear Sir or Madam,

Please find attached below the response from Natural England for your information.

Yours faithfully,

Beth Seale

Beth Seale  
Operations Delivery  
Consultation Team  
Natural England, County Hall, Spetchley Road, Worcester, WR5 2NP

[www.gov.uk/natural-england](http://www.gov.uk/natural-england)

<mailto:consultations@naturalengland.org.uk>

All Natural England offices and our Mail Hub are currently closed due to the Corvid 19 pandemic – please send any documents to me by email not post – see the latest news on Corvid 19 at <http://www.gov.uk/coronavirus>.

**Stay alert, control the virus, save lives**

**We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.**

In an effort to reduce Natural England's carbon footprint I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

Natural England offers two chargeable services – the Discretionary Advice Service, which provided pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Species mitigation licence application. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see [here](#)

For further information on the Pre-submission Screening Service see [here](#)

Dear Sirs

Application ref: 21/00502/FUL

Our ref: 344881



Natural England has no comments to make on this application.

Natural England has not assessed this application for impacts on protected species. Natural England has published [Standing Advice](#) which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

Natural England and the Forestry Commission have also published standing advice on [ancient woodland and veteran trees](#) which you can use to assess any impacts on ancient woodland.

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

We recommend referring to our SSSI Impact Risk Zones (available on [Magic](#) and as a downloadable [dataset](#)) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at <https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice>

Yours faithfully

**Kate Stanley**

Advisor – Operations Delivery, Consultation Team  
Natural England  
Tel 0300 060 3900

<<http://www.gov.uk/natural-england>>

<<mailto:consultations@naturalengland.org.uk>>

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For further information on the Pre-submission Screening Service see [here](#)

During the current coronavirus situation, Natural England staff are working remotely to provide our services and support our customers and stakeholders. All offices and our Mail Hub are closed, so please send any documents by email or contact us by phone or email to let us know how we can help you. See the latest news on the coronavirus at <http://www.gov.uk/coronavirus> and Natural England's regularly updated operational update at <https://www.gov.uk/government/news/operational-update-covid-19>.



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