



**Chiltern Beechwoods Special Area of Conservation
Frequently Asked Questions
March 2022**



1. Why has the council issued these frequently asked questions?

The council, as 'competent authority', has prepared this document to help you understand changes to the application process in relation to parts of the north, central, west and east planning committee areas:

<https://buckinghamshire.moderngov.co.uk/documents/s6882/BuckinghamshireAreaPlanningMap.jpg.pdf>

Habitat Regulations Assessment will now be required, under the Habitats and Birds Directive, for any development which results in an additional home within the Chiltern Beechwoods Special Area of Conservation. The Zones of Influence can be seen in Figure 1 below and can be found here: [Dacorum Borough Council Site Map](#)

The Frequently Asked Questions apply to those planning applications where either new build housing or a change of use to residential development is proposed. This document only applies to land within the administrative area of Buckinghamshire Council.

2. What is the Chilterns Beechwoods Special Area of Conservation?

The Special Area of Conservation is an internationally recognised designation with habitats and species of significant ecological importance. The Chiltern Beechwoods Special Area of Conservation comprises of nine separate sites in the Chiltern Hills across three counties.

The relevant sites in Buckinghamshire are the Ashridge Commons and Woods Sites of Special Scientific Interest. These cover an area of 2000 hectares of which 30% lies within Buckinghamshire. In addition, the Tring Woodlands Site of Special Scientific Interest is also a relevant constituent part of the Special Area of Conservation.

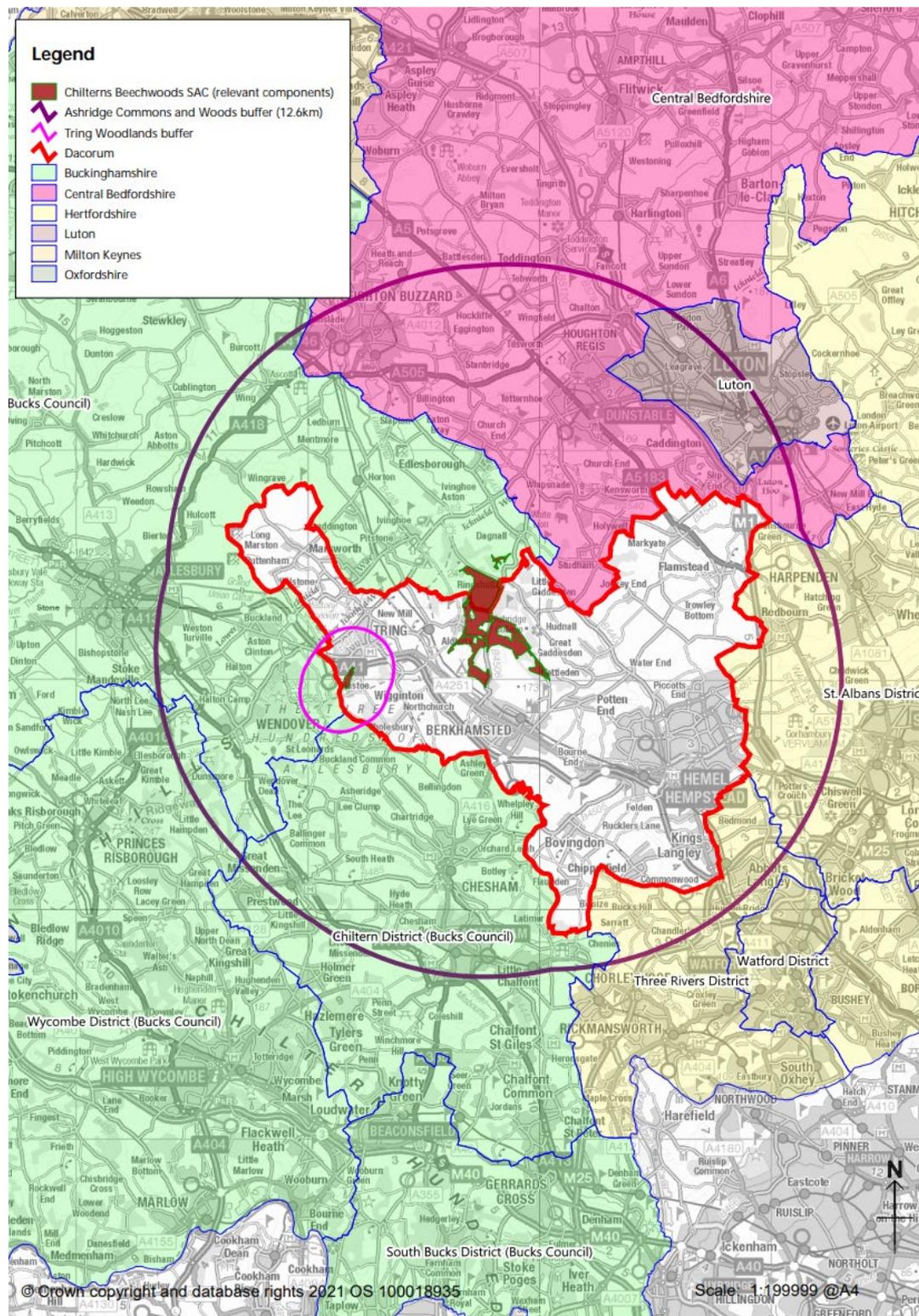
The main qualifying features of the Special Area of Conservation are:

- Beech forests on neutral to rich soils
- Semi-natural dry grasslands and scrub on chalk
- Stag beetle population

The location of the two Special Area of Conservation units is set out in Figure 1.

The forests form part of the most extensive area of native beech woodland in England and contain several notable and rare plants. The Stag Beetle is the country's largest terrestrial beetle and is of international importance. The Special Area of Conservation also has a unique character which draws visitors from a wide catchment. The designation provides the highest level of protection to ensure the integrity of the site is protected.

Figure 1:



3. What is the relevant evidence?

A Habitats Regulation Assessment is required to assess if a plan or project could have significant effects on the qualifying features of a Special Area of Conservation. Dacorum Borough Council, a neighbouring authority, is in the process of producing a new Local Plan. As part of the ongoing work on the preparation of their Local Plan, Dacorum Borough Council was required to undertake a Habitats Regulations Assessment to understand the impacts that current and planned future growth may have on sites designated under the Habitats and Birds Directive.

A screening exercise (stage 1 of the Habitats Regulations Assessment) undertaken by Dacorum Borough Council, has identified that an increase in recreational disturbance will derive from an increase in housing numbers; and that this disturbance would have likely significant effects on parts of the Chiltern Beechwoods Special Area of Conservation that are located within and on the edge of its Borough.

The evidence underpinning the likely significant effects identifies potential for mitigation solutions to overcome those likely significant effects within Zones of Influence from the Special Area of Conservation. These Zones of Influence extend into the administrative area of Buckinghamshire Council [see Frequently Asked Question number 4]. The main impacts of this recreational disturbance include trampling, which has led to the widening of footpaths, compacting soils and churning the ground along the most 'attractive' desire lines. Other disturbance includes, mountain biking damage leading to exposed and damaged tree roots, den building, informal parking, and eutrophication from dog fouling.

4. How does this affect my application?

The council is required by law under the Conservation of Habitats and Species Regulations 2017 (the Habitats Regulations), as amended, to ensure that there are no adverse effects on such designated sites. A precautionary approach is embedded in the Habitats Regulations that includes a necessity to demonstrate that impacts will not occur. The Zones of Influence [See Frequently Asked Question 3] provide geographical areas within which the council will establish mitigation measures to overcome adverse effects from development.

12.6 kilometres and 1.7 kilometres Zones of Influence and 500m exclusion zone have been identified by Dacorum's Local Plan evidence base and endorsed by Natural England. Both zones extend into Buckinghamshire. The Zones of Influence identify the area which net new residential development would be expected to result in increased recreational pressure and impact the Chiltern Beechwoods Special Area of Conservation [see Frequently Asked Question number 3]. A plan showing the area within Buckinghamshire affected can be found here: [Dacorum Borough Council Site Map](#)

5. What does this mean for my application?

The council will carry out an initial screening assessment of your application to decide whether the development is likely to have a significant effect (either alone or in combination with other plans and projects) on the Special Area of Conservation. It will consider the nature, scale and location of the development and undertake any relevant review. This initial review will 'screen out' proposals that do not need further assessment under the Habitats Regulations.

The council may need to seek the advice of other key bodies at the screening stage, such as Natural England.

6. Why is the decision on my application being delayed at this current time?

The evidence produced in support of the emerging Dacorum Borough Local Plan identifies adverse effects on the integrity of the Special Area of Conservation. The evidence is that additional residential development will lead to an increase in visitor numbers using Ashridge Commons and Woods Special Site of Scientific Information and Tring Woodlands Special Site of Scientific Information.

The Habitats Regulations are clear that development proposals must not give rise to adverse effects on the integrity of the Special Area of Conservation either alone or in combination with other plans or development proposals. If it is likely, or even where it is uncertain that a significant adverse effect will occur, then measures must be secured to either avoid or mitigate the impact. If it is not possible to avoid or mitigate an adverse impact, then planning permission will be refused.

The council is prioritising the preparation of a mitigation strategy working with partner organisations. This will take a few months before it will be in place. In line with steps taken on other designated sites in England, this requires us to identify and implement mitigation measures in perpetuity.

The council will continue processing planning applications however it will not be able to issue decisions on such applications, until acceptable mitigation strategies to manage the recreational pressures and adverse effects of new development on the Special Area of Conservation have been identified. Acceptable mitigation will need to be secured by legal agreement.

While strategies are put in place Planning Officers will continue to work on those applications which are unable to be determined for reasons relating to Habitat Regulations Assessment, to ensure that delays are kept to a minimum. Applicants will be requested to agree extensions of time to cover this period, until a mitigation strategy is in place.

7. Which applications are affected?

It will depend on the type of application that has been submitted.

As required under the Habitat Regulations, your application will be screened to identify if it will require further assessment for recreational pressure on the Special Area of Conservation.

The restrictions will affect us issuing a decision where it would lead to a net increase in new homes on a site. A summary table of the qualifying types of development are set out below.

Development Type (Use Class)	Affected by the restrictions
Student accommodation (C2)	Yes
Residential care homes and institutions (C2)	Yes
Dwelling houses (C3)	Yes
Houses in Multiple Occupations (HMOs) (C4)	Yes
Residential caravan sites	Yes
Permanent residential boat moorings	Yes
Gypsies, Travellers and travelling show people plots	Yes
Ancillary accommodation (e.g., granny annex)	Yes
Replacement dwelling houses	No
Extensions to dwelling houses	No

The Habitat Regulations apply to consents or permissions which the applicant requires the council to give for the development to proceed. These include consents and permission for reserved matters and where the discharge of conditions is sought.

The types of application that are affected are set out below:

Application type (where they include qualifying development)	Affected by the restrictions
Full Planning Permission	Yes
Outline Planning Permission	Yes
Applications for Permission in Principle and Technical Details Consent	Yes
Applications for reserved matters	Yes
Applications for prior approval / permitted development rights	Yes
Applications subject to appeal	Yes
Applications under s73 of The Town & Country Planning Act 1990 (as amended)	Yes
Applications where there is a resolution to grant planning permission but where a formal decision has not been issued (for example subject to satisfactory completion of a legal agreement).	Yes

The council will be able to determine and issue decisions for other types of applications which do not involve the creation of new homes (or residential accommodation).

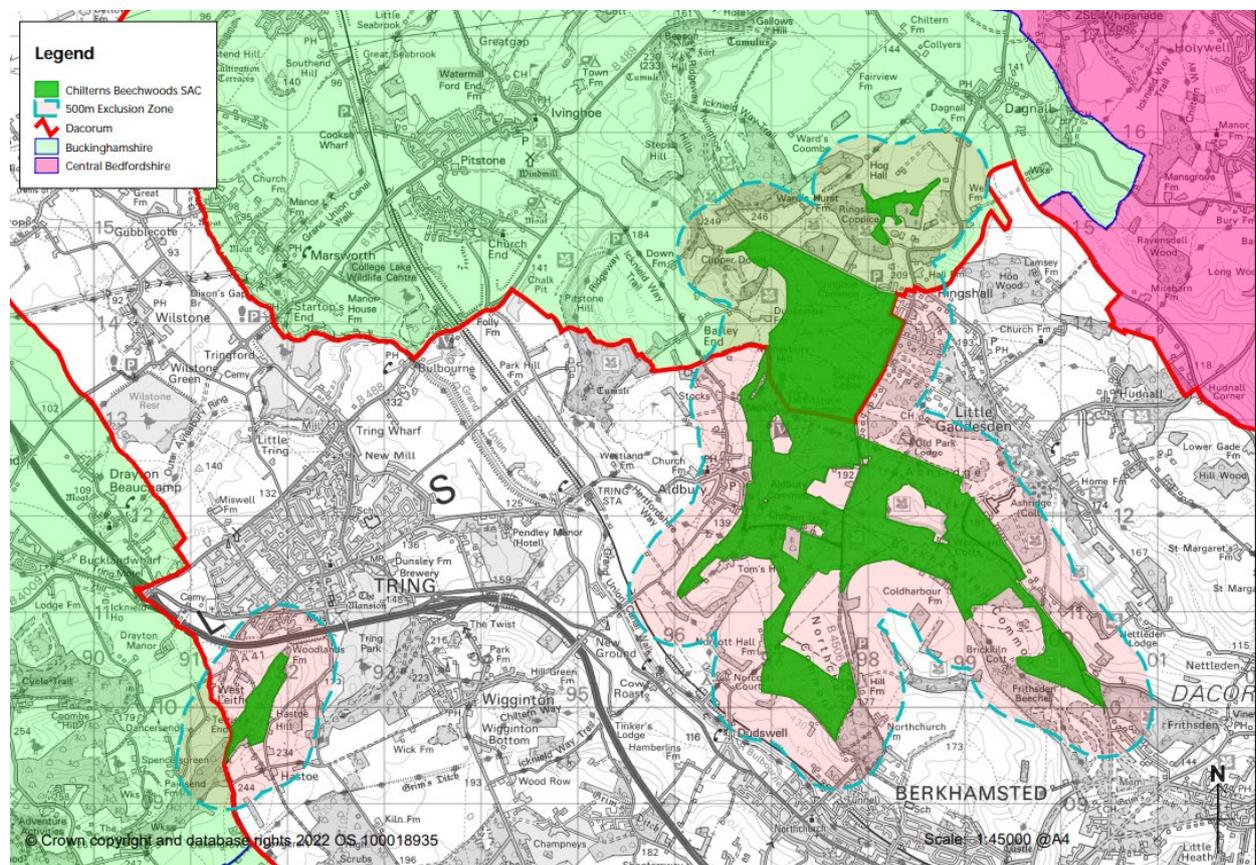
8. What if my application lies within the 500m exclusion zone?

There is only a small area of the 500-metre exclusion zone which extends into Buckinghamshire in the north planning committee area, as shown in Figure 2.

If your application site lies within 500 metres of the Special Area of Conservation, the council considers that the likely significant effects of additional homes cannot be mitigated. The evidence indicates that the effects of new development in close proximity to the Special Area of Conservation, within walking distance, is more likely to be of risk to the beechwoods through frequent use by residents. Residents within 500 meters are also unlikely to use suitable alternative green space in preference to the Special Areas of Conservation for recreational use.

Therefore, there is a presumption against any net increase of new homes within 500 metres of the Special Area of Conservation. Unless it can be evidenced otherwise through your own shadow Habitats Regulations Assessment and the council agrees with you, the application will be refused.

Figure 2:



9. When will the council be able to issue a decision on my application?

The council estimates that a mitigation strategy will be agreed in approximately 6 months. Until this mitigation strategy is agreed, the Habitats Regulation Assessment process will prevent the council making decisions on residential development.

An applicant can choose to produce their own project level Habitats Regulations Assessment (or Shadow Habitats Regulations Assessment). It is considered that a Shadow Habitats Regulation Assessment will be unlikely to satisfy the council but there may be exceptional cases. These type of studies are normally costly and as such caution is advised on this approach.

When your application is pending determination, the council will need to agree an extension of time to cover this period, until a mitigation strategy is put in place.

10. Can I appeal against the non-determination of my application?

You can still exercise a right of appeal where it exists.

The Secretary of State, acting through the Planning Inspectorate, will usually be the body deciding whether to grant permission for an application that is appealed.

The Planning Inspectorate will be the 'competent authority' for the purposes of the Habitat Regulation Assessment and will be responsible for carrying out the appropriate assessment to inform that decision.

11. What is the council doing next?

The council will continue to work with partner organisations to enable Buckinghamshire Council to develop a mitigation strategy for the recreational pressures. This is likely to be a financial contribution by way of a Strategic Access Management and Monitoring Strategy (SAMM) and Suitable Alternative Natural Green Space (SANG) provisions. Any financial contribution would be secured through a S106 bilateral or unilateral undertaking.

The financial contributions will go towards mitigation projects for the Chiltern Beechwoods Special Area of Conservation. Mitigation is likely to include measures which would avoid,

reduce, or divert recreational pressures on these sensitive areas. Such measures could include financial contributions towards additional rangers, education, interpretation, physical work on sensitive sites and an access strategy. There would be monitoring of the success of such actions.

There is also further technical work being carried out by Dacorum Borough Council in respect of air quality and hydrology impacts on those qualifying sites in the Habitats and Birds Directive. The impacts are not known at this stage, but Dacorum Borough Council has advised that these will be considered separately, require their own evidence bases, and if necessary, separate mitigation packages and modelled outputs.

The Government provides advice on the [Habitats Regulations Assessment process and protecting European sites](#) and [appropriate assessment](#).

The Dacorum Borough Council website gives further [information about the Chiltern Beechwoods Special Area of Conservation](#).

You can also view the [Chilterns Beechwoods SAC - Habitats Regulations Map \(arcgis.com\)](#)

Buckinghamshire Council's website will be updated as the matter evolves.