



## East Buckinghamshire Area Planning Committee agenda

Date: Tuesday 9 January 2024

Time: 6.30 pm

Venue: Amersham Council Chamber, King George V House, King George V Road,  
Amersham HP6 5AW

### Membership:

I Darby, M Fayyaz, M Flys (Vice-Chairman), G Harris, C Jones, J MacBean, J Rush, M Stannard, H Wallace, L Walsh, J Waters (Chairman) and S Wilson

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<b>Agenda Item</b>	<b>Page No</b>
<b>1 Apologies for absence</b>	
<b>2 Declarations of interest</b>	
<b>3 Minutes of the previous meeting</b> To agree the minutes of the meeting held on 14 November 2023 as an accurate record.	<b>3 - 4</b>
 <b>Planning Applications</b>	
<b>4 PL/22/4074/FA - St Leonards Church Hall, Glebe Way, Chesham Bois, HP6 5ND</b>	<b>5 - 144</b>
<b>5 Date of next meeting</b> Tuesday 6 February 2024 at 6.30pm. <i>Please note that this meeting will be held at Council Offices, Queen Victoria Road, High Wycombe, HP11 1BB</i>	
<b>6 Availability of Members Attending Site Visits (if required)</b> To confirm members' availability to undertake site visits on Monday 5 February 2024, if required.	

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## East Buckinghamshire Area Planning Committee minutes

Minutes of the meeting of the East Buckinghamshire Area Planning Committee held on Tuesday 14 November 2023 in Amersham Council Chamber, King George V House, King George V Road, Amersham HP6 5AW, commencing at 8.02 pm and concluding at 9.39 pm.

### Members present

I Darby, M Fayyaz, M Flys (Vice Chairman), C Jones, J MacBean, J Rush, H Wallace, L Walsh, J Waters (Chairman) and S Wilson

### Others in attendance

M Aughterlony, B Binstead, L Lee Briggs and M Shires

### Apologies

G Harris and M Stannard

### Agenda Item

#### 1 **Declarations of interest**

**Councillor H Wallace:** Application number PL/23/0328/FA - declared a personal interest due to being acquainted with the applicant. Councillor H Wallace withdrew from the meeting for this agenda item and did not take part in debate or voting on the application.

**Councillor M Fayyaz:** Application number PL/23/0472/FA - declared a personal and prejudicial interest, as the applicant had carried out work for Councillor M Fayyaz previously. It was noted that Councillor M Fayyaz would withdraw from the meeting for the relevant agenda item and would take no part in debate or voting on the application.

#### 2 **Minutes of the previous meeting**

The minutes of the meeting held on 17 October 2023 were agreed as an accurate record.

#### 3 **PL/23/0328/FA - The Plough Public House, Hyde Heath Road, Hyde Heath, HP6 5RW**

Single storey, open sided detached shelter to side of public house (retrospective).

**\*Note: Councillor H Wallace withdrew from the meeting for this item.**

Members voted unanimously in favour of the motion that conditional permission be granted in accordance with the officer recommendation.

**It was proposed by Councillor J MacBean and seconded by Councillor I Darby.**

**Resolved: that the application be granted conditional permission subject to the conditions and informative as per the officer's report.**

- 4 PL/23/0472/FA - Land Adjacent to Timberley Lane, Chesham Lane, Kings Ash**  
Change of use of land from agricultural to a mixed use of agricultural and equine purposes, erection of stable building, 2 storage buildings, secure chicken shed (wintering) together with areas of hardsurfacing (part-retrospective).

**\*Note: Councillor M Fayyaz withdrew from the meeting for the debate and voting for this item.**

Following a full debate, members voted in favour of the motion to grant conditional permission subject to the conditions as per the officer's report and amendments listed below.

Speaking on behalf of Lee Parish Council: Councillor C Sully

Speaking on behalf of the applicant: Mr J Collinge

**It was proposed by Councillor J Rush and seconded by Councillor H Wallace.**

**Resolved: that the application be granted conditional permission, subject to the conditions in the report and with the following additions/changes:**

- 1. Condition 1, regarding biodiversity improvements, to include reference to additional hedging, as an option to improve biodiversity.**
- 2. Condition 2 to include reference to the personal and private stabling of horses, to ensure the stables are only used for this purpose and not for any commercial purpose.**
- 3. An additional condition to require details of appropriate manure waste disposal.**
- 4. Condition 3 to include reference to any unauthorised hardstanding as well as buildings, and to require its removal within 3 months of the date of this decision.**
- 5. Additional condition to require details of surface water drainage to be approved.**

- 5 Date of next meeting**  
Tuesday 12 December 2023 at 6.30pm.

- 6 Availability of Members Attending Site Visits (if required)**





## Report to East Buckinghamshire Area Planning Committee Deferred Application

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<b>Application Number:</b>	PL/22/4074/FA
<b>Proposal:</b>	Redevelopment of the site to create a new multifunctional Parish Centre with cafe, day nursery building, replacement rectory with detached garage, 2 outbuildings to provide prayer room and substation/bin and bicycle store, associated parking and landscaping.
<b>Site Address:</b>	St Leonards Church Hall Glebe Way Chesham Bois Buckinghamshire HP6 5ND
<b>Applicant:</b>	St Leonard’s Parochial Church Council
<b>Case Officer:</b>	Melanie Beech
<b>Ward affected:</b>	Amersham and Chesham Bois
<b>Parish Town Council:</b>	Chesham Bois Parish Council
<b>Valid date:</b>	13 December 2022
<b>Determination date:</b>	11 January 2024
<b>Recommendation:</b>	Conditional Permission

### 1.0 Matters for consideration

- 1.1 Members will recall that this application was heard by the Planning Committee at the meeting on 17<sup>th</sup> October 2023. The Planning Committee Report considered at this meeting is attached at **Appendix A**. The application was deferred for the following reason:

“To allow officers to consider further the implications of the proposed development on the integrity of the Chiltern Beechwoods Special Area of Conservation (SAC). The site lies within the Zone of Influence of the SAC and Members disagreed with Officers’ screening of the proposal that no likely significant effects would occur. They requested deferral of this planning application, subject to receipt of a satisfactory Appropriate Assessment for the site, considering potential usage against some different scenarios.”

- 1.2 An Appropriate Assessment and report was prepared for the East Area Planning Committee scheduled for 13<sup>th</sup> December 2023. However, that Committee was cancelled

and therefore this report incorporates the evaluation from the previous report and responds to further comments received since the publication of the report for the December Committee.

## **2.0 Evaluation**

- 2.1 An Appropriate Assessment is informed by comments from Natural England. Natural England were consulted on 19<sup>th</sup> October 2023 and provided comments on 3<sup>rd</sup> November 2023. They concluded that “Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutory designated sites and has no objection.” Their full comments are attached at **Appendix B**.
- 2.2 Attached at **Appendix C** is a screening template which is used to screen for the likely significant effect on the Chiltern Beechwoods SAC. In consultation with Natural England, officers still conclude that there would not be a Likely Significant Effects ‘alone’ and/or ‘in-combination’ on features associated with the Chilterns Beechwoods Special Area of Conservation. Therefore officers consider that an Appropriate Assessment of the proposal is not necessary.
- 2.3 However, it is recognised that Members of the Planning Committee were clear in their request for an Appropriate Assessment to be carried out, which considers potential usage against different scenarios. The Appropriate Assessment is attached at **Appendix D**.

## **3.0 Conclusion on the Chiltern Beechwoods SAC**

- 3.1 The Appropriate Assessment considers potential usage of the SAC against three different scenarios and concludes that it is unlikely that the proposed development would have a significant effect upon the integrity of the Chiltern Beechwoods SAC. This is because people using the new facilities on the site are visiting for a specific purpose and given the distance (11.3km) and travel time (25 minutes’ drive), as well as the availability of other open spaces in much closer proximity, it is unlikely that the proposal will increase recreational pressure on the Chiltern Beechwoods SAC.
- 3.2 The Appropriate Assessment has been informed by consultation with Natural England and therefore provides a robust analysis of the potential effects on the Beechwoods SAC.
- 3.3 Based on the Appropriate Assessment and comments from Natural England who raise no objection to the proposal, the recommendation remains to grant conditional permission.

## **4.0 Response to comments made by Chesham Bois Parish Council dated 20<sup>th</sup> November 2023**

- 4.1 Chesham Bois Parish Council have submitted a further letter in relation to this application, dated 20<sup>th</sup> November 2023 requesting that the application form, applicant’s documents and case officer report be reviewed. Their full comments are attached at **Appendix E**. They raise concern that some issues have not been addressed, including the scale and use of the proposed development, impact on heritage assets, traffic generation and parking requirements, biodiversity, impact on the neighbouring property, anti-social behaviour, and the impact on the Chiltern Beechwoods SAC.
- 4.2 All of these issues have been addressed by the Planning Inspector in the appeal decision and in the Committee Report considered at the October Committee. The application was deferred solely so that an Appropriate Assessment could be carried out and the

impact on the Chiltern Beechwood SAC be further considered. As such, this is the only matter for consideration as no new substantive evidence or information has been submitted by the Parish Council or other interested party.

- 4.3 In their letter dated 20<sup>th</sup> November 2023, Chesham Bois Parish Council also raise concerns over procedural matters such as opportunities to speak at Committee, IT issues and consideration of financial penalties (or “costs”) if the Council challenges the Inspectors decision. Officers are confident that the application has been assessed properly in a sound way, following proper procedure.

## **5.0 Response to comments made by Chesham Bois Parish Council dated 7<sup>th</sup> December 2023**

- 5.1 Following the publication of the Committee Report prepared for the December Planning Committee meeting (which was cancelled), Chesham Bois made further comments and submitted an Ecology Review prepared by Future Nature WTC, and a vehicle count report from November 2023. Their full comments are attached at **Appendix F** and the reports are available to view on the Council’s website.
- 5.2 Officers have considered the information that has been submitted and conclude that it does not change the recommendation to approve the application, subject to conditions. This is because the additional information does not bring up any new material information that has not been previously addressed by the Planning Inspector or in the previous Committee reports. For completeness, each of the comments received are addressed below.

### **Chiltern Beechwoods SAC**

- 5.3 Section 1 of the comments relate to the Chiltern Beechwoods Special Area of Conservation (SAC). CBPC query the rationale for the selection of scenarios set out in the Appropriate Assessment and state that no “high risk” scenario has been provided. Officers were instructed by Members at the previous Committee Meeting to carry out an Appropriate Assessment for the site, “considering potential usage against some different scenarios” (quoted from the minutes of the Committee Meeting held on 17<sup>th</sup> October 2023). The scenarios were chosen as they represented different users of the new facility and are likely to attract different types and numbers of visitors. The first scenario considered users of the new parish centre combining trips to the Chiltern Beechwoods SAC and is therefore the “high risk” or worst case scenario that CBPC say has not been provided.
- 5.4 CBPC also refer to the comments from Natural England who were consulted on 19<sup>th</sup> October 2023. An Appropriate Assessment has been carried out which is informed by the comments received. The conclusion of this Appropriate Assessment is that the proposed development is unlikely to have a significant effect upon the integrity of the Chiltern Beechwoods SAC.

### **Scale**

- 5.5 CBPC state that the capacity of the proposed development was not provided for the Planning Inspectorate and has not been detailed in the re-submitted application. This is not correct. The Planning Inspector was provided with all the plans and supporting documentation which detailed the capacity of the proposed development. Based on an assessment of the application, the Inspector raised no objection to the scale of the proposed development. The re-submitted application is the same as the previous application save for the removal of the additional dwelling. This is explained in paragraphs 1.2, 2.4 – 2.8, and 5.3 – 5.5 of the previous Committee Report.

5.6 The comments from the Heritage Officer made in March 2023 are addressed in paragraphs 5.11 and 5.12 of the previous Committee Report.

### **Ecology**

5.7 CBPC say that important ecology and biodiversity matters were not provided for the Planning Inspector and that these matters were not discussed at the previous Committee Meeting. On the contrary, the Inspector was provided with all the information available at the time of the appeal and raised no objection to the proposed development in terms of biodiversity.

5.8 CBPC have instructed an independent ecologist to review the reports submitted with the application and assess the potential impact of the development on the Chesham Bois Common. The Council's Ecologist has reviewed the report prepared by Future Nature WTC on behalf of CBPC and does not consider that any new information has been provided. She acknowledges that a new Statutory Biodiversity Metric User Guide was published in November 2023 but such updates occur regularly and to expect applicants to have to update their metric every time would be unreasonable. The Council assesses the application at the time of its submission. Officers are confident that the impact of the proposed development on protected species has been properly considered and this is set out in paragraphs 5.30 and 5.31 of the previous Committee Report. The new report that has been submitted does not alter this conclusion.

### **Traffic Generation**

5.9 CPBC monitored traffic around the site in November 2023 and instructed an independent consultant to review the reports submitted with the application and assess the impact of a full site capacity event. It is not clear who this consultant is but CBPC have said that the consultant has advised that "The proposed scale of the development would result in a significant uplift in traffic on the small roads adjacent to the site, which have minimal street lighting, no pavements, and are one-way when parking bays are occupied. New traffic generation would impact the tranquil nature of the Conservation Area, in particular at week-ends when the area surrounding the site currently has the most visitors for recreational purposes. The Common is also used to provide Forest School facilities for local schoolchildren during the week and there is a greater risk of accidents with increased traffic."

5.10 This view is not shared by the previous Planning Inspector or the Local Highway Authority, who have commented on both applications and raise no objection to the proposed development in terms of traffic generation. This is set out in paragraphs 5.19 – 5.24 of the previous Committee Report. The traffic monitoring at the site carried out by CBPC and the view of the independent consultant does not provide any new information that would change the comments made by the Highway Authority or the decision made by the Planning Inspector. As previously stated, the proposed development is exactly the same as the previous proposal, save for the removal of the additional dwelling and therefore it would not be reasonable to come to a different conclusion on traffic matters. In fact, the traffic generation is slightly less than the previous appeal scheme, given that the additional dwelling has been removed.

### **Impact on immediate neighbour**

5.11 CBPC state that the Planning Inspector was not provided with detailed information about how the proposed development would impact on residents of the neighbouring property, The Old Rectory. This is not correct. The Planning Inspector was provided with

all the plans and supporting information submitted with the previous application and raised no objection to the proposed development in terms of its impact on neighbouring properties. This is explained in paragraphs 5.16 – 5.18 of the previous Committee Report.

- 5.12 CBPC also raise an issue in relation to a cesspit soakaway and associated waste drains which are located beneath the Glebe Land. They say that access to the drains and cesspit is required for maintenance and it is not clear that the area would be suitable for any excavation or development. The Lead Local Flood Authority (LLFA) have been consulted on the application and raise no objections, subject to a condition requiring a surface water drainage scheme for the site to be submitted, approved and implemented. This is set out in paragraph 5.28 of the previous Committee Report. The comments from CBPC do not change this assessment.

#### **Summary on CBPC Comments received 7<sup>th</sup> December 2023**

- 5.13 CBPC continue to object to the proposed development on grounds which have already been addressed by the Planning Inspector and in the previous Committee Report. The information that was submitted on 7<sup>th</sup> December is not new evidence and as such does not change the officer's assessment of the application or recommendation to approve, subject to conditions.
- 5.14 CBPC have requested an opportunity to speak at the Committee on 13<sup>th</sup> December 2023. However, in accordance with the Council's Constitution, "Where an application is deferred for consideration to a subsequent meeting and in the opinion of the lead planning officer there are no significant amendments or changes to the substance of the application, there will be no further public speaking when the application is brought back to the relevant Planning Committee."

#### **6.0 Letter sent from Chesham Bois Parish Council (CBPC) to all Members of the East Area Planning Committee, 12 December 2023**

- 6.1 This letter is attached at **Appendix G**. It is not considered that the letter to Members raises any new information and all of the objections have already been addressed.
- 6.2 With regard to which Committee Members are allowed to take part in the further consideration of the application, the Council's Constitution states that "When a Planning Committee is considering any item in a quasi-judicial capacity, a member of the Committee must be present throughout the entire presentation and subsequent debate on the item, in order to vote on that item." The "entire presentation" means the discussion when it was first heard by the Committee, along with any further discussion following a deferment. The Corporate Director for Legal Services and the Monitoring Officer have confirmed this is the case, namely that items deferred at Planning Committee shall only be voted on by Members that were in attendance at the previous meeting(s) wherein the application was discussed/presented.
- 6.3 Finally, CBPC query how many of the conditions could be monitored or enforced. The Planning Practice Guidance (PPG) says that "when used properly, conditions can enhance the quality of development and enable development to proceed where it would otherwise have been necessary to refuse planning permission, by mitigating the adverse effects." The PPG also states that planning applications should not be refused for matters that can be dealt with by condition, and to do so is a stated example of unreasonable behaviour. The conditions that have been recommended all meet the 6

tests for conditions that are set out in the Planning Practice Guidance and therefore they are all enforceable.

## **7.0 Comments from Protect Chesham Bois Common and Surrounding Area Action Group (The Action Group) dated 7<sup>th</sup> December 2023**

### **Chiltern Beechwoods SAC**

- 7.1 The Action Group, represented by Carter Planning, submitted additional comments on 7<sup>th</sup> December 2023. These are attached at **Appendix H**. They express their disappointment with the Appropriate Assessment that has been carried out by Officers, saying that there is no evidence that people will only visit the site for a specific purpose. In particular, they say that the café may well not be the sole destination. As the development has not been built yet, or even been given planning permission, there is no evidence to confirm either way whether or not people will combine trips to the application site with trips to the Chiltern Beechwoods SAC. Therefore the Appropriate Assessment must be based on the likelihood of this occurring, which is informed by professional judgement and in consultation with Natural England.
- 7.2 Natural England were consulted on the application on 19<sup>th</sup> October 2023 and were provided with all of the plans and supporting information submitted with the application. In addition, the case officer sent an email to Natural England, providing them with background information on the case and a further email once the comments had been received, specifically asking them for any comments on the impact of the proposed café. The response was that “The adopted strategic solution for Chilterns Beechwoods relates to increase overnight accommodation/net increase in dwellings and therefore this application would not be caught.” In summary, the proposed development does not result in a net gain in residential dwellings and therefore Natural England does not object to the application.

### **Land ownership**

- 7.3 The Action Group reiterate their objection in relation to the applicant proposing to widen the access on land outside of their ownership. This is addressed in paragraph 5.21 of the previous Committee Report.

### **Badgers**

- 7.4 The Action Group refer to the objection from the Buckinghamshire Badger Group and say that the Council’s Ecology Officer has not responded to all of the information submitted. This is not correct. The Ecologist’s comments are available to view on the Council’s website and in the previous Committee Report. She engaged with the Buckinghamshire Badger Group before providing her comments and ultimately raised no objection to the proposal. Members will note that a condition is recommended that requires the developer to obtain a badger development license from Natural England prior to the commencement of development (condition 15).

### **Thames Valley Police**

- 7.5 The Action Group repeat their objection to the proposed development in terms of site security. This is addressed in paragraph 5.13 – 5.15 of the previous Committee Report and the comments submitted do not provide any new information that needs to be considered.

## **Light Pollution**

- 7.6 The Action Group states that there has been no detailed consideration of the impact of light pollution on heritage assets and protected species. The Inspector raised no objection to the proposed development in this regard and it is reiterated that the current proposal is exactly the same, except for the removal of the additional dwelling. The Action Group have not provided any new information that means that this issue should be debated again. It is noted that condition 19 recommends a lighting scheme to be submitted, approved and installed prior to the use of the development.

## **Usage**

- 7.7 The Action Group states that community groups have vacated the site since the initial application was made and that there are now more alternative worship and community spaces in the local area, whilst church attendance numbers continue to decline. Paragraphs 5.13 – 5.14 of the previous Committee Report sets out that the National Planning Policy Framework (NPPF) encourages the provision of community facilities and this has not changed since the appeal decision was made.

## **Highways**

- 7.8 The impact of the proposed development on highway matters has been assessed by the Planning Inspector and the Local Highway Authority. This is set out in paragraphs 5.19 – 5.24 of the previous Committee Report. The Action Group challenge the Inspector's findings and the consultation response made by the Highway Authority. However, the appeal decision was not formally challenged and therefore it remains a material consideration in the assessment of the current application. As the proposed development is exactly the same as the previous one, apart from the removal of the additional dwelling, there is no reason to re-visit the impact of the proposed development on the highway.

## **Heritage**

- 7.9 The comments from the Heritage Officer made in March 2023 are addressed in paragraphs 5.11 and 5.12 of the previous Committee Report.

## **Impact on the Grade II listed neighbouring property**

- 7.10 The Action Group believe that the Planning Inspector's assessment of amenity and heritage assets was inadequate. However, as previously stated, the appeal decision was not formally challenged and therefore it is an important material planning consideration in the determination of the current application. The Inspector raised no objection to the proposed development in terms of its impact on heritage assets or amenity, and as the application is exactly the same apart from the removal of the additional dwelling, there is no reason to re-visit these issues. In fact, the current proposal represents an improvement to the setting of the listed building as the additional dwelling which was proposed adjacent to The Old Rectory has been removed. This is set out in paragraphs 5.11 - 5.12 and 5.16 – 5.18 of the previous Committee Report.

## **Summary on comments from the Protect Chesham Bois Common and Surrounding Area Action Group**

- 7.11 It is clear that The Action Group are not happy with the Planning Inspector's assessment of the previous application or the decision that was made. However, this is not the forum to challenge the appeal decision, which is a material planning consideration in the assessment of the current application. The Action Group have not provided any

substantial or material new information or evidence that would change the recommendation of Officers to approve the application, subject to conditions.

## **8.0 Letter from Iain Purvis KC dated 7<sup>th</sup> December 2023**

- 8.1 The Parish Council has submitted a document from a local barrister, which provides some commentary on procedural matters; specifically in relation to the importance of the previous appeal decision. This is attached at **Appendix I**. The letter correctly highlights that an Inspector may make an award of appeal costs against a Planning Authority if it has been guilty of unreasonable behaviour in refusing an application, noting that the Planning Practice Guidance includes as one potential example of this as, 'unreasonably refusing' an application by 'persisting in objections to a scheme or elements of a scheme which...an Inspector has previously indicated to be acceptable.'
- 8.2 They also highlight some case law regarding consistency of decision-making. One crucial issue identified in the case law is that if the second application is distinguishable in some material way from the first, then the relevance of consistency falls away. The letter states that it may be reasonable to uphold objections to a new application, where the evidence is different or where the Planning Authority disagrees with the reasoning of the Inspector on reasonable grounds. In relation to these points, as discussed above, the new parish centre is identical to the previous appeal scheme and the issues relating to its capacity, usage and highway matters were all addressed by the previous Appeal Inspector. None of these matters have changed and there is no significant new information or evidence which would justify a departure from the previous Inspector's decision. To quote from the Planning Practice Guidance (above), if the LPA was to persist in objections which the Inspector has previously concluded to be acceptable, this would be regarded as unreasonable behaviour. In addition, a departure from the previous Inspector's reasoning could only be considered if the reasoning was flawed, not simply because Members disagree with the Inspector's conclusions. The Inspector went into considerable detail on the issues of character and appearance, and other matters, and their reasoning was well articulated. It cannot be said their reasoning was flawed, even if Members disagree with the conclusions.

## **9.0 Conclusion**

- 9.1 The additional information that has been submitted has been thoroughly assessed and acknowledged. It is clear that CBPC and the Protect Chesham Bois Common and Surrounding Area Action Group have strong objections to the proposed development and fundamentally disagree with the Planning Inspector's decision. However, the additional comments and reports do not provide any new evidence or information that materially change the assessment of the application. Therefore, the only matter for consideration by the Committee should be the sole reason for deferring the application; that is to carry out an Appropriate Assessment to further assess the impact of the proposed development on the Chiltern Beechwoods SAC.
- 9.2 Officers have undertaken the Appropriate Assessment and concluded that the proposed development would have no impact on the Chiltern Beechwoods SAC. This was informed by additional comments from Natural England, who confirmed the same. It is not considered that visitors to the new café/centre would combine such trips to the SAC at Ashridge, given the distance involved, the nature and time of the journey, the presence of other recreation destinations closer to Chesham Bois and the presence of numerous other cafes located much closer to the SAC.



9.3 The recommendation therefore remains to approve the development.

**10.0 Recommendation:** Grant planning permission subject to the conditions set out in the Officer's previous Committee report (Appendix A).

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## Buckinghamshire Council

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### Report to East Area Planning Committee

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<b>Application Number:</b>	PL/22/4074/FA
<b>Proposal:</b>	Redevelopment of the site to create a new multifunctional Parish Centre with cafe, day nursery building, replacement rectory with detached garage, 2 outbuildings to provide prayer room and substation/bin and bicycle store, associated parking and landscaping
<b>Site location:</b>	St Leonards Church Hall Glebe Way Chesham Bois HP6 5ND
<b>Applicant:</b>	St Leonard's Parochial Church Council
<b>Case Officer:</b>	Melanie Beech
<b>Ward affected:</b>	Amersham and Chesham Bois
<b>Parish-Town Council:</b>	Chesham Bois Parish Council
<b>Valid date:</b>	13 December 2022
<b>Determination date:</b>	19 October 2023
<b>Recommendation:</b>	Conditional Permission

#### 1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 This application seeks planning permission to demolish the existing parish centre in Chesham Bois, the associated outbuildings, and The Rectory; and redevelop the site to provide a new parish centre, prayer room, pre-school, and a new Rectory. Associated parking and landscaping is also provided.
- 1.2 This application follows the refusal of a previous application, reference PL/20/0401/FA, which was subsequently dismissed at appeal on 29<sup>th</sup> April 2022. The current application proposes exactly the same development except for that the additional dwelling that was previously proposed (to be known as Keeper's Cottage) has been removed from the proposal.
- 1.3 This is because in the appeal decision (attached at Appendix C to this report), the Inspector supported the previous scheme in every aspect, except for the impact that it would have on the Chiltern Beechwoods Special Area of Conservation (SAC). With regard to the impact

on the character of the area, including the Conservation Area and listed buildings, the impact on neighbouring properties, and the impact on the highway network, the Inspector raised no objection.

- 1.4 The main issues to consider therefore in determining this application are whether there are any material differences in the site circumstances or planning policy since the appeal decision was made, and whether the removal of the additional dwelling has overcome the Inspector's sole objection.
- 1.5 The following report sets out the officer's assessment of the application. In summary, the recent appeal decision is a material planning consideration that carries significant weight in the determination of the current application, even if people disagree with its conclusions. The technical reports that were submitted with the previous application have been updated to reflect the amended proposal and additional information has been submitted with regard to biodiversity.
- 1.6 An assessment has been carried out with regard to the potential impact of the proposed development on the Chiltern Beechwoods SAC. Officers consider that, by reason of the distance between the application site and the SAC, and the type of facilities proposed, it is unlikely that visitors to the site would combine it with a visit to the SAC. Therefore, as there is no net gain in dwellings and the proposed development would not increase recreational pressure on the SAC, it is considered that the application has overcome the sole reason for the Inspector dismissing the appeal. As such, the application is recommended for approval, subject to conditions. The applicant has agreed to such conditions.
- 1.7 Cllr Harris, Cllr King and Cllr Walsh have all called the application to Committee, regardless of the officer's recommendation, due to the significant public interest in relation to the previous application.

## **2.0 Description of Proposed Development**

- 2.1 The site is located within the parish of Chesham Bois. It is situated to the south of North Road, west of Glebe Way, and north of South Road. It currently includes St Leonard's Parish Centre with associated parking, The Rectory, and some small outbuildings.
- 2.2 The application site is within Chesham Bois Conservation Area and is adjacent to a grade II listed building (The Old Rectory). It is also adjacent to an Established Residential Area of Special Character (ERASC).
- 2.3 The application seeks planning permission to demolish all of the existing buildings and redevelop the site to provide a new parish centre, prayer room, pre-school, and a new Rectory.
- 2.4 The Parish Centre is a large building measuring approximately 35m wide x 23m deep. It has an undulating roof with a maximum height of 9.7m. The proposed materials are primarily timber cladding with a large amount of glazing on the elevations, and a green roof with glass lantern on top. Internally the parish centre consists of a full height main hall, an additional multi-purpose hall, café/meeting space with kitchen, parish council office and meeting rooms, toilets and shower room, and storage space. The main hall has a capacity of 275 (seated).

- 2.5 The pre-school is situated to the south of the main building and adopts a similar design approach with timber clad/glazed walls with a green roof. It is an 'L' shaped building with a maximum width of 11.4m, depth of 16.3m and height of 3.8m.
- 2.6 The prayer room is a smaller round building situated to the west of the parish centre surrounded by trees.
- 2.7 The New Rectory is situated in the northern part of the site, accessed from within the site. The proposed dwelling is a one and half storey dwelling measuring 15.9m wide x 12.6m deep at ground floor level, with a height of 7.9m. The proposed materials include flint walls and a natural slate roof. The property includes a kitchen, living room, dining room and study on the ground floor and four bedrooms on the first floor. A double garage is proposed to the east of the dwelling.
- 2.8 It is proposed to use the existing access to the site for vehicles and convert the existing access for The Rectory into a pedestrian and cycle access into the site. A total of 114 car parking spaces are provided in addition to bike racks and stores for 46 bicycles.
- 2.9 Much of the existing vegetation will be retained with new planting proposed within the site.
- 2.10 The application is accompanied by:
  - a) Planning statement, November 2022
  - b) Design and Access statement, October 2022
  - c) Vision and use statement, November 2022
  - d) Statement of community involvement, January 2020
  - e) Transport statement prepared by Waterman Infrastructure & Environment Ltd, November 2022
  - f) Heritage Assessment prepared by Cotswold Archaeology, October 2022
  - g) Landscape and visual assessment prepared by Adams Habermehl Landscape Architects, October 2022
  - h) Noise impact assessment prepared by RF Environmental, December 2019
  - i) Energy statement prepared by NRG Consulting, November 2022
  - j) Arboricultural Impact Assessment and Arboricultural report prepared by Sylva Consultancy, September 2022
  - k) Flood risk and drainage strategy, and SuDS Maintenance guide prepared by Infrastruct CS Ltd, December 2022.
  - l) Preliminary Ecological Appraisal and Preliminary Roost Assessment, prepared by Arbtech, November 2022
  - m) Biodiversity Net Gain Assessment and Biodiversity Net Gain Metric, prepared by Arbtech, February 2023
  - n) Bat Mitigation Plan, prepared by Arbtech, April 2023
  - o) Great Crested Newt eDNA Survey, prepared by Arbtech, July 2023
  - p) Badger Survey, prepared by Arbtech, August 2023

### **3.0 Relevant Planning History**

3.1 There have been a number of historic applications on the site relating to extensions, temporary buildings and works to trees. However, the most relevant application is the following:

- PL/20/0401/FA - Redevelopment of the site to create a new multifunctional Parish Centre with cafe, day nursery building, replacement rectory with detached garage, additional staff dwelling, 2 outbuildings to provide prayer room and substation/bin and bicycle store, associated parking and landscaping Refused permission 15<sup>th</sup> January 2021, dismissed at appeal 29<sup>th</sup> April 2022.

### **4.0 Summary of Representations**

4.1 At the time of drafting this report, 290 representations have been made on the application. 239 of these object, 45 support, and 6 are neutral.

4.2 Chesham Bois Parish Council object to the application on the following grounds:

- Material defects within the application
- Lack of proper consideration of biodiversity
- Damage to badgers and bat habitat
- Light pollution and lack of detail on lighting
- Inadequate vehicle access
- Inadequate parking provision
- Adverse impact on adjoining Grade II listed building

4.3 Consultation responses have been received from Building Control, Sustainable Drainage Team, Waste Management Team, Historic England, Heritage Team, Highway Authority, Ecology Officer, Newt Officer and Tree Officer.

4.4 A summary of these comments is set out in Appendix A of this report.

### **5.0 Policy Considerations and Evaluation**

- National Planning Policy Framework (NPPF), September 2023.
- National Design Guidance, January 2021.
- Core Strategy for Chiltern District, Adopted November 2011.
- Chiltern District Local Plan adopted 1 September 1997 (including alterations adopted 29 May 2001), consolidated September 2007 and November 2011.
- Buckinghamshire Countywide Parking Guidance, September 2015.
- Biodiversity Net Gain Supplementary Planning Document, July 2022.
- Chiltern and South Bucks Community Infrastructure Levy (CIL) Charging Schedule.

#### **Principle and Location of Development**

Core Strategy Policies:

CS1 (The spatial strategy),

CS2 (Amount and distribution of residential development 2006-2026),

CS3 (Amount and distribution of non-residential development 2006-2026)

CS29 (Community)

Local Plan Saved Policies:

H3 (Provision of new dwellings in the built-up areas excluded from the Green Belt (other than in accordance with Policies H2, H4 & H7)),

CSF1 (provision of community services and facilities in the built-up areas excluded from the Green Belt)

5.1 The site is located within the built-up area of Chesham Bois, where in accordance with Policy H3 of the Adopted Local Plan, replacement dwellings are acceptable in principle. Furthermore, the principle of new community facilities are also accepted in principle, in accordance with Policy CSF1 of the Local Plan and Policy CS29 of the Adopted Core Strategy.

5.2 As stated above, this application follows a similar application, reference PL/20/0401/FA. Although that application was ultimately refused by the Council and dismissed at appeal, no objections were raised to the principle of development. Indeed, a number of the comments received on the application, although raise concerns about the scale of development and other matters, welcome the principle of redeveloping the site for community use.

### **Raising the quality of place making and design**

Core Strategy Policies:

CS4 (Ensuring that the development is sustainable)

CS20 (Design and environmental quality)

Local Plan Saved Policies:

GC1 (Design of development throughout the district)

GC4 (Landscaping throughout the district)

H11 (Distance between flank elevation(s) of a proposed multi-storey dwelling and boundary of dwelling's curtilage throughout the district)

CA1 (Works to buildings in Conservation Areas as defined on the Proposals Map)

CA2 (Views Within, out of, or into the Conservation Areas as defined on the Proposals Map)

CA3 (Changes of use in Conservation Areas as defined on the Proposals Map)

CA4 (Demolition of unlisted buildings in Conservation Areas as defined on the Proposals Map)

5.3 The first reason for refusal of the previous application was as follows:

“By virtue of its scale, mass and external appearance, the proposed Parish Centre building would appear as a prominent and intrusive feature within the street scene, would appear out of keeping with nearby buildings and would fail to preserve or enhance the Chesham Bois Conservation Area. In addition, the Common is a prominent rural feature with its mature deciduous trees, grassed open areas and pond. It is a central focus for the conservation area and contributes to the rural character. The loss of open space, extensive car parking area and light spillage from the glazing in the proposed building and from cars using the facility would fail to preserve the feeling of rural tranquillity that is an important part of the character of the conservation area. This harm is not outweighed by any identified need for the community facilities proposed. The proposal is therefore considered to represent an overdevelopment of the site and is contrary to Policies GC1, CA1, CA2 and CSF1 of the Adopted Chiltern District Local Plan 1997 (including the Adopted Alterations May 2001 and July 2004) Consolidated

September 2007 & November 2011, Policies CS20 and CS29 of the Core Strategy for Chiltern District (Adopted November 2011) and the guidance in the NPPF (2019).”

- 5.4 However, the appeal decision is a material planning consideration in the determination of the current application, even if people disagree with it. Paragraphs 11 – 34 of the appeal decision (attached at appendix C of this report) sets out an evaluation of the existing character of the area and the impact of the proposed development on this character, including the Chesham Bois Conservation Area. The Inspector raises no objection to the demolition of the existing buildings on the site which he says do not make an appreciable contribution to the special interest of the conservation area.
- 5.5 With regard to the new parish centre, he states that “the new parish centre is the largest building being delivered under the proposal. Whilst the size of the building’s footprint is appreciable in extent, the height and roof profile of the building has been carefully designed into a draped canopy. This provides a more natural form and, alongside the use of sensitive materials and extensive glazing creating views through the building, would ensure it assimilates with the wooded appearance of the site and would not give rise to a sense of dominance or intrusion from adjacent public land”. He also adds that the appearance of the building would better reflect the site’s wooded context in comparison to the existing parish centre. Finally, he states that “the building would take on a more contemporary appearance and depart from traditional building designs that are apparent throughout the conservation area, but I am satisfied that the quality of design and the role of the building as a central component of the community, would deliver a high quality of design that embraces the woodland setting”.
- 5.6 With regard to the loss of open space, extensive car parking and light spillage that formed part of the reason for refusal, the Inspector said “the proposal would increase the car parking provision at the site. However, it is clear from the evidence before me that there are opportunities to restrict the use of tarmac and white line painting and secure an appropriate surface treatment that is more in keeping with the appearance of the conservation area. For example, securing the use of paving and other materials with greater heritage aesthetic, along with intervening landscaping, would help the larger car park better assimilate into the wooded context.” Furthermore, he raised no objection to light spillage, arguing that any potential disturbance could be controlled by condition.
- 5.7 The second reason for refusal was as follows:
- “The proposed new Rectory building would be sited close to the boundaries with the adjoining streets and would be a prominent addition to the site, visible from North Road and Glebe Way. By virtue of its siting, it would appear overly prominent, intrusive and out of character with the surrounding pattern of development. The proposal would therefore neither preserve nor enhance the character or appearance of the conservation area and is contrary to Policies GC1, CA1 and CA2 of the Adopted Chiltern District Local Plan 1997 (including the Adopted Alterations May 2001 and July 2004) Consolidated September 2007 & November 2011, Policy CS20 of the Core Strategy for Chiltern District (Adopted November 2011) and the guidance in the NPPF (2019).”
- 5.8 In this regard, the Inspector says the following at paragraph 27 of the appeal decision, “Whilst I acknowledge that the new rectory would be sited close to the boundary with



North Road I am satisfied that no harm would arise. This is based on the photomontages provided, where it is clear that the visual prominence of the new rectory would be similar to the existing parish centre and mitigated by additional tree planting. Furthermore, although the Council make contentions about a building line, the sporadic nature of buildings along this side of North Road means that an established building line is not readily apparent and therefore one cannot be breached.”

- 5.9 The Inspector concludes that “Altogether, the proposal would preserve and enhance the wooded appearance of the site without harming the rural tranquillity and character of the wider conservation area or the setting of the listed buildings adjacent. Furthermore, the loss of existing buildings on site, which make a limited contribution to the conservation area, would not be harmful, and the new parish centre would make a positive contribution to the conservation area accordingly, the proposal would not conflict with Policies GC1, CA1, CA2 and CSF1 of the Chiltern District Local Plan 1997 or Policies CS20 and CS29 of the Chiltern District Core Strategy 2011.”
- 5.10 Given that the site circumstances and the planning policy context has not changed since this decision was made, it is clear that it would not be reasonable to refuse the current application on the basis of its impact on the character of the area, based on the Inspector’s findings.

#### **Historic environment (Listed Building Issues)**

Core Strategy Policies:

CS4 (Ensuring that development is sustainable)

Local Plan Saved Policies:

LB2 (Protection of setting of Listed Buildings throughout the district)

- 5.11 The application is accompanied by an updated Heritage Statement, dated November 2022. This has been reviewed by the Council’s Heritage Officer, who has requested additional information from the applicant. However, the reasons for refusal on the previous application did not include the impact of the proposal on the historic interest of the adjacent listed building. Nevertheless, the Inspector did consider this matter and states in paragraph 29 of the appeal decision that “The car park would extend westwards in parallel with The Old Rectory and stables. However, the lack of direct association and screening provided by the mature boundary treatments on this part of the site would mitigate any harm to the setting of these listed buildings.”
- 5.12 The impact on the adjacent listed buildings has been improved in comparison to the previous scheme by the removal of Keeper’s Cottage from the proposal. As such, no objections are raised in this regard. The Council’s Heritage and Archaeology Team Leader has verbally agreed with this assessment and says that based on the appeal decision, they would not be in a position to defend a reason for refusal on listed building grounds at appeal.

#### **Promoting healthy and safe communities**

Core Strategy Policies:

CS4 (Ensuring that development is sustainable)

CS20 (Design and environmental quality)

CS29 (Community)

Local Plan Saved Policies:

GC1 (Design of development throughout the district)

CSF1 (Provision of community services and facilities in the built-up areas excluded from the Green Belt)

5.13 Paragraph 91 of the NPPF seeks to achieve healthy, inclusive and safe places, which:

- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other.
- b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion (for example through the use of clear and legible pedestrian routes and high quality public space which encourage the active and continual use of public areas).
- c) enable and support healthy lifestyles.

5.14 Paragraph 92 goes on to state that planning decisions should plan positively for the provision and use of shared spaces and community facilities (including meeting places, cultural buildings and places of worship).

5.15 It is noted that the Crime Prevention Officer commented on the previous application and raised concern over the permeability of the site. However, this was not included as a reason for refusal on the previous application. Nevertheless, the Inspector considered the matter and concluded in paragraph 52 of the appeal decision that “Thames Valley Police made representations on design safety but there is no evidence that the area suffers from higher crime rates. Furthermore, there is a clear strategy for separating publicly accessible areas and those which can be kept private and secure.” As such, no objections are raised in this regard.

#### **Amenity of existing and future residents**

Local Plan Saved Policies:

GC3 (Protection of amenities throughout the district)

GC7 (Noise-generating developments throughout the district)

H12 (Private residential garden areas throughout the district)

5.16 The third reason for refusal of the previous application was as follows:

“The proposed car parking areas would result in vehicles manoeuvring in close proximity to the dwelling at the Old Rectory, which would result in disturbance to the occupiers of this neighbouring property. This would be exacerbated by light pollution from headlamps, noise from car doors and people in the car park. This would be detrimental to the residential amenities of this property. As such the proposal is contrary to Policy GC3 of the Adopted Chiltern District Local Plan 1997 (including the Adopted Alterations May 2001 and July 2004) Consolidated September 2007 & November 2011.”

5.17 Paragraphs 35 – 42 of the appeal decision assess the impact of the proposed development on the neighbouring property, The Old Rectory. The Inspector considers that, based on the existing level of activity at the site, enhanced landscaping, and the use of conditions to control operating hours, noise and lighting, “the proposal would not harm the living conditions of neighbouring occupiers and would not conflict with Policy GC3 of the Chiltern District Local Plan 1997”.

5.18 Given that the proposal has been reduced by one dwelling, the impact is even less and therefore no objections are raised in this regard.

### **Transport matters and parking**

Core Strategy Policies:

CS25 (Dealing with the impact of new development on the transport network)

CS26 (Requirements of new development)

Local Plan Saved Policies:

TR2 (Highway aspects of planning applications throughout the district)

TR3 (Access and road layout throughout the district)

TR11 (Provision of off-street parking for developments throughout the district)

TR15 (Design of parking areas throughout the district)

5.19 The fourth reason for refusal of the previous application was as follows:

“The proposed development would result in an intensification of use of an existing access at a point where visibility is substandard due to being blocked by parked cars along Glebe Way. This would lead to danger and inconvenience to people using it and to highway users in general. The development is therefore contrary to Policy TR2 of The Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) Consolidated September 2007 & November 2011, Policy CS26 of the Core Strategy for Chiltern District (Adopted November 2011) and the guidance in the NPPF (2019).”

5.20 In this regard, paragraph 44 of the appeal decision states that “Intensity of traffic would increase under the proposal. However, it is clear from the evidence before me that the existing access is to be widened so that two vehicles would be able to pass safely, whilst trip generation data suggests there is sufficient capacity on the highway network and parking provision on site to accommodate the additional vehicle movements. A travel plan could also be secured by condition to provide additional mitigation and encourage a shift to more sustainable forms of transportation.”

5.21 Paragraph 45 goes onto state that “The proposal’s visibility splays could be achieved in perpetuity in accordance with Manual for Streets. These could be secured by Grampian style condition, and I am satisfied that there is a process to seek permission to undertake works on common land in order to overcome potential barriers to implementation and allow the condition to be complied with within the time limit of any planning permission”. The Inspector concludes that, “Overall, the proposal would not harm highway safety and would not conflict with Policy TR2 of the Chiltern District Local Plan 1997 or Policy CS26 of the Chiltern District Core Strategy 2011.”

5.22 The applicant has submitted a transport statement which has been reviewed by the Council’s Highway Officers. In comparison to the previous scheme, one dwelling has been removed and therefore the impact on the highway network will be slightly less and therefore, no objections are raised in this regard.

5.23 With regard to parking, the previous application was assessed against the standards set out in Policy TR16 of the Local Plan, which required 191 spaces for the proposed development. The Council accepted a shortfall of 77 spaces and ultimately did not include parking provision as a reason for refusal. The Council is now using the Buckinghamshire Countywide Parking Guidance which requires a total of 117 parking spaces to be provided

for the proposed development. A total of 114 spaces are provided and in consultation with the Highway Authority, this is considered to be acceptable, given the propensity for linked trips within the site (for example visitors to the parish centre also visiting the café).

- 5.24 Based on the above assessment, and noting the Highway Officer and Inspectors comments, no objection is raised to the impact of the proposal on highway safety.

### **Environmental issues**

Core Strategy Policies:

CS4 (Ensuring that development is sustainable)

CS20 (Design and environmental quality)

Local Plan Saved Policies:

GC3 (Protection of amenities throughout the district)

GC7 (Noise-generating developments throughout the district)

GC9 (Prevention of pollution throughout the district)

- 5.25 It is acknowledged that some of the local residents are concerned about potential noise and light pollution arising from the new development. In this regard, a thorough assessment of the previous application was made and in consultation with the Council's Environmental Health Team, it was considered that the proposal was acceptable subject to conditions to control noise levels and opening hours.

- 5.26 Paragraph 30 of the appeal decision agrees with this approach, stating that conditions can secure measures to help mitigate potential disturbance by controlling operating hours, noise and lighting. Overall, the Inspector did not raise any objection to this issue and as the current proposal removes the additional dwelling, the impact will be slightly reduced.

- 5.27 It is also noted that concern has been raised by local residents with regard to waste, citing that it will be difficult for waste vehicles to enter the site satisfactorily, and that the turning area is remote from the bin storage area. However, the application has been assessed by the Council's Waste Team and the Highway Authority, who raise no objection to the scheme in regards to waste servicing and are content that the required swept paths can be achieved. Furthermore, the Inspector raised no objection to this matter either.

### **Flooding and drainage**

Core Strategy Policy:

CS4 (Ensuring that development is sustainable)

Local Plan Saved Policy:

GC10 (Protection from flooding in the areas as defined on the Proposals Map and throughout the district)

- 5.28 The site is not within a designated Critical Drainage Area and is located within flood zone 1, which is land with the lowest flood risk. However, it is important to consider proper drainage of the site and in this regard, an updated Flood Risk Assessment and Drainage Statement was submitted with the application, dated November 2022. In consultation with the Lead Local Flood Authority, officers are satisfied that flooding and drainage have been given due regard. Therefore, no objections are raised but it is recommended that a condition be imposed on any permission granted to require a surface water drainage scheme to be submitted (based on the Flood Risk Assessment already submitted).

## **Landscape Issues**

Core Strategy Policies:

CS4 (Ensuring that development is sustainable)

CS20 (Design and environmental quality)

Local Plan Saved Policies:

GC1 (Design of development throughout the district)

GC4 (Landscaping throughout the district)

- 5.29 Policy GC4 of the Local Plan seeks to retain existing established trees and hedgerows in sound condition and of good amenity and wildlife value. It also encourages landscaping appropriate to the site. In this regard, an updated Arboricultural Impact Assessment has been submitted with the application, dated September 2022 as well as an updated landscape and visual assessment, dated October 2022. In consultation with the Council's Tree Officer, the proposal seeks to retain the better trees on site and proposes significant new planting. Therefore, no objections are raised in this regard, subject to a condition requiring adequate protection for the retained trees.

## **Ecology**

Core Strategy Policies:

CS4 (Ensuring that development is sustainable)

CS24 (Biodiversity)

Local Plan Saved Policies:

NC1 (Safeguarding of nature conservation interests throughout the district)

- 5.30 Policy CS24 of the Core Strategy states that the Council will aim to conserve and enhance biodiversity within the District. It is noted that the following informative was included on the previous decision notice:

“The applicant is advised that Members were concerned regarding ecology. Whilst this does not form a reason for refusal, the impact on the biodiversity of the area needs further consideration. With any resubmission, Members were keen to ensure that more measures were proposed as part of the application to show a biodiversity net gain could be achieved, rather than dealing with this by way of a Condition. The applicant is therefore advised to provide more information relating to biodiversity, using an established biodiversity metric, to show that a 'measurable net gain' for biodiversity can be achieved, in order to comply with Policy CS24 of the Core Strategy.”

- 5.31 The applicant has taken this on board and submitted a new Preliminary Ecological Appraisal and Preliminary Roost Assessment with the application, dated November 2022. Following comments from the Council's Ecology Officer, further information was submitted, including a Biodiversity Net Gain Assessment and Metric, badger survey, and newt survey. Based on this information, officers are now satisfied that due regard has been given to biodiversity and protected species. Therefore, provided the mitigation measures suggested in the documents are implemented (which can be secured by condition), the proposed development is considered to comply with Policy CS24 of the Core Strategy and paragraphs 174 – 177 of the NPPF.

## **Chiltern Beechwoods Special Area of Conservation (SAC)**

Core Strategy Policies:

CS4 (Ensuring that development is sustainable)

CS24 (Biodiversity)

Local Plan Saved Policies:

NC1 (Safeguarding of nature conservation interests throughout the district)

- 5.32 During the course of the appeal, Natural England issued new advice regarding significant recreational pressure on the Chiltern Beechwoods SAC. This advice makes it clear that any net increase in residential development within 12.6km of the SAC (known as the Zone of Influence) would result in likely significant effects on the SAC. The Council has now adopted an interim approach of not approving any application within the Zone of Influence for any proposal which includes a net increase in dwellings. However, this issue had not arisen at the time of determining the previous application. Nevertheless, the Inspector concluded that there was insufficient evidence submitted to demonstrate that the proposal would preserve the integrity of the Chiltern Beechwoods SAC and therefore he dismissed the appeal as it was contrary to Policy CS24 of the Core Strategy, Paragraph 180 of the NPPF and the Habitats Regulation.
- 5.33 In order to address this issue, the applicant has removed the additional dwelling from the proposal and therefore there is now no net gain in residential development. However, it is still important to consider potential impacts on the SAC, due to the site's location within the Zone of Influence.
- 5.34 The Council has produced a Frequently Asked Questions document in relation to this issue, which was last updated in August 2023. Section 6 sets out the type of applications that are affected, which are primarily applications which include a net increase in residential development. However, it does state that some applications, depending on their scale and location could lead to a significant impact on the SAC and that each case will need to be considered on its own merits. This can include applications for cafes in close proximity to the site for example.
- 5.35 In this case, the application site is located approximately 10km from the site and therefore towards the outer limits of the Zone of Influence. The type of development that is proposed is likely to attract those using the facilities within the site and it seems unlikely that visitors to this particular site would combine trips to the SAC. As such, given that the additional dwelling has been removed from the proposal, no objections are raised in this regard.

## **Building sustainability**

Core Strategy Policies:

CS4 (Ensuring that development is sustainable)

CS5 (Encouraging renewable energy schemes)

- 5.36 Policy CS5 of the Core Strategy requires 10% of the total energy use for a development of this scale to be from decentralised and renewable or low-carbon sources. In this regard, an updated Energy Statement was submitted with the application, dated November 2022. This shows that it is feasible to meet the requirements of Policy CS5 but it is recommended

that a condition is imposed on any permission granted to require further details to be submitted, approved and implemented.

## **6.0 Weighing and balancing of issues / Overall Assessment**

- 6.1 This application is a re-submission of a previous application which was refused by Planning Committee on 15<sup>th</sup> January 2021 and subsequently dismissed at appeal. The previous application was refused for four reasons which can be summarised as; the impact on the character of the area by reason of the large parish centre and siting of The New Rectory, the impact on the neighbouring property The Old Rectory by reason of the proximity of the car park to that property, and the danger to highway safety by reason of the intensification of an access where visibility is substandard.
- 6.2 The Inspector disagreed with all of these reasons for refusal and concluded that the proposal would preserve and enhance the character and appearance of the area, including Chesham Bois Conservation Area and the setting of nearby listed buildings, and would also be acceptable in relation to the living conditions and highway safety (paragraph 56 of the appeal decision). However, the Inspector ultimately dismissed the appeal because there was insufficient evidence to conclude that it would preserve the integrity of the Chiltern Beechwoods SAC.
- 6.3 Natural England have advised that a net increase in residential dwellings within 12.6km of the SAC is likely to cause recreational pressure on the SAC and therefore Buckinghamshire Council has adopted an interim position of not approving any application which includes a net increase of dwellings within that area. This application site is within that zone but the proposal no longer results in a net increase in dwellings. As such, this objection no longer applies. Although the proposed development will generate some additional visits to the site, it is not considered that the visitors to this site will combine it with a visit to the Chiltern Beechwood SAC, given its location and type of development proposed.
- 6.4 The above assessment establishes that the plans and accompanying reports have been updated and as the site circumstances and planning policies have not changed since the appeal decision was made, the application is recommended for approval, subject to conditions.

## **7.0 Working with the applicant / agent**

- 7.1 In accordance with Section 4 of the National Planning Policy Framework, the Council, in dealing with this application, has worked in a positive and proactive way with the Applicant / Agent and has focused on seeking solutions to the issues arising from the development proposal. The Council works with applicants/agents in a positive and proactive manner by:
  - offering a pre-application advice service
  - updating applicants/agents of any issues that may arise in the processing of their application as appropriate and, where possible and appropriate, suggesting solutions.
- 7.2 In this case, the Council accepted additional information in relation to biodiversity which addressed comments received by the Council's Ecology and Newt Officers.
- 7.3 The applicant has agreed to the recommended conditions.

7.4 The following recommendation is made having regard to the above and also to the content of the Human Rights Act 1998.

**8.0 Recommendation: Conditional Permission** Subject to the following conditions:

1. The development to which this permission relates must be begun before the expiration of three years from the date of this permission.

Reason: To prevent the accumulation of unimplemented planning permissions, to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 91 (1) of the Town & Country Planning Act 1990, as amended.

2. Before any construction work at or above ground level commences, details of the materials to be used for the external construction of the development hereby permitted, including the surface materials for the new internal road, parking and turning areas, shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in the approved materials. Hard surfacing materials shall be of a permeable surface or shall allow for natural drainage within the site.

Reason: To ensure that the external appearance of the development is not detrimental to the character of the locality, setting of nearby listed buildings or create flooding issues, in accordance with Policies GC1, GC10, LB2, CA1 and CA2 of the Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) consolidated September 2007 and November 2011, and Policies CS4 and CS20 of the Core Strategy for Chiltern District (Adopted November 2011).

3. Prior to the commencement of any works on site, detailed plans showing the existing ground levels and the proposed slab and finished floor levels of the buildings hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed datum point located outside the application site. Thereafter the development shall not be constructed other than as approved in relation to the fixed datum point.

Reason: To protect, as far as is possible, the character of the locality, in accordance with Policies GC1, CA1 and CA2 of the Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) consolidated September 2007 and November 2011, and Policy CS20 of the Core Strategy for Chiltern District (Adopted November 2011).

4. Prior to the commencement of any works on the site, a Construction Traffic Management Plan detailing the management of construction traffic (including vehicle types, frequency of visits, expected daily time frames, use of a banksman, on-site loading/unloading arrangements and parking of site operatives vehicles) shall be submitted and approved in writing by the Planning Authority in consultation with the Highway Authority. Thereafter, the development shall be carried out in accordance with such approved management plan.

Reason: In the interests of highway safety, convenience of highway users and to protect the amenities of residents, in accordance with Policies TR2 and TR3 of the Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) consolidated September 2007 and November 2011 and Policies CS25 and CS26 of The Core Strategy for



Chiltern District, Adopted November 2011. This is a pre-commencement condition as development cannot be allowed to take place, which in the opinion of the Highway Authority, could cause danger, obstruction and inconvenience to users of the highway and of the development.

5. Prior to the use/occupation of the development hereby permitted, a Travel Plan framework for the site shall be submitted to and approved in writing by the Local Planning Authority. The framework shall set out measures to reduce single occupancy journeys by the private car and indicate how such measures will be implemented and controlled. The Travel Plan shall include a full analysis of the modal split at existing sites and indicate targets for modal shift in the forthcoming year. No part of the development shall then be occupied until the approved Travel Plan has been implemented and subject to annual review thereafter. For the avoidance of doubt the Travel Plan will require the appointment of a Travel Plan Co-ordinator.

Reason: In order to influence modal choice and to reduce single occupancy private car journeys and comply with national and local transport policy.

6. No other part of the development shall begin until all of the existing means of accesses into the site have been altered in accordance with the approved plans and constructed in accordance with the Buckinghamshire Council guide note "Industrial Vehicular Access Within the Public Highway".

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.

7. No other part of the development shall begin until visibility splays have been provided on both sides of the vehicular access between a point 2.4 metres along the centre line of the access measured from the edge of the carriageway and a point 43 metres along the edge of the carriageway measured from the intersection of the centre line of the access to the south, and towards the Glebe Way/North Road junction to the north. The area contained within the splays shall be kept free of any obstruction exceeding 0.6 metres in height above the nearside channel level of the carriageway.

Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

8. The scheme for parking and manoeuvring indicated on the approved plans shall be laid out prior to the initial use/occupation of the development hereby permitted and those areas shall not thereafter be used for any other purpose.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway, in accordance with Policies TR2, TR3, TR11 and TR16 of the Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) consolidated September 2007 and November 2011 and Policies CS25 and CS26 of The Core Strategy for Chiltern District, Adopted November 2011.

9. Reporting of Unexpected Contamination: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it

must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

10. No works (other than demolition) shall begin until a surface water drainage scheme for the site, based on Flood Risk Assessment and Drainage Statement (ref. 3278-CHES-ICS-XX-RP-C-001 Rev D, November 2020, Infrastructure), has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

- Assessment of SuDS components as listed in the CIRIA SuDS Manual (C753) and provide justification for exclusion if necessary
- Demonstrate that water quality, ecological and amenity benefits have been considered
- Infiltration rate testing in accordance with BRE365 in the locations of the proposed infiltration components as shown on Drawing no. 051 Rev. P06.
- Subject to infiltration being inviable, the applicant shall demonstrate that an alternative means of surface water disposal is practicable subject to the drainage hierarchy as outlined in paragraph 080 of the Planning Practice Guidance.
- Calculations to demonstrate that the proposed drainage system can contain up to the 1 in 30 storm event without flooding. Any onsite flooding between the 1 in 30 and the 1 in 100 plus climate change storm event should be safely contained on site.
- Detailed drainage layout with pipe numbers, gradients and pipe sizes complete, together with storage volumes of all SuDS components
- Full construction details of all SuDS and drainage components
- Water quality assessment demonstrating that the total pollution mitigation index equals or exceeds the pollution hazard index; priority should be given to above ground SuDS components
- Whole-life maintenance schedule
- Details of proposed overland flood flow routes in the event of system exceedance or failure, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants, or to adjacent or downstream sites.

Reason: The reason for this pre-construction condition is to ensure that a sustainable drainage strategy has been agreed prior to construction in accordance with Paragraph 163 of the National Planning Policy Framework to ensure that there is a satisfactory solution to managing flood risk.

11. No development shall take place until an Arboricultural Method Statement, which shall include a Tree Protection Plan, has been submitted to and approved in writing by the Local Planning Authority. This shall show details of all work within the root protection areas of

the retained trees and hedges both within and around the site including details of protection measures for the trees and hedges during the development, and information about any excavation work, any changes in existing ground levels and any changes in surface treatments within the root protection areas of the trees, including plans and cross-sections where necessary. In particular, it shall show details of specialised foundations, ground protection measures and no-dig construction where appropriate. The work shall then be carried out in accordance with this method statement.

Reason: To ensure that the existing established trees and hedgerows in and around the site that are to be retained, including their roots, do not suffer significant damage during building operations, in accordance with Policy GC4 of the Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) Consolidated September 2007 and November 2011.

12. No development above ground level shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping at a scale of not less than 1:500 which shall include indications of all existing trees and hedgerows on the land, with details of those to be retained, those to be felled being clearly specified, and full details of those to be planted. This shall include full details of the locations, size and species of all trees, hedgerows and shrubs to be planted, removed and retained and should include the installation of bat and/or bird bricks and/or boxes.

Reason: In order to maintain, as far as possible, the character of the locality and to ensure biodiversity enhancements and to ensure a good quality of amenity for future occupiers of the dwellings hereby permitted, in accordance with policies GC1 and GC4 of the Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) consolidated September 2007 and November 2011, and policies CS20 and CS24 of the Core Strategy for Chiltern District (Adopted November 2011).

13. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In order to maintain, as far as possible, the character of the locality and to ensure biodiversity enhancements and to ensure a good quality of amenity for future occupiers of the dwellings hereby permitted, in accordance with policies GC1 and GC4 of the Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) consolidated September 2007 and November 2011, and policies CS20 and CS24 of the Core Strategy for Chiltern District (Adopted November 2011).

14. The development hereby permitted shall not commence until one of the following has been submitted to and approved in writing by the Local Planning Authority:
  - a) licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitat and Species Regulations 2017 (as amended) authorising the specified activity / development to go ahead; or

b) a statement in writing from a suitably qualified ecologist to the effect that they do not consider that the specified activity/development will require a licence.

Reason: To comply with the requirements of The Conservation of Habitats and Species Regulations 2017 (as amended) and to protect species of conservation importance.

15. The development hereby permitted shall not commence until one of the following has been submitted to and approved in writing by the Local Planning Authority:
- a) a badger development licence issued by Natural England authorising the specified activity / development to go ahead;
  - b) a statement in writing from the relevant licensing a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To safeguard protected species that may adversely be affected by the development.

16. No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of “biodiversity protection zones”.
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: To ensure that development is undertaken in a manner which ensures important wildlife and priority habitat are not adversely impacted.

17. No development shall take place (including demolition, ground works, vegetation clearance) until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the local planning authority. The content of the LEMP shall include the following.

- a) Description and evaluation of features to be managed, including bat loft, integrated bat boxes and swift boxes, bat boxes on mature trees, log piles and hedgehog highways.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management which will (without limitation) include the provision of biodiversity net gain within the Site as shown within the Biodiversity Gain Plan
- d) Appropriate management options for achieving aims and objectives.

- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall be for no less than 30 years. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: In the interests of improving biodiversity in accordance with NPPF and Core Strategy Policy 24: Biodiversity of the Chiltern District Core Strategy and ensuring that the development achieves net gain.

18. The development hereby permitted shall be implemented in accordance with the agreed mitigation plan (Great Crested Newt eDNA Survey, St Leonards Parsh Centre, Arbtech, July 2023, Section 4). Any variation to the agreed plan shall be agreed in writing with the local planning authority before such change is made. Within one month of the mitigation plan being implemented, a letter from the ecologist shall be submitted to, and then subsequently approved in writing by the Local Planning Authority, to confirm that all mitigation measures have been implemented in accordance with the approved plan.

Reason: In the interests of improving biodiversity in accordance with NPPF and Core Strategy Policy CS24 and to ensure the scheme provides for biodiversity protection and enhancement.

19. Prior to the use/occupation of the development hereby permitted, a lighting scheme for the site shall be submitted to and approved in writing by the Planning Authority. The scheme shall:

- a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

The approved lighting scheme shall then be implemented prior to the occupation/use of the development and no other external lighting shall be erected or installed within the site other than as approved under this condition.

Reason: To ensure that the site is safe whilst maintaining the character of the area and safeguarding ecology, in accordance with Policies GC1, LB2, NC1, CA1 and CA2 of the Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29

May 2001) consolidated September 2007 and November 2011, and Policies CS4 and CS20 of the Core Strategy for Chiltern District (Adopted November 2011).

20. Notwithstanding the details shown on the approved plans, prior to the use/occupation of the development hereby permitted, full details of the proposed boundary treatments around and within the site shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary treatments shall then be erected/constructed prior to the use/occupation of the development hereby permitted.

Reason: To protect, as far as possible, the character of the locality and the amenities of the future occupiers of the development, in accordance with policies GC1, GC3, CA1 and CA2 of the Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) consolidated September 2007 and November 2011, and policy CS20 of the Core Strategy for Chiltern District (Adopted November 2011).

21. Prior to the use/occupation of the development hereby permitted, the bin and bike stores shall be implemented in accordance with the details shown on the approved plans and thereafter not used for any other purpose.

Reason: To ensure that the development respects the character of the area, does not appear cluttered with bins and to ensure that there is adequate bin storage for future occupiers of the development, and to encourage cycling to the site, in accordance with policies GC1, GC3, CA1 and CA2 of the Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) consolidated September 2007 and November 2011, and policies CS4, CS20, CS25 and CS26 of the Core Strategy for Chiltern District (Adopted November 2011).

22. Before any construction work above ground commences, details of the measures to provide at least 10% of the energy supply of the development secured from renewable or low-carbon energy sources, including details of physical works on site, shall be submitted to and approved in writing by the Local Planning Authority. The renewable energy equipment shall be installed in accordance with the approved details prior to the occupation of the dwelling(s) and shall thereafter remain operational.

Reason: To increase the proportion of energy requirements arising from the development from decentralised and renewable or low-carbon sources, in accordance with policy CS5 of the Core Strategy for Chiltern District (Adopted November 2011).

23. The parish centre, prayer room and pre-school hereby approved shall only be used between the hours of 7:00 and 23:00 on any day of the week.

Reason: To protect the amenity of future occupants and existing neighbours, in accordance with Policy GC3 of the Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) consolidated September 2007 and November 2011.

24. The new parish centre hereby approved shall be designed to ensure during worship and during recreational events (including private events) the noise rating level measured at the boundary of the site shall not exceed 10 dB(A) below the lowest LA90,1hr day time (Day time 07.00 - 23.00 hours).

Reason: To protect the amenity of future occupants and existing neighbours, in accordance with Policy GC3 of the Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) consolidated September 2007 and November 2011.

25. Prior to the installation of any mechanical plant associated with the development hereby permitted, an acoustic report demonstrating that at all times the operational plant on site shall not give rise to a BS4142 rating level greater than 10 dB below the background noise level at the nearest or worst affected property, shall be submitted to and approved by the Local Planning Authority. The mechanical plant as approved shall be installed and permanently maintained thereafter.

Reason: To protect the amenity of future occupants and existing neighbours, in accordance with Policy GC3 of the Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) consolidated September 2007 and November 2011.

26. Prior to the construction of the kitchen(s) within the parish centre hereby approved, details of the following shall be submitted to and approved by the Local Planning Authority:

(i) The grease trap or grease digester system to be installed within the proposed kitchen, including full manufacturer's specifications;

(ii) Any kitchen extraction system or other mechanical plant associated with the kitchen or any such unit, including full specifications of all filtration, deodorising systems, noise output and the provision of associated ducting and termination points (for the avoidance of doubt the mechanical extraction and ventilation associated with the kitchen(s) should not give rise to a BS4142 rating level greater than 10 dB below the background noise level at the nearest or worst affected property).

The approved scheme shall be installed and commissioned prior to the first use of the relevant unit and shall be permanently maintained thereafter.

Reason: To protect the amenity of future occupants and existing neighbours, in accordance with Policy GC3 of the Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) consolidated September 2007 and November 2011.

27. This permission relates to the details shown on the approved plans as listed below:

**List of approved plans:**

<b><u>Received</u></b>	<b><u>Plan Reference</u></b>
23/11/22	PA-01-PL2
23/11/22	PA-02-PL3
23/11/22	PA-03-PL2
23/11/22	PA-04-PL3
23/11/22	PA-05-PL4
12/12/22	PA-06-PL4
23/11/22	PA-09-PL2
23/11/22	PA-10-PL3
23/11/22	PA-12-PL3
23/11/22	PA-19-PL2
23/11/22	PA-20-PL2
23/11/22	0771.1.1. Rev C

## **INFORMATIVE(S)**

1. The Council is the Charging Authority for the Community Infrastructure Levy (CIL). CIL is a charge on development; it is tariff-based and enables local authorities to raise funds to pay for infrastructure.  
If you have received a CIL Liability Notice, this Notice will set out the further requirements that need to be complied with.  
If you have not received a CIL Liability Notice, the development may still be liable for CIL. Before development is commenced, for further information please refer to the following website <https://www.chiltern.gov.uk/CIL-implementation> or contact 01494 475679 or [planning.cil.csb@buckinghamshire.gov.uk](mailto:planning.cil.csb@buckinghamshire.gov.uk) for more information.
2. Protection of great crested newts and their breeding/resting places: The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to: deliberately capture, disturb, injure or kill great crested newts; damage or destroy a breeding or resting place; deliberately obstructing access to a resting or sheltering place. Planning consent for a development does not provide a defence against prosecution under these acts. Ponds, other water bodies and vegetation, such as grassland, scrub and woodland, and also brownfield sites, may support great crested newts. Where proposed activities might result in one or more of the above offences, it is possible to apply for a derogation licence from Natural England or opt into Buckinghamshire Council's District Licence. If a great crested newt is encountered during works, all works must cease until advice has been sought from Natural England, as failure to do so could result in prosecutable offences being committed.
3. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to: deliberately capture, injure or kill a bat; intentionally, recklessly or deliberately disturb a roosting or hibernating bat; intentionally or recklessly obstruct access to a roost. Planning consent for a development does not provide a defence against prosecution under these acts. Buildings, other structures and trees may support bats and their roosts. Where proposed activities might result in one or more of the above offences, it is possible to apply for a derogation licence from Natural England. If a bat or bat roost is encountered during works, all works must cease until advice has been sought from Natural England, as failure to do so could result in prosecutable offences being committed.
4. The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. Buildings, trees and other vegetation are likely to contain nesting birds between 1st March and 31st August inclusive.



# APPENDIX A: Consultation Responses and Representations

## Councillor Comments

**CLlr Graham Harris**, comments received 15 December 2022:

Could we, the 3 ward Councillors, call this application in for a committee decision in view of the level of public comment following the previous application.

**CLlr David King**, comments received 16 December 2022:

I would like this application called in please regardless of the Planning Officer's recommendation due to the significant public comment received relating to the previous application.

**CLlr Liz Walsh**, comments received 16 December 2022:

I request that this be called in to the planning committee, whatever the officer recommends in view of the public interest in the last application.

## Parish/Town Council Comments

Comments received from Chesham Bois Parish Council on 16<sup>th</sup> March 2023:

Chesham Bois Parish Council is conscious of the outcome of its extensive consultation with parishioners and local residents and wishes to object to this application on the following grounds:

1. Material defects within the Application
2. Lack of proper consideration of Biodiversity
3. Damage to Badgers and Bat habitat
4. Light pollution and lack of detail on lighting
5. Inadequate Vehicle access
6. Adverse effect on adjoining Grade II Listed Building

Chesham Bois Parish Council is fully aware of the inspector's decision on planning application (PL/20/0401/FA0 following his cursory inspection on a single Monday afternoon.

### **Outcome of an Extensive Consultation Process carried out by the Parish Council**

Chesham Bois Parish Council resolved to undertake a consultation with local residents. A newsletter was hand delivered to **ALL Dwellings in Chesham Bois and nearby Roads in Amersham**. Residents were invited to give their opinion on the proposed scheme. Of 298 responses, 249 were against and 49 were in support. At the time of writing the response on the council's planning portal was 228 against and 44 in favour, ie 5 to 1 against. The majority of those supporting the application are not necessarily supporting the whole scheme but are in support of a redeveloped Parish Hall, stating that the existing hall is old and dilapidated. St Leonard's Church is entirely responsible for the state of this building, having spent minimal money on maintenance. This is no justification for the proposed massive worship centre and, as a consequence, a greatly enlarged car parking capacity which will be the predominant activity on the proposed development and which will be of no benefit to the local community.

## **1. Defects in the Application**

We wish to highlight errors of fact which we consider are serious material considerations:-

A. The application includes land in the ownership of the Parish Council. This is registered common land within the red line boundary on the planning application. This land is

- (i) not within the ownership of the applicant;
- (ii) not the subject of any easement granted to the applicant; and
- (iii) not the subject of any negotiations between the applicant and Parish Council. In addition, the applicant has not approached the Council for its agreement either to transfer or grant an easement of a right of way over such Common Land. Given the outcome of the consultation process, the Parish Council is not minded either transfer or grant an easement over the common land in its ownership.

B. The Application shows office space used by the Parish Council but it should be noted that the Parish Council has neither been consulted nor approached about leasing this office space

C. The application is sought for Class D2. This class was abolished on 1<sup>st</sup> September 2020. The application falls to be considered under Class F1(e) or, given the size of the worship centre which will be the predominant activity, Class F1(f), i.e. use for public worship or religious instruction

## **2. Lack of Proper Consideration of Biodiversity**

The emerging legislation under the Environment Act 2021 encourages a net gain of 10% in biodiversity. There is no provision for such gain in this application. Indeed this proposal would result in a massive reduction in biodiversity, in no small part due to the 120 space car park

## **3. Damage to Badgers and Bats Habitat**

There are badger setts on site and no protection has been shown for their habitat.

## **4. Light Pollution and Lack of Detail in Application on Lighting**

The proposed scheme includes substantial glazing which would result in light pollution disturbing bats and owls. We consider that the see through nature of the building would result in bird strikes.

The details in the Application regarding external lighting are non-existent. The conflicting recommendations of the Historic Buildings Officer and police regarding lighting to the proposed car park area shown in the previous application have not been resolved. Chesham Bois Parish Council considers high level lighting to be extremely damaging to the amenity of local residents

## **5. Inadequate Vehicular Access**

The proposed access is insufficient for any large vehicle such as a fire engine or Refuse Collection Vehicle (RCV) to enter and exit the site safely

## **6. Adverse Effect on adjacent Grade II listed building**

Although this was considered by the inspector following his cursory inspection we consider that the siting would have a deleterious impact on the setting and amenity of the Old Rectory, which is a Grade II listed building. We note that Buckinghamshire Council's Heritage Officer's report in respect of PL/22/4265/PA (36 & 38 Bois Lane) shows the importance of preserving the setting of a listed building. We consider that the Old Rectory is historically and architecturally more important than Anne's Corner. The proposed fire pit, together with the pathway in the Glebe field adjacent to the rear boundary of the Old Rectory connecting it with a prayer room will cause noise and air pollution destroying the peace and quiet of the Old Rectory. Given the dry summers that we have been experiencing recently, we deem the fire pit to be a fire risk. Indeed, the bylaws of Chesham Bois Common prohibit the lighting of fires.

## **Conclusion**

- In conclusion we would state that this Application is a repeat of the earlier application and does not take account of evolving environmental legislation and does not address the concerns of local residents

We urge refusal of this Application. Entirely without prejudice if the Council were minded to grant consent we would ask for the following conditions:

1. All contractors vehicles including those of work people to be parked on site at all times
2. All materials to be off loaded and stored on site
3. All vehicles to have their tyres washed before leaving the site
4. Hours of working to be restricted to 8am until 5pm, with no weekend working
5. Any external lighting in the car park to be no more than 1m in height
6. All windows to be non-opening to reduce noise pollution
7. All activity on site including the car park to cease by 10.30pm

We would add that we recommend the conditions in paragraphs 1 and 2 are contained in ALL planning permissions relating to proposed development on property adjoining the common land and Buckinghamshire Council always includes an informative advising the applicant.

Comments received from Chesham Bois Parish Council on 10<sup>th</sup> May 2023:

As the planning committee of CBPC , a statutory consultee, we wish to comment on the report submitted by the highways officer dated 9 March 2023. It is obvious when reading the report that the highways engineer has not carried out a site visit. Indeed, his report looks identical to that relating to the previous application, PL/20/0401/FA, and which was dismissed on appeal.

**Site visit would show parking restrictions**

Should the site engineer carry out a site visit he would have noticed that, contrary to what he has written in his report, there are parking restrictions in Glebe Way which were introduced in 2020. All roads, North Road, Bois Lane, Chestnut Lane, bar South Road which are in the immediate vicinity, are subject to the same restrictions.

**Sustainability/ Inadequate Car Parking and Pedestrian Access**

The network of pedestrian footways are informal, unsurfaced tracks which have evolved over many years. They are on Chesham Bois Common which is owned by Chesham Bois Parish Council and cannot be brought to conform to MfS Guidance without a Section 38 agreement and the permission of Chesham Bois Parish Council. As there is insufficient car parking provision, the applicant has suggested that future users could park in the council car park (a distance of 600m) or Amersham station car park (a distance of 1080m). Both of these are far in excess of the maximum recommended walking distance of 300m.

**Inadequate Site Access**

The applicant wishes to widen the existing access to the parish centre from 4.1m to 6m. This extra land is outside the control of the applicant as the land required forms part of Chesham Bois Common and would require a Section 38 agreement from the Secretary of state and the permission of Chesham Bois Parish Council. Such permission will not be forthcoming from the Parish Council, since the overwhelming majority of parishioners object to the application and, following a full consultation with them, the Parish Council has resolved to object to the application.

Consultation Responses

**Building Control:**

The proposed work is to comply with Approved Document B.

**Waste Management Team:**

I have looked at the plans and due consideration has been given to waste management and container provision aspects of the proposal. Waste collection point indicated on plans on and appropriate vehicular access. Therefore, Waste services have no objections towards the proposal for waste and recycling provisions at property. All collections to take place in accordance with Council policies.

**Highway Authority:**

You will be aware that this application follows PL/20/0401/FA, which, in a response dated 2nd December 2020, the Highway Authority had no objections to subject to conditions.

Proposed Development

The application site is currently used by St Leonards Parish Centre and contains a hall, and residential dwelling of 'The Rectory'. The TS has set out the proposed development as follows;

- A new Parish Centre with 1,035m<sup>2</sup> of floorspace over 2 storeys with 740.5m<sup>2</sup> being the total public area;
- 60m<sup>2</sup> of office (B1) usage which is composed of parish council offices and church offices;
- A 134m<sup>2</sup> pre-school;
- 1 new house provided for parish church staff. (A new rectory with a garage); and

- 136m<sup>2</sup> of space for a café in the entrance space of the Parish Centre.

### Site Location

The site is located on Glebe Way, which is 30mph single two-way carriageway road which connects with North Road to the north and Bois Lane to the south. Parking restrictions are not present in the vicinity of the site. Bois Lane is a 30mph single two-way carriageway Lane that connects to Chesham in the north and Amersham in the south.

### Sustainability

There is a network of pedestrian footways which link the site to nearby residential areas, however the footways appear to be largely substandard in width. Current MfS guidance recommends that footways are a minimum of 2 metres in width.

The nearest bus stops to the site are on Bois Lane and Sycamore Road approximately 100 metres and 200 metres from the site respectively. These stops are served by an infrequent bus service. There is a footway linking the bus stops to the site, however it is substandard in terms of its width and there is no suitable crossing point positioned on the pedestrian desire line between the site and the bus stop on the east side of Bois Lane.

There are bus stops with a higher level of service on Amersham Road/Chesham Road, however they are in excess of the maximum recommended walking distance which is 300 metres.

### Site Access

The site currently benefits from two vehicular accesses onto Glebe Way, which separately serve the existing Parish Centre and The Rectory. The existing access which serves The Rectory is to be retained but converted into a pedestrian and cycle access only. The access is approximately 3 metres wide, and therefore to ensure it is not used by vehicles the dropped kerb will need to be reinstated to a full height kerb, which I am satisfied could be secured by condition.

It is proposed to widen the existing access serving the Parish Centre to 6 metres within the site to allow for two-way flow of traffic, however no alterations are proposed to the existing dropped kerb which is approximately 9.7 metres wide. A swept path analysis has been submitted, which shows a vehicle turning left into the access as another vehicle is exiting to turn right out of the site. I can confirm that vehicles are able to undertake this manoeuvre.

In accordance with current guidance contained within Manual for Streets (MfS), visibility from the site access is required to be 2.4 metres x 43 metres in both directions commensurate with the posted speed limit of 30mph. Whilst visibility splays of 2.4 metres x 43 metres to the south (right on exit) and visibility to the Glebe Road/North Road junction to the north (left on exit) are achievable from the proposed access point, the splays in both directions would pass over Common Land. As the visibility splays fall outside of the application site and are not within public highway, they are currently considered to be outside of the applicants control. Therefore, to guarantee they can be achieved and maintained in perpetuity, the applicant is required to secure consent from the Secretary of State, through a Section 38 application.

### Trip Generation

In terms of trip generation, within the submitted Transport Statement, the applicant has undertaken a TRICS(R) (Trip Rate Information Computer System) analysis of both the existing and proposed uses on site. The figures derived from the TRICS database are similar to the figures that were previously found

acceptable by the Highway Authority as part of the previous application, however for clarity I have included the table from the Transport Statement below.

**Table 10: Net Change - Existing vs Proposed Trip Generation**

Period	Total Vehicle Trips Generated		
	Arrivals	Departures	Two-Way
AM Peak	+27	+22	+49
PM Peak	+20	+23	+44
Daily	+126	+125	+251

Traffic Impact

The TS has concluded at paragraph 5.34 that ‘is not considered there is a need for further junction capacity assessments, given the impact of the development is likely to be well within the levels of fluctuation at the surrounding junctions and below the trigger point of further assessment.’

The Highway Authority is aware that the proposed development has received a lot of local interest, and as such, information has been provided with regard to the impact of the development traffic on the wider highway network. The trips associated with the development have been distributed onto the Local Highway Network using Journey to Work Census data. The level of movements generated by the proposals are immaterial given the existing flows in the vicinity of the site, and therefore, I do not consider that the development would give rise to an unacceptable impact on these junctions or any other junction in the vicinity of the site, given the existing flows on the network in the vicinity.

Parking

In terms of parking, I note that since the previous application on site, the new Buckinghamshire Countywide Parking Guidance document has come into effect. With the site being located in non-residential Zone 2, the following indicates the required level of parking for the proposals:

Replacement Rectory Dwelling – 2 spaces

Parish Centre (740sqm public area) - 93 parking spaces

Office (60m2) - 3 parking spaces

Pre-school (5 FTE Staff) - 5 parking spaces

Café use (136sqm) - 14 parking spaces

As this is the case, the development as a whole would require 117 parking spaces to be provided, in line with the aforementioned guidance. As per the submitted plan, 114 car parking spaces have been provided, a shortfall of 3 spaces on the site. However, given the propensity for linked trips within the site, (for example, visitors to the parish centre also visiting the café) I do not consider that this minor lack of parking provision would result in a detrimental impact to highways safety or convenience in this circumstance. I also note that some of these spaces would be contained within the overflow parking area, which is currently shown as grassed. This area will need to be comprised of hard-bound surfacing

to prevent vehicles from churning up the grass and getting stuck in the mud. I trust that this can be dealt with by way of a suitable condition.

### Site Layout

Parking bay spaces are required to be a minimum of 2.8m x 5m and all parallel spaces should be 3m x 6m with additional manoeuvring space at each end. Having assessed the proposed site layout as shown on drawing no. PA-04, I can confirm that the proposed spaces are of adequate dimensions.

Aisle widths in parking areas are required to be a minimum of 6 metres in width to provide an adequate reversing distance for vehicles to manoeuvre. I can confirm that this has been provided within the site.

Drawing no. PA-04 shows that the overflow parking area would have a grass surface. It is expected that as this area will be utilised, the surface will quickly churn up and become muddy. The surface proposed for the overflow parking area will therefore need to be more durable.

There is a covered cycle store proposed to the north, and east of the Parish Centre building, which would accommodate 36 bicycles, as well as an uncovered rack to the east, accommodating a further 10 spaces, resulting in a total of 46 spaces. The provision of cycle parking is welcomed, and whilst the Buckinghamshire Countywide Parking Guidance does not specifically have any standards in relation to the numbers of cycle spaces for pre-schools and churches, I note that a total of 36 cycle parking spaces were previously found to be acceptable, and as such I find the total of 46 spaces proposed in this application to be acceptable.

All proposed footpaths are at least 2m in width, which I can confirm is acceptable in this instance. Appendix B of the TS includes a swept path analysis which shows a 10.32m refuse vehicle entering/exiting and traversing through the site, with the swept path analysis indicating there is sufficient space to accommodate a larger vehicle.

### Conclusion

Mindful of the above, I have no objection to the proposals, subject to the following conditions being included on any planning consent that you may grant:

Condition 1: No other part of the development shall begin until visibility splays have been provided on both sides of the access between a point 2.4 metres along the centre line of the access measured from the edge of the carriageway and a point 43 metres along the edge of the carriageway measured from the intersection of the centre line of the access to the south, and towards the Glebe Way/North Road junction to the north. The splays to the left from the Glebe Way/North Road junction will also be provided on both sides of the access between a point 2.4 metres along the centre line of the access measured from the edge of the carriageway and a point 43 metres along the edge of the carriageway measured from the intersection of the centre line of the access. The area contained within the splays shall be kept free of any obstruction exceeding 0.6 metres in height above the nearside channel level of the carriageway.

Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

Condition 2: The scheme for parking and manoeuvring and the loading and unloading of vehicles shown on the submitted plans shall be laid out prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose.

Reason: To enable vehicles to draw off, park, load/unload and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

Condition 3: No other part of the development shall begin until the existing means of access has been altered in accordance with the approved drawing and constructed in accordance with the Buckinghamshire Council guide note “Commercial Vehicular Access within the Public Highway”.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.

Condition 4: Prior to the commencement of any works on the site, a Construction Traffic Management Plan detailing the management of construction traffic (including vehicle types, frequency of visits, routing arrangements, expected daily time frames, use of a banksman, wheel-washing facilities, on-site loading/unloading arrangements and parking of site operatives vehicles) shall be submitted and approved in writing by the Planning Authority in consultation with the Highway Authority. Thereafter, the development shall be carried out in accordance with such approved management plan.

Reason: This is a pre-commencement condition as development cannot be allowed to take place, which in the opinion of the Highway Authority, could cause danger, obstruction and inconvenience to users of the highway and of the development.

Condition 5: No part of the development shall commence until a Travel Plan framework for the site has been submitted to and approved by the Planning Authority. The framework shall set out measures to reduce single occupancy journeys by the private car and indicate how such measures will be implemented and controlled. The Travel Plan shall include a full analysis of the modal split at existing sites and indicate targets for modal shift in the forthcoming year. No part of the development shall then be occupied until the approved Travel Plan has been implemented and subject to annual review thereafter. For the avoidance of doubt the Travel Plan will require the appointment of a Travel Plan Co-ordinator.

Reason: In order to influence modal choice and to reduce single occupancy private car journeys and comply with national and local transport policy”.

### **Historic England:**

Thank you for your letter of 3 December regarding the above application for planning permission. On the basis of the information available to date, in our view you do not need to notify us of this application under the relevant statutory provisions, details of which are enclosed. If you consider that this application does fall within one of the relevant categories, or you have other reasons for seeking our advice, please contact us to discuss your request.

### **Heritage Team:**

#### Summary

As the NPPF states, heritage assets are an irreplaceable resource and it is important to conserve them in a manner appropriate to their significance. Further information/amendments are therefore required.

#### Heritage Assets

The Rectory – Grade II listed building

Stable Block to the East of The Rectory – Grade II listed building

Chesham Bois Conservation Area



The above are designated heritage assets.

### Relevant planning history

PL/20/0401/FA - Redevelopment of the site to create a new multifunctional Parish Centre with cafe, day nursery building, replacement rectory with detached garage, additional staff dwelling, 2 outbuildings to provide prayer room and substation/bin and bicycle store, associated parking and landscaping (Refused and Appeal Dismissed)

### Discussion

The site is located within the parish of Chesham Bois. It is situated to the south of North Road, west of Glebe Way, and north of South Road. It currently includes St Leonard's Parish Centre with associated parking, The Rectory, and some small outbuildings. The existing parish centre is used by a number of local groups such as Maryland pre school, the Taylor School of Dancing, the Women's Institute and St Leonard's Church office.

The application site includes The Rectory, a Grade II listed building and is also located within Chesham Bois Conservation Area. The site also located adjacent to The Stables a grade II listed building.

This proposal seeks planning permission to demolish the existing parish centre in Chesham Bois, the associated outbuildings, and The Rectory; and redevelop the site to provide a new parish centre, prayer room, pre-school, a new Rectory. Associated parking and landscaping is also provided.

The current mature hedgerows and trees forming the western boundary would not be affected by the development proposal, hence the existing screening between the rear of The Old Rectory, the associated stables east of the Old Rectory and the site would remain in place. The existing boundary would also be further supplemented by additional planting. The proposed new rectory would also be moved further east away from the listed building than the current parish centre. Also the distance between the new parish centre and the listed buildings would also increase as the new built form would be moved further east. Additional screening would also be provided within the site.

However the proposal would involve the loss of a large amount of landscape space of former common land, with a major increase in the size and floor area of the built form and the significance amount of proposed parking which would be positioned hard on the eastern and southern boundaries of the listed buildings. I can see no clear justification for the scale and increase in the size of development and in particular the large increase in parking area, in particular when active travel should be strongly encouraged.

The position and amount of car parking has the potential to intrude on the setting of the designated heritage assets through both noise and lighting. The buildings have large amounts of glass walling and a glass dome, plus the large car park would be lit. This extra lighting and possible need for new footpaths has the potential to intrude into the setting of the listed buildings and urbanise the area and change the character of the road from a semi-rural lane which separates Chesham Bois from Amersham. This potentially would materially change the character and appearance of the conservation area. As such, at the current time I consider that the size and scale of this proposed development is excessive and the need has not been sufficiently demonstrated.

### Heritage Policy Assessment

This assessment will be made once the requested additional information (see below) has been received.

### Conclusion

For the reasons given above it is felt that in heritage terms: The following further information and/or amendments are required before the application can be determined/fully assessed:

- Justification for the scale of the proposed development in this small community;
- Lighting impact assessment on the designated heritage assets”.

**Tree Officer:**

The whole site is within the Chesham Bois Conservation Area and is surrounded by the Chesham Bois Common. The current proposal has many similarities to the previous application, PL/20/0401/FA, which was dismissed on appeal, although the additional staff dwelling is no longer proposed.

The application includes a revised Arboricultural Impact Assessment, which in turn includes a revised tree survey.

The report identifies 15 trees in poor condition for removal and in addition states: Four category ‘C’ trees (T18, T40, T44 & T81), three category ‘C’ groups (G2, G4 & G5) and one category ‘C’ hedge (H1) will be removed to implement the scheme. In addition to the category ‘C’ removal it is further proposed to remove six category ‘B’ trees (T1, T16, T17, T19, T20 Sycamore x 5 & T66). With the exception of T66, these trees form part of an internal belt running adjacent to the existing access to The Rectory.

These tree losses are similar to the previous application but the report notes that a number of trees have declined in condition since the original survey. Generally, the trees around the boundaries of the site are shown to be retained and would maintain screening around the site.

The Arboricultural Impact Assessment refers to no dig construction for parking spaces, which would be appropriate particularly within the root protection areas of the retained trees.

The application includes a Landscape Framework Plan that shows the indicative planting of many new trees and hedges along with other landscaping and ecological improvements. This includes many trees around the proposed parking areas along with new hedging around some historic boundaries and hazel coppice by the car park boundary to improve screening.

Overall the proposal shows the retention of the better trees on the site and proposes significant new planting so I would not object to the application provided there is adequate protection for the retained trees.

**Sustainable Drainage Officer:**

Buckinghamshire Council as the Lead Local Flood Authority (LLFA) has reviewed the information provided in the following documents:

- Location Plan (PA-01, 27.09.2022, Paul Southouse Architects)
- Existing Site Plan (PA-03, 27.09.2022, Paul Southouse Architects)
- Existing and Proposed Block Plans (PA-02, 27.09.2022, Paul Southouse Architects)
- Proposed Site and Roof Plans (PA-04, 27.09.2022, Paul Southouse Architects)
- New Rectory Plans (PA-09, 27.09.2020, Paul Southouse Architects)
- Proposed Drainage Plan (051 P06, 19.08.2022, Engineers HRW)
- Flood Risk Assessment and Drainage Strategy (3278-CHES-ICS-XX-RP-C-001 Rev D, December 2022, Infrastruct CS Ltd)

- Topo Survey of St. Leonards Church (db3678-TOPO, 27.09.2018, DesignBase Surveying & BIM)
- Groundwater Flood Risk (B127F002-CDC-SBDC-FIG-17, Jacobs, 28.11.2018)
- JBA Groundwater Depth Mapping (B127F002-CDC-SBDC-SFRA-FIG-19)
- MicroDrainage (04.08.2020, Infrastruct CS ltd)
- Ground Investigation Report (GWPR3396, Uploaded to Planning Portal 23.11.2022, Ground and Water Ltd)
- Exceedance Plan (053 P03, 05.08.2020, Engineers HRW)
- SuDS Maintenance Guide (3278-CHES-ICS-RP-C-07.002-Rev B, August 2020, Infrastruct CS Ltd).

The LLFA has no objection to the proposed development subject to the following planning conditions listed below being placed on any planning approval.

### **Flood Risk**

The Risk of Flooding from Surface Water map (RoFSW) provided by the Environment Agency shows that the site lies in an area of low risk of surface water flooding (meaning there is 0.1% and 1% likelihood of flooding occurring in a given year). This is anticipated to have a flood depth of 300mm in the location of the existing hall. Finished floor levels of above 300mm will address this matter. An online version of this mapping data is available to view through the Environment Agency's Long term flood risk information mapping.

The Infiltration SuDS Map provided by the British Geological Survey 2016, indicates that the water table is anticipated to be at depths greater than 5 metres below the ground surface. This means that there is a low risk of groundwater flooding.

### **Surface water drainage**

The applicant has proposed to manage surface water runoff generated by the proposed development using permeable paving for the access road and parking bays. Overflow from the main access road will be discharged into a swale, whereby a 50mm orifice will discharge runoff into the downstream permeable paving. All features will be unlined to allow for the infiltration of water into the underlying geology. Any exceedance will be routed to a borehole soakaway where necessary. The LLFA are also pleased that the proposals include a green roof. The scheme therefore meets all four Pillars of SuDS (Section 2.1 of the CIRIA SuDS Manual, 2015): water quantity, water quality, biodiversity, and amenity.

### Ground Investigations

The FRA confirms that one infiltration rate test was conducted in trial pit two and this achieved a rate of  $1.24 \times 10^{-7} \text{m/s}$ . It is understood that the proposed depth of the permeable paving will be similar to that of trial pit one, which achieved rates of  $8.54 \times 10^{-5} \text{m/s}$ . In order to address the variability of the infiltration potential across the site, blanket infiltration is to be prioritised, thus mimicking the existing drainage regime along with varying depths of the permeable paving subbase to suit the local conditions. The revised FRA includes a recommendation that infiltration rate testing of the proposed deep borehole soakaway must be carried out along with further investigations relating to chalk dissolution.

### Calculations

Calculations have been provided to demonstrate that the proposed drainage system can contain up to the 1 in 100 year +40% climate change allowance storm event without flooding. For the critical storm duration (360-minute winter storm), Area 2 requires 141.6m<sup>3</sup> attenuation volume, and Area 1 requires 336.9m<sup>3</sup> for the 2160-minute winter storm critical storm duration. It is noted that the half drain time exceeds 7 days, however, exceedance from Area 1 will discharge directly to the borehole soakaway.

### Drainage Layout

An indicative drainage layout has been provided. The attenuation volumes illustrated match those in the calculations. At detailed design, a detailed surface water drainage layout is required to show the location of the proposed components and the connectivity of the system. The layout must also show pipe numbers, gradients, and pipe sizes complete, together with storage volumes of all SuDS components.

### Construction Drawings

Construction drawings of all SuDS and drainage components included in the drainage strategy must be provided. Where applicable, this must also include any flow control device. All construction details must include cover and invert levels, depths/diameters of pipes, along with details of construction materials and demonstration of anticipated water levels for the calculated storm durations up to the 1 in 100 + 40% climate change allowance storm event.

### Water Quality Assessment

The applicant has provided a Water Quality Assessment based on the proposed scheme. This demonstrates that the proposed attenuation basin provides sufficient water quality treatment. This, however, should not stop the applicant from seeking to provide additional above-ground SuDS components such as rain gardens and tree pits.

### Maintenance

An indicative maintenance schedule has been provided. An updated detailed maintenance schedule for the whole scheme must be provided at detailed design.

I would request the following condition be placed on the approval of the application, should this be granted by the LPA:

#### **Condition 1**

No works (other than demolition) shall begin until a surface water drainage scheme for the site, based on Flood Risk Assessment and Drainage Statement (ref. 3278-CHES-ICS-XX-RP-C-001 Rev D, November 2020, Infrastruct), has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

- Assessment of SuDS components as listed in the CIRIA SuDS Manual (C753) and provide justification for exclusion if necessary
- Demonstrate that water quality, ecological and amenity benefits have been considered

- Infiltration rate testing in accordance with BRE365 in the locations of the proposed infiltration components as shown on Drawing no. 051 Rev. P06.
- Subject to infiltration being inviable, the applicant shall demonstrate that an alternative means of surface water disposal is practicable subject to the drainage hierarchy as outlined in paragraph 080 of the Planning Practice Guidance.
- Calculations to demonstrate that the proposed drainage system can contain up to the 1 in 30 storm event without flooding. Any onsite flooding between the 1 in 30 and the 1 in 100 plus climate change storm event should be safely contained on site. • Detailed drainage layout with pipe numbers, gradients and pipe sizes complete, together with storage volumes of all SuDS components

Full construction details of all SuDS and drainage components

- Water quality assessment demonstrating that the total pollution mitigation index equals or exceeds the pollution hazard index; priority should be given to above ground SuDS components
- Whole-life maintenance schedule
- Details of proposed overland flood flow routes in the event of system exceedance or failure, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants, or to adjacent or downstream sites.

Reason: The reason for this pre-construction condition is to ensure that a sustainable drainage strategy has been agreed prior to construction in accordance with Paragraph 163 of the National Planning Policy Framework to ensure that there is a satisfactory solution to managing flood risk.”

#### **Ecology Officer:**

Comments received 5<sup>th</sup> January 2023:

Holding Objection – Further Information Required

The following information is required prior to determination of the application:

- Bat activity survey results
- Biodiversity Net Gain Report (to include a copy of the complete Biodiversity Metric 3.1 in excel format and habitat condition assessment of the existing grassland)

The application is supported by a Preliminary Ecological Appraisal (PEA) and Preliminary Roost Assessment (PRA) (Arbtech, 07/11/2022).

#### Site Designations

##### **Chilterns Beechwoods Special Area of Conservation**

The application site is located within the 12.6km Zone of Influence (ZOI) of the Chilterns Beechwoods Special Area of Conservation (SAC) (the Ashridge Commons and Woods Site of Special Scientific Interest (SSSI) which is component of the Chilterns Beechwoods SAC). The ZOI identifies the area which net increase in residential development would be expected to result in increased recreational pressure and impact on the Chilterns Beechwoods SAC. There is a presumption against any net increase in residential development within the 12.6km ZOI and 500m avoidance zone. It is understood from the proposal that there will be no net increase of residential units. If there is, please consult Natural England on this application.

## **NERC Act Section 41 Habitat of Principal Importance**

The site is adjacent to NERC Act Section 41 Habitat of Principal Importance – Priority Habitat ‘Deciduous Woodland’.

### Protected Species

#### **Bats**

From the initial inspection of the buildings hundreds of bat droppings were recorded in the loft 1 of building B2 (the rectory). A low number of bat droppings were also found in loft 2 of the same building. From the activity surveys the following roosts were identified within the site however the full results of the activity surveys were not submitted as part of the application. I would recommend that these results are submitted prior to determination.

- One day roost of common pipistrelles with a peak count of 2 individuals was identified in building B1.
- One day roost of a common pipistrelle with a peak count of 1 individual was identified in building B2.
- One transitional/occasional roost of brown long-eared bats was identified in the secondary loft (loft 2) of building B2.
- One maternity roost of soprano pipistrelles with a peak count of 11 individuals was identified in building B2.
- One maternity roost of brown long-eared bats was identified in the main loft (loft 1) of building B2.

As roosting bats are present a Natural England European Protected Species licence will be required to proceed with the proposed works.

Mitigation measures were stated in the PEA and PRA report and the location of the replacement bat loft was provided in the submitted document Environmental Concept and Approach. It should be noted that the existing loft space that supports maternity roosts of both brown long-eared bats and soprano pipistrelles is approximately 8m x 9m x 5m. I would therefore request if a larger roof space can be allocated as a bat loft in the new building, providing a ‘like for like’ replacement for the roosting space lost.

In addition, by considering the location of the existing Rectory (that supports the maternity roosts) and the proposed layout (locating the bat loft to the north of the site, in close proximity to a road and further away from the Priority Habitat, separated from the woodland by parking spaces), I would also recommend if possible other options are explored for the location of the bat loft.

It would be ideal if a purpose-built bat loft building is located to the south-west of the site, next to the deciduous woodland, as it would be more likely to be successful in particular to host brown long-eared bats that are ones of the most light-sensitive bat species. The consultant ecologist is welcomed to contact me to discuss the bat loft.

#### **Great crested newts**

As ponds exist within 300m of the site and were subject to eDNA survey please consult the Newt Officer for this application.

## **Construction Environmental Management Plan**

To safeguard other protected species on site and the adjacent Priority Habitat from pollution/dust deposition a Construction Environmental Management Plan (CEMP) will be required to be secured via a condition to any approval subsequently granted.

### Biodiversity Net Gain

#### **Background, Policy and Legal Requirements**

Biodiversity Net Gain (BNG) is an approach to development, and/or land management, that aims to leave the natural environment in a measurably better state than it was beforehand. The Environment Act 2021 sets out the key components of mandatory biodiversity gain. There is a transitional two-year implementation period with the mandatory requirement for 10% BNG due to come into force in November 2023.

During the transition period, the development proposals need to demonstrate measurable gains in biodiversity in accordance with the National Planning Policy Framework (NPPF) and relevant Local Planning policies (Chiltern District Local Plan, Adopted September 1997 (CDLP) and Chiltern Core Strategy, Adopted 2011 (CCS)).

Buckinghamshire Council has an adopted Biodiversity Net Gain Supplementary Planning Document (BNG SPD) which provides further information on how BNG can be achieved in Buckinghamshire. Buckinghamshire Council has an aspiration to achieve at least a minimum 10% net gain.

#### **Biodiversity Net Gain Report**

A Biodiversity Net Gain Report is required to be submitted with this application to demonstrate that BNG can be achieved as part of the proposed development. The BNG Report should adhere to current industry best practice 'Biodiversity Net Gain Report and Audit Templates' (CIEEM, 2021) and include:

- A Summary of key points;
- Introduction to the site, project, planning status, certainty of design and assumptions made, the aims and scope of the study and relevant policy and legislation;
- Methods taken at each stage; desk study, approach to BNG and evidence of technical competence and limitations;
- Baseline conditions of the site including; important ecological features and their influence on deliverability of BNG, baseline metric calculations and justifying evidence, and a baseline habitat plan that clearly shows each habitat type and the areas in hectares;
- Justification of how each of the BNG Good Practice Principles has been applied;
- Proposed Design to include a proposed habitat plan and details of what will be created. This can be taken from the site layout plan, illustrative masterplan, green infrastructure plan or landscape plans. The plan should clearly show what existing habitat is being retained and what new habitat will be created. It should be easy to identify the different habitat types and show the areas in hectares of each habitat or habitat parcel;
- Biodiversity Metric spreadsheet, submitted in excel form, and using latest version of the metric, that can be cross referenced with the appropriate plans. A small sites metric is also available for sites less than 0.5ha or fewer than 9 dwellings and under 1ha;
- Implementation Plan including a timetable for implementation
- BNG Management and Monitoring Plan

## **Applying the Mitigation Hierarchy (Principle 1 of achieving BNG)**

Biodiversity Net Gain should be achieved following 'The BNG Good Practice Principles' (CIRIA, CIEEM, IEMA, 2016). Achieving BNG requires compliance with the mitigation hierarchy with adverse impacts on the natural environment first avoided.

We welcome the installation of green roof and new native tree planting however it appears from the plans that there is no sufficient habitat buffer between the development and the Priority Habitat 'Deciduous Woodland'. A larger buffer should be maintained between the proposed development and the boundary of this woodland.

### Artificial Lighting

Bats may be impacted by artificial lighting as a result of the proposed development. Artificial lighting design needs to be designed in accordance with the 'Guidance Note 08/18: Bats and artificial lighting in the UK' (Institute of Lighting Professionals, 2018).

Lighting details will be required to understand the impacts of the proposals. An illuminance plan/contour plots should be provided which show the extent of light spill and its intensity (minimum and maximum lux values). Models should include light from all luminaires, and each should be set to the maximum output anticipated to be used in normal operation on site. A Lighting design strategy for light-sensitive biodiversity can be secured via a condition to any approval subsequently granted.

### Legislation, Policy and Guidance

#### **Reasonable Likelihood of Protected Species**

Permission can be refused if adequate information on protected species is not provided by an applicant, as it will be unable to assess the impacts on the species and thus meet the requirements of the National Planning Policy Framework (2019), ODPM Circular 06/2005 or the Conservation of Habitats and Species Regulations 2017. The Council has the power to request information under Article 4 of the Town and Country (Planning Applications) Regulations 1988 (SI1988.1812) (S3) which covers general information for full applications. CLG 2007 'The validation of planning applications' states that applications should not be registered if there is a requirement for an assessment of the impacts of a development on biodiversity interests.

Section 99 of ODPM Circular 06/2005 states: "It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted. However, bearing in mind the delay and cost that may be involved, developers should not be required to undertake surveys for protected species unless there is a reasonable likelihood of the species being present and affected by development. Where this is the case, the survey should be completed and any necessary measures to protect the species should be in place, through conditions and / or planning obligations, before permission is granted."

#### **European Protected Species Licensing**

Before granting planning permission, the local planning authority should satisfy itself that the impacts of the proposed development on European Protected Species (EPS) have been addressed and that if a



protected species derogation licence is required, the licensing tests can be met, and a licence is likely to be granted by Natural England.

As a EPS licence is required the applicant will need to provide the answers to all three licensing tests, alongside a mitigation strategy. The three tests are that:

1. the activity to be licensed must be for imperative reasons of overriding public interest or for public health and safety;
2. there must be no satisfactory alternative; and
3. favourable conservation status of the species must be maintained.

Together with the ecologist's report, which answers test 3, the applicant should provide written evidence for tests 1 & 2. This can be contained within the ecological report or as separate document.

If the competent authority is satisfied that the three tests can be met, it should impose a planning condition preventing the development from proceeding without first receiving a copy of the EPS licence or correspondence stating that such a licence is not necessary. This approach ensures compliance with the Conservation of Habitats and Species Regulations 2017(as amended) and enables a local planning authority to discharge its obligations under the Crime and Disorder Act and its wider duties under Section 40 of the Natural Environment and Rural Communities Act 2006 in relation to protected species.

### **Section 41 Priority Habitat**

Local planning authorities have a duty to conserve biodiversity under the Natural Environment and Rural Communities Act 2006 (NERC Act 2006).

The NERC Act 2006 requires that the Section 41 habitats and species list be used to guide decision-makers, such as public authorities, in implementing their duty under Section 40 of the NERC Act 'to have due regard' to the conservation of biodiversity when carrying out their normal functions.

### **Biodiversity Net Gain Paragraph**

120a of the National Planning Policy Framework (NPPF) states: "Planning policies and decisions should: a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside".

Paragraph 174d of the NPPF requires that: "Planning policies and decisions should contribute to and enhance the natural and local environment by ... minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressure".

Paragraph 180d of the NPPF states that: "When determining planning applications, local planning authorities should apply the following principles...development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity."

### **Chiltern District Local Plan, Adopted September 1997 (CDLP) and Chiltern Core Strategy, Adopted 2011 (CCS)**

Buckinghamshire Council resolved to withdraw the Chiltern and South Bucks Local Plan 2036 on 21st October 2020. The Core Strategy for Chiltern District (adopted November 2011) Policy 'CS24:

Biodiversity' states that: "The Council will aim to conserve and enhance biodiversity within the District. In particular:

- the Council will work with its partners to protect and enhance legally protected species and all sites and networks of habitats of international, national, regional or local importance for wildlife or geology
- development proposals should protect biodiversity and provide for the long-term management, enhancement, restoration and, if possible, expansion of biodiversity, by aiming to restore or create suitable semi-natural habitats and ecological networks to sustain wildlife. This will be in accordance with the Buckinghamshire Biodiversity Action Plan as well as the aims of the Biodiversity Opportunity Areas and the Chiltern AONB Management Plan.
- where development proposals are permitted, provision will be made to safeguard and where possible enhance any ecological interest.
- where, in exceptional circumstances, development outweighs any adverse effect upon the biodiversity of the site and there are no reasonable alternative sites available, replacement habitat of higher quality will be provided through mitigation and/or compensation to achieve a net gain in biodiversity.

The Delivery DPD will indicate on maps the location of the various sites mentioned above as required by PPS9."

Comments received 7<sup>th</sup> June 2023:

**Holding Objection – Further Information Required**

An updated badger survey within 30m site radius of the red line boundary of the site and revised badger mitigation measures are required prior to determination of the application.

Protected species are a material consideration of the planning process and it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted (ODPM

Circular 06/2005).

Badgers and their setts (including tunnels) are protected under the Protection of Badgers Act 1992. It is an offence to cause the wilful killing and injury of a badger, intentional or reckless damage or destruction of a badger sett, obstruction of access to a sett, or to disturb a badger when it is occupying a sett.

Paragraph 124 of Circular 06/2005 appended to the NPPF states: "the likelihood of ... adversely affecting badgers foraging territory or links between them, or significantly increasing the likelihood of road or rail casualties amongst badger populations, are capable of being material considerations in planning decisions".

Comments received 25<sup>th</sup> August 2023:

### **Summary**

No objection, subject to conditions

### **Discussion**

Following our previous comments dated 5th January 2023 further information was provided relating to protected species and biodiversity net gain. I reviewed the reports produced by Arbtech and the history

of this application site, including the Inspector's decision for a previous appeal (APP/X0415/W/21/3278072).

## **Protected Species**

### **Bats**

It is understood that the maternity brown long-eared bat roost will be accommodated in the loft of the replacement rectory. I agree with the proposed mitigation and recommend that the bat loft is secured via a condition to the application. As roosting bats (brown long-eared bats, common and soprano pipistrelles) will be impacted on a Natural England European Protected Species licence is required to proceed with the proposed works. I would recommend that the licence is secured via a condition to any approval granted.

### **Badgers**

Further badger surveys were undertaken...I would recommend that a Natural England badger development licence is secured via a condition...It should be noted that updated detailed badger survey may be required if the works are delayed.

### **Great crested newts**

For great crested newt matters please refer to the Newt Officer's comments.

### **Other protected species**

The proposed construction works may impact on other protected and notable species such as nesting birds, common amphibians, reptiles and hedgehog. A Construction Environmental Management Plan (CEMP) should be produced and secured via a condition to any approval granted. The CEMP should address all reasonable avoidance measures to take to safeguard protected and notable species during construction but also to prevent pollution/impacts on ground flora of the surrounding NERC Act Section 41 Habitat of Principal Importance Deciduous Woodland. The CEMP should include the following details in accordance with the British Standard on Biodiversity BS 42020:2013:

### **Proposed Ecological Impacts**

- Details of what biodiversity features could be impacted (in that phase) and what development activities could be potentially damaging.

### **Timetables**

- A rolling timetable of when and where specific measures to avoid / reduce impacts are to be carried out including any seasonal or legal implications (e.g. the bird nesting season) and who is responsible.
- The nature of the pre-commencement ecological checks / surveys required and details of the results of these surveys once they have been undertaken (for our approval).

### **Avoidance and Mitigation Measures**

- Details of method statements for specific biodiversity issues (e.g. for specific destructive activities such as: vegetation clearance, hedgerow removal, tree felling, soil stripping and building demolition).

- Identify all practical measures (e.g. fencing, protective barriers and warning signs) and sensitive working practices to avoid impacts. We expect to see details of type, location and means of installation and maintenance FOR EACH PHASE.
- Specifically state the agreed buffer zones relevant to each phase. For example a minimum buffer of 5m around all on-site hedgerows and ditches has been agreed, but this will need to be increased in some phases to protect other biodiversity features (e.g. where badger setts and mature trees are present).
- Details of inspections to ensure wildlife (e.g. badgers and brown hares) do not become trapped in excavations or machinery.

### **On-site Personnel & Training**

- The role and responsibility of the on-site Ecological Clerk of Works (ECOW) in each phase should be clearly stated including which works require supervision by the ECOW in relation to the current timetable for that phase.
- Evidence that an ECOW has been appointed for each phase and has an appropriate level of experience.
- Details of other responsible person and lines of communication on-site in relation to the implementation of the CEMP.
- Details of any awareness training of on-site non-ecological personnel such as tool box talks provided by the ECOW.
- Who will be responsible for erection and maintenance of on-site fencing, protective barriers and warning signs.
- Who is responsible for compliance with regulations, legal consents, planning conditions, environmental procedures and contractual agreements and the issuing of periodic reports on success and compliance. These periodic reports should feedback into the CEMP for the subsequent phase and ensure the results of this regular review are effectively communicated to on-site staff.

### **Monitoring, Compliance, Contingency and Emergency Measures**

- Details of contingency measures in the event of an accident or other potentially damaging incident (e.g. pollution incidents; how to deal with previously unrecorded protected species found during construction and restoration; unexpected bad weather; repair of damaged features etc.).
- Details of procedures to avoid pollution incidents (e.g. from fuel spills and site run-off based on an understanding of the wildlife interest at risk).
- Regular review of the implementation of CEMP throughout the construction / restoration phase to monitor effectiveness of mitigation measures and compliance with legal, planning and/or contractual requirements.
- Details of biosecurity protocols / method statements to prevent spread of non-native species between sites.
- Temporary management of existing wildlife features during construction / implementation.
- Ensure copies of all ecological reports relevant to sites works, relevant planning conditions and any protected species licences are kept in the site office and are available to refer to at any time.

### **Lighting**

Bats may be impacted by artificial lighting as a result of the proposed development. Artificial lighting design needs to be designed in accordance with the updated 'Guidance Note 08/ 23: Bats and artificial lighting in the UK' (Institute of Lighting Professionals, 2023).

Sources of lighting which can disturb bats are not limited to roadside or external security lighting, but can also include light spill via windows, permanent but sporadically operated lighting such as sports floodlighting, and in some cases car headlights.

Where bat features or habitats are particularly important or sensitive it may be appropriate to avoid, redesign or limit lighting accordingly. Examples of mitigation measures include dark buffers, illuminance limits and zonation, appropriate luminaire specifications, sensitive site configuration, screening, glazing treatments, creation of alternative valuable bat habitat on site, dimming and part- night lighting.

It is understood that the proposed car park will be lit by bollards. A dark zone should be maintained at the periphery of the site and around the new rectory as it will host the maternity roost of brown long-eared bats. The brown long-eared bat is one of the most light-sensitive species.

I would recommend that a lighting design strategy for biodiversity, detailing light fittings, lux levels and timings of lighting, is secured via a condition to any approval granted. The plan illustrating lux levels should also include measurements across the boundaries of the site so we can understand if there will be lighting ingress in the surrounding woodland.

#### Timing of Lighting Use

Bats emerge from their roosts and start foraging at dusk (approximately 30 minutes after sunset). Impacts on bats can therefore be reduced by restricting the times at which lights can be switched on. During winter (November to March) bats are usually hibernating, so there is no restriction on lighting times. During the summer months, bats emerge later, and it is likely that floodlighting, sports lighting etc will not be needed anyway. Impacts on bats are higher in the April/May and September/October time periods when bats emerge earlier when most lighting will be on. The impact on bats is increased after mid-October when we change from British Summer Time by subtracting an hour. The table below shows recommended 'switch-off' times for lights during the active bat season:

March GMT 18.30; BST 19.30

April 20:30

May 21:15

June 21:45

July 21:30

August 20:45

September 19:45

October BST 18:45; GMT 17:15

Note: the above times have been derived by taking the average of the sunset times on the first and last days of the month, adding 30 minutes, and rounding up to the nearest 15 minutes.

#### **Biodiversity Net Gain**

Biodiversity Net Gain (BNG) is an approach to development, and/or land management, that aims to leave the natural environment in a measurably better state than it was beforehand. The Environment Act 2021 sets out the key components of mandatory biodiversity gain. There is a transitional two-year implementation period with the mandatory requirement for 10% BNG due to come into force in November 2023.

During the transition period, the development proposals need to demonstrate measurable gains in biodiversity in accordance with the National Planning Policy Framework (NPPF) and relevant Local Planning policies.

Buckinghamshire Council has an adopted Biodiversity Net Gain Supplementary Planning Document (BNG SPD) (<https://www.buckinghamshire.gov.uk/environment/ecology-and-biodiversity/biodiversity-net-gain/>) which provides further information on how BNG can be achieved in Buckinghamshire. Buckinghamshire Council has an aspiration to achieve at least a minimum 10% net gain.

According to the revised biodiversity metric 3.1 that was submitted (dated 20th February 2023) the proposed development will result in a net gain of 3.07 habitat units equivalent to 37.30% on-site net % change and 0.43 hedgerow units equivalent to 374.96% on-site net % change.

The main change since the original metric is that the proposed 'other neutral grassland' of 'good' condition would be in the overflow car park thus unlikely to reach the species diversity required for a neutral grassland of good condition. This grassland was revised to 'modified grassland' of 'moderate' condition (as the area will be seeded with a wildflower mix).

The predicted biodiversity net gain is in line with the NPPF. To ensure that the proposed habitat creation will be implemented, and habitats will be managed for a period of minimum 30 years a Landscape Ecological Management Plan should be produced and secured via a condition to any approval granted.

### **Replacement Bat Roost Features & Biodiversity Enhancements**

In line with recognised good practice and government policy on biodiversity and sustainability, all practical opportunities should be taken to harmonise the built development with the needs of wildlife.

In this instance it is appropriate for the following provisions for wildlife to be built into the development, including replacement roosting features for the common and soprano pipistrelles.

**Bats:** At least 6 bat boxes integrated into the buildings on a southerly aspect/orientation (south, south-west and south-east). Example specifications include the Habibat Bat Box shown below or Schwegler 1FR/2FR Bat Tube. The boxes should be located a minimum of 2 metres, but ideally 5-7 metres above ground, in a position near the eaves or gable apex. Placement should avoid windows, doors and wall climbing plants.

Additional bat boxes to be installed on mature trees within the site.

**Swifts:** At least 4 swift boxes integrated into the buildings on a northerly aspect/orientation (north, north-east and north-west). Example specification includes the Manthrope 'GSW B' SwiftBrick as shown below or the Vivara Pro Cambridge Brick Faced Swift Nest Box. The box(es) should be located high within the gable wall, ideally above 5m high, below the overhang of the verge and barge board.

**Hedgehogs:** Boundaries and barriers within and surrounding the development, including fencing, railing and gates need to be made permeable to hedgehogs through the provision of 'Hedgehog Highways'. Hedgehog holes can be created by 13x13cm holes at ground level within fences, or by leaving a sufficient gap beneath gates and/or leaving brick spaces at the base of brick walls.

Alternatively, hedgehog friendly gravel boards are suitable (as shown below sourced by Kebur Garden Materials and Jacksons Fencing). To ensure holes are kept open 'Hedgehog Highway' signage should be provided (as shown below sourced by Peoples Trust for Endangered Species and/or the British Hedgehog Preservation Society) and secured above the holes.

**Reptiles and Amphibians:** Hibernacula should be created on-site to provide features for reptiles and amphibians to hunt for food, use as shelter and hibernate within during the winter. Hibernacula can be created using a variety of materials, including, grass piles/compost, loose stones and soil as wells log/brush piles. Hibernacula should be located within proximity to habitat features used by reptiles and amphibians, including sunny spots such as southward facing banks, dense vegetation/ hedgerows and waterbodies such as ponds. Examples of suitable designs and methodologies for creating hibernacula can be located within, but not limited to, the Great Crested Newt Conservation Handbook, Froglife 2001 (see diagram below) and the RAVON + ARG UK Grass Snake Egg-laying Heaps Flier, 2019.

## **Legislation, Policy and Guidance**

### **Bats**

All bat species and their roosts are protected under the Wildlife and Countryside Act 1981 (as amended) and are European Protected Species, protected under The Conservation of Habitats and Species Regulations 2017 (as amended). It is therefore illegal to kill, injure or handle any bat or obstruct access to, destroy or disturb any roost site that they use.

European Protected Species Licensing A High Court ruling concluded that local authorities must consider all applications where European Protected Species are likely to be affected and a European Protected Species licence is required, by considering the three tests applicable to the Habitats Directive. The ruling stated the following:

"When dealing with cases where a European Protected Species may be affected, a planning authority... has a statutory duty under Regulation 3(4) to have regard to the requirements of the Habitats Directive in the exercises of its functions. Further the Directive's provisions are clearly relevant in reaching planning decisions, and these should be made in a manner which takes them fully into account ...".

Before granting planning permission, the local planning authority should satisfy itself that the impacts of the proposed development on European Protected Species (EPS) have been addressed and that if a protected species derogation licence is required, the licensing tests can be met and a licence is likely to be granted by Natural England.

As an EPS licence is required the applicant will need to provide the answers to all three licensing tests, alongside a mitigation strategy. The three tests are that:

1. the activity to be licensed must be for imperative reasons of overriding public interest or for public health and safety;
2. there must be no satisfactory alternative; and
3. favourable conservation status of the species must be maintained.

Together with the ecologist's report, which answers test 3, the applicant should provide written evidence for tests 1 & 2. This can be contained within the ecological report or as separate document.

If the competent authority is satisfied that the three tests can be met, it should impose a planning condition preventing the development from proceeding without first receiving a copy of the EPS licence or correspondence stating that such a licence is not necessary. This approach ensures compliance with the Conservation of Habitats and Species Regulations 2017(as amended) and enables a local planning authority to discharge its obligations under the Crime and Disorder Act and its wider duties under Section 40 of the Natural Environment and Rural Communities Act 2006 in relation to protected species.

## **Badger**

Badgers and their setts (including tunnels) are protected under the Protection of Badgers Act 1992.

The most likely offences through development include wilful killing and injury of a badger, intentional or reckless damage or destruction of a badger sett, obstruction of access to a sett, or to disturb a badger when it is occupying a sett.

Paragraph 124 of Circular 06/2005 appended to the NPPF states: "the likelihood of ... adversely affecting badgers foraging territory or links between them, or significantly increasing the likelihood of road or rail casualties amongst badger populations, are capable of being material considerations in planning decisions".

## **Reptiles**

All reptile species are protected under the Wildlife and Countryside Act 1981 (as amended). It is an offence to intentionally kill or injure a reptile. All reptile species are listed in Section 41 of the Natural Environment and Rural Communities Act (NERC Act) as Species of Principal Importance – Priority Species.

## **Nesting birds**

Under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. Buildings, trees and other vegetation are likely to contain nesting birds between 1st March and 31st August inclusive.

## **Biodiversity Net Gain**

The Environment Act 2021 sets out the key components of mandatory biodiversity gain:

- Amends Town & Country Planning Act (TCPA);
- Minimum 10% gain required calculated using the Biodiversity Metric & approval of a biodiversity gain plan;
- Habitat secured for at least 30 years via planning obligations or conservation covenants;
- Delivered on-site, off-site or via a new statutory biodiversity credits scheme; and
- National register for net gain delivery sites

## **Biodiversity Net Gain Supplementary Planning Document**

The BNG SPD was adopted by Buckinghamshire Council. It sets out a Buckinghamshire process for achieving net gain and aids planning applicants in ensuring their development would result in a biodiversity net gain. It also sets out a Buckinghamshire process for compensating for losses of biodiversity using off-site habitats and guides landowners in offering their land for BNG.

## **National Planning Policy Framework**

Paragraph 174d of NPPF requires that: "Planning policies and decisions should contribute to and enhance the natural and local environment by ...minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressure".



The NPPF in section 179b states: “promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.”

The NPPF (2021) Paragraph 180a states “When determining planning applications, local planning authorities should apply the following principles: a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.”

The NPPF (2021) Paragraph 180d states “When determining planning applications, local planning authorities should apply the following principles.... Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.”

### **NERC Act Section 41 Priority Habitat**

Local planning authorities have a duty to conserve biodiversity under the Natural Environment and Rural Communities Act 2006 (NERC Act 2006).

The NERC Act 2006 requires that the Section 41 habitats and species list be used to guide decision-makers, such as public authorities, in implementing their duty under Section 40 of the NERC Act ‘to have due regard’ to the conservation of biodiversity when carrying out their normal functions.

### **Newt Officer:**

#### Summary

No Objection subject to condition regarding the provision of a precautionary working statement in the form of Reasonable Avoidance Measures (RAMs)/Non-Licensed Method Statement (NLMS) strategy documents.

For all other matters relating to Ecology please refer to the Ecology Officer’s Comments.

#### Discussion

The following document has been reviewed:

- Great Crested Newt eDNA survey, St Leonards Parish Centre, Arbtech, July 2023

The report concluded that one of the nearby ponds had no evidence of aquatic vegetation, implying it has been dry for some time. An eDNA survey was carried out for the second pond returning negative for great crested newt presence in both 2019 and 2023. Precautionary measures were then recommended.

I am satisfied with the findings of the report and recommend a compliance condition is used to ensure adherence. A great crested newt informative has also been provided.

For all other matters relating to Ecology please refer to the Ecology Officer’s comments.

#### Conditions

Control to implement development in accordance with agreed document/plans

Condition: The development shall be implemented in accordance with the agreed mitigation plan (Great Crested Newt eDNA Survey, St Leonards Parsh Centre, Arbtech, July 2023, Section 4). Any variation to the agreed plan shall be agreed in writing with the local planning authority before such change is made. The condition will be considered discharged following; a written statement from the ecologist acting for the developer testifying to the plan having been implemented correctly.

### Informatives

Protection of great crested newts and their breeding/resting places

Informative: The applicant is reminded that, under the Conservation of Habitats and Species

Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to: deliberately capture, disturb, injure or kill great crested newts; damage or destroy a breeding or resting place; deliberately obstructing access to a resting or sheltering place. Planning consent for a development does not provide a defence against prosecution under these acts. Ponds, other water bodies and vegetation, such as grassland, scrub and woodland, and also brownfield sites, may support great crested newts. Where proposed activities might result in one or more of the above offences, it is possible to apply for a derogation licence from Natural England or opt into Buckinghamshire Council's District licence. If a great crested newt is encountered during works, all works must cease until advice has been sought from Natural England, as failure to do so could result in prosecutable offences being committed.

### Legislation, Policy and Guidance

Reasonable Likelihood of Protected Species

Permission can be refused if adequate information on protected species is not provided by an applicant, as it will be unable to assess the impacts on the species and thus meet the requirements of the National Planning Policy Framework (2019), ODPM Circular 06/2005 or the Conservation of Habitats and Species Regulations 2017. The Council has the power to request information under Article 4 of the Town and Country (Planning Applications) Regulations 1988 (SI1988.1812) (S3) which covers general information for full applications. CLG2007 'The validation of planning applications' states that applications should not be registered if there is a requirement for an assessment of the impacts of a development on biodiversity interests.

Section 99 of ODPM Circular 06/2005 states:

"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted. However, bearing in mind the delay and cost that may be involved, developers should not be required to undertake surveys for protected species unless there is a reasonable likelihood of the species being present and affected by development. Where this is the case, the survey should be completed and any necessary measures to protect the species should be in place, through conditions and / or planning obligations before permission is granted."

## Great Crested Newts

Great crested newts and their habitats are fully protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Therefore, it is illegal to deliberately capture, injure, kill, disturb or take great crested newts or to damage or destroy breeding sites or resting places. Under the Wildlife and Countryside Act 1981 (as amended) it is illegal to intentionally or recklessly disturb any great crested newts occupying a place of shelter or protection, or to obstruct access to any place of shelter or protection (see the legislation or seek legal advice for full details). Buckinghamshire Council have a statutory duty in exercising of all their functions to 'have regard, so far is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity', as stated under section 40 of the Natural Environment and Rural Communities Act 2006 (NERC). As a result GCN and their habitats are a material consideration in the planning process.

## Representations

At the time of drafting this report, 290 representations have been made on the application. 239 of these object, 45 support, and 6 are neutral. These are summarised below:

### Support:

- Will support the local community in many ways
- Useful facility
- Will enhance the area
- Place where everyone can meet and enjoy being part of the parish
- Amendments that have been made overcome planning objections
- Design has been well considered and is sympathetic to the environment
- Residential property is in keeping with surrounding properties
- Support from Maryland pre-school
- Generous provision from the church should be welcomed

### Object:

- Same proposal as before, developer has not taken into account local objections
- Lack of community engagement
- Inaccuracies in application
- Some reports have not been updated since previous application
- Proposal is contrary to planning policies
- Inspector erroneously rejected the reasons for refusal given by the Council
- Proposal is too large for the area
- Out of character with conservation area
- Harmful to nearby historic and listed buildings
- Inevitable closure of existing St Leonards Church
- Excessive parking will not encourage reduced car usage
- Inadequate parking for number of visitors to the site
- On-street parking has been formalised since the previous application
- Increase in traffic creates hazards on the roads
- Application seeks to widen access and create sight lines on Common Land which is outside their control
- Difficult for refuse vehicles to enter the site and bin storage area is remote from main building

- Traffic generation data and parking information is unreliable
- Facility is for people outside the parish and not for local people
- Do not need another facility like this (alternative venues include Chiltern Lifestyle Building, Jubilee Hall, Rectory Hill Scout Hall, Amersham Band Hall, Kings Church on Raans Road).
- Harm to wildlife and trees
- Impact on the Chiltern Beechwoods SAC
- Increased noise and light pollution
- Issues with surface water drainage
- Inadequate security on site
- Objection from Protect Chesham Bois Common and Surrounding Area group
- Objection from Chesham Bois Parish Council as adjoining land owner.

Comment:

- Replacement building is required but not at this scale.



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## APPENDIX C: Appeal Decision Notice for PL/20/0401/FA



## Appeal Decision

Site visit made on 1 March 2022

by **L Page BSc (Hons) MSc MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 29 April 2022

**Appeal Ref: APP/X0415/W/21/3278072**

**St Leonard's Church Hall, Glebe Way, Chesham Bois HP6 5ND**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by St Leonard's Parochial Church Council against the decision of Buckinghamshire Council.
- The application Ref PL/20/0401/FA, dated 31 January 2020, was refused by notice dated 15 January 2021.
- The development proposed was originally described as redevelopment of the site to create a new multifunctional parish centre, a church led cafe, purpose built day nursery, replacement rectory, additional staff dwelling (keepers cottage) and associated parking and landscaping.

### Decision

1. The appeal is dismissed.

### Procedural Matters

2. During the course of the appeal, Natural England issued new advice regarding significant recreational pressure upon Chilterns Beechwoods Special Area of Conservation (SAC) and that there could be implications for new housing within the 12.6km zone of influence. The 12.6km zone of influence includes land within Buckinghamshire Council (Aylesbury Vale and Chilterns Districts) and the site subject to this appeal. Parties were given an opportunity to comment on any potential implications and the matter has been treated as a main issue under the appeal.
3. The appellant identified a potential oversight in notifying the parish council. However, it is not clear whether this is in reference to informal notification and consultation conducted by the appellant or otherwise. Whatever the case may be, I have no reason to question whether the parish council have been formally notified of the original application or the appeal. Indeed, they have engaged fully throughout and have not been prejudiced during any of the proceedings.
4. Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require decision makers to give special regard to the desirability of preserving listed buildings and their setting pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas. Notwithstanding the wording in the reasons for refusal, these statutory requirements have helped determine the main issues.
5. Parties were given an opportunity to comment on the revised National Planning Policy Framework (the Framework), and any comments pertinent to the appeal have been considered accordingly.

<https://www.gov.uk/planning-inspectorate>

### **Main Issues**

6. The main issues are the effect of the proposal on the:
  - (a) integrity of Chilterns Beechwoods SAC;
  - (b) character and appearance of the area, including Chesham Bois Conservation Area and the setting of The Old Rectory and stables;
  - (c) living conditions of neighbouring occupiers; and
  - (d) highway safety.

### **Reasons**

#### *Chilterns Beechwoods SAC*

7. The site is within Chilterns Beechwoods SAC's 12.6km zone of influence. Advice from Natural England<sup>1</sup> is clear in that net increases in residential development in the zone of influence would result in likely significant effects on the SAC. This is due to the fact that recreational impacts cannot be ruled out. Whilst I recognise the appellant's point that the site is towards the outer limits, it is still captured by the zone of influence and considerations relating to recreational impacts are still relevant to the proposal.
8. I am also mindful that the zone of influence has been drawn to capture the site despite the potential presence of other recreational opportunities elsewhere. Indeed, it may well be the case that future residents would utilise other recreational opportunities nearby, but there is no evidence to suggest that they would utilise these exclusively and avoid Chilterns Beechwoods SAC in its entirety. Therefore, likely significant effects would remain.
9. Consequently, it is clear that an appropriate assessment under the Habitats Regulations is required. In this context, whilst I recognise the difficult timing of the emerging advice from Natural England, there is insufficient evidence submitted in support of the proposal to conclude that its impacts, whether alone or in combination, could be avoided or mitigated<sup>2</sup> so that the integrity of the SAC would be preserved.
10. Overall, there is insufficient evidence the proposal would preserve the integrity of Chilterns Beechwoods SAC and consequently there would be conflict with Policy CS24 of the Chiltern District Core Strategy 2011, Paragraph 180 of the Framework, and the Habitats Regulations.

#### *Character and Appearance*

11. The site is on land at the eastern end of Chesham Bois Common and sits within an extensive area of woodland with mature boundary features. Consequently, the site is heavily screened from public view. This also means that the site is visually distinct from the surrounding residential development along North Road<sup>3</sup>, Bois Lane and South Road, which fronts onto Chesham Bois Common. Whilst there are some limited views of the existing buildings when looking towards the site from North Road, the general impression is still one of a heavily wooded appearance.

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<sup>1</sup> in their capacity as the statutory nature conservation body under the Habitats Regulations

<sup>2</sup> such as contributions to strategic mitigation and secured by planning obligation

<sup>3</sup> Areas of which are designated as an Established Residential Area of Special Character



12. The existing parish centre occupies the northern part of the site and comprises a two storey building with facilities including offices for the parish council and parish church and space for a nursery and other community activities. There is a modest car park serving the parish centre and this is accessed off Glebe Way. The wide range of facilities on offer at the site means that activity levels would be noticeable throughout each day and evening of the week. Consequently, there is an established baseline of activity involving the comings and goings of people and vehicles, associated lighting and noise, altogether contributing to a character that is not of rural tranquillity.
13. The existing rectory occupies the southern part of the site and comprises a two storey building and is in mixed use with a residential element and business element associated with the parish church. It is separated from the parish centre by established boundary features and benefits from its own access off of Glebe Way. An extensive garden area occupies the southern and western parts of the site and generates an appreciable degree of openness, albeit this is not perceptible from public land due to intervening screening.
14. Chesham Bois Conservation Area includes the site within its boundaries. Among other things, the conservation area derives some of its heritage significance<sup>4</sup> from the common, attractive woodland areas, fields, trees, and hedges; all of which in combination give rise to a feeling of rural tranquillity across much of the conservation area. In addition, the conservation area also derives some of its heritage significance from the pleasing contrast between dense groups of small late 19<sup>th</sup> century terraced and semi-detached cottages and the larger detached houses which stand in substantial plots.
15. Whilst the site may make a modest contribution to the setting of buildings within the conservation area through its wooded appearance, it is clear that it cannot be regarded as contributing to the feeling of rural tranquillity. This is because the existing baseline of activity creates a character with greater degrees of vibrance.
16. It could be argued that some of the existing buildings provide neo arts & crafts design of reasonable quality, but they do not make an appreciable contribution to the special architectural interest of the conservation area. This assessment is reinforced by the fact that views into the site are heavily screened, and the buildings cannot be fully appreciated as part of the conservation area as a whole.
17. Grade II listed buildings of the Old Rectory and associated stables are located directly to the north west of the site and the majority of their heritage significance is derived from their special architectural interest. Mature boundary features separate the site and screen the majority of the Old Rectory and stables from view. Consequently, the architectural aspects of these buildings are mostly appreciated from within the grounds of the Old Rectory itself or from North Road. Historically, the Old Rectory included land<sup>5</sup> that has since been ceded to the existing rectory and due to the presence of mature boundary features the historical association is not readily identifiable. Altogether, the site makes a limited contribution to the appearance of the listed buildings' setting.

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<sup>4</sup> Chesham Bois Conservation Area Appraisal 1995

<sup>5</sup> Known as Glebe Land

18. In relation to the character of the listed buildings' setting, the situation is very similar to that already described in my assessment of the site's role as part of the conservation area, in that the character of the site is not one of rural tranquillity but one of appreciable vibrance and activity.
19. All of the existing buildings on the site would be demolished under the proposal. However, these are of limited architectural interest and heavily screened from public view so their loss would not be harmful in the round. Furthermore, the design of the buildings proposed would be of greater architectural interest and this would enhance the built form at the site.
20. The new parish centre is the largest building being delivered under the proposal. Whilst the size of the building's footprint is appreciable in extent, the height and roof profile of the building has been carefully designed into a draped canopy. This provides a more natural form and, alongside the use of sensitive materials and extensive glazing creating views through the building, would ensure it assimilates with the wooded appearance of the site and would not give rise to a sense of dominance or intrusion from adjacent public land.
21. I am also mindful of the consultation response provided by the Council's Principal Conservation & Listed Buildings Officer, where it is set out that the new building would contain a pleasing mixture of rectangular forms and where the planar timber clad walls would be relieved above by a sinuous and undulating monolithic low pitched roof form, covered in a living sedum and green roof material.
22. Notwithstanding the Council's argument that the size and form of the parish centre would not respond to the local area, in my view, the appearance of the building would better reflect the site's wooded context in comparison to the existing parish centre which, although representative of the century within which it was built, does not respond to the surrounding environment in the same way.
23. The building would take on a more contemporary appearance and depart from the traditional building designs that are apparent throughout the conservation area, but I am satisfied that the quality of design and the role of the building as a central component of the community, would deliver a high quality of design that embraces the woodland setting.
24. Indeed, guidance<sup>6</sup> sets out that there is a place for contemporary and innovative architecture or more interesting designs which demonstrate adherence to the basic principle of being in harmony with their site and the surrounding buildings and countryside. Therefore, and altogether, it is reasonable to conclude that the new parish centre would enhance the conservation area's built form.
25. The other buildings proposed are much smaller by comparison and through the use of sensitive materials would generally be inconspicuous within the landscape, as would any associated paraphernalia, especially in the context of the mature boundary features of the site, whilst any views into the site through access points would be limited and fleeting.

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<sup>6</sup> 3.31 of Chilterns Buildings Design Guide 2010

26. Furthermore, the size of the site allows for generous set-backs and separation between buildings, which in conjunction with landscaping, helps maintain a degree of openness without giving rise to a feeling of overdevelopment.
27. Whilst I acknowledge that the new rectory would be sited close to the boundary with North Road I am satisfied that no harm would arise. This is based on the photomontages provided, where it is clear that the visual prominence of the new rectory would be similar to the existing parish centre and mitigated by additional tree planting. Furthermore, although the Council make contentions about a building line, the sporadic nature of buildings along this side of North Road means that an established building line is not readily apparent and therefore one cannot be breached.
28. The proposal would increase the car parking provision at the site. However, it is clear from the evidence before me that there are opportunities to restrict the use of tarmacadam and white line painting and secure an appropriate surface treatment that is more in keeping with the appearance of the conservation area. For example, securing the use of paving and other materials with greater heritage aesthetic, along with intervening landscaping, would help the larger car park better assimilate into the wooded context.
29. The car park would extend westwards in parallel with The Old Rectory and stables. However, the lack of direct association and screening provided by the mature boundary treatments on this part of the site would mitigate any harm to the setting of these listed buildings.
30. I note the Council's argument regarding light spillage from the larger glazed areas and light and noise would be generated by people and vehicles making use of the proposal's facilities. I am mindful that there is already a baseline of activity and therefore the site is not one of rural tranquillity. Consequently, the potential for harm to the character of the immediate area is significantly reduced. Furthermore, conditions can secure measures to help mitigate potential disturbance by controlling operating hours, noise, and lighting within the grounds and from within the buildings themselves.
31. Whilst the buildings generally preserve and enhance the character and appearance of the conservation area in their own right and in the existing context of the site, I am mindful of the fact that in broad terms the proposal is also supported by a robust landscaping scheme. This would reinforce the woodland appearance of the site and provide additional screening of the proposed buildings, from public land and from the grounds of the Old Rectory.
32. Altogether, the proposal would preserve and enhance the wooded appearance of the site without harming the rural tranquillity and character of the wider conservation area or the setting of the listed buildings adjacent. Furthermore, the loss of existing buildings on site, which make a limited contribution to the conservation area, would not be harmful, and the new parish centre would make a positive contribution to the conservation area.

33. Overall, the proposal would preserve and enhance the character and appearance of the area, including Chesham Bois Conservation Area and the setting of The Old Rectory and stables. In this context, an absence of harm means that an assessment against the public benefits is not required in this case. Accordingly, the proposal would not conflict with Policies GC1, CA1, CA2 and CSF1 of the Chiltern District Local Plan 1997 or Policies CS20 and CS29 of the Chiltern District Core Strategy 2011.
34. Among other things, these development plan policies reflect the statutory duties set out within Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which require decision makers to give special regard to the desirability of preserving listed buildings and their setting and pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas, something I have given considerable importance and weight in my assessment.

*Living Conditions*

35. The Old Rectory is a large dwelling on a substantial plot with mature boundary features along its eastern boundary, which provide effective screening from the site. The Old Rectory has a large rear garden area, creating a setback which, in conjunction with mature boundary features along its southern boundary, provides effective screening from the existing rectory's garden area. Consequently, whilst there are glimpses through the mature boundary features along the southern boundary, the outlook of occupiers at the Old Rectory is largely self-contained.
36. It has already been established that the baseline of activity at the site does not give rise to a feeling of rural tranquillity. Consequently, the potential for disturbance, including from lighting and noise generated by the movement of people and vehicles already exists to some degree. In practice, much of this potential disturbance is already mitigated by the mature boundary features surrounding the Old Rectory.
37. Indeed, the existing movement of people and vehicles is in very close proximity to the eastern boundary of the Old Rectory, and no significant reports of complaints regarding this current relationship have been referred to in the evidence before me.
38. The proposal would deliver new buildings of a similar multifunctional use. Consequently, the activities and movement of people and vehicles would be of a similar nature. The new parish centre would be set back from the Old Rectory's eastern boundary and the majority of activity would be concentrated further away as a result, representing an improvement over the siting of the existing parish centre.
39. The car park would be adjacent to the eastern and southern boundaries of the Old Rectory. However, robust landscaping proposals would eliminate glimpses through existing mature boundary features, which in conjunction with hard landscaping such as fences and gabion walls would be effective in mitigating potential disturbance caused by vehicle headlights, among other things.

40. The car park would also be larger, but the majority of additional spaces would be set back to the south of the site. Consequently, in a similar scenario to the revised siting of the new parish centre, the majority of activity would be further away as a result and potential sources of disturbance such as the opening and closing of vehicle doors and vehicle manoeuvring would be limited by distance, intervening mature boundary features and hard landscaping.
41. Altogether, the existing baseline of activity at the site, in conjunction with sensitive siting and enhanced landscaping, would help control the effects of any modest intensification of the use. Furthermore, I am mindful that conditions can provide additional mitigation. For example, by controlling operating hours, noise, static lighting direction and intensity.
42. Overall, the proposal would not harm the living conditions of neighbouring occupiers and would not conflict with Policy GC3 of the Chiltern District Local Plan 1997.

#### *Highway Safety*

43. The existing parish centre access off of Glebe Way is only wide enough for a single vehicle. However, there is no evidence that the access does not safely accommodate the intensity of traffic generated by the existing use. For example, there is no evidence of accidents, indiscriminate parking along Glebe Way, or other such data to indicate that the existing access arrangements are unsafe.
44. Intensity of traffic would increase under the proposal. However, it is clear from the evidence before me that the existing access is to be widened so that two vehicles would be able to pass safely, whilst trip generation data suggests there is sufficient capacity on the highway network and parking provision on site to accommodate the additional vehicle movements. A travel plan could also be secured by condition to provide additional mitigation and encourage a shift to more sustainable forms of transportation.
45. The proposal's visibility splays could be achieved in perpetuity in accordance with Manual for Streets. These could be secured by Grampian style condition, and I am satisfied that there is a process to seek permission to undertake works on common land in order to overcome potential barriers to implementation and allow the condition to be complied with within the time limit of any planning permission.
46. The secondary access to the site which currently serves the existing rectory has limited movements. Consequently, whilst it would close to vehicles under the proposal, benefits relating to the reduction of vehicle conflicts and highway safety improvements would also be limited.
47. Overall, the proposal would not harm highway safety and would not conflict with Policy TR2 of the Chiltern District Local Plan 1997 or Policy CS26 of the Chiltern District Core Strategy 2011.

#### **Other Matters**

48. A significant number of interested parties made representations in response to the original application and to this appeal. Generally speaking, many of the matters raised relate to the main issues dealt with earlier in the decision. I comment below on other matters raised.



49. There is no evidence before me that community dissatisfaction in and of itself would make the proposal unviable or that this should be a factor weighed in the balance in this particular case.
50. The proposal is supported by an energy statement, among other things, and I am satisfied that those matters relating to climate change have been adequately addressed.
51. Whilst the wider common may be accessible to the public, and provides valuable open space in this context, it is clear that the site is private land without public access benefits.
52. Thames Valley Police made representations on design safety but there is no evidence that the area suffers from higher crime rates. Furthermore, there is a clear strategy for separating publicly accessible areas and those which can be kept private and secure.
53. On 9 November 2021, the Environment Act 2021 (c. 30) (the Act) received Royal Assent. The purpose of the Act is to make provision for targets, plans and policies with the intention of improving the natural environment, including provisions for a mandatory biodiversity net gain objective.
54. The objective is met when the biodiversity value attributed to the development exceeds the pre-development value of the onsite habitat by at least 10%.
55. However, it is clear that the Act is primary legislation and provisions relating to this objective require secondary legislation before coming into force and, in any event, biodiversity enhancements could be secured by condition.

**Conclusion**

56. Whilst the proposal would preserve and enhance the character and appearance of the area including Chesham Bois Conservation Area and the setting of The Old Rectory and stables and would also be acceptable in relation to living conditions and highway safety, there is insufficient evidence to conclude that it would preserve the integrity of the Chilterns Beechwoods SAC.
57. Given the international importance of these sites, harm in relation to such matters carries overriding weight under the appeal. As such, the proposal would conflict with the development plan as a whole. Furthermore, the Framework and the Habitats Regulations are clear that planning permission must not be granted given the circumstances that are present in this case and the appeal must be dismissed.

*Liam Page*

INSPECTOR

# APPENDIX B

Date: 03 November 2023  
Our ref: 455462  
Your ref: PL/22/4074/FA

Appendix



Buckinghamshire Council

**BY EMAIL ONLY**

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

T 0300 060 3900

Dear Sir/Madam,

**Planning consultation:** Redevelopment of the site to create a new multifunctional Parish Centre with cafe, day nursery building, replacement rectory with detached garage, 2 outbuildings to provide prayer room etc.

**Location:** St Leonards Church Hall, Glebe Way, Chesham Bois, Buckinghamshire, HP6 5ND.

Thank you for your consultation on the above dated 19 October 2023 which was received by Natural England on the same day

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

### NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutory designated sites and has no objection.

Natural England's further advice on other natural environment issues is set out below.

### European sites – Chilterns Beechwoods Special Area of Conservation

Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on the Chilterns Beechwoods Special Area of Conservation and has no objection to the proposed development.

To meet the requirements of the Habitats Regulations, we advise you to record your decision that a likely significant effect can be ruled out. The following may provide a suitable justification for that decision:

*The 12.6km zone proposed within the evidence base<sup>1</sup> carried out by Footprint Ecology represents the core area around Ashridge Commons and Woods SSSI where increases in the number of residential properties will require a Habitats Regulations Assessment. Mitigation measures will be necessary to rule out adverse effects on the integrity of the SAC*

<sup>1</sup> Panter. C, Liley. D, Lake. S, Saunders. P & Caals. Z, March 2022, Visitor Survey, recreation impact assessment and mitigation requirements for the Chilterns Beechwoods SAC and the Dacorum Local Plan. Available at: [dacorum-recreation-evidence-base-200322.pdf](https://www.dacorum.gov.uk/media/10000/recreation-evidence-base-200322.pdf)

*from the cumulative impacts of development.*

*However, the proposed development does not result in a net increase in residential dwellings and therefore is unlikely to result in increased recreational pressure upon the Chilterns Beechwoods SAC.*

### **Ashridge Commons and Woods Site of Special Scientific Interest**

Based on the plans submitted, Natural England considers that the proposed development will not damage or destroy the interest features for which the site has been notified and has no objection.

### **Environmental Gains**

Development should provide net gains for biodiversity in line with the NPPF paragraphs 174(d), 179 and 180. It is anticipated that major development (defined in the [NPPF glossary](#)) will be required by law to deliver a biodiversity gain of at least 10% from January 2024 and that this requirement will be extended to smaller scale development in April 2024.

We would advise that the Government's [Biodiversity Metric](#) should be used to calculate biodiversity losses and gains for terrestrial and intertidal habitats and can be used to inform any development project.

Further advice on biodiversity enhancements and environmental gains is provided at Annex A.

### **Priority Habitats and Species**

The proposed development is located adjacent to deciduous woodland priority habitat. 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. List of priority habitats and species can be found on [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](#).

### **Rights of Way, Access land, Coastal access and National Trails**

Paragraphs 100 and 174 of the NPPF highlight the important of public rights of way and access. Development should consider potential impacts on access land, common land, rights of way and coastal access routes in the vicinity of the development. Consideration should also be given to the potential impacts on the any nearby National Trails. The National Trails website [www.nationaltrail.co.uk](http://www.nationaltrail.co.uk) provides information including contact details for the National Trail Officer. Appropriate mitigation measures should be incorporated for any adverse impacts.

Further general advice on the consideration of protected species and other natural environment issues is provided at Annex A.

Should the proposal change, please consult us again.

If you have any queries relating to the advice in this letter please contact me at [ellen.satchwell@naturalengland.org.uk](mailto:ellen.satchwell@naturalengland.org.uk).

Yours faithfully,

Ellen Satchwell  
Sustainable Development Lead Adviser  
Thames Solent Team



## Annex A – Additional advice

Natural England offers the following additional advice:

### Landscape

Paragraph 174 of the [National Planning Policy Framework](#) (NPPF) highlights the need to protect and enhance valued landscapes through the planning system. This application may present opportunities to protect and enhance locally valued landscapes, including any local landscape designations. You may want to consider whether any local landscape features or characteristics (such as ponds, woodland, or dry-stone walls) could be incorporated into the development to respond to and enhance local landscape character and distinctiveness, in line with any local landscape character assessments. Where the impacts of development are likely to be significant, a Landscape & Visual Impact Assessment should be provided with the proposal to inform decision making. We refer you to the [Landscape Institute](#) Guidelines for Landscape and Visual Impact Assessment for further guidance.

### Best and most versatile agricultural land and soils

Local planning authorities are responsible for ensuring that they have sufficient detailed agricultural land classification (ALC) information to apply NPPF policies (Paragraphs 174 and 175). This is the case regardless of whether the proposed development is sufficiently large to consult Natural England. Further information is contained in [GOV.UK guidance](#) Agricultural Land Classification information is available on the [Magic](#) website on the [Data.Gov.uk](#) website. If you consider the proposal has significant implications for further loss of ‘best and most versatile’ agricultural land, we would be pleased to discuss the matter further.

Guidance on soil protection is available in the Defra [Construction Code of Practice for the Sustainable Use of Soils on Construction Sites](#), and we recommend its use in the design and construction of development, including any planning conditions. For mineral working and landfilling separate guidance on soil protection for site restoration and aftercare is available on [Gov.uk](#) website. Detailed guidance on soil handling for mineral sites is contained in the Institute of Quarrying [Good Practice Guide for Handling Soils in Mineral Workings](#).

Should the development proceed, we advise that the developer uses an appropriately experienced soil specialist to advise on, and supervise soil handling, including identifying when soils are dry enough to be handled and how to make the best use of soils on site.

### Protected Species

Natural England has produced [standing advice](#)<sup>2</sup> to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a Site of Special Scientific Interest or in exceptional circumstances.

### Local sites

You should consider the impacts of the proposed development on any local wildlife or geodiversity sites, in line with paragraphs 175 and 179 of the NPPF and any relevant development plan policy. There may also be opportunities to enhance local sites and improve their connectivity. Natural England does not hold locally specific information on local sites and recommends further information is obtained from appropriate bodies such as the local records centre, wildlife trust, geoconservation groups or recording societies.

### Ancient woodland, ancient and veteran trees

You should consider any impacts on ancient woodland and ancient and veteran trees in line with paragraph 180 of the NPPF. Natural England maintains the Ancient Woodland [Inventory](#) which can help identify ancient woodland. Natural England and the Forestry Commission have produced [standing advice](#) for planning authorities in relation to ancient woodland and ancient and veteran trees. It should be taken into account by planning authorities when determining relevant planning

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<sup>2</sup> <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

applications. Natural England will only provide bespoke advice on ancient woodland, ancient and veteran trees where they form part of a Site of Special Scientific Interest or in exceptional circumstances.

### **Biodiversity and wider environmental gains**

Development should provide net gains for biodiversity in line with the NPPF paragraphs 174(d), 179 and 180. It is anticipated that major development (defined in the [NPPF glossary](#)) will be required by law to deliver a biodiversity gain of at least 10% from January 2024 and that this requirement will be extended to smaller scale development in April 2024. For nationally significant infrastructure projects (NSIPs) it is anticipated that the requirement for biodiversity net gain will be implemented from 2025.

Further information on the timetable for mandatory biodiversity net gain can be found [here](#). Further general information on biodiversity net gain can be found [here](#).

The Government's [Biodiversity Metric](#) should be used to calculate biodiversity losses and gains for terrestrial and intertidal habitats and can be used to inform any development project. For small development sites the [Small Sites Metric](#) may be used. This is a simplified version of the [Biodiversity Metric](#) and is designed for use where certain criteria are met.

We advise you to follow the mitigation hierarchy as set out in paragraph 180 of the NPPF and firstly consider what existing habitats within the site can be retained or enhanced. Where on-site measures are not possible, provision off-site will need to be considered.

Development also provides opportunities to secure wider biodiversity enhancements and environmental gains, as outlined in the NPPF (paragraphs 8, 73, 104, 120, 174, 175 and 180). Opportunities for enhancement might include incorporating features to support specific species within the design of new buildings such as swift or bat boxes or designing lighting to encourage wildlife.

Natural England's [Environmental Benefits from Nature tool](#) may be used to identify opportunities to enhance wider benefits from nature and to avoid and minimise any negative impacts. It is designed to work alongside the [Biodiversity Metric](#) and is available as a beta test version.

Further information on biodiversity net gain, the mitigation hierarchy and wider environmental net gain can be found in government [Planning Practice Guidance](#).

### **Green Infrastructure**

Natural England's [Green Infrastructure Framework](#) provides evidence-based advice and tools on how to design, deliver and manage green infrastructure (GI). GI should create and maintain green liveable places that enable people to experience and connect with nature, and that offer everyone, wherever they live, access to good quality parks, greenspaces, recreational, walking and cycling routes that are inclusive, safe, welcoming, well-managed and accessible for all. GI provision should enhance ecological networks, support ecosystems services and connect as a living network at local, regional and national scales.

Development should be designed to meet the [15 Green Infrastructure Principles](#). The Green Infrastructure Standards can be used to inform the quality, quantity and type of green infrastructure to be provided. Major development should have a GI plan including a long-term delivery and management plan. Relevant aspects of local authority green infrastructure strategies should be delivered where appropriate.

GI mapping resources are available [here](#) and [here](#). These can be used to help assess deficiencies in greenspace provision and identify priority locations for new GI provision.

### **Access and Recreation**

Natural England encourages any proposal to incorporate measures to help improve people's access to the natural environment. Measures such as reinstating existing footpaths together with the

creation of new footpaths and bridleways should be considered. Links to urban fringe areas should also be explored to strengthen access networks, reduce fragmentation, and promote wider green infrastructure.

**Biodiversity duty**

Your authority has a [duty](#) to have regard to conserving biodiversity as part of your decision making. Conserving biodiversity can also include restoration or enhancement to a population or habitat. Further information is available [here](#).

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## APPENDIX C

### Chiltern Beechwoods Special Area of Conservation

#### Screening Template

Proposed Development Background	
Site Address	St Leonards Church Hall Glebe Way Chesham Bois Buckinghamshire HP6 5ND
Proposal	Redevelopment of the site to create a new multifunctional Parish Centre with cafe, day nursery building, replacement rectory with detached garage, 2 outbuildings to provide prayer room and substation/bin and bicycle store, associated parking and landscaping.
Application Number	PL/22/4074/FA

Application Type	<b>Y</b>	Full planning permission
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<p>Planning applications within Zone of Influence of the Chilterns Beechwoods Special Area of Conservation (SAC).</p> <p>Conservation of Habitats and Species Regulations 2017 (Reg 63) and Conservation of Habitats and Species (EU exit amendment) Regulations 2019.</p>	
<p><b>Step 1                      Screening for likely Significant Effect on CB SAC</b></p>	
Risk Assessment	Delete as appropriate
Is the development directly connected with or necessary to the management of that SAC site?	No
Is the development located within the 500m exclusion zones <sup>1</sup> ?	No

<sup>1</sup> The SAC evidence dated 2022 sets out what development is likely to have significant effects on the integrity of the conservation objectives of the CBSAC. Proposals which represent a net increase in homes within this zone will lead to an increase in local population and a likely increase in recreational disturbance within the SAC. As the likely significance effect cannot be ruled out at this stage an Appropriate Assessment must be undertaken. It concluded that any net new homes within 500 metres of the boundary CBSAC should be avoided as it would not be possible to mitigate the impacts from the recreational disturbance. The result being that the Council would be required to refuse this planning application. Natural England (NE), the Government's conservation advisor, support the findings in the Habitats Regulations Assessment.

<b>Risk Assessment</b>	<b>Delete as appropriate</b>	
Is the development located within a Zone of Influence?	<b>Ashridge Commons and Woods SSSI/SAC (between 500m - 12.6km)?</b>	Yes
	<b>Tring Woodlands SSSI/SAC (between 500m - 1.7km)?</b>	No
Could the Qualifying Features of the European Site be affected by the Proposal?	No	The scheme is for residential development <sup>2</sup>
	Yes	The scheme is for non-residential development <sup>3</sup>
	Yes (but no net gain in dwellings)	The scheme is for mixed residential and non-residential development
Has applicant provided information in support of application?	Yes	<p>Please detail any key information here or titles/dates/versions of documents provided in support of the application:</p> <ul style="list-style-type: none"> <li>a) Planning statement, November 2022</li> <li>b) Design and Access statement, October 2022</li> <li>c) Vision and use statement, November 2022</li> <li>d) Statement of community involvement, January 2020</li> <li>e) Transport statement prepared by Waterman Infrastructure &amp; Environment Ltd, November 2022</li> <li>f) Heritage Assessment prepared by Cotswold Archaeology, October 2022</li> <li>g) Landscape and visual assessment prepared by Adams Habermehl Landscape Architects, October 2022</li> <li>h) Noise impact assessment prepared by RF Environmental, December 2019</li> <li>i) Energy statement prepared by NRG Consulting, November 2022</li> <li>j) Arboricultural Impact Assessment and Arboricultural report prepared by Sylva Consultancy, September 2022</li> <li>k) Flood risk and drainage strategy, and SuDS Maintenance guide prepared by Infrastruct CS Ltd, December 2022.</li> <li>l) Preliminary Ecological Appraisal and Preliminary Roost Assessment, prepared by Arbtech, November 2022</li> <li>m) Biodiversity Net Gain Assessment and Biodiversity Net Gain Metric, prepared by Arbtech, February 2023</li> <li>n) Bat Mitigation Plan, prepared by Arbtech, April 2023</li> </ul>

<sup>2</sup> Where there is a net increase including: Student accommodation (C2), residential care homes and institutions (C2), dwelling houses (C3), Houses in Multiple Occupation (HMOs) (C4), residential caravan sites, permanent residential boat moorings, gypsies, travellers and travelling show people plots, ancillary accommodation unless this is tied to the main dwelling (e.g. granny annexes). Also, see Table 1 of the 'Development Management HRA Guidance Note'.

<sup>3</sup> Some applications depending on their scale and location could lead to a significant impact on the SAC. Each case will need to be considered on its own merits. Also, see Table 1 of the 'Development Management HRA Guidance Note'.

		o) Great Crested Newt eDNA Survey, prepared by Arbtech, July 2023 p) Badger Survey, prepared by Arbtech, August 2023
If advice has been sought from any key bodies, please delete as appropriate	Yes	Natural England
	Yes	Buckinghamshire Council Ecology Team
	<p>Summary of advice received:</p> <p><b>Buckinghamshire Council Ecology Team:</b>  “The application site is located within the 12.6km Zone of Influence (ZOI) of the Chilterns Beechwoods Special Area of Conservation (SAC) (the Ashridge Commons and Woods Site of Special Scientific Interest (SSSI) which is component of the Chilterns Beechwoods SAC). The ZOI identifies the area which net increase in residential development would be expected to result in increased recreational pressure and impact on the Chilterns Beechwoods SAC. There is a presumption against any net increase in residential development within the 12.6km ZOI and 500m avoidance zone. It is understood from the proposal that there will be no net increase of residential units. If there is please consult Natural England on this application.”</p> <p><b>Natural England:</b>  “The 12.6km zone proposed within the evidence base carried out by Footprint Ecology represents the core area around Ashridge Commons and Woods SSSI where increases in the number of residential properties will require a Habitats Regulations Assessment. Mitigation measures will be necessary to rule out adverse effects on the integrity of the SAC from the cumulative impacts of development.</p> <p>However, the proposed development <u>does not</u> result in a net increase in residential dwellings and therefore is unlikely to result in increased recreational pressure upon the Chilterns Beechwoods SAC.”</p> <p>“Based on the plans submitted, Natural England considers that the proposed development will not damage or destroy the interest features for which the site has been notified and has no objection.”</p> <p>“Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutory designated sites and has no objection.”</p>	
Conclusion of Screening	<p>Officers conclude that there would not be a Likely Significant Effects ‘alone’ and/or ‘in-combination’ on features associated with the Chiltern Beechwoods Special Area of Conservation. Therefore they consider that an Appropriate Assessment of the proposal is not necessary.</p> <p>However, Members of the Planning Committee held on 17<sup>th</sup> October 2022 voted to defer the application for the following reason:</p> <p>“To allow officers to consider further the implications of the proposed development on the integrity of the Chiltern Beechwoods Special Area of</p>	

	<p>Conservation (SAC). The site lies within the Zone of Influence of the SAC and Members disagreed with Officers' screening of the proposal that no likely significant effects would occur. They requested deferral of this planning application, subject to receipt of a satisfactory Appropriate Assessment for the site, considering potential usage against some different scenarios."</p> <p>Based on the outcome of the Planning Committee, the likely significant effects on the Chilterns Beechwoods SAC cannot be ruled out (alone or in-combination with other plans or projects) in terms of recreational pressure.</p> <p>Therefore an Appropriate Assessment of the proposal is necessary.</p>
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## APPENDIX D

### Appropriate Assessment

#### Application Ref. PL/22/4074/FA

**Site Address:** St Leonards Church Hall, Glebe Way, Chesham Bois, Buckinghamshire, HP6 5ND.

**Proposal:** Redevelopment of the site to create a new multifunctional Parish Centre with cafe, day nursery building, replacement rectory with detached garage, 2 outbuildings to provide prayer room and substation/bin and bicycle store, associated parking and landscaping.

### Summary

Buckinghamshire Council, as Local Planning Authority and Competent Authority, has carried out a Habitats Regulations Assessment as required by The Conservation of Habitats and Species Regulations 2017 (as amended) ('the Habitat Regulations'), to assess whether there are likely significant effects on the Chiltern Beechwoods Special Area of Conservation (SAC) arising from this development, either alone or in combination with other plans and projects.

Having regard to the evidence published by Dacorum Borough Council from the consultants, Footprint Ecology, in March 2022, Buckinghamshire Council concludes that under the Habitat Regulations, recreational pressure is screened in and as such a Stage 2 'Appropriate Assessment' has been carried out by Buckinghamshire Council as Competent Authority. This has concluded that an increase in recreational disturbance will derive from an increase in housing numbers and that this disturbance would likely have significant effects on parts of the Chiltern Beechwoods Special Area of Conservation.

The proposal does not result in an increase in housing numbers. However, the evidence has identified that some applications, depending on their scale and location could lead to a significant impact on the Special Area of Conservation. Each case will need to be considered on its own merits.

In this case, given the distance and travel time between the application site and the Chiltern Beechwoods SAC, as well as the availability of other green open spaces in much closer proximity, it is unlikely that the development would have a significant effect upon the integrity of the Chiltern Beechwoods SAC. This is supported by comments provided by Natural England who raise no objection to the proposal.

### **Informing individual Appropriate Assessment of Planning Applications and Permitted Development**

Evidence has been published by Dacorum Borough Council (March 2022) from the consultants

Footprint Ecology on the impacts of recreational and urban growth on Chilterns Beechwoods Special Area of Conservation. Natural England supports this evidence which concludes that likely significant effects on the integrity of the Chiltern Beechwoods Special Area of Conservation from recreational disturbance would derive from a net increase in new homes within a linear distance of 12.6 kilometres from the boundary of the Ashridge Commons and Woods Site of Special Scientific Interest in the Chiltern Beechwoods Special Area of Conservation. The disturbance is from additional human and dog presence.

Development within easy walking distance of the Chiltern Beechwoods Special Area of Conservation is more likely to be of risk to the Beechwoods, unrestricted by accessibility factors such as car parking provision, or travel times, etc. It is highly likely that residents living within easy walking distance would use the Chilterns Beechwoods Special Area of Conservation frequently and it is unlikely that they would be diverted to use suitable alternative natural green space in preference to the Chilterns Beechwoods Special Area of Conservation. For these reasons, Footprint Ecology recommend a presumption against a net increase of homes within 500 metres of the Ashridge Commons and Woods Site of Special Scientific Interest in the Chilterns Beechwoods Special Area of Conservation and Natural England support this 500 metre Avoidance Zone.

The evidence has also determined that planning applications and Permitted Development, which provide for a net increase in new homes within the 500 metres to 12.6 kilometres zone, would have a significant likely effect on the conservation features of the Chiltern Beechwoods Special Area of Conservation and that such applications and permitted development can only be approved if the applicant enters in to a legal agreement with the Council, as Local Planning Authority, to pay towards Buckinghamshire Council's Strategic Access Management and Monitoring Strategy.

## **Appropriate Assessment of Planning Application reference number PL/22/4074/FA**

### **1. The Conservation of Habitats and Species Regulations (2017)**

In accordance with Regulation 63 of The Conservation of Habitats and Species Regulations (2017), a competent authority (in this case Buckinghamshire Council), before deciding to undertake, or give any consent, permission or other authorisation for, a plan or project which:

- a. is likely to have a significant effect on a European site... (either alone or in combination with other plans or projects), and
- b. is not directly connected with or necessary to the management of that site

must make an appropriate assessment of the implications of the plan or project for that site in view of that site's conservation objectives.

A person applying for any such consent, permission or other authorisation must provide such information as Buckinghamshire Council may reasonably require for the purposes of the assessment or to enable it to determine whether an appropriate assessment is required.

Buckinghamshire Council must, for the purposes of the assessment, consult the Conservation Body, Natural England, and have regard to any representations made by that body. It must also, if it considers it appropriate, take the opinion of the public, and if it does so, it must take such steps for that purpose as it considers appropriate. In the light of the conclusions of the assessment, and subject to Regulation 64 (considerations of overriding public interest), Buckinghamshire Council may agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the European site.

In considering whether a plan or project will adversely affect the integrity of the site, Buckinghamshire Council must have regard to the way it is proposed to be carried out or to any conditions or restrictions subject to which it proposes that the consent, permission, or other authorisation should be given.

## **2. Stage 1: Screening for Likely Significant Effects**

Buckinghamshire Council accepts that this proposal is a 'plan or project' which is not directly connected with or necessary to the management of the Chiltern Beechwoods Special Area of Conservation. The potential likely significant effects on the integrity of the Chiltern Beechwoods Special Area of Conservation is from recreational disturbance. Although there is no net gain in dwellings, the scale and nature of the proposed development could result in additional visits to the Chiltern Beechwoods Special Area of Conservation with consequential erosion and pollution within the Chiltern Beechwoods Special Area of Conservation.

At this stage Buckinghamshire Council cannot rule out the likely significant effects on the Chiltern Beechwoods Special Area of Conservation (alone or in combination with other plans or projects) because the proposal could undermine the Conservation Objectives of the Chiltern Beechwoods Special Area of Conservation.

As the likely significant effect cannot be ruled out at this stage, an Appropriate Assessment must be undertaken.

## **3. Stage 2 Appropriate Assessment - 500 metres or more to 12.6km from the boundary of the Ashridge Commons and Woods Site of Special Scientific Interest within Chiltern Beechwoods Special Area of Conservation.**

Based on the evidence published by Dacorum BC in relation to their local plan, Buckinghamshire Council must decide whether or not an adverse effect on site integrity (alone or in combination with other plans or projects) can be ruled out.

In this case, the application site is approximately 11.3km (or 7 miles) from the boundary of the SSSI within the Chiltern Beechwoods Special Area of Conservation. According to Google Maps, this is a 25 minute drive and involves travelling through Chesham and Berkhamsted. The proposed development is for a new parish centre which includes 2 multi-purpose halls, a café, offices and meeting rooms; new pre-school, prayer room, and replacement Rectory (single dwelling). The following sets out different scenarios in which the development could impact upon the Chiltern Beechwoods SAC:

### **1. Users of the new parish centre combining trips to Chiltern Beechwoods SAC.**

It is intended that the new parish centre will be used by a number of community groups for a range of different events. The halls, offices and meeting rooms will attract people

using the centre for a specific purpose and it is unlikely that they would travel to the Chiltern Beechwoods SAC before or after their visit to the parish centre. This is due to the distance and travel time involved, and the availability of other open spaces closer to the application site.

## 2. Users of the café combining trips to the Chiltern Beechwoods SAC

The café is intended to be used by anyone who wants to visit, creating a social hub and to encourage social interaction. It is likely that people using the other facilities within the site (such as the halls, offices, prayer room and pre-school) may also use the café whilst there. It is unlikely that people will use the café on the site and combine it with a trip to the Chiltern Beechwoods SAC before or after their visit. This is due to the distance and travel time involved and the presence of many other cafés located much closer to the SAC. In the Council's published FAQs on the SAC, it is stated that occasionally new developments other than residential may impact on the SAC, in terms of increasing visitor numbers. However, this is explicitly stated to include, "Other (e.g., cafes... in close proximity to the site" (author's underlining). Given the distance to the SAC, it cannot be said that this new café is in close proximity to Ashridge, particularly when there are multiple other cafés and similar facilities located much closer, in Berkhamsted, Tring and even Chesham.

## 3. Users of the pre-school combining trips to the Chiltern Beechwood SAC

Given the distance and travel time from the proposed pre-school to the Chiltern Beechwood SAC, and the availability of other open spaces with playgrounds in much closer proximity, it is unlikely that people using the pre-school would combine it with a trip to the Chiltern Beechwoods SAC.

It is also relevant to note that Natural England have been consulted on the proposed development and have stated that "Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutory designated sites and has no objection."

Furthermore, although there has been significant objection to the proposed development from the public, their reasons for objecting are not related to the impact on the Chiltern Beechwoods SAC.

## 4. Conclusion

An Appropriate Assessment has been carried out for this development in accordance with the Habitats Regulations 2017. The Appropriate Assessment concludes that the development is unlikely to have a significant effect upon the integrity of the Chiltern Beechwood Special Area of Conservation. This is because people using the new facilities on the site are visiting for a specific purpose and given the distance and travel time involved, as well as the availability of other open spaces in much closer proximity, it is not considered that the proposal will increase recreational pressure on the Chiltern Beechwoods SAC.



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20<sup>th</sup> November 2023

Letter sent by email:

For the Attention of:

- [Steve.Bambrick@buckinghamshire.gov.uk](mailto:Steve.Bambrick@buckinghamshire.gov.uk) - Corporate Director of Planning, Growth and Sustainability
- [Sarah.Ashmead@buckinghamshire.gov.uk](mailto:Sarah.Ashmead@buckinghamshire.gov.uk) - Monitoring Officer and Deputy Chief Executive

Copy to

- [Mike.Shires@buckinghamshire.gov.uk](mailto:Mike.Shires@buckinghamshire.gov.uk) – Planning Officer
- [Melanie.Beech@buckinghamshire.gov.uk](mailto:Melanie.Beech@buckinghamshire.gov.uk) - Case Officer
- Chair, East Bucks. Area Planning Committee:  
[Jonathan.Waters@buckinghamshire.gov.uk](mailto:Jonathan.Waters@buckinghamshire.gov.uk)
- Councillor Peter Strachan, Cabinet Member Planning and Regeneration,  
[Peter.Strachan@buckinghamshire.gov.uk](mailto:Peter.Strachan@buckinghamshire.gov.uk)

**Re: PL/22/4074/FA | Redevelopment of the site to create a new multifunctional Parish Centre with cafe, day nursery building, replacement rectory with detached garage, 2 outbuildings to provide prayer room and substation/bin and bicycle store, associated parking and landscaping | St Leonards Church Hall, Glebe Way, Chesham Bois, Buckinghamshire HP6 5ND**

Chesham Bois Parish Council acts as a statutory consultee with regard to local planning applications and was represented at a meeting of the East Bucks. Area Planning Committee (EBAPC) on 17<sup>th</sup> October at which the above referenced planning application was considered.

The Case Officer's report for the EBAPC; documents submitted by the applicant; and issues arising during the committee meeting, have been considered by the Parish Council at a meeting held on 13<sup>th</sup> November. Given the scale of the proposed commercial development and very large car park, which would irrevocably change the entire environment of the Chesham Bois Conservation Area, an action was taken at the Parish Council meeting to draw your attention to a list of issues, (set out below). We respectfully request that the application form, applicant's documents and Case Officer's report are reviewed as a matter of urgency to avoid the risk of an unsound decision being made at the meeting to which this planning application has been deferred.

1. The Case Officer's report highlights the content of a Planning Inspector's report with regard to the appeal lodged by the Applicant when their previous application was refused by Bucks. Council and subsequently refused by the Planning Inspectorate. However, for this subsequent submission, no reference is made to the lack of detail provided for the Planning Inspector to make a decision in 2022, (see items below), and new issues have arisen over time.

2. The scale of the proposed commercial development has not been reported in detail. The proposed buildings far exceed a typical parish centre and would more accurately be described as a commercial conference centre with capacity for more than 400 people in two large halls; multiple offices; and a public café in just one building; plus a separate nursery building that could be used as a creche during events.

- The Bucks. Council Heritage Officer questioned the need for the proposed scale of development in March 2023 and this had not been addressed.
- The Planning Inspector was previously provided with documents that referenced proposed usage of up to 40 people for weekday events, (between the hours of 8 a.m. and 8 p.m.) and occasional use by up to 150 people on Sundays, when considering the appeal last year. At the committee meeting on 17<sup>th</sup> October, the applicant's project manager also referenced a potential capacity of only 120.
- Site usage by local organisations has not been updated in the submission since the initial application was made. Community groups have moved elsewhere for a variety of reasons. Accommodation and parking for the Parish Council is included in the plan although the council elected in 2021 has not been consulted.

3. A statement was made in the Case Officer's report that an assessment has been carried out with regard to the potential impact of the proposed development on the Chiltern Beechwoods SAC (CBSAC) based on the inclusion of a café rather than a commercial conference centre. The Case Officer states that they based their decision on the removal of one dwelling from the proposal. However, guidelines about the potential impact on the CBSAC include a wide range of destination developments, not exclusively cafes. We note that Natural England was consulted by Planning Officers for an opinion about the CBSAC on 19<sup>th</sup> October although the risk scenarios requested by the EBAPC had not been prepared nor provided for Natural England to consider and more detailed information about the scale of the development was not available at that time.

4. Traffic generation and parking requirements are directly linked to the proposed scale of development and the impact of full site occupancy for an event has not been reported to date. An independent transport consultant appointed by Chesham Bois Parish Council in 2020 reported that the proposed site scale and usage amounted to 100 houses being built on the site. The applicant's transport statement refers to site usage that is not aligned to all the proposed purpose, scale or operating hours of the development for commercial hire and for Sunday worship events and, therefore, no additional junction assessment was made. Sunday trip generation assessment was not considered even though weekends were the proposed busiest time and an assumption that all trips associated with the public café will be linked trips to the centre even though this may not be the case. The applicant's project manager advised at the meeting on 17<sup>th</sup> October that the café was likely to attract members of the public and therefore there is potential for additional daily trips to be considered. To establish the current baseline traffic, Bucks. Highways are monitoring traffic flow on Glebe Way and their report will be submitted to the Planning Officer prior to the next EBAPC meeting. Chesham Bois Parish Council have also reinstructed an independent traffic consultant to provide a more comprehensive report on the impact of the scale of this development on traffic generation and that report will also be provided.



5. The previous application reviewed by the Planning Inspector was submitted prior to the evolution of current biodiversity guidelines relating to the Environment Act of 2021. No consideration of the impact on protected species or ecology was discussed in the meeting on 17/10 during which the Applicant's representative referenced the BNG metrics report but failed to mention the documented time to a 'target habitat' condition ranged up to 27 years and the impact of proposed site usage by several hundred people and over 100 vehicles during longer hours of operation. The site is surrounded by undeveloped land designated Priority Woodland Habitat in a Conservation Area that is predominantly dark at night. Chesham Bois Parish Council has instructed an independent ecologist with more local knowledge to report on the potential impact of the proposed development.

Note: Reports submitted to the Case Officer, Planning Committee and Bucks. Council Ecology Officer by Bucks. Badger Group highlight concerns about content in ecology reports and contradictory statements about proposed mitigation measures for protected species and proposed site usage including hours of operation.

6. The proposed scale of development would inevitably impact the quality of life of residents in the adjacent Grade II listed property. The suggestion that there would be no material impact on their property and quality of life possibly arose because of the lack of detail provided and lack of adequate scrutiny. The proposed car park at the boundary of the house; fire pit with surround seating; site capacity; and long hours of operation would inevitably generate noise and light pollution which would impact residents of the house. Also:

- No information has been reported about the proposed development being built on top of waste drains and soakaway cesspit, to which access is required for maintenance, in the midst of
- the proposed car park area.
- We understand that residents are seeking legal advice on the potential impact of the proposed development.
- Fires are banned on adjacent Common Land due to the risk of fire spreading through woodland and the proposed location of a fire pit for social gatherings at the hedge and treeline boundary with the Grade II residence represents a risk to the heritage property.

7. This site is at the heart of Chesham Bois Conservation Area, surrounded by Priority Woodland Habitat forming part of a wildlife corridor and we understand that Bucks. Council is supposed to safeguard such areas from ill-considered changes, such as large-scale commercial development. It is also of note that:

- the site is adjacent to an Established Residential Area of Special Character (ERASC). Although the proposed metal/glass design of the largest building on site could be deemed acceptable on exceptional, subjective grounds, it conflicts with the traditional design conditions imposed on the current rectory built in 1983 and even the proposed new rectory;
- the Chilterns Cycleway includes the small roads adjacent to the site, ( Bois Lane, Glebe Way and North Road) enjoyed by cyclists at weekends when the site is expected to be the busiest; and
- there is no detailed consideration of the light pollution impact on heritage assets or protected species in reports.

8. Guidelines state that additional time can be allowed for those who wish to speak to a planning committee, at the discretion of the Chair. For such a highly controversial, large scale, commercial development that would irrevocably change the environment of the Chesham Bois Conservation Area, we would expect adequate time to be allowed to provide local and expert knowledge for the benefit of the committee. However, no allowance was made on 17/10/23 and the Planning Officer has advised that nobody will be allowed to speak to the EBAPC at the meeting to which a decision has been deferred.

9. Planning Officers emphasised the material weight of the Planning Inspectors report from 2022 during the meeting on 17/10 and highlighted potential financial penalties, if the committee were to challenge the Planning Inspector's views and the advisory services provided by Bucks. Council. However, we understand that financial implications are not a planning issue, and from published case law, advisory support services are deemed to be only 'advisory' and not a route to guarantee the outcome of a planning committee meeting.

10. Application Form: Errors on the application form were not picked up when the application was re-submitted and validated. These include a failure to reference Priority Woodland Habitat and out of date categories referenced for the proposed development.

11. The removal of the site manager's dwelling from the re-submitted application is a cause for concern regarding security and has not been addressed. No report from Thames Valley Police was submitted for this application and issues raised by Thames Valley Police for the previous application remain valid. Although the Planning Inspector stated that "there is no evidence that the area suffers from higher crime rates", the key point is that such a large-scale development of commercial buildings, café and car park would be expected to generate more anti-social behaviour, and this has not been addressed.

12. Prior to the committee meeting on 17/10/23, issues relating to the planning portal arose.


- Documents were not posted in a timely manner. People who called to complain were advised that all information submitted prior to a committee meeting would be read out by the Case Officer at the start of the meeting but this did not happen.
- People were advised that delays of 3 working days related to post documents on the portal related IT screening procedures.
- Links to previous planning applications that the committee may have wished to use for comparison, were not posted by the date on which the committee meeting was held, so it appears that IT systems are still impacted by the creation of the unitary council.

Given the issues referenced above, we consider that the Planning Inspector's views were based on a lack of detail when considering the appeal last year.

If you wish to carry out a site visit, we suggest visiting at different times of the day, to fully understand why residents consider the scale of this planning application would irrevocably harm the tranquil nature of Chesham Bois.

We trust that you will take appropriate action to ensure that the re-submitted planning application is comprehensively scrutinized to provide the EBAPC with more detailed information when the application is scheduled for a decision to be made.

Yours sincerely

  
Annette Dealey  
Clerk  
Chesham Bois Parish Council





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**BY EMAIL ONLY FOR THE URGENT ATTENTION OF BUCKS. COUNCIL PLANNING OFFICERS**

Date: 7<sup>th</sup> December 2023

Ref: PL/22/4074/FA, St. Leonard's Parish Centre, Glebe Way, Chesham Bois, Bucks., HP6 5ND. Redevelopment of three parcels of land to build a new multifunctional Parish Centre with cafe, separate day nursery building, replacement rectory with detached garage, two outbuildings to provide a prayer room and substation/bin and bicycle store, associated parking, fencing and landscaping, to include a footpath leading to a fire pit with surround seating.

Following the meeting of the East Bucks. Area Planning Committee (EBAPC) on 17<sup>th</sup> October, Chesham Bois Parish Council resolved to instruct independent consultants to provide more detailed information about specific aspects of the above referenced planning application which have not been addressed. The action was taken because of the significant impact the proposed development would have on the Chesham Bois Conservation Area, as well as Chesham Bois Common which surrounds the site, and in consideration of the ongoing concern of the majority of residents about the enormous scale of the proposal.

An Extraordinary General Meeting of the Parish Council was held yesterday, on 6<sup>th</sup> December, to consider the consultant reports as well as the recently published documents on the agenda for the next meeting of the EBAPC on 13<sup>th</sup> December at which the planning application will be considered. We wish to draw your attention to five, material and new, planning matters listed below.

**1. Chiltern Beechwoods Special Area of Conservation, (CBSAC).** This planning application was last considered at a meeting of EBAPC on Tuesday, 17<sup>th</sup> October. Discussions arose in relation to the potential impact on the CBSAC and a decision was made to defer further debate pending a request for Planning Officers to provide an impact analysis with high, medium and low risk scenarios.

- Appendix D in the papers published for the meeting on 13<sup>th</sup> December, is an undated document entitled 'Appropriate Assessment' with no criteria to provide a rationale for the selection of impact scenarios which lack detail with regard to visitor numbers and potential behaviours.
- Importantly, no 'high risk' scenario has been provided, i.e. a full capacity event, perhaps using the applicant's own published activities as an example such as hosting three day conferences for national members of its organisation. Assumptions regarding visitor behaviour do not reference the fact that the site is on the Chiltern Cycle Path and those visiting Chesham Bois Common to cycle or walk in the area, are those most likely to visit other recreational sites in the area as well.
- Appendix B referenced in the 'Assessment' document is a letter from Natural England which references a consultation with Planning Officers on 19/10, two days after the EBAPC meeting was held, at which point no risk analysis had been completed. NE state that its opinion is based upon 'plans submitted' and, importantly, qualifies its 'no objection' statement by referencing additional environmental issues, (see ecology section below).

**Note:** The Planning Inspector considering the appeal in 2022 was not provided with detailed information about site capacity; baseline or maximum traffic generation or ecology. Their Appeal Decision report dated 29/4/22 states:

'8. ...The zone of influence (CBSAC) has been drawn to capture the site despite the potential presence of other recreational opportunities...

9. Consequently, it is clear that an appropriate assessment under the Habitats Regulations is required.'

*(At this date, advice was emerging from Natural England.) And concludes: ' 57.... the proposal would conflict with the development plan as a whole' and 'furthermore the Framework and Habitats Regulations are clear that planning permission must not be granted given the circumstances that are present in this case...'*

A view that does not refer only to the removal of one dwelling, as is the case for the re-submitted planning proposal.

**2. Scale.** The capacity of the proposed development was not provided for the Planning Inspector on appeal and has not been detailed in the re-submitted application. Just one of two proposed meeting halls in the main conference centre building has a capacity of 275, similar to the Elgiva Theatre, Chesham. The proposed main building appears to have a capacity in excess of 400 and there is additional capacity in a separate nursery building which could act as a creche during conferences.

- The issue of scale was raised by the Heritage Officer in March 2023 and has not been addressed. The potential impact on the local environment, and Chesham Bois Common in particular, is reported in a new ecology report, referenced below.
- The applicant's project manager was asked about capacity requirements at the meeting on 17/10 and referenced 120 as the likely maximum number for 'all together' worship events.
- Submitted transport statements do not reference site capacity events, (see below), although they include proposed, typical requirements for up to 50 and no more than 150 on occasion, which may have misled the Planning Inspector. It is clear that the need for such a large building has not been proven.
- The proposed, extended hours of operation for events together with a significant, (c. 500%), increase in capacity would irrevocably impact the tranquil nature of the Conservation Area.

**3. Ecology.** Important ecology and biodiversity matters were not provided for the Planning Inspector and, although these matters are of increasing importance, the potential impact of the proposed development on the local environment was not discussed on 17/10.

Chesham Bois Common surrounds the proposed development site. It is widely used for recreation and is comprised of ancient and mature woodland, designated Priority Habitat; open areas of grassland; various ponds; and acts as a wildlife corridor being within 500m of the AONB and ancient woodland. Given the concerns about the potential impact of the proposed development, with reported 'target recovery' times post development of up to 27 yrs., Chesham Bois Parish Council resolved to instruct an independent ecologist with local knowledge to review reports and consider the impact on the Common. The report produced by Future Nature WTC, a wholly owned trading subsidiary of Berks. Bucks. & Oxon. Wildlife Trust, is attached for your information. Key findings include:

1. A significant increase in visitors to this site creates the potential to damage the adjacent Common and sensitive Priority Habitat through extra footfall, noise and disturbance to flora and fauna.
2. A new Statutory Biodiversity Metric User Guide was published in November 2023, revising the impact of trees. Taking new guidelines into account, specific BNG metrics would not meet requirements.
3. Natural England advice requires that suitable waterbodies within 500m of a development site should be considered for the presence of protected species. Three ponds located within range on the Common were not included in the submitted surveys. Also, other amphibians were not considered and planning authorities are required to ensure that species of principal importance, (e.g. toads), are protected from adverse effects of development.
4. A proposed green roof would not replace habitat suitable for the local fauna and the design of the main building could result in bird collisions with regard to the use of extensive glazing.
5. Bats: Extensive glazing in the design of the main building is not as suitable as the current building design, due to light spill. Also, the proposed new roosting provision in the new rectory on the north side of the site would require bats to pass over new buildings and car parking, which would potentially reduce the uptake of the new roosting provision.

[REDACTED]

7. The proximity of a proposed fire pit to adjacent vegetation at the boundary with the Old Rectory provides a risk of fire and spread to woodland.
8. Ground flora details were not included in reports.
9. No species record search or other survey work in respect of bird assemblage at, or in close proximity to, the application site has been undertaken to ascertain the potential for adverse impact.
10. New fencing is proposed which will form barriers to fauna which utilise the woodland and the application site for foraging.

**Note:** Policy CS24 of the Core Strategy states that the Council will aim to conserve and enhance biodiversity within the District. And NPPF (2021) Paragraph 180a states: "When determining planning applications, local planning authorities should apply the

following principles: a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.”

It is also important to note that proposed mitigation measures, such as restricted lighting, are not consistent with the proposed use of the development.

**4. Traffic generation.** No baseline traffic surveys were carried out and no traffic impact considered for site capacity events, so Chesham Bois Parish Council arranged for Bucks. Highways to install traffic monitoring equipment in November and instructed an independent consultant to review submitted reports and provide information about a full site capacity event.

- For the initial planning application, (which is largely unchanged), the consultant reported that the scale of the proposed development would be equivalent to building 100 houses on the site.
- For a full capacity event, the consultant reported that there is the potential for 162 vehicles to attend, which would exceed the proposed 114 on-site parking space.
- Traffic monitoring baseline data was recorded for both Glebe Way and the vehicle access to the existing Parish Centre. The data served to highlight that vehicle movements in/out of the existing site are even lower during weekday peak hours than the reported, estimated volumes and negligible, single digit movements on Sundays. (Copy data enclosed for reference).

The proposed scale of the development would result in a significant uplift in traffic on the small roads adjacent to the site, which have minimal street lighting, no pavements, and are one-way when parking bays are occupied. New traffic generation would impact the tranquil nature of the Conservation Area, in particular at week-ends when the area surrounding the site currently has the most visitors for recreational purposes. The Common is also used to provide Forest School facilities for local schoolchildren during the week and there is a greater risk of accidents with increased traffic. As you know, the proposed development would require site access to be widened across land owned by the Parish Council, which it is not minded to permit.

**5. Impact on immediate neighbour.** As referenced above, the Planning Inspector was not provided with detailed information about full site capacity associated traffic generation or fire risk arising from the proposed location of a fire pit immediately adjacent to the Old Rectory Grade II listed house, which would be materially impacted by noise, vehicle movements, light pollution and, potentially, anti-social behaviour. The existing boundary fence is a simple, open metal bar design with occasional trees and shrubbery. Enquiries by the Parish Council have recently established the location of a cesspit soakaway and associated waste drains which run from the Old Rectory beneath the glebe land, an undulating area, (possibly due to the cesspit), which would be cleared of shrubbery, levelled and covered with ‘grass-crete’ to build a large car park. Access to the drains and cesspit for maintenance is required and it’s not clear that the area would be suitable for any excavation or development.

In summary, we trust that you will support full consideration of all aspects of the re-submitted application at the committee meeting on 13/12/23. Please pay particular attention to the content of the ecology report provided by Future Nature WTC and give due consideration to our continued concern about the potential impact of the enormous scale of the proposed development on the Chesham Bois Conservation Area and the surrounding Chesham Bois Common.

On a final note, we wish to request an opportunity for a representative of Chesham Bois Parish Council to speak at the EBAPC meeting on 13<sup>th</sup> December in relation to the new information that we have provided. Our Chair, Lesley Winrow, is available to attend the meeting.

*A Dealey*

Annette Dealey

Clerk, Chesham Bois Parish Council

Encl.

Future Nature WTC Ecology Report

Bucks. Highways Traffic Monitoring Data

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To Annette Dealey  
Clerk to Chesham Bois Parish  
Council  
Parish Office  
Glebe Way  
Chesham Bois  
HP6 5ND

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Dear Annette,

## **1. Introduction**

1.1. Future Nature WTC was commissioned on 15<sup>th</sup> November 2023 to undertake a review of ecological information, informed by a site visit of the adjacent land, in respect of a planning application (Ref. PL/22/4074/FA) for redevelopment of the application site to provide a new Parish Centre within Chesham Bois village in Buckinghamshire.

1.2. This report provides the findings from the review of ecological information, and considers them in the context of the proposed redevelopment.

## **2. Background**

2.1. The proposed redevelopment includes the demolition of the existing Parish Centre, associated outbuildings and the rectory, to be replaced by a new Parish Centre, inclusive of a café, day nursery building, rectory, detached garage, outbuildings and prayer room. New parking provision will also be provided.

2.2. The number of Parish Centre users accommodated by the proposed redevelopment will be significantly increased (i.e. from typically 50 people currently, to in excess of 400 people).

2.3. The planning application was supported by a preliminary ecological appraisal and preliminary roost assessment<sup>1</sup>, with supplementary information subsequently provided in

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<sup>1</sup> Preliminary Ecological Appraisal and Preliminary Roost Assessment, St Leonard's Parish Centre. Arbtech, 07/11/2023.

respect of Biodiversity Net Gain (BNG)<sup>2</sup>, bats<sup>3</sup> and newts<sup>4</sup>. Further badger information may also have been provided but was not identified, but is likely confidential in nature.

2.4. A site visit was undertaken by the author on November 24<sup>th</sup> 2023, which included a walkover of the nearby common land in order to understand the ecological context of the site, with some parts of the site visible from the site boundary. The author (Adam Price BSc (Hons), MSc) is experienced in undertaking a wide variety of ecological surveys, including habitat surveys, biodiversity net gain assessments and protected species surveys.

### **3. Ecological Considerations**

#### *Designated Sites*

3.1. No information on non-statutory designated sites (e.g. Local Wildlife Sites) is included in the submitted ecology reporting, with the report stating that a 'biological records search' is not considered necessary. Non-statutory designated sites can however be a material planning consideration, and are vulnerable to impacts from development<sup>5</sup>. Accordingly, CIEEM guidance<sup>6</sup> specifies that it will 'only not be appropriate to obtain data from the above listed bodies [Local Environmental Record Centres] in the very occasional cases where the information identified in paragraph 3.2 can be obtained by other means and that 'background data searches will generally not be considered adequate by the Local Planning Authority or other regulatory authority if they rely entirely on open access data...'

3.2 Given the significant increase in the capacity of visitors to a new Parish Centre under the proposals, there is the potential for visitor pressure to increase at any such designated sites. Indeed the woodland adjacent to the site (which is a Priority Habitat, discussed further below), lies within the Chesham Bois Conservation Area and is readily accessible from the application site through well used footpaths. Such pressures could include damage to sensitive habitat through increased footfall, littering and noise or other disturbance to flora and fauna.

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<sup>2</sup> Biodiversity Net Gain Assessment, St Leonard's Parish Centre. Arbtech, 01/02/2023 and associated Amended Biodiversity Metric 3.1, 01/02/2023.

<sup>3</sup> Bat Mitigation Plan, St Leonard's Parish Centre. Arbtech, 21/04/2023.

<sup>4</sup> Great Crested Newt eDNA Survey, St Leonard's Parish Centre. Arbtech, 06/07/2023.

<sup>5</sup> Forward to 2030: Biodiversity Action Plan, Buckinghamshire, Section 3.15.

<sup>6</sup> Guidelines for Preliminary Ecological Appraisal, Second Edition. Chartered Institute of Ecology and Environmental Management. November 2017.

3.3. Potential adverse impacts on any non-statutory sites which may be present in the local area should therefore be considered.

#### *Habitats*

3.4. An area of woodland, part of Chesham Bois Common, is located adjacent to the application site. This woodland is classified as the Priority Habitat 'deciduous woodland' and is situated within the Chesham Bois Conservation Area. The woodland is accessible through public footpaths at the western and eastern end, with well-used tracks running through the woodland itself.

3.5. The habitat map within the submitted ecology reporting identified an area of woodland as extending into the periphery of the site, albeit this is not included within the BNG metric and subsequent biodiversity net gain information. The habitat description describes tree and shrub species present, but the ground flora is not detailed (aside from a reference to common nettle *Urtica dioica*). This habitat should be considered within the reporting (whether it is included within the red line or immediately adjacent to it), as there is the potential for adverse impacts to occur, such as disturbance to flora and fauna from increased footfall, noise and littering. Currently only damage or pollution from construction are mentioned.

3.6. It was clear during the site visit that the woodland adjacent to the application site accords with its Priority Habitat designation. Despite the time of year being sub-optimal, a number of species were recorded within the ground flora in close proximity to the application site, which included garlic mustard *Alliaria petiolata*, pendulous sedge *Carex pendula*, herb Robert *Geranium robertianum*, wood-false brome *Brachypodium sylvaticum*, cow parsley *Anthriscus sylvestris*, wood avens *Geum urbanum*, hedge woundwort *Stachys sylvatica*. Further west, species such as dog's mercury *Mercurialis perennis* and likely wood sedge *Carex sylvatica* were additionally noted.



Example of woodland ground flora evident in winter, near footpath in close proximity to application site.



Second example of woodland ground flora evident in winter, near footpath in close proximity to application site.

3.7. This likely represents an under representation of the ground flora community present, with many species not being detectable at the time of year surveyed. Given the potential for increased visitor pressure arising from use of the proposed Parish Centre, it is considered that the woodland ground flora should be assessed within the optimal season (i.e. in early spring), in order to understand the current ecological value and sensitivity to increased footfall, in addition to other pressures such as non-native invasive garden escapes.

3.8. Furthermore, a fire pit is proposed within the southern section of the application site, in close proximity to existing boundary vegetation with connectivity to woodland within the adjacent common land. This therefore presents a risk of fire spreading to ecologically valuable neighbouring habitats.

3.9. Disturbance to fauna which may utilise the woodland habitat is discussed further below.

#### *Biodiversity Net Gain (BNG)*

3.10. The submitted Biodiversity Net Gain information indicates a net gain of 37.3% (3.07 habitat units) within the 3.1 version of the metric. Much of this gain is attributable to new tree planting, which provides 8.06 habitat units. 72 trees have been proposed which are of a 'medium' size. Proposing new tree planting at such a high density, particularly when interspersed with area of hardstanding, is likely to be difficult to realistically achieve, with trees requiring greater than a 30cm diameter at breast height, and 10.8m Root Protection



Area radius under the Biodiversity Metric 3.1 guidance<sup>7</sup>. Clarification should also be given as to whether any woodland habitat is included in the baseline area, as this is currently not included in the metric.

3.11. The new Statutory Metric has since been released, which will become mandatory in due course and supersede all previous versions of the metric. Guidance<sup>8</sup> which accompanies the Statutory Metric has revised how trees are input into the metric, which includes a significant change in how trees are assessed. The guidance states that 'you should categorise most newly planted individual trees as 'small', unless the tree is medium sized or above at the time of planting.'

3.12. Under this latest guidance, the proposed trees, categorised as 'small' in size, would only provide an additional 0.9 units. The corresponding BNG result would therefore reduce significantly to -49.86% (-4.1 units). If proposing trees already in a 'medium' size this still only provides 3.58 units, and a corresponding output of -17.15% (-1.41 units).

3.13. It is acknowledged that this guidance would not have been available when calculating the BNG output for the planning submission. However the guidance now clearly recognises that proposing large numbers of individual trees within a site overestimates their ecological value. Existing trees should preferably be retained.

3.14. The proposed habitat also includes a green roof. Although green roofs can provide valuable new opportunities for wildlife, in the context of the site they will not replace the open terrestrial habitat suitable for various fauna, as described below. Regardless of the BNG result, the mitigation hierarchy should be followed<sup>9</sup>.

3.15. The proposed woodland at the site is small and fragmented in nature, surrounded by hardstanding car park, and would likely struggle to achieve a moderate condition as is currently targeted.

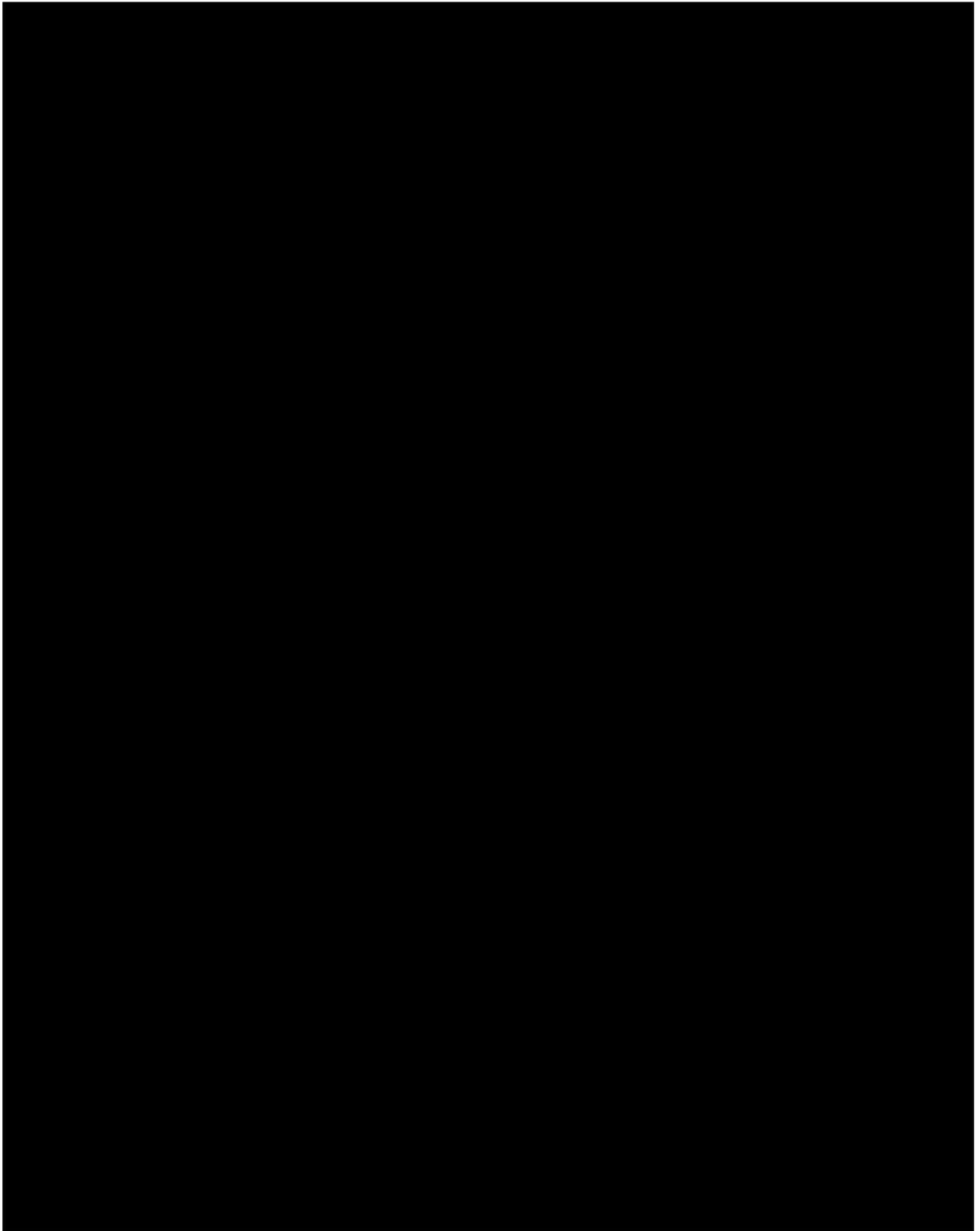
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<sup>7</sup> Biodiversity Metric 3.1, Auditing and accounting for biodiversity. Natural England Joint Publication JP039, April 2022.

<sup>8</sup> The Statutory Biodiversity Metric, User Guide (draft), November 2023

<sup>9</sup> Guidelines for Ecological Impact Assessment in the UK and Ireland. Chartered Institute of Ecology and Environmental management, September 2018.

*Protected Species – Badgers*



3.22. Badgers at or adjacent to the site will also face increased noise disturbance from the greater numbers of visitors to the application site, in addition to disturbance from the longer hours of operation and any increase in lighting provision. Badgers, which are protected from killing or injuring under the Protection of Badgers Act 1992, may also be at a greater risk from road traffic collisions.

3.23. It is therefore considered that further detailed survey work should be undertaken to identify badger activity in the site's surroundings. If this has already been undertaken, but is not available on the planning portal due to confidentiality issues surrounding badgers and their persecution, the local badger group should be consulted to ensure all known badger activity is accounted for.

#### *Protected Species – Bats*

3.24. The submitted ecology information confirms that a number of bat roosts are present within existing buildings at the site, including day roosts, a transitional roost and maternity roosts of the species common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus* and brown long-eared bat *Plecotus auritus*. Other opportunities for roosting bats were noted during the site visit, within the woodland adjacent to site, such as from deadwood and rot holes on mature trees.

3.25. The submitted ecology reporting also describes potential foraging, roosting and commuting habitat, at the application site and nearby. This includes 'small, scattered woodland copses' and acknowledges the potential importance of the Chilterns Area of Natural Beauty c. 500m north from the application site, though would seem to undervalue the potential habitat available (discussed further below).

3.26. No data search for bat species records in the local area has been undertaken. Given the presence of Chesham Bois Wood, a relatively large area of ancient woodland (c. 20ha), located approximately 450m north west from the site and managed by the Woodland Trust,

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<sup>10</sup> The minimum buffer when considering safeguards for badger setts, due to sett tunnel construction.

it is considered that there is the potential for an important assemblage of bats to be present in the local area.

3.27 Chesham Bois Wood is well connected to the site through a tree belt along Great Bois Wood road, which in turn connects to the woodland located adjacent to site. The woodland adjacent to site therefore may provide an important resource for bats in the local area.

3.28. Other parcels of ancient woodland and Priority Habitat woodland are present within the local area, which also likely support important bat assemblages.

3.29. The design of the new Parish Centre building complex includes extensive glazing and skylights, and as such is unlikely to be as suitable for bats compared to the current site buildings, due to the light spill and lack of potential roost features such as roof tiles. Furthermore, the majority of bat roosting activity was recorded at the existing rectory building (including soprano pipistrelle and brown long-eared maternity roosts which are more sensitive to light disturbance), whilst the new roosting provision (namely the bat loft, proposed to compensate for losses to maternity roosts) appears to be included on the new rectory building. The new rectory building is proposed to be located in the northern part of the site, further from the Priority woodland habitat and closer to the road, and will therefore require bats to pass the new Parish Building and areas of car park hardstanding. This will potentially reduce the uptake of the new roosting provision.

3.30. The new lighting scheme will likely increase light disturbance to bats, given the extended hours of operation proposed (i.e. hire available from 07:00 to 23:00 daily), in addition to disturbance arising from smoke at the proposed fire pit and increased noise disturbance.

3.31. Bats are fully protected under UK law<sup>11</sup> including from killing and injuring and damaging roosts or disturbing bats in their roosts. Therefore further consideration should be given to the presence of bats in the local area, onsite roosting provision and any adverse impacts which may occur as a result of the proposals.

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<sup>11</sup> Wildlife and Countryside Act (1981) as amended. Conservation of Habitats and Species Regulations (2017) (as amended).

*Protected Species – Great Crested Newts (and other Amphibians)*

3.32. Submitted ecological information indicates that two ponds are located within 500m of the site. One pond was subject to environmental DNA (eDNA) tests which confirmed the likely absence of this species in 2019 and 2023, the other was dry at the time of survey.

3.33. An additional three ponds are however located within 500m of the site (c. 250m away), clustered together at an approximate central grid reference of SU 96316 99212. These ponds are all considered to provide potential breeding opportunities for Great Crested Newts (and other amphibians, please see below discussion regarding common toads *Bufo bufo*), with good quality terrestrial habitat also provided by the surrounding woodland.



Woodland pond located approximately 250m from application site, conferring opportunities for Great Crested Newts and other amphibians.



Second woodland pond providing opportunities for amphibians.



Third woodland pond with the least potential to support amphibians, being smaller in size.

3.34. These ponds do not appear to have been considered during the survey work to date, or surveyed for the presence of the protected species Great Crested Newt<sup>12</sup> *Triturus cristatus*.

3.35. Natural England standing advice<sup>13</sup> requires that suitable waterbodies within 500m of a development site should be considered for the presence of this species. The habitat surrounding these woodland ponds is well connected to the site via the woodland habitat. Great Crested Newts are fully protected under UK law<sup>14</sup>, including their eggs, breeding sites and resting places. Further survey work should therefore be undertaken in order to ensure sufficient mitigation measures are implemented in respect of this species.

3.36. Other amphibians such as common toads, also appear not to have been considered, with no data search undertaken for records of this species. Common toads are particularly susceptible to increases in traffic volume, and other threats such as gully pots and the fragmentation of migration routes between breeding ponds and terrestrial habitats<sup>15</sup>. The proposals will result in the loss of an area of grassland habitat, replaced by hardstanding. As a species of principal importance<sup>16</sup>, planning authorities are required to ensure this species is protected from the adverse effects of development.

#### *Other Fauna*

3.37. The woodland adjacent to site is likely to support a breeding bird assemblage at least of local importance, especially given the habitat connectivity to large parcels of ancient woodland in the local area, such as the previously mentioned Chesham Bois Wood.

3.38. A significant increase in the number of visitors utilising the site has the potential to cause disturbance to the breeding bird assemblage present, such as through a new lighting scheme, noise disturbance and smoke from the proposed fire pit. Should any Schedule 1<sup>17</sup> birds be present at or near to site (currently not determined by a data search), disturbance

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<sup>12</sup> A European Protected Species; Conservation of Habitats and Species Regulations 2017.

<sup>13</sup> [Great crested newts: advice for making planning decisions](https://www.gov.uk/guidance/great-crested-newts-advice-for-making-planning-decisions) - GOV.UK ([www.gov.uk](https://www.gov.uk))

<sup>14</sup> Wildlife and Countryside Act (1981) as amended. Conservation of Habitats and Species Regulations (2017) (as amended).

<sup>15</sup> Common toads and roads. Guidance for planners and highways engineers (England). Amphibian and Reptile Conservation, 2009.

<sup>16</sup> Section 40 of the Natural Environment and Rural Communities [NERC] Act 2006.

<sup>17</sup> Wildlife and Countryside Act (1981) as amended.

would constitute an offense. The glazing and skylights on the proposed Parish Centre will also alter the character of buildings at the site, and may increase the risk of bird collisions.

3.39. No species record search or other survey work in respect of the bird assemblage at, or in close proximity to, the application site has been undertaken to quantify the potential for any adverse impacts arising from the proposals.

3.40. New fencing is proposed at the application site. This will form a barrier to fauna which utilise the woodland and the application site for foraging, such as badgers and other mammals, such as hedgehogs which are suffering significant declines due to habitat loss and fragmentation.

#### **4. Conclusion**

4.1. A review of the submitted ecological information, informed by a site visit to nearby habitats, has concluded that there are a number of potential adverse ecological impacts which could occur as a result of the proposals.

4.2. These impacts include increased disturbance to valuable adjacent habitats, and the fauna that these habitats support, such as bats, badgers, birds and amphibians.

4.3. The new habitat provision at the application site, may also be overvaluing the proposed habitats, given the latest biodiversity net gain guidance, increase in areas of built footprint, and loss of terrestrial habitat.

4.4. Should the development therefore proceed as is currently proposed, a detrimental impact may therefore occur to local biodiversity, which works against local Biodiversity Action Plan<sup>18</sup> objectives, namely;

'1. Retain enhance, expand and create priority habitats everywhere – with a focus on BOAs and strategically-identified areas.'

'4. Create and manage buffers around existing and new areas of priority habitat and other core and high quality biodiversity and habitat sites following best practice guidelines.....*to improve resilience and enhance the visual characteristics of the landscape.*'

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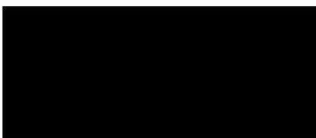
<sup>18</sup> Forward to 2030: Biodiversity Action Plan, Buckinghamshire, Chapter 4.

- '5. Connect quality habitats across the landscape to enable species movement across larger areas to improve habitat and species resilience to external pressures, with a focus on connectivity within and between BOAs as well as into the wider landscape. *Actions are needed to both reduce the risk of biodiversity loss and provide opportunities for biodiversity to migrate and adapt to changing circumstances e.g. climate change. Improved connectivity can provide important re-connected habitats for a range of specialist species and they can also provide natural buffers to flood events which erode soils, lower water quality, flood our homes and damage our economy.'*

4.5. The proposals may also not be in line with objectives in local planning policy, i.e. Policy CS24: Biodiversity in the Core Strategy for Chiltern District<sup>19</sup>, which states that 'development proposals should protect biodiversity' and 'enhance any ecological interest'.

I trust the above is helpful, please do share this report with the planning authority as required, and do let me know if you have any queries.

Yours Sincerely,



Adam Price

Consultant Ecologist  
Future Nature WTC

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<sup>19</sup> [Core Startegy\\_Final\\_Web\\_Version\\_2012\\_aCjnMQz.pdf \(buckinghamshire-gov-uk.s3.amazonaws.com\)](#)





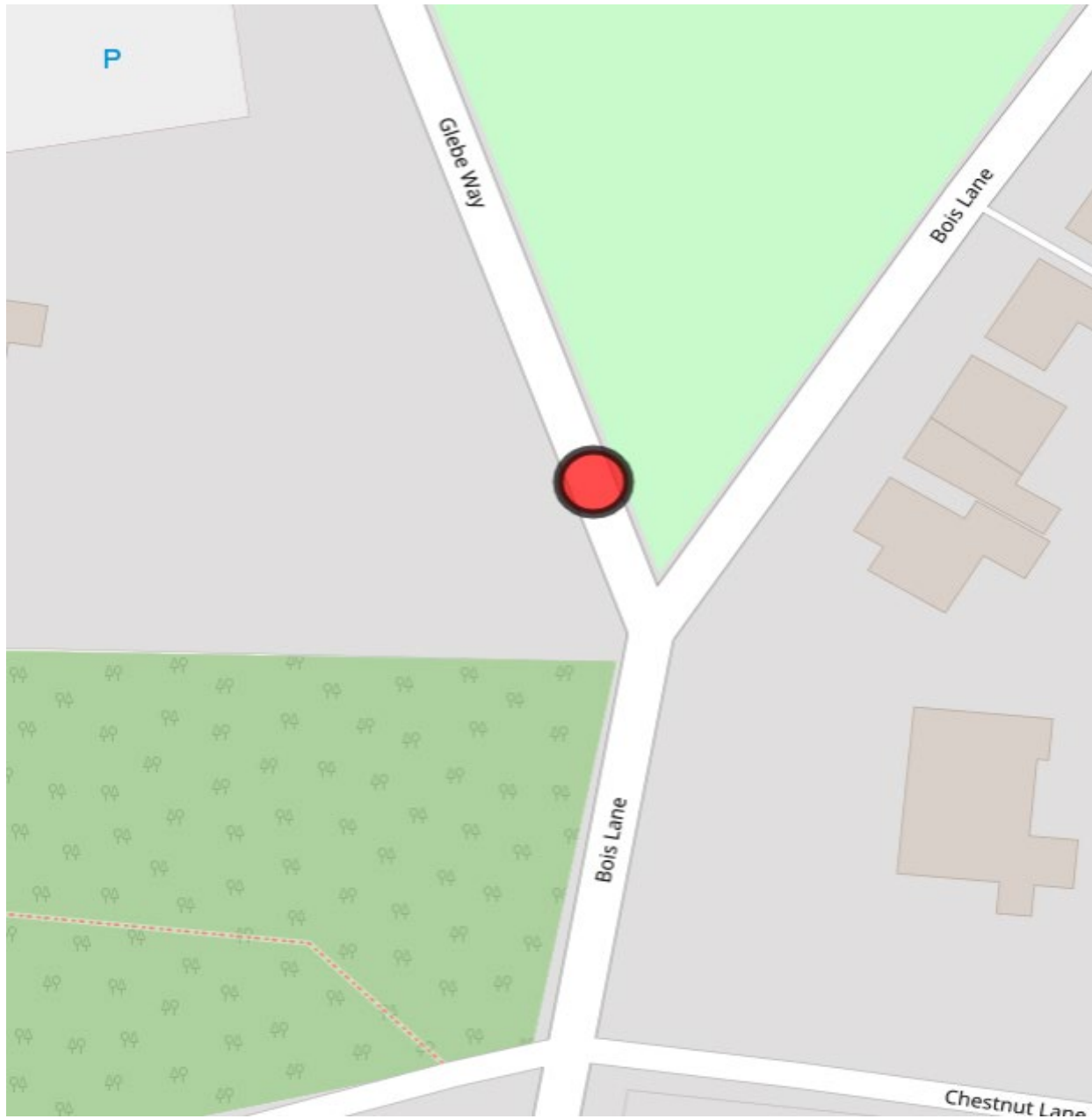
**Site:** Glebe Way, between Bois Lane and start of Parking

**Period:** Friday 10th - Tuesday 21st November 2023









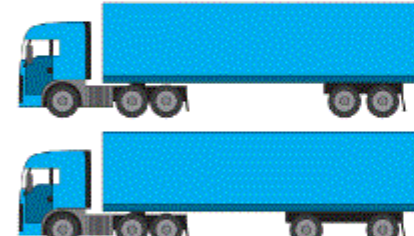




**Notes:** Please see 'Class Table' for vehicle categories

**Contact** Simon Vale [simon.vale@buckinghamshire.gov.uk](mailto:simon.vale@buckinghamshire.gov.uk)

**Details:** Asset Team  
Buckinghamshire Highways  
Floor 10  
New County Offices  
Walton Street  
Aylesbury  
Buckinghamshire  
HP20 1UY  
DL: 01296 387447  
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## FHWA Vehicle Classifications

<p><b>1. Motorcycles</b> 2 axles, 2 or 3 tires</p> 	<p><b>2. Passenger Cars</b> 2 axles, can have 1- or 2-axle trailers</p> 	<p><b>3. Pickups, Panels, Vans</b> 2 axles, 4-tire single units Can have 1 or 2 axle trailers</p> 	<p><b>4. Buses</b> 2 or 3 axles, full length</p> 	
<p><b>5. Single Unit 2-Axle Trucks</b> 2 axles, 6 tires (dual rear tires), single-unit</p> 		<p><b>6. Single Unit 3-Axle Trucks</b> 3 axles, single unit</p> 	<p><b>7. Single Unit 4 or More-Axle Trucks</b> 4 or more axles, single unit</p> 	<p><b>8. Single Trailer 3- or 4-Axle Trucks</b> 3 or 4 axles, single trailer</p> 
<p><b>9. Single Trailer 5-Axle Trucks</b> 5 axles, single trailer</p> 		<p><b>10. Single Trailer 6 or More-Axle Trucks</b> 6 or more axles, single trailer</p> 		<p><b>11. Multi-Trailer 5 or Less-Axle Trucks</b> 5 or less axles, multiple trailers</p> 
<p><b>13. Multi-Trailer 7 or More-Axle Trucks</b> 7 or more axles, multiple trailers</p> 		<p><b>12. Multi-Trailer 6-Axle Trucks</b> 6 axles, multiple trailers</p> 		

Site Number 96689913 Site Refere 96689913  
 Glebe Way, between Bois Lane and start of Parking  
 Classification Summary (FHWA 13)

Lat/Lng. 51.68252,-0.60279

From 10/11/2023 To 22/11/2023

Channel: Northbound

	Total Volume	Bin 1 Mb	Bin 2 Cr/Cr+Tr	Bin 3 Van	Bin 4 Bus	Bin 5 2AxSng	Bin 6 3AxSng	Bin 7 4AxSng	Bin 8 <=4AxDbf	Bin 9 5AxDbf	Bin 10 >=6AxDbf	Bin 11 5AxMulti	Bin 12 6AxMulti	Bin 13 >=7AxMul
Monday	508	1	385	110	2	10	0	0	0	0	0	0	0	0
Tuesday	538	2	418	102	4	10	2	0	0	0	0	0	0	0
Wednesday	521	3	404	97	4	11	2	0	0	0	0	0	0	0
Thursday	557	4	439	92	6	14	2	0	0	0	0	0	0	0
Friday	600	2	466	118	4	10	0	0	0	0	0	0	0	0
Saturday	442	2	365	69	2	2	0	0	0	0	0	0	0	0
Sunday	364	0	308	48	4	4	1	0	0	0	0	0	0	0
5 Day Ave.	545	2	422	104	4	11	1	0	0	0	0	0	0	0
7 Day Ave.	504	2	398	91	4	9	1	0	0	0	0	0	0	0

Buckinghamshire Council

VDA-net R2 22/11/2023

Site Number 96689913 Site Refere 96689913  
 Glebe Way, between Bois Lane and start of Parking  
 Classification Summary (FHWA 13)

Lat/Lng. 51.68252,-0.60279

From 10/11/2023 To 22/11/2023

Channel: Southbound

	Total Volume	Bin 1 Mb	Bin 2 Cr/Cr+Tr	Bin 3 Van	Bin 4 Bus	Bin 5 2AxSng	Bin 6 3AxSng	Bin 7 4AxSng	Bin 8 <=4AxDbf	Bin 9 5AxDbf	Bin 10 >=6AxDbf	Bin 11 5AxMulti	Bin 12 6AxMulti	Bin 13 >=7AxMul
Monday	506	3	335	155	3	10	0	0	0	0	0	0	0	0
Tuesday	520	2	350	156	4	7	2	0	0	0	0	0	0	0
Wednesday	495	1	319	161	4	9	1	0	0	0	0	0	0	0
Thursday	490	4	333	140	4	6	3	0	0	0	0	0	0	0
Friday	526	3	364	144	3	6	6	0	0	0	0	0	0	0
Saturday	364	2	266	94	0	2	0	0	0	0	0	0	0	0
Sunday	296	2	228	63	1	3	0	0	0	0	0	0	0	0
5 Day Ave.	508	3	340	151	4	7	2	0	0	0	0	0	0	0
7 Day Ave.	457	2	313	130	3	6	2	0	0	0	0	0	0	0

Buckinghamshire Council

VDA-net R2 22/11/2023

Site Number 96689913 Site Refere 96689913  
 Glebe Way, between Bois Lane and start of Parking  
 Classification Summary (FHWA 13)

Lat/Lng. 51.68252,-0.60279

From 10/11/2023 To 22/11/2023

Channel: Not Assigned

	Total Volume	Bin 1 Mb	Bin 2 Cr/Cr+Tr	Bin 3 Van	Bin 4 Bus	Bin 5 2AxSng	Bin 6 3AxSng	Bin 7 4AxSng	Bin 8 <=4AxDbf	Bin 9 5AxDbf	Bin 10 >=6AxDbf	Bin 11 5AxMulti	Bin 12 6AxMulti	Bin 13 >=7AxMul
Monday	1014	4	720	264	6	20	0	0	0	0	0	0	0	0
Tuesday	1059	4	768	259	8	17	3	0	0	0	0	0	0	0
Wednesday	1016	4	723	258	8	20	3	0	0	0	0	0	0	0
Thursday	1047	8	772	232	10	20	5	0	0	0	0	0	0	0
Friday	1127	5	830	262	6	16	6	1	0	0	0	0	0	0
Saturday	806	4	631	163	3	4	0	0	0	0	0	0	0	0
Sunday	661	2	536	111	4	6	2	0	0	0	0	0	0	0
5 Day Ave.	1053	5	762	255	8	19	3	0	0	0	0	0	0	0
7 Day Ave.	961	4	711	221	7	15	3	0	0	0	0	0	0	0

Buckinghamshire Council

VDA-net R2 22/11/2023

Site No. 96689913

Site Ref. 96689913

Lat/Lng. 51.68252 -0.60279

Glebe Way, between Bois Lane and start of Parking

Channel: Northbound

Vehicle Count Report

Week Begin: 06 November 2023

	Mon Nov 06	Tue Nov 07	Wed Nov 08	Thu Nov 09	Fri Nov 10	Sat Nov 11	Sun Nov 12	5-Day Ave.	7-Day Ave.
00:00					0	2	3	0	1
01:00					1	1	1	1	1
02:00					0	0	0	0	0
03:00					2	0	0	2	1
04:00					0	1	0	0	0
05:00					4	1	0	4	3
06:00					1	3	2	1	1
07:00					29	6	1	29	22
08:00					67	25	12	67	53
09:00					31	42	18	31	31
10:00					38	49	33	38	39
11:00					30	51	129	30	47
12:00					49	42	68	49	51
13:00					36	18	26	36	32
14:00					35	30	29	35	33
15:00					64	31	35	64	55
16:00					47	34	20	47	41
17:00					42	25	22	42	37
18:00					38	18	17	38	32
19:00					30	17	14	30	26
20:00					19	8	8	19	16
21:00					9	8	6	9	8
22:00					13	10	1	13	11
23:00					5	8	3	5	5
<b>Total</b>									
12H(7-19)					506	371	410	506	473
16H(6-22)					565	407	440	565	525
18H(6-24)					583	425	444	583	541
24H(0-24)					590	430	448	590	547
<b>AM Peak</b>					08:00	11:00	11:00	08:00	08:00
					67	51	129	67	53
<b>PM Peak</b>					15:00	12:00	12:00	15:00	15:00
					64	42	68	64	55

Vehicle Count Report  
Week Begin: 06 November 2023

	Mon Nov 06	Tue Nov 07	Wed Nov 08	Thu Nov 09	Fri Nov 10	Sat Nov 11	Sun Nov 12	5-Day Ave.	7-Day Ave.
00:00					0	3	3	0	1
01:00					0	0	0	0	0
02:00					0	0	0	0	0
03:00					0	0	0	0	0
04:00					0	0	1	0	0
05:00					4	1	2	4	3
06:00					4	3	2	4	4
07:00					31	6	4	31	24
08:00					88	30	9	88	68
09:00					35	34	17	35	32
10:00					27	53	19	27	30
11:00					34	47	55	34	39
12:00					39	29	80	39	43
13:00					34	25	39	34	33
14:00					24	27	29	24	25
15:00					48	26	24	48	41
16:00					56	26	23	56	47
17:00					40	18	20	40	34
18:00					34	12	2	34	26
19:00					17	5	9	17	14
20:00					11	3	3	11	9
21:00					3	4	2	3	3
22:00					6	1	1	6	5
23:00					5	3	1	5	4
<b>Total</b>									
12H(7-19)					490	333	321	490	443
16H(6-22)					525	348	337	525	473
18H(6-24)					536	352	339	536	482
24H(0-24)					540	356	345	540	486
<b>AM Peak</b>					08:00	10:00	11:00	08:00	08:00
					88	53	55	88	68
<b>PM Peak</b>					16:00	12:00	12:00	16:00	16:00
					56	29	80	56	47

**Vehicle Count Report**  
**Week Begin: 06 November 2023**

	Mon Nov 06	Tue Nov 07	Wed Nov 08	Thu Nov 09	Fri Nov 10	Sat Nov 11	Sun Nov 12	5-Day Ave.	7-Day Ave.
00:00					0	5	6	0	2
01:00					1	1	1	1	1
02:00					0	0	0	0	0
03:00					2	0	0	2	1
04:00					0	1	1	0	0
05:00					8	2	2	8	6
06:00					5	6	4	5	5
07:00					60	12	5	60	45
08:00					155	55	21	155	122
09:00					66	76	35	66	63
10:00					65	102	52	65	68
11:00					64	98	184	64	86
12:00					88	71	148	88	94
13:00					70	43	65	70	65
14:00					59	57	58	59	59
15:00					112	57	59	112	97
16:00					103	60	43	103	88
17:00					82	43	42	82	71
18:00					72	30	19	72	58
19:00					47	22	23	47	40
20:00					30	11	11	30	25
21:00					12	12	8	12	11
22:00					19	11	2	19	15
23:00					10	11	4	10	9
<b>Total</b>									
12H(7-19)					996	704	731	996	916
16H(6-22)					1090	755	777	1090	997
18H(6-24)					1119	777	783	1119	1022
24H(0-24)					1130	786	793	1130	1033
AM Peak					08:00	10:00	11:00	08:00	08:00
					155	102	184	155	122
PM Peak					15:00	12:00	12:00	15:00	15:00
					112	71	148	112	97



Site No. 96689913

Site Ref. 96689913

Lat/Lng. 51.68252 -0.60279

Glebe Way, between Bois Lane and start of Parking

Channel: Northbound

Vehicle Count Report

Week Begin: 13 November 2023

	Mon Nov 13	Tue Nov 14	Wed Nov 15	Thu Nov 16	Fri Nov 17	Sat Nov 18	Sun Nov 19	5-Day Ave.	7-Day Ave.
00:00	0	1	0	6	0	5	5	1	2
01:00	0	0	0	0	0	1	3	0	1
02:00	0	0	0	0	1	0	0	0	0
03:00	0	1	0	0	0	0	0	0	0
04:00	3	0	1	1	0	0	0	1	1
05:00	0	1	0	0	2	1	0	1	1
06:00	1	3	5	4	5	0	0	4	3
07:00	31	26	35	29	33	8	3	31	24
08:00	75	73	58	80	68	25	10	71	56
09:00	26	32	37	31	35	35	18	32	31
10:00	21	28	25	32	45	49	23	30	32
11:00	28	25	18	32	31	58	28	27	31
12:00	36	37	31	34	42	44	27	36	36
13:00	40	36	28	29	40	45	25	35	35
14:00	27	33	37	37	29	24	20	33	30
15:00	37	30	41	44	50	36	24	40	37
16:00	58	39	56	52	71	26	23	55	46
17:00	34	46	55	47	47	32	25	46	41
18:00	45	42	37	36	29	13	9	38	30
19:00	15	30	19	25	29	21	16	24	22
20:00	16	22	13	18	12	11	8	16	14
21:00	14	11	18	9	14	3	7	13	11
22:00	4	12	4	8	16	10	3	9	8
23:00	7	1	3	3	12	7	4	5	5
<b>Total</b>									
12H(7-19)	458	447	458	483	520	395	235	473	428
16H(6-22)	504	513	513	539	580	430	266	530	478
18H(6-24)	515	526	520	550	608	447	273	544	491
24H(0-24)	518	529	521	557	611	454	281	547	496
<b>AM Peak</b>	08:00	08:00	08:00	08:00	08:00	11:00	11:00	08:00	08:00
	75	73	58	80	68	58	28	71	56
<b>PM Peak</b>	16:00	17:00	16:00	16:00	16:00	13:00	12:00	16:00	16:00
	58	46	56	52	71	45	27	55	46



Vehicle Count Report  
Week Begin: 13 November 2023

	Mon Nov 13	Tue Nov 14	Wed Nov 15	Thu Nov 16	Fri Nov 17	Sat Nov 18	Sun Nov 19	5-Day Ave.	7-Day Ave.
00:00	0	0	0	0	0	0	6	0	1
01:00	0	0	0	0	0	0	2	0	0
02:00	0	0	0	1	0	1	0	0	0
03:00	0	1	0	0	0	0	0	0	0
04:00	0	1	0	0	0	1	0	0	0
05:00	2	3	1	3	4	1	0	3	2
06:00	6	4	12	5	6	2	0	7	5
07:00	48	53	41	39	30	10	3	42	32
08:00	85	94	101	68	83	16	7	86	65
09:00	23	47	31	31	27	32	25	32	31
10:00	26	25	26	30	29	44	20	27	29
11:00	28	27	21	27	24	60	30	25	31
12:00	23	32	17	33	32	33	23	27	28
13:00	26	19	21	36	33	27	30	27	27
14:00	30	20	36	22	20	25	16	26	24
15:00	44	28	48	46	40	29	22	41	37
16:00	58	48	40	35	62	22	21	49	41
17:00	45	38	39	39	40	24	17	40	35
18:00	29	22	23	29	23	15	12	25	22
19:00	19	30	19	24	25	8	10	23	19
20:00	15	16	11	10	15	6	2	13	11
21:00	4	7	3	5	11	9	2	6	6
22:00	3	10	5	4	5	2	0	5	4
23:00	2	2	0	3	4	5	0	2	2
<b>Total</b>									
12H(7-19)	465	453	444	435	443	337	226	448	400
16H(6-22)	509	510	489	479	500	362	240	497	441
18H(6-24)	514	522	494	486	509	369	240	505	448
24H(0-24)	516	527	495	490	513	372	248	508	452
<b>AM Peak</b>	08:00	08:00	08:00	08:00	08:00	11:00	11:00	08:00	08:00
	85	94	101	68	83	60	30	86	65
<b>PM Peak</b>	16:00	16:00	15:00	15:00	16:00	12:00	13:00	16:00	16:00
	58	48	48	46	62	33	30	49	41

**Vehicle Count Report**  
**Week Begin: 13 November 2023**

	Mon Nov 13	Tue Nov 14	Wed Nov 15	Thu Nov 16	Fri Nov 17	Sat Nov 18	Sun Nov 19	5-Day Ave.	7-Day Ave.
00:00	0	1	0	6	0	5	11	1	3
01:00	0	0	0	0	0	1	5	0	1
02:00	0	0	0	1	1	1	0	0	0
03:00	0	2	0	0	0	0	0	0	0
04:00	3	1	1	1	0	1	0	1	1
05:00	2	4	1	3	6	2	0	3	3
06:00	7	7	17	9	11	2	0	10	8
07:00	79	79	76	68	63	18	6	73	56
08:00	160	167	159	148	151	41	17	157	120
09:00	49	79	68	62	62	67	43	64	61
10:00	47	53	51	62	74	93	43	57	60
11:00	56	52	39	59	55	118	58	52	62
12:00	59	69	48	67	74	77	50	63	63
13:00	66	55	49	65	73	72	55	62	62
14:00	57	53	73	59	49	49	36	58	54
15:00	81	58	89	90	90	65	46	82	74
16:00	116	87	96	87	133	48	44	104	87
17:00	79	84	94	86	87	56	42	86	75
18:00	74	64	60	65	52	28	21	63	52
19:00	34	60	38	49	54	29	26	47	41
20:00	31	38	24	28	27	17	10	30	25
21:00	18	18	21	14	25	12	9	19	17
22:00	7	22	9	12	21	12	3	14	12
23:00	9	3	3	6	16	12	4	7	8
<b>Total</b>									
12H(7-19)	923	900	902	918	963	732	461	921	828
16H(6-22)	1013	1023	1002	1018	1080	792	506	1027	919
18H(6-24)	1029	1048	1014	1036	1117	816	513	1049	939
24H(0-24)	1034	1056	1016	1047	1124	826	529	1055	947
<b>AM Peak</b>	08:00	08:00	08:00	08:00	08:00	11:00	11:00	08:00	08:00
	160	167	159	148	151	118	58	157	120
<b>PM Peak</b>	16:00	16:00	16:00	15:00	16:00	12:00	13:00	16:00	16:00
	116	87	96	90	133	77	55	104	87

Site No. 96689913

Site Ref. 96689913

Lat/Lng. 51.68252 -0.60279

Glebe Way, between Bois Lane and start of Parking

Channel: Northbound

Vehicle Count Report

Week Begin: 20 November 2023

	Mon Nov 20	Tue Nov 21	Wed Nov 22	Thu Nov 23	Fri Nov 24	Sat Nov 25	Sun Nov 26	5-Day Ave.	7-Day Ave.
00:00	0	0						0	
01:00	0	0						0	
02:00	0	0						0	
03:00	0	0						0	
04:00	2	0						1	
05:00	0	1						1	
06:00	4	3						4	
07:00	25	31						28	
08:00	71	74						73	
09:00	27	27						27	
10:00	26	22						24	
11:00	24	30						27	
12:00	37	38						38	
13:00	34	35						35	
14:00	31	34						33	
15:00	32	48						40	
16:00	60	56						58	
17:00	39	40						40	
18:00	32	44						38	
19:00	18	30						24	
20:00	16	16						16	
21:00	12	10						11	
22:00	3	7						5	
23:00	5	2						4	
<b>Total</b>									
12H(7-19)	438	479						459	
16H(6-22)	488	538						513	
18H(6-24)	496	547						522	
24H(0-24)	498	548						523	
<b>AM Peak</b>	08:00	08:00						08:00	
	71	74						73	
<b>PM Peak</b>	16:00	16:00						16:00	
	60	56						58	

Vehicle Count Report

Week Begin: 20 November 2023

	Mon Nov 20	Tue Nov 21	Wed Nov 22	Thu Nov 23	Fri Nov 24	Sat Nov 25	Sun Nov 26	5-Day Ave.	7-Day Ave.
00:00	0	1						1	
01:00	0	0						0	
02:00	0	0						0	
03:00	0	1						1	
04:00	4	1						3	
05:00	3	2						3	
06:00	7	11						9	
07:00	31	34						33	
08:00	91	95						93	
09:00	26	44						35	
10:00	22	20						21	
11:00	23	34						29	
12:00	35	18						27	
13:00	27	28						28	
14:00	34	32						33	
15:00	41	38						40	
16:00	52	40						46	
17:00	37	50						44	
18:00	23	19						21	
19:00	18	21						20	
20:00	13	16						15	
21:00	3	6						5	
22:00	3	3						3	
23:00	4	0						2	
<b>Total</b>									
12H(7-19)	442	452						447	
16H(6-22)	483	506						495	
18H(6-24)	490	509						500	
24H(0-24)	497	514						506	
<b>AM Peak</b>	08:00	08:00						08:00	
	91	95						93	
<b>PM Peak</b>	16:00	17:00						16:00	
	52	50						46	

**Vehicle Count Report**  
**Week Begin: 20 November 2023**

	Mon Nov 20	Tue Nov 21	Wed Nov 22	Thu Nov 23	Fri Nov 24	Sat Nov 25	Sun Nov 26	5-Day Ave.	7-Day Ave.
00:00	0	1						1	
01:00	0	0						0	
02:00	0	0						0	
03:00	0	1						1	
04:00	6	1						4	
05:00	3	3						3	
06:00	11	14						13	
07:00	56	65						61	
08:00	162	169						166	
09:00	53	71						62	
10:00	48	42						45	
11:00	47	64						56	
12:00	72	56						64	
13:00	61	63						62	
14:00	65	66						66	
15:00	73	86						80	
16:00	112	96						104	
17:00	76	90						83	
18:00	55	63						59	
19:00	36	51						44	
20:00	29	32						31	
21:00	15	16						16	
22:00	6	10						8	
23:00	9	2						6	
<b>Total</b>									
12H(7-19)	880	931						906	
16H(6-22)	971	1044						1008	
18H(6-24)	986	1056						1021	
24H(0-24)	995	1062						1029	
<b>AM Peak</b>	08:00	08:00						08:00	
	162	169						166	
<b>PM Peak</b>	16:00	16:00						16:00	
	112	96						104	

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Buckinghamshire  
Highways

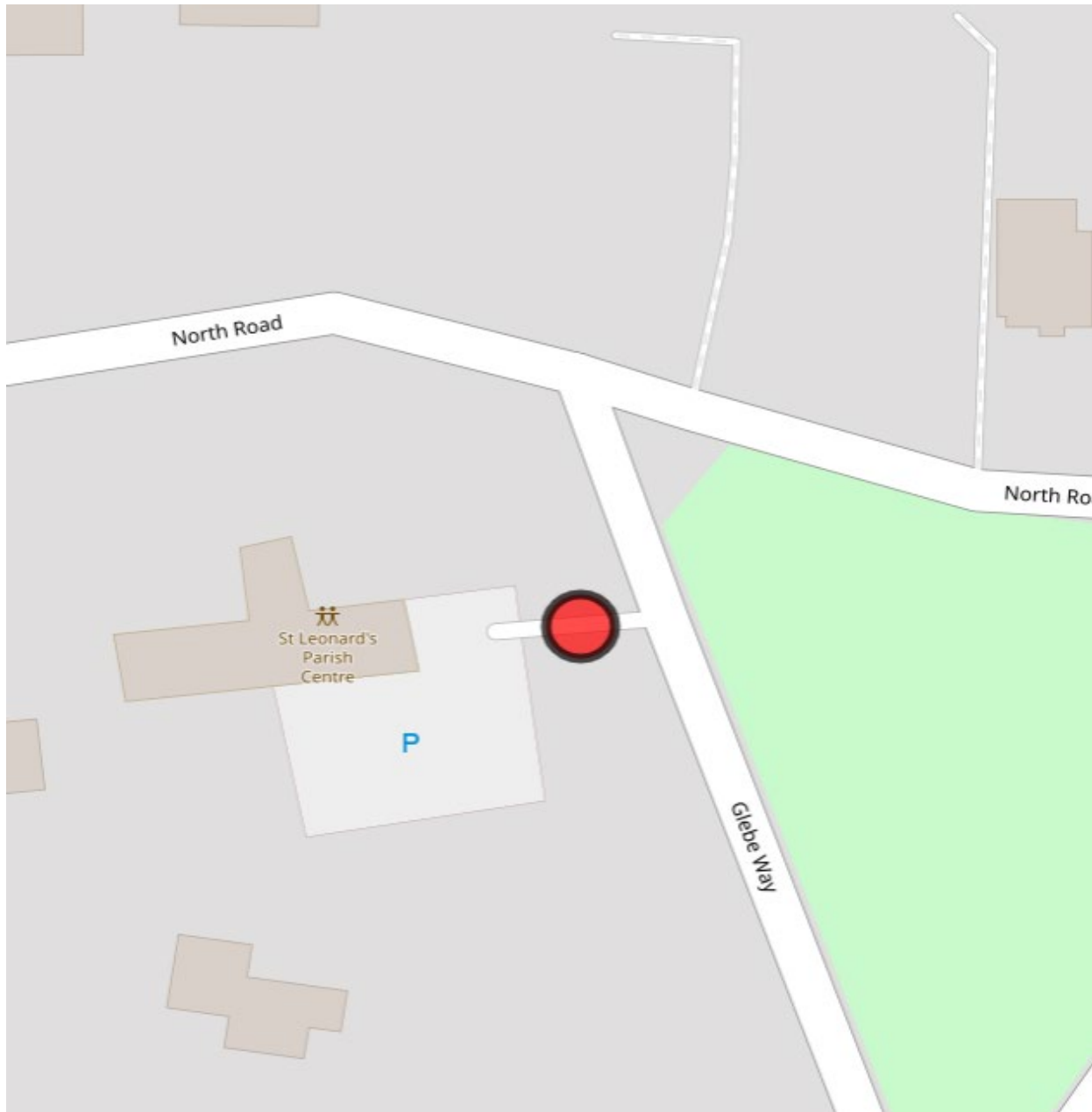
**Site:** Entrance to St Leonards Parish Centre

**Period:** Friday 10th - Tuesday 21st November 2023

**Notes:**

**Contact:** Simon Vale                      [simon.vale@buckinghamshire.gov.uk](mailto:simon.vale@buckinghamshire.gov.uk)

**Details:** Asset Team  
Buckinghamshire Highways  
Floor 10  
New County Offices  
Walton Street  
Aylesbury  
Buckinghamshire  
HP20 1UY  
DL: 01296 387447  
M: 07977 167112



Site No. 96659917  
Entrance to St Leonards Parish Centre

Site Ref. 96659917

Lat/Lng. 51.68308 -0.60326

Channel: In

Vehicle Count Report  
Week Begin: 06 November 2023

	Mon Nov 06	Tue Nov 07	Wed Nov 08	Thu Nov 09	Fri Nov 10	Sat Nov 11	Sun Nov 12	5-Day Ave.	7-Day Ave.
00:00						0	0		
01:00						0	0		
02:00						0	0		
03:00						0	0		
04:00						0	0		
05:00						0	0		
06:00						0	0		
07:00						0	0		
08:00						0	0		
09:00						1	4		
10:00						1	4		
11:00						0	12		
12:00						2	14		
13:00						0	1		
14:00						0	0		
15:00						0	0		
16:00						1	0		
17:00						0	0		
18:00						0	0		
19:00						0	1		
20:00						1	0		
21:00						0	0		
22:00						0	0		
23:00						0	0		
<b>Total</b>									
12H(7-19)						5	35		
16H(6-22)						6	36		
18H(6-24)						6	36		
24H(0-24)						6	36		
<b>AM Peak</b>						10:00 1	11:00 12		
<b>PM Peak</b>						12:00 2	12:00 14		



**Vehicle Count Report**  
 Week Begin: 06 November 2023

	Mon Nov 06	Tue Nov 07	Wed Nov 08	Thu Nov 09	Fri Nov 10	Sat Nov 11	Sun Nov 12	5-Day Ave.	7-Day Ave.
00:00						0	0		
01:00						0	0		
02:00						0	0		
03:00						0	0		
04:00						0	0		
05:00						0	0		
06:00						0	0		
07:00						0	0		
08:00						0	0		
09:00						0	0		
10:00						0	0		
11:00						0	1		
12:00						1	25		
13:00						0	8		
14:00						0	0		
15:00						0	0		
16:00						4	0		
17:00						0	0		
18:00						0	0		
19:00						0	1		
20:00						0	0		
21:00						0	0		
22:00						0	0		
23:00						0	0		
<b>Total</b>									
12H(7-19)						5	34		
16H(6-22)						5	35		
18H(6-24)						5	35		
24H(0-24)						5	35		
<b>AM Peak</b>						11:00	11:00		
						0	1		
<b>PM Peak</b>						16:00	12:00		
						4	25		

**Vehicle Count Report**  
**Week Begin: 06 November 2023**

	Mon Nov 06	Tue Nov 07	Wed Nov 08	Thu Nov 09	Fri Nov 10	Sat Nov 11	Sun Nov 12	5-Day Ave.	7-Day Ave.
00:00						0	0		
01:00						0	0		
02:00						0	0		
03:00						0	0		
04:00						0	0		
05:00						0	0		
06:00						0	0		
07:00						0	0		
08:00						0	0		
09:00						1	4		
10:00						1	4		
11:00						0	13		
12:00						3	39		
13:00						0	9		
14:00						0	0		
15:00						0	0		
16:00						5	0		
17:00						0	0		
18:00						0	0		
19:00						0	2		
20:00						1	0		
21:00						0	0		
22:00						0	0		
23:00						0	0		
<b>Total</b>									
12H(7-19)						10	69		
16H(6-22)						11	71		
18H(6-24)						11	71		
24H(0-24)						11	71		
AM Peak						10:00	11:00		
						1	13		
PM Peak						16:00	12:00		
						5	39		

Site No. 96659917

Site Ref. 96659917

Lat/Lng. 51.68308 -0.60326

Entrance to St Leonards Parish Centre

Channel: In

**Vehicle Count Report**  
 Week Begin: 13 November 2023

	Mon Nov 13	Tue Nov 14	Wed Nov 15	Thu Nov 16	Fri Nov 17	Sat Nov 18	Sun Nov 19	5-Day Ave.	7-Day Ave.
00:00	0	0	0	0	0	0	0	0	0
01:00	0	0	0	0	0	0	0	0	0
02:00	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	0	0	0	0
05:00	0	0	0	0	0	1	0	0	0
06:00	0	0	0	1	1	0	0	0	0
07:00	0	0	1	0	0	0	0	0	0
08:00	0	2	8	3	4	8	0	3	4
09:00	11	8	9	3	2	0	0	7	5
10:00	0	0	0	2	0	8	0	0	1
11:00	6	4	8	1	2	6	0	4	4
12:00	2	5	4	3	2	8	0	3	3
13:00	0	1	0	1	1	0	0	1	0
14:00	0	0	6	0	2	0	0	2	1
15:00	3	0	0	1	0	0	0	1	1
16:00	3	0	0	2	6	0	0	2	2
17:00	1	1	1	0	4	0	0	1	1
18:00	3	0	0	0	4	0	0	1	1
19:00	5	4	0	1	0	0	2	2	2
20:00	0	3	2	0	0	0	0	1	1
21:00	2	2	0	0	0	0	0	1	1
22:00	0	0	0	0	0	0	0	0	0
23:00	0	0	0	0	0	0	0	0	0
<b>Total</b>									
12H(7-19)	29	21	37	16	27	30	0	26	23
16H(6-22)	36	30	39	18	28	30	2	30	26
18H(6-24)	36	30	39	18	28	30	2	30	26
24H(0-24)	36	30	39	18	28	31	2	30	26
<b>AM Peak</b>	09:00 11	09:00 8	09:00 9	09:00 3	08:00 4	10:00 8	11:00 0	09:00 7	09:00 5
<b>PM Peak</b>	19:00 5	12:00 5	14:00 6	12:00 3	16:00 6	12:00 8	19:00 2	12:00 3	12:00 3

**Vehicle Count Report**  
**Week Begin: 13 November 2023**

	Mon Nov 13	Tue Nov 14	Wed Nov 15	Thu Nov 16	Fri Nov 17	Sat Nov 18	Sun Nov 19	5-Day Ave.	7-Day Ave.
00:00	0	0	0	0	0	0	0	0	0
01:00	0	0	0	0	0	0	0	0	0
02:00	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	0	0	0	0
05:00	0	0	0	0	0	0	0	0	0
06:00	0	0	0	0	0	0	0	0	0
07:00	1	0	0	0	0	0	0	0	0
08:00	2	0	0	0	3	0	0	1	1
09:00	9	10	14	7	4	0	0	9	6
10:00	1	0	1	1	0	17	0	1	3
11:00	2	3	2	1	1	10	0	2	3
12:00	4	9	10	4	5	3	0	6	5
13:00	1	3	3	1	0	4	0	2	2
14:00	1	0	2	0	0	3	0	1	1
15:00	1	0	3	2	1	1	0	1	1
16:00	1	1	0	2	3	0	0	1	1
17:00	4	1	0	1	2	0	0	2	1
18:00	1	2	0	0	3	0	0	1	1
19:00	0	2	0	0	1	0	1	1	1
20:00	3	5	1	0	0	0	0	2	1
21:00	2	0	0	0	0	0	0	0	0
22:00	7	0	0	0	0	0	0	1	1
23:00	0	0	0	0	0	0	0	0	0
<b>Total</b>									
12H(7-19)	28	29	35	19	22	38	0	27	24
16H(6-22)	33	36	36	19	23	38	1	29	27
18H(6-24)	40	36	36	19	23	38	1	31	28
24H(0-24)	40	36	36	19	23	38	1	31	28
<b>AM Peak</b>	09:00	09:00	09:00	09:00	09:00	10:00	11:00	09:00	09:00
	9	10	14	7	4	17	0	9	6
<b>PM Peak</b>	22:00	12:00	12:00	12:00	12:00	13:00	19:00	12:00	12:00
	7	9	10	4	5	4	1	6	5

**Vehicle Count Report**  
**Week Begin: 13 November 2023**

	Mon Nov 13	Tue Nov 14	Wed Nov 15	Thu Nov 16	Fri Nov 17	Sat Nov 18	Sun Nov 19	5-Day Ave.	7-Day Ave.
00:00	0	0	0	0	0	0	0	0	0
01:00	0	0	0	0	0	0	0	0	0
02:00	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	0	0	0	0
05:00	0	0	0	0	0	1	0	0	0
06:00	0	0	0	1	1	0	0	0	0
07:00	1	0	1	0	0	0	0	0	0
08:00	2	2	8	3	7	8	0	4	4
09:00	20	18	23	10	6	0	0	15	11
10:00	1	0	1	3	0	25	0	1	4
11:00	8	7	10	2	3	16	0	6	7
12:00	6	14	14	7	7	11	0	10	8
13:00	1	4	3	2	1	4	0	2	2
14:00	1	0	8	0	2	3	0	2	2
15:00	4	0	3	3	1	1	0	2	2
16:00	4	1	0	4	9	0	0	4	3
17:00	5	2	1	1	6	0	0	3	2
18:00	4	2	0	0	7	0	0	3	2
19:00	5	6	0	1	1	0	3	3	2
20:00	3	8	3	0	0	0	0	3	2
21:00	4	2	0	0	0	0	0	1	1
22:00	7	0	0	0	0	0	0	1	1
23:00	0	0	0	0	0	0	0	0	0
<b>Total</b>									
<b>12H(7-19)</b>	57	50	72	35	49	68	0	53	47
<b>16H(6-22)</b>	69	66	75	37	51	68	3	60	53
<b>18H(6-24)</b>	76	66	75	37	51	68	3	61	54
<b>24H(0-24)</b>	76	66	75	37	51	69	3	61	54
<b>AM Peak</b>	09:00	09:00	09:00	09:00	08:00	10:00	11:00	09:00	09:00
	20	18	23	10	7	25	0	15	11
<b>PM Peak</b>	22:00	12:00	12:00	12:00	16:00	12:00	19:00	12:00	12:00
	7	14	14	7	9	11	3	10	8

Site No. 96659917  
Entrance to St Leonards Parish Centre

Site Ref. 96659917

Lat/Lng. 51.68308 -0.60326

Channel: In

**Vehicle Count Report**  
Week Begin: 20 November 2023

	Mon Nov 20	Tue Nov 21	Wed Nov 22	Thu Nov 23	Fri Nov 24	Sat Nov 25	Sun Nov 26	5-Day Ave.	7-Day Ave.
00:00	0	0						0	
01:00	0	0						0	
02:00	0	0						0	
03:00	0	0						0	
04:00	1	0						1	
05:00	0	0						0	
06:00	0	0						0	
07:00	0	0						0	
08:00	2	3						3	
09:00	3	9						6	
10:00	3	0						2	
11:00	1	6						4	
12:00	3	7						5	
13:00	1	0						1	
14:00	0	1						1	
15:00	0	0						0	
16:00	3	0						2	
17:00	1	0						1	
18:00	1	2						2	
19:00	1	5						3	
20:00	0	1						1	
21:00	0	2						1	
22:00	0	0						0	
23:00	0	0						0	
<b>Total</b>									
12H(7-19)	18	28						23	
16H(6-22)	19	36						28	
18H(6-24)	19	36						28	
24H(0-24)	20	36						28	
<b>AM Peak</b>	10:00 3	09:00 9						09:00 6	
<b>PM Peak</b>	16:00 3	12:00 7						12:00 5	

**Vehicle Count Report**  
 Week Begin: 20 November 2023

	Mon Nov 20	Tue Nov 21	Wed Nov 22	Thu Nov 23	Fri Nov 24	Sat Nov 25	Sun Nov 26	5-Day Ave.	7-Day Ave.
00:00	0	0						0	
01:00	0	0						0	
02:00	0	0						0	
03:00	0	0						0	
04:00	2	0						1	
05:00	0	0						0	
06:00	0	0						0	
07:00	0	0						0	
08:00	1	1						1	
09:00	11	4						8	
10:00	0	0						0	
11:00	1	2						2	
12:00	8	10						9	
13:00	1	3						2	
14:00	1	0						1	
15:00	0	1						1	
16:00	0	1						1	
17:00	2	0						1	
18:00	1	0						1	
19:00	2	6						4	
20:00	1	5						3	
21:00	0	1						1	
22:00	0	0						0	
23:00	0	0						0	
<b>Total</b>									
12H(7-19)	26	22						24	
16H(6-22)	29	34						32	
18H(6-24)	29	34						32	
24H(0-24)	31	34						33	
<b>AM Peak</b>	09:00 11	09:00 4						09:00 8	
<b>PM Peak</b>	12:00 8	12:00 10						12:00 9	

**Vehicle Count Report**  
**Week Begin: 20 November 2023**

	Mon Nov 20	Tue Nov 21	Wed Nov 22	Thu Nov 23	Fri Nov 24	Sat Nov 25	Sun Nov 26	5-Day Ave.	7-Day Ave.
00:00	0	0						0	
01:00	0	0						0	
02:00	0	0						0	
03:00	0	0						0	
04:00	3	0						2	
05:00	0	0						0	
06:00	0	0						0	
07:00	0	0						0	
08:00	3	4						4	
09:00	14	13						14	
10:00	3	0						2	
11:00	2	8						5	
12:00	11	17						14	
13:00	2	3						3	
14:00	1	1						1	
15:00	0	1						1	
16:00	3	1						2	
17:00	3	0						2	
18:00	2	2						2	
19:00	3	11						7	
20:00	1	6						4	
21:00	0	3						2	
22:00	0	0						0	
23:00	0	0						0	
<b>Total</b>									
12H(7-19)	44	50						47	
16H(6-22)	48	70						59	
18H(6-24)	48	70						59	
24H(0-24)	51	70						61	
<b>AM Peak</b>	09:00	09:00						09:00	
	14	13						14	
<b>PM Peak</b>	12:00	12:00						12:00	
	11	17						14	





To all members of the East Bucks. Area Planning Committee, (EBAPC)

cc Bucks. Council - Monitoring Officer

cc Bucks. Council - Corporate Director for Legal Services

**By email: Tuesday, 12<sup>th</sup> December 2023**

Ref: PL/22/4074/FA, St. Leonard's Parish Centre, Glebe Way, Chesham Bois, Bucks., HP6 5ND. Redevelopment of three parcels of land to build a new multifunctional Parish Centre with cafe, separate day nursery building, replacement rectory with detached garage, two outbuildings to provide a prayer room and substation/bin and bicycle store, new car park, fencing and landscaping, to include a footpath leading to a fire pit with surround seating.

---

The application to build an enormous conference centre and huge car park in the centre of the Chesham Bois Conservation Area on a site surrounded by Chesham Bois Common, (a popular recreational space and haven for wildlife), is a significant threat to the local environment and the reason why Chesham Bois Parish Council is being pro-active and submitting a further letter to the Committee, having had our documented concerns summarily dismissed and our request to speak at the meeting to be held on 13/12 declined.

We are acting on behalf of the majority of residents who object to the sheer scale of the proposal and in defence of the environment at the heart of Chesham Bois, where there is a wealth of biodiversity both on and surrounding the proposed site, which is at risk of devastation if this development was allowed to proceed.

A limited discussion about only a few issues took place at the previous EBAPC meeting held on 17/10 and documents produced for that occasion lacked important information. A development of the proposed, significant scale merits robust scrutiny and full consideration of all relevant details.

The Parish Council submitted notice on 20/11 that we would take action to fill gaps in terms of relevant information and acted as swiftly as possible to submit new, material information on 7/12. However, we have since noted the intention to limit consideration of this proposal on 13/12 to only one aspect of the application, (Chiltern Beechwoods SAC), and, furthermore, that voting is likely to be restricted to those members of the committee members who attended the prior meeting on 17/10, even though material, new information has since been submitted and a webcast of that meeting was published. The Buckinghamshire Council Constitution states that it aims to 'ensure that decisions are efficient, transparent and accountable to local people', (Section 1.1), and so we trust that all committee members elected to represent local people will be able to participate in the further consideration of this application.

As a representative of the Parish Council is not permitted to speak at the meeting on 13/12, we wish to highlight our key concerns for the benefit of all the committee members, listed below.

1. **Documents submitted for consideration on 17/10 reference frequent reliance upon the views of a Planning Inspector but only when the application was considered on appeal early last year.** The previous application did not include all relevant details such as site capacity events; security; traffic generation based on actual data; full details of local ecology and protected species; biodiversity metrics; usage and fire risk relating to a proposed fire pit; or required access to waste drains which run underground from the Old Rectory into a soakaway pit into the site, in the area proposed for a large car park. Also, the potential impact on Chesham Bois Common which surrounds the site, was not considered.

**Note:** If this application were to progress to appeal again, Planning Inspectors would not be restricted by previous appeal reports, especially when new information is provided and new laws/guidelines have emerged. In addition, the committee could reference all or some of the same reasons previously referenced to decline this application.

## 2. Ecology

A. The report produced by Future Nature WTC, a subsidiary of Berks., Bucks. and Oxfordshire Wildlife Trust, (submitted for your information on 7/12), contains important, new information which has yet to be considered by the committee and the Bucks. Ecology Officer. The expert report benefits from local knowledge; highlights issues that have been overlooked, (including the potential impact on Chesham Bois Common); items that do not meet current planning requirements; and references current obligations with regard biodiversity net gain which have not been met.

B. Reports submitted by Bucks. Badger Group on 12/10 have yet to be considered by the committee and the Bucks. Ecology Officer. As reported, proposed mitigation measures are not feasible.

Protecting the environment has become critically important since the previous application was considered on appeal and *NPPF (2021) Paragraph 180a states "When determining planning applications, local planning authorities should apply the following principles: a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused."* We would contend that the sheer scale, hours of operation and use of the proposed development would cause irrevocable and significant harm to biodiversity in the immediate and local vicinity.

3. **Traffic reports** submitted with the application reference out of date categories; do not include current baseline information or full site capacity events; or proposed Sunday worship gatherings; and the fact that people might use the proposed café independent of any site events was dismissed as not being a potential use. The Parish Council arranged for a baseline traffic monitoring survey (submitted to the Planning Dept. on 7/12) which showed the current volume of traffic to be lower than previously estimated and negligible during the evenings and on Sundays. The independent consultant advised that the scale of development was typical for a site with 100 houses and, for a full site capacity event, reported that parking requirements would be for 162 vehicles, in excess of the planned 114. As the potential increase in traffic volume would be so significant it would be reasonable to consider that the following apply:

*NPPF 110. In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that: ... b) safe and suitable access to the site can be achieved for all users;* (The Parish Council is not minded to permit the required access across its land)

*NPPF 111. Development should be... refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe*

*NPPF 112. Within this context, applications for development should: ...c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles...and respond to local character and design standards...* (The roads are peaceful, quiet side roads and only one-way when parking bays are occupied:- Glebe Way, Bois Lane, North Road and South Road).

4. **Chiltern Beechwoods SAC.** On 17/10 the committee requested objective, high/medium and low risk scenarios to be presented and this request has not been fulfilled. Only an individual's subjective view has been submitted and, importantly, no full site capacity has been considered, no visitor numbers have been included and no consideration given to people visiting the site for long conferences, (e.g. 2 to 3 days).

Reference is made to a Bucks. Council consultation with Natural England (NE) on 19th October 2023, after which NE expressed a view that "Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutory designated sites and has no objection." However, NE was not provided with relevant impact scenarios; the plans available at that date were insufficiently detailed; and NE further qualify the statement elsewhere in the letter. .

5. **There is no overriding public interest to take into consideration**, given the abundance of amenities in the immediate vicinity of the proposed site which include numerous cafés; the existing parish church; other

local venues used for worship; community facilities such as the large, multi-functional Chilterns Lifestyle Centre, (which opened after the first planning application was submitted and is within a 12 minute walk from the existing Chesham Bois parish centre); and different options for hiring large venues.

And, finally, the Case Officer has proposed no less than 26 material conditions for this planning application, an excessive number, and we would question how many could actually be monitored or enforced.

We trust that all members of the committee will fully consider all the information submitted since 17/10 and decide to refuse this application to build an enormous conference centre and huge car park in the middle of the Chesham Bois Conservation Area, taking into account the potential, irrevocable impact on Chesham Bois Common as well as the residents of adjacent property, The Old Rectory.

Yours faithfully

*A Dealey*

Annette Dealey  
Clerk  
Chesham Bois Parish Council

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Our Ref : MC1646/23

Date :7th December 2023

The Head of Planning  
Planning Department  
Chiltern District Council  
King George V Road  
Amersham  
Buckinghamshire  
HP6 5AW

Carter Planning Limited  
85 Alma Road  
Windsor  
Berkshire SL4 3EX

Tel: 01753 867447  
Fax: 01753 867447  
Email: mail@carterplanning.com  
Web: www.carterplanning.com

FAO Melanie Beech

By e-mail.

Dear Sirs,

**Re: Planning Application Ref :PL/22/4074/FA**

**“Redevelopment of the site to create a new multifunctional Parish Centre with cafe, day nursery building, replacement rectory with detached garage, 2 outbuildings to provide prayer room and substation/bin and bicycle store, associated parking and landscaping etc”**

**The St Leonards Centre, Glebe Way, Chesham Bois, Buckinghamshire, HP6 5ND**

As you know we represent “Protect Chesham Bois Common and Surrounding Area Action Group”.

On behalf of the Action Group we submitted our original detailed objections to this proposal under cover of a letter dated 31<sup>st</sup> January 2023.

The Group have now seen the Planning Officer’s latest Report to the East Area Committee in connection with the application and which is due to be considered on 13th December 2023.

The Group are extremely disappointed with the cursory and inadequate nature of this Report on the SAC and the failure to deal with the important material considerations which have arisen since the previous appeal. It is right for the Committee to take into account anything not considered by the previous Inspector since these will be material considerations for the Committee to decide (Paragraph 4.2 of the Report refers). It is not correct to say “All of these issues have been addressed by the Planning Inspector in the appeal decision and in the previous Committee report”.

**Chiltern Beechwoods Special Area of Conservation (SAC).**

The site lies within the Zone of Influence (ZOI) of the Chiltern Beechwoods Special Area of Conservation (SAC). An Appropriate Assessment is required of the impact of the proposal alone **and** also in combination with other proposals.

The Officers assessment is totally inadequate. It is not correct to say that persons coming to the site do so for a specific purpose (Paragraph 3.1). There is no evidence that this will be the case. In particular the café may well not be a sole destination. There is an increase in parking of some 100 cars and as we have previously pointed out the inaccessible/ unsustainable nature of this site.

Whilst we understand that the Appropriate Assessment has to be carried out by the Council it is usually informed by much more evidence from the Applicants (or the Council) before arriving at an important decision.

From the comments made by Natural England we assume that they are unaware of the intensive commercial use of the site which is being proposed. They appear to have been given the impression that this is a local facility not an open café and a building which will be available for other bodies seven days a week. The scale of the proposed commercial development has not been reported in detail. The proposed buildings far exceed a typical parish centre and would more accurately be described as a commercial conference centre with capacity for more than 400 people in two large halls; multiple offices; and a public café in just one building; plus a separate nursery building that could be used as a creche during events.

The consideration of the impact on the SAC is recreational pressure as your Ecology Officer confirms. This does NOT mean just from houses alone.

We conclude that the Officer's Appropriate Assessment of the scheme is inadequate. Further there is no evidence at all that your Officers have considered the "in combination" affects. Where are the other schemes that may provide recreational pressure that this scheme is being assessed with?

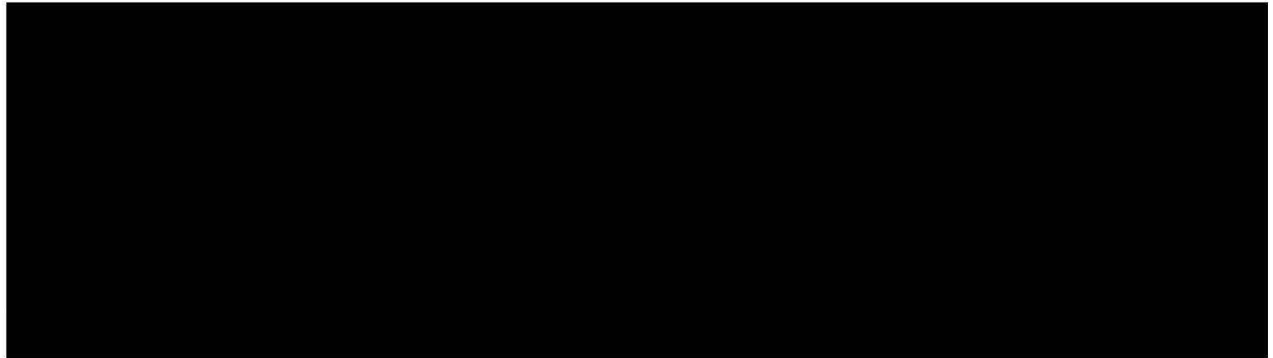
As you are aware in March 2022 Natural England announced evidence which identified significant recreational pressure on Chiltern Beechlands Special Area of Conservation (SAC). A large number of people will be attracted by this facility from outside the local area leading to additional recreation activity. The development will have a significant effect on the SAC. No strategy to mitigate the impacts of future development on the Chiltern Beechlands has been agreed and the application should be rejected in accordance with the Inspector's conclusions.

The Site is within the Chiltern Beechlands 12.6km zone of influence. The Inspector noted that "Point 10 - Overall there is insufficient evidence the proposal would preserve the integrity of the Beechwood SAC and consequently would be in conflict with Policy CS24 of the Chiltern District Core Strategy 2011, Para 180 of the Framework and Habitats Regulations".

### **Land Ownership**

As per our previous objections the access is proposed to be widened using Common Land outside the Applicants ownership. In particular the provision of 2 metre pavements and sight lines outside the control of the Applicants would require consent of the Secretary of State and Parish Council. There is no indication from the Secretary of State or the Parish Council that this can be achieved. As the proposal involves Common Land the application should therefore be assessed on the basis that the sight lines, pavements and visibility splays are not achievable. The

Highways Officer should not be accepting the scheme with “Grampian” conditions in respect of access widening, pavement provision and widening and sight lines unless these items can actually be achieved.



The biodiversity net gain data for habitat creation references a potential timeline of up to 27 years to reach a ‘target condition’ and does not include any consideration for the impact of the density or use of a new development

The Bucks Ecology Officer at Buckinghamshire Council Agni-Louiza Arampoglou has not responded to the additional information made available at the time of the last committee. Bats, greater crested newts, other wildlife on the site are going to be adversely affected.

### **Thames Valley Police**

The removal of the site manager’s dwelling from the re-submitted application is a cause for concern regarding security and has not been addressed. No report from Thames Valley Police was submitted for this application and issues raised by Thames Valley Police for the previous application remain valid. Although the Planning Inspector stated that “there is no evidence that the area suffers from higher crime rates”, the key point is that such a large-scale development of commercial buildings, café and car park would be expected to generate more anti-social behaviour, and this has not been addressed.

### **Light Pollution**

There is still no detailed consideration of the light pollution impact on heritage assets or protected species in reports.

### **Usage**

Site usage by local organisations has not been updated in the submission since the initial application was made. Community groups have moved elsewhere for a variety of reasons. Provision of worship and community space in the local area has increased since the first application, with the Chiltern Lifestyle Centre and Rectory Hill Scout Hall, whilst church attendance numbers continue to decline

### **Highways**

The comments of the Bucks County Highways Authority are inadequate and inaccurate in a number of respects and they should be revisited.



There are parking restrictions in Glebe Way and Bois Lane, and not as noted. These would have become apparent if the site had been visited and/or the Officer had knowledge of the locality.

The Parking Control in Glebe Way has resulted in reduced site vision on the exit from the site. There is no indication that the difficulties associated with tracking and access as set out in our original objection has been placed before the Highways Officer and/or assessed. This does need to be considered and commented upon.

Furthermore our swept path traffic flow plans clearly demonstrate that the applicant's traffic flow plans do not work particularly in connection with Refuse, Commercial vehicles and Fire engines visiting the site.

As we have previously pointed out the inaccessible/unsustainable nature of this site means that maximum parking is required. It appears the Highways Officer accepts there an under provision of parking and the size of the proposed parking bays does not comply with current parking requirements.

The Chilterns Cycleway includes the small roads adjacent to the site, ( Bois Lane, Glebe Way and North Road) enjoyed by cyclists at weekends when the sale is expected to be the busiest.

### **Heritage**

The Bucks Council Heritage Officer questioned the need for the proposed scale of development in March 2023 and this had not been addressed.

Lastly, in addition to the changes since the previous decision set out above we believe the Inspectors consideration of amenity and heritage assets was inadequate. The proposed scale of development would inevitably impact the quality of life of residents in the adjacent Grade II listed property. The suggestion that there would be no material impact on their property and quality of life possibly arose because of the lack of detail provided and lack of adequate scrutiny. The proposed car park at the boundary of the house; fire pit with surround seating; site capacity; and long hours of operation would inevitably generate noise and light pollution which would impact residents of the house. Also: the site is adjacent to an Established Residential Area of Special Character (ERASC).

Although the proposed metal/glass design of the largest building on site could be deemed acceptable on exceptional, subjective grounds, it conflicts with the traditional design conditions imposed on the current rectory built in 1983 and even the proposed new rectory.

Yours sincerely,

*Mark Carter*

Mark Carter

for Carter Planning Ltd

On behalf of The Protect Chesham Bois Common and Surrounding Area Action Group



**Sent:** Tuesday, December 12, 2023 12:29 PM

**To:** Melanie Beech <Melanie.Beech@buckinghamshire.gov.uk>

**Subject:** [EXTERNAL] RE Application Ref. PL/22/4074/FA Redevelopment of Chesham Bois Parish Centre

You don't often get email from [protectcbcommon@gmail.com](mailto:protectcbcommon@gmail.com). [Learn why this is important](#)

[Please note this has been sent from an **external source** - treat with caution and **do not open** attachments / use links until you are sure this is a trusted communication see intranet/IT for advice.]

Dear Ms Beech

Below and attached is a letter written by Iain Purvis KC regarding the possible costs order on appeal against Planning Authority if they refuse the new application by St Leonard's, which we believe is important to the decision-making process in the Planning meeting Wednesday 13th December at 6.30pm, and we would ask you to take this into consideration.

Many thanks

Best regards

Peter Williams & Colin Whipp (on behalf of the Protect Chesham Bois Group)

Iain Purvis KC  
Manor Lodge, North Road, Chesham Bois, HP6 5NA

7 December 2023'

I have been asked to consider the email of Mr Shires of 12 July and the point he makes there about a possible costs order on appeal against the Planning Authority if they refuse the new application by St Leonards.

It is of course correct that Planning Authorities must act reasonably, and that an Inspector may make an award of appeal costs against a Planning Authority if it has been guilty of unreasonable behaviour in refusing an application. The Planning Guidance issued by the Government includes as one potential example of this (amongst many) '*unreasonably refusing*' an application by '*persisting in objections to a scheme or elements of a scheme which...an Inspector has previously indicated to be acceptable.*' Of course, this does not mean that refusing a new application where an Inspector may have previously indicated that he would regard it as acceptable is inherently unreasonable. On the contrary, as I shall show, it may be eminently reasonable to conclude on the evidence and as a matter of judgment that such an application should be refused.

The whole question needs to be understood in the overall context of the duties of the Planning Authority, the circumstances in which any indication by a previous Inspector was given, and the precedential value of previous decisions. The following points are relevant:

- (a) The duty of the Planning Authority is to exercise its own independent judgment to determine planning applications in the light of the appropriate laws and policy considerations. In doing so it has to consider the evidence put before it.
- (b) Where a new application is made after the refusal of a previous application, the Planning Authority must assess it on its own merits, bearing in mind the evidence which is filed on the new application. This evidence may of course be new or different from the evidence on the previous application.
- (c) When an Inspector refuses an appeal, they may of course make comments on aspects of the application which they would have regarded as acceptable, or indicate disagreement with some of the reasons given by the Planning Authority for refusing the application. This is what happened in the present case. However it should be borne in mind that those comments or indications are strictly '*obiter dicta*' (ie they are not relevant to the actual decision made) and therefore neither binding nor of the same persuasive value as the actual reasoning of the decision. Furthermore, and importantly, the comments are made purely on the basis of the evidence on that application. It cannot be assumed that the same comments or indications would necessarily have been made if the evidence had been different.
- (d) Comments or indications in an Inspector's decision in one application are not binding on either Inspectors or Planning Authorities in another application. On the contrary, the new application must be decided independently as a matter of personal judgment on its own merits. The reasoning may of course be persuasive but often of course it may not be. Any decision making body presented with such a decision must consider whether the reasoning is in fact cogent and convincing.
- (e) 'Consistency' is of course an important aspect of decision making in the public sphere which applies to planning applications. However, it is also important to note that this does not demand that the decisions of Inspectors on similar issues must be the same. The leading case, often cited, on consistency in planning decisions is North Wiltshire District Council v. Sec of State for the Environment and Clover (1993) 65 P & CR 137. There Mann LJ said this, having explained that consistency was an important factor in planning decisions:

*'I do not suggest and it would be wrong to do so, that like cases must be decided alike. An inspector must always exercise his own judgment. He is therefore free upon consideration to disagree with the judgment of another but before doing so he ought to have regard to the importance of consistency and to give his reasons for departure from the previous decision.'*

*To state that like cases should be decided alike presupposes that the earlier case is alike and is not distinguishable in some relevant respect. If it is distinguishable then it usually will lack materiality by reference to consistency although it may be material in some other way. Where it is indistinguishable then ordinarily it must be a material consideration. A practical test for the inspector is to ask himself whether, if I decide this case in a particular way am I necessarily agreeing or disagreeing with some critical aspect of the decision in the previous case? The areas for possible agreement or disagreement cannot be defined but they would include interpretation of policies, aesthetic judgments and assessment of need. Where there is disagreement then the inspector must weigh the previous decision and give his reasons for departure from it. These can on occasion be short, for example in the case of disagreement on aesthetics. On other occasions they may have to be elaborate.'*

(f) It will be noted that Mann LJ is making three important points here. One is that each decision must be taken on the basis of the inspector's own judgment. The second is that if the second application is distinguishable from the first then the relevance of consistency falls away. I would add that a case may be distinguishable not only on the basis of what is being applied for, but also on the basis of the evidence which is before the decision making body. The third is that an inspector can disagree with a previous inspector's decision on a wide range of bases. This include the interpretation of policies, aesthetic judgments and assessment of need. Where there is such disagreement, there is nothing preventing the inspector from coming to their own view, provided that they weigh the previous decision and give some reasons for departing from it (which may be shortly stated).

It follows from all this that a Planning Authority, confronted with a new application, must consider an Inspector's decision on a similar earlier application as part of their overall consideration. However:

1. If the opposition to the new application includes new and relevant evidence or material which the previous Inspector did not consider, then the case is inherently distinguishable from the previous decision, and the significance of 'consistency' as a factor falls away.
2. The Planning Authority should not shy away from disagreeing with commentary in a decision of an Inspector on an earlier application if it regards the reasoning of the Inspector as wrong or it disagrees with it on reasonable grounds. To do so would fail to comply with its obligation to exercise its own independent judgment.
3. There is no guarantee that an Inspector on an appeal against a decision of a Planning Authority will go along with the reasoning of an earlier Inspector on a similar application, so it would be wrong for the Planning Authority to take its decision on that assumption.

So far as the question of costs is concerned, it would be intolerable for a Planning Authority approaching its duties in a lawful and reasonable way to be affected in its decision making process by a fear that an application for costs would be made by a disaffected party. This is why the legislation only provides for the award of costs where the Planning Authority has acted 'unreasonably'. It will be apparent from the above that it may be perfectly reasonable to uphold objections to a new application even on subject matter which appeared to have been considered acceptable by an Inspector on a previous case. This will be the case where the evidence is different or where the Planning Authority disagree with the reasoning of the Inspector on reasonable grounds. Both of those positions may be regarded as perfectly justifiable in this case.

Given the new evidence in the present case, and the strength of the arguments against what were strictly 'obiter' comments from the Inspector on the previous application, the Planning Authority would be well within its rights to refuse the present application with an appropriate explanation. An Inspector on appeal from such a refusal would assess the validity of the reasoning against the previous Inspector's comments and come to his own view, but I can see no reason why the conduct of the Planning Authority in such circumstances could be deemed 'unreasonable' such as to attract a costs penalty.

Iain Purvis KC  
7 December 2023'