Natural England’s
Impact Risk Zones for
Sites of Special Scientific Interest
(For use by Local Planning Authorities to assess planning applications for likely impacts on SSSIs/SACs/SPAs & Ramsar sites and determine when to consult Natural England)

User Guidance

Version: MAGIC v3.1
Issue Date: 11 March 2019
Purpose: To provide guidance on the interpretation and use of the Impact Risk Zones for Sites of Special Scientific Interest on the Magic website
Enquiries: For further information please email the Natural England Impact Risk Zones mailbox: neirzs@naturalengland.org.uk
Impact Risk Zones for Sites of Special Scientific Interest

**Purpose of the Impact Risk Zones for SSSIs**

As the government’s conservation advisory body, Natural England has a number of statutory duties and general responsibilities in relation to SSSIs. These include providing advice to local planning authorities (LPAs) and developers on the potential impacts of development on SSSIs to ensure their protection and enhancement in line with the policies in the NPPF and development plans.

The Impact Risk Zones (IRZs) are a GIS tool developed by Natural England to make a rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts. The IRZs also cover the interest features and sensitivities of European sites, which are underpinned by the SSSI designation and “Compensation Sites”, which have been secured as compensation for impacts on European/Ramsar sites.

Local planning authorities (LPAs) have a duty to consult Natural England before granting planning permission on any development that is in or likely to affect a SSSI. The SSSI IRZs can be used by LPAs to consider whether a proposed development is likely to affect a SSSI and determine whether they will need to consult Natural England to seek advice on the nature of any potential SSSI impacts and how they might be avoided or mitigated. The IRZs do not alter or remove the requirements to consult Natural England on other natural environment impacts or other types of development proposal under the Town and Country Planning (Development Management Procedure) (England) Order 2015 and other statutory requirements - see the [gov.uk](https://www.gov.uk) website for further information.

The SSSI IRZs can be used by developers, consultants and members of the public, who are preparing to submit a planning application. They will help them to consider whether a proposed development is likely to affect a SSSI and choose whether to seek pre-application advice from Natural England. This will allow any potential impacts to be taken into account within the planning application and so minimise the risk of delays at the formal planning stage. Further information on Natural England’s pre-application Discretionary Advice Service (DAS) is available on the [gov.uk](https://www.gov.uk) website.

**Access to the data and further information**

The SSSI IRZ Dataset can be downloaded from the [Natural England Open Data Geoportal](https://www.naturalenglandopendata.gov.uk) as an ESRI ArcMap Shapefile and used in combination with other spatial data in the users GIS. It is also available to view on [_magic](https://magic.naturalengland.org.uk). We have set up an Impact Risk Zones workspace on Huddle, a secure online collaboration and file sharing site, to allow us to share data, news and information about the SSSI IRZs with users. Members will be notified when an update has taken place and there is a discussion area where questions can be posted and answered.

If you would like to become a member of our Huddle Workspace, or require further information and/or advice on the SSSI IRZs please email the NE Impact Risk Zones mailbox: neirzs@naturalengland.org.uk.

**Update of the SSSI Impact Risk Zone Dataset**

The SSSI IRZ Dataset is updated regularly to reflect improvements in our evidence and understanding of the sensitivities and potential risks to SSSIs. Updates are undertaken every two months and users should ensure that they are always using the most up to date version of the dataset.
**Step by step guide to using the SSSI IRZs Dataset**

Switch on the SSSI IRZs layer and zoom to the location of the proposed development (set map scale to 10:000). Use the identify tool to click on the map at the location of the proposed development.

*NB: The area of a proposed development may coincide with more than one SSSI IRZ and care should be taken to ensure all IRZs are checked and all potential risks are identified.*

The results table will show a list of development categories in the left hand margin with a corresponding development description in the right hand margin.

Does the proposed development fall into one or more of the development categories listed in the left hand margin of the table?

- **YES**
  - The proposed development is unlikely to pose a risk to SSSIs.
    - The Local Planning Authority does not normally need to consult Natural England on this proposal regarding likely impacts on SSSIs (but see **Important Notes** below).

- **NO**
  - Does the nature and scale of the proposed development match the corresponding development description(s) listed in the right hand margin of the table?
    - **NO**
      - The proposed development is unlikely to pose a risk to SSSIs.
    - **YES**
      - The proposed development has the potential to impact upon a SSSI.
        - The Local Planning Authority should consult Natural England for advice on how impacts might be avoided or mitigated.

        **Consultations should be sent to** consultations@naturalengland.org.uk

        If you are a developer, consultant or member of the public preparing to submit a planning application, Natural England can be consulted for pre-application advice on how impacts might be avoided or mitigated.

        See the gov.uk website for further information on our pre-application discretionary advice service (DAS).

**Important Notes**

1. The SSSI IRZs do not currently cover potential risks from coastal schemes such as coastal defences, cliff stabilisation, cross beach structures, harbour and marina development. Natural England should be consulted on any such development which is likely to affect a coastal SSSI.

2. The SSSI IRZs seek to guide consultations relating to the likely impacts of development on SSSIs under Schedule 4 (w) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and section 28I of the Wildlife and Countryside Act 1981 (as amended). They do not alter or remove the requirements to consult Natural England on other natural environment impacts or other types of development proposal under the Town and Country Planning (Development Management Procedure) (England) Order 2015 and other statutory requirements.

3. It is important to note that the SSSI IRZs only indicate Natural England’s assessment of likely risk to the notified features of SSSIs. Where they indicate such a risk is unlikely, this does not mean that there are no potential impacts on biodiversity or the wider natural environment.
Questions and Answers

Purpose and Use

What are Natural England’s SSSI IRZs?
The SSSI IRZs are a GIS tool/dataset. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

How does Natural England use the SSSI IRZs?
Natural England is a statutory consultee on development proposals that might impact on SSSIs. When a consultation is received, the SSSI IRZs are used to make a rapid initial assessment of the potential risks to SSSIs posed by development proposals. This allows Natural England to quickly determine which consultations are unlikely to pose risks and which require more detailed consideration.

How can Local Planning Authorities use the SSSI IRZs?
Local Planning Authorities (LPAs) have a duty to consult Natural England before granting planning permission on any development that is in or likely to affect a SSSI. The SSSI IRZs can be used by LPAs to consider whether a proposed development is likely to affect a SSSI and determine whether they will need to consult Natural England to seek advice on the nature of any potential SSSI impacts and how they might be avoided or mitigated. For a step-by-step guide to using the SSSI IRZs see the flow chart in Appendix 1.

Do the SSSI IRZs reflect the interest features and sensitivities of European sites?
European sites are underpinned by the SSSI designation and their interest features and sensitivities are covered by the SSSI IRZs. Where the notified features of the European site and SSSI are different, the SSSI IRZs have been set so that they reflect both. The SSSI IRZs can therefore be used as part of a Habitats Regulations Assessment (HRA) to help determine whether there are likely to be significant effects from a particular development on the interest features of the European site. The SSSI IRZs also cover “Compensation Sites” which have been secured as compensation for impacts on European/Ramsar sites. Each Compensation Site has been given the same IRZs as the European/Ramsar site(s) it is providing compensation for.

Do the IRZs alter the arrangements to consult Natural England?
The IRZs seek to guide consultations relating to the likely impacts of development on SSSIs under Schedule 4 (w) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and section 28I of the Wildlife and Countryside Act 1981 (as amended). They do not alter or remove the requirements to consult Natural England on other natural environment impacts or other types of development proposal under the Town and Country Planning (Development Management Procedure) (England) Order 2015 and other statutory requirements.

For further information on when to consult Natural England on planning proposals see the [gov.uk](http://gov.uk) website.

All consultations should be sent to [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).
What can developers, consultants and members of the public use the SSSI IRZs?
The SSSI IRZs can be used by developers, consultants and members of the public who are preparing to submit a planning application. They will help them to consider whether a proposed development is likely to affect a SSSI and choose whether to seek pre-application advice from Natural England. This will allow any potential impacts to be taken into account within the planning application and so minimise the risk of delays at the formal planning stage.

For a step-by-step guide to using the SSSI IRZs see the flow chart in Appendix 1.

Further information on Natural England’s pre-application Discretionary Advice Service (DAS) is available on the gov.uk website.

What types of development are covered by the SSSI IRZs?
Potential impacts from most types of development requiring planning permission are covered by the SSSI IRZs. One important exception is any development proposal with the potential to impact on coastal processes. The SSSI IRZs do not currently cover potential risks from coastal schemes such as coastal defences, cliff stabilisation, cross beach structures, harbour and marina development. Natural England should be consulted on any coastal scheme which is likely to affect a coastal SSSI.

What does it mean when a development is indicated by the SSSI IRZs?
If the development descriptions in the SSSI IRZs at a chosen location match the nature and scale of a proposed development, this indicates the potential for impact and means that more detailed consideration is required. In this case, Natural England should be consulted for advice on any potential impacts on SSSIs and how these might be avoided or mitigated.

What does it mean when a development is not indicated by the SSSI IRZs?
If the development descriptions in the SSSI IRZs at a chosen location do not match the nature and scale of a proposed development, this signifies that the development, as proposed, is unlikely to pose a significant risk to the notified features of any SSSI(s) and normally no further consultation with Natural England regarding likely effects on SSSIs is required (see Coastal Schemes exception above).

When using the SSSI IRZs and interpreting the information they provide, it is important to note that they only indicate Natural England’s assessment of likely risk to the notified features of SSSIs. Where they indicate such a risk is unlikely, this does not mean that there are no potential impacts on biodiversity or the wider natural environment.

Maintenance and Development

How often is the SSSI IRZ dataset updated?
A new version of the dataset is uploaded onto Magic and the Natural England Open Data Geoportal every two months.

Do the SSSI IRZs reflect the site specific sensitivities of each SSSI?
Yes. The SSSI IRZs for each SSSI have been drawn to reflect the specific features for which the site is notified. Natural England’s local team staff have reviewed the SSSI IRZs and where necessary the IRZs have been varied to reflect locally specific site sensitivities. Ensuring that the SSSI IRZs continue to reflect our understanding of locally specific site sensitivities is an ongoing process which will depend on the input of Natural England’s area teams and our local partners.
**Do the SSSI IRZs take into account local circumstances?**
Yes. Natural England’s local team staff have reviewed the SSSI IRZs and where necessary the IRZs have been varied to reflect specific local circumstances such as known water quality issues or particular development pressures. Ensuring that the SSSI IRZs continue to reflect local circumstances is an ongoing process which will depend on the input of Natural England’s area teams and our local partners.

**How are the SSSI IRZs kept up to date with emerging evidence and improvements of our understanding of SSSI sensitivities?**
Natural England’s specialists continue to review the evidence and advise the IRZ project on changes required to ensure the IRZs reflect our current understanding of SSSI sensitivities. We also welcome input from Natural England’s area teams and their local partners, and encourage them to contribute to the update and development of SSSI IRZs in their area.

**What can I do if I think the IRZs of a particular SSSI do not accurately reflect the sensitivities of the site?**
Ensuring that the SSSI IRZs continue to reflect our current understanding of specific site sensitivities is an ongoing process which will depend on the input of Natural England’s specialists, area teams and our local partners. If you think the IRZs for one or more SSSIs need to be reviewed and/or updated you should either speak to the area team IRZ lead or contact the IRZ project team directly through the Impact Risk Zones mailbox: neirzs@naturalengland.org.uk.

**What can I do if I think that the potential impacts of a particular type of development type are not adequately reflected in the SSSI IRZs?**
Ensuring that the SSSI IRZs continue to reflect our current understanding of the potential risks posed to SSSIs by different types of development is an ongoing process which will depend on the input of Natural England’s specialists, area teams and our local partners. If you think there is a significant risk which is not reflected in the SSSI IRZs you should contact the IRZ project team directly through the Impact Risk Zones mailbox: neirzs@naturalengland.org.uk.
Attribute Data for SSSI Impact Risk Zones

The table below illustrates the structure of the attribute data table and sets out the development categories and descriptions used in the dataset. It also explains why Natural England is concerned about the different types of development reflected in the SSSI IRZs.

<table>
<thead>
<tr>
<th>Development Category</th>
<th>GIS Attribute Field Name</th>
<th>Example Description</th>
<th>Why is Natural England concerned about this type of development?</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Consultations</td>
<td>AllConsult</td>
<td>ALL PLANNING APPLICATIONS - Text may be qualified to exclude household or other applications. Existing developments further from sites, potential impacts on Great Crested Newts (GCN), bats and birds are also reflected in this category, as they travel several kilometres from SSSIs to breed, roost, forage etc. Proposed developments outside or on the edge of existing settlements/urban areas can result in increased light pollution, loss of fragmentation of greenspace and loss or disturbance of functional habitat, all of which can affect these species.</td>
<td></td>
</tr>
<tr>
<td>Infrastructure</td>
<td>Infrastruct</td>
<td>Pipelines, pylons and overhead cables. Any transport proposal including road, rail and by water (excluding routine maintenance). Airports, heliports and other aviation proposals - Description may vary to include/exclude one or all of the above.</td>
<td></td>
</tr>
<tr>
<td>Wind &amp; Solar Energy</td>
<td>WindSolar</td>
<td>Solar schemes with a footprint &gt;0.5ha, all wind turbines – Description may vary to include/exclude one of the above.</td>
<td></td>
</tr>
<tr>
<td>Minerals, Oil and Gas</td>
<td>MinOilGas</td>
<td>Planning applications for quarries – including new proposals, Review of minerals permissions (ROMP), extensions, variations to conditions etc. Oil &amp; gas exploration/extraction. - Text may be qualified to exclude applications in existing settlements/urban areas that do not impact on greenspace, farmland or semi natural habitats.</td>
<td></td>
</tr>
<tr>
<td>Rural Residential Non Residential</td>
<td>RuralNonRe</td>
<td>Any non-residential development outside of existing urban areas where net additional gross internal floorspace following development is 30m² or more. – Description may vary to specify different area/weight thresholds.</td>
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<tr>
<td>Residential</td>
<td>Residentia</td>
<td>Any residential developments with a total net gain in residential units – Description may vary to specify thresholds for numbers of residential units.</td>
<td></td>
</tr>
<tr>
<td>Rural Residential</td>
<td>RuralResid</td>
<td>Any residential developments outside of existing settlements/urban areas with a total net gain in residential units - Description may vary to specify thresholds for numbers of residential units.</td>
<td></td>
</tr>
<tr>
<td>Air Pollution</td>
<td>AirPolluti</td>
<td>Any development that could cause AIR POLLUTION or DUST either in its construction or operation (incl: Industrial/commercial processes and agricultural developments such as livestock &amp; poultry units, manure/slurry stores) - Description may vary to include/exclude one or all of the above and to specify different area/weight thresholds.</td>
<td></td>
</tr>
<tr>
<td>Combustion</td>
<td>Combustion</td>
<td>All general combustion processes. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/combustion - Description may vary to specify thresholds for energy input.</td>
<td></td>
</tr>
<tr>
<td>Waste</td>
<td>Waste</td>
<td>Mechanical and biological waste treatment, inert landfill, non-hazardous landfill, hazardous landfill, household civic amenity recycling facilities construction, demolition and excavation waste, other waste management - Description may vary to specify particular type of waste proposal.</td>
<td></td>
</tr>
<tr>
<td>Discharges</td>
<td>Discharge</td>
<td>Any discharge of water or liquid waste that is discharged to ground (i.e. to seep away) or to surface water, such as a beck or stream (NB: This does not include discharges to mains sewer which are unlikely to pose a risk at this location) - Description may vary to specify volume thresholds for discharges or to include discharges to main sewer.</td>
<td></td>
</tr>
<tr>
<td>Water Supply</td>
<td>Water_Sply</td>
<td>Large infrastructure such as warehousing / industry where net additional gross internal floorspace is &gt; 1000m² or any development needing its own water supply (eg remote rural housing) - Description may vary to include/exclude one of the above.</td>
<td></td>
</tr>
</tbody>
</table>

NOTES

This field will be populated where there is additional planning policy/guidance that planners/developers need to be aware of. It does not alter or remove the requirement to consult NE when other IRZs indicate consultation is necessary.