

PLANNING FOR LANDOWNERS

The Chiltern Hills were designated as an Area of Outstanding Natural Beauty (AONB) in 1965 by the government in recognition that the Chilterns countryside is amongst the finest in England and Wales. This leaflet, part of the Chilterns Landowners' Guide, is intended to provide you with some basic information to help you maintain and enhance the natural beauty of your local landscape.

The Planning System

- Aims to control development and ensure that the best landscapes in the country are protected.
- Most Local Planning Authorities (LPAs) have adopted Local Plans which detail policies that are used in making decisions on individual planning applications.
- A new system is now in place which requires the preparation by the LPAs of Local Development Documents (to replace Local Plans), which will include a Local Development Framework detailing the Council's policies.
- Many of the LPAs will be seeking to keep the previously adopted AONB policies for the time being.

The Chilterns Conservation Board

- Primary duty - the conservation and enhancement of the AONB's natural beauty.
- Secondary duty - to increase the understanding and enjoyment by the public of the special qualities of the AONB.
- In case of conflict, greater weight should be attached to the first duty.
- The Board should also seek to foster the economic and social well-being of local communities within the AONB where this is consistent with its primary aim.



What does the AONB designation mean?

- It represents the highest level of protection for the character of the landscape at the national level. AONB landscapes are equal to National Parks in terms of quality and protection afforded.
- All new development in the AONB should conserve or enhance the natural beauty of the AONB without the need for screening and this should be demonstrated in any planning application.



Sensitively designed new development enhances the AONB

The Board has no planning powers and therefore does not make decisions on planning applications. It does have the duty of being involved in the planning process and is a consultee on planning matters. It responds to requests for comments on both development plans and planning applications, produces design guidance and holds a building design award.

How do I get planning permission in the Chilterns AONB?

- Good design, use of local materials in new buildings and taking note of policies and advice in Development Plans and other documents is a good start.
- The most notable feature of characteristic vernacular buildings in the AONB is consistent use of materials, especially the locally occurring flint along with brick in building and boundary walls.
- Most vernacular buildings also have tiled roofs, with the tiles often having been made from local iron clay.
- The Conservation Board has produced a Chilterns Buildings Design Guide, plus Flint and Brick Supplementary Technical Notes regarding design and use of materials.



an Area of Outstanding Natural Beauty



Field shelters for horses require planning permission

Is planning permission required?

- Yes, for most cases of new development. Advice should always be sought from the LPA in the first instance.
- Development without permission may lead to enforcement action and require the removal of what has been built and the making good of the site.
- 'Permitted development rights' allow certain development without planning permission; small extensions, and some enclosures (low fencing, native hedge planting etc).
- Permission will usually be required for larger extensions, new buildings above a certain size (including those for agriculture), and equestrian buildings.

How is permission obtained?

- An application has to be made to the LPA to gain the permission to carry out the development proposed.
- LPAs provide the relevant forms including details of what is needed from the applicant, for example drawings, plans etc.
- Using an architect or consultant to prepare drawings and submit the application is beneficial as they should know what is required by the LPA, and will give the best advice.
- Development can only take place if permission is granted.
- If refused, applicants have the right of appeal to the Secretary of State.

Summary

Advice is available in various forms that should enable the best form of development to take place in the AONB. Your local planning authority, usually the district or borough council, should always be the first port of call to establish whether planning permission is required. Should you need to submit an application, consider using a professional and consult local planning policies for the area as well as the Chilterns Conservation Board's design publications.



Sensitive extension to traditional building

**FOR FURTHER INFORMATION,
PLEASE CONTACT**

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