



Members of the Planning Committee of the Chilterns Conservation Board for the Chilterns Area of Outstanding Natural Beauty are hereby summoned to a meeting of

Planning Committee

on 10.00 a.m. Wednesday 30th November 2016

**at The Chilterns Conservation Board office,
90 Station Road, Chinnor, OX39 4HA**

Agenda

- | | |
|--------------------------------------------------------------|---------------|
| 1. Apologies | 10.00 – 10.01 |
| 2. Declarations of Interest | 10.01 – 10.02 |
| 3. Minutes of Previous Meeting | 10.02 – 10.10 |
| 4. Matters Arising | 10.10 – 10.15 |
| 5. Public Question Time | 10.15 – 10.20 |
| 6. Chilterns Buildings Design Awards update | 10.25 – 10.35 |
| 7. Major development in AONB - update on joint work in Bucks | 10.35 – 10.55 |
| 8. Position Statement on Development project discussion | 10.55 – 11.30 |
| 9. Development Plans responses – update | 11.30 – 11.45 |
| 10. Planning Applications – update | 11.45 – 12.00 |
| 11. Any urgent business | 12.00 – 12.25 |
| 12. Date of Next and Future Meetings | 12.25 – 12.30 |

Item 3 Minutes of Previous Meeting

Author: Lucy Murfett Planning Officer

Lead Organisations: Chilterns Conservation Board

Resources: Budget of £500 per year for minute-taker plus staff time

Summary: Minutes of the previous meeting are attached (at Appendix 1) and require approval.

Purpose of report: To approve the Minutes of the previous meeting.

Background

1. The draft minutes from the meeting on 21st September 2016 are attached (at Appendix 1) for approval.

Recommendation

1. **That the Committee approves the minutes of its meeting which took place on 21st September 2016.**

Appendix 1

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON Wednesday
21th September 2016 at THE CHILTERN CONSERVATION BOARD OFFICE, STATION
ROAD, CHINNOR, COMMENCING AT 10.00 AM**

BOARD MEMBERS PRESENT

Member	Appointing Body
Appointed by Local Authorities	
Cllr Heather Kenison	Three Rivers District Council
Cllr Lynn Lloyd	South Oxfordshire District Council
Cllr Nick Rose	Chiltern District Council

Appointed by the Secretary of State	
Gill Gowing	Secretary of State, Chair
Helen Tuffs	Secretary of State
Elizabeth Wilson	Secretary of State

Elected by Parish Councils	
Cllr George Case	Buckinghamshire
Cllr Tony Penn	Buckinghamshire

Others present-	
Sue Holden	CCB Chief Officer
Lucy Murfett	CCB Planning Officer
Mike Stubbs	Planning Advisor to the CCB

And others	
Deirdre Hansen	Minute taker

The Planning Officer welcomed all to the meeting.

258. Election of Chairman

Gill Gowing was nominated and unanimously elected as Chairman of the Planning Committee following the AGM in June 2016.

259. Apologies for absence

Apologies were received and accepted from Cllr. David Barnard (North Herts District Council).

260. Co-option of new members of the Planning Committee

The Planning Officer explained that to ensure the Committee is quorate at all times and to gain more specialist knowledge it would be advisable to co-opt additional members to the Planning Committee. Co-opted members are non-voting members.

With only two Parish Council Board members on the Committee at times it can be difficult to achieve a quorate.

Alison Balfour-Lynn, a Hertfordshire Parish Council Board member has volunteered to be co-opted.

The appointment of a specialist co-opted member was discussed.

- 1. The Committee AGREED to co-opt an additional parish councillor to the Planning Committee.**
- 2. The Planning committee AGREED to co-opt Alison Balfour-Lynn to the Planning Committee.**

261. Declarations of Interest

No declarations of interest were made.

262. Minutes of the previous meeting

The minutes of the meeting held 11th May 2016 were approved as a true record and signed by the Chair.

263. Matters Arising from the minutes

The Planning Officer reported that:

- She continues to attend the Rail Electrification Review Group and gave a brief report. The electrification has been installed Reading to Didcot. The North Wessex Downs are still progressing the design work for their section.
- The long-term plans by Network Rail for electrification of the Midland-Chiltern route have gone out for draft consultation, but the CCB has not been consulted nor have the Local Authorities along the route in the Chilterns been consulted. The Planning Officer is intending to write to Network Rail stating that she is surprised not to have been consulted and that the CCB would like to be involved. She will request a meeting with Network Rail. The meeting discussed informing the Secretary of State on the failure to be consulted on this work to be undertaken in the Chilterns AONB and that Local Authorities in the Chilterns had not been notified.

264. Public Question time

No members of the public were present.

The meeting agreed to take agenda item 9 before item 8.

265. Pre-application presentation from developers for Newnham Manor Site at Crowmarsh Gifford in South Oxfordshire.

The Planning Officer informed the Committee that she had worked on this application in her previous role at South Oxfordshire District Council and that the CCB had given pre-planning advice to the developer. It was noted that SODC had informed the developer that full CCB support was required for this proposal.

The developer had given a presentation on the proposed development on the site to the Planning Committee 30/07/15, which had resulted in the CCB commenting on the then presented plans.

Aaron Twamley, Simon Williamson and Moss Brody gave a detailed presentation on the new plans for the proposed development of land at Newnham Manor on behalf of the developer.

The Chair thanked them for their presentation and they left the meeting.

The Committee discussed the presentation. It was obvious that the developer had listened to the CCB comments and taken these forwards in their new plan. It was acknowledged that even though the proposed development was in the AONB, it is a location that the community wants to see developed.

The Committee was broadly supportive of the proposals subject to the detail. The CCB needs to flag the type of detail mentioned in the presentation and obtain assurance that the final plans adhere to these details. The Planning Officer to draft a response to the developer which the Chair will review.

1. The Committee CONSIDERED the presentation from the developer and provided a steer to the Planning Officer to prepare a written pre-planning application response.

266. Model AONB policy- update

The Planning Officer had developed a second version of the model policy including the comments from the last Planning Committee meeting and after the Planning Forum edit.

The Committee discussed the second version of the policy and agreed that version 2 meets the CCB's requirements.

1. The Committee NOTED the update, PROVIDED feedback and AGREED to support the second draft version of the AONB Model Policy.

267. Development Plan Responses

The Planning Officer informed the Committee that she had submitted on 15 development plan documents and on 1 Government consultation. It had never been so busy. The CCB now has a webpage where the responses made can be monitored:

<http://www.chilternsaonb.org/news/274/19/Local-Plans-and-housing.html>

The Planning Officer gave brief comments on the paper submitted with the agenda, in particular the Wycombe Local Plan.

The Committee supported the comments submitted and discussed the approach to take with Wycombe District Council, who identify sites in their plans, but do not identify what is considered to be a major development.

The Planning Officer asked Committee members for their assistance as she lacks time to manage the work load.

- 1. The Committee APPROVED the responses that had been sent, NOTED the current consultations on development plans and provided comments to the Planning Officer as appropriate.**

268. Planning Applications Update

The Planning Advisor informed the Committee about and sought approval for, the responses that have been made under delegated powers in connection with Planning applications as detailed in the agenda

The responses were discussed and particular note was made of:

- 14/06162/OUT OS parcel 8784 Monks Risborough, outline for 170 residential dwellings, this was dismissed on appeal, but will come up again early 2017. The CCB had objected, it affects the setting of the AONB.
- APP/K0425/W/16/3146838, Park Mill Farm, Princes Risborough. Appeal against the non-determination of residential development of up to 500 dwellings (outline). Inquiry set for 2017. The CCB had objected and will follow due process.
- APP/K0425/W/16/3149747 Former Molins sports ground, Princes Risborough. Residential development of up to 140 dwellings. Inquiry set for 17/01/17. CCB had objected.
- APP/K0425/W/15/3135297 Molins Haw Lane, Saunderton. Residential development up to 202 dwellings. The Planning Advisor had attended the inquiry, which is still sitting. The Planning Officer advised the Committee that he has spoken eloquently on behalf of the CCB's objections.
- 4/01679/16/FUL Pampard House, Gaddesden Row. Conversion of existing disused stable building to create a new dwelling, works to include the renovation of external facades, associated landscaping and the renovation of the existing feed store into a garden studio. The Planning Advisor informed the Committee that although the development is within the AONB, it is a finely balanced case and after due consideration he did not consider it harmful to the AONB. It would enhance the site.
- Highlands Farm, Henley. The Planning Officer informed the Committee that she had provided more pre-planning advice to the developer and they seem to be taking her comments on board.
- P16/S2359/FUL Hunts Farm, Harpsden. Refurbishment and extension of existing farm house and conversion of two outbuildings and yard to residential use, including amenity garden space and off street parking. CCB commented on the conversion, but objected to

the extension. The farm house is the most intact historic grade II Chilterns farmstead left. The Planning Advisor intends to ask Historic England to consider upgrading the status of the building due to its age and integrity.

1. The Committee NOTED and APPROVED the responses made in connection with the applications as listed.

269. Urgent Business

- a. It was noted that the undergrounding of overhead electrical cabling in Turville will be completed in the next week. This project had been initiated by Colin White, the previous CCB Planning Officer. Photographs to be supplied for publication of a successful outcome.
- b. It was noted that the CCB will be responding to the Chiltern Rail consultation.

270. Date of the next meeting Wednesday 30th November 2016 at CCB offices at 10.00 am.

The Chairman.....

Date.....

Item 6 Chilterns Buildings Design Awards update

Author: Lucy Murfett Planning Officer

Lead Organisations: Chilterns Conservation Board

Resources: Staff time, Planning Committee member time, proposed CCB budget £500

Summary: The process of organising the 2017 Chilterns Buildings Design Awards has commenced. Some changes to the proposed format for the awards have been made including a presentation at the winning building rather than an award's ceremony.

Purpose of report: To update the Committee on ongoing work and seek help publicising the awards.

Background

1. Work has started on preparing for next year's Chilterns Buildings Design Awards, which are organised jointly by the Chilterns Conservation Board and the Chiltern Society.
2. The awards showcase the very best new buildings in the Chilterns, celebrate excellence and promote good practice in designing buildings which are particularly sympathetic to the character of the Chilterns countryside and villages. Our judges take account of advice given in The Chilterns Buildings Design Guide, especially:
 - The way the building contributes to the local distinctiveness of the Chilterns and the need to conserve and enhance the natural beauty of the area
 - The way the building relates to the landscape and surrounding buildings
 - How the building uses its site
 - The way that the issue of sustainability is addressed
 - The use of suitable materials
 - The use of appropriate hard and soft landscape treatments.
3. Entries are invited from within the Chilterns Area of Outstanding Natural Beauty as well as the wider Chiltern Society area.
4. Last year the awards were not held because of a low number of entries; all entrants have agreed to allow these to roll forward to the 2017 awards.
5. An initial planning meeting with the Chiltern Society took place on 23rd November 2016. There has been change in the organising team, with new judges, personnel and volunteers. This gives an opportunity for a refresh of the awards to embrace new communication opportunities and styles, embracing the award's potential in terms of social media as well as aiming for greater local press coverage. A new style of event

has been proposed, replacing the award's ceremony with a presentation and photo opportunity at the winning building.

6. Members are encouraged to promote the awards. Entries should be received by 1st March 2017. The judging panel will be involved in a sieving exercise; shortlisted entries will be visited; and the awards presentation will take place (dates to be confirmed).
7. The judging panel will include an independent chair, two representatives from the Chilterns Conservation Board, two from the Chiltern Society and a winning architect from the last awards.

Recommendation

1. **That the Committee notes the update and that members take opportunities to promote the 2017 Chilterns Buildings Design Awards.**

Item 7. Major development in AONB - update on joint work in Bucks

Author: Lucy Murfett Planning Officer

Lead Organisations: Chilterns Conservation Board

Resources: Staff time, Planning Committee Chair time

Summary: All the Local Plans for the Chilterns AONB area are under review; there is pressure to accommodate housing in the AONB. Government policy is that major development in AONBs should be refused except in exceptional circumstances and where it is in the public interest. CCB has been working with the Bucks authorities to discuss the principles of accommodating housing in the AONB and seeking to agree whether emerging local plan proposals for site allocations constitute major development in the AONB.

Purpose of report: To update the Committee on ongoing work.

Background

1. The model policy for the Chilterns AONB was endorsed by Planning Committee on 21st September and by full Board on 13th October 2016. It is already bearing fruit with several draft local plans incorporating the model policy. Further to this cross-boundary collaborative work on developing a consistent development management policy, CCB has been asked to assist Buckinghamshire authorities by providing advice on emerging local plan allocations. Authorities are under significant pressure to find sites to meet housing figures from housing needs studies (SHMAs and HEDNAs) and, as a result, sites (large and small) in the AONB are under consideration.
2. Government policy is that “major development” in AONBs should be refused except in exceptional circumstances and where it can be demonstrated they are in the public interest (NPPF para 116). Government advice is that “Whether a proposed development in these designated areas should be treated as a major development, to which the policy in paragraph 116 of the Framework applies, will be a matter for the relevant decision taker, taking into account the proposal in question and the local context.” The absence of a clear easy to use definition for identifying what is major development in the AONB is a problem that is frequently raised. Caselaw and planning appeals nationally give a varying picture over time and place. Some of our local planning authorities would welcome CCB providing a definition, although this is contrary to the government advice above which is that it should be assessed on a case-by-case basis.
3. Several recent planning appeals from the Chilterns area and wider AONB family have examined the question of what is major development in the AONB. As well as the prominence of the site, its characteristics and sensitivity, and the nature of the

proposal, the size of the settlement (in terms of population and extent of the built-up area) has been a factor. Some examples cited by an Inspector in an appeal at Chilton in the North Wessex Downs (ref APP/V3120/W/16/3153209) are interesting, expansions of the population of settlements by 0.6% and 1.2% were not major, and 4%, 4%, 5%, 12% were found to be major development.

4. The Board hosted a meeting with Bucks planning policy officers on 28th September 2016. The outcome was proposed joint work to develop a methodology for how to assess sites in the AONB for whether they are major development. To do this, officers studied the legal opinion for the South Downs National Park on this question¹, and subsequent site assessment process for the South Downs Local Plan². All the Bucks Local Authorities said they did not want to allocate sites within the AONB and that they would not be allocating any sites they considered to be major.
5. In a day-long workshop on 19th October, sites in the AONB in the emerging Wycombe Local Plan and the joint Chiltern and South Bucks Local Plan were discussed and examined against the various tests. Where possible, agreement was reached on whether they were likely to constitute major development.
6. Wycombe District Council has subsequently published a Response to Aylesbury Vale Review of Housing Capacity³ (2nd November 2016). It contains a welcome acknowledgement of our joint work: "*The AONB is a nationally significant landscape designation of equivalent status to national parks in planning terms and major development should only be allowed in exceptional circumstances and only where certain criteria are met. There has been important collaborative working between the District Councils, the Chilterns Conservation Board and Natural England to consider how national policy on major development in the AONB should be applied and the implications for individual sites*" (para 2.2). It carries on "*Whilst the NPPF has strong messages about housing delivery. It also has strong messages on place making, high quality design, and conserving and enhancing the natural environment for example. Assessing sites has to be undertaken in this context, and in the local context.*" Wycombe DC has also announced that it is dropping some of the housing sites in the AONB that CCB objected to our August 2016 local plan response, namely Oak Tree Road, (Marlow), Penn Road (Hazlemere), Ellis Way (Lane End), all within the AONB. The Stokenchurch housing site in the AONB is to be cut down in size from 140-185 to 45 homes. The Board welcomes this.
7. Ongoing work is taking place with all the Bucks authorities which it is hoped will assist the local authorities and enable us to reach agreement through Memorandum of Understanding before local plan examinations.

¹ <https://www.southdowns.gov.uk/wp-content/uploads/2015/01/Guidelines-on-Significance-for-SDNP-Planning-Applications-%E2%80%93-NPPF-Complaint-July-2014.pdf>

² <https://www.southdowns.gov.uk/wp-content/uploads/2015/10/SDNP-Major-Sites-Assessment-Report.pdf>

³ <https://www.wycombe.gov.uk/uploads/public/documents/Planning/New-local-plan/New-local-plan-housing-capacity-review-Wycombe-response.pdf>

Recommendation

1. **That the Committee notes the update.**

Item 8 Position Statement on Development - project discussion

Author: Lucy Murfett Planning Officer

Lead Organisations: Chilterns Conservation Board

Resources: Staff time

Summary: Full Board considered a paper on Planning and Development at the meeting on 13th October 2016. One of the outcomes was support for a Position Statement on Development. Members are asked to discuss this project and provide advice on what it should address and how to undertake it.

Purpose of report: To provide a steer to the Planning Officer on this project going forward.

Background

- I. To inform the Board's stance on the unprecedented pressure on the AONB to accommodate housing and infrastructure, Board members agreed at Full Board on 13th October 2016 to the preparation of a Position Statement on Development in the Chilterns AONB. Key principles proposed in the paper were:
 - a) We will take the long view – incremental change over the next 50-100 years could, cumulatively, result in the loss of special qualities in the long term.
 - b) We will take a holistic and landscape scale view of the place and our responsibilities for the place – protected landscapes are complex webs of interconnecting geology, ecology, heritage, natural capital and special features which do not function well ecologically or for society if many small pieces are lost.
 - c) To fulfil our primary duty, we will take a position on the total quantity of development, siting and quality of development, pressures from development such as water abstraction and traffic, and impacts on special qualities including noise and light pollution.
 - d) Whilst the Chilterns are already more developed than many protected landscapes, this does not mean the landscape has been devalued and we must be particularly careful not to dismantle the web of special qualities we have left, including tranquillity and views into and out from the AONB.
 - e) Whilst the pressure for housing & development in the South East are greater than elsewhere, protected landscapes should not be compromised because of this: only 25% of land in England is designated: we do not need major development in AONBs.
 - f) The Chilterns is as special and as protected as the Cotswolds or Lake District – we do not have to compromise more than other protected landscapes. And the standards we apply in our planning and development work do not get reduced because some local authority areas are a high percentage AONB.
 - g) We cannot only consider each local authority's need for development, we must consider total quantity of development, and the cumulative impacts of development, across the AONB and to all the special qualities.
 - h) The CCB will resist major development except in those exceptional cases where a site is particularly suitable and when it passes the tests in para 116 of the NPPF e.g. brownfield sites, where there is scope for careful development to enhance natural beauty. Potentially a few major developments, especially with a significant quantity of affordable homes, might be

better than small amounts of development everywhere, but we must take a Chilterns-wide view.

- i) We are not an enabler of development, but we will help ensure that development is suitably sited and designed, with minimal impact on the AONB and with any impacts appropriately mitigated.
 - j) The value of the Chilterns to society is most gained by it being a place of recreation, visiting, learning, volunteering and for health and well-being, and not by its potential to house people. These benefits will most be appreciated by the 10 million who live within an hour especially the nearby urban populations. We, and our local authority partners, should place more emphasis on maximising that which the many will benefit from, not on how we can build a thousand more houses in the AONB.
 - k) We will increasingly use evidence to make a case for an intact healthy landscape, its natural capital underpinning a healthy economy and healthy society and all the opportunities and benefits which flow to the society.
 - l) Some of the ways in which we will extend our influence on development in the AONB include the following objectives:
 - m) We will work with communities to facilitate their engagement with planning issues; we will provide tools to support their work on plans.
 - n) We will have a public position on development in the AONB, though we will not actively campaign.
 - o) We will develop a suite of position statements on specific subjects such as renewable energy; Green Infrastructure; telecommunications and broadband; employment, commercial and retail developments; equestrian uses; and minerals and waste.
2. Planning Committee is asked to contribute ideas on the scope, timing and style of the position statement, how to prepare it, and consider its relationship with the AONB Management Plan review.

Recommendation

1. **That the Committee provides a steer at the meeting for the Planning Officer to develop the project for a Position Statement on Development.**

APPENDIX 2**CCB Responses on Development Plan Consultations:**

Consultation document	Consulted by	Response - summary	CCB response date
Wycombe Residential Design Guide Draft SPD	WDC	<p>The Board broadly welcomes the guide which contains useful advice for improving quality of new development. However, the Board seeks greater emphasis on designing appropriately in the Area of Outstanding Natural Beauty, which makes up most of Wycombe district. Here, rather than apply standard good practice in urban design (perimeter blocks etc), emphasis should be on rural design, character, landscape, history, natural beauty and local distinctiveness. The guidance could be improved by setting out clearly (perhaps at page 15 in the intro) that within the Chilterns Area of Outstanding Natural Beauty, the advice in the Chilterns Buildings Design Guide is the appropriate advice to follow to ensure that development conserves and enhances natural beauty. The landscape section could useful refer to our published advice on Development in the Setting of the Chilterns AONB available at http://www.chilternsaonb.org/conservation-board/planning-development/position-statements.html.</p>	15.9.16
West Midlands and Chilterns NR	Network Rail	<p>1. The Chilterns Conservation Board is concerned that the West Midlands and Chilterns Route Study has been developed without any contact or liaison with the Chilterns Conservation Board. We are the statutory body established in 2004 under the provisions of the Countryside and Rights of Way Act 2000 to promote the conservation and enhancement of the Chilterns Area of Outstanding Natural Beauty (AONB) and increase the understanding and enjoyment by the public of the special qualities of the AONB.</p> <p>2. An Area of Outstanding Natural Beauty is an outstanding landscape whose distinctive character and natural beauty are so precious that it is in the nation's interest to safeguard them. An AONB is a statutory designation. AONBs have equal status in planning to National Parks, "great weight" should be given to conserving their landscape and scenic beauty (National Planning Policy Framework paragraph 115). The legal framework for Areas of Outstanding Natural Beauty is provided by the Countryside and Rights of Way Act 2000 (the 'CRoW Act'). Section 85 of the Act places a statutory duty on relevant authorities to have regard to the purpose of conserving and enhancing the natural beauty of the AONB when exercising or performing any functions affecting land in the AONB: Section 85 Countryside and Rights of Way Act 2000 General duty of public bodies etc.</p> <p>(1) "In exercising or performing any functions in relation to, or so as to affect, land in an area of outstanding natural beauty, a relevant authority shall have regard to the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty."</p> <p>"Relevant authorities" are any public bodies including local and statutory authorities, ministers of the crown and statutory undertakers like Network Rail.</p>	21.9.16

	<p>3. Despite this duty, the Route Study consultation documents make no mention, at all, of the Chiltern line running through a nationally protected landscape, the Chilterns Area of Outstanding Natural Beauty. This does not indicate that any regard has been had to the AONB, as required by law.</p> <p>4. The document should identify the AONB as an environmental constraint and the maps in the documents should identify the boundaries of the Chilterns AONB.</p> <p>5. The document describes the Management and Consultation Process on page 72, stating that “Network Rail is taking a collaborative approach” and “This West Midlands and Chilterns Route Study has been developed with the close involvement of a wide range of stakeholders.” Chapter 1 describes a joint working group of stakeholders from across the rail industry, and the Midlands Connect Partnership seems to have been closely involved, representing the transport sector, local enterprise partnerships from the Midlands, and Midlands local authorities. However there is no sign of involvement from statutory bodies looking after the natural or historic environment (Natural England, Historic England, the Chilterns Conservation Board) or with the local authorities from the south of the route e.g. the County and District Councils in Buckinghamshire. It is concerning that as well as the highly significant direct impacts of HS2 on the Chilterns AONB, this now heralds a second wave of indirect landscape impacts on existing rail lines so that they are, to quote the summary document ‘ready to benefit from HS2’.</p> <p>6. The lack of engagement with the Chilterns Conservation Board is particularly surprising given our work on the Great Western Mainline electrification. Installation started in spring 2015 between Reading and Didcot without proper engagement with the AONB teams leading to overhead line equipment (OLE) designs which cause serious visual harm to the Chilterns and North Wessex Downs AONBs. Network Rail is now reviewing options for retrofitting the OLEs. The Chilterns Conservation Board now sits on Network Rail’s OLE within the AONBs Advisory Group to help with this process. Installation of Series 1 OLE in progress on the Great Western Mainline in the AONB</p> <p>7. No recognition has been given in the West Midlands and Chilterns Route Study of the likely impacts on the nationally protected Chilterns AONB that would arise from the proposals.</p> <p>8. The route proposals will require environmental impact assessment and as a plan or programme, potentially strategic environmental assessment. Network Rail should embark on seeking screening and scoping opinions regarding these assessments.</p> <p>9. In the first instance, the Chilterns Conservation Board advises that:</p> <ul style="list-style-type: none"> • Overhead line electrification should be avoided on the line through the Chilterns AONB and in the setting of the Chilterns 	
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		<p>AONB. The introduction of gantries and overhead wires will undoubtedly lead to visual and landscape harm. The use of fourth rail electrification would be a better option, especially since this system already operates to Amersham.</p> <ul style="list-style-type: none"> • We note that the proposals include adding tracks in places e.g. single to two tracking the Wycombe single line, and four tracking an area at Princes Risborough. Adding tracks is likely to cause landscape and visual harm to the Chilterns AONB. Particularly where the railway is on a raised embankment through the AONB, it would be extremely difficult to add tracks without harming the statutory purposes of the area of outstanding natural beauty. • Landscape and Visual Impact Assessment should be undertaken to assess the impacts of all significant works proposed: such as any overhead line equipment, track remodelling, twin tracking, four tracking, any changes or replacements to bridges, and new long distance fencing often associated with electrification. This should consider the landscape characteristics and visibility from public viewpoints of all areas where this is proposed and make use of the methodologies and experience gained by Network Rail’s OLE within the AONBs Advisory Group. • The mitigation hierarchy should be applied: AVOID, REDUCE, MITIGATE. The Chilterns Conservation Board would expect agreed mitigation measures to be put in place to address any residual harm. <p>10. Network Rail will clearly need to demonstrate that it has taken full account of the purpose of the AONB (the need to conserve and enhance the natural beauty of each area) in accordance with its statutory duty in the context of Section 85 of the Countryside and Rights of Way Act 2000.</p> <p>11. Network Rail should take full account of the ‘Duties on relevant authorities to have regard to the purposes of National Parks, Areas of Outstanding Natural Beauty (AONBs) and the Norfolk and Suffolk Broads’ Guidance note and to Natural England’s Good Practice Guide.</p> <p>12. The Chilterns Conservation Board is grateful for the opportunity to make these written comments. We suggest that Network Rail meets with the Board at the earliest opportunity and engages with the Board throughout the next stages of work.</p>	
<p>Dacorum Site Allocations</p>	<p>DBC</p>	<p>Update: On 12th October the Planning Officer was a participant at the Dacorum Borough Council examination into the Dacorum Site Allocations document. In September CCB had submitted objections to local allocation LA5 at Tring. The Planning Inspector has subsequently written to the Council <i>“I have reflected on what I heard at the hearing sessions where this site was discussed, as well as the submitted written evidence. On the basis of this verbal and written evidence I have serious concerns that the gypsy and traveller site element of site LA5 is</i></p>	<p>12.10.16</p>

		<p><i>unsound. This is because of the lack of a formal assessment by the Council to assess its likely impact on the Chilterns Area of Outstanding Natural Beauty (AONB) and in particular whether it would conserve and enhance the natural beauty of the AONB.”</i></p> <p>The Inspector has recommended that the Council advances main modifications to remove reference to the provision of a gypsy and traveller site as part of LA5.</p>	
<p>Bledlow cum Saunderton Submission Neighbourhood Plan</p>	<p>WDC</p>	<p>CCB provided a detailed response on the pre-submission draft neighbourhood plan, and are pleased that nearly all of our comments have been successfully addressed and incorporated into the submission version. Our remaining response on the submission plan is set out below</p> <p>Para 5.36: Insufficient weight to the AONB in paragraph 5.36: ‘When considering proposals relating to existing dwellings within or close to the edge of the Chilterns AONB, there should be due regard for the potential impacts on its landscape and scenic beauty’.</p> <p>This final paragraph in this section on the AONB looks like an afterthought and the wording ‘due regard’ does not convey the ‘great weight’ to the AONB that NPPF para 115 requires. Also this paragraph could also usefully refer to the Chilterns Building Design Guide and contain a weblink in a footnote to it here http://www.chilternsaonb.org/conservation-board/planning-development/buildings-design-guidance.html</p> <p>Policy 3 Molins, South Saunderton The Chilterns Conservation Board supports this policy. A minor suggestion- in finalising the neighbourhood plan, this section of Policy 3: (i) The development shall comprise: <input type="checkbox"/> A retirement village with sheltered, care and downsizer homes; <input type="checkbox"/> Residential development (including open-market and affordable housing); <input type="checkbox"/> Small low-rise business premises suited to start-up, incubator and micro-enterprise uses; and <input type="checkbox"/> One or more community facilities to serve the scheme and the existing residential area of South Saunderton. could usefully set out what quantities of different mixed uses are required. Otherwise there is a risk of mainly residential with a token amount of other development types. The Parish Council clearly has some ideas of the rough quantities as these are indicated on Plan F.</p> <p>Policy 7 Sustainable Design in the Greenbelt Policy 7 sits oddly (suggesting a different author and a particular project in mind?) and attempts to create new rules for green belt extensions and replacement dwellings, ignoring that all the Green Belt land in the parish is also in the AONB. This approach is not compatible with the tight controls on Green Belt extensions in the NPPF para 89 which allows “the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building”. Policy 7 also fails to address or consider</p>	<p>25.10.16</p>

	<p>appropriateness in the AONB. Links between main and ancillary buildings especially if glazed are likely to be a problem in terms of vernacular design in the AONB and cause light spill, contradicting the part of policy 6 which deals with “<i>Protection of the intrinsically dark skies of the parish and AONB by minimising light pollution through adherence to the appropriate industry guidelines.</i>” It is questionable whether the provisions of the policy will achieve the stated aim of discouraging applications for over extending houses in the Green Belt; indeed allowing links incorporating outbuildings into dwellings could be a stepping stone for future applications for oversized replacements dwellings.</p> <p>Suggest delete all text and bullet points and just keep the first sentence “Proposals for extensions or alterations to, or the replacement of, a building within the Green Belt should not be disproportionate over and above the size of the original building and, in the AONB, should comply with the advice in the Chilterns Buildings Design Guide.”</p> <p>Policy 8 Rural Diversification This policy titled “rural diversification” is not about rural diversification at all but the conversion of farm buildings (sentence one of policy) and then about new dwellings in the countryside (sentence 2). Suggest separating the two to have a separate policy on new dwellings in the countryside, if there is justification for a different approach to the NPPF and Wycombe development plan policy, otherwise just delete the coverage on new dwellings.</p> <p>Sentence 2 on new dwellings is unclear, does not conform to national or local policy and is generally unwise. The policy reads that a new dwelling can be justified in the countryside when it is: <i>“in harmony with the landscape (in terms of its design and siting)”</i></p> <p>This is much less than the strong test of whether a proposed dwelling is of ‘exceptional quality and innovative nature’ as required as justification in special circumstances by para 55 of the NPPF. Given that the parish is mostly in the AONB and Green Belt, or in the setting of the AONB, the policy test should not be looser than NPPF provisions for avoiding new isolated homes in the countryside.</p> <p>Para 5.62 goes on to suggest rural building conversions for residential use for homeworkers, which does not tie in with Policy 8 which does not mention barn conversions for homeworkers.</p> <p>Suggest either delete the following section of the policy, or change the commas to semi colons and add ‘and’ between each criteria for the avoidance of doubt: <i>“Proposals for housing development in the countryside will only be granted in exceptional circumstances where such dwelling is</i></p> <ul style="list-style-type: none"> <i>(i) required to serve the essential uses of agriculture, forestry or some other special and justified need; and</i> <i>(ii) in harmony with the landscape (in terms of its design and siting); and</i> <i>(iii) sited within or immediately adjacent to an existing group of dwellings or on a previously developed site suitably located to</i> 	
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		<p><i>serve the purpose, unless it can be shown that there are overriding reasons why it must be built elsewhere.”</i></p> <p>Policy 10 Environment This policy seems brief in its coverage of the AONB: <i>“Development proposals must conserve and enhance designated environmental and landscape assets, especially the Chilterns Area of Outstanding Natural Beauty and the Lodge Hill and Butler’s Hangings SSSIs.”</i> Given the extent of AONB in the parish (around 70%) and the very high level of support from residents for its protection (92%) it might be useful to include a more detailed policy on the AONB. This could take some or all of the wording from a recently developed model policy for the Chilterns AONB produced jointly by Chilterns Conservation Board and local authority planning policy officers from across the Chilterns: (policy text provided).</p> <p>Policy 14 Renewable and Low Carbon Energy Policy 14 on renewables – the first criterion on Chilterns AONB is welcomed but below it is a list of technologies and developments which are likely to conflict with this. Mounting PV on roofs can cause glint and glare issues from AONB views, and in our experience anaerobic digesters can be large structures which bring colour, shape and reflectiveness issues. The first example needs a caveat about where there are no issues of glint and glare to the AONB landscape, and the third example (farm scale anaerobic digesters) has caveats about traffic and smells but should also refer to landscape. Suggested amendments: <input type="checkbox"/> <i>“The use of roof areas of commercial, farm and residential buildings as suitable locations for PV solar panel installations, where there are no issues of glint and glare to the AONB landscape.</i> <input type="checkbox"/> The installation of domestic external air source heat pumps, which comply with this policy. <input type="checkbox"/> <i>The provision of farm scale anaerobic digestion facilities for the processing of locally produced digestible materials, provided that there is no impact (including smell) on nearby residents, landscapes, or settlements and that any traffic implications can be addressed through a transport assessment”</i></p> <p>Suggest adding reference in the supporting text to the Chilterns Conservation Board Position Statement on Renewable Energy, with a weblink to http://www.chilternsaonb.org/conservation-board/planning-development/position-statements.html in a footnote.</p>	
<p>Draft Alscot and Horsenden Conservation Area Appraisal</p>	<p>WDC</p>	<p>Alscot The Chilterns Conservation Board supports the updated Alscot Conservation Area Appraisal. In particular we support the proposed extension of conservation area to incorporate the fields to the south west and course of the old road. Alscot is in the setting of the Chilterns Area of Outstanding Natural Beauty. The area is now under threat of change on an unprecedented scale which risks altering the nature and character of the conservation area. The</p>	<p>27.10.16</p>

		<p>extension would help widen the green buffer and protect the character and setting of this small well-preserved rural hamlet. The Board would also support extension of the Conservation Area north-eastwards to encompass the gardens between the existing Conservation Area and the Crowbrook Stream. Pages 1 and 2 of the appraisal should be updated to refer to the February 2016 guidance from Historic England entitled 'Conservation Area Designation, Appraisal and Management' (https://content.historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/heag040-conservation-area-designation-appraisal-and-management.pdf/)</p> <p>Alscot's rural landscape setting and the views to the Chilterns Area of Outstanding Natural Beauty could be further emphasised in chapters 2 and 3. Alscot is visible from Whiteleaf Cross and from Brush Hill at the top of the Chilterns escarpment (for the view see for example gigapan photograph http://www.gigapan.com/gigapans?query=whiteleaf). The presence of the chalk hills sitting majestically over the clay vale is an important contributor the character of the area.</p> <p>Horsenden</p> <p>The Chilterns Conservation Board supports the updated Horsenden Conservation Area Appraisal. We support the proposed extension of conservation area to incorporate East Park. As described in the appraisal it possesses the character of a historic parkland associated with Horsenden Manor. It is also in the setting of the Chilterns Area of Outstanding Natural Beauty and contributes to the rural character, history, tranquillity and integrity of this very attractive small village which retains its special qualities and character despite the close presence of Princes Risborough. The planned major expansion of the town gives added emphasis to the need for careful protection of this area.</p>	
<p>Draft Gomm Valley and Ashwells Development Brief</p>	<p>WDC</p>	<p>The Chilterns Conservation Board is grateful for the opportunity to comment on the draft development brief. We have previously commented on the EIA scoping opinion request (May 2016) and whilst the site is outside the nationally protected landscape, it is sensitively located to its surroundings. We would confine our comments to matters of design and landscape.</p> <p>Previously submitted comments</p> <p><i>In our comments on the EIA scoping CCB stated that 'We agree with the content of Table 5.1 in the stage 1 scoping assessment that 'the development has the potential for impact on landscape features, landscape character, visual amenity, protected landscapes (the Chilterns AONB) and sensitive visual receptors'. The AONB would be attributed high sensitivity under the Guidelines for Landscape and Visual Impact Assessment (GLVIA) 3rd edition 2015. We agree with the assessment at paragraph 6.18 that the landscape and visual impact assessment (LVIA) will need to include an assessment of the effects upon the special qualities of the Chilterns AONB. We recommend the addition of and including its setting.</i></p> <p>The CCB have made further comments after the EIA scoping and with regard to the WDC Local Plan consultation in June</p>	<p>31.10.16</p>

	<p>2016 (against Policy HW6 Gomm Valley and Ashwells) and in which we submitted that the policy fails to recognise the site as in the setting of the Chilterns AONB. The Gomm Valley is a wildlife corridor and green finger linking the AONB north of Wycombe to the AONB east of Wycombe through Terriers Farm, King's Wood, Gomm Valley. CCB made the point that <i>It is regrettable that the Gomm Valley was not included within the AONB when the boundary was reviewed in 1990. It remains of high landscape value, and any development must be sympathetic to this high quality and the role of the land in the setting of the Chilterns AONB.</i></p> <p><i>The illustrative layout shows mixed development (mainly residential parcels) and areas that would be left open and undeveloped. Care is needed to take proper account of the setting of the AONB and the likely implications arising from any development in terms of views out of, and back to, the AONB. AONB setting should be identified as a key development principles in the place making part of the policy at either a) or b). Paragraph 5.1.21 correctly identifies this as a prominent and sensitive location with a number of long and near distance views of the site. The policy should also recognise that the site is in the setting of the Chilterns AONB and apply the advice in the Chilterns Conservation Board's Position Statement on Development in the Setting of the Chilterns AONB. There will be effects on the AONB from the housing, business and new school and the proposed spine road affecting views in and out of the AONB. The setting of the Chilterns should be valued and protected by ensuring development adjacent to the AONB respects its national importance (Chilterns AONB Management Plan). The proposal needs to be carefully assessed to ensure that it conserves and enhances the natural beauty and landscape character of the AONB.</i></p> <p><i>Development of the site appears to be at odds with Policy CP8 which states that the Council will deliver a high quality sense of place within the district through: (1) Directing development to areas of lower environmental value; avoiding key links in the green infrastructure network and optimising the development of previously developed land"</i></p> <p><i>The Gomm Valley is an identified part of the existing green infrastructure network. Development will undermine the role of the Gomm Valley as a wildlife corridor and green finger linking the AONB north of Wycombe through Terriers Farm, King's Wood, Gomm Valley and out to the AONB east of Wycombe.</i></p> <p>Comments on Gomm Valley & Ashwells reserve site draft development brief (Oct 2016)</p> <p>Acknowledging that the reserve site is outside the AONB but does link to wider issues of landscape character and context we would offer the following comments, set against page or paragraph numbers. Promoted additional text is underlined.</p> <p>Paragraph 2.3 on Supplementary Planning Guidance would benefit by being followed with reference to other documents that carry planning weight or simply '<i>other documents</i>'. These will include the Buckinghamshire Landscape Character Assessment - Wycombe District Landscape Character Assessment (2011) and in particular LCA 19.1 for the High</p>	
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	<p>Wycombe Settled River Valley. Additionally they may also include the AONB Position Statement - Development affecting the setting of the Chilterns AONB, the Chilterns Area of Outstanding Natural Beauty Management Plan 2014-2019 A Framework for Action and potentially the Chilterns Buildings Design Guide or supplementary technical notes on materials (due to the later reference in the draft development brief to design matters and the surrounding context). Consistent with GLVIA 3rd edition guidelines, the LCA 19.1 details include <i>'perceptual/experiential landscape'</i> and much of this section applies here, where it states that <i>'The valley floor is dominated by settlement but the undeveloped slopes in the south and east retain a rural character with farmland, woodland and parkland. These remaining undeveloped slopes are important in containing the valley and provide a setting to the town of High Wycombe. Main road and rail routes are contained within the valley bottom with the raised M40 crossing the valley more intrusively. The woodland and rolling farmed valley sides provide pockets of tranquillity contrasting with the busy valley bottom'</i>.</p> <p>Paragraph 3.6.1 deals with designated nature conservation sites and 3.6.5 ecological connectivity with the use of corridors to promote biodiversity. We note a net gain in biodiversity is a policy objective in policy DFO 10 (to deliver significant net gains in biodiversity that reflect the site's existing nature conservation interests and its designation as a Biological Opportunity Area). Policy DFO 7 sets out to <i>Conserve and enhance the nature conservation interest and green infrastructure within The Site and beyond its boundaries by providing appropriate buffers to designated sites and valuable habitats to limit adverse effects from development, and by enhancing the existing network of priority habitats to enhance the site's biodiversity and ecological value.</i> We note that figure 5.1 'development framework plan' shows a large proportion of the site is not identified for development and that includes ancient woodland, with buffers and wildlife corridors with green infrastructure.</p> <p>Page 14 when dealing with topography would benefit from reference to <i>'is designed in response to topography, including any inter-visibility with the surrounding landscape character and including the Chilterns'</i>.</p> <p>Section 5 / Policy DFO 5(a) deals with a landscape led approach and this is supported. This policy objective will be guided by the Buckinghamshire Landscape Character Assessment. Taking a holistic view of the site constraints, this landscape led approach is of fundamental importance because the landscape character at LCA 19.1 is so linked with the wider AONB. DFO 5 (a) needs strengthening and we would add: <i>'Where visual impacts are unavoidable these shall be mitigated in a way that respects the existing landscape character</i> although any such mitigation must be in accord with DFO5b (i.e. respecting and retaining key features, green shoulders and sinuous valley form which are fundamental to the character of the valley) and to DFO 5c. (Avoiding the requirement for extensive manipulation of the topography).</p> <p>An alternative here is a policy caveat that all elements of Policy DFO 5 (a) must be satisfied in the interests of landscape character.</p>	
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		<p>Policy DFO 17d refers to the ‘<i>local Chilterns vernacular</i>’ and this can be expanded to refer to the Chilterns Buildings Design Guide, or reference to the historic use of materials, as is found in the brick, flint and roofing supplementary technical notes.</p> <p>Page 57 refers to the ‘<i>appearance of development within character areas</i>’ and appears to stop abruptly. We were unsure if this section was to continue and refer to landscape character areas.</p> <p>Under green infrastructure policies, DFO 11a is part of the creation of an enhanced network of undeveloped green space, comprising chalk, grassland, amenity grassland, hedgerows, trees and woodland characteristic of the valley. This objective is welcomed here and does serve to reinforce the point regarding a strong landscape character relationship between the site and the surrounding land, including the AONB.</p> <p>Figure 5.22 / Page 69 on design typologies make references to character precedents, including the AONB, and also refers to ‘<i>semi-rural Chilterns Character</i>’ (page 69). We recommend a design coding approach here, with brief explanation of the historic context and relationship of High Wycombe with the wider Chilterns. It may be the case that the settlement types shown in the Chilterns Buildings Design Guide and details in the technical notes will assist, together with reference to the landscape character assessment. The illustrations shown are not all drawn from Buckinghamshire or do not illustrate the design code treatment that you seek. This section may, therefore, benefit from some editing.</p> <p>CCB supports the landscape-led approach that is advocated and the site sensitivities require landscape assessment based on site topography and any wider impacts, measured against the baseline of the Buckinghamshire Landscape Character Assessment and the assessment of visual impact, as is consistent with the Guidelines for Landscape and Visual Impact Assessment (2015). All parts of Policy DFO 5(a) must be delivered and mitigation cannot be used to justify development contrary to DFO 5(b) and DFO 5(c). Consistent with our previous points on the Local Plan (2016 consultation), we would make the point that this reserve site needs to be carefully assessed to ensure that it conserves and enhances the natural beauty and landscape character of the AONB. The undeveloped slopes and valley bottoms, together with their woodland planting, fit with the landscape character of the wider Chilterns, which includes LCA 22.1 Beaconsfield Mixed Use Terrace, in neighbouring South Bucks District.</p>	
<p>Shaping Central Beds Local Plan Reg 18</p>	<p>CBDC</p>	<p>Consultation and response in the form of online questionnaire.</p> <p><i>Q1. The Local Plan will identify the following types of infrastructure we need, as well as considering growth. Have we identified the right things?</i></p> <p>Yes. It is encouraging to see green infrastructure at the top of the list. The Plan should set out policies and delivery mechanisms to achieve the Chilterns AONB Management Plan: A Framework for Action, including Policy D8 of that plan: "D8 The retention or creation, and long term maintenance, of green infrastructure should be sought when development is proposed in, or adjacent to the AONB."</p>	<p>1.11.16</p>

		<p>Q2. Do you agree with the broad description of growth potential of the four (A-D) areas and their characterisation? Area A – South and West M1 corridor STRONGLY DISAGREE Reasons: Impact on the countryside/environment, Increased traffic, Other: Area A contains 2 areas of land in the Chilterns AONB which should be excluded from any growth area</p> <p>Q4. Are there other broad locations suitable for growth in Central Bedfordshire that you wish to put forward? No. The plan should follow national policy in the NPPF which states that plans should allocate land of the least environmental value (para 110), great weight should be given to conserving landscape and scenic beauty in AONBs and National Parks (para 115), and major development in the AONB should be refused except in exceptional circumstances and where it can be demonstrated that it is in the public interest (para 116).</p> <p>Q6. Across Central Bedfordshire there is a list of existing highly valued environments, and opportunities for new environmental projects. The balance of what we should focus on may be different in these different areas. In each area do you think we should prioritise on protecting and enhancing the existing features in the environment, or on delivering new environmental projects? Area A – South and West M1 corridor Existing</p>	
<p>Chiltern and South Bucks Joint Local Plan - Potential Introduction of CIL</p>	<p>C&SB</p>	<p>CIL would be a good and appropriate mechanism to deliver funding for projects to conserve and enhance the Chilterns AONB. Cross boundary landscape scale action is needed to deliver on Chilterns AONB management plan policies.</p> <p>The scale of development being proposed through the Joint Local Plan will impact on the Chilterns Area of Outstanding Natural Beauty, in a number of ways including:</p> <ul style="list-style-type: none"> • visual impact of newly built development on rural protected landscapes and the setting of the AONB • increased traffic on roads through AONB causing air pollution, noise and reduction in tranquillity • increased water abstraction including from internationally rare chalk streams and chalk aquifers to serve water needs of new development, bringing harm from low flows • biodiversity loss and habitat fragmentation • Increased use of footpaths, cycleways and recreation opportunities from new residents • Pressure on the honeypots visitor sites in the Chilterns AONB which would benefit from provision of suitable alternative natural greenspace to take the pressure off internationally rare habitats. <p>These impacts are ‘larger than local’ and cumulative. Many small developments across the Chilterns AONB area will have a cumulative effect. CIL will enable developers of all sizes to contribute a small amount to looking after their local nationally</p>	<p>17.11.16</p>

	<p>protected landscape. Investing in the green infrastructure of the AONB will increase its resilience and capacity to provide unrivalled recreation, health and outdoor education opportunities.</p> <p>Types of AONB mitigation which could benefit from CIL include:</p> <ul style="list-style-type: none"> • Improved signage, paths and visitor facilities • Restoration of appropriate habitat management for wildlife • Work to look after chalk streams • Relieving recreation pressures on more sensitive locations in the AONB through provision of suitable alternative natural greenspace • Public engagement in understanding the history and value of the AONB and how to cherish it for the future. <p>There are already projects in development which could be funded. For example, the Chilterns Chalk Stream Project which is involved in delivering a number of projects in the area, e.g. Chess flood alleviation projects including proposals to de-culvert part of the river within Chesham, a joint initiative with the ColneCAN project – ‘Weir today and gone tomorrow’ which again aims to deliver flood alleviation and habitat benefits.</p> <p>The Chalk, Cherries and Chairs - Central Chilterns HLF Landscape Partnership is a substantial Heritage Lottery Funded project (£2.8 million) in Buckinghamshire which needs some matched funding to deliver the project aims which are:</p> <ol style="list-style-type: none"> 1. To restore, enhance and record wildlife habitats, landscape features and cultural heritage of the Central Chilterns. 2. To create new opportunities for people to investigate and celebrate the cultural and natural heritage of the Chilterns, inspiring a wider range of people to become stewards for their local heritage. 3. To strengthen the capacity of local communities to take action for their local landscapes and natural heritage. <p>The Scheme will run for 5 years, comprising over 20 interrelated projects across 3 themes, with projects being designed and delivered by multiple delivery partners. Together these projects will address the scheme aims, bringing long-term and sustainable benefits to the area. I am attaching a scheme summary to provide some further information and contact details of our lead officer.</p> <p>The Chilterns AONB is a nationally important place, one of Britain’s finest landscapes. It includes several National Trails, which should be protected for current and future generations to enjoy. There are opportunities to enhance the recreational and biodiversity value of the AONB, which would bring further wider social, economic and health benefits to Chiltern and South Bucks residents and to visitors.</p>	
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Current Development Plan Consultations:

Consultation document	Consulted by	Stage	Deadline for CCB responses
Ashwells consultation	WDC	Ashwells Development Proposal	25.11.16
Terriers Farm Development Brief	WDC	Draft development brief	28.11.16
North Herts Local Plan	NHDC	Proposed Submission Local Plan	30.11.16
Chiltern and South Bucks Local Plan	CDC/SBDC	Local Plan preferred Green Belt options	12.12.16

Item 11 **Planning Applications Update**

Author: Mike Stubbs Planning Advisor

Lead Organisations: Chilterns Conservation Board

Resources: Staff time

Summary: Representations have been made regarding a number of planning applications and a number of previous cases have been determined.

Purpose of report: To inform the Committee about, and seek approval of, the responses that have been made under delegated powers in connection with the planning applications as listed and to update the Committee on any outcomes.

Background

1. News on the outcome of previous planning application the Board has made representations on is summarised in Appendix 3.
2. Since the last Planning Committee papers for the 21st September 2016 meeting, the Board has made 9 formal representations on planning applications, of which 2 were objections, 1 was of support and 6 were comments. The formal representations are summarised in Appendix 4.
3. Current live casework is listed in Appendix 5.

Recommendations

1. **That the Committee notes and approves the responses made in connection with the applications listed in Appendix 4.**

APPENDIX 3

Update on Status of Planning Applications CCB previously commented on

Location	LPA	Development	Ref. No.	Status	CCB response	Date CCB responded
RPS Yard Wendover	Planning Inspectorate	New Materials Store	APP/J0405 /W/16/315 0377	Appeal allowed.	<p>Appeal allowed 23rd September 2016.</p> <p>CCB recommended external cladding to improve visual impact.</p> <p>The Inspector commented,</p> <p><i>(13) 'While I note the comments of the Chilterns Conservation Board and their suggestions for alternative cladding, in view of its limited impact on its surroundings, significant screening along three boundaries, and use of materials which integrate well with the existing site, I do not consider such alternative materials to be necessary to protect the AONB'.</i></p>	08.07. 16
Dropshot Barn, Missenden Road, Butlers Cross, Bucks	Planning Inspectorate	Demolition of dilapidated brick and metal roof building and erection of two new build low-energy houses	APP/K042 5/W/16/31 41956	Appeal dismissed	<p>Appeal dismissed 3rd August 2016.</p> <p>CCB objected on grounds of inappropriate visual impact on the AONB in a very sensitive location.</p> <p>The Inspector commented,</p> <p><i>(19) 'However, in elevated views, including from Coombe Hill and Beacon Hill, the large extent of built residential development, including the extensive monopitch roof forms, would be very readily apparent and would appear as an overly dominant and incongruous feature. In such views I consider that the scale</i></p>	05.03. 16

					<i>and form of the built development proposed would be visually intrusive and detract from the attractive character and appearance of the local area and The Chilterns AONB'.</i>	
Springs Hotel	SODC	Residential conversion - Amended plans	P15/15/S2 158/FUL	Pending (still)	Comments. Design amendments submitted. Previous CCB comments dealt with AONB status of site and regard to the Buildings Design Guide. Amendments acceptable.	27.07.16
Wyfold Lane Rotherfield Peppard	SODC	P16/S2887/O	Outline application with all matters reserved for the development of land for provision of 7 Custom Build dwellings	Pending (still)	Objection. Resubmission of the application as previously withdrawn in October 2015. No material changes in policy that affects our previous objection. Development within the open countryside. The AONB Management Plan is a material consideration. In this case the principle of development is not established.	29.08.16
Woodcote Garden Centre	SODC	9 dwellings	P16/S0375 /FUL	Pending (still)	Comments. CCB comments dealt with northern boundary treatment, to improve screening.	11.03.16
Highlands Farm, Henley-on-Thames	SODC	Residential development - Amended plans	P16/S0077 /O	Pending (still)	Comments. Amended masterplan (and on Landscape and Visual Impact Assessment).	21.04.16

Park Mill Farm, Princes Risborough	Planning Inspector ate	APP/K0425/W/16/314 6838 Planning application (same scheme) under 16/05846/OUTEA	Appeal against the non- determinati on of Residential developme nt of up to 500 dwellings (outline).	Planning permission resolved to grant 16 th November 2016 (anticipate appeal will be withdraw) Inquiry is set for 17 th Jan 2017	<p>Qualified objection.</p> <p>CCB qualified objection was based on the prematurity of this application prior to the new Local Plan, Town Plan Area Action Plan or Neighbourhood Plan for Princes Risborough.</p> <p>On 21st Oct 2016 CCB was consulted on additional details.</p> <p>WDC planning committee were minded to grant consent on 16th November 2016. The officer's report acknowledged the need for market housing and additional amendments to deliver sustainable development within the PR expansion area. These additional details included a linear park by the railway line and N-S green route to create green corridors and strategic open space, as well as a new relief road. Housing numbers were amended to 450.</p> <p>On landscape impacts WDC officers concluded that structural soft landscaping would mitigate the impact of development on views from within the AONB. Natural England has objected on grounds of setting of the AONB but WDC officers did not feel they could sustain that objection.</p>	17.06.16
Hunts Farm Harpsden Bottom Harpsden	SODC	P16/S2359/FUL	Refurbish ment & extension of existing farm house, conversion of two farm outbuilding s & yard to residential use, including amenity garden space.	Pending (still)	<p>Comments / Objection to the extension</p> <p>CCB objected on grounds that the extension is inappropriate and the historic significance of the entire farm must be given attention and due weight in any decision to convert buildings and refurbish the site.</p> <p>CCB will await the decision by SODC and will consider if a case can be put to Historic England to upgrade the listing from II to II*.</p>	18.8.16

APPENDIX 4**New CCB Responses on Planning Applications since Last Planning Committee**

Location	LPA	Ref. No.	Development	Status	Summary of the Board's Response (please contact the Board for more detailed information if this is required)	Date
Land west of Cockernhoe / Land East of Copthorne, Cockernhoe.	NHDC	16/02014/1.	Erection of 660 dwellings together with associated public open space, landscaping, highways and drainage infrastructure works (outline planning application). NHDC reference	Pending	<p>Comments</p> <p>Landscape character constitutes the key consideration here. This site sits next to a landscape character area (LCA 212 – Lilley Bottom) which CCB promoted for boundary review / revision in 2013. This land is not AONB, but shares a similar landscape character and may have potential to be incorporated within the nationally protected landscape.</p> <p>In light of this character a setting relationship exists. The applicant's environmental statement takes the view that a 'nil' impact relationship exists between the application land and the AONB. A previous study on landscape capacity concluded <i>'It is considered....that the area south of the A505 is of equal quality and sensitivity to that north of the A505 which is within the AONB'</i>.</p> <p>CCB recommended that consideration is given to the setting of the AONB in light of the potential boundary review and revision. We also drew attention to the prematurity of this application, submitted prior to the current consultation period on the draft NHDC Local Plan (Oct-Nov 2016)</p>	11.11.16

Land South of Bridle Path, Woodcote	SODC	16/S3306/0	Outline planning application for the erection of up to 65 homes, access, parking, landscaping, open space, play area and associated infrastructure, including removal of existing paddock structures. All matters reserved except for access	Pending	<p>Objection.</p> <p>The applicant seeks a <i>de facto</i> amendment of the AONB boundary through the submission of a planning application. The site is a constituent part of the nationally protected landscape around Woodcote and satisfies all legislation and policy tests.</p> <p>The applicant's case fundamentally ignores the legal, development plan and policy status of the AONB, misapplies paragraph 115 of the National Planning Policy Framework (NPPF), fails to apply paragraph 116 of the National Planning Policy Framework and asks the planning authority to set aside the AONB status for reasons that must carry very little weight, namely that this site is '<i>undistinguished</i>' (paragraph 5.11 of submitted landscape and visual impact assessment). In any event, CCB does not agree it is '<i>undistinguished</i>' and paragraph 7.7 of the applicant's own LVIA accepts that the site is within an area of medium landscape value.</p> <p>The Board urges that planning permission is refused on grounds of (1) failing to conserve the nationally protected landscape, or to enhance its natural beauty and (2) as major development failing to satisfy the test of exceptional development. The application is contrary to national policy, development plan policy and AONB Management Plan policy.</p>	15.11.16
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Valentine Farm Shogmoor Lane Skirmett	WDC	06/07617/FUL	Demolition of existing dwellinghouse, stables and former farm buildings and erection of a new private equestrian yard with associated groom and staff accommodation and associated alterations	Pending	<p>Comments. (This may be revised to an objection, subject to clarification as mentioned in the final paragraph).</p> <p>Comments dealing with inappropriate design and a complex planning history. The applicant submits that the 2006 consent was larger at 2,862 square metres compared to the current proposal of 2,343 square metres. The existing (dilapidated) barns amount to 1,551 square metres. Design features in the current proposal do not appear as modest as the 2006 consent, with a stables barn complex that contains an American style barn. Local and national planning policy has changed since the 2006 consent as well as the publication of the Bucks WDC Landscape Character Assessment of 2011.</p> <p>The planning statement accepts that this is a visually sensitive location (its page 2) and the landscape and visual impact assessment acknowledges the importance of the '<i>perceptual landscape</i>' within LCA 13.2 (LVIA at its 3.6) as well as the point that the indoor arena building is large. The applicant has rightly progressed pre-application guidance, but it is not apparent that amendments to design and size have been taken on board prior to submission. We would welcome clarification on that point. CCB considers a more modest scheme would be more appropriate.</p>	11.11.16
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Paddock View Russells Water	SODC	P16/S3140/F UL	Demolition of stable building, construction of new stable building together with construction of 4 bedroom detached private dwelling	Withdrawn	<p>Comments.</p> <p>This part of the Chilterns is typically associated with loose linear settlements and a rural and unspoilt character. The landscape character guidance states that the ability of the landscape to accommodate small scale development will depend on (i) the potential impacts on distinctive landscape and character settlements, (ii) the potential impact on intrinsic landscape quality and (iii) the visual sensitivity of the receiving landscape. This site is set away from the nearby linear settlement and falls within the more open countryside. CCB asks the LPA to give careful attention to this because it is difficult to see that a new dwelling in this location serves to conserve the special qualities of the AONB landscape.</p>	21.10. 16
Land North of Clayhill Farm off Greenfield Road , Bedford	CBC	CB/16/03185/ FULL	Gas fuelled capacity mechanism embedded generation plant to support the National Grid. Erection of security fencing.	Withdrawn	<p>Comments.</p> <p>To ensure any impact is minimised CCB recommends that careful attention is paid to the colour hues in the cladding for the containerised generator, welfare cabin and 12m long switch room, as well as an appropriate facing brick and visually soft roof tile to the 33kw sub-station. Details as to the final finish appear reserved on the plans. In addition the security fencing should be appropriately screened by native hedge planting and the design and access statement mentions that additional hedgerow planting can be made to fully enclose the site. This could appropriately be controlled by condition.</p>	16.09. 16

Buildings 1,2,4,5,6 and 7 Lys Mill, Howe Road near Watlington,	SODC	P13/S0561/F UL	Use of former feed mill as mix of B1,B2,B8 and outside storage (additional supplementary details August 2016 and originally submitted 2013)	Pending	<p>Comments.</p> <p>CCB previously submitted comments on this application dated 9th April 2013 and 15th July 2013. In both representations CCB concluded that the application neither conserved nor enhanced the natural beauty of the Chilterns AONB.</p> <p>As both an ancient route and a National Trail it is desirable that HGV volumes are reduced in the interests of conserving and enhancing the nationally protected landscape of the Chilterns. Taking the applicant's point that up to 75% of the existing use is lawful (main issues as identified in the planning statement) then in delivery of AONB policy it is appropriate to improve amenity issues by reducing HGV movements. CCB recommends that the applicant surrenders B2 or B8 uses. This serves a planning purpose in improving the National Trail. The previously expressed concern of the Oxfordshire County Council National Trails Officer was that vehicular use deteriorated the condition of the road surface, and that horse drawn vehicles would be vulnerable on the existing route. To address these issues, and in addition to the proposed new bridleway, as shown in appendix 4 of the planning statement, CCB would recommend a surrender of some of the more intensive floorspace that generates HGV movements.</p>	14.10. 16
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<p>Corner Farm, The Lynch, Kensworth, Dunstable</p>	<p>CBC</p>	<p>CB/16/04095/ FULL</p>	<p>Agricultural storage building and hardstanding apron to serve existing agricultural operation incorporating landscaping, planting and scheme of surface drainage</p>	<p>Pending</p>	<p>Comments.</p> <p>CCB agrees with the point made in the LVIA at its paragraph 5.2.13 that <i>'The proposed barn would reflect the distinctiveness of the area through mirroring the local vernacular of agricultural buildings'</i>. We noticed in the pre-application guidance the officer reported one of the locations <i>'wholly inappropriate'</i> when considering AONB impacts and we have assumed the applicant has evolved this scheme from the alternative locations. We refer to the Buildings Design Guidance and paragraph 4.22 <i>'Although the use of traditional building materials is preferable on visual and sustainability grounds, it is recognised that functional considerations may restrict their application in connection with new agricultural buildings. Given the choice of modern materials and colours now available, the use of grey fibre cement roof cladding or poor quality concrete block for walls is not acceptable'</i></p> <p>CCB recommends reference to the Buildings Design Guide in the selection of appropriate materials.</p>	<p>28.10. 16</p>
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<p>Arla Land east of College Road North, Aston Clinton</p>	<p>AVDC</p>	<p>11/00964/AOP 11/00963/AOP 16/02858/ADP 16/02740/ADP 16/02741/ADP (links to Reserved matters applications: - layout for business use and spine road - design B2 or B8 units - scale of 3 x B8 units)</p>	<p>11/00964/AOP Discharge of planning conditions attached to the outline consent for industrial buildings and covering materials covering(condition 7), colour and cladding (condition 9) and hard and soft landscaping (condition 12). 16/02858/ADP Approval of reserved matters pursuant to outline permission 11/00964/AOP relating to scale and appearance of B2/B8 industrial/warehou sing building with associated car park and service yard, comprising Phase 1 of the development 16/02740 Approval of reserved matters pursuant to outline permission 11/00965/AOP relating to appearance, layout and scale for erection of two units for Class B2 or B8 purposes. 16/02741 Approval of reserved matters pursuant to outline permission 11/00963/AOP relating to appearance, layout and scale for erection of three units for Class B8 purposes</p>	<p>Pending</p>	<p>Objection (holding objection). Design, external appearance and colour / cladding. The proposed goosewing grey RAL/7000 roofing panels do not deliver the applicant's own stated goal of '<i>a beacon of excellence in industrial design</i>' (Design and Access Statement May 2011, section 6). To achieve this beacon of excellence we rely on examples from BREEAM such as the Chaucer Road superstore in Sheffield (ASDA) which BREEAM noted for its extensive green roof and large areas of green living wall. Much was reported and discussed at outline stage into the wider visual impacts of the East College Road North development and CCB raised objections (1st July 2011 and 16th September 2011) dealing with the impacts on the setting of the AONB and the assessment of mitigation in the landscape and visual impact assessment. CCB submits two points against consideration of conditions 7 and 9. First, that there is no assessment against landscape and visual impact / GLVIA criteria to permit an understanding of sensitivity and magnitude. Natural England made a similar point at the application stage. The grey cladding is of an industrial appearance and not of high quality design. Secondly, that the profiled steel roofing could be vastly improved by use of green roof technology and could follow exemplary</p>	<p>21.11. 16</p>
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					<p>industrial roofing schemes promoted by BREEAM and other environmental benchmarks such as LEED. (leadership in energy and environmental design).</p> <p>Note CCB submitted comments only on 15.8.16 dealing with materials and stated '<i>As this site was previously greenfield land we would ask that consideration is given to a green roof design and would seek an explanation as to why this has been discounted</i>'. These current conditions deal with further details of design and materials.</p>	
Walled garden, Stocks Road, Aldbury, Tring, HP23 5RZ	DBC	4/02488/16/F UL	New dwelling	Pending	<p>Qualified support</p> <p>The Chilterns Conservation Board has provided pre-application advice on this proposal and made comments on the original application. These comments recognised the merits of the scheme but also raised some concerns and recommended amendments to meet the high bar for an exceptional NPPF para 55 house. The changes in the new application are fairly minor, but do improve the scheme to the extent that the Board can offer qualified support for the application.</p> <p>Principle</p> <p>The Board recognises that the applicants are seeking to build an exceptional house under paragraph 55 of the NPPF. All four tests must be met to successfully make the case for a dwelling that is of exceptional quality or innovative nature and to justify setting aside normal policies of restraint for new dwellings in the countryside. Since this site is in the</p>	20.10.16

				<p>Chilterns Area of Outstanding Natural Beauty, as well as meeting the para 55 tests, the proposal also needs to conform with national and local plan policy on development in AONBs. The decision maker should give 'great weight' to conserving and enhancing the landscape and scenic beauty of the AONB (NPPF para 115).</p> <p>The Chilterns Buildings Design Guide contains advice on 'one off' designs which are innovative and meet the principle of being in harmony with their site and the surrounding buildings and countryside (see paras 3.31 to 3.32). It is pleasing to see an application which incorporates innovative ideas and designs. This proposal has merit in the curved grass roof, the courtyard form, the siting to the rear of the plot, using the slope, and the informal style of landscaping with planting of orchard trees among mown grass paths. Having walked the footpaths the site does not appear visible in longer range views and is enclosed by some existing features (walls, planting) so has some advantages as a site for a paragraph 55 house. The hillock form of the building echoes the natural landscape from some directions.</p> <p>Detail Advice provided on driveway, materials, suggested lighting condition, local raw earth, and heights</p>
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APPENDIX 5**Current Live CCB Planning Application Casework**

Location	LPA	Ref number	Development	Deadline
Land to the west of Old Reading Road Crowmarsh Gifford	SODC	P16/S3665/O	80 dwellings outline	26.11.16
Gomm Valley and Ashwells reserve site, High Wycombe	WDC	16/07031/CONSU	Residential, potential employment and education and open space.	5.12.16