



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 1<sup>st</sup> March 2017**

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

**Agenda**

- |                                                             |               |
|-------------------------------------------------------------|---------------|
| 1. Election of Vice Chair                                   | 10.00 – 10.05 |
| 2. Apologies                                                | 10.05 – 10.06 |
| 3. Declarations of Interest                                 | 10.06 – 10.07 |
| 4. Minutes of Previous Meeting                              | 10.07 – 10.10 |
| 5. Matters Arising                                          | 10.10 – 10.15 |
| 6. Public Question Time                                     | 10.15 – 10.20 |
| 7. Chilterns Buildings Design Awards update                 | 10.25 – 10.35 |
| 8. Next Planning Forum on Cumulative Impacts of Development | 10.35 – 10.50 |
| 9. Other emerging planning projects for 2017-18             | 10.50 – 11.10 |
| 10. Housing White Paper                                     | 11.10 – 11.30 |
| 11. Development Plans responses – update                    | 11.30 – 11.45 |
| 12. Planning Applications – update                          | 11.45 – 12.00 |
| 13. Any urgent business                                     | 12.00 – 12.25 |
| 14. Date of Next and Future Meetings                        | 12.25 – 12.30 |

**Item 1      Election of Vice Chair**

**Author:**                                Lucy Murfett Planning Officer

**Lead Organisations:**      Chilterns Conservation Board

**Resources:**                        N/A

**Summary:**                        To elect a Vice Chair to the Planning Committee.

**Purpose of report:** Ditto.

**Background**

1. Gill Gowing, Chair of the Planning Committee, finishes her service as a Secretary of State appointed Board Member on 1<sup>st</sup> April. This will therefore be Gill's last meeting and Committee is asked to elect a Vice Chair to serve until the AGM.

**Recommendation**

1.      **That Committee thanks Gill Gowing for her excellent and committed service to the Board and elects a Vice Chair of Planning Committee.**

**Item 4      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**

2. The draft minutes from the meeting on 30<sup>th</sup> November 2016 are attached (at Appendix 1) for approval.

**Recommendation**

2. **That the Committee approves the minutes of its meeting which took place on 30<sup>th</sup> November 2016.**

**Appendix 1**

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON Wednesday  
30<sup>th</sup> November 2016 at THE CHILTERN CONSERVATION BOARD OFFICE, STATION  
ROAD, CHINNOR, COMMENCING AT 10.15 AM**

**BOARD MEMBERS PRESENT**

<b>Member</b>	<b>Appointing Body</b>
<b>Appointed by Local Authorities</b>	
Cllr David Barnard	North Herts District Council
Cllr Heather Kenison	Three Rivers District Council
Cllr Lynn Lloyd	South Oxfordshire District Council
Cllr Nick Rose	Chiltern District Council

<b>Appointed by the Secretary of State</b>	
Gill Gowing	Secretary of State, Chair
Elizabeth Wilson	Secretary of State

<b>Elected by Parish Councils</b>	
Cllr George Case	Buckinghamshire
Cllr Tony Penn	Buckinghamshire

<b>Others present-</b>	
Lucy Murfett	CCB Planning Officer
Mike Stubbs	Planning Advisor to the CCB

<b>And others</b>	
Deirdre Hansen	Minute taker

The Chair apologised for her late arrival.

**271. Apologies for absence**

Apologies were received and accepted from Helen Tuffs, Secretary of State appointee.

Absent: Cllr Alison Balfour-Lynn

**272. Declarations of Interest**

No declarations of interest were made.

### **273. Minutes of the previous meeting**

The minutes of the meeting held 21<sup>st</sup> September 2016 were approved as a true record and signed by the Chair.

### **274. Matters Arising from the minutes**

The Planning Officer reported that:

- Item 263- She had not received a response yet to the Board's letter to Network Rail on the electrification of the Midland-Chiltern route draft consultation, on which the CCB has not been consulted but would like to be involved with.
- Item 265- following the presentation to the Committee at the last meeting, the Planning Officer had written to the developer, who has now put in a Planning application.

### **275. Public Question time**

No members of the public were present.

### **276. Chilterns Building Design awards update.**

The Planning Officer updated the Committee on the progress and timetable of the 2017 Chilterns Building Design Awards.

The format has been simplified. The process has been started with a new organising team, a new judging team encouraging a new style of event with more savvy media coverage. A Chiltern Society volunteer is to help with organising the awards. The members were asked to promote the awards. The deadline for submissions is 1<sup>st</sup> March 2017 and the 2016 entries have agreed to be carried forward to 2017.

**1.The Committee NOTED the update and that members were asked to take opportunities to promote the 2017 Chilterns Buildings Design Awards.**

### **277. Major development in AONB - update on joint working in Bucks.**

The Planning Officer expanded on the report provided in the agenda for the meeting and gave an update on the progress following the Board's endorsement of the model policy for the Chilterns AONB. The policy is being used and is proving very helpful.

The Committee is aware that there is no clear definition of "major development in the AONB" and Government planning practice advice is to assess sites on a case by case basis. Despite a perception that Government policy has become more housing delivery driven, it is worth reflecting that there has been no weakening in legislation or the NPPF that should affect decision making in nationally protected landscapes like AONBs and National Parks. The Planning Officer and Bucks Planning Policy Officers have studied legal opinion for the South Downs National Park to provide guidance on major development. The

decision about whether a development is major rests with the decision maker. CCB is helping in joint work to assist the Bucks local authorities assess which emerging allocation sites are likely to constitute major development in the AONB.

10.35 Cllr Nick Rose arrived

There is a strong need to be mindful not just of development, but also the infrastructure that will be developed around any development, which may have an effect on the AONB, even if the development is not in the AONB.

Even though Wycombe District Council has announced that it is dropping some housing development in the AONB, there is no reduction in the planned development of Princes Risborough. Although Princes Risborough is not in the AONB, but on the boundary, the setting of the AONB will be enormously affected. And there will be an impact on the AONB due to all the development.

The Chair thanked the Planning Officer for all her work and it was noted that the “duty to co-operate” partners had been very good to work with.

#### **1. The Committee NOTED the update.**

#### **278. Position Statement on Development - project discussion**

It had been agreed at the Board meeting on 13<sup>th</sup> October 2016 to commence with a Position Statement on Development in the Chilterns AONB. The Planning Officer informed the meeting that although the Board meeting had proposed key principles, she had not yet developed those further and asked for advice and guidance from the Committee.

The meeting discussed the project and considered its relationship with the next AONB Management Plan Review, since the Management Plan has a chapter containing planning policies. There were differing views on the project, scope, timing and style of a statement.

A position statement based on all the key principles identified at the Board meeting is a large piece of work. It was suggested that distilling them into 3 key principles could help focus:

- Principle (a): We will take the long view;
- Principle (b): We will take a holistic and landscape scale view, and
- First part of principle (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.

A proposal on how to develop this piece of work emerged from the Committee: hold the next Planning Forum session with local planners and stakeholders on The Cumulative Effect of Development, which would give an overview of the impact of development on the whole of the AONB. This would identify the basis for further development of the Position Statement.

**1. The Committee PROVIDED steer for the Planning Officer to develop the project for a Position Statement on Development.**

**279. Development Plan Responses**

The Planning Officer informed the Committee that she had submitted responses on 6 development plan documents, one Network Rail consultation and had participated in one local plan examination.

The Planning Officer gave additional comments on the paper submitted.

1. She had responded strongly to the Network Rail consultation on the West Midlands and Chiltern route study also commenting on their lack of engagement with the CCB and their failure to recognise the likely impact on a nationally protected landscape.
2. The next meeting of the Overhead Line Equipment (OLE) in AONBs Advisory Group (OLE) will be 15/12/16 when a shortlist of proposed options to improve the Goring Gap rail electrification gantries is expected to be presented. A public consultation on these is scheduled to start on 21/01/17.
3. The Chiltern Railway stakeholder consultation was brought to the Planning Officer's attention, she had not been aware of this. It will be sent to her.
4. In the Shaping Central Beds Local Plan consultation the growth area described as 'South and West M1' contains two areas of land in the Chilterns AONB. These should be excluded from any growth area.
5. She is commenting on the North Herts Local Plan by 30/11/16, 2100 houses on greenfield land proposed. Cllr David Barnard mentioned that he is the Chairman of NHDC Planning Committee.
6. CDC Green Belt consultation: development in Old Amersham near a chalk stream is a proposed allocation. Both proposed sites in Old Amersham are likely to be prominent in views because of the topography and settlement form. Development on AONB land east of Hazelmere is a big issue, site is adjacent to ancient woodland.
7. AVDC: it was announced in the House of Commons that Halton Airfield is suitable for housing. It is a large site. Has an assessment been carried out on effects on the AONB and its setting? The Planning Officer will contact AVDC and the MOD.

**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.**

**280. 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 Planning Advisor made a personal declaration of interest in the Park Mill Farm appeal (APP/K0425/W/16/3146838). His son had done an internship with the solicitor dealing with the case on behalf of the appellant.

The responses were discussed and particular note was made of:

- a. He had attended the appeal for RPS yard, Wendover (APP/J0405/W/16/3150377).
- b. 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 development does not offer affordable housing, but by adding S106 and affordable housing WDC is minded to approve and the appeal could be withdrawn. CCB had objected and will follow due process.
- c. Land west of Cockernhoe/land east of Copthorne, Cockernhoe. Although outside the AONB, no attention has been paid to the setting of the AONB or the application for an AONB boundary revision.
- d. Land south of Bridle path, Woodcote SODC 16/S3306/0. NPPF s116 had been ignored, which does apply.
- e. Valentine Farm, Skirmett WDC 16/07617/FUL since 2012 the CCB has objected to applications on the site. The Committee discussed the new application and it was agreed that the CCB should submit objection to the application based on design and size.
- f. 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. The Committee agreed that the Planning Advisor should appear at the inquiry on behalf of the CCB and they were minded if the circumstances arose that he should seek reimbursement of CCB costs.

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

**281. Urgent Business**

- a. It was noted the Bovingdon Brickworks which the Committee visited in May 2016 is to close according to a press report.
- b. The Chair offered to look into improved technology to encourage the Committee's participation.
- c. The following dates were set for 3 meetings to be held in 2017 following the Board and Executive Committee's example of 3 meetings p.a. Wednesday 1<sup>st</sup> March, 19<sup>th</sup> July and 22<sup>nd</sup> November 2017 commencing at 10.00 at the CCB's offices unless otherwise decided.

**282. Date of the next meeting Wednesday 1<sup>st</sup> March 2017 at CCB offices at 10.00 am.**

**The Chairman.....**

**Date.....**



**Item 7      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:** An update on the 2017 Chilterns Buildings Design Awards which are underway.

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

**Background**

1. The 2017 Chilterns Buildings Design Awards are underway, 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. The deadline for entries is today: 1<sup>st</sup> March 2017. The Judging Team has been appointed, consisting of three architects and three planners. Two judges are nominated by the Chiltern Society, two from Chilterns Conservation Board, together with an independent chair and a previous Award winner:
  - Colin White - independent Chair (former Planning Officer for CCB)
  - Elizabeth Wilson – CCB (planner, academic and CCB Board Member)
  - Gill Gowing – CCB (former Chiltern District head of planning, CCB Board Member and current planning committee chair)
  - Peter Bradford – Chiltern Society (Chilterns architect)
  - Olivia Anghel – Chiltern Society (Chilterns architect)
  - Tony Mealing – independent architect and 2015 winner Micklefield Hall Great Barn

4. Dates have been set for the judging panel to shortlist entries on 15<sup>th</sup> March, to visit the shortlisted entries on 3<sup>rd</sup> May, with the culmination of the Awards being the presentation to the winners on 15<sup>th</sup> June.
5. This year sees a new style being tried for the Awards, with mostly new personnel on the judging panel and organising team. There are new communication opportunities, embracing the award's potential in terms of social media as well as aiming for greater local press coverage. A new style for the main event will be trialled, replacing the awards ceremony with a presentation and photo opportunity at the winning building.

### **Recommendation**

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

**Item 8      Next Planning Forum on the Cumulative Impacts of Development**

**Author:** Lucy Murfett Planning Officer

**Lead Organisations:** Chilterns Conservation Board

**Resources:** Staff time, Planning Committee time, £200 plus VAT for workshop facilitator

**Summary:** A date has been set for a Planning Forum meeting in March to consider the Cumulative Impacts of Development.

**Purpose of report:** To update the Committee on forthcoming new area of work.

**Background**

1. One of the outcomes of the last Planning Committee meeting on 30<sup>th</sup> November 2016 was a proposal to hold the next Planning Forum session with local planners and stakeholders on The Cumulative Effect of Development. This would provide discussion about the potential for an assessment of the long term combined impacts of all the development planned across the Chilterns, including HS2, housing and other growth.

The emerging draft aims are:

- To develop understanding of cross boundary impacts
  - To influence local planning authorities and the local plan process
  - To identify impacts inside & outside AONB on its geology, ecology, hydrology, tranquillity, landscape, sense of wildness, enjoyment etc.
  - For CCB to provide leadership and coordination between the local planning authorities
  - To encourage thinking about thresholds
  - To prepare for pressure to accommodate unmet need from London.
2. The Planning Forum will be held on Wednesday 22<sup>nd</sup> March 2017 kindly hosted by Dacorum Borough Council at their new offices in Hemel Hempstead. An external expert on Strategic Environmental Assessment, Professor Riki Therivel, will introduce cumulative impact assessment and facilitate the session.

**Recommendation**

1. **That the Committee notes the update and that members inform the Planning Officer if they wish to attend the Planning Forum on 22<sup>nd</sup> March.**

**Item 9      Other emerging planning projects for 2017-18**

**Author:** Lucy Murfett Planning Officer

**Lead Organisations:** Chilterns Conservation Board

**Resources:** Staff time with possible additional days funded from external income streams

**Summary:** It is time to plan work for the next financial year and Committee's advice is sought on whether to programme in some additional new planning projects and how to resource them.

**Purpose of report:** To provide a steer to the Planning Officer on these projects going forward.

**Background**

1. Now is the time to set out key targets and work areas for the next financial year. There is more planning work to do than fits with the limited staffing we have, which is currently 3 days a week of Planning Officer (25 hours) plus one day a week of Planning Advisor. Various ideas are developing about planning projects which would help conserve and enhance the Chilterns, raise the profile of the AONB and enable others to help look after it. There may be scope for some additional hours to be funded through pre-application advice income or HS2. However achieving the projects is likely to mean diverting time from core work streams currently undertaken (e.g. responding to planning application and plan consultations).
2. The Planning Officer will introduce the project ideas and invite discussion about whether they should be taken forward. The projects include a Neighbourhood Plans toolkit, Bite-sizing the Chilterns Buildings Design Guide, a project on Cumulative Impacts (see item 8), as well as input on HS2 design and completing the Position Statement on Development. Committee is asked to advise on their merits, what priority to give them and whether there are external sources of funding or volunteer help that could help delivery.

**Recommendation**

1. **That the Committee provides a steer at the meeting for the Planning Officer to help prioritise and develop projects.**

**Item 10**                      **Housing White Paper**

**Author:**                      Lucy Murfett Planning Officer

**Lead Organisations:**      Chilterns Conservation Board

**Resources:**                Staff time

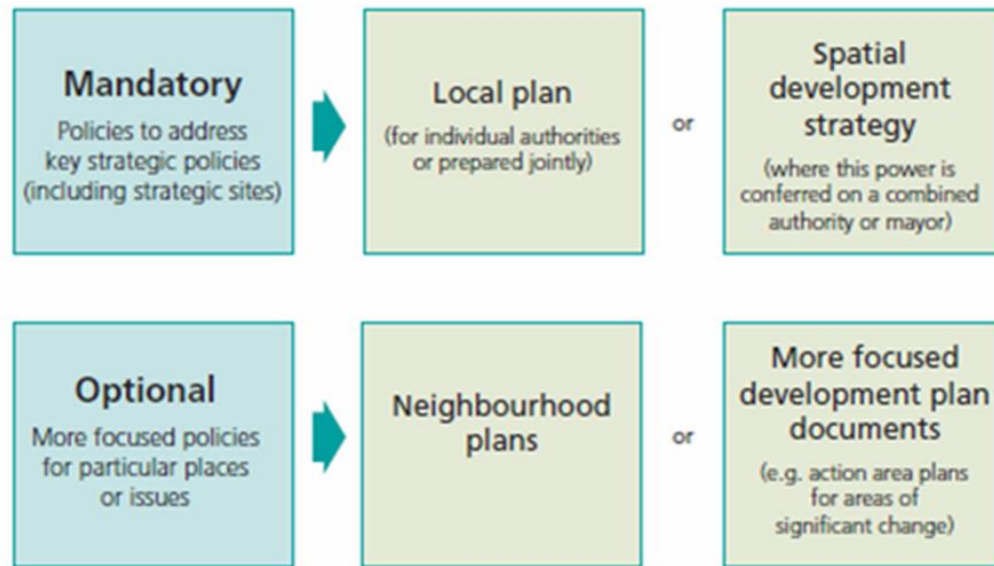
**Summary:**                 The Government has published a White Paper on Housing and is consulting on it until 2<sup>nd</sup> May 2017.

**Purpose of report:** To note the update on the Housing White Paper and provide a steer to the Planning Officer for the Board's response to the Government consultation.

**Background**

1. The Government published a Housing White Paper entitled 'Fixing Our Broken Housing Market' on 7<sup>th</sup> February 2017. It is available at <https://www.gov.uk/government/collections/housing-white-paper>. The executive summary of the White Paper is attached at Appendix 2. A White Paper is a policy document which sets out proposals for policy initiatives and future legislation. There is an opportunity for people and organisations to give the department feedback on proposed changes to planning policy and legislation. The consultation is open until 2<sup>nd</sup> May 2017. The Board is likely to respond and will liaise with planning officers at our local authorities and with other AONBs and National Parks to develop thinking about key feedback, centred around the implications for protected landscapes. The Government intends to publish a revised National Planning Policy Framework later this year.
2. The focus of the White Paper is clearly building more homes. There is nothing about AONBs or National Parks in the White Paper, except for rolling forward the exemptions for National Parks and AONBs from the presumption in favour of sustainable development (with a welcome addition of ancient woodland and aged or veteran trees to the list of exemptions). Having an up-to-date local plan is still compulsory and central to retaining control of decisions about where development should happen: "It will reduce speculative development, and support our villages, towns and cities to develop in a way that preserves the unique character of their communities and protects precious countryside".
3. There are proposals for streamlining plan-making. Plans will no longer be tested at examination on whether they are 'the most' appropriate strategy, they only have to be 'an' appropriate strategy. There is no longer an instruction that every local plan authority produces a single local plan, instead there are additional new options for (i) Spatial Development Strategies e.g. where a mayor is planning a large cross-authority development, or (ii) for a **joint local plan produced by a group of local authorities**.

Box 1: The new framework for plan-making



4. Although probably not the intention, this raises the possibility of a joint local plan covering an AONB like the Chilterns, and this could be worthy of discussion with our 13 local authorities. It is of note that Arnside and Silverdale have recently produced a draft joint development plan document covering the parts of their area in the AONB, because “An AONB DPD can focus on the AONB and have its conservation and enhancement at its heart”, see <http://www.arnsidesilverdaleaonb.org.uk/what-we-do/planning/development-plan-document-arnside-silverdale-aonb/>.
5. Where a recent neighbourhood plan which allocates land for housing is in place, the requirement for demonstrating a 5 year supply of housing land drops to a 3 year land supply. This could incentivise more communities to prepare neighbourhood plans. Affordable housing is shifting from a focus on social rented housing into other tenures including discounted market housing and starter homes.
6. Some briefings and press releases from other organisations:
  - the Local Government Association  
<http://www.local.gov.uk/documents/10180/11607/2017+02+09+LGA+Housing+White+Paper+briefing.pdf/c95a1db9-4ff3-4f9c-a7bc-85c686434af0>
  - a broadly welcoming reaction from the Royal Town Planning Institute  
<http://www.rtpi.org.uk/briefing-room/news-releases/2017/february/housing-white-paper-rtpi-response/>
  - concern about an extra layer of new housing delivery test from the Planning Officers Society [http://www.planningofficers.org.uk/POS-Library/Others/Presidents-Piece-February-2017\\_658.htm](http://www.planningofficers.org.uk/POS-Library/Others/Presidents-Piece-February-2017_658.htm)

- Pleasure from the Woodland Trust about the strengthened protection (note the interesting format of using a video blog)  
<https://www.woodlandtrust.org.uk/blogs/woodland-trust/2017/02/housing-white-paper/>
- The anticipated rolling back of protection of Green Belt land has not materialised, with cautious welcome from CPRE  
<http://www.cpre.org.uk/magazine/opinion/item/4512-housing-white-paper>
- The National Trust, who “will be looking carefully at the Government’s formula for calculating housing needs. It would be a backwards step if it forces councils to allocate land in sensitive landscapes, and doesn’t make the most of more appropriate sites for housing elsewhere in the region.”  
<https://ntpressoffice.wordpress.com/2017/02/07/national-trust-statement-on-the-governments-housing-white-paper/>
- and the Chiltern Society <https://chilternsociety.org.uk/development-pressures-chilterns-remain-despite-housing-white-paper/>.

7. The key messages for a CCB response could centre around:

- The need for more information about a national standard method of calculating Objectively Assessed Housing Need and how this would affect areas of restraint like AONBs.
- Concern that a neighbourhood plan will be required to meet “its share” of local housing need. Villages in protected landscapes like AONBs should not have to meet a numerically calculated share or proportion of growth. Development should be planned based on what can be accommodated without compromising the statutory purposes of conserving and enhancing the natural beauty of the AONB.
- Questioning the implications of new affordable housing tenures for the delivery of Rural Exceptions Sites.
- Evaluating the merits or otherwise of the addition of the word ‘strong’ in the NPPF presumption in favour of sustainable development: “unless: specific policies in this Framework **provide a strong reason** for development to be restricted” (with a footnote listing AONBs). The wording of NPPF para 14 is currently ‘specific policies in this Framework indicate development should be restricted’.
- Welcome the brownfield emphasis for new housing but recommend that brownfield sites in AONBs are not always suitable and where they are, need careful landscape-led redevelopment.
- Welcome the new higher status of protection for ancient woodland and aged and veteran trees.
- Welcome the flexibility for joint local plans, note that there remains a need which the White Paper has not plugged for strategic planning across local authority boundaries, including planning for the natural environment and nationally protected landscapes.

### **Recommendation**

1. **That the Committee notes the update and provides a steer at the meeting for the Planning Officer to shape the response to this Government consultation.**

**Appendix 2**

# Executive summary

The proposals in this White Paper set out how the Government intends to boost housing supply and, over the long term, create a more efficient housing market whose outcomes more closely match the needs and aspirations of all households and which supports wider economic prosperity.

The challenge of increasing supply cannot be met by government alone – it is vital to have local leadership and commitment from a wide range of stakeholders, including local authorities, private developers, housing associations, lenders and local communities.

We have listened to concerns expressed by many within the housing and planning sector that the pace of change in policy and legislation can make local delivery more difficult. The White Paper addresses this issue by providing a long-term strategy to build the homes the country needs.

However we also need to help people now to find the right home while our strategy takes effect. So this White Paper sets out how we will address people's housing needs and aspirations in the shorter term. This includes supporting people to buy or rent their own home, preventing homelessness, improving options for older people and protecting the most vulnerable. Central to making our long term strategy work is the partnership between central and local government and developers. This White Paper sets out the support the Government will provide to enhance the capacity of local authorities and industry to build the new homes this country needs. In return we expect professions and institutions to play their part and turn these proposals into reality:

- For **local authorities**, the Government is offering higher fees and new capacity funding to develop planning departments, simplified plan-making, and more funding for infrastructure. We will make it easier for local authorities to take action against those who do not build out once permissions have been granted. We are interested in the scope for bespoke housing deals to make the most of local innovation. In return, the Government asks local authorities to be as ambitious and innovative as possible to get homes built in their area. All local authorities should develop an up-to-date plan with their communities that meets their housing

requirement (or, if that is not possible, to work with neighbouring authorities to ensure it is met), decide applications for development promptly and ensure the homes they have planned for are built out on time. It is crucial that local authorities hold up their end of the bargain. Where they are not making sufficient progress on producing or reviewing their plans, the Government will intervene. And where the number of homes being built is below expectations, the new housing delivery test will ensure that action is taken.

- For **private developers**, the Government is offering a planning framework that is more supportive of higher levels of development, with quicker and more effective processing and determination of planning applications, and is exploring an improved approach to developer contributions. In line with the industrial strategy, we will boost productivity, innovation, sustainability and skills by encouraging modern methods of construction in house building. We will encourage greater diversity of homebuilders, by partnering with smaller and medium-sized builders and contractors in the Accelerated Construction programme, and helping small and medium-sized builders access the loan finance they need. In return, the Government expects developers to build more homes, to engage with communities and promote the benefits of development, to focus on design and quality, and to build homes swiftly where permission is granted. Critically, we also expect them to take responsibility for investing in their research and skills base to create more sustainable career paths and genuinely bring forward thousands of new skilled roles.



## CONTENTS

- For **local communities**, the Government is offering a simpler and clearer planning process that makes it easier for them to get involved and shape plans for their area. We will ensure they see the benefits of housing growth and have greater say over the design of local developments. In return, the Government asks communities to accept that more housing is needed if future generations are to have the homes they need at a price they can afford.
- For **housing associations and other not-for-profit developers**, the Government has already announced funding worth a total of £7.1 billion through an expanded and more flexible Affordable Homes Programme. We will provide clarity over future rent levels. In return, we expect them to build significantly more affordable homes over the current Parliament.
- For **lenders, institutional investors and capital market participants**, the Government is offering a clear and stable long-term framework for investment, including products for rent. In return we call upon lenders and investors to back developers and social landlords in building more homes.
- For **utility companies and infrastructure providers**, the Government is offering a clear framework and simpler plans to help them understand the demands made on them, and is exploring an improved approach to developer contributions to help pay for new infrastructure. In return, the Government expects infrastructure providers to deliver the infrastructure that new housing needs in good time so that development is not delayed.

At the heart of the White Paper is the acknowledgement that the housing market is very different in different parts of the country. The Government is already putting in place devolution deals and large-scale strategies, such as the Northern Powerhouse, the Midlands Engine and our modern industrial strategy, that bring together public and private sector leaders across different regions.

However, we need a better understanding of the specific local issues that are holding back housing development and economic growth. We need to back mayors and local leaders to deliver in their areas for their communities. We will work with local authorities to understand all the options for increasing the supply of affordable housing.

The policies and proposals set out in this White Paper apply to England only. In Scotland, Wales and Northern Ireland, housing and planning policy is the responsibility of the Scottish Government, Welsh Government and Northern Ireland Executive respectively. The UK Government retains responsibility for housing and planning policy in England, including funding for England-only bodies such as the Homes and Communities Agency (HCA). The Mayor of London is responsible for the functions of the HCA in London.

## List of proposals

### Step 1: Planning for the right homes in the right places

- Making sure every part of the country has an up-to-date, sufficiently ambitious plan so that local communities decide where development should go;
- Simplifying plan-making and making it more transparent, so it's easier for communities to produce plans and easier for developers to follow them;
- Ensuring that plans start from an honest assessment of the need for new homes, and that local authorities work with their neighbours, so that difficult decisions are not ducked;
- Clarifying what land is available for new housing, through greater transparency over who owns land and the options held on it;
- Making more land available for homes in the right places, by maximising the contribution from brownfield and surplus public land, regenerating estates, releasing more small and medium-sized sites, allowing rural communities to grow and making it easier to build new settlements;
- Maintaining existing strong protections for the Green Belt, and clarifying that Green Belt boundaries should be amended only in exceptional circumstances when local authorities can demonstrate that they have fully examined all other reasonable options for meeting their identified housing requirements;
- Giving communities a stronger voice in the design of new housing to drive up the quality and character of new development, building on the success of neighbourhood planning; and
- Making better use of land for housing by encouraging higher densities, where appropriate, such as in urban locations where there is high housing demand; and by reviewing space standards.

### Step 2: Building homes faster

- Providing greater certainty for authorities that have planned for new homes and reducing the scope for local and neighbourhood plans to be undermined by changing the way that land supply for housing is assessed;
- Boosting local authority capacity and capability to deliver, improving the speed and quality with which planning cases are handled, while deterring unnecessary appeals;
- Ensuring infrastructure is provided in the right place at the right time by coordinating Government investment and through the targeting of the £2.3bn Housing Infrastructure Fund;
- Securing timely connections to utilities so that this does not hold up getting homes built;
- Supporting developers to build out more quickly by tackling unnecessary delays caused by planning conditions, facilitating the strategic licensing of protected species and exploring a new approach to how developers contribute to infrastructure;
- Taking steps to address skills shortages by growing the construction workforce;
- Holding developers to account for the delivery of new homes through better and more transparent data and sharper tools to drive up delivery; and
- Holding local authorities to account through a new housing delivery test.

## CONTENTS

**Step 3: Diversifying the market**

- Backing small and medium-sized builders to grow, including through the Home Building Fund;
- Supporting custom-build homes with greater access to land and finance, giving more people more choice over the design of their home;
- Bringing in new contractors through our Accelerated Construction programme that can build homes more quickly than traditional builders;
- Encouraging more institutional investors into housing, including for building more homes for private rent, and encouraging family-friendly tenancies;
- Supporting housing associations and local authorities to build more homes; and
- Boosting productivity and innovation by encouraging modern methods of construction in house building.

**Step 4: Helping people now**

- Continuing to support people to buy their own home – through Help to Buy and Starter Homes;
- Helping households who are priced out of the market to afford a decent home that is right for them through our investment in the Affordable Homes Programme;
- Making renting fairer for tenants;
- Taking action to promote transparency and fairness for the growing number of leaseholders;
- Improving neighbourhoods by continuing to crack down on empty homes, and supporting areas most affected by second homes;
- Encouraging the development of housing that meets the needs of our future population;
- Helping the most vulnerable who need support with their housing, developing a sustainable and workable approach to funding supported housing in the future; and
- Doing more to prevent homelessness by supporting households at risk before they reach crisis point as well as reducing rough sleeping.



**APPENDIX 3****CCB Responses on Development Plan Consultations:**

Consultation document	Consulted by	Response - summary	CCB response date
North Herts Local Plan Proposed Submission Local Plan 2011-2031	NHDC	<p><b>Policy SP19 – Sites EL1, EL2 &amp; EL3 – East of Luton.</b>  <b>Objection.</b> The Chilterns Conservation Board considers this policy to be unsound – not consistent with national policy.</p> <ol style="list-style-type: none"> <li>1. Although this large greenfield site east of Luton is outside the Area of Outstanding Natural Beauty (AONB) it is the <b>setting of the Chilterns AONB</b>. The setting of the AONB is the area within which development and land management proposals, by virtue of their nature, size, scale, siting, materials or design could be considered to have an impact, either positive or negative, on the natural beauty and special qualities of the Chilterns AONB. The legal duty on local authorities set out in section 85 of the Countryside and Rights of Way Act 2000 to have regard to the purpose of conserving and enhancing the natural beauty of AONB does not just apply within the AONB; the only consideration is whether land in the AONB is affected, not where the effect originates. The instruction in the NPPF paragraph 115 to give ‘great weight’ to conserving landscape and scenic beauty applies regardless of whether a development is inside the AONB or on land outside but affecting it. The NPPG also draws attention to proposals ‘which might have an impact on the setting of AONBs’. The statutory Chilterns AONB Management Plan: A Framework for Action 2014-2019 addresses the setting of the AONB in its vision and policies.</li> <li>2. The Chilterns Conservation Board has produced a Position Statement entitled Development Affecting the Setting of the Chilterns AONB with more information on the Setting on the AONB.</li> <li>3. In this case the Chilterns Conservation Board considers that the proposed major expansion of Luton is likely to affect the AONB and public enjoyment of the AONB. Natural Beauty is not just about visual or landscape impacts, but is defined in the Countryside and Rights of Way Act 2000 section 66 as its flora, fauna and geological and physiographical features. The development proposed under SP19 would be of a scale out of character with the area, harm landscape character, cause settlement coalescence, increase traffic and air pollution through the AONB, reduce tranquillity, reduce dark skies, increase water abstraction and fragment green corridors and habitats. It is likely to increase pressure for new major strategic roads east of Luton which would be likely to include routes through the AONB. The long term, cross-boundary and cumulative effects on the Chilterns AONB have not been satisfactorily addressed in the Sustainability Appraisal. The duty to cooperate and the unmet needs of neighbouring Luton are not a reason to harm the AONB or its setting. There appears to be a lack of consideration of alternatives not affecting the AONB.</li> <li>4. <b>The policy SP19 site falls within land proposed by the Chilterns Conservation Board for inclusion in the Chilterns AONB.</b> The Chilterns Conservation Board submitted an application to Natural England in 2013 to review the boundaries in four areas, including</li> </ol>	30.11.16

		<p>North Hertfordshire. The area to the east of Luton is a potential candidate for extension of the AONB based on criteria published by Natural England in March 2011 and relating to landscape quality, scenic quality and relative wildness, relative tranquillity and cultural heritage (Guidance for assessing landscapes for designation as National Park or AONB – 2nd March 2011). In September 2010 the North Herts DC cabinet passed a resolution to support consideration of the area as AONB. The area has a clear affinity with the rest of the Chilterns. It contains clearly recognisable Chilterns features such as chalk streams and associated dry valleys and small settlements, with isolated farms and dwellings with red brick and flint as dominant building materials. The woodland cover is good, with much of it being Ancient Woodland.</p> <p>5. Allocating this land for a major urban expansion of Luton will have the effect of prejudicing this AONB boundary review application. Once allocated for housing, there is no prospect that the land would become part of the nationally protected landscape. Since that application was made first (2013) and is still pending, decisions should not be made that would undermine the application until the process has run its course and the outcome is known.</p> <p>6. In 2013 the Chilterns Conservation Board responded to NHDC on the housing options growth levels study 2011-2031:  <i>“None of the sites listed above are within the AONB. However, several of them are within the setting of the AONB and should the Council take them forward then full consideration should be given to the likely impacts on the AONB and its enjoyment. All of the sites listed above are considered to be within sensitive landscapes. The Board would therefore suggest that full landscape character and visual impact assessments should be undertaken to feed into the preparation of any future allocations should this be considered by the Council. The area to the south of the A505 is high quality, sensitive landscape that may well be worthy of designation as part of the Chilterns AONB should a review of the AONB boundary ever take place in the future and this should be taken account of if allocations are being considered.”</i>          The Board also explained more specifically on this site <i>‘The possible strategic site to the east of Luton is outside the Chilterns AONB. However, full account should be taken of the likely effects of development in this area on the AONB and its setting. Furthermore, full account should be taken of the likely implications on the Mimram Valley to the east. The larger extent of the site takes the developable area to the edge of the valley and this may have wider landscape impacts on the valley as a result. A full landscape character and visual impact assessment should be undertaken prior to any allocation taking place. The area to the immediate east of this site is high quality landscape that may well be worthy of designation as part of the Chilterns AONB should a review of the AONB boundary ever take place in the future’.</i></p> <p>7. These full LVIA’s have not been carried out as part of the plan preparation process, the evidence base is therefore missing important elements.</p> <p>8. In terms of landscape, the two existing studies were carried out for the Council some time ago in 2009 and 2011. The proposed SP19 allocation falls within the 202 Breachwood Green Ridge Landscape</p>	
--	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

		<p>Character Area (in the Council's own North Herts Landscape Study 2011 <a href="http://www.north-herts.gov.uk/sites/northherts-cms/files/files/202_2011.pdf">http://www.north-herts.gov.uk/sites/northherts-cms/files/files/202_2011.pdf</a>. This study identifies landscape character sensitivities including (with CCB comments in bold):</p> <ul style="list-style-type: none"> <li>- a historic settlement pattern of dispersed villages, hamlets and scattered farmsteads which would be sensitive to unsympathetic development out of scale with the villages</li> </ul> <p><b>The Board's view is that the strategic housing site SP19 of 2,100 homes would be out of scale with the existing small hamlets and villages (Mangrove Green, Tea Green and Cockerhoe) and bring about coalescence with Luton.</b></p> <ul style="list-style-type: none"> <li>- village greens and other important open spaces which would be sensitive to development on or adjacent to them</li> </ul> <p><b>Unclear that the impacts on the village greens and important open spaces has been assessed</b></p> <ul style="list-style-type: none"> <li>- strong cultural pattern of narrow and twisting minor lanes and historic woodlands would be vulnerable to improvements to/ upgrading of the roads</li> </ul> <p><b>These rural lanes would be likely to be under pressure to 'improve' their capacity and harm their character</b></p> <ul style="list-style-type: none"> <li>- areas of surviving acid/ neutral grassland at Mangrove Green and Tea Green are vulnerable to further loss</li> </ul> <p><b>Unclear that the acid grassland has been identified and protected</b></p> <ul style="list-style-type: none"> <li>- remnant mature trees in hedgerows and within fields would be sensitive to further removal</li> </ul> <p><b>There are mature trees in the SP19 development area</b></p> <p>9. The Council's 2011 landscape study goes on to examine the capacity of LCA 202 to accommodate development and concludes that large urban extensions and new settlements (&gt;5ha) <i>"would not be entirely appropriate within this Character Area, due to its strong cultural patter of minor lanes and historic woodlands. It would be of an inappropriate scale and would be likely to result in the coalescence of Luton and the villages and hamlets within Breachwood Green Ridge. Visual impacts could also be high, due to the elevated position of the Character Area on a ridgeline plateau, particularly if near the plateau edge. Increased housing development would be likely to be affect the existing narrow, twisting lanes, which could erode the character of the landscape. Extensive development could also disrupt the rights of way network and could reduce accessibility to the countryside."</i> The Board agrees and it is unclear why the Council would proceed with the allocation contrary to this advice.</p> <p>10. The adjacent land to the east of SP19 comprises North Herts landscape character area LCA 212 (Lilley Bottom). GLVIA 3rd edition guidance requires an assessment of the wider landscape around the proposed development area, which is an assessment of significant effect, itself a consequence of sensitivity and magnitude. LCA 212 (Lilley Bottom) is sensitive and lies immediately to the east. CCB accepts this is not AONB, but shares a similar landscape character and may, indeed, have potential to be incorporated within the nationally protected landscape and CCB proposed a boundary change to Natural England in 2013 (please see comments above). We would ask that weight is given to this landscape character and its relationship to the AONB. It certainly does appear to satisfy the tests of the National Planning Policy Framework (NPPF) in establishing a</p>	
--	--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

		<p>valued landscape (paragraph 109 <i>protecting and enhancing valued landscapes</i>). Planning Practice Guidance assists here, where it states that '<i>Landscape Character Assessment is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change and may be undertaken at a scale appropriate to local and neighbourhood plan-making</i>' (NPPG Paragraph: 001 Reference ID: 8-001-20140306). The LCA 212 itself states that landscape character sensitivities include '<i>a largely rural character throughout the character area with an absence of development and other detractors</i>'. This landscape is denoted as a gently undulating arable landscape, defined by sloping valley sides and includes some longer panoramic views from higher ground.</p> <p>11. In light of the relationship between neighbouring and overlapping landscape character area 212 we have drawn the conclusion that a settings relationship exists and we would ask that planning weight is attributed to this.</p> <p>12. In work for NHDC by the Landscape Partnership (July 2009) who prepared an environmental sensitivity study to inform the selection of potential growth areas in the District and in responding to the Luton and South Beds Core Strategy, <i>Response to Environmental Sensitivity Study prepared to inform the selection of Potential Growth Areas around Luton</i>, the SP19 land is within 'site L'. The study notes that in this area the settlements and local road pattern are highly sensitive to change, and the area appears to be highly valued for informal recreation. The area is described as an important green lung close to Luton, with minor roads ideal of walking, cycling and horse riding. The Landscape Partnership (TLP) reported that '<i>It is considered by TLP 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>Terriers Farm Draft Development Brief</p>	<p>WDC</p>	<ol style="list-style-type: none"> <li>1. We confine our comments to matters of design and landscape detail, as this site adjoins the AONB boundary along its north / north – western side and both the AONB and development brief area fall within the same landscape character type, LCA 16.3 the Great Kingshill Settled Plateau. For ease of reference additional policy text is underlined as are details which CCB supports.</li> <li>2. Development Brief paragraph 3.2.5 (as listed in the index) other relevant local policy guidance. Following on from Local Planning policy documents, reference also needs to be drawn to other policy documents that will carry weight in any planning determination and includes the CCB Position Statement (2011) on Development affecting the setting of the Chilterns AONB1 and the AONB Management Plan 2014-2019 A Framework for Action, which itself includes policies on both landscape and development. For example, landscape policy L2 states, There should be greater understanding and awareness of the local landscape character which contributes to local distinctiveness and L7 The quality of the setting of the AONB should be conserved by ensuring the impact of adjacent development is sympathetic to the character of the Chilterns. Within the development policies, policy D9 states that Full account should be taken of the likely impacts of developments on the setting of the AONB. Reference also needs to be made to the Buckinghamshire Landscape Character Assessment - Wycombe District Landscape Character Assessment (2011) and in particular LCA 16.3 Great Kingshill Settled Plateau. Landscape character assessments will be</li> </ol>	<p>26.11.16</p>



		<p>of importance to the detailed consideration of any future planning application.</p> <ol style="list-style-type: none"> <li>3. Development Brief Paragraph 4.1. Key Issues and Site Appraisal - Policy constraints, e.g. AONB, Conservation Areas, Listed Buildings, Green Belt – (b) to be amended as Topography and Landscape character.</li> <li>4. Development Brief summary of constraints plan 4.2 at (a) to be amended as These include: Land/townscape (a). The impact upon the landscape and scenic beauty of the Chilterns AONB;</li> <li>5. Development Brief Vision at paragraph 5.2 (to be amended as) The Vision for the Terriers Farm site is the creation of an attractive, efficient and sustainable new residential area and sports hub which will provide a high quality environment that responds positively to its surroundings, respects the local character and the setting of the adjacent AONB. The site will deliver a mix of housing types, sizes and tenures to meet the needs of the local community, including the provision of affordable housing. These will be well integrated with surrounding residential areas through layout, design and pedestrian/cycle linkages. The development will provide residents with easy access to a connected network of green spaces linking the AONB to Totteridge Common and Kingswood and be of high value for recreation, wildlife and landscape character.</li> <li>6. Development Brief vision and objectives. At Objective 2 to ‘create appropriate interface with sensitive edges (a) new links and built form to positively address the special qualities of the AONB (and continues).</li> <li>7. Development Brief 6.0 Brief for Development. GP 1 General principles: Landscape, Green Infrastructure and Open Space Framework. GP1 (a). Adopt a landscape led design approach. This should recognise the intrinsic character and beauty of the site and its surrounds while accommodating opportunities for development. This is supported and we recommend inclusion of, ‘This should recognise the intrinsic character and beauty of the site and its surrounds which include the nationally designated landscape of the Chilterns AONB</li> <li>8. Development Brief TFP 9 (b) Enhance green links through the site between the AONB/wider countryside to the north and Kingshill Wood and Totteridge Common to the south. This is supported. TFP 9 (e) The Terriers Farm Reserve Site Movement Network (e). Avoid street lights adjacent to the boundary with the AONB and assess impacts against best practice guidance, for example guidance issued by the Institute of Lighting Engineers.</li> <li>9. Development Building Heights. paragraph 6.2. The height of buildings on the higher ground adjacent to the AONB and the periphery of the eastern edge of the site may be reduced to minimise visual impact on the open countryside beyond. We recommend the more authoritative use of ‘will’ be reduced, as this is an important design and landscape objective as derived from other policy objectives to protect the setting of the AONB.</li> <li>10. Development Brief Density paragraph 6.36 onwards. 6.37. Within the development the higher densities should be located on the lower parts of the site, within a central core along the route of the main street and focused around the Kingshill Road entrance to the site. The density range will then graduate to lower densities around the edges bordering open countryside to the north and the conservation area to the south. This approach will help minimise the impact of the development and provide differencing character combining with landscaping and building form to create a sense of place. The graphic at 6.10 is not as clear as it could be in its promotion of a</li> </ol>	
--	--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

		<p>graduated density. We would recommend a graphic to show lower density at the boundary with the AONB.</p> <p>11. Development Brief at 6.38 character area C will clearly promote a lower scale / density / height of development. We appreciate that the development brief will not seek to be overly restrictive, however, to reinforce the sensitivities here we promote an amendment as the relationship between the southern character area and the adjoining AONB requires sensitivity to the landscape character of the AONB and will require attention to character assessment and sensitivity when assessed from within the nationally protected landscape. Development Brief Paragraph 6.40 deals with the transition between the site and the AONB and at paragraph 6.64 deals with the rural-fringe location here and the sensitivity of the AONB setting. We would, therefore, consider that the additional text as proposed is consistent with these policy objectives.</p> <p>12. Development Brief Appendix A Terriers Farm Local Plan Development Principles. A.9. A strong landscape structure will be needed to ensure that the settings of the AONB; adjoining Conservation Areas, the Ladies Mile and other Public Rights of Way are conserved and enhanced. This should incorporate a significant green wedge following the existing main north-south hedgerow, linking Terriers Green with the AONB. This green wedge should contain opportunities for the continuance of informal recreation and act as the main area of open space for the development. A.11. The provision of a substantial landscape belt along the north west boundary of the site adjoining the retained Ladies Mile hedgerow (which is a Biological Notification Site). This is needed to minimise the impact of the development on the Area of Outstanding Natural Beauty, and protect and enhance its biodiversity. The historic and recreational value of the Ladies Mile should also be enhanced; Both of these policy objectives are supported.</p> <p>13. Development Brief A1 12 Supporting studies includes reference to (a). Transport Assessment; (b). Archaeological Evaluation; (c). Ecology and Habitat Surveys; (d). Arboricultural report and Impact Assessment; (e) Landscape and Visual Impact Assessment; (f). Heritage Impact Assessment; and (g). Surface Water Drainage Assessment. We support this need for supporting evidence and would also draw attention to the high sensitivity of an AONB landscape as established under the Guidelines for Landscape and Visual Impact Assessment (GLVIA) 3rd edition 2015. Any landscape and visual impact assessment (LVIA) will need to include an assessment of the effects upon the special qualities of the Chilterns AONB, which will include its setting. CCB supports the landscape-led approach that is advocated and the site sensitivities here require a robust 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).</p>	
<p>Chiltern and South Bucks Local Plan Preferred Green Belt Options</p>	<p>CDC/S BDC</p>	<p><b>General comments on weight given to the Chilterns Area of Outstanding Natural Beauty (AONB)</b></p> <p>1. 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. The Chilterns AONB was designated in 1965 for the natural beauty of its landscape and its natural and cultural heritage. In particular, it was designated to protect its special qualities which include the steep chalk escarpment with areas of flower-rich downland, woodlands, commons, tranquil valleys, the network of</p>	<p>12.12.16</p>

	<p>ancient routes, villages with their brick and flint houses, chalk streams and a rich historic environment of hillforts and chalk figures. Chalk geology and associated ecology is extremely rare in the world. For example, 85% of the world's chalk streams are in southern England. The Chilterns provide ecosystem services for a healthy society and economy especially the ten million people who live within an hour. Of equal significance to national parks, AONBs are part of a suite of protected landscape which comprise 25% of England and Wales. The AONB is a unique and special place, its character and habitats are sensitive to change and once gone cannot be replaced.</p> <p>2. The housing pressures arising from the Bucks HEDNA are not a reason to harm the AONB or its setting; national policy and legislation has not changed on the requirement to conserve and enhance nationally protected landscapes.</p> <p>3. The consultation document and its evidence base focus on Green Belt tests, and give only cursory attention to whether a proposal will harm the AONB. The AONB is a national, higher order designation and should be given uppermost priority. The Green Belt is a local policy designation, not based on any inherent landscape or environmental quality, and its boundaries can be reviewed through the local plan process. An AONB is a statutory designation. AONB boundaries are established by Natural England and cannot be altered by local authorities through local plan reviews. National policy is clear that planning proposals for major development should be refused in AONBs and National Parks, unless there are exceptional circumstances and it is in the public interest<sup>1</sup>. The NPPF para 116 test for major development in nationally protected landscapes is unlikely to be met because there is no national justification for the housing development and there are alternatives in the Bucks Housing Market Area outside the AONB. The NPPF is clear that local planning authorities should allocate land of the least environmental or amenity value (NPPF core principles para 17, and para 110). The Board recommends that the Councils should proceed with greenfield allocations that are located outside, and do not affect the setting or appreciation of, the Chilterns AONB. Developments on previously developed land might be acceptable where these achieve the objective of the conservation and enhancement of the natural beauty of the AONB and its setting. The Board also supports conversions, infill and rural exception sites in the AONB, where these are invariably small-scale and to meet local needs, and these could contribute to the housing requirement through a windfall allowance in the Local Plan.</p> <p>4. There is no evidence of the required 'great weight' being given to the AONB (para 115 of the NPPF) nor of the duty under the Countryside and Rights of Way Act 2000. Section 85 of the CRow 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.</p> <p>5. Chiltern and South Bucks District Councils, like all public bodies, are subject to this statutory duty. Planning Practice Guidance para 003 provides advice on meeting this duty<sup>2</sup> and refers to the Natural England guidance<sup>3</sup> on this. The latter explains that the duty is not discretionary, and that consideration of potential impact on AONB purposes must be carried out with the expectation that adverse impacts will be avoided or mitigated where possible, and that it is good practice to provide written evidence to demonstrate compliance with the duty of regard.</p>	
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

		<p>6. As its stands it is not clear that the Councils are treating the AONB differently. The Green Belt Preferred Options document does not make a distinction in its structure between AONB, AONB setting and non-AONB sites. The AONB boundary is not shown on any of the maps (the Board has raised this on a number of occasions). The evidence base lacks a detailed assessment of potential impacts on the AONB. If sites are proposed to be taken forward to the next stage, the Chilterns Conservation Board recommends that impacts are assessed and would be willing to advise on the scope of such an assessment. Since the statutory definition of 'natural beauty' in the CRoW Act 2000 covers 'flora, fauna, geological and physiographic features', conserving and enhancing natural beauty requires consideration of all of these, not just landscape and visual impact.</p> <p>7. There is no new Sustainability Appraisal post Jan 2016 to accompany the Preferred Options setting out how these options perform against sustainability objectives. There does not appear to be an Appropriate Assessment to consider the impacts on European sites like Chilterns Beechwoods and Burnham Beeches.</p> <p><b>Chalk streams</b></p> <p>8. The Chilterns' chalk streams are of international significance. The River Chess, River Misbourne and River Wye are all chalk streams, a globally rare habitat and a key landscape feature of the Chilterns AONB (one of the special qualities for which it was designated). Chalk streams are groundwater-fed, shallow, fast flowing water courses with a gravel bed and low banks. They support high biodiversity and are home to some of the UK's most endangered species. They are also valued highly by communities thorough which they flow and contribute greatly to the local environment and economy. The Local Plan should ensure that future development does not have a detrimental impact on these important rivers.</p> <p>9. The pressure on water resources needs further consideration and should be treated as a constraint to the quantity of development that can be accommodated. The Plan has not adequately taken into account the degree of pressure that there already is on water resources in the area. Both the Misbourne and Chess have suffered from chronic low flows and frequent drying for decades largely as a result of over-abstraction for public water supply. Affinity Water already import a significant volume of water into the Misbourne and Chess catchments and are limited with regard to what additional water they can import. Therefore, any new development in this area will increase abstraction, threatening to further reduce flows and increase the frequency of drying of the Chess and Misbourne.</p> <p>10. The current wastewater infrastructure in the Misbourne &amp; Chess Valley are currently inadequate for the level of planned development. Both the Misbourne and Chess suffer from sewage pollution incidents, as a consequence of combined sewage overflows and sewer surcharging. The planned level of development will increase further the pressure on this infrastructure leading which is likely to have a detrimental impact on the Rivers Chess and Misbourne. Further information is available from the Chalk Streams Officer, based at the Chilterns Conservation Board.</p> <p><b>Cumulative impacts on the Chilterns AONB</b></p>	
--	--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

	<p>11. The long term, cross-boundary and cumulative effects on the Chilterns AONB have not been addressed. Joint work should be undertaken with the 13 other local authorities to consider these larger than local issues. The Chilterns Conservation Board would be willing to coordinate partnership working on cumulative impacts.</p> <p>12. The cumulative impacts which should be considered include effects on the special qualities of the Chilterns AONB, loss of habitat, loss of biodiversity, effect on flow levels in chalk streams, loss of water and air quality, increased light and noise pollution, loss of access/rights of way, harm to scenic beauty and views, loss of cultural heritage and archaeology and the loss of natural capital fundamental to a healthy economy and healthy society.</p> <p><b>Sites in the Chilterns AONB</b>  <b>Option number 3: Land East of Hazlemere</b></p> <p>The Chilterns Conservation Board objects to the allocation of this greenfield site in the AONB for housing on the basis that:</p> <ol style="list-style-type: none"> <li>1. It would constitute major development in the AONB (paragraph 116 of the NPPF applies). This proposed allocation was considered at the Bucks Authorities Workshop with the Chilterns Conservation Board on 19.10.16, and Wycombe District Council has subsequently dropped the allocation of the adjacent site as being ‘common sense major’. The Board considers this site to be major development in the AONB because of the scale of the development in relation to the size of the adjacent settlement, because it is ‘common sense major’, and because of the potential for adverse effects on the AONB including to recreational enjoyment, to chalk streams and because of the sensitivity of the location adjoining Ancient Woodland. As a major development, the proposal would need to comply with the NPPF paragraph 116 tests for major development in the AONB, which it is unlikely to pass given the lack of a national need and the scope to develop elsewhere in the housing market area outside the AONB (see introduction paragraph 3).</li> <li>2. If intending to proceed with this allocation, the Council should study the effects on the Chilterns AONB, including a Landscape and Visual Impact Assessment and an ecological assessment to examine the impacts.</li> <li>3. The site directly adjoins one of the largest blocks of Ancient Woodland in the Chilterns AONB. Ancient Woodland is one of the UK’s most biodiverse and fragile habitats and covers only 2.3% of land area in the UK.</li> <li>4. The development would impact on the adjacent Ancient Woodland. It would turn the woodland into a ‘park’ adjoining a housing estate. The likely types of harm would include fragmentation of the Ancient Woodland (with built development creating a barrier to species currently able to move freely across the field between woodland blocks), increased recreational pressures, roaming domestic animals (predation of wildlife, disturbance to ground nesting birds), seed spread from garden plants, lightspill and noise. A 15 metre buffer would not resolve these issues.</li> <li>5. The recreation enjoyment of the AONB would be affected because the footpath through rural greenspace would become a footpath through</li> </ol>	
--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

	<p>a housing estate, and the views out from the woodland footpaths would be of a housing estate.</p> <p>6. This is a highly valued and cherished woodland (Penn and Tylers Green Residents Association and Woodland Trust).</p> <p>7. There is also an opportunity cost to developing this site. The land would make an ideal woodland expansion project, woodland expansion being a stated government objective because the UK is one of the least wooded countries in Europe. The site is currently a triangular 'bite' out of a landscape-scale woodland habitat network. The adjacency of existing Ancient Woodland provides a rich local seedbank; the value of expanding this woodland would be greater than most opportunities for woodland creation elsewhere.</p> <p>8. The effects on the natural environment of supplying water to this site need proper consideration (it is not just a question of whether the water company is able to supply). Chalk streams are globally rare habitats (see introduction) and the Chilterns chalk streams are under pressure from abstraction for water supply, and pollution incidents arising from inadequate waste water infrastructure. Water supply to service the development would be likely to be met through increased abstraction from chalk streams, leading to even lower flows of these already over-abstacted streams. In this case the site is on the watershed between two chalk streams: the River Misbourne and River Wye. Both are failing Water Framework Directive standards. Increased abstraction to serve the development could further deteriorate their condition.</p> <p><b>Option number 4: Area South of London Road West, Amersham Old Town</b></p> <p>The Chilterns Conservation Board <b>objects</b> to the allocation of this greenfield site in the AONB for housing on the basis that:</p> <p>1. 50 dwellings could constitute major development in the AONB (paragraph 116 of the NPPF applies) because of the scale of the development in relation to the size of the settlement of Old Amersham, the effect on views, and the sensitivity of the location which contains a chalk stream<sup>5</sup> and is adjacent to listed buildings. It would be hard to accommodate more than a few dwellings on this site, for example on the small area of flat land adjoining Bury Farm, avoiding the rising ground.</p> <p>2. A chalk stream, the River Misbourne, runs through this site. This is not recognized in the consultation document, which simply mentions 'flood risk'. The indicative layout shows development close to the banks of the river, right up to the riverbank AONB footpath. This is unacceptable, a narrow buffer is not enough to protect the stream or the recreational enjoyment of footpath users. Along this stretch the river Misbourne is 'perched'; construction work could alter the hydrology. The course of the river has already been artificially altered on this site (hence the kink) during the construction of the A413. Furthermore, Sustainable Urban Drainage Systems (SUDs) might be difficult on this site because of the risk of polluted run-off draining into the chalk stream.</p> <p>3. If intending to proceed with this allocation, the Council should study the effects on the Chilterns AONB, including a Landscape and Visual Impact Assessment and an ecological and chalk stream assessment to</p>	
--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

	<p>examine the impacts. The Chilterns Conservation Board disagrees with the sentence in the Green Belt Development Options Appraisal that “There are some trees within the site and on the periphery but other than these there is no specific identifiable contemporary landscape value meriting protection.” This shows a lack of recognition that the site is in a nationally protected landscape, contains an internationally scarce chalk stream, that the site slopes, and there is inter-visibility with wider AONB views including from the South Bucks Way and Martyrs Hill, as well as views to the church and historic core of Old Amersham (the Old Amersham Conservation Area). In terms of settlement pattern, Old Amersham is a valley bottom settlement set in the valley of the River Misbourne, with a development form that is compact and restricted by the rising valley sides (see Chilterns Buildings Design Guide). The proposed allocation would creep development up those sloping valley sides, damaging the character of the settlement as a historic village nestling in a green backdrop of hills. The Sustainability Appraisal notes ‘moderate adverse impact on: Cultural Heritage (Objective 1) due to the proximity of listed buildings. and Landscape (Objective 2) by reason of the site being part of the Chilterns Area of Outstanding Natural Beauty, long distance views from the countryside and potential loss of some landscape features.’</p> <p>4. The effects on the natural environment of supplying water to this site need proper consideration (it is not just a question of whether the water company is able to supply). Chalk streams are globally rare habitats (see introduction) and the Chilterns chalk streams are under pressure from abstraction for water supply, and pollution incidents arising from inadequate waste water infrastructure. Water supply to service the development would be likely to be met through increased abstraction from chalk streams, in this case the River Misbourne, leading to even lower flows of this already over abstracted chalk stream which is failing Water Framework Directive standards. Increased abstraction to serve the development could further deteriorate its condition.</p> <p><b>Option number 5: Areas South East of Whieldon Street, Amersham</b></p> <p>The Chilterns Conservation Board <b>objects</b> to the allocation of this greenfield site in the AONB for housing on the basis that:</p> <p>1. 70 to 80 dwellings could constitute major development in the AONB (paragraph 116 of the NPPF applies) because of the scale of the development in relation to the size of the settlement of Old Amersham, the effect on views, and the sensitivity of the location next to an area rich in architectural heritage and designated heritage assets (adjacent to listed buildings and the Old Amersham Conservation Area). It would be hard to accommodate more than a few dwellings on this site, for example to complete Whieldon Green as a two sided close, although this might be difficult to secure access to since it is a private road.</p> <p>2. If intending to proceed with this allocation, the Council should study the effects on the Chilterns AONB, including a Landscape and Visual Impact Assessment and an ecological assessment to examine the impacts. The established belt of blackthorn scrub appears to have some wildlife value (e.g. many tall anthills which merit further ecological survey).</p> <p>3. The Chilterns Conservation Board disagrees with the sentence in the consultation document that “...the proposed developable parts having</p>	
--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

	<p>no significant views of the site from within other parts of the Chilterns AONB and no specific identifiable landscape value meriting protection.” This shows a lack of recognition that the site is in a nationally protected landscape, that the site slopes, and there is inter-visibility with wider AONB views including from Martyrs Hill, as well as views to the church and historic core of Old Amersham (the Amersham Old Town Conservation Area). In terms of settlement pattern, Old Amersham is a valley bottom settlement set in the valley of the River Misbourne, with a development form that is compact and restricted by the rising valley sides (see Chilterns Buildings Design Guide). The proposed allocation would creep development up those sloping valley sides, damaging the character of the settlement as a historic village nestling in a green backdrop of hills. The Sustainability Appraisal notes ‘moderate adverse impact on: Cultural Heritage (Objective 1) by reason of the proximity to Amersham Old Town Conservation Area and listed buildings and Landscape (Objective 2) by reason of the site being part of the Chilterns Area of Outstanding Natural Beauty, adjacent to Amersham Old Town Conservation Area and potential loss of some landscape features.’</p> <p>4. The effects on the natural environment of supplying water to this site need proper consideration (it is not just a question of whether the water company is able to supply). Chalk streams are globally rare habitats (see introduction) and the Chilterns chalk streams are under pressure from abstraction for water supply, and pollution incidents arising from inadequate waste water infrastructure. Water supply to service the development would be likely to be met through increased abstraction from chalk streams, in this case the River Misbourne, leading to even lower flows of this already over abstracted chalk stream which is failing Water Framework Directive standards. Increased abstraction to serve the development could further deteriorate its condition.</p> <p><b>Sites in the Setting of the Chilterns AONB</b>  <b>Introduction</b></p> <p>1. The setting of the AONB is the area within which development and land management proposals, by virtue of their nature, size, scale, siting, materials or design could be considered to have an impact, either positive or negative, on the natural beauty and special qualities of the Chilterns AONB. The legal duty on local authorities set out in section 85 of the Countryside and Rights of Way Act 2000 to have regard to the purpose of conserving and enhancing the natural beauty of AONB does not just apply within the AONB; the only consideration is whether land in the AONB is affected, not where the effect originates. The instruction in the NPPF paragraph 115 to give ‘great weight’ to conserving landscape and scenic beauty applies regardless of whether a development is inside the AONB or on land outside but affecting it. The NPPG also draws attention to proposals ‘which might have an impact on the setting of AONBs’. The statutory Chilterns AONB Management Plan: A Framework for Action 2014-2019 addresses the setting of the AONB in its vision and policies.</p> <p>2. The Chilterns Conservation Board has a Position Statement entitled Development Affecting the Setting of the Chilterns AONB with more information on the Setting on the AONB. It explains examples of adverse impacts from development in the setting of the AONB</p>	
--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--



	<p>3. Natural Beauty is not just about visual or landscape impacts, but is defined in the Countryside and Rights of Way Act 2000 section 66 as its flora, fauna and geological and physiographical features.</p> <p><b>Option number 1: North East of Chesham</b>          Although this large greenfield site is outside the Area of Outstanding Natural Beauty (AONB) it is the setting of the Chilterns AONB. An assessment should be carried out to examine the impacts on the Chilterns AONBs. In this case the Chilterns Conservation Board considers that:</p> <ul style="list-style-type: none"> <li>• the proposed major expansion of Chesham is likely to increase traffic and air pollution through the AONB,</li> <li>• increase recreational pressure on the AONB, and</li> <li>• affect the chalk streams through increased abstraction to service the 900 new dwellings, most likely to be taken from Alma Road at the head of the River Chess, one of the finest chalk streams in the Chilterns which suffers from chronic low flow and is the currently the subject of the Upper Chess Low Flows Investigation by the EA, TW and Affinity Water. There is also a threat from effects of increased sewage load on the Chesham STW which periodically releases sewage effluent into the River Chess.</li> </ul> <p><b>Option number 2: Area South of Holmer Green</b>          Although this large greenfield site is outside the Area of Outstanding Natural Beauty (AONB) it is the setting of the Chilterns AONB. An assessment should be carried out to examine the impacts on the Chilterns AONBs. In this case the Chilterns Conservation Board considers that:</p> <ul style="list-style-type: none"> <li>• the proposed development is likely to increase traffic and air pollution through the AONB,</li> <li>• increase recreational pressure on the AONB,</li> <li>• affect the chalk streams through increased abstraction to service the 300 new dwellings and</li> <li>• an assessment of these impacts should be made in conjunction with Wycombe District Council's adjoining proposed allocation.</li> </ul> <p><b>Option number 6: South East of Little Chalfont</b>          Although this large greenfield site is outside the Area of Outstanding Natural Beauty (AONB) it is the <b>setting of the Chilterns AONB</b>. An assessment should be carried out to examine the impacts on the Chilterns AONBs. In this case the Chilterns Conservation Board considers that:</p> <ul style="list-style-type: none"> <li>• the site contains two parcels of Ancient Woodland, these protected and linked up</li> <li>• a 15 metre buffer from the Ancient Woodland is not enough</li> <li>• the proposed major expansion of Little Chalfont is likely to increase traffic and air pollution through the AONB,</li> <li>• Lodge Lane is very scenic rural lane in the Chilterns AONB. Any access or highway 'improvements' to Lodge Lane (eg widening, straightening, signage, traffic lights, street lighting) could harm the AONB, and the Chilterns Conservation Board would be likely to object. Please see the advice in the Environmental Guidelines for the Management of Highways in the Chilterns which was produced by the Board and partners including Buckinghamshire County Council.</li> </ul>	
--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

		<ul style="list-style-type: none"> <li>• redevelopment of the brownfield business area may be acceptable depending on design and the access implications</li> <li>• 850- 1000 houses would increase abstraction of water in the River Chess and River Misbourne (it is on the watershed between the two) these are important chalk streams suffering from low flows already.</li> </ul> <p><b>Option number 7: National Epilepsy Centre, Chalfont St Peter</b></p> <p>Although this large greenfield site is outside the Area of Outstanding Natural Beauty (AONB) it is the setting of the Chilterns AONB. An assessment should be carried out to examine the impacts on the Chilterns AONBs including the impact of increased water abstraction from Chilterns chalk streams, in this case the River Misbourne.</p>	
Chiltern Rail stakeholder survey 2016	Chiltern Rail	Designing any upgrades to the lines through the Chilterns Area of Outstanding Natural Beauty (AONB) in a way that conserves and enhances its natural beauty. This will mean very careful assessment of the impacts of proposals like introduction of overhead line equipment for rail electrification and widening of rail corridor to provide additional tracks. Close and early working with the Chilterns Conservation Board, the public sector body who lead on looking after the Chilterns AONB, is essential. Please involve the Chilterns Conservation Board in route study work where proposals affect the Chilterns AONB or the setting of the Chilterns AONB.	21.12.16
East West Rail Methodology	Network Rail	CCB has emailed asking for involvement in Western section not Central section of this railway	22.12.16
Great Western Rail Electrification	Network Rail	<p>Chilterns Conservation Board response – Balfour Beatty Options to Improve Visual Amenity of Electrification Phase 2 Output Report – Initial Assessment of Options Draft dated 11th November 2016 Summary</p> <p>The Chilterns Conservation Board is concerned that the Phase 2 report does not recommend options which will minimise the harm to the AONB, that no new designs are being developed, merely options already in the Series 1 catalogue or minor modifications to Series 1, that options are not being tailored to the different AONB landscapes, and that the OLE Advisory Group is not being involved in shortlisting or decision making.</p> <p>Update: CCB attended a Network Rail and Railway Action Group meeting in Goring on 12<sup>th</sup> January. Network Rail decided to postpone the proposed public consultation starting 21<sup>st</sup> January to allow time for points raised to be addressed.</p>	22.12.12
South Oxfordshire Statement of Community Involvement	SODC	<p>The draft SCI has lost some of the useful and important consultation mechanisms that are included in the adopted 2006 SCI. See Table 4 of the 2006 SCI and please reinstate:</p> <p>(1) site notices for developments in the AONB even if 'minor', telecoms, agricultural buildings etc. Please treat the AONB in the same way as Conservation Areas and Listed Buildings, and apply an enhanced level of consultation. This is in order to demonstrate that SODC has regard to the purpose of conserving and enhancing the natural beauty of the AONB, as set out in the Countryside and Rights of Way Act 2000 section 85.</p> <p>(2) reference to letters to statutory bodies and stakeholders - please note that the document now fails to refer to stakeholders- it should do to include organisations like the Chilterns Conservation Board (CCB).</p>	24.1.17

		<p>CCB would like to be notified of all planning policy consultations (by email) and all planning applications (by emailed letter) in or affecting the Chilterns AONB according to the established Protocol we have with SODC - I can send a further copy if required.</p> <p>(3) Applications for development affecting public rights of way should receive enhanced consultation as in current SCI</p> <p>(4) Applications for development not in accordance with the development plan should receive enhanced consultation as in current SCI</p>	
Dacorum Site Allocations Main modifications	DBC	The Chilterns Conservation Board warmly welcomes and supports modifications MM7, MM27, MM28, MM29, MM30, MM31, MM32, MM33, MM34, MM38, MM39 and PM1 concerning Policy LA5 Icknield Way, West of Tring. Thank you for making changes to delete the allocation from the Chilterns AONB. This helps ensure that the Dacorum Site Allocations DPD is compatible with the purposes of AONB designation: conserving and enhancing the natural beauty of the Area of Outstanding Natural Beauty.	1.2.17
Chiltern and South Bucks Local Plan - Draft brief for Landscape and Visual Impact Assessment	C&SB	CCB has advised C&SB on the draft brief for a landscape and visual impact assessment of proposed local plan allocations, following on from our response to the Green Belt options of 12.12.16	27.1.17

**Current Development Plan Consultations:**

Consultation document	Consulted by	Stage	Deadline for CCB responses
Watlington Neighbourhood Plan	SODC	SA scoping report	3.3.17
Oxfordshire County Council	OCC	Minerals and Waste Core Strategy Main mods <a href="https://www.oxfordshire.gov.uk/cms/content/minerals-and-waste-core-strategy">https://www.oxfordshire.gov.uk/cms/content/minerals-and-waste-core-strategy</a>	20.3.17
Pirton Neighbourhood Plan	NHDC	Submission Neighbourhood Plan	23.3.17
Housing White Paper	DCLG	<a href="https://www.gov.uk/government/collections/housing-white-paper">https://www.gov.uk/government/collections/housing-white-paper</a> See Agenda Item 10	2.5.17
Draft National Airports National Policy Statement	DoT	Draft National Policy Statement <a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/589082/consultation-on-draft-airports-nps.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/589082/consultation-on-draft-airports-nps.pdf</a>	25.5.17
Consultation on UK airspace policy	DoT	Consultation on UK airspace policy	25.5.17

**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 4.
2.      Since the last Planning Committee papers for the 30<sup>th</sup> November 2016 meeting, the Board has made 21 formal representations on planning applications and participated at a Public Inquiry. The formal representations are summarised in Appendix 5.
3.      Current live casework is listed in Appendix 6.

**Recommendations**

1.      **That the Committee notes and approves the responses made in connection with the applications listed in Appendix 5.**

## APPENDIX 4

## Update on Status of Planning Applications CCB previously commented on

Location	LPA	Development	Ref. No.	Status	CCB response	Date CCB responded
Land West of Cockernhoe / Land East of Copthorne, Cockernhoe.	NHDC	Erection of 660 dwellings	16/02014/1	Pending	<b>Comments</b> This land is not AONB, but shares a similar landscape character and may have potential to be incorporated within the nationally protected landscape. CCB dealt with landscape character issues and plan-led system.	05.03.16
Springs Hotel	SODC	Residential conversion - Amended plans	P15/15/S2 158/FUL	Withdrawn	<b>Comments</b> Comments here were related to the Chilterns Buildings Design Guide.	27.07.16
Wyfold Lane Rotherfield Peppard	SODC	Outline application with all matters reserved for the development of land for provision of 7 Custom Build dwellings	P16/S2887/O	Refused 17/1/17	<b>Objection</b> Inappropriate development in AONB. Refused as inappropriate and harmful to the AONB.	29.08.16
Woodcote Garden Centre	SODC	9 dwellings	P16/S0375 /FUL	Pending (still)	<b>Comments</b> CCB comments dealt with northern boundary treatment, to improve screening.	11.03.16
Highlands Farm, Henley-on-Thames	SODC	Residential development - Amended plans	<a href="#">P16/S0077/O</a>	Outline granted 22/12/16	<b>Comments.</b> Comments related to amended masterplan and Landscape and Visual Impact Assessment.	21.04.16
Park Mill Farm, Princes Risborough	Planning Inspectorate	Planning application (same scheme) under 16/05846/OUTEA  Appeal - Residential development of up to 500 dwellings	APP/K042 5/W/16/31 46838	Inquiry held Jan 2017. Decision expected summer 2017.	<b>Qualified objection.</b> Need to follow the plan-making process and consider the cumulative impact of development. CCB Committee to note a similar application was granted in November 2016 subject to a section 106. This appeal appears to have dealt with traffic objections and	17.06.16

					disagreements re that legal agreement.	
Hunts Farm Harpsden Bottom Harpsden	SODC	Refurbishment & extension of existing farm house, conversion of two farm outbuildings & yard to residential use,	P16/S2359 /FUL	Planning Committee 1/2/17 recommended for approval and deferred for committee site visit.	<b>Comments / Objection to the extension</b> 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.	18.8.16
Land South of Bridle Path, Woodcote	SODC	Outline planning application for the erection of up to 65 homes, access, parking, landscaping, open space	16/S3306/0	Refused 5 <sup>th</sup> Jan 2017 reason 1 being material harm to AONB	<b>Objection.</b> Harmful to AONB and contrary to policy. Refused consent for these reasons.	15.11.16
Valentine Farm Shogmoor Lane Skirmett	WDC	Demolition of existing dwellinghouse, stables and former farm buildings and erection of a new private equestrian yard alterations	06/0617/FUL	Pending	<b>Comments, revised to objection 25<sup>th</sup> November 2016</b>  Revised objection on the basis that the proposed revisions to the schemes, in pre-application, were not incorporated by the applicant and the size and profile of the equestrian buildings were too large within the AONB.	11.11.16
Buildings 1,2,4,5,6 and 7 Lys Mill, Howe Road near Watlington,	SODC	Use of former feed mill as mix of B1,B2,B8 and outside storage (additional supplementary details August 2016 and originally submitted 2013)	P13/S0561 /FUL	Pending (still)	<b>Comments.</b>  Comments dealt with reductions in traffic movements by rationalising floor space in favour of less intensive uses. Noted improvements to the access track to improve the amenity of walkers on the Ridgeway.	14.10.16

Corner Farm, The Lynch, Kensworth, Dunstable	CBC	Agricultural storage building and hardstanding apron to serve existing agricultural operation incorporating landscaping, planting and scheme of surface drainage	CB/16/04095/FULL	Granted 26/1/17 with conditions on materials	<b>Comments.</b>  CCB recommends reference to the Buildings Design Guide in the selection of appropriate materials. Materials controlled by condition.	28.10.16
Walled Garden, Stocks Road, Aldbury, Tring, HP23 5RZ	DBC	New dwelling	4/02488/16/FUL	Granted 6/12/16	<b>Qualified support</b>	20.10.16
Arla Land east of College Road North, Aston Clinton	AVDC	Reserved matters applications: - layout for business use and spine road - design B2 or B8 units - scale of 3 x B8 units)	<b>11/00964/AOP</b> Discharge of planning conditions for colour and cladding  <b>16/02858/ADP  </b> Approval of reserved matters relating to scale and appearance  <b>16/02740</b> Approval of reserved matters relating to appearance, layout  <b>16/02741</b> Approval of reserved matters - appearance, layout and scale	<b>Granted 12/1/17</b> <b>11/00964 and 16/02858</b>  <b>Pending 16/02740 and 16/02741.</b>	<b>Objection (holding objection).</b> Objections related to matters of design, external appearance and colour / cladding.  CCB submitted comments only on 15.8.16 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. AVDC have granted 2 such reserved matters and we await the decision on one section of the site (remaining 2 decisions)	21.11.16



APPENDIX 5**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
Gomm Valley and Ashwells reserve site, High Wycombe (scoping consultation).	WDC	16/07031/CO NSU	Residential, potential employment and education and open space.	n/a	<p><b>CCB Comments</b></p> <p>Due to the proximity of the AONB to the Ashwells site (some 400 metres from its eastern boundary) and its status as a sensitive area within the EIA Regulations, the elevated position of this site and its landscape character type, CCB recommended inclusion of additional guidance in the scoping content-</p> <p>(1) The Chilterns AONB Management Plan 2014 – 2019: A Framework for Action  (2) AONB Position Statement on Setting - Development affecting the setting of the Chilterns AONB – Adopted June 2011 (Rev 1) )  (3) Buckinghamshire Landscape Character Assessment - Wycombe District Landscape Character Assessment</p>	5.12.16
Land at Peppard Road, Sonning Common.	SODC	P16/S3256/DIS As pursuant to P15/S4257/FU L	<p>Residential Development of 65 dwellings with associated public open space, landscape planting and new access onto the</p> <p>Conditions and especially 21 on lighting details.</p>	<p>Granted (discharged conditions) 15/02/17</p>	<p><b>CCB Comments</b></p> <p>The lighting plans show that the extent of lighting is confined within the site.</p> <p>CCB sought a short note of explanation from the applicant that the '<i>task light</i>' element is kept to a minimum as a result of the design and angle of the proposed lighting column.</p> <p>This detail was forthcoming and was satisfactory.</p>	25/11/16

Lower Wood Farm Sundon Road Harlington Dunstable LU5 6LN	SODC	CB/16/02011/RM	Reserved matters for Appearance, Landscaping, Layout and Scale attached to outline permission CB/13/3477/OUT for demolition of industrial buildings; redevelopment and estate road to provide thirteen dwellings and garages.	Pending	<p><b>CCB Comments</b></p> <p>Noted that the revised details of reserved matters are far easier to orientate and CCB noted the roof plan (15163 D 083 Rev E 020217) showing grey slate and red clay roof tiles and revised boundary treatment together with tree planting (SJA323.03A).</p> <p>These details have taken account of previous CCB comments.</p>	13/2/17
Ewelme Hazardous Waste Transfer Station, Goulds Grove, Ewelme,	SODC	MW.0143/16	Planning Application under Section 73A of the Town and Country Planning Act 1990 (as amended) for the following changes to the existing Hazardous Waste Transfer Station (HWTS): - Revised cladding to the main HWTS building; - Alteration of the main HWTS building to include a cable granulator shelter.	Granted 9/2/17	<p><b>CCB Comment (revised). 25th January 2017</b></p> <p>The landscape character around this site is itself heavily influenced by past quarrying activity but restoration has taken place here and CCB would ask that the Waste and Minerals Authority give weight and attention to the future enhancement of landscape character and the setting of the Chilterns beyond the confines of this application site.</p> <p>Proposed external material is a metal cladding finish. Whilst no objection is raised and the visual impact is mitigated the CCB would ask that the Waste and Minerals Authority are satisfied that this material cannot be concealed with a veneer or outer cladding which would not inhibit fire retardant properties</p>	25/1/17

Land off Peppard Road Emmer Green	SODC	P16/S3630/0	Residential development of up to 245 residential dwellings (including up to 40% affordable housing), structural planting and landscaping, informal public open space and children's play areas, vehicular access from	Pending	<p><b>CCB Comments</b></p> <p>This application site falls within a location which we have suggested to Natural England for consideration in an AONB boundary review.</p> <p>Permitting this planning application would have the effect of prejudicing this AONB boundary review application. Once permitted for housing, there is no prospect that the land would become part of the nationally protected landscape.</p> <p>The applicant's planning statement makes the point that the land is not the subject of any landscape quality designation (its 4.6.1). The LVIA reports that views from the AONB are limited (paragraph 3.17) and development will result in '<i>very limited impact on the wider landscape character including the sensitive landscape of the AONB, due to the proposed development</i>' (paragraph 5.33). We would contend that these paragraphs miss the point as to landscape character, as is confirmed in the South Oxfordshire Landscape Character Assessment.</p> <p>The submitted LVIA does not show the extent of the site on the viewpoint photographs.</p> <p>The defined urban edge mentioned in the South Oxfordshire Landscape Assessment would be eroded and make it hard for the LPA to consistently apply a refusal to other such urban edge sites.</p>	17/1/17
-----------------------------------	------	-------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------

CABI Wallingford Site.	SODC	P16/S3800/0	Re- development of CABI (renewal of 2014 consent)	Pending	<p><b>CCB Objection</b></p> <p>This application harms the special qualities of the AONB. The application constitutes major development and does not satisfy the National Planning Policy Framework at its paragraph 115 and does not satisfy the National Planning Policy Framework at paragraph 116.</p> <p>A number of development management issues remain unresolved.</p> <p>(i) The weight given to an enabling development case is not a matter raised within National planning policy, as far as nationally protected landscapes are concerned.</p> <p>(ii) The proposal must be considered as major development and the NPPF at its paragraph 116 will need to be applied. Developing within alternative locations outside the AONB must be given due weight and attention.</p> <p>(ii) That landscape matters cannot be reserved in such a highly sensitive location and must be considered now. The Design and Access Statement infers that landscape mitigation is reserved. A reappraisal of the planning merits is required.</p> <p><b>Note for CCB Planning Committee.</b> The residential scheme at CABI as refused in June 2016 is now appealed and set for an Inquiry later this year. This is a renewal of the 2014 consent for residential institutional uses to fund the new CABI office complex.</p>	12/1/17
------------------------	------	-------------	---------------------------------------------------	---------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------

Former Molins Sports Ground, Mill Lane and The Haven, Crowbrook Road, Monks Risborough.	WDC	APP/K0425/W/16/3149747	Appeal by Molins PLC against non-determination of the outline application for the demolition of existing dwelling, formation of new vehicular access onto Crowbrook Road, erection of up to 140 new dwellings	Appeal decision due summer 2017	<p><b>CCB Objection.</b></p> <p>Summary of CCB evidence as</p> <p>(1) The submitted planning application, the subject of this appeal, was wholly lacking in any evidence to support the assertion by the applicant that exceptional circumstances exist</p> <p>(2) The application is contrary to L1 and CS 17 policies and, following the application of the planning balance in section 38(6) of the 2004 Act, this application is contrary to the Development Plan.</p> <p>CCB evidence included images from Brush Hill / Whiteleaf that clearly demonstrate the open character of this land and this site could readily become accessible natural green space, consistent with guidance produced by Natural England. The importance of this land within the AONB cannot be dismissed as a small part of a wider panorama. To 'infill' that view with housing would materially diminish the special character of the AONB.</p> <p><b>Note for CCB Planning Committee.</b> This application was a Secretary of State recovery and a decision is expected summer 2017.</p>	CCB evidence presented on 2/2/17
-----------------------------------------------------------------------------------------	-----	------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------

Chiltern Farm Barn Main Road North Dagnall	AVDC	16/04099/APP	Conversion and alterations of existing barn to create 5 dwellings with access, parking and gardens	Pending	<b>CCB Objection</b>  The current application is a material departure from the previous consent in (1) involving residential development in the open countryside / AONB and (2) resulting in a far larger developed area including gardens and parking and a feeling of urbanisation within the countryside.  This application results in isolated residential development within the AONB without justification.	29.12.16
Land east of Golden Hills, Golden Hills, Chinnor	SODC	P16/S4171/F UL	Erection of 10 bungalows with associated garaging, landscaping and all supporting infrastructure	Objection	<b>CCB Objection</b>  Development that inappropriately extends the village, is outside the development plan process and is harmful to the setting of the AONB. AONB setting need not always equate to matters of a direct visual impact and also includes matters of landscape character. In this case the extension of the urban area into the countryside here diminishes the lowland character that itself contributes to the setting of the escarpment at this location.	10.1.17
Land at Cherry Orchard, Mongewell, OX10 8DA	SODC	PI6/S3801/FUL	New dwelling and orchard	Pending	<b>CCB Comments</b>  The site is in the Chilterns AONB and consists of undeveloped lakeside land. Normally the Chilterns Conservation Board would resist new dwellings in locations like this. However this application has a number of merits. The design of the dwelling is innovative and seeks to apply ecological design principles in its construction and its sustainable water and energy systems. It merits consideration under paragraph 55 of the NPPF. If permitted the building could be a future	17.1.17

					<p>contender for the Chilterns Buildings Design Awards. The Chilterns was one famous for its cherry orchards, but very few remain today. The proposed planting of a cherry orchard, and its cultivation for the local food market, is warmly welcomed by the Chilterns Conservation Board. This is in line with addressing the decline of cherry orchards described in the Chilterns AONB Management Plan pages 21, 35 and Policy FF12. Views from the lane and the Ridgeway could be enhanced by the addition of a traditional cherry orchard, particularly when the trees are in blossom. There are some design aspects of the scheme which the Board would wish to be improved (recommendations and model lighting condition supplied)</p>	
Land to rear of Cleeve Cottages Icknield Road Goring	SODC	P16/S3001/O	Erection of 10 new dwellings. (As amended and amplified by information received 7, 26 & 31 October 2016 to address tree and ecology concerns and submission of landscape visual impact assessment)	Pending – deferred from planning committee 1/2/17	<p><b>CCB Comments</b></p> <p>CCB has asked that attention is paid to AONB Management Plan D1 that <i>'The natural beauty of the Chilterns AONB should be conserved and enhanced by encouraging the highest design standards, reinforcing local distinctiveness and respecting the landscape, settlement character and special qualities of the AONB'</i>.</p> <p>CCB noted that the application is submitted outside the formal Development Plan process and that the Goring Neighbourhood Plan is being prepared but is still at an early stage</p> <p>We recommend that careful attention is given to the Chilterns Buildings Design Guide and Supplementary Technical notes in the construction of any planning conditions governing design and detailed layout and</p>	27.1.17

					boundary treatment, in the event that the LPA were minded to recommend this application.	
Land at Bishopswood Middle Field and Memorial Hall Sonning Common RG4 9LL	SODC	P15/S4119/F UL	Residential development of 50 dwellings, access, public open space and landscaping, and provision of land for community sports/recreation facilities – amended plans	Pending	<p><b>CCB Objection</b></p> <p>The Sonning Common Neighbourhood Development Plan (SCNDP) is now ‘made’ and carries full weight, so the Board’s earlier comments (letter dated 2nd February 2016) about the timing of the application in advance of the neighbourhood plan no longer apply.</p> <p>However, the amendments to the plans are minor, and do not alter the Board’s objections to this application (please see letter of 2nd February 2016).</p> <p>It remains a poorly designed scheme which falls short of the quality required by the Chilterns Buildings Design Guide SPG, e.g. its use of standard house types, inappropriate features such as the inset doorways on HT 305 V2 Elevations, and the grey roofing materials which speak little of the Chilterns vernacular. It does not comply with SCNDP Policy H1 “Ensure that the proposed dwellings are designed to minimise the visual impact of the development on the AONB. Particular consideration should be given to the ridge heights of the proposed dwellings and to the colour of building materials.”</p>	2/2/17



					<p>It does not guarantee delivery of the community, recreational and environmental benefits on sites SON1 and SON3 that led the community to allocate this site SON2. SCNDP Policy HS1 requires that: “The recreational area will be laid out and provided, together with suitable public access, prior to the sale of the first market house on site SON2/3”.</p> <p>There is still a road spur pointing towards the SON1 site and Bishopswood Farm, which is inappropriate given the status of this land.</p> <p>This is major development in the AONB and the policy test for exceptional circumstances and public interest in NPPF para 116 need to be met. Great weight should be given to conserving landscape and scenic beauty of Areas of Outstanding Natural Beauty as set out in NPPF para 115. The Council has a legal duty under the Countryside and Rights of Way Act 2000 section 85 to have regard to the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty.</p>	
The Orchard, Bedford Road, Houghton Regis,	CBC	CB/17/00501/OUT	Outline: Demolition of existing buildings/structures and redevelopment of site to provide 21 dwellings, an estate road, landscaping and associated works	Pending	<p><b>CCB Comment</b></p> <p>This application appears to raise similar issues to the application at Bury Spinney Thorn Road Houghton Regis for outline approval up to 100 dwellings (CB/16/02086/OUT).</p> <p>For that application CCB commented that the site falls within the Houghton Regis Northern Framework Plan (October 2012) and that this is used for development management purposes together with the adopted joint Core Strategy. CCB promoted a consideration of cumulative impacts here, accepting its distance away from the statutory boundary of the protected landscape.</p>	13/2/17

New Barn Farm, Cholsey	OCC	MW 0094.16	Extraction of sand and gravel with associated processing plant, conveyors, office and weighbridge, parking areas. Construction of new access onto the A4130. Restoration to agriculture, incorporating two ponds, using imported inert materials	Pending	<p><b>CCB Objection</b></p> <p>The adopted Waste and Minerals Local Plan Policy PE2 establishes that planning permissions will not be given for development within land outside those identified in that plan, unless the apportioned supply cannot be met from areas identified.</p> <p>The replacement Local Plan identifies this site within a broad area of search for sand and gravel between Oxford and Cholsey. That area is a large area and is the subject of criteria based policies that consider landscape impacts.</p> <p>This site falls between two AONB areas and is within a visually exposed landscape. Great weight should be given to landscape character matters, including the setting of the AONB in the SODC Core Strategy and AONB Management Plan.</p>	9/2/2017

Princes Risborough School Merton Road Princes Risborough	BCC	CC/01/17	Creation of new 2 storey entrance block with classrooms and kitchen extension, central atrium and lift access in phase 1; creation of 3 storey link block with classrooms, new drop-off area, additional car park spaces and new cycling bays and demolition of some parts of the school buildings in phase 2 and associated landscaping in both phases.	Pending	<p><b>CCB Comments</b></p> <p>The various extensions sit within the framework of the existing school as identified by option 2 in the pre-application scoping of options as set out in the Design and Access statement. This maintains the existing relationship to the setting of the AONB by containing the visual impact within the existing built form. We accept the point raised in the papers that the existing sports hall screens much of the site from the AONB. That said, the opportunity to improve materials is beneficial and we would support the architects design and materials (brick).</p> <p>CCB recommends greater detail on surfacing and consideration of 'terram' or similar systems that reduce impact and conceal the visual impact of surfacing. This could appropriately be controlled by condition.</p> <p>CCB could not find a detailed landscape plan and the proposed site plan PRS A-915 only shows indicative detailing of landscape matters. We would welcome a landscape plan to help strengthen the eastern boundary and help reinforce the open area within the immediate setting of the AONB.</p>	10/2/17
----------------------------------------------------------------------	-----	----------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------

Land west of Chaul End Road, Caddington	CBC	CB/16/04593	Change of use of the land from agricultural to land for recreational use.	Pending	<p><b>CCB Comments</b></p> <p>This large greenfield site lies within the AONB. The planning application seeks to change the use of agricultural land to recreation use, but offers no details on the recreation uses proposed. The application is lacking sufficient information to allow the impacts on the Chilterns AONB to be assessed.</p> <p>All development here should conserve and enhance the special qualities and characteristics of the Chilterns AONB. If changing the use from agriculture to recreation, informal recreation based on the quiet enjoyment of the countryside based around its management for wildlife and the natural environment is all that should be envisaged or permitted.</p>	24/11/16
Land at Kennylands Sonning	SODC	P16/S3142/O	Outline application for the erection of up to 95 dwellings including affordable housing; new public open space; landscaping;	Pending	<p><b>CCB Objection</b></p> <p>The assessment of impact here is also a matter of landscape character assessment and the application land and wider area, including the AONB, falls within a semi enclosed dip slope landscape. The dip slope landscape must be assessed against the components of landscape character set out in the South Oxfordshire landscape assessment (1998)</p> <p>Assessment here is not solely confined to a purely visual relationship and we would ask that weight is given to landscape character. The LVIA states at paragraph 7.3 that '<i>The increased urbanisation of this section of Kennylands Road would change the character of the village but not that of any nearby landscape character areas, the AONB or other</i></p>	10/2/17

					<p><i>landscape policy designations</i>'. This cannot be correct because the dipslope character type crosses the appeal site and the AONB in this location.</p> <p>The submitted LVIA forms the view that the sensitivity to the AONB is low, yet that conclusion avoids a wider consideration of landscape integrity. CCB disagree with these conclusions.</p> <p><b>Note for CCB Planning Committee. The Sonning Common Neighbourhood Plan allocates a small area of development along the frontage of this site but that is acceptable in relation to AONB setting and a far smaller area of development.</b></p>	
Hazeldene Farm Asheridge Road Asheridge	CDC	CH/2016/240 7/FA	Change of use of farm land for the stationing of 3 no. timber and canvas lodges for tourist accommodation, formation of track hardstanding and turning area	Pending	<p><b>CCB Comment</b></p> <p>The proposed canvas lodges parking and turning areas are located within a sensitive part of the Landscape Character Area LCA 17.2 Bellingdon dipslope with dry river valley with a defining characteristic reported as '<i>A rolling and undulating topography, with steep slopes contrasting with flatter valley ridges. A smooth and sweeping landform.</i></p> <p>The site is visually prominent and sensitive within the nationally protected landscape. In this case CCB accepts the point that a promotion of tourism and enjoyment of the landscape is consistent with the second purpose of the Conservation Board but that where a conflict arises then the main purpose (i.e. conserving and enhancing the natural beauty) shall prevail.</p> <p>This approach would be consistent with the AONB</p>	13.2.17

					<p>Management Plan which deals with economic and social well- as well as relevant development issues</p> <p>This application cannot be deemed to conserve or enhance the landscape. We could not find any visual appraisal in the submitted papers but draw this conclusion on the basis of landscape character and the immediate topography around the application site.</p> <p>To resolve these matters it would appear far preferable for the holiday accommodation to be nestled within the framework of existing farm buildings. Whilst we accept that this would mean the holiday visitors are not located within the immediate landscape, it would serve to appropriately protect that landscape.</p>	
Land to the south of Newnham Manor, Crowmarsh Gifford Planning Application	SODC	P16/S3852/F UL	Hybrid planning application for the erection of 100 new residential dwellings including new access road off the A4074, public open space (full application) and the provision of school land (outline application)	Pending	<p><b>CCB Qualified Objection</b></p> <p>CCB's pre-app advice is partly reproduced in the applicant's Landscape and Visual Appraisal at page 9. In summary, we advised that the Chilterns Conservation Board exceptionally did not object to the principle of development of CRO6 and CRO7 in this unusual case, because of its part-brownfield status, the results of the Kirkham Landscape Planning Ltd assessment, the potential for enhancing the AONB (e.g. the removal of derelict buildings, shipping containers and outdoor storage) and providing solutions to some existing village problems. However, the Board recommended that, before submitting an application, further amendments were made to the design and layout. Some of these improvements were subsequently made but the Board is concerned that there</p>	8/2/17

				<p>are still areas where further work is needed.</p> <p>CCB recommends changes and:</p> <p>(1) Given the value of the AONB, the great weight that should be given to conserving and enhancing its natural beauty, and the moderate adverse – minor adverse impacts identified in the applicant’s LVIA, the Chilterns Conservation Board suggests that the Council asks the applicant to prepare, as a supplement to the LVIA, verified photomontages showing the impact on views from the Ridgeway (viewpoint 33) and the public footpath between Cox’s Lane and the A4074 (viewpoint 32). This should help assess the significance of the effects. (2). Design – While the designs have improved over previous draft proposals, some house types are not in sympathy with the Chilterns Buildings Design Guide, adopted by SODC as SPG e.g. the integral garages/ large openings for undercroft parking in plots 18, 90, 50, 51 should be avoided. The asymmetrical roof structure give plots 50, 51, 24, 87, 95 a top-heavy look. Black weather-boarding is not a traditional Chilterns material for housing, and red clay plain tiles are normally preferred to brown clay plain tiles. The use of smooth white render on a number of the houses is likely to exacerbate their visibility from the AONB views on higher ground. (3) For the AONB enhancements and public benefits to the community to be realised, the land to be given to the school should be cleared, laid out and provided for the school, rather than left to be resolved later. This is important because the enhancement of this currently</p>
--	--	--	--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

					run down area of AONB is a key reason for the Chilterns Conservation Board not objecting in principle to this major development.	
Land to the west of Old Reading Road Crowmarsh Gifford	SODC	P16/S3665/O	80 dwellings outline	Pending	<p><b>CCB Objection</b></p> <p>This greenfield site lies almost entirely within the AONB. It performed poorly in the 2014 Landscape Capacity Assessment for Sites on the Edges of the Larger Villages in South Oxfordshire, carried out by Kirkham Landscape Planning Ltd/ Terra Firma for SODC</p> <p>The disparity between the Pegasus Design Landscape and Visual Impact Assessment and the Council's 2014 assessment is notable, the Pegasus LVIA appears to underplay the value of the AONB and the significance of the effects.</p> <p>The Chilterns Conservation Board considers that the scale of development proposed, with 80 dwellings, a community building, sports pitch and land for school expansion, at one of the smallest of the 'larger villages', and on land with a low landscape capacity for development, would constitute major development in the AONB. CCB objects and recommends refusal as harmful to landscape and contrary to AONB policy.</p>	28.11.16
Land to the east of Benson Lane, Crowmarsh Gifford	SODC	P16/S3608/O	Outline planning application for up to 150 dwellings together with associated access, public open space, landscaping and amenity areas	Pending	<p><b>CCB Comment</b></p> <p>CCB considers that the most appropriate mechanism for determining the best development site at Crowmarsh Gifford is a planned process allowing comparison across site options, public consultation and sustainability appraisal</p> <p>This greenfield site is very close to the Chilterns AONB,</p>	21/12/17



					<p>the south-east corner of this same open field on which development is proposed is within the AONB. It is within the setting of the Chilterns AONB.</p> <p>The site is visible from the rising land of the Chilterns escarpment to the south and south east of the site. This is explored in the 2014 Landscape Capacity Assessment for Sites on the Edges of the Larger Villages in South Oxfordshire, carried out by Kirkham Landscape Planning Ltd/ Terra Firma for SODC</p> <p>If the LPA were to approve then CCB requests that SODC imposes conditions (or enters into a legal agreement with the applicant) to secure:</p> <ul style="list-style-type: none"> <li>(1) The land to the east of footpath 181/3 secured as undeveloped land in perpetuity. This could be continued agricultural use, or planted as new woodland, or put as informal (unequipped) open space, or green infrastructure.</li> <li>(2) The retention, protection and reinforcement, through management and new planting of appropriate species, of the existing hedgerows and trees.</li> <li>(3) The establishment of a new belt of tree planting and green infrastructure.</li> <li>(4) Appropriate controls over lighting.</li> </ul>
--	--	--	--	--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

APPENDIX 6**Current Live CCB Planning Application Casework**

Location	LPA	Ref number	Development	Deadline
CABI Appeal	SODC Planning Inspectorate	APP/Q3115/W/16/3 165351	Hybrid application for the redevelopment of the CABI Wallingford site. Demolition of existing buildings and creation of a new headquarters for CABI. Erection of 91 dwellings comprising open market and affordable housing. Provision of open space, landscaping and parking and other associated works.	Further representatio ns 27/2/17
Land north of A4130 Wallingford Bypass, Wallingford	SODC	P16/S4275/O	Residential development of up to 550 dwellings (including an extra care facility), a primary school and access.	27.1.17