



Planning Committee

10.00 a.m. Wednesday 21st September 2016
The Chilterns Conservation Board office,
90 Station Road, Chinnor, OX39 4HA

Agenda

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| 1. Election of Chairman | 10:00 – 10:05 |
| 2. Apologies | 10.05 – 10.06 |
| 3. Co-option of new members of Planning Committee | 10.06 – 10.10 |
| 4. Declarations of Interest | 10.10 – 10.11 |
| 5. Minutes of Previous Meeting | 10.12 – 10.14 |
| 6. Matters Arising | 10.14 – 10.20 |
| 7. Public Question Time | 10.20 – 10.25 |
| 8. Model AONB policy – update | 10.25 – 10.35 |
| 9. Pre-application presentation from developers for Newnham Manor site at Crowmarsh Gifford in South Oxfordshire | 10.35 – 11.30 |
| 10. Development Plans responses – update | 11.30 – 11.45 |
| 11. Planning Applications – update | 11.45 – 12.00 |
| 12. Any urgent business | 12.00 – 12.25 |
| 13. Date of Next and Future Meetings | 12.25 – 12.30 |

Item 3 Co-option of new members of Planning Committee

Author: Lucy Murfett Planning Officer

Lead Organisations: Chilterns Conservation Board

Resources: Additional members' travel expenses.

Summary: Committee to consider the co-option of additional members.

Purpose of report: As above

Background

1. The Board's standing orders require that at least one Board member is present from each of the three categories of Board members (Secretary of State appointed, Local Authority and Parish Councillor) for the Planning Committee to be quorate. There are occasions when this is hard to achieve, particularly in the case of Parish Council Board members, because there are only two parish councillors on Planning Committee. At the last meeting the Chair asked Ian Reay about the possibility at the next Board AGM of increasing the number of parish council representatives on the Planning Committee to three to ease the pressure on parish council members. He agreed that co-opting a 3rd parish council member could be considered, and this was agreed at the Board's AGM on 23rd June 2016. Today Planning Committee is therefore asked to co-opt an additional member, Alison Balfour-Lynn (Herts PCs) has expressed a willingness to serve.
2. Planning Committee is also able to co-opt non-Board members onto the Committee. The process is that such persons shall not exceed four per committee and that they must be nominated by two members of the committee and approved by a majority vote of the committee. They are non-voting and cannot be counted in determining whether a committee is quorate. In the past various professionals have been co-opted to the Planning Committee and their skills have bolstered the workings of the Committee. The Committee is asked to consider the merits of this and if possible suggest one or more suitable individuals who might be approached. For example, someone with professional landscape expertise or working in planning law or infrastructure planning could provide useful expert resource.

Recommendation

1. **That the Committee agrees to co-opt an additional parish Councillor to the Planning Committee.**
2. **That the Planning Committee co-opts Alison Balfour-Lyn to the Planning Committee.**

Item 5 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

3. The draft minutes from the meeting on 11th May 2016 are attached (at Appendix 1) for approval.

Recommendation

3. **That the Committee approves the minutes of its meeting which took place on 11th May 2016.**



**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON Wednesday
11th May 2016 at BOVINGDON BRICKWORKS, Ley Hill Road, Bovington,
Hertfordshire HP3 0NW.**

**Meeting at 10.30 am for a tour of the Brickworks followed by lunch with the
Committee Meeting commencing at 13.00 and concluding at 14.35**

BOARD MEMBERS PRESENT

Member	Appointing Body
Appointed by Local Authorities	
Cllr Lynn Lloyd	South Oxfordshire District Council

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

Elected by Parish Councils	
Cllr Tony Penn	Buckinghamshire

Others present-	
Lucy Murfett	CCB Planning Officer
Others	
Deirdre Hansen	Minute taker

And also present	
Ian Reay	Chairman of the Board
George Case	Board member

247. Apologies for absence

Apologies were received from Cllrs David Barnard (North Herts District Council), David Collins (Dacorum District Council), Nick Rose (Chiltern District Council) and Mike Stubbs, Planning Advisor to the CCB.

The Chair welcomed Ian Reay and George Case to the Planning Committee meeting.

All members had found the morning visit to the brick works very interesting. The Chair would write a note of thanks to Graham Irving for the interesting visit and the lunch that had been provided.

248. Declarations of Interest

No declarations of interest were made.

249. Minutes of the previous meeting

The minutes of the meeting held 9th March 2016 were approved as a true record and signed by the Chair.

250. Matters Arising from the minutes

- The Chair asked Ian Reay about the possibility at the next Board AGM of increasing the number of parish council representatives on the Planning Committee to three to ease the pressure on parish council members. Co-opting a 3rd parish council member could be considered.
- Building Designs Awards: it was reported that the CCB and the Chiltern Society would not proceed with the Building Design Awards this year because fewer entries were received and the judges felt it would not be competitive enough. All entrants had agreed to be carried over to next year. The meeting discussed ways of advertising the event more widely to encourage entrants.
- The Planning Officer had held a training session for planning officers at Dacorum District Council on 20th April.

251. Public Question time

No members of the public were present.

252. Update on Rail Electrification

The Planning Officer had provided a detailed report updating the Committee on the developments taking place since the last meeting.

- a. The CCB has a seat on the now formed Overhead Line Equipment in AONBs Advisory Group.
- b. The 2-day workshop held by Balfour Beatty had identified potential options. It was accepted that something had to be done to mitigate the impact of the gantries currently being installed.
- c. It was agreed that the Planning Officer had done excellent work, but it is important to move forward soonest.
- d. The work done on this rail electrification project could have significant future impact for this and other AONBs.
- e. The meeting discussed how the work on this project should be resourced as attending the Advisory Group and other meetings on this project would be time consuming. A number of options were highlighted, but no decision could be taken here. The Chair will discuss the situation with the Chief Officer.

1. The Committee NOTED the update.

253. Model AONB policy- first draft.

The Planning Officer had developed the draft model of another AONB, considered at the previous meeting, to fit the Chilterns criteria. It is now a draft policy document which refers to the special qualities for the Chilterns AONB and the relevant Chiltern Guidance documents.

- a. It has been circulated to local authority Planning Officers as a draft.
- b. It will be worked on at the next Planning Forum meeting.
- c. It was felt that a single Chiltern AONB policy included in all local plans will have merit.
- d. The first draft policy is based on a conventional style policy.
- e. The committee supported the approach and the principle and briefly looked at a more radical approach.
- f. The meeting provided feedback on the draft and suggested amendment which the Planning Officer will incorporate.
- g. It was agreed the priority is to have a policy agreed.
- h. The wider scale of future development in the AONB is not accurately known and it was suggested that at the Planning Forum attendees to be asked to mark on an AONB map development already committed and also any known areas of significant future development (or infrastructure). This would provide the Planning Officer with an overall picture of potential threats to the AONB or its setting.

- 1. The Committee PROVIDED feedback and AGREED to recommend the draft AONB Model Policy with the amendments to the Board its next meeting.**

254. Development Plan Responses

The Planning Officer informed the Committee that she had submitted on 9 development plan documents and on 3 Government consultations.

The Planning Officer gave brief comments on the paper submitted with the agenda.

- The CCB supported exception schemes and local needs housing, but sites outside the AONB should be maximised first and any consequential development in the AONB has to be designed to minimise its impact.
- In relation to the changes in the Telecoms Code the Planning Officer noted that there can be no good reason for suspending Section 85 CROW Act 2000 obligations.

The six current Development Plan Consultations were listed.

The Committee provided comment on the submissions and the on-going work. The Chair commended the Planning Officer for her excellent work.

- 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.**

255. Planning Applications Update

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

The responses were discussed and it was noted that all recent CCB comments had been supported by the local authorities.

A number of significant planning applications are appearing in the AONB.

It was commented that the approval at the Brickworks (ref CM 03/16) for the extraction of approx. 5,100 tonnes of brick earth would help secure local materials for Chilterns buildings repair and new build in the local vernacular style.

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

256. Any Urgent Business

There was no urgent business.

257. Date of the next meeting Wednesday 21st September at CCB offices at 10 am.

Future meeting Wednesday 30th November 2016.

The Chairman.....

Date.....

Item 8 Model AONB policy – update

Author: Lucy Murfett Planning Officer

Lead Organisations: Chilterns Conservation Board

Resources: Staff time

Summary: All the Local Plans for the Chilterns AONB area are under review; policy officers from Bucks local authorities asked CCB to prepare a model AONB policy that could be incorporated in all their plans. A first draft has been prepared and circulated to planners across the AONB, for discussion at an upcoming Planning Forum meeting and potential roll- out in all the Local Plans across the Chilterns.

Purpose of report: To update the Committee on ongoing work and seek input on the model policy.

Background

Author: Lucy Murfett Planning Officer

Lead Organisations: Chilterns Conservation Board

Resources: Staff time

Summary: All the Local Plans for the Chilterns AONB area are under review; policy officers from Bucks local authorities asked CCB to prepare a model AONB policy that could be incorporated in all their plans. A first draft has been prepared and circulated to planners across the AONB, for discussion at an upcoming Planning Forum meeting and potential roll- out in all the Local Plans across the Chilterns.

Purpose of report: To update the Committee on ongoing work and seek input on the model policy.

Background

1. Planning Committee considered the first draft of the model AONB planning policy at the last meeting on 11th May 2016 and supported the idea that a single Chilterns AONB policy included in all local plans had merit. The draft was taken to the Executive Committee on 25th May 2016 where it also received support.
2. The project is to develop a consistent AONB planning policy across all the new emerging local plans (Oxon, Beds, Beds, and Herts). The idea arose from local authority planning policy officers themselves seeking help with emerging local plan

policies. It was circulated to planning officers as a draft on 22nd March 2016 and a workshop session took place to edit and refine the policy on 7th June 2016 at a Planning Forum hosted by Aylesbury Vale District Council. At the forum the draft model policy received a mixed reception, with some authorities keen to incorporate the policy with no changes, others unable to support it. However, all authorities agreed to a set a principles for what a local plan AONB planning policy should include. The second draft that arose from Planning Forum is below. It now incorporates model supporting text too as well as policy text.

3. CCB is now using the model policy in responses to local plans; supporting those which are including it and suggesting its inclusion for those which have not. Feedback is sought from Committee on whether to use the first draft (see below) or second draft (below that) model policy in work going forward.

Recommendation

1. **That the Committee notes the update and provides feedback on whether to support the first or second draft version of the model policy.**



A Model Policy for the Chilterns AONB, Draft v1, 22 March 2016

Introduction

All the 13 local planning authorities that cover the Chilterns Area of Outstanding Natural Beauty (AONB) are in the process of reviewing their Local Plans. Now is a good time to reflect on current policies and ensure that the best approach is taken in the new plans. Much has changed since the existing local plans and saved policies (of various ages) were prepared: the publication of the NPPF in 2012, the policy and strategy gaps left by the abolition of Regional Spatial Strategies and Structure Plans, the evolving nature of AONB policy issues and guidance, the threats to the AONB from major infrastructure including HS2, the unprecedented level of pressure for new development arising from housing needs assessments, the Duty to Co-operate, and an emerging focus on AONB mitigation. One of the outcomes of a meeting of Buckinghamshire policy planners in January 2016 was a request to the Chilterns Conservation Board to propose a model AONB policy, drawing on good practice and experience locally and from others AONBs. This model policy, first draft below, could potentially be incorporated in all the emerging Local Plans that cover the Chilterns AONB or its setting. This would provide consistency, save officer time, and represent a positive example of the local authorities working together to safeguard the future of a shared nationally protected landscape area. Views are welcomed on the model policy.

The Chilterns Conservation Board advocates:

- 1) Incorporating the model AONB policy (as finalised – first draft below)
- 2) Embedding of AONB aims and objectives within the vision, objectives and strategies of Local Plans
- 3) Explaining the special qualities and characteristics of the Chilterns AONB in the portrait and descriptive material of the area.
- 4) Referring (eg a footnote) to the Countryside and Rights of Way Act 2000 Section 85 Duty of Regard that all public bodies are under to have regard to the purposes of conserving and enhancing the natural beauty of the AONB
<http://www.legislation.gov.uk/ukpga/2000/37/section/85>
- 5) Incorporating indicators that monitor change and development in the AONB
- 6) Meeting the requirements of the Strategic Environmental Assessment (SEA) Directive by appraising policies and site allocations against sustainability objectives including

conserving and enhancing the AONB, and assessing cumulative effects as well as effects of individual proposals or sites.

The draft model policy below is drafted on the basis of a stand-alone policy. Policy must be appropriate to meet local circumstances and may be framed alternatively depending upon the structure of the local plan in question. The policy template can be adjusted as appropriate. Some lower case policy text could also be suggested by CCB if helpful. In all instances, CCB would welcome engagement with policy officers on their preparation of AONB policies and be happy to comment on any draft policy wording that individual local authorities wish to share.

DRAFT POLICY FOR THE CHILTERNNS AONB

Policy x The Chilterns Area of Outstanding Natural Beauty

The Chilterns Area of Outstanding Natural Beauty (AONB) is a nationally designated landscape and as such permission for major developments will be refused unless exceptional circumstances prevail as defined by national planning policy. Planning permission for any proposal within the AONB, or affecting the setting or appreciation of the AONB, will only be granted when it:

- a. conserves and enhances, in accordance with criterion f-m below, the Chiltern AONB's special qualities, distinctive character, tranquillity and remoteness in accordance with national planning policy and the overall purpose of the AONB designation;**
- b. is appropriate to the economic, social and environmental wellbeing of the area or is desirable for its understanding and enjoyment;**
- c. meets the aims of the statutory Chilterns AONB Management Plan¹, making practical and financial contributions towards management plan delivery as appropriate;**
- d. complies with the Chilterns Building Design Guide and technical notes by being of high quality design which respects the natural beauty of the Chilterns, its traditional built character and reinforces the sense of place and local character;**
- e. avoids adverse impacts from individual proposals (including their cumulative effects), unless these can be satisfactorily mitigated.**

Actions to conserve and enhance the AONB shall be informed by landscape and visual impact assessment, having considered all relevant landscape character assessments and shall focus upon:

¹ Chilterns AONB Management Plan 2014-2019 A Framework for Action, or its future replacement, <http://www.chilternsaonb.org/conservation-board/management-plan.html>

- f. the Chilterns AONB's special qualities which include the steep chalk escarpment with areas of flower-rich downland, broadleaved woodlands (especially beech), commons, tranquil valleys, the network of ancient routes, villages with their brick and flint houses, chalk streams and a rich historic environment of hillforts and chalk figures;**
- g. the scope for enhancing and restoring those parts of the landscape which are degraded or subject to existing intrusive developments, utilities or infrastructure;**
- h. locally distinctive patterns and species composition of natural features such as chalk downland, trees, hedgerows, woodland, field boundaries, rivers and chalk streams;**
- i. the locally distinctive character of settlements and their landscape settings, including the transition between man-made and natural landscapes at the edge of settlements;**
- j. visually sensitive skylines, geological and topographical features;**
- k. landscapes of cultural, historic and heritage value;**
- l. important views and visual amenity, including key views from the steep north-west facing chalk escarpment overlooking the low clay vale, and foreground views back to the AONB; and**
- m. tranquility and remoteness and the need to avoid intrusion from light pollution, noise, and motion.**

Chilterns AONB Planning Forum

Notes of meeting 7th June 2016 at The Gateway, AVDC

Present:

Lucy Murfett (Chilterns Conservation Board), David Broadley (Aylesbury Vale DC), Laura Wood (Dacorum), Michael Jepson (Chiltern Society), Clark Gordon (Environment Agency), David Waker (Chiltern and South Bucks), Richard White (Wycombe DC), Emily Brown and Alan Nettey (Bucks CC)

Apologies:

Helen Leith (North Herts DC), Peter Canavan, Beth Teal and Tom Wyatt (South Oxfordshire DC), Laura Waterton (National Trust), Gill Gowing, Helen Tuffs and Elizabeth Wilson (Chilterns Conservation Board), Alison Myers (Central Beds), Graeme Markland (Luton)

Item 1 Model Policy

Lucy Murfett introduced the draft model Chilterns AONB planning policy which had previously been circulated on 22nd March 2016. The policy was discussed and various feedback provided either in writing in advance or at the session:

- Don't change the policy much, it's already gone into draft plan (AVDC)
- Shorter is better (Chiltern and South Bucks)
- The opening sentence is fact not policy so should be in supporting text (Dacorum) (LM post meeting note – I agree but not the statement about major development. This needs to be retained in the policy because otherwise the policy is enabling, subject to meeting the criteria, all types of growth, major and non-major, which is not in conformity with national guidance)
- The second part (bullet points f – m) would be more appropriate in the supporting text otherwise it seems fine. We've no particular problem with any of the wording beyond use of "only" vs. general expectation that policies will be positively framed (North Herts) (echoed by Dacorum)
- All the district in the AONB should get something like it into their emerging local plans so there is policy approach consistency and continuity particularly on things like the setting of the AONB and we can sign up to a Memorandum to this effect to provide evidence of the Duty to Co-operate working at local plan examinations (AVDC)
- Model policy is not something that we would be willing to include in the Local Plan, suggest agree on principles and let districts devise their own policies (Wycombe)
- All in agreement about the need for a criteria-based policy, but various views over how to introduce the criteria, depending on style of each local plan. Positively or negatively framed alternatives identified as:

‘should be refused’ (NB this is what NPPF para 116 says)

‘will be refused’

‘will not be permitted unless’

‘will only be permitted when’

‘will be permitted when’

- Not all special qualities occur in all districts, need for local variation (Dacorum)
- Different styles of policies in different emerging plans (length, cross references, repeating NPPF etc) (Dacorum)
- Keep setting separate so not same approach for AONB and AONB setting (Wycombe)
- Don't try to define major development but provide some advice on it in supporting text. See South Downs Core Policy SD3 Major Development in the South Downs National Park and legal opinion for South Downs National Park Authority (kindly supplied by WDC) (Wycombe)
- Definitions of some terminology would be helpful eg setting of AONB, remoteness, appreciation of AONB (remove this?), cumulative effects (Dacorum)
- How can an AONB be both accessible and remote? Doubt any of the AONB is Wycombe is 'remote' (Wycombe)
- Refer to statutory obligations and NPPF in footnotes to supporting text (Dacorum)
- Pleased that chalk streams are explicitly referenced in the policy, need as much protection for these delicate and rare habitats as possible (Environment Agency)
- Add dark skies reference (Chiltern Society)
- Change 'conserve and enhance' to 'protect and enhance' (Chiltern Society)
- Include provision for brownfield, reference to Management Plan and investment to support growth (Bucks CC)
- For monitoring policies – consider what AONB development indicators would be appropriate (Dacorum)
- Cumulative effects apply to non-AONB land too, this is a broader planning principle, is it needed in AONB policy? (Dacorum)
- For AONB mitigation – CCB should ask to be consulted on CIL. Bidding for CIL funds is annual process (Wycombe) N.B. not all LPAs have CIL in place.

No consensus was reached on the wording for the policy, although there seemed to be general support for shortening and re-organising the policy, especially moving the second half to the lower case text.

There was general support for agreeing **a set of principles** for what to include in an AONB planning policy, which could act as a checklist. The principles are:

Principles for what to include in AONB policy

To achieve strong compliance with the purpose of the AONB, national planning policy and AONB management plan objectives, a local plan should cover:

- ✓ Weight given to AONB
- ✓ Conserving and enhancing
- ✓ Setting
- ✓ Tranquillity and remoteness
- ✓ Cumulative impacts
- ✓ *AONB Management Plan**
- ✓ *AONB supporting guidance eg Design Guide**
- ✓ *Local descriptive material e.g. special qualities of Chilterns**

*Some LPAs may prefer to cover the final three in the supporting text to the policy

NPPF ground rules on plan making

- Para 154. “Local Plans should set out the opportunities for development and **clear policies on what will or will not be permitted and where**. Only policies that provide a clear indication of how a decision maker should react to a development proposal should be included in the plan”
- Para 157. “Crucially, Local Plans should:
 - **plan positively** for the development and infrastructure required in the area to meet the objectives, principles and policies of this Framework;...
 - be based on **co-operation** with neighbouring authorities, public, voluntary and private sector organisations;...
 - **identify land where development would be inappropriate**, for instance because of its environmental or historic significance; and
 - contain a clear **strategy for enhancing** the natural, built and historic environment, and supporting Nature Improvement Areas where they have been identified.”

Model Policy v2 after Planning Forum edit:

Policy x The Chilterns Area of Outstanding Natural Beauty

Permission for major developments in the Chilterns Area of Outstanding Natural Beauty will be refused unless exceptional circumstances prevail as defined by national planning policy. Planning permission for any proposal within the AONB, or affecting the setting of the AONB, will only be granted when it:

- a. conserves and enhances the Chilterns AONB's special qualities, distinctive character, tranquillity and remoteness in accordance with national planning policy and the overall purpose of the AONB designation;**
- b. is appropriate to the economic, social and environmental wellbeing of the area or is desirable for its understanding and enjoyment;**
- c. meets the aims of the statutory Chilterns AONB Management Plan, making practical and financial contributions towards management plan delivery as appropriate;**
- d. complies with the Chilterns Building Design Guide and technical notes by being of high quality design which respects the natural beauty of the Chilterns, its traditional built character and reinforces the sense of place and local character; and**
- e. avoids adverse impacts from individual proposals (including their cumulative effects), unless these can be satisfactorily mitigated.**

Supporting text

1. Areas of Outstanding Natural Beauty (AONBs) are designated by the Government for the purpose of ensuring that the special qualities of the finest landscapes in England and Wales are conserved and enhanced. In policy terms they have the same planning status as National Parks². The Chilterns AONB was designated in 1965 and extended in 1990. The Countryside and Rights of Way Act 2000 places a statutory duty on local authorities to have regard to the purpose of conserving and enhancing the natural beauty of AONBs when coming to decisions or carrying out their activities relating to, or affecting, land within these areas³.

² [NPPF paragraph 115](#) "Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads."

³ [Countryside and Rights of Way Act 2000 Section 85](#)

2. The Chilterns AONB covers 13 local authorities and the Councils work together to safeguard the future of this shared nationally protected area through the Chilterns Conservation Board. The Board prepares a statutory AONB Management Plan which *may be / has been endorsed as a material consideration in planning decisions*⁴.
(delete as appropriate)
3. The AONB is a nationally designated landscape and as such permission for major developments will be refused unless exceptional circumstances prevail as defined by national planning policy⁵. National guidance explains that whether a proposal constitutes major development is a matter for the relevant decision taker, taking into account the proposal in question and the local context⁶. For the purposes of this plan, 'major development' will not be restricted to the definition of major development in the Town and County Planning (Development Management Procedure)(England) Order 2015 or to proposals that raise issues of national significance, and will include consideration of whether a proposal has the potential to have a serious adverse impact on the AONB.
4. *Add locally specific paragraph on AONB extent and special qualities and characteristics within each district. For example, for South Oxfordshire: The Chilterns Hills and the North Wessex Downs are part of a broad belt of chalk upland running across England in an arc from Dorset to Yorkshire. The Goring Gap, where the River Thames carves through the chalk escarpment, forms the boundary between the two AONBs in South Oxfordshire. Although both areas are chalk upland, their character differs: the Chilterns AONB is a generally more enclosed and wooded landscape that the broader more open uplands of the North Wessex Downs. The Chilterns escarpment in South Oxfordshire is particularly impressive, and the beech woods are justifiably famous.*
5. In determining compliance with criterion a, actions to conserve and enhance the AONB shall be informed by landscape assessment, having considered any relevant landscape character assessments and landscape and visual impact assessments and shall focus upon:

⁴ See the Government's [Planning Practice Guidance 8-004-20140306](#) Paragraph 004 (PLUS add date of endorsement for LPAs which have taken through Cabinets)

⁵ [NPPF paragraph 116](#) "Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest. Consideration of such applications should include an assessment of:

- the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and
- any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated."

⁶ [Planning Practice Guidance 8-004-20140306](#) Paragraph 005

- i. the Chilterns AONB's special qualities which include the steep chalk escarpment with areas of flower-rich downland, broadleaved woodlands (especially beech), commons, tranquil valleys, the network of ancient routes, villages with their brick and flint houses, chalk streams and a rich historic environment of hillforts and chalk figures;
 - ii. the scope for enhancing and restoring those parts of the landscape which are previously developed, degraded or subject to existing intrusive developments, utilities or infrastructure;
 - iii. locally distinctive patterns and species composition of natural features such as chalk downland, trees, hedgerows, woodland, field boundaries, rivers and chalk streams;
 - iv. the locally distinctive character of settlements and their landscape settings, including the transition between man-made and natural landscapes at the edge of settlements;
 - v. visually sensitive skylines, geological and topographical features;
 - vi. landscapes of cultural, historic and heritage value;
 - vii. important views and visual amenity, including key views from the steep north-west facing chalk escarpment overlooking the low clay vale, and foreground views back to the AONB; and
 - viii. Tranquillity, dark skies and remoteness and the need to avoid intrusion from light pollution, noise, and motion.
6. Development proposals which lie outside the AONB but within its setting can also have impacts on it. The Council's duty of regard applies to development outside but which would affect land in an AONB⁷. For example, views out of the AONB from key visitor viewpoints into surrounding areas can be very significant. Although it does not have a defined geographical boundary, the setting of the Chilterns 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. Advice on development in the setting of the AONB is contained within guidance produced by the Chilterns Conservation Board⁸.

⁷ [Countryside and Rights of Way Act 2000 Section 85](#) : in relation to, *or so as to affect*, land in an area of outstanding natural beauty"

⁸ Chilterns Conservation Board [Position Statement on Development affecting the setting of the Chilterns AONB](#)

Item 9 Pre-application presentation from developers for Newnham Manor site at Crowmarsh Gifford

Author: Lucy Murfett Planning Officer

Lead Organisations: Chilterns Conservation Board

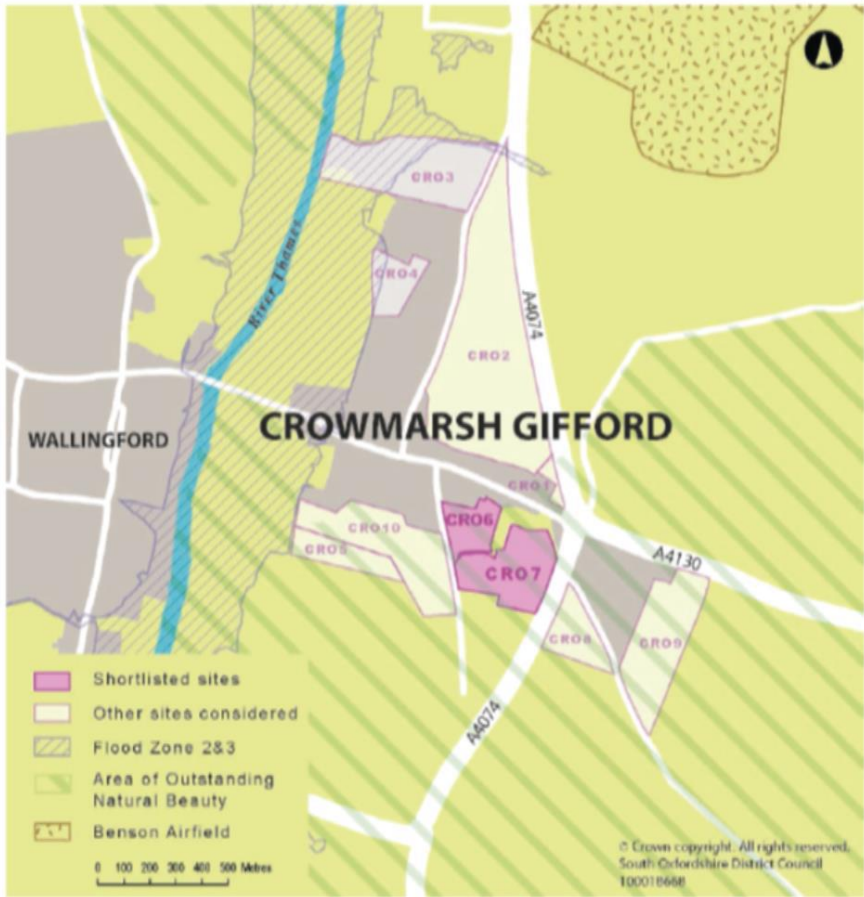
Resources: Staff time

Summary: Planning Committee previously considered this site for housing development in South Oxfordshire at the meeting on 30th July 2015 when the developers gave a presentation. The Board has now been approached under its pre-application advice service for a further round of pre-application advice involving the Planning Committee. The Planning Officer will provide an introduction, then the planning agent will provide a presentation on the site, followed by questions to the developer and then a discussion among the Committee.

Purpose of report: To provide a steer to the Planning Officer on this site going forward, in order for the Officer to provide a written pre-application response to the developer. It also serves as useful training for new Committee members to consider an example site and its issues.

Background

1. The land at Newnham Manor is on the southern edge of the village of Crowmarsh Gifford. This is categorised as a larger village in the adopted South Oxfordshire Core Strategy and emerging Local Plan 2032, and a place for allocation of additional housing. The number of homes was likely to be 48 homes for Crowmarsh Gifford (as a share of 1,154 for 12 larger villages under the Core Strategy), the total has now risen to a proposed 2,465 for those larger villages in the latest local plan consultation. The village is partly in and partly out of the Chilterns AONB, with land to the east and south of the village falling within the AONB.
2. In the South Oxfordshire Local Plan 2031 Refined Options consultation in 2015, the District Council shortlisted two sites as being the most appropriate for allocation for housing in the plan period. These were the two sites CRO6 and CRO7 which the developers have approached CCB for pre-application advice on. The map from the SODC consultation document concerning Crowmarsh Gifford is overleaf. SODC also commissioned landscape advice from Bettina Kirkham on the landscape capacity of the SHLAA site, which concluded that CRO6 and CRO7 were capable of development on a reduced development area, excluding much of the agricultural field in the southern part of CRO7.



The Crowmarsh Gifford site assessment table is available online at www.southoxon.gov.uk/vallocations. Using this information we believe that the choice of suitable sites should be made from a refined shortlist of CRO6 and CRO7.

3. The response CCB gave to the SODC Local Plan 2031 Refined Options 2015 consultation included the following:

“The Board supports neither of the shortlisted sites for Crowmarsh Gifford (CRO6 and CRO7) and considers that other sites outside and not affecting the Chilterns AONB should be identified and developed before sites within the Chilterns AONB are proposed. The Board considers that the development of these sites would have a detrimental impact on the natural beauty of the Chilterns AONB and would be contrary to the NPPF and the statutory AONB Management Plan.”
4. The planning officer previously worked on the Local Plan for SODC and so sought the steer of the Planning Committee on 30th July 2015 in order to inform the response to the developer (and later to SODC should a planning application be submitted). The minutes of Planning Committee record that:

“The new Planning Officer sought a steer from the Committee in considering the site and how best to respond to the developer and later to SODC should a planning application be submitted. The following was considered;

- i. Recap on the primary purpose of the CCB and to what extent this differs from the role of the Local Planning Authority in weighing up considerations;
- ii. The NPPF advice in paragraphs 115 and 116 on giving ‘great weight’ to the AONB and refusing major development unless tests are passed;
- iii. To what extent if any the preference of the local community should influence CCB’s position.

The Committee discussed the presentation. Although the CCB as a matter of principle would prefer development outside the AONB, following the detailed presentation and confirmation from the Planning Officer that the two sites are the preferred choice of the local community and the District Council, the CCB could support some development on a reduced area, subject to a substantial southern landscaped edge to the site. The Planning Officer will draft a letter of comment for the Chair to review.”

5. CCB sent a letter of advice accordingly to the developers on 5th August 2015.
6. The developers will today present a powerpoint presentation showing how they have developed the plans which the Planning Committee is requested to consider. The developers intend to submit a full planning application, and will be presenting their masterplan, together with detailed designs in the form of elevations, street scene drawings etc.

Recommendation

1. **That the Committee considers the presentation from the developer, and provides a steer at the meeting for the Planning Officer to prepare a written pre-application planning response.**

CCB Responses on Development Plan Consultations:

Consultation document	Consulted by	Response - summary	CCB response date
Pirton Neighbourhood Pre-submission plan	Pirton Parish Council	Advice on status of AONB and policy wording to achieve conservation and enhancement of AONB. Plan should refer to AONB setting. Suggest additional criteria to address design and setting of AONB. Include better policy on biodiversity and fund habitat replacement for any greenfield allocations.	17.5.16
Housing Strategy	Central Beds	Strategy is weak on the special challenges of providing rural affordable housing for local needs. Design section in the strategy should be expanded to cover good quality external design and environmental performance as well as internal space standards and wheelchair access.	19.5.16
Luton High Town Masterplan Draft SPG	Luton	CCB supports the regeneration of brownfield land within Luton. Suggest masterplan recognises that Luton sits surrounded on two sides by the Chilterns AONB. Luton's location provides an unusual opportunity which could be tapped by designing in links to the countryside and investing in connections for people and urban wildlife with the outstanding habitats and places on Luton's doorstep. Check proposals for impact on the setting of the AONB eg building heights at 5 storeys, street lighting.	25.5.16
Oxfordshire Draft SEP	Oxfordshire Local Economic Partnership	The Chilterns Conservation Board is concerned that the strategy for significant economic growth adds pressure on the natural environment (water resources, greenfield development, air quality, biodiversity). Concerned that strategy is leading to inflated levels of housing growth which are out of step with neighbouring areas; contrast 100,000 extra homes in the Oxfordshire SHMA with 50,000 in Buckinghamshire HEDNA. Suggest adding more priority to the natural environment and in particular the three AONBs within Oxfordshire. The SEP could usefully add information about the value and characteristics of the rural economy.	26.5.16
Oxfordshire Minerals and Waste Core Strategy consultation on additional documents	OCC	The setting of an AONB is not just a one kilometre buffer to the AONB as used in the preliminary assessment of minerals site options. This is an over simplistic approach and may have underestimated or ignored potential harmful effects on the AONB like landscape effects, harm to key views, noise, increased traffic through the AONB, dust, effects on hydrology of chalk streams, the introduction of motion to views, loss of tranquillity etc.	8.6.16
S157 legal covenants - consultation	SODC	CCB strongly recommends retaining s157 covenants on the sale of former Council houses. It is important as a tool in preventing the sale of homes to those who would use them as second homes or holiday lets. It helps maintain the vitality of AONB villages. The restriction is not an onerous one, given the large size of the designated area (all of Oxfordshire and both AONBs) and the high demand for housing. There is no evidence that the restriction depresses house prices or that homes are being left empty as result. If there is a problem with buyers finding it hard to find mortgage lenders who will lend to homes with s157 covenant, the right approach for the Council is to help solve this problem, rather than releasing the covenants.	23.6.16

Prestwood revitalisation highways concept	Prestwood Revitalisation Group	It is vital that the plans developed are appropriate to the Chilterns AONB. This is an opportunity to re-shape the character of Prestwood to enhance natural beauty, improve tranquillity, reduce the detracting influences of the suburban development and the dominance of the car. Prestwood is in the heart of the Chilterns AONB. Standard modern design solutions for placemaking (roundels, coloured tarmac, zinc planters etc) all need careful consideration to ensure that they do not further suburbanise or urbanise the village. A rural village approach is needed to make sure the village keeps, or in this case restores, its rural character informed by the principles of our Environmental Guidelines for the Management of Highways in the Chilterns.	7.7.16
Bledlow cum Saunderton NP pre-submission draft plan	BcS Parish Council	The paragraph on the Chilterns AONB is brief and should explain its purpose and status, and statutory duties towards it. CCB welcomes the general policy approach towards Molins; we would not favour the whole former Molins site being developed for housing and would support mixed use. An extra care community or retirement village plus employment uses would present many advantages (provided that the built form is not too bulky). It is necessary to restrict the number of dwellings proposed to prevent an urban form of development wholly out of context with the area. Landscape and Visual Impact Assessment is essential to test the impacts of the redevelopment of this significant site in the AONB. Add instructions in a footnote specifying the required measuring practice. Be clear and consistent in the terminology. Impact is not just about footprint and area. Heights, colour, materials, lighting, traffic generation, planting and design all matter. 'Scope' is also referred to in 5.41. Plan F then uses the work 'greater'. Check for consistency. Add model policy for the Chilterns AONB.	19.7.16
Caddington & Slip End Neighbourhood Plan Pre-submission plan	CaSE neighbourhood plan group	The plan would benefit from more focus on the Chilterns AONB. As a protected landscape, with equal planning status to National Parks, great weight should be given to conserving landscape and scenic beauty of Areas of Outstanding Natural Beauty (set out in the Government's National Planning Policy Framework para 115). Incorporating our model policy on the AONB and cross references to the Chilterns AONB Management Plan, Chilterns Buildings Design Guide, and our Position Statements on Renewable Energy and Development in the Setting on the AONB would all strengthen the plan.	26.7.16
Central Beds Technical Site Assessment Criteria	Central Beds	<p>The Board made comments on the February 2016 draft, our comments have not been addressed, the majority of our previous comments stand.</p> <p>The Board objects to step 5 of the Stage 1A Suitability and Availability (Exclusionary Stage): <i>"Is more than 50% of the site located within the Area of Outstanding Natural Beauty?"</i> Which is accompanied by the instruction <i>"this section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further"</i>. Given that you are seeking submissions for sites which could accommodate anything between 10 homes and new settlements of 2,000 or more dwellings, the logic of this is that a site in the AONB would not be excluded even if proposed for 1000 plus homes. This is clearly an error which needs correcting in order to comply with Government guidance and legal duties towards the AONB.</p> <p>Step 5 should be amended to: <i>"Is development of the site likely</i></p>	25.7.16

		<p><i>to comprise major development in the AONB?” “This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further”.</i></p> <p>We note the change to the wording of Step 4 which was “<i>Are there any nationally significant designations within the site? (SSSIs, SAMs & CWSs)</i>” but now reads “<i>Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.</i>” This is a weakening of the protection for nationally significant designations.</p> <p>In Step 38 there is muddling a number of considerations and constraints (landscape character, setting of the area, designated landscapes, AONB and Nature Improvement Area). It is not giving the correct hierarchy or weight to the AONB, which is a national protected landscape.</p>	
South Oxfordshire Draft Design Guide SPD	SODC	<p>The Board supports making the document more user friendly and interactive. However a lot of the detail from the existing guide has been lost and now appears in Technical Documents (it is not clear whether these are also out for consultation, what status these have and whether they will also be SPD). The new Design Guide itself appears to be a generic and basic introduction to Urban Design for major developments, rather than containing advice on architectural design appropriate to the South Oxfordshire area. Importantly, there is no reference to the Chilterns Buildings Design Guide which has been adopted by SODC as SPG (see South Oxfordshire Core Strategy para 15.27), or its supplementary technical notes on Chilterns Brick, Chilterns Flint and Roofing Materials. Please add reference to these documents within the new Design Guide to signpost where to find detailed advice on designing in the Chilterns AONB. This will help ensure that the natural beauty of the Chilterns is conserved and enhanced by encouraging the highest design standards, reinforcing local distinctiveness and respecting the landscape, settlement character and special qualities of the AONB.</p>	28.7.16
Oxfordshire Minerals and Waste Core Strategy Submission Document - Statement of Common Ground	OCC	<p>CCB has signed a memorandum of understanding with OCC and Natural England that all CCB objections have been dealt with by modifications to the plan proposed by OCC.</p>	3.8.16
Draft Wycombe Local Plan - Reg 18	WDC	<p>Detailed response covering, in summary:</p> <ul style="list-style-type: none"> • Inadequate assessment of the impact on the AONB of sites that are also in the Green Belt. • Lack of acknowledgement that the presumption in favour does not apply in the AONB (footnote 9 of NPPF) • Mapping unclear AONB boundary misleading and not shown clearly, some settlements appear inset from AONB when they are washed over. 	3.8.16

		<ul style="list-style-type: none"> • CCB welcomes and supports your number one strategic objective being ‘Cherish the Chilterns’. • The plan need to do more to deliver on this, by deleting proposals for major development in the AONB and identifying as an infrastructure delivery theme funding for enhancing the natural beauty of the Chilterns and people’s access to it. • The plan does not deliver ‘small amounts of development’ in the AONB as in the strategic objective, but proposes some significant sites in the AONB both in the larger villages and on the edge of High Wycombe. • The spatial strategy includes protecting the AONB by “only allocating sites that have limited visual impact on the AONB”; this misses the point that impact on the AONB is not only about visual impact. The AONB can be affected adversely by, for example, loss of natural habitat, noise, air and water pollution, loss of tranquillity, breaches to wildlife corridors, increased traffic, light spill over previously dark landscapes and skylscapes, water abstraction to serve development etc. Loss of integrity of the natural environment and incursion by development at the settlement edges all pose a threat to the AONB. Taken together, the allocations proposed in the draft Local Plan will have a cumulative as well an individual effect, this does not appear to have been assessed. • Impact on the AONB and major development must be assessed at the plan-making stage, it cannot be deferred until the planning application stage. It is wholly unsatisfactory to allocate sites for development which are likely to comprise major development. Sites should only be allocated if the requirements of NPPF para 116 are met. • The Board considers that there are sites proposed to be released from the Green Belt that would cause harm to the AONB including Oak Tree Road at Marlow, Penn Road at Hazlemere and Glynswood at High Wycombe. There are also some AONB sites not in the Green Belt where development would cause harm to the AONB, including Finings Road, Marlow Road, Ellis Way (Lane End) and Mill Lane (Stokenchurch).(Please see full response for site by site comments http://www.chilternsaonb.org/news/274/19/Local-Plans-and-housing.html) • Many of the locations identified for delivering homes are in the AONB or its setting. The distribution policy CP4 does not identify this. Numbers in the AONB should be based on what can be achieved without harm to the nationally protected landscape. This is not just visual harm but the integrity of the natural environment, potential loss of natural capital and understanding the cumulative effects from several proposals. • The table misrepresents the number in the AONB: many of the 900 dwellings in the Green Belt review are also in the AONB. The windfall allowance of 500 for the entire plan period is too small; more homes will 	
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		<p>come from this source. Large greenfield AONB allocations should be deleted from the plan.</p> <ul style="list-style-type: none"> • The Board objects to applying the same approach to rural enterprise and diversification in the AONB as in non-designated countryside. This is contrary to national policy and fails to demonstrate regard to conserving and enhancing the natural beauty of the AONB. • CP7 Bullet point 1c Transport: The Board would be concerned about proposals to improve north/south connectivity through the AONB and would wish to input to proposals. Bullet point 4 Environment: The Board supports these commitments and recommends AONB enhancement projects being included in the next CIL Regulation 123 list. • CP8 Bullet point 2 concerning protecting the AONB from harmful development is welcomed and is a helpful part of Cherishing the Chilterns. Rather than 'protecting' the wording could be 'conserving and enhancing' to match the Countryside and Rights of Way Act 2000. However, there is inconsistency within the plan as many of the proposed allocations on greenfield AONB land are potentially harmful. Bullet point 5 could refer to health and wellbeing. • The AONB policy does not fulfil AONB policy and statutory requirements. The Board recommends replacing it with the model policy for the AONB developed jointly by policy officers from across the Chilterns AONB. • Omission of policy on the water environment. 	
<p>South Oxfordshire Local Plan 2032 Preferred Options</p>	<p>SODC</p>	<p>Detailed response covering, in summary:</p> <ul style="list-style-type: none"> • The Chilterns Conservation Board would like to see more emphasis on the AONB in the overall strategy. • All areas of AONB should be removed from Science Vale; it is not appropriate to include nationally designated landscape in a growth area, and there is insufficient policy protection for the AONB within the Science Vale area. • The quantum of new housing proposed is too high and fails to adjust for the constraint of the AONB. The southern half of the district is covered by the two AONBs, where National Planning Policy states that planning applications for major development in the AONB should be refused except in exceptional circumstances and where it can be demonstrated they are in the public interest (NPPF para 116). No process appears to have been undertaken to moderate the OAN housing number in the SHMA based on the high level of constraint in the district. The spatial strategy in the plan involves development at AONB settlements, which in practice means housing development on AONB green field sites at the edge of settlements. The adverse impacts of meeting full OAN, plus unmet need for Oxford, has not been properly assessed. • In order to achieve the purpose of the AONB any development that takes place should ensure the 	<p>18.8.16</p>

		<p>conservation and enhancement of the natural beauty of the area. This means that the AONB should not be considered as a no-go zone, equally any development that does take place should invariably be small-scale and sensitive in nature .</p> <p>The Local Plan fails to recognise this. By failing to have a distinctive strategy for the AONB settlements, the Council has not demonstrated that it is following national policy on protected landscapes (NPPF para 115 and 116), or its duty of regard to the AONB under the Countryside and Rights of Way Act 2000 (Section 85)</p> <ul style="list-style-type: none"> • Agree that Chalgrove airfield appears to be a more sustainable site option for a strategic allocation than Harrington, given that it is adjacent to a larger village and one of the district’s bigger employment areas, is partly brownfield land and is less sensitive in terms of flood risk and ecological constraints. However, care will be needed to check for impacts of the Chalgrove airfield allocation on the Chilterns AONB. It is possible that the airfield site is visible from within the AONB (e.g. from Watlington Hill, a National Trust grassland site providing panoramic views over the flat land of Oxfordshire Vale). The South Oxfordshire Landscape Assessment SPD (Atlantic Consultants) concludes on LCA3 the Clay Vale/ Undulating Open Vale that: <i>“areas of open landscape on elevated ground and on the floor of the vale (including airfield sites) are visually exposed and new development would be highly prominent unless closely associated with existing built form or well-integrated within new landscape frameworks”</i>. This intervisibility of Chalgrove airfield with the Chilterns AONB should be assessed through a Landscape and Visual Impact Assessment and, if visible, could act as a constraint on the height and extent of development, see the Chilterns Conservation Board position statement on setting. • The approach re housing allocations is unfair to communities who were not planning to do a neighbourhood plan, or to update an existing one. Communities (especially smaller ones like Nettlebed) may not have the financial or volunteer resources to undertake a plan. The approach of not providing each community with a housing number in the plan is unhelpful. • The affordable housing policy (40% on sites of 11 or more new homes) marks a regrettable downgrading of the affordable housing requirement compared with the existing policy in the Core Strategy (40% on sites of 3 or more). It is likely that fewer affordable homes will be delivered, and it will make larger sites more favourable to the Council than small sites. It is recognised that this is prompted by a change in government policy and that the Council has no option but to follow this given recent caselaw on this point. The Board supports the different threshold for the AONB of 40% on site of 6 or more homes, which is allowed as an exemption under the new provisions. Why is the Council not also applying the lower 6 or more threshold to other non- 	
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		<p>AONB parts of the district which qualify as ‘designated rural areas’? The Housing (Right to Acquire or Enfranchise) (Designated Rural Areas in the South East) Order 1997 includes a long list of both AONB and non-AONB parishes in South Oxfordshire (Chalgrove, Dorchester, Sandford, Stadhampton, Waterperry, Tetsworth etc) see list at http://www.legislation.gov.uk/uksi/1997/625/schedule/2/made and mapped parts of the parishes of Thame and Chinnor http://www.legislation.gov.uk/uksi/1997/625/schedule/2/made.</p> <ul style="list-style-type: none"> • The Board strongly opposes the proposal that an off-site commuted sum is provided for the affordable housing contribution for sites of 6-11 in the AONB. Affordable housing should be provided on site, in the village communities where that affordable housing is needed. • The housing distribution is not supported because it does not match the overall strategy- where is the focus on Didcot/ Science Vale for major new development? The majority is going to the Rest of the District. A ring-fence should be established and maintained in policy between the two sections of the district to ensure that growth delivers the objectives for Science Vale and to protect the rest of the district including the AONB from the consequences of any slow delivery at Didcot. The housing total 20,004 should be reduced to match the total in the proposed policy of 19,500. Overprovision is not acceptable given the natural and historic environment constraints on the district and places too much pressure on 5 year supply. The allocations at the market towns and larger villages are too high. For example, 2,465 is too large a number for larger villages, given that only Berinsfield, Chalgrove and Wheatley are not in or significantly affected by the AONB. Windfalls should be reported as a separate row because not all windfalls are in smaller villages or neighbourhood plans. Windfalls could be a higher proportion of the total; 85 homes a year is a low estimate given permitted development changes and the proposed change to policy for smaller villages. • The distribution of employment land shown in the proposed policy does not appear to achieve the overall strategy, since less than half appears to be in Science Vale. The focus on B class jobs appears at odds with the characteristics of the district, the southern half of which is in the AONBs. The employment policy should also cater for tourism and sustainable lased-based rural businesses in the AONB. Economic growth in the Chilterns AONB should be linked to tourism, visitors, local food, recreation, local community needs and land-based industries or farming and forestry, rather than seeking to allocate land for business parks across the district. • The Board is concerned about the impacts of cross-Thames travel (eg a third Thames Crossing) on the Chilterns AONB. The Board would object to any 	
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		<p>proposal that would increase vehicular traffic through the Chilterns AONB or affect the rural character of its roads and villages. As well as volume, changes to the type of traffic (e.g. more HGVs or more through traffic cutting between motorways) would be of concern.</p> <ul style="list-style-type: none"> • The proposed transport policy should refer to protecting the character of rural roads and greenways in the AONB. Development often brings increases in traffic on rural roads and calls for upgrades or improvements that could affect the rural character of the road. • The infrastructure policy should mention green infrastructure and contributions towards conservation and enhancement of the AONBs. • The Board does not support applying a blanket proportional growth figure of 10% growth for towns and larger villages and 5% growth for smaller villages. The rural areas provision does not mention the AONB or make a distinction between AONB and non-AONB villages. Settlements in or in the setting of the AONB should have special consideration. This national landscape designation will clearly constrain the ability to accommodate further development in the AONB and to a lesser extent in the setting of the AONB. The NPPF is clear that LPAs should allocate land of the least environmental or amenity value (para 110), which will mean avoiding land in the AONB or its setting. At the moment there is no evidence to demonstrate that the district council has had that statutory regard, AONB settlements are not being treated any differently from non-AONB settlements. The Board does not consider that the quantity proposed for the rural areas is appropriate for the AONB or for achieving a focus on Science Vale. The bulk of the overall larger village provision should be located at Berinsfield to achieve its regeneration objectives • The proposed calculation method for each village is flawed by being based on the 2011 housing stock plus the proportional growth figure. This is clearly unfair to communities which have experienced approvals through speculative planning applications and appeals since 2011. The number of new homes committed since 2011 should be recognised and form part of their contribution by being deducted from an additional requirement. For example, the village of Chinnor which sits at the base of the chalk escarpment in the setting of the Chilterns AONB has experienced a high number of approvals outside of the plan-led process. These approvals should be taken into account. The cumulative effect of adding more again in the setting of the AONB and on traffic levels and air quality through the AONB does not appear to have been considered. • Introducing a ‘medium village’ category would only be appropriate if the smaller villages had their percentage reduced accordingly to 2.5%. Otherwise the total quantity of development in the rural areas would increase. A better distinction would be between AONB 	
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		<p>villages of all sizes (lower percentage) and non-AONB villages (higher percentage).</p> <ul style="list-style-type: none"> At the moment the Local Plan preferred options document is lacking whole rafts of necessary policy (e.g. policies on the AONB, on biodiversity, the historic environment, air quality, housing mix, provision for gypsies and travellers, design (including reference to the Chilterns Buildings Design Guide) and on climate change adaptation and mitigation). The Chilterns Conservation Board would like to offer assistance with the wording for a standalone policy on the AONB (model policy and lower case text provided). 	
<p>Vale of Aylesbury Local Plan - Draft plan</p>	<p>AVDC</p>	<p>Detailed response covering, in summary:</p> <ul style="list-style-type: none"> The Chilterns Conservation Board would like to see more emphasis on the AONB in the spatial vision and strategic objectives. The Chilterns Conservation supports and welcomes the Councils approach of accommodating some unmet needs of the local authorities in southern Buckinghamshire, which are highly constrained by the Chilterns AONB. In this important way, the Council is demonstrating good practice under the Duty to Cooperate and its Duty of Regard to conserving and enhancing the natural beauty of the AONB under the Countryside and Rights of Way Act 2000 (Section 85). CCB welcomes the reduced percentage for Wendover's growth (25% not 50%) based on the AONB and Green Belt constraints. The Board recommends extending the same approach to the villages. We do not support applying a blanket proportional growth figure of 22% for the larger villages, 19% growth for medium villages and 5% for the smaller villages. There should be a distinction between AONB and non-AONB villages (please see our comments under Policy S3). Before assigning percentage growth increases to towns and villages, the scope for re-allocating existing brownfield employment sites and employment allocations to residential allocations should be bottomed out, and where this is a sustainable option, this should be done to reduce the housing requirement for towns and villages. It is unclear why windfalls are only being counted for small sites (<5 dwellings) when the NPPF para 48 and PPG para 24 makes no restriction that windfalls cannot be large sites too. The 714 windfall total for the plan period is a low estimate given permitted development changes in the GPDO 2015, the introduction of automatic planning permission for sites on the brownfield register and the digital revolution changing how we work and shop. Far more brownfield land and building conversions may emerge for residential reuse, it is unlikely to continue to be the case that "the majority of windfall sites are greenfield" (VALP para 3.20). More data could helpfully be provided on the windfall calculations showing exact windfall yields over 	<p>25.8.16</p>

		<p>the last 10 years to test whether using a 10 year average is a robust approach given the pace of recent policy change.</p> <ul style="list-style-type: none"> • The Settlement Hierarchy fails to make a distinction between AONB and non-AONB villages. Settlements in or in the setting of the AONB should have special consideration and a lower percentage, e.g. Ivinghoe, Edlesborough, Pitstone, Aston Clinton, Marsworth, Cheddington, Stoke Mandeville and Weston Turville. All of these are all in or in the setting of the Chilterns AONB and their capacity should be determined by Landscape and Visual Impact Assessment, not by applying a mathematical share. As a national landscape designation, AONB will clearly constrain the ability to accommodate further development in the AONB and to a lesser extent in the setting of the AONB. This has been recognised by AVDC for Wendover and the principle should be extended to villages too. • Furthermore the Settlement Hierarchy should take account of population size as well as facilities. This should be heavily weighted as a factor e.g. larger villages should have a population of >2000 as well as a threshold number of key criteria. It does not make sense for Ivinghoe, a village of only 722 people and constrained by the AONB, to be classified as a 'larger village'. It has the smallest population of any 'larger village' and an even smaller population than some classified as 'smaller villages' e.g. Chardon with a population of 862 people is a 'smaller village' • The plan proposes very significant expansion of settlements in the setting of the Chilterns AONB. Development in the setting of the AONB can cause harm to the AONB. 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 have an impact on the natural beauty and special qualities of the AONB. The impacts do not appear to have been studied by the Council in a systematic way; the Green Belt Assessment does not address impacts on the natural beauty of the AONB, and HELAA is comes to brief conclusions on whether sites are suitable without proper Landscape and Visual Impact Assessment to consider AONB impacts. This is of concern to the Chilterns Conservation Board. Very careful consideration needs to be exercised for any expansion below the scarp slope of the Chilterns. The views out of the AONB from key viewpoints e.g. from Coombe Hill, Ivinghoe Beacon and along the Ridgeway National Trail, are some of the most important views in the Chilterns, central to the public's recreational enjoyment of the AONB. These are nationally important places on a National Trail, which should be protected for current and future generations to enjoy. The proposed 50% increase in the size of Aylesbury, planned to grow to the South East towards the AONB, is of particular concern. This is clearly case where cumulative effects need to be considered as well as impacts of individual 	
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		<p>sites, and should take into account the proposed HS2 corridor.</p> <ul style="list-style-type: none"> • The Wendover site RSA2 is in the setting of the Chilterns AONB so should also refer to AONB. More weight appears to be being given to the Green Belt than to AONB, although the Green Belt is not national landscape designation, is not designated because of any inherent landscape quality or national significance, and unlike AONB, its boundaries can be reviewed through the local plan process. • Clarification is needed for footnote to Policies D4, D5, D6 and D7 which is liable to misinterpretation because of the use of 'excludes' and then 'includes' to explain what is excluded. Suggest: "The existing developed footprint is defined as the continuous built form of the village, and excludes individual buildings and groups of dispersed buildings. <u>This means excluding</u> former agricultural barns that have been converted, agricultural buildings and associated land on the edge of the village and gardens, paddocks and other undeveloped land within the curtilage of buildings on the edge of the settlement where the land relates more to the surrounding countryside than to the built up area of the village." • Policy D5 The Chilterns Conservation Board already made the point in response to Policies S2 and S3 that the Settlement Hierarchy should make a distinction between AONB and non-AONB villages. Settlements in or in the setting of the AONB should have special consideration and a lower percentage, e.g. Ivinghoe, Edlesborough, Pitstone, Aston Clinton, Marsworth, Cheddington, Stoke Mandeville and Weston Turville. All of these are in or in the setting of the Chilterns AONB and their capacity should be determined by Landscape and Visual Impact Assessment, not by applying a mathematical share. Moreover the settlement hierarchy methodology should take into account population size; villages such as Ivinghoe are not large and should not be larger villages. Furthermore impact on the AONB is not only about visual impact; the AONB can be affected adversely by, for example, noise, air and water pollution, additional traffic through the AONB, loss of tranquillity, light spill over previously dark landscapes and skylscapes, water abstraction to serve development, increased recreation pressures etc. • The 'within or adjacent to the existing developed footprint of the village' approach is particularly problematic, the Board suggests delete 'or adjacent'. Otherwise once a greenfield development has been allowed, can another one taken place on the greenfield land beyond that? What control is there over incremental creep outwards of villages, and how will cumulative effects of development be taken into account? How will rural exceptions sites ever be delivered if land adjacent to villages is allowed for market housing and is no longer an exception? • If there is a shortfall in a settlement which is within or in 	
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		<p>the setting of the AONB, and landscape assessment indicates there would be harm to the AONB from allocating further land, there should be no expectation that a settlement takes any further growth. The AONB is a national landscape designation, great weight should be given to it (NPPF para 115), and major development should be refused except in exceptional circumstances and where it is in the public interest (NPPF para 116).</p> <ul style="list-style-type: none"> • Policy D7 introduces a housing requirement for smaller villages and then caps their numbers. This is likely to create a race for developers to submit their schemes. Once the village's number is met, will all future schemes until 2033 be refused? The policy allows village growth onto greenfield sites adjacent to the village edge, and then stifles future small site windfalls on brownfield sites, conversions, rural exceptions sites, community right to build, community land trusts etc. The approach needs revision to provide a tough criteria-based policy, allowing suitably designed conversions, infill, brownfield redevelopment and restricting any greenfield expansions unless through community led initiatives. • Policy H1 should be amended to secure affordable housing contributions on smaller sites in AONBs and Designated Rural Areas, in line with the latest guidance (See Government Planning Practice Guidance on Planning Obligations para 017). Suggested new asterisked section to the policy: "* except in the Chilterns AONB and Designated Rural Areas where affordable housing at 31% will be required on sites of 6 or more dwellings." The smaller site provisions apply to rural areas designated under s157 of the 1985 Housing Act, including National Parks, AONBs and Designated Rural Areas, which includes many parishes in Aylesbury Vale (see lists available here http://www.legislation.gov.uk/ukxi/1997/625/schedule/1/made of whole parishes covered eg Ivinghoe, Edlesborough, and here http://www.legislation.gov.uk/ukxi/1997/625/schedule/2/made of mapped part parishes including Haddenham, Aston Clinton, Wendover etc. • Policy E1 protection of key employment sites states that applications for B1 (light industrial), B2 (general industrial), B8 (storage and distribution) will be permitted at key employment sites. Given that the list of key employment sites includes sites which are visible from the escarpment of the Chilterns AONB (e.g. Arla/ Woodlands, Pitstone Green Business Park and Triangle Business Park) a restriction '<u>subject to meeting other policies in the plan</u>' could usefully be added. This would help safeguard from adverse impacts on the AONB (eg visual impacts or increases in traffic generation through the AONB), and require careful design (e.g. green roofs, reductions in height and bulk of individual buildings). • Add reference to Chilterns Buildings Design Guide in 	
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		<p>BE2 Design</p> <ul style="list-style-type: none"> The Chilterns Conservation Board support the inclusion of Policy NE4 The Chilterns AONB and setting policy, which is based on joint work to create a consistent Chilterns-wide AONB policy carried out with our Planning Forum of local policy officers and stakeholders. Some changes have been introduced e.g. the introduction of a distinction between major and non-major development with only criteria a, d and e applying to non-major development. If continuing this approach, it would be better if f-m applied to all development, whilst removing the requirement for every non-major development to carry out landscape and visual impact assessment. This could be achieved by changing the second half of the policy to read: "Actions to conserve and enhance the AONB shall focus upon: (list as before) then new criterion "(n) and in the case of major development proposals, shall be informed by landscape and visual impact assessment, having considered all relevant landscape character assessments" Various minor corrections are needed to the supporting text, which looks dated (e.g. refers to the Shadow Chilterns Conservation Board which was replaced by the Chilterns Conservation Board in 2004). This newly developed model supporting text might help improve the plan's supporting text (text provided). Evidence documents: The HELAA comes to brief conclusions on whether sites are suitable without proper Landscape and Visual Impact Assessment to consider AONB impacts from development proposed in the AONB and in the setting of the AONB. The impacts on the Chilterns AONB do not appear to have been studied by the Council in a systematic way; the Green Belt Assessment does not address impacts on the natural beauty of the AONB, and this appears to be a gap in the evidence base. 	
<p>EFRA rural tourism inquiry – call for advice to the select committee</p>	<p>EFRA committee</p>	<p>Wider response made by Annette Weiss, planning section as follows: <i>Q. Planning and regulation: What, if any, changes are needed to planning and other regulations covering rural areas of special character, such as National Parks, to encourage sustainable tourism?</i> A. Better protection of protected landscapes so that they are not degraded. This is the most important role of planning and regulation in rural areas of special character. Tourists will not want to visit National Parks and AONBs if they lose their special qualities and natural beauty. In the Chilterns Area of Outstanding Natural Beauty it is proving very difficult to conserve and enhance natural beauty because of the pressures for development; such as the proposed new High Speed Two railway, numerous major housing development proposals, planned new roads, the electrification of the Great Western Railway, erection of telecoms masts and roadside clutter. Some of these major projects are outside the planning system, e.g. permitted development rights are being used to erect overhead rail electrification equipment through the attractive Goring Gap in the AONB. Permitted development</p>	<p>6.9.16</p>

		<p>rights should be different in protected areas compared with the undesignated countryside. National planning policy is clear that great weight should be given to natural beauty in National Parks and AONB, but in practice it is frequently insufficiently valued or other priorities win out (e.g. housing need, economic growth, national transport infrastructure). Planning applications tends to be assessed individually, not appreciating the cumulative effects of loss of natural habitat, erosion of character, increases in traffic, more noise and light pollution and water abstraction to serve development. We must, in considering the total quantity and appropriateness of development, take into account the long view – what will the AONB look like in 100 or 200 years from now, will future generations be able to enjoy it as much as current do and will the AONB still be providing the benefits to society and the economy which it does now, like clean water and millions of recreational visits?</p> <p>Planning policy for economic development both in the NPPF and in local plans often focuses on finding space for new B class jobs. In protected landscapes policy should cater for tourism and sustainable lased-based rural businesses rather than developing new business parks on the edge of settlements or allowing farm buildings to convert to housing. Economic growth in National Parks and AONB should be linked to tourism, visitors, local food, recreation, local community needs and land-based industries or farming and forestry. The high quality environment and natural beauty of the Chilterns AONB should be recognised for the economic benefit it brings, with potential to expand sectors such as local food, wood fuel, sustainable tourism, rural skills, film and TV locations, and diversification of the rural economy in ways which are sympathetic to the AONB, involve land management practices which maintain its special qualities, raise its profile as a destination, and are connected to the local distinctiveness and charm of its landscapes, market towns and riversides.</p> <p>The tourism industry is threatened by the closure of village pubs and loss of traditional hotels. This is driven by policy relaxations which have put new housing top priority and allowed (sometimes without planning consent) changes to high value residential or retail uses. For example in the Chilterns AONB, historic hotels like The Springs at Wallingford and Uplands Conference Centre at Cryers Hill have closed for residential reuse, despite a shortage of tourist bedspaces locally. More planning protection should be provided for mainstays of the rural visitor experience: village pubs, village shops and hotels.</p>	
<p>Dacorum Site Allocations DPD Examination</p>	<p>DBC</p>	<p>Examination statement submitted re: Policy LA5 Land West of Tring. CCB will be participating at the examination on 12 October 2016 seeking the following changes to the Site Allocations document in order to make it sound:</p> <ul style="list-style-type: none"> Amend the text of the allocation to refer to the Chilterns AONB and what the likely implications are (the majority of the site is within the setting of the AONB and part of the site is within the AONB). 	<p>8.9.16</p>

		<ul style="list-style-type: none"> • Include the AONB and its boundary on all plans and maps associated with the proposed allocation. • Reduce the number of dwellings on the site to a level that will ensure that no developments are proposed within the Chilterns AONB and will allow: an extension to the cemetery in line with the Concept Masterplan Option 1 (immediately to the north and west of the existing cemetery); the NEAP to be placed within the development area where it would be more likely to be used; the traveller site (if still required following an update of Traveller Needs Assessment) to be identified as part of the development area which would be consistent with the other proposed allocation sites, and an extension to the proposed employment allocation that would be more worthwhile. • Ensure that the text of the document is explicit that the western fields should only ever be used for informal open space or left in agricultural use. 	
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Current Development Plan Consultations:

Consultation document	Consulted by	Stage	Deadline for CCB responses
Wycombe Residential Design Guide	WDC	Draft SPD	16.9.16
Bledlow cum Saunderton NP	WDC	Submission NP plan	25.10.16
Draft Gomm Valley and Ashwells Development Brief	WDC	Draft development brief	30.10.16
Central Beds Local Plan	CBDC	Local Plan - reg 18	1.11.16

Item 11 **Planning Applications Update**

Author: Mike Stubbs Planning Advisor

Lead Organisations: Chilterns Conservation Board

Resources: Staff time

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

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

Background

1. News on the outcome of previous planning application the Board has made representations on is summarised in Appendix 3.
2. Since the last Planning Committee papers for the 11th May 2016 meeting, the Board has made 15 formal representations on planning applications, of which 9 were objections, 0 were of support and 6 were comments. The formal representations are summarised in Appendix 4.
3. Current live casework is listed in Appendix 5.

Recommendations

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

Update on Status of Planning Applications CCB previously commented on

Location	LPA	Development	Ref. No.	Status	CCB response	Date CCB responded
RPS Yard Wendover	Planning Inspectorate	APP/J0405/W/16/315 0377	New Materials Store	Refused 1 st April 2016 and appealed.	CCB Appeal Comments dealt with design and materials. Appeal by written representations and decision expected October 2016.	08.07.16
OS Parcel 8784 Monks Risborough	WDC	14/06162/OUT	Outline for 170 residential dwellings previously reported as 192)	Appeal dismissed	CCB Objection Dismissed on grounds of not forming sustainable development. The Inspector did address the setting of the AONB and views in / out. She dealt with the ' <i>strong intervisibility</i> ' between the two. Against setting for the AONB escarpment, the Inspector concluded that the extension of the town in this way would not have a demonstrably detrimental effect on its special character and appearance.	06.01.16
CABI Wallingford	SODC	P15/S3387/FUL	Demolition of existing buildings and creation of a new headquarters for CABI, erection of 91 dwellings	Refused 24 th June 2016	CCB Objection Refused and reason (1) dealt with the AONB, <i>The proposal comprises major development and is located in the open countryside, within the Chilterns Area of Outstanding Natural Beauty. The proposal would represent a visually intrusive form of development in the Area of Outstanding Natural Beauty that would fail to protect and enhance this valued landscape. No overriding exceptional circumstances have been presented which demonstrate that the development is in the public interest whereas great weight is</i>	01.12.16

					<p><i>given to conserving the landscape and scenic beauty of the area.</i></p> <p><i>The proposal is contrary to policy CSEN1 of the adopted South Oxfordshire Core Strategy, saved policies C2, C4, D1 and G4 of the South Oxfordshire Local Plan and contrary to paragraphs 109, 115 and 116 of the NPPF.</i></p>	
Froghall Quarry Bottrells Lane Chalfont St Giles	BCC	CM 03/16	Extraction of approx 5,100 tonnes of brick earth, with restoration to grassland	Granted 10 th August 2016	CCB Support Policy 8 of the Bucks Minerals and Waste Local Plan to 2004-2016 states The County Council will continue to support the Chilterns brick industry in maintaining a supply of material to meet the demand for traditional bricks. CCB expressed support as production of Chalfont Red and other products helps developers to meet the requirements of the Chilterns Building Design Guide and supplementary technical notes.	26.4.16
Lea Meadow Sonning Common	SODC	CH/15/04411 FUL	Residential Development of 65 dwellings + access to Peppard Road.	Granted 19th May 2016	CCB Comments No previous CCB objection was raised against an earlier refusal (Dec 2015). The SODC landscape officer sought a 3-8 metre buffer to the eastern boundary and the case officer reported on 27.04.16 that this matter was now incorporated. Appropriately controlled by conditions.	11.3.16

The Waste Land Dunstable Road Dagnall Buckinghamshire HP4 1RQ	AVDC	Demolition of existing dwelling and erection of one replacement dwelling	16/01136/ APP	Withdrawn 18 th May 2016	CCB Objection The dramatic increase in the visual prominence of this site, which is sensitively located within the nationally protected landscape of the Chilterns. The surrounding AONB would be deeply harmed by the inappropriate scale of the proposed replacement dwelling within this open rural landscape.	28.4.16
Hunt's Farm Cottage Harpsden	SODC	Change of Land Use from agricultural land to residential garden. (Description amended 11 March 2016).	P6/SO724/ FUL	Granted 10 th May 2016	CCB Objection The extension of a residential curtilage into agricultural land raises issues of landscape character assessment and in this case a potentially harmful erosion of the rural setting.	31.3.16
Chaul End Road Luton	CBC	Discharge of planning conditions	CB/14/251 5/OUT	Granted	CCB Comments Conditions to address impacts of residential development on previously developed land (for car storage at Luton works). CCB promoted a soft visual treatment for the roofing. The 'forticrete' roof tiles are the submitted preference. CCB suggests careful consideration is given to a machine made plain clay tile and refers to chapter 2 of the supplementary technical note on roofing. Amendments to colour hues on the roofs (some red – autumn red and some slate) but no introduction of machine made clays.	29.3.16
Highlands Farm, Henley- on-Thames	SODC	Residential development - Amended plans	P16/S0077/O	Still pending	CCB Comments Amended masterplan (and on Landscape and Visual Impact Assessment): 1. It is disappointing to see the historic farm buildings still not being retained and the employment/ community buildings still in south eastern location. 2. The tree planting on the revised illustrative masterplan	21.04.16

				<p>2162-SK-1005-X appears thinner and sparser than on the previous version 2162-SK-1005-V, for example:</p> <ul style="list-style-type: none"> • a thinner hedgeline on the southern boundary • now a gap in the planting on the eastern boundary, and • less depth to the tree belt on the western boundary. <p>3. The existing tree belt on the SSSI appears significantly diminished in the latest illustrative masterplan 2162-SK-1005-X (perhaps because of the archaeological excavations proposed). It is unclear whether this has been factored into the revised LVIA given that the baseline assessment's photos were taken last year in August 2015. The revised assessment assumes existing tree cover remains (viewpoints 12,13,14 of LVIA pages 50-51), for example, the LVIA assesses that from viewpoint 12 "The existing built development is screened in this view. It is anticipated that any re-development for housing would remain screened by existing tree cover. Overall effect: neutral." Is this still the case with the tree reduction along the SSSI?</p> <p>4. Some changes are better e.g. the removal of the bund, the additional planting in the parking areas of the Dell, pulling the trim trail in, and adding the planting beyond the trim trail.</p> <p>5. The Board re-iterates previous comments on the desirability of restricting building heights to 2 or 2.5 storeys; the photomontages in the revised LVIA show that glimpsed rooflines will be introduced to the views, lower buildings heights would help protect views e.g. viewpoint 5 which appears a particularly attractive and unspoilt view.</p>
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Springs Hotel	SODC	Residential conversion - Amended plans	P15/15/S2 158/FUL	Still pending	CCB Comments Design amendments submitted. Previous CCB comments dealt with AONB status of site and regard to the Buildings Design Guide. Amendments acceptable.	27.07.16
Woodcote Garden Centre	SODC	9 dwellings	P16/S0375 /FUL	Still pending	CCB Comments CCB comments dealt with northern boundary treatment, to improve screening.	11.03.16
Wycombe Summit Abbey Barn Lane High Wycombe	WDC	Erection of 30 dwellings	16/06045/F UL	Still pending	CCB Comments. The site is outside the nationally protected landscape of the AONB and a distance of around 0.4 / 0.5 km with its closest point falling to the south of the application site. This application falls within the setting of the AONB and sits within rolling countryside and woodland blocks that contains High Wycombe. No negative impact on setting.	26/01/16

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
Park Mill Farm, Princes Risborough	Planning Inspectorate	APP/K0425/W/ /16/3146838	Appeal against the non- determination of Residential development of up to 500 dwellings (outline).	Inquiry set for 2017	Qualified objection. This application is premature, submitted before the production of the new Local Plan, Town Plan Area Action Plan or Neighbourhood Plan for Princes Risborough. Points were raised with regards to the cumulative impact of development, landscape impacts, on-site mitigation for recreational impacts and the use of design codes to reduce impacts.	17/06/16
Molins Haw Lane Saunderton	Planning Inspectorate	APP/K0425/W/ 15/3135297	Residential development up to 202 dwellings (outline). Revised to 192.	Appeal begins 7 th September 2016	Objection We invite the appointed Inspector to dismiss this appeal on the grounds that the proposed amount and layout or form of development is inappropriate for this site. The application fails to comply with NPPF 115 (landscape and scenic beauty of highest status of protection) and NPPF 116 (developing elsewhere outside designated area and detrimental effects on the landscape). The application fails to satisfy saved Local Plan L1 and adopted Core Strategy Policy CS 17 and AONB Management Plan D1, D6, D11 and D 12. It is appropriate that a future planning vision can be pursued for this land which itself has been previously identified as a major developed site within the Chilterns. The Chilterns Conservation Board would positively contribute to that plan-making process	20/7/16

Former Molins Sports Ground Princes Risborough	Planning Inspectorate	APP/K0425/W/16/3149747	Residential development up to 140 dwellings (outline)	Appeal (recovered by Secretary of State) begins Jan 2017.	<p>Objection</p> <p>This site is part of the original AONB designation of 1965. The appellant's case appears to be that this land is not worthy of AONB status, but also that it should be developed as an exception. The appellant cannot demonstrate that to develop it would meet either the policy tests in paras 115 and 116 of the NPPF, or the legislative test in section 85 of the CROW Act.</p> <p>The LVIA fails to attribute appropriate weight to this nationally protected landscape. The Chilterns Conservation Board considers this appeal to be ill-judged.</p> <p>The application is positively harmful.</p>	
Lower Wood Farm Sundon Road Harlington Dunstable LU5 6LN	Central Beds BC	CB/16/02011/RM	Reserved matters application for appearance, landscaping, layout and scale following outline permission CB13/3477/OUT. Demolition of industrial buildings, redevelopment and estate road to provide thirteen dwellings and garages.	Pending decision	<p>Comments</p> <p>Need for enhanced landscaping / landscape assurances</p> <p>In a 2003 appeal decision the Inspector accepted there was a relationship between the site and the AONB.</p> <p>It does appear that the boundary planting could be increased. Our initial view is that the landscaping can be improved and this can be achieved by limited alterations to layout (i.e. siting) to increase the site boundary depth to the Sundon Road.</p>	29/05/16

Hampden Fields Aylesbury	AVDC	16/00424/AO P	Major Urban Extension to Aylesbury	Pending	<p>Objection.</p> <p>Likely adverse impact on the setting of the AONB - in terms of views from and of the AONB.</p> <p>The loss of a previously undeveloped and unallocated greenfield site</p> <p>The loss of a strategic green gap between Aylesbury and Weston Turville.</p> <p>Prematurity to the local plan process which will allow the site to be judged against other potential sites further from the AONB and the cumulative impacts to be evaluated.</p>	5.4.16
Pampard House, Bradden Lane, Gaddesden Row	DBC	4/01679/16/F UL	Conversion of existing disused stables building to create a new dwelling, works to include the renovation of external facades, associated landscaping and the renovation of the existing feed store into a garden studio room	Pending Amended plans received	<p>Comment.</p> <p>If permission is to be favourably recommended here CCB considers that some of the land edged blue can be returned to the wider landscape character.</p> <p>We accept that this part of Gaddeden Row, within the AONB, incorporates some development which straddles Bradden Lane with a combination of residential and some former agricultural development. The application site enjoys potential to reduce the level of wider residential appearance, which is a reasonable planning request as a new residential development is being promoted.</p>	7.07.16

Wyfold Lane Rotherfield Peppard	SODC	P16/S2887/O	Outline application with all matters reserved for the development of land for provision of 7 Custom Build dwellings with associated access, parking provision and ancillary space (re-submission with 12 months of withdraw application P15/2933/O).	Pending	<p>Objection.</p> <p>Resubmission of the application as previously withdrawn in October 2015.</p> <p>No material changes in policy that affects our previous objection. Development within the open countryside.</p> <p>The AONB Management Plan is a material consideration. In this case the principle of development is not established. This fundamental point is made by the AONB Management Plan at its Policy D1 which states that, D1 - <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>	29.08.16
Gomm Valley and Ashwells Reserve Site	WDC	n/a	Formal EIA scoping opinion request	n/a	<p>EIA Scoping Comments</p> <p>We agree with the assessment at paragraph 6.18 that the landscape and visual impact assessment (LVIA) will need to include an assessment of the effects upon the special qualities of the Chilterns AONB. We recommend the addition of and including its setting.</p> <p>We also recommend an assessment against the Buckinghamshire Landscape Character Assessment but would anticipate this in the LVIA in any event.</p>	27.05.16

Handpost Cottages Church Road Ivinghoe Buckinghamshire LU7 9EJ	AVDC	16/01788/AOP	Outline application with all matters reserved for the retention of the existing house and addition of 3 new houses with associated parking	Withdrawn 13 th July 2016	<p>Objection</p> <p>The principle of development cannot be properly considered here due to a lack of necessary information within the design and access statement and the need for a landscape and visual impact assessment.</p> <p>A planning appeal decision (under AVDC reference 90/00044/REF) is not dealt with and much more information is required here as well as submission of detailed plans, a landscape and visual impact assessment and details of the planning status of the application site. This planning status will be highly material to the merits of permitting any additional development here.</p> <p>To grant outline consent in these circumstances cannot satisfy the duties set out in paragraph 115 of the NPPF and saved policy RA7. CCB would recommend the application is refused due to a lack of information or is withdrawn.</p>	29.05.16
Rear of Texaco Garage, Amersham Road Little Missenden	CDC	CH /2016/1056/FA	Planning Application for the use of land for storage purposes at Land	Refused 18 th August 2017 and enforcement action approved.	<p>Objection</p> <p>In addition to the landscape objection raised here the CCB would also raise objection and concern that such storage is unacceptably close to a globally rare chalk stream and this exerts a potential and unacceptable hazard for drainage into the watercourse.</p> <p>The AONB Management Plan 2014-2019 is relevant and policy WE6 that <i>'Best practice in management of rivers and their valley landscapes should be promoted'</i> and WE11 that <i>'Appropriate management on all sites designated for nature conservation (statutory and non-statutory) should be safeguarded and promoted, and the need for greater</i></p>	16.8.16

					<p><i>protection of chalk streams promoted</i>.</p> <p>CCB have also published 'Managing the River Misbourne' as a part of the Chilterns Chalk Streams Project (CCSP) and this confirms the point that <i>'The River Misbourne is a chalk stream. Chalk streams are a globally rare habitat, confined mainly to England and North West Europe'</i>.</p>	
22 Chapel Road And Land To Rear Flackwell Heath Buckinghamshire HP10 9AB	WDC	16/06063/OUT	Outline application (including details of access) to relinquish all the commercial uses on the site and redevelop the site for residential purposes	Refused 22 nd July 2017	<p>Objection</p> <p>The application is harmful to the AONB by seeking to increase the footprint of development within this site. Whilst this application is previously developed land (brownfield land) the glossary definition in the NPPF applies and it does not automatically follow that all of the site can be developed as a matter of planning principle. We do not have an accurate figure for the level of existing site development but the brownfield element is not 90% of the site.</p> <p>Refused as harmful to green belt and AONB.</p>	27.05.16
North Land To East College Road North Aston Clinton Buckinghamshire	AVDC	11/00963/AOP	Approval of reserved matters pursuant to outline permission 11/00963/AOP relating to appearance, layout and scale for the propose of B8 development comprising Regional Distribution Centre of 23,226 square metres to north of site with associated access, parking and landscaping	Pending decision	<p>Comment.</p> <p>Our reading of the papers indicates that a coated and profiled metal cladding is proposed for the roof and that a 'dark anthracite roof cladding' is mentioned. The roof plan drawing 5654-56 shows a profiled roof form with roof lights.</p> <p>(1) We have assumed this material is deemed to result in a low impact when viewed from distant vantage points. 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.</p>	15.8.16

					<p>Further we would seek assurances on best practice and examples elsewhere of where this dark anthracite proposal has been used in proximity of rural and nationally protected landscapes.</p> <p>(2) The external cladding appears to be of a silver hue. Again we would want to be reassured that this is the most appropriate material, when compared to alternatives. The 2011 outline application and officer's report to committee mentioned the use of mid-range hues to be adopted will 'break up' the mass of the buildings in the landscape.</p> <p>(3) Lighting impacts have been the subject of much previous discussion at outline stage. The current design and access at its paragraph 7.8.7 deals with lighting impacts and makes the point that the impact on receptors '<i>will be minimised by careful design</i>'. CCB would seek greater detail here on the exact design treatment as proposed to reduce the wider impacts. At outline application stage there was a discussion surrounding the dark skies that surround the Arla North site and CCB would welcome some clarification as to how this can be delivered at a detailed and reserved matters stage.</p>	
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<p>Outline application for up to 102,800 sq m employment (B1/B2/B8), up to 1,100 dwellings (C3), 60 residential extra care units (C2), mixed-use local centre of up to 4,000 sq. m hotel and Conference Centre (C1), up to 3,500 sq m Leisure facilities up to 16 ha or sports village and pitches, Athletes Accommodation (10 x 8 apartments), and up to 2 ha for a primary school (D1), with a strategic link road connecting with the ELR (N) and the A41 Aston Clinton Road, transport infrastructure, landscape, open space, flood mitigation and drainage</p>	AVDC	6/01040/OUT	Aylesbury Woodlands major development area	Pending decision	<p>Comments</p> <p>We agree that the setting of the AONB would experience a significant effect initially (as is confirmed at the Environment Statement non-technical summary 3.9.9). The ES makes the point that this will reduce to '<i>non-significance</i>' after year 15 of the structural planting as is proposed. CCB has no reason to disagree with this point but would say it is contingent on that planting being carefully considered against the '<i>views out</i>' as shown in photomontages.</p> <p>A reasonable way forward would be to take the illustrative masterplan and denote the relationship between planned green infrastructure within the site and the off-site landscape receptors.</p> <p>Taking a landscape scale approach we would be interested to see how the informal and formal open space and proposed planting would integrate with and/or filter views from Coombe Hill and the Upper Icknield Way. (</p> <p>CCB accepts that the panoramic views across the Vale, viewed from Coombe Hill for example, intersperses development within the structured landscape character of LCA 11 (chalk escarpment), and LCA 8.10 Southern Vale.</p>	29.06.16
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Hunts Farm Harpsden Bottom Harpsden	SODC	P16/S2359/F UL	Refurbishment and extension of existing farm house and conversion of two farm out- buildings and yard to residential use, including amenity garden space and off- street parking SODC reference	Pending decision	<p>Comments / Objection to the extension</p> <p>CCB have formed the view that (a) there is scope to delete the extension of the farmhouse to maintain the integrity of the entire farmstead and (b) commensurate reduction in parking and relocation away from the eastern flank. Further, (c) that the conservation of the fold yard be the subject of a plan to show its management and to promote the informality of its layout. This may require additional controls including a planning condition but CCB welcomes the point that no parking is proposed here.</p> <p>The historic significance of the farmstead requires that the fold yard is maintained. The farmhouse without extension can become ancillary to the other residential uses and will reduce the level of development proposed. A general reduction in the level of changes proposed will assist in the overall conservation of the site. All new opening and external changes will need to be kept to a minimum and again will require justification against their impacts upon significance. We commend greater consideration of the Chilterns Buildings Design Guide.</p>	18.8.16
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<p>Bury Spinney Thorn Road Houghton Regis</p>	<p>Central Beds BC</p>	<p>CB/16/02086/ OUT</p>	<p>Outline approval up to 100 dwellings with all other matters except access reserved</p>	<p>Withdrawn 26th August 2016</p>	<p>Comments</p> <p>This development area is located to the north of the Chilterns AONB. The CCB is aware that development beyond the AONB can exert an impact on the setting of the AONB, both cumulatively and individually. This site appears to be contained within its context and is set away from the AONB by some distance.</p> <p>The LVIA for West of Bidwell stated in conclusion <i>that</i> (paragraph 9.3.12) <i>It is considered that the Bidwell West scheme can be integrated within this landscape context alongside the A5/M1 Link and Thorn Turn developments without significant cumulative effects upon the setting of the AONB. This designation is located to the south of Houghton Regis, and whilst some views of the proposed developments will be available from certain elevated viewpoints, they will be seen within the context of the wider urban area and will not compromise the qualities or amenities of the landscape and visual environment associated with this designation.</i></p> <p>CCB would promote a similar appraisal as to impact and with reference to cumulative impact and our position statement. We also support the use of design coding and lighting assessment and appraisal, to reduce wider impacts and to promote design that will incorporate green infrastructure and other design features to mitigate wider views from the chalk escarpment and within the AONB.</p>	<p>9.07.16</p>
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Current Live CCB Planning Application Casework

Location	LPA	Ref number	Development	Deadline
Land North of Clayhill Farm off Greenfield Road Bedford, MK45 IJL	CBDC	CB/16/03185/FULL	Gas fuelled capacity mechanism embedded generation plant to support the National Grid. Erection of security fencing.	6.9.16
Land to East College Road North Aston Clinton	AVDC	16/02856/ADP 16/02740/ADP 16/02741/ADP	Reserved matters applications: <ul style="list-style-type: none"> - layout for business use and spine road - design B2 or B8 units - scale of 3 x B8 units 	14.9.16
Land west Cockenhoe	HNDC	16/02014/1	660 dwellings outline	26.9.15