



Planning Committee

10.00 a.m. Wednesday 14<sup>th</sup> May 2014  
The Chilterns Conservation Board office,  
90 Station Road, Chinnor, OX39 4HA

Agenda

- |  |               |
|--|---------------|
| 1. Election of Chairman                    | 10.00 – 10.02 |
| 2. Apologies                               | 10.02 – 10.04 |
| 3. Declarations of Interest                | 10.04 – 10.05 |
| 4. Minutes of Previous Meeting             | 10.05 – 10.15 |
| 5. Matters Arising                         | 10.15 – 10.20 |
| 6. Public Question Time                    | 10.20 – 10.25 |
| 7. High Speed 2 – update                   | 10.25 – 10.45 |
| 8. AONB Management Plan Review             | 10.45 – 11.00 |
| 9. Events                                  | 11.00 – 11.25 |
| 10. Conservation Board Position Statements | 11.25 – 11.55 |
| 11. Development Plans responses            | 11.55 – 12.15 |
| 12. Planning Applications – update         | 12.15 – 12.25 |
| 13. Any urgent business                    | 12.25 – 12.30 |
| 14. Date of Next and Future Meetings       | 12.30 – 12.35 |

Next meeting: **Wednesday 10<sup>th</sup> September 2014** at **The Chilterns Conservation Board Office, 90 Station Road, Chinnor, OX39 4HA**

Proposed future meetings: 2014 – Wednesday 26<sup>th</sup> November

**Item 1**                    **Election of Chairman**

**Author:**                    Colin White   Planning Officer

**Lead Organisations:**     Chilterns Conservation Board

**Resources:**                Special allowance of £816 per year.

**Summary:**                 The Planning Committee is normally required to elect a Chairman at its meeting following the Board's Annual General Meeting (June). With the departure of the previous Chairman prior to the AGM it was necessary to elect an interim Chairman for the period to June. Helen Tuffs was elected at the Board meeting in March 2014.

**Purpose or report:** To note the election of an interim Chairman.

**Background**

1. The Committee is normally required to elect a Chairman at its first meeting that follows the Board's Annual General Meeting. The AGM takes place in June each year.
2. Following the departure of Bettina Kirkham from the Board at the end of March 2014 it was necessary to elect an interim Chairman of the Planning Committee for the period to June 2014. The Committee discussed this matter briefly at its previous meeting.
3. At the Board meeting which took place on 25<sup>th</sup> March 2014 Helen Tuffs was nominated and elected as interim Chairman of the Planning Committee and will hold the position until the AGM in June.

**Recommendation**

1.     **That the Planning Committee notes that Helen Tuffs was elected as interim Chairman of the Committee at the Conservation Board meeting held on 25<sup>th</sup> March 2014 to serve until the Board's next Annual General Meeting in June 2014.**

**Item 4**                    **Minutes of Previous Meeting**

**Author:**                    Colin White   Planning Officer

**Lead Organisations:**     Chilterns Conservation Board

**Resources:**              Budget of £520 per year for minute-taker plus staff time

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

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

**Background**

1. The draft minutes from the meeting on 12<sup>th</sup> February 2014 have been previously circulated and are attached (at Appendix 1) for approval.

**Recommendation**

1.     **That the Committee approves the minutes of its meeting which took place on 12<sup>th</sup> February 2014.**



**DRAFT MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 12<sup>TH</sup> FEBRUARY 2014 AT THE VILLAGE CENTRE, HIGH STREET, CHINNOR, OX39 4HA COMMENCING AT 10.00AM AND CONCLUDING AT 12.00 PM**

**BOARD MEMBERS PRESENT**

<b>Member</b>	<b>Appointing Body</b>
<b>Appointed by Local Authorities</b>	
Cllr Brian Norman	Three Rivers District Council
Cllr Chris Richards	Aylesbury Vale District Council
Cllr Jeremy Ryman	Chiltern District Council
Cllr Alan Walters	South Buckinghamshire District Council

<b>Appointed by the Secretary of State</b>	
Bettina Kirkham	Secretary of State
Helen Tuffs	Secretary of State

<b>Elected by Parish Councils</b>	
Cllr Margaret Jarrett	Hertfordshire
Cllr Barbara Wallis	Buckinghamshire

<b>Others present- Co-opted members</b>	
Gill Gowing	Strategic Planning Advisor to the Chiltern Society
Mike Stubbs	The National Trust
<b>Officers</b>	
Colin White	Chilterns Conservation Board
<b>Others</b>	
Deirdre Hansen	Minute taker

One member of the public was present: Bill Storey.

The Chair noted that her appointment to the Board would be ending soon and that this was the last Planning Committee meeting she would be chairing. She thanked all members for their contributions. She had very much enjoyed working with everyone and being part of this committee.

**125. Apologies for absence**

Apologies were received from Mike Fox (Chairman of the Board), Cllr David Barnard (North Herts District Council) and John Willson (co-opted member, Secretary of State)

**126. Declarations of Interest**

No declarations of interest were made.

**127. Minutes of the previous meeting**

The minutes of the meeting held 27<sup>th</sup> November 2013 were approved as a true record and signed by the Chairman.

**128. Matters Arising from the minutes**

Item 121: The Planning Officer reported that the Vale of Aylesbury Plan had been withdrawn.

10.10 Helen Tuffs arrived.

**129. Public Question time**

One member of the public was present but no questions were asked.

**130. High Speed 2**

The Planning Officer updated the Committee about the latest developments in connection with a possible high speed rail route through the Chilterns.

The Committee was informed about the: rejection of the Supreme Court appeal; likelihood of an appeal to the Aarhus Convention Compliance Committee and a complaint to the European Commission and probably the European Court of Justice; ongoing work on the Board's response to the Environmental Statement; possible timetable for the parliamentary process; likelihood of the Board submitting a petition that would deal primarily with a fully bored tunnel, and recent blocking of the Major Project Authority report rating HS2 as amber/red. Members were encouraged to write to their MP's requesting the report to be published in full.

**1. The Committee NOTED the report.**

**131. AONB Management Plan Review.**

The Planning Officer informed the Committee about the latest developments in connection with the emerging 2014-2019 Management Plan.

The Plan is nearing completion following a period of public consultation. Final changes are being made and will be discussed at a Member working group on 26<sup>th</sup> February. The Board meeting in January had received a summary of the key issues and likely changes that would ensue. Final approval of the Plan will be considered at

the Board meeting on 25<sup>th</sup> March and the reviewed Management Plan would be published in April 2014.

- 1. The Committee NOTED the report.**
- 2. The Members of the Committee RESOLVED to inform the Chief Officer if they wish to attend the working group meeting on 26<sup>th</sup> February 2014.**
- 3. The Committee NOTED the programme for the production of the Management Plan 2014-19.**

## **132. Events**

The Planning Officer provided feedback from recent events and sought approval of the details for the forthcoming events.

Feedback from recent events:

1. AONB Planning Forum on 5<sup>th</sup> December 2013: this had been attended by seven of the Chilterns Planning Authorities, The Board, the Chiltern Society, the Environment Agency and Natural England. The Forum discussed the Management Plan review, the HS2 Environmental Statement and Hybrid Bill, the Board's draft position statement on renewable energy and the possible AONB boundary review. Comments made on the topics discussed have been fed into the Management Plan and the renewable energy position statement.

Forthcoming events:

1. AONB Planning Forum - It was proposed that the next AONB Planning Forum takes place in mid-May. Dates would be circulated via a Doodle poll. It is intended that the Forum should discuss: the endorsement of the adopted AONB Management Plan; the latest position in connection with HS2; the draft Conservation Board position statement on telecommunications; and any update in connection with the possible AONB boundary review.
2. Parish and Town Council planning training 2014 - The following dates for the training events were proposed: 23<sup>rd</sup> June, 1<sup>st</sup> and 3<sup>rd</sup> July. A number of village halls will be investigated as venues. It had been discussed how the Board reacts to and monitors the loss of local facilities like shops and pubs. In order to try and gather information a questionnaire has been devised, which will be circulated to Town and Parish councils prior to the training sessions. The Committee provided comments on this, which the Planning Officer will incorporate.
3. AONB Planning Conference 2014 - The planning conference is to take place on Wednesday 8<sup>th</sup> October. The Committee's initial thoughts on venues, topics and speakers were welcomed.

- 1. The Committee NOTED the feedback from the AONB Planning Forum.**

- 2. The Committee NOTED and APPROVED the arrangements for the forthcoming Planning Forum.**
- 3. The Committee NOTED and APPROVED the arrangements for the forthcoming Parish and Town Council training and, subject to changes, APPROVED the proposed questionnaire for circulation.**
- 4. The Committee provided the Planning Officer with suggestions in connection with the AONB Planning Conference for 2014.**

### **133. Conservation Board Position Statements**

The Planning Officer informed the Committee about progress in connection with the renewable energy position statement which had been subject to consultation from November to January and had been adopted at the January Board meeting. Final changes are to be made once the Management Plan is adopted.

The Planning Officer sought thoughts about the draft content of the position statement on telecommunications. This should seek to replicate other position statements and should include a series of sections as detailed in the report.

The Committee considered the key topics and made suggested alterations and additions which will be incorporated by the Planning Officer. The draft document will be prepared and reported to the next Board meeting, when approval will be sought.

11.25 Alan Walters left the meeting.

- 1. The Committee NOTED the progress made in connection with the draft renewable energy position statement**
- 2. The Committee PROVIDED suggestions for any additions or alterations to the content of the draft telecommunications position statement**

### **134. Development Plan Responses**

The Planning Officer informed the Committee about, and sought approval for, the responses that have been sent in and made under delegated powers in connection with the public consultation exercises on the following development plan documents: Central Bedfordshire Council: Draft Design Guide; Chalfont St Peter Parish Council: Draft Chalfont St Peter Neighbourhood Plan; Henley and Harpsden Parish Councils: Joint Neighbourhood Plan sustainability scoping report.

- 1. The Committee NOTED and APPROVED the responses already made on behalf of the Board in connection with the consultation exercises on the developments plan documents as detailed above.**

**135. Planning Applications Update**

The Planning Officer informed the Committee about, and sought approval for, the responses that had been made under delegated powers in connection with the planning applications, appeals and a number of previous cases that have been determined as detailed in the appendix.

Since April last year the Board has been consulted on 110 applications and has responded to most of these. There have been 19 formal responses so far this year.

The Committee noted that for 2013/14 69% of applications had been decided in line with the Board recommendations. The situation will continued to be monitored

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

**136. Appointment of acting Chairman.**

The completion of the Bettina Kirkham’s appointment leaves the position of Chairman vacant until the meeting following the AGM. Filling the position was discussed and a number of Members said they would be willing to take on the position of Acting Chairman until the AGM.

- 1. The Committee NOTED the interest expressed in taking on the position of Acting Chairman until the AGM.**

**137. Any urgent business**

There was no urgent business.

**138. Date of Next and Future Meetings**

Next meeting: Wednesday 14<sup>th</sup> May 2014 at the Lodge, 90 Station Road, Chinnor OX39 4HA.

Future meetings: Wednesday 10<sup>th</sup> September and 26<sup>th</sup> November 2014.

**The Chairman.....**

**Date.....**

**Item 7      High Speed 2 update****Author:**                    Colin White   Planning Officer**Lead Organisation:** Chilterns Conservation Board**Resources:**                Staff time.**Summary:**                HS2AA has submitted a case to the Aarhus Convention Compliance Committee, the Information Commissioner will be seeking a Judicial Review in connection with the Major Project Authority's report, the Board's response on the Environmental Statement was submitted in late February and the Board's petition against the Bill is being prepared.**Purpose of report:** To update the Committee about the latest developments in connection with a possible high speed rail route through the Chilterns.**Background**

1.     The Committee has previously been informed that HS2AA will be bringing a complaint to the Aarhus Convention Compliance Committee in connection with the Supreme Court's previous decision to dismiss HS2AA's appeal that that the Government should comply with the Strategic Environmental Assessment (SEA) Directive while planning HS2. The case has now been submitted, though it will take some time to be completed.
2.     It is understood that the Information Commissioner will be seeking a Judicial Review in connection with the Government's decision to block the release of the Major Project Authority's report that gives the HS2 project an amber/red rating. Previously the Information Commissioner had ruled that the report should be published in full.
3.     The Board submitted its response on the HS2 Environmental Statement in late February.
4.     The Board's response was one of over 21,800 responses and the single greatest issue of concern was minimising the impact of the route through the AONB. About half of the responses sought extended tunnels, with the AONB being top of the list. Significant numbers of comments were made about: community impacts; sound, noise and vibration; the public consultation; water resources; landscape and visual impacts; land quality and socio-economics (including tourism in the AONB). There were apparently 87 responses that were supportive of the project.
5.     There were specific comments made about each of the Community Forum Areas (CFAs) within the Chilterns as follows:
  - CFA 8 (the Chalfonts and Amersham) - construction impacts; landscape impacts of vent shafts; traffic; long time of disruption; short time for comment on ES and lack of detail and accuracy, and water resources (River Misbourne, Shardeloes, aquifer).
  - CFA 9 (Central Chilterns) - extension of tunnel; traffic and transport impacts; construction impacts on local communities; tourism and local economy;

landscape and visual; national legislation (CROW, NPPF) requirements not met; ES is 'engineering led' and not an 'environmental document'; ecological fragmentation, and not enough time given to consultation.

- CFA 10 (Dunsmore, Wendover and Halton) - ES based on optimistic assumptions and impacts understated; further survey work required; extended tunnel was the primary concern; construction disruption was second main concern; effectiveness and policing of CoCP, independent monitoring required; landscape and visual, mainly loss of landscape character; viaduct design; Hunts Green spoil placement unacceptable; viability of local business and farming, and ES timescale.
  - CFA 11 (Stoke Mandeville and Aylesbury) - public consultation process; construction traffic disruption and noise.
  - Within the Chilterns there were 8,081 responses of which 7,518 were postcards and the key issue was the request for an extended tunnel through entire AONB.
6. Many of the points of objection made in the Board's response on the Environmental Statement are being used in the preparation of the Board's petition. The Board's petition should be submitted by the 16<sup>th</sup> May 2014. The key petitioning point is the request for the provision of a fully bored tunnel under the whole of the AONB. Other points are being included seeking extensive mitigation should such a tunnel not be provided.
7. The Board is likely to have its petition accepted and be called to appear before the Select Committee. No date can be given for this at present.

### **Recommendation**

1. **That the Committee notes the report.**

## **Item 8     AONB Management Plan Review**

**Author:**                 Colin White   Planning Officer

**Lead Organisation:** Chilterns Conservation Board

**Resources:**            Staff time.

**Summary:**             The 2014-19 AONB Management Plan was adopted by the Board in March, it has been printed and now requires promotion and endorsement.

**Purpose of report:** To inform the Committee about the latest developments in connection with the 2014-2019 Management Plan.

### **Background**

1.     The 2014-19 AONB Management Plan has been the subject of discussion at previous Planning Committee meetings.
2.     The Management Plan was adopted at the Conservation Board meeting which took place on 25<sup>th</sup> March 2014. Final amendments were made following that meeting and the document was sent to the printers shortly after that. It has now been delivered to the Board's office.
3.     Final printed copies of the Management Plan will be circulated to key partners along with a summary document. The documents will be available to download from the AONB website and promoted widely.
4.     The Management Plan will be accompanied by various other documents including the final versions of: the environmental report with appendices and a summary; the SEA scoping report; the appropriate assessment; a post adoption statement and an equalities assessment. Once these documents have been finalised (shortly) they will be circulated to the local authorities along with the Management Plan and the Board's responses to comments made during the consultation period. The local authorities will be asked to endorse the Management Plan.
5.     The Committee is asked to promote the Management Plan and to direct those interested to the relevant page on the AONB website.

### **Recommendations**

1.     **That the Committee notes the adoption of the 2014-19 AONB Management Plan and that final documents are being prepared.**
2.     **That the Committee promotes the Management Plan.**

## **Item 9      Events**

**Author:**                      Colin White   Planning Officer

**Lead Organisation:** Chilterns Conservation Board

**Resources:**                Staff time and budget of £900 for Planning Conference.

**Summary:**                The AONB Planning Forum will take place in May, further details are provided in connection with the training that has been programmed for Parish and Town Councils in the summer and the Planning Conference in October, and the Committee's annual tour will take place in July.

**Purpose of report:** To approve the details for forthcoming events.

### **Background**

#### Forthcoming events

##### AONB Planning Forum

1.      The next AONB Planning Forum will take place in the Board's meeting room from 2-4.30pm on the 20<sup>th</sup> May. It is intended that the Forum should discuss: the endorsement of the adopted AONB Management Plan; the latest position in connection with HS2 and petitioning; the draft Conservation Board position statement on telecommunications, any update in connection with the possible AONB boundary review and an update on development plan progress (to include neighbourhood development plans).

##### Buildings Design Awards ceremony 2014

2.      The judging has taken place for the annual Chilterns Buildings Design Awards and the ceremony where awards will be handed out will be taking place on the evening of Wednesday 18<sup>th</sup> June 2014 (7 to 8.30pm) at the King's Church, Raans Road, Amersham. Members of the Planning Committee are cordially invited to attend.

##### Parish and Town Council planning training 2014

3.      The events will be taking place on the following dates – 23<sup>rd</sup> June (Russell's Water Village Hall), 1<sup>st</sup> July (Great Missenden Memorial Hall) and 3<sup>rd</sup> July 2014 (Whipsnade Village Hall). The sessions will last from 7 to 9pm and Board members' help with the events would be welcome (set-up, welcome and introduction and clearing-up at the close). We will have the rooms from 6pm to enable setting-up.
4.      The Committee previously agreed that the training events should deal with the issue of how the Board reacts to and monitors the loss of local facilities (shops and pubs for example) and that a questionnaire should be sent out electronically.
5.      The training events will be promoted shortly and the questionnaire will be sent out at the same time. It is intended that places at the events be charged at £15 per head to cover costs (room hire and refreshments).
6.      It is intended that the training should also include information about the recently adopted AONB Management Plan 2014-19, an update on neighbourhood

development plans (this had been the subject of the previous training sessions in 2012) and updates on the Board's recently adopted Position Statements.

#### AONB Planning Committee Tour 2014

7. The Planning Committee's annual tour normally takes place in mid- to late-July. It is proposed that the tour takes place on Wednesday 23<sup>rd</sup> July 2014. It is suggested that the tour could visit a number of locations that are affected by development pressures and solar farm proposals, as well as any Design Award winning entries in the locality. The Committee's thoughts on locations are invited.

#### AONB Planning Conference 2014

8. The Planning Committee previously agreed that the Planning Conference should take place on Wednesday 8<sup>th</sup> October 2014. A room at the King's Church, Raans Road, Amersham has been booked. The Conference will start at about 9.30am and conclude at 1.30pm. Any thoughts that the Committee has about possible topics and speakers would be welcome.

#### Recommendations

1. **That the Committee notes and approves the arrangements for the Planning Forum on 29<sup>th</sup> May.**
2. **That the Committee notes the arrangements for the annual Chilterns Buildings Design Awards ceremony on 18<sup>th</sup> June and informs the Planning Officer if they wish to attend.**
3. **That the Committee notes and approves the arrangements for the Parish and Town Council training events, promotes the events widely and informs the Planning Officer if they are able to assist at the events.**
4. **That the Committee notes the date for the annual Planning Committee tour, suggests locations to visit and confirms attendance with the Planning Officer**
5. **That the Committee notes and approves the arrangements for the annual AONB Planning Conference and provides the Planning Officer with suggestions for topics and speakers.**

**Item 10**                    **Conservation Board Position Statements**

**Author:**                    Colin White   Planning Officer

**Lead Organisations:** Chilterns Conservation Board

**Resources:**                Staff time.

**Summary:**                The Committee has previously approved the production of a series of documents detailing the Board's position on various issues. The position statement dealing with renewable energy has been subject to consultation and adoption. The next position statement will deal with telecommunications and a programme for further statements is detailed.

**Purpose of report:** To inform the Committee about progress in connection with the renewable energy position statement and to seek thoughts about the programme for production of future position statements.

**Background**

1. The Committee and Board have previously agreed and adopted position statements on development affecting the setting of the AONB and renewable energy. These are to be amended to reflect the changes in policies arising from the recent adoption of the AONB Management Plan and will then be produced as pdfs in a house-style.
2. The draft of a position statement on telecommunications will be presented to the Board meeting that takes place in June. The Committee has previously agreed the issues that should be dealt with.
3. At a previous Committee a list of future position statements was discussed and agreed. The Committee is asked to consider the following prioritised list, with approximate dates for production of the first 5, and to confirm if this is still thought to be appropriate:
  - Housing (late 2014);
  - Employment (mid 2015);
  - Agriculture (late 2015);
  - Tranquillity (mid 2016);
  - Infrastructure (late 2016);
  - equestrian;
  - leisure;
  - tourism;
  - minerals and waste;
  - institutional;
  - permitted development;

- advertising;
  - other development not otherwise covered, and
  - sustainable building and adaptation to climate change.
4. Subject to approval of the position statement on telecommunications, and approval of the prioritised list detailed above, work will start on the subsequent position statement later in the year.

### **Recommendations**

- 1. That the Committee notes that following adoption of the AONB Management Plan changes will be made to the adopted position statements on development affecting the setting of the AONB and renewable energy.**
- 2. That the Committee notes that the draft telecommunications position statement will be reported to the next Board meeting.**
- 3. That the Committee approves the list and timing of subsequent position statements as detailed above.**

**Item 11     Development Plans Responses****Author:**                    Colin White   Planning Officer**Lead Organisations:**     Chilterns Conservation Board**Resources:**                Staff time.

**Summary:**                Responses have been sent in connection with the public consultation exercises on the following development plan documents: **Chiltern District Council** Draft Sustainable Design and Construction Supplementary Planning Document; **Department for Transport** Draft National Policy Statement for National Networks; **OFGEM** consultation on National Grid Electricity Transmission's proposed Visual Impact Provision policy; **Wycombe District Council** Local Plan Options; **Chiltern District Council** Delivery Development Plan Document Submission; **Oxfordshire County Council** Draft Minerals and Waste Local Plan; **South Bucks District Council** Accommodating the needs of the Travelling Community Issues and Options and call for sites; **Chiltern District Council** Chalfont St Peter Neighbourhood Plan, and **Central Bedfordshire Council** Guidance Note 2 Solar Farm Development in Central Bedfordshire.

**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 development plan documents as listed.

**Background**

The following paragraphs detail the responses that have already been drafted and sent in connection with the public consultation exercises on the development plan documents as listed.

**Chiltern District Council Draft Sustainable Design and Construction SPD**

1.        The Board considers that it would be useful to include advice about, and images for, as many examples as possible of the various options that are available for retrofitting in order to reduce energy demand. This could also be supplemented with web links to further advice and information where not already covered (general comment).
2.        The Board welcomes the suggestion that the SPD could be linked to the Chilterns Buildings Design Guide. It would be very useful if the Design Guide Supplementary Technical Notes on local building materials (Flint, Brick and Roofing Materials) were also specifically mentioned as these also deal with the issue of local sourcing of materials (page 18). The documents can all be accessed via the following web link: <http://www.chilternsaonb.org/conservation-board/planning-development/buildings-design-guidance.html>
3.        The Board has recently approved a position statement dealing with renewable energy and this will shortly be available on the Board's website. It may also be useful to refer to this (page 18). The document can be accessed via the following web link: <http://www.chilternsaonb.org/conservation-board/planning-development/position->

[statements.html](#)

4. The Board considers that more could be made of alternative and/or sustainable building materials such as timber, straw bale and lime-based products (page 18).
5. Although not very common, it might be useful to mention water-source heat pumps (page 22).
6. The Board considers that more could be made of the domestic use of biomass than is currently the case (page 22). Increasing use is being made of domestic-scale combined heat and power systems.
7. The Board welcomes the references to the Chilterns Chalk Streams Project (page 28) and the need to take account of the AONB Management Plan (page 41).
8. The Council should ensure that any new planting should be able to reach maturity. This is particularly applicable to trees – sufficient space should be allowed for trees to grow and in order that their growth is not impeded. Equally, any losses should be replaced using appropriate species (page 43).
9. The Board welcomes the reference to the Chilterns AONB and the need for proposals for wind turbines to demonstrate that such developments would not undermine the objectives behind the AONB's designation (page 54).
10. In connection with energy from waste sources, the Board considers that it would be useful to mention the need to properly deal with the likely landscape impacts arising from incinerators and other forms of plant (page 54).

### **DfT Draft National Policy Statement for National Networks**

11. The Board is a statutory consultee<sup>1</sup> with respect to National Policy Statements and Nationally Significant Infrastructure Projects (NSIP) and welcomes the opportunity to comment on the Draft NPS for National Networks.
12. The Board recognises the importance of the national road and rail networks and welcomes the statements that the Government recognises that development of the national road and rail networks should be 'designed to minimise social and environmental impacts and improve quality of life' and that Government will 'expect applicants to mitigate environmental and social impacts' (paragraph 3.6).
13. The Board also welcomes the statement that government policy is to bring about works that address existing problems on the strategic road network by 'reconnecting habitats and ecosystems, enhancing the settings of historic and cultural heritage features, respecting and enhancing landscape quality, improving water quality and reducing flood risk, reducing excessive noise and addressing areas of poor air quality' (paragraph 3.7).
14. The Board welcomes the fact that the Government is committed to sustainable travel and will invest in developing a high-quality cycling and walking environment (paragraph 3.14).
15. The Board welcomes the fact that environmental benefits and adverse impacts of proposals will be considered at national, regional and local levels (paragraph 4.3).

---

<sup>1</sup> The Infrastructure Planning (National Policy Statement Consultation) Regulations 2009

16. The Board welcomes the emphasis placed on the Environmental Impact Assessment and Habitats Regulations Assessment processes within Section 4 of the Statement (paragraphs 4.11 to 4.21).
17. The Board considers that paragraph 4.25 of the draft NPS would benefit from a change to include reference to the need to fully consider alternatives when proposals affect nationally protected landscapes such as National Parks and Areas of Outstanding Natural Beauty (in accordance with paragraph 116 of the National Planning Policy Framework). Paragraph 4.25 already gives examples of when alternatives are required under both statutory and specific policy requirements and the addition suggested here would improve the draft NPS.
18. The Board welcomes the criteria for 'good design' in paragraphs 4.26 to 4.30. However, the Board considers that when proposals are being considered in or affecting nationally protected landscapes greater account should be taken of local distinctiveness.
19. The Board considers that specific reference should be made (in Section 4) to the use of low noise road surfacing as part of the NPS, particularly in connection with those proposals that may affect a nationally protected landscape.
20. The Board welcomes the fact that the NPS recognises that strategic rail freight interchanges may not be considered suitable adjacent to environmentally sensitive areas such as National Parks and Areas of Outstanding Natural Beauty (paragraph 4.82). It should also be recognised that such facilities are unlikely to be considered suitable within such areas.
21. The Board welcomes the statements made in connection with the requirements for assessment of the impacts on the historic environment (paragraphs 5.108 to 5.130).
22. The Board acknowledges the helpful guidance on matters to be considered under landscape and visual assessment in Section 5 of the statement (paragraphs 5.131 to 5.147). However, the Board considers that, in order to comply with best practice, this section should deal with landscape and visual impact assessment, not just assessment.
23. The Board notes that paragraph 5.137 includes reference to the need to consider alternatives in protected landscapes in accordance with paragraph 116 of the National Planning Policy Framework (NPPF).
24. The Board welcomes the statement that the duty to have regard to the purposes of nationally designated areas 'also applies when considering applications for projects outside the boundaries of these areas which may have impacts within them' (paragraph 5.139).
25. The Board also welcomes the recognition given that mitigation could have a 'very significant benefit' that would warrant a small reduction in scale or function and that the Secretary of State may decide that the benefits of the 'mitigation to reduce the landscape effects outweigh the marginal loss of scale or function' (paragraph 5.145).
26. The Board considers that greater emphasis should be given in paragraph 5.146 to the positive benefits of taking proper account of local distinctiveness in trying to mitigate proposals.

**OFGEM consultation on National Grid Electricity Transmission's proposed Visual Impact Provision policy**

27. Thank you for the opportunity to respond to OFGEM's assessment of National Grid's revised Visual Impact Provision Policy. The Chilterns Conservation Board responded to the previous consultation on this document and is grateful that changes have been made to clarify how National Grid will manage the T1 allowance.
28. The Board welcomes OFGEM's support for the Visual Impact Provision Policy. However, we have a number of comments on the revised Policy which we consider, subject to any changes proposed or suggested, would make the Policy more robust.
29. Section 2 of the Visual Impact Provision Policy asks what the Visual Impact Provision can be used for. The Board welcomes and supports the principle that the policy will also apply to lines 'adjacent to protected landscapes, where an effect can be shown to their setting'. However, at present the Landscape and Visual Impact Methodology does not appear to cover this issue. The Board considers that the Methodology ought to be amended to address this and in order to ensure that all those parts of lines that have an impact on a protected landscape are properly identified.
30. In Section 3 some detail is provided about how the Visual Impact Provision will be used. The process chart on page 5 states that 'Cases arguing for other transmission lines that lie adjacent and in reasonable proximity to a national park or an AONB to be included in the assessment, will be considered on their merit'. The Board considers that the text is not clear about who will have the opportunity to make the case in this instance. For example, do stakeholders on the advisory group make the case, should representatives of the affected local areas put a case together, or will the initial desk top assessment identify all the potential cases? The Board considers that the text could usefully be clarified at this point.
31. The Board welcomes the fact that the visual impact of existing infrastructure will be assessed using GLVIA3 methodology and that any assessment will be carried out by suitably qualified landscape professionals. However, the Board is concerned that carrying out such detailed assessments for all possible schemes could take a considerable amount of time resulting in a significant reduction in the period for delivery. The Board considers that an objective judgement will be essential at the stage of final selection, given that the starting point is that all protected landscapes are of equal value.
32. The Board urges OFGEM to consider imposing a cut-off point early in the Price Control period by which all of the assessments must be completed in order that a final selection of schemes can be identified for further investigation. This would afford sufficient time to consult, design and deliver a scheme within the Price Control period.
33. In its current form, the Board considers that the proposed process will result in a significant amount of evidence being gathered that may well end up being redundant. The Board questions whether it is a realistic proposal to assess all schemes, even if this is undertaken at a high level, from the outset of this Price Control Period and are concerned that this could be at the expense of the delivery of other schemes in the medium-term.
34. Section 5 deals with engagement with stakeholders. The Board considers that it would be helpful if a clear timeframe were to be established to clarify at which stage

each of the relevant consultees will be involved. A number of stakeholder groups are identified (for example other stakeholders, local groups and the wider public) and such clarity would help all that may become engaged in the process.

35. The Board welcomes that fact that engagement with AONB conservation boards and management units/partnerships will take place.
36. Review of the Visual Impact Provision policy document is covered in Section 7. The Board welcomes the commitment to review the Policy in 2017 and would be grateful to be involved at that stage. In addition, it should be noted that as part of the results of feedback, National Grid have stated that they will not be seeking to increase the Visual Impact Provision beyond £500m, but will keep the matter under consideration and may review their position later in the price control period. The Board wants National Grid to make a firm commitment to review their position on this matter, when they review the Visual Impact Provision policy in 2017.

**Wycombe District Council Local Plan Options**

37. The following text was submitted as a table in a word document:

Page	Para	Issue	CCB Comment
General		References to AONB.	The Board is generally pleased with the references and weight given to the AONB. However, it would be useful to refer to both the Countryside and Rights of Way Act 2000 (CRoW Act) and the statutory Management Plan for the AONB.
General		Setting of the AONB.	The setting of the AONB is very important in a district like Wycombe where the AONB boundary is often hard against the urban area.
General		Duty to co-operate.	It is also important that the duty to co-operate should also include a consistency of approach to the AONB in association with neighbouring local planning authorities.
General		Principle of development in the AONB.	In order to achieve the purpose of the AONB any development that takes place should ensure the 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.
General		Design.	The Local Plan should place more emphasis on good quality design. Any design guidance produced by the Council should take account of the Chilterns Buildings Design Guide and the supplementary technical notes on local building materials. Greater consideration also needs to be given to ensure that 'garden grabbing' does not take place.
General		Employment land.	The Local Plan should place more emphasis on jobs and employment across the District rather than through a 'big hit' approach.
General		Broadband.	There should be greater emphasis on the provision of broadband which would allow more home-working and small-scale rural business provision which is often low impact and high value.
General		Ecosystems services.	The Local Plan should make specific references to both Natural Capital and Ecosystems Services.

General		Historic environment.	The historic environment is considered to be more than designated structures and sites – of equal importance are un-designated structures and sites.
General		Various figures.	A number of figures that are included in the site proposals sections show the main settlements in light grey. However, the AONB (green hatching) is not shown as washing over such settlements (Lane End, Stokenchurch, Walters Ash and Naphill for example). Any plans that include the AONB should show the hatching for the whole area and where settlements occur these should have the AONB washed over. As currently shown it appears that the AONB does not cover such places - clearly incorrect.
10	1.15	Reference to NPPF and giving great weight to conserving landscape and scenic beauty of AONBs.	The Board welcomes the reference, however, it would be useful to refer to the CRoW Act Section 85 duty.
12	1.16	Duty to co-operate.	The Board considers that it will be vital to ensure that co-operation takes place with South Oxfordshire, South Bucks and Chiltern District Councils, as well as any others that have already been identified, in order to ensure a consistent approach is taken to the Chilterns AONB.
13	2.1	Chilterns AONB is nationally important, rich historic and natural environments.	The Board welcomes the references.
13	2.1	400-450 houses built per year met and exceeded existing targets.	Noted.
13	2.1	Relatively limited business development.	Noted, though the Board considers that significant efforts should be made to provide more jobs throughout the District.
13	2.1	Housing needs assessment suggests 500-700 houses per year needed to 2031.	Noted.
13	2.1	Need to look to provide	Noted and agreed with. One way of achieving this would be by the provision of

		more jobs.	more jobs in rural areas. The Board considers that the Local Plan should include a specific policy which allows employment generation in rural areas as well as urban areas.
14	2.2	Provision of jobs.	It is important that a variety of places are identified for the provision of jobs and that home working and the use of broadband are specifically promoted. The District should avoid becoming a dormitory for London (and elsewhere) which would lead to significant amounts of out- and in-commuting.
14 and 15	2.3	Housing to be provided based on migration and population trends. Trends lead to figures that vary from 16,000 to over 23,000.	Mid trend covers the period 2001-11 and it would seem sensible to adopt this as it covers both high and low trend periods. It would lead to 19,800 population growth with a dwelling requirement of 545 to 650 pa (10,900 to 13,000).
16	2.3	Affordable dwellings 7,100 to 8,900.	A significant proportion of any growth should be for affordable dwellings.
16	2.4	District lost 12,000 jobs between 2001 and 2011. Need to provide 26ha of employment land.	The loss of jobs should be stemmed and greater use should be made of existing employment sites. Smaller sites should also be considered to provide for some of the growth. The loss of jobs reinforces the importance of retaining employment land and that sites like Molins should not just be used for housing. Greater consideration should also be given for the use of units over shops for housing purposes if no longer required for retail or other uses.
20	4	Landscape and ecology reports.	It is stated that these have been prepared. These reports should help in deciding what type of housing is needed and would dictate, to some extent, where the best places to build actually are.
20 and 21	4.1 and 4.2	Table 2 – various scenarios are detailed. Number of dwellings ranges from 9,600 to 14,300 with rates from 480	High annual rates would be really challenging and may well not be met leading to a significant shortfall. It would appear that Scenario B (10,900 dwellings 2011 to 2031, 545 dwellings pa, 19,800 population growth and 13,500 labour force growth) would be achievable and sufficiently challenging.

		to 715pa. Current build rate is 448 (2008 to 2013) and 433 for 2003 to 2013.	
21	4.3	Employment forecasts.	Generally small companies have a higher rate of job creation than large ones. They are also more spread out and, as a result, closer to where people actually live – they should not be ignored by the Local Plan.
23	4.6	AONB as a constraint.	The AONB is not a no-go zone for development. However, it would be inappropriate to allow large scale development. Use of the best design is particularly important.
23	4.6	Important to consider whether homes and jobs growth can happen in similar locations.	This would appear to be an obvious thing to investigate thoroughly.
23	4.7	8 options mentioned. 6 will need to contribute to one degree or another.  2 options not taken forward – major expansion at other key locations on the transport network (7) and new settlement (8).	The balance of the options will need very careful consideration.  Urban areas and main villages (within their built up areas rather than expansion) (1), rural brownfield sites (2) and reserve sites (with great care being taken around the edges) (3) probably offer good options. However, some of these options may have implications for the AONB and its setting.  New options include limited expansion of main villages in the AONB and beyond (north and west of the district) (4), Green Belt review (south east of the district) (5) and major expansion of Princes Risborough (6). A number of these options have significant implications for the AONB.
24	4.8	Table 4 uses Scenario B and leads to 6,200 dwelling requirement, of which 1,500 could come from reserve sites (option 3).	4,700 dwellings would have to come from Options 4-6 – there would be significant implications for the AONB and its setting.  Any higher growth scenarios would have even greater implications.
26 and	Various	Maps of whole District	Though the inclusion of the maps is welcomed they are not legible at the scales shown and serve no purpose. It would have been more sensible to

others		showing options included.	include the maps that are shown in Appendix 3 (as well as the text that accompanies them) here.
26	4.10	Option 1 – enhanced development in urban areas and main villages.	Care will be needed to ensure there is no further loss of employment land without adequate alternative provision being made.
26	4.10	Question 7 – should consideration be given to releasing more employment land to housing?	The Board is of the opinion that this should not take place.
26	4.10	Question 10 – should the Council explore building at slightly higher densities?	It is appropriate to consider higher density housing when sites are redeveloped. However, this should not involve ‘garden grabbing’, design of any development is of particular importance and the quality of space is also very important, with sufficient space being allowed for trees to reach maturity for example.
27	4.10	Option 2 – rural brownfield sites.	This is acceptable as a principle, but care will be needed with the type and form of development to ensure that it is sustainably located and well designed to take account of the location (particularly in the AONB). The Board would reiterate its point about not wanting to see the loss of current employment sites.
27	4.10	Option 3 – reserve sites.	Previously reserved sites - the Board does not object to their allocation in principle but the details need to be right. Three of the sites are within the setting of the AONB and great care will be needed with the type, form, layout and design of these sites, in particular taking full account of the implications for views out of, and back to, the AONB. Employment ought to be considered alongside housing to make such locations more sustainable. In addition, there will be a need to take community identity into consideration.
28	4.10	Option 4 – limited expansion of main villages (north and west).	5 of the 6 locations are within and therefore constrained by the AONB. Greenfield expansion would lead to development outside the current settlements – should this option be pursued then a full and rigorous study should be done in order to demonstrate compliance with the purpose of the AONB. There may be instances where affordable-only schemes might be

		Question 15 – are you aware of any site opportunities where this could happen without adversely affecting the Green Belt or AONB?	<p>acceptable – design and materials will be key.</p> <p>The Board welcomes the inclusion of this question, though is not aware of any such opportunities.</p>
29	4.10	Option 5 – Green Belt review (focused on the south east of the District).	No Green Belt review has been undertaken at this stage. It should be noted that a number of the areas of search are within the setting of the AONB and should any review take place then this should address the implications of development within the setting of the AONB.
30	4.10	Option 5 – Green Belt review (focused on the south east of the District).	The Board welcomes the Green Belt and AONB explanations that are given in this section and acknowledges the constraints given in Figure 6.
31	4.10	Option 6 – major expansion at Princes Risborough.	Care will be needed in the treatment of any new urban edges should expansion actually take place. Parts of the greater expansion areas are within the setting of the AONB.
32	4.10	Option 6 – major expansion at Princes Risborough.	<p>Any growth at Princes Risborough must be complemented by commensurate jobs growth.</p> <p>The character of the town must be conserved and enhanced. Housing growth without commensurate employment growth will adversely affect the character of the town. The Board does not accept the finding that the town is of only limited appeal to business.</p> <p>The success of nearby Thame is evidence of how both housing and business development can be combined successfully and a similar approach would avoid consigning Princes Risborough to being little more than a dormitory</p>

			suburb of neighbouring, larger towns.
33	4.11	Options 7 and 8 – major expansion at other key locations on the transport network and new settlement have not been considered further.	Both of these options would have had significant implications for the AONB and its setting and the Board is grateful that they are not being considered further at this time. The recognition given to the growth limitation at Great Kimble is welcomed. The Board also agrees that a new settlement is neither realistic nor appropriate.
34 and 35	4.12 to 4.15	Land for business – 26ha and of a sufficient size to give it critical mass.	<p>Whilst there is clearly a place for larger allocated employment sites, the whole of the District has employment requirements and these should be met in the most sustainable locations. In close proximity to the M40 and A404 business development may well lead to significant levels of out- or in-commuting, particularly by car. It would perhaps be better to seek a number of employment sites associated with any housing sites and for them to be spread to many parts of the district.</p> <p>The Board does not accept the statement that Princes Risborough has poor connections to the strategic road network. It is on an A road, less than 10 minutes from the M40 and has a regular rail services to London, Birmingham, Bicester, High Wycombe, Aylesbury and Banbury.</p> <p>Greater consideration needs to be given to employment creation which does not encourage commuting, even within Wycombe District itself. It seems that the Council is pushing for a ‘big hit’ in connection with employment development. The focus should be on providing land for jobs that will encourage more sustainable forms of development.</p> <p>What is needed is good quality development that attracts a range of employers and for this to happen it will be vital for there to be a range of small-scale, rural locations, which are more attractive to high value, low-impact economic ventures.</p> <p>There is no mention in this section of the importance of high speed internet access, which allows the expansion of areas that are suitable for employment creation, including full-time, part-time and home working.</p>
36	4.16	A number of employment sites are suggested	All three of these locations have implications for the setting of the AONB and if they are to proceed would need very careful consideration of the impacts on

		including at a new Junction 3a on the M40, Wycombe Air Park and Westhorpe.	the surrounding areas. There may also be implications if there is any future AONB boundary review.  Any new junction on the M40 is likely to lead to increased noise and light pollution in the area.
37	4.19	Social and community infrastructure.	No mention is made of the provision of Green Infrastructure and the need for biodiversity offsetting should this be required. It would be sensible to include these issues at the outset.
38	4.20	Transport study.	This section mentions that the transport study proposes 'new strategic highway infrastructure if necessary' at Princes Risborough. Such proposals should be clearly set out in the Local Plan and subject to consultation. Any new highway infrastructure at Princes Risborough is likely to have implications for the Chilterns AONB.
39 and 40	4.21 to 4.24	Gypsies and travellers.	The Board has no specific comments about the targets. However, care will be needed with any new sites, particularly if they are within the AONB. Use of existing sites would seem to be sensible, so long as this is undertaken sensitively.
50	5.3	CW1 North of Heath End Road Junction 3a – business development.	Areas of search include land immediately adjacent to the AONB with various junction improvements – all with, potentially, significant implications for the AONB and its setting. These sites should be fully assessed in terms of the likely implications for the setting.
52	5.4	HW3 Gomm Valley and CW2 Ashwells – mixed development.	It is regrettable that the Gomm Valley was not included within the AONB when the boundary was reviewed in 1990. It remains of high landscape value, and any development must be sympathetic to the high quality its setting.  These proposals show mixed developments with different options for areas that would be left open and undeveloped. Any emerging option will need to take proper account of the setting of the AONB and the likely implications arising from any development in terms of views out of, and back to, the AONB. These should be identified as key development principles.
55	5.5	HW4 Terriers Farm – housing and park and ride.	The site is immediately adjacent to the AONB and great care would be needed with the treatment on the edges of the site. Views out of, and into, the AONB must be carefully treated and the implications arising from the development

			should be properly addressed. These should be identified as key development principles for all such sites.
57	5.6	HW5 Wycombe Air Park – intensification of existing business uses (option 1) and new business development (option 2).	<p>Though not within the AONB the site is within the setting of the protected landscape.</p> <p>Great care would be needed with the treatment of any development, particularly in terms of scale, form and design and the treatments at the edges of the site.</p> <p>The second option appears to propose new employment on part of the airfield that may be actively used for flying. The Council should clearly take full account of the implications of this as it may mean that flying activities might be curtailed.</p> <p>There may also be implications for this site if there is any future AONB boundary review.</p>
67	5.19	CW4 Westhorpe business uses	<p>Though not within the AONB, the site is within the setting of the protected landscape.</p> <p>Great care would be needed with the treatment of any development, particularly in terms of scale, form and design and the treatments at the edges of the site.</p> <p>The proposal would lead to significant implications for the Country Park proposals.</p>
72	5.21	NW1 Molins.	<p>This site is identified for residential use only, with about 200 dwellings being provided.</p> <p>Whilst the Board does not object to the redevelopment of this site it objects to the use of the site only for residential purposes. The site should be the subject of a mixed use form of development that includes at least employment uses as well residential.</p> <p>Any development should be subject to the provision of detailed design and development briefs which ought to take into account other sites within the vicinity – West’s Yard and the former Coal Yard for example. With a number of sites in the vicinity it would be sensible to consider all of them and the</p>

			<p>settlement as a whole at the same time.</p> <p>There is a danger that individual sites in and around Saunderton are considered separately. An overview plan is needed for Saunderton to ensure it functions and appears to be a community in its own right.</p> <p>Any development should clearly take full and proper account of the fact that the sites are within the AONB where development should conserve and enhance the natural beauty of the area. The design of any development will be of paramount importance and compliance with the advice in the Chilterns Buildings Design Guide and supplementary technical notes on Chilterns building materials will be vital.</p>
73	5.22	NW2 West's Yard.	The Board considers that this site should remain in employment use.
73	5.24	NW4 Uplands.	The Board considers that, should development be forthcoming on this site, full account should be taken of the heritage assets whilst potentially allowing for use of the previously developed part of the site (that occupied by buildings only). It would probably be more appropriate to provide smaller dwellings rather than large, detached executive houses.
75, 76 to 78, 81 to 84	5.25 and 5.27 to 5.30	PR1, PR3, PR4, PR5 and PR6 – westward expansion of Princes Risborough including a very major westward expansion, north of Longwick Road, Picts Lane and HCA Land (Princes Estate).	<p>The Board is concerned about potential development at Princes Risborough because some of the sites are immediately adjacent to the boundary of the Chilterns AONB, or, in the case of the potential new or upgraded route to the south of the town, within the AONB.</p> <p>Any proposals that are within the setting of the AONB should take full account of views from and to the AONB and the likely implications for the AONB arising from any development. The need for the best form of design of any development and the use of locally distinctive and appropriate building materials will be key to ensure that proposals fit with the local context. These issues should be identified as key development principles.</p> <p>Employment provision should form a fundamental part of any development proposals. In addition, other types of land use should also be included in order to ensure that sustainability is taken fully into account.</p> <p>Paragraphs 5.28, 5.29 and 5.30 all deal with employment land and all three make different statements about the likelihood of employment development</p>

			<p>taking place ('none', 'some' and 'all' in turn in connection with PR5, PR6 and PR4). The Board questions the assumption that the market demand for commercial development is low in Princes Risborough. The Council and its consultants appear to share this view to a certain extent whilst including inconsistencies in the Local Plan. It would be useful for research to be done into how the market works in Thame – this is a similar place in many ways.</p> <p>The Board has significant concerns about the likely implications that might arise from upgrading Shootacre Lane. Whatever is likely to be proposed should be clearly set out in the Local Plan in order for the implications to be fully assessed.</p>
85	6.1	Scope of policies.	The Board considers that specific policy references should be made to landscape issues, and the AONB in particular, alongside references to the statutory AONB Management Plan and the need to comply with Section 85 of the Countryside and Rights of Way Act 2000.
86	6.1	Issues requiring policies.	The Board welcomes the intended inclusion of policies addressing heritage, design and environmental assets. However, whilst Green Belt is specifically mention there is no specific mention of the Chilterns AONB.
87	6.2	Affordable rural exception sites for housing.	The Board would support the inclusion of a policy for rural exception housing schemes, but would not generally support allowing market housing to cross-subsidise such schemes. Any exception schemes should be small in scale and provide for a limited number of dwellings anyway.
87	6.3	Economy.	The Board would welcome the provision of dwellings through the conversion of disused offices over shops, particularly in more built-up areas.
88	6.3	Tourism developments.	<p>The text refers to the Chilterns AONB as a constraint to the delivery of new tourism developments. There are many such facilities in the AONB already and there is no reason why more could not be developed, as long as the purpose of the AONB is adhered to (conservation and enhancement of the natural beauty of the area).</p> <p>The attractive countryside of the AONB is a significant part of the appeal for visitors to, and the tourist sector in general of, the District.</p>
88	6.4	Policy on broadband.	The Board considers that a policy should be included specifically to encourage

			<p>the installation and use of high speed broadband to facilitate home working and the development of the rural economy in general.</p> <p>Such a policy should refer to the need to ensure conservation and enhancement of the natural beauty of the Chilterns AONB (or specifically cross refer to an AONB policy).</p>
88	6.4	Green Infrastructure.	<p>The Board considers that the Local Plan would benefit from a specific policy that deals with the provision and long-term maintenance of Green Infrastructure.</p>
88	6.4	Parking infrastructure.	<p>The Board considers that greater attention needs to be paid to the provision of adequate parking within developments. Insufficient provision can affect the quality of development, particularly the public realm, when vehicles are parked on roads rather than on drives and in garages.</p>
89	6.5	<p>Environmental assets.</p> <p>Question 54a – is there a need for a policy that deals with the locally distinctive features of the AONB? If so what are they?</p>	<p>The Board considers that there should be a policy that addresses the need to ensure conservation and enhancement of the natural beauty of the AONB in accordance with the duty to have regard to the purpose of the AONB as set out in Section 85 of the Countryside and Rights of Way Act 2000. The special character of the AONB is set out in the statutory AONB Management Plan and this should clearly be referred to here.</p> <p>No mention is made within the text about natural capital and ecosystems services and the Board considers that these should be addressed as part of any AONB/environmental assets policies.</p> <p>In addition, streams and rivers are not mentioned in the Local Plan options document. The Board would like to be reassured that these will be addressed in policies to be included in the Development Plan as a whole.</p> <p>The Board would welcome the retention of local landscape policies as these can help to protect the setting of the Chilterns AONB.</p>

		Question 54b – should we replace our local landscape policies with a criteria based policy rather than designating areas in the local plan?	
90	6.6	Heritage assets policy.	The Board welcomes the inclusion of policies that deal with heritage assets. It should be noted that the historic environment is more than just the designated structures and areas and that undesignated assets should also be addressed.
90	6.6	Design issues.	<p>The Board welcomes the intended inclusion of policies about design. The Board’s Chilterns Buildings Design Guide (and supplementary building materials technical notes) should be specifically referred to and should help guide any policies that are included. The need to ensure conservation and enhancement of the natural beauty of the Chilterns AONB should also be referred to. The need for development to be locally distinctive is also vital (materials will play a key part here).</p> <p>Any policy on housing density should allow for different densities to apply to reflect local conditions, whilst ensuring that adequate space is allowed for car parking. In addition, space should be allowed for any planting (particularly trees) to be able to reach maturity.</p>

**Chiltern District Council Delivery Development Plan Document Submission**

38. The following text was submitted as a table in a word document:

Page	Policy, Para or Table	Support, object or comment	Issue	CCB Comment	Sound?	Reason?

11	5.2	Object	Removal of settlements from the Green Belt	The Board objects to the proposed removal from the Green Belt of those settlements that are currently identified by Policy GB5 in the Chiltern District Local Plan and particularly those settlements that are within the Chilterns AONB (Hyde Heath, Little Kingshill [2 areas], South Heath and Winchmore Hill) because removal from the Green Belt is likely to lead to greater pressure for more intense forms of development that may ultimately have detrimental impacts on the natural beauty of the Chilterns AONB. The Board considers that the Council should undertake a thorough assessment of those potential areas within the current GB5 settlements that would allow for development that would be greater than 'limited infilling' and then give full consideration to identifying such area as 'Areas of Little Change'.	No	Not considered to be consistent with national policy as it applies to AONBs.
23	DH2 and Table 2 Sites H15 and H17	Object	Proposed housing sites	Though the Board does not object to the principle of identifying small potential sites for housing development within the Chilterns AONB, we consider that the text of the DDPD fails to take proper account of the fact that some sites are within the Chilterns AONB (H15 The Glebe at Prestwood and H17 Former Mushroom Farm, Ballinger Road at South Heath). The Council needs to give proper consideration to the likely impacts of any possible development on the AONB. Therefore, the Board considers that for sites within the AONB full account needs to be taken of the site's location within the AONB and the likely implications for the protected landscape should development take place, and this should be reflected in any future proposals and should be clearly noted in the 'specific requirements' section of Table 2 for each relevant site. Without such consideration there is the likelihood that	No	Not considered to be consistent with national policy as it applies to AONBs.

				developments may come forward that do not meet the purpose of the AONB (the conservation and enhancement of the natural beauty of the area). Such sites should also be subject to specific development briefs in order to properly guide any future development.		
27	DH3	Support	Private residential gardens	The Board welcomes policy DH3 and the recognition that a certain level of private space will be required within residential developments.	Yes	
30	DH5 and Table 6 Sites GT4, GT6 and TS1	Object	Gypsy, traveller and travelling showpeople accommodation	The Board considers that the text of the DDPD fails to take proper account of the fact that some proposed sites are within the Chilterns AONB or its setting (GT4, Whielden Lane, Amersham, GT6 Tobys Stables, Tobys Lane, Little Missenden and TS1 Green Acres Farm, Earl Howe Road, Holmer Green). The Board considers that the Council ought to give proper consideration to the likely impacts of any possible development on the AONB. Therefore, the Board considers that for sites within the AONB and its setting full account needs to be taken of the site's location within the AONB or its setting and the likely implications for the protected landscape should development take place. This should be reflected in any future proposals and should be clearly noted in the 'specific requirements' section of Table 6 for each relevant site. Without such consideration there is the likelihood that developments may come forward that do not meet the purpose of the AONB (the conservation and enhancement of the natural beauty of the area) and its setting. Any future development would need to be very carefully controlled.	No	Not considered to be consistent with national policy as it applies to AONBs.
45	DE9	Object	Identification of	The area defined includes the railway station car	No	Not

<p>and 50</p>	<p>and Table 8</p>		<p>a large area within Great Missenden Conservation Area for mixed use</p>	<p>park and is described as a development opportunity for retail or other commercial uses with residential above for the car sales area and residential on the remainder with the potential for appropriate office/B1 uses adjacent to the railway line and residential if released as part of any car park rationalisation and/or decking.</p> <p>The development of the railway station car park with a decked car park and associated development is likely to have a significant detrimental impact on the Conservation Area unless it is undertaken in the most sensitive manner. This issue is partially recognised in the specific requirements column of Table 8 where reference is made to the fact that the height and design of the development must take account of the value of views of the Great Missenden Conservation Area and the setting of listed buildings. Of equal importance are views out of the Conservation Area and this should also be stressed in the table.</p> <p>What is absent from the Table is any recognition that the whole site is within the AONB. This places a further significant requirement on any development – the need to ensure the conservation and enhancement of the natural beauty of the AONB. Any development brief that is prepared should take full account of this fact and this should be addressed in the specific requirements column. In addition, the Chilterns Conservation Board would welcome being involved in the preparation of any development brief. Full account should be taken of the statutory AONB Management Plan, the Chilterns Buildings Design Guide and supplementary technical notes on Chilterns Building Materials (Flint, Brick and Roofing</p>		<p>considered to be consistent with national policy as it applies to AONBs.</p>
-------------------	----------------------------	--	--	--	--	---

				Materials).		
55	DEN1	Support	Green Infrastructure	The Board welcomes and supports the policy as drafted.	Yes	
56	DEN2	Support	Trees and woodlands	The Board welcomes and supports the policy as drafted.	Yes	
57	DEN3	Support	Protecting river character and the water environment	The Board welcomes and supports the policy as drafted.	Yes	
61	DEN5	Support	Pollution and noise	The Board welcomes and supports the policy as drafted.	Yes	
62	DEN6	Support	Floodlighting	The Board welcomes and supports policy DEN6 and the need to give special consideration to proposals within the Chilterns AONB.	Yes	
65	DEN7	Support	Conservation and enhancement of the historic environment	The Board welcomes and supports the policy as drafted.	Yes	
66	DEN8	Support	Assets of significance to local character	The Board welcomes and supports the policy as drafted.	Yes	
77	DC3	Support	Horse riding and equestrian development	The Board welcomes policy DC3 and the need to have due regard to the AONB Management Plan where proposals are located within the AONB.	Yes	

The Board would like to be present at any examination in order to be able to present a case in connection with what it considers to be the likely implications for the nationally protected Chilterns AONB.

**Oxfordshire County Council Draft Minerals and Waste Local Plan: Core Strategy**

39. The following text was submitted as a table in a word document:

Page	Para	Issue	CCB Comment
General		AONB	The Board welcomes and supports the numerous references to the importance of the AONBs within the County and the fact that the AONBs are annotated on many of the maps.
28	3.5	Objectives	The Board welcomes and supports the objective that seeks to protect Oxfordshire's communities and natural and historic environments (including important landscapes and ecological, geological and archaeological and other heritage assets) from the harmful impacts of mineral development (including traffic).
30	3.8	Objectives	The Board welcomes and supports the objective that seeks to protect Oxfordshire's communities and natural and historic environments (including important landscapes and ecological, geological and archaeological and other heritage assets) from the harmful impacts of waste management development (including traffic).
38	4.33	Protected landscapes	The Board welcomes and supports this paragraph and the recognition given to the importance of the AONBs.
67	5.53	Siting of waste management facilities	The Board welcomes and supports this paragraph and the recognition given to the importance of the AONBs.
69	5.54	Siting of waste management facilities	The Board welcomes and supports this paragraph and the recognition given to the importance of the AONBs.  The Board would like confirmation, preferably through the text, that the Council is using the threshold of '20,000 tonnes per annum' as the definition of 'small scale'. If that is the

			case then the Board supports this.
91	6.41 to 6.43 and Policy C8	Landscape paragraphs and policy	<p>The Board welcomes and supports the introductory paragraphs to the landscape section.</p> <p>However, the Board considers that the text in Policy C8 is not as certain as the supporting text within paragraphs 6.41 to 6.43 suggests. The Board therefore considers that within the text of Policy C8 specific references ought to be made to paragraphs 115 and 116 of the NPPF which ensure that great weight should be afforded to AONBs, and that for AONBs major development should be refused as a starting point, before consideration is given to the exceptional reasons why a different conclusion may be reached.</p>

### **South Bucks District Council Accommodating the needs of the Travelling Community Issues and Options and call for sites**

40. The following comments were submitted electronically as part of a representation form.
41. Question 7 asks if the Council should develop policies to assess planning applications for additional traveller sites. The Conservation Board agrees with the question and considers that the Council should develop policies to assess planning applications for additional traveller sites. In doing this the policies should ensure that when applications are made within the Chilterns AONB full and proper account is taken of the need to ensure that the natural beauty of the AONB is conserved and enhanced. Applications should be accompanied by a thorough and rigorous Landscape and Visual Impact Assessment. The Board also considers that the Chilterns AONB should be clearly annotated on all mapping.
42. Question 10 asks if consultees agree with the site selection criteria and the weightings that are attributed to them. The Conservation Board considers that the site selection criteria should specifically mention the Chilterns AONB and its setting. The AONB is a nationally designated and protected landscape and is not adequately covered by the selection criteria as they are drafted. The Board considers that the AONB should be included and should have a '-5' weighting in the same way that the Green Belt does.

### **Chiltern District Council Chalfont St Peter Neighbourhood Plan**

43. The following comments were submitted using the Council's comments forms.
44. Despite a change being proposed to accept the Board's previous comments in connection with the objective dealing with the landscape and views (on page 13) this

has not been made. The objective now reads 'protect and enhance the landscape and views' whereas it should read 'conserve and enhance the landscape and views'. The Board considers that the change should be made.

45. Despite appearing in the key to Figure 2.9 the Chilterns AONB has not been included in the figure itself. The Board considers that the Chilterns AONB should be added to Figure 2.9.

### **Central Bedfordshire Council Guidance Note 2 Solar Farm Development in Central Bedfordshire**

46. The following comments were submitted as part of a letter.
47. The Chilterns Conservation Board welcomes the fact that the Council has produced the draft document that is subject to consultation and thanks the Council for the opportunity to comment. We hope that our comments are useful and that they are taken account of.
48. Please note that the Conservation Board has produced a position statement dealing with the implications of renewable energy development on the Chilterns AONB. The document is available via the following link (please note that final changes are to be made following adoption of the Chilterns AONB Management Plan 2014-2019) - <http://www.chilternsaonb.org/conservation-board/planning-development/position-statements.html>
49. The Board welcomes and concurs with the recognition given in paragraph 5.4 that solar installations could prove highly intrusive in the Chilterns. The Board considers that the Guidance Note should include, as part of at least one of the figures used, the boundary of the Chilterns AONB and the area covered by the protected landscape designation within the Central Bedfordshire area. This should preferably be added to Figure 4, though the first figure in Appendix 1 could also usefully have the AONB added.
50. The Board considers that new hedgerow and tree planting 'should' be, rather than 'may' be, included within a development (paragraph 5.11d).
51. The landscape impacts of solar farms are considered at local levels and Figure 4 includes a series of areas (shaded yellow) that are considered to be the least sensitive. The Board would have found it useful if Figure 4 had included the boundary of the Chilterns AONB and the area covered. If that had been included it would have been immediately obvious to readers of the guidance note that 3 areas to the south and south east of Dunstable that have been identified as having low sensitivity to solar development are in fact within the Chilterns AONB.
52. Two of the areas (south east of Dunstable and south east of Studham) are located within areas that have a generally plateau landscape form, which may have lower sensitivity to solar development. However, they are wholly within the Chilterns AONB and therefore subject to the requirement that any development conserves and enhances the natural beauty of the area. The Board cannot see how large scale solar farm development could meet the purpose of the AONB and suggests that these areas cannot have low sensitivity to solar development because of their location within the AONB. The Board suggests that these two areas are removed from Figure 4 in order to manage the expectations of those that may be interested in

bringing about solar farm developments. Should applications for solar farms be submitted within either of these two areas they would be likely to result in objections from the Conservation Board.

53. The third area mentioned above (to the south of Dunstable) is believed to be the area covered by Kensworth Quarry. The Board considers that the only part of that site which would have low sensitivity to solar development would be the quarry floor itself. Solar development within the quarry floor would be unlikely to have significant landscape impacts and would be unlikely to result in objections from the Conservation Board.
54. Paragraphs 5.36 to 5.43 describe two evaluation areas that cover the North Chilterns and South Chilterns. The Board considers that, because both of these sections include parts of the Chilterns AONB, both sections should include text that highlights the primary purpose of the Chilterns AONB. This is a nationally designated and protected landscape which has the highest status of protection and which has been designated to ensure the conservation and enhancement of the natural beauty of the area. Any development that takes place should comply with this purpose.
55. References are made within paragraphs 5.38 and 5.41 to various other landscape character areas without those areas being clearly defined on any figure within the guidance note. The Board considers that extra figures should be included to enable the reader to understand what is being said and where the less strategic character areas actually are.
56. The Board considers that the guidance note should stress that any proposals should preferably be accompanied by an environmental impact assessment as well as a landscape and visual impact assessment. Such assessments should also include information which details the zones of theoretical visibility which should be based on topographic surveys which have been subject to ground-truthing. Such work should also include assessments of any impacts on the Chilterns AONB by utilising viewpoints both within and outside the protected landscape.
57. The Board welcomes the requirement that glint and glare (section 9) should be assessed.
58. The Board welcomes the key principles applicable to noise (section 10). The Board considers that potential noise should also be assessed as the inverters can make quite a lot of noise, which can be intrusive particularly if located close to the outside edge of solar sites.

### **Recommendation**

1. **That the Committee notes and approves the responses already made on behalf of the Board in connection with the consultation exercises on the development plan documents detailed above.**

**Item 12    Planning Applications Update****Author:**                    Colin White    Planning Officer**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.     Since 1<sup>st</sup> April this year the Board has been consulted on 13 planning applications. Three of these have been responded and there have so far been no formal representations.
2.     During 2013/14 the Board was consulted on 133 applications and responded to all of these. There were 25 formal representations.
3.     The applications that resulted in formal representations in 2013/14 include:

**Objections**

- 8 pitch travellers' site, Caddington with later revised plans (approved)
- Anaerobic digestion plan, Mapledurham – two applications (one withdrawn, one not yet decided)
- Stables, hardstanding and access track, Ibstone (withdrawn)
- Access track and hardstanding, Stokenchurch (approved)
- Replacement of existing temporary mobile home with permanent dwelling, Sarratt (three applications – two withdrawn, one refused [gone to appeal])
- Amendments to change of use of buildings to industrial and storage, Watlington (not yet decided)
- Crematorium and associated development, Little Kimble (refused)
- Redevelopment of site with assisted living community, Stokenchurch (not yet decided)
- 23 dwellings following demolition of buildings on site, Studham (approved)
- 16 dwellings following demolition of buildings on site, Uplands, Cryers Hill (refused)
- Additional static and mobile caravans and dayroom, Wooburn Moor (approved)
- 1,050 dwellings and associated development east of Luton (not yet decided)
- 8 dwellings, Studham (withdrawn)
- 3Mw solar farm, Ivinghoe (approved)
- Additional caravans, Dagnall (not yet decided)
- Redevelopment of community centre with 31 affordable dwellings, Dunstable (withdrawn)

- Gypsy site with 9 pitches and other developments, Cadmore End (refused)
  - Gypsy site with 4 pitches and other developments, Saunderton (refused)
  - Solar farm, Bledlow (not yet decided)
  - Change of use of agricultural building to B1 use, Bledlow Ridge (refused)
  - Two dwellings, Watlington (not yet decided)
  - Stables and manege, Hambleden (not yet decided)
4. The outstanding formal representations are detailed in Appendix 2, and where decisions have been made by the local planning authorities these are detailed.
5. For 2013/14 the number of applications being decided in line with the Board's comments stands at 70% with 8 applications still to be decided.

**Recommendation**

1. **That the Committee notes and approves the responses made in connection with the applications listed in Appendix 2.**

**APPENDIX 2**

<b>Location</b>	<b>LPA</b>	<b>Development</b>	<b>Ref. No.</b>	<b>Status</b>	<b>Summary of the Board's Response (please contact the Board for more detailed information if this is required)</b>	<b>Date</b>
Caversham Quarry, Sonning Eye	Oxon CC	Quarry extension	MW.0158 /11	Pending	Object – although outside the AONB the site is within its setting and is clearly visible from the Thames valley sides. The development would involve mineral extraction and site restoration with inert waste over a considerable period of time. There would be lorry movements on roads that lead into the AONB. The LVIA has not taken proper account of the need to consider the setting of the AONB.	26.01.12
Valley View, Hemel Hempstead Road, Dagnall	CBC	One additional static caravan and two additional touring caravans	CB/13/03 219/FUL L	Pending	Object – application is very similar to previous applications and dismissed appeal, no detail is given about the proposed buildings, the development would have a materially greater impact on the AONB, hedge planting is proposed (no detail but site currently has Cypress hedging and extension of this would lead to a further loss in the character of the area) and the development neither conserves nor enhances the natural beauty of the AONB.	16.10.13
Newland Park, Gorelands Lane, Chalfont St Giles	CDC	Redevelopment of site to provide 326 dwellings, fitness and sports facilities and energy / recycling centre	CH/2010/0976/FA	Pending	Object – the Board does not object to the principle of the proposal and a redevelopment of parts of the site would bring about enhancement of the AONB if undertaken in the most sensitive manner, using the best designs and most appropriate materials. There are elements of detail the Board objects to including: the design and materials for various buildings, the lack of provision of solar pv and solar hot water, provision of extra lighting, the	03.11.10

					<p>lack of provision of affordable housing, lack of facilities such as shops and employment and lack of public transport provision thus leading to significant amounts of car traffic on minor local roads and the likely impacts of large numbers of lorries on the same roads during construction (to bring materials in and take spoil away).</p> <p>Revisions to design – object – the revisions do not address the Board’s concerns, in fact despite the changes to the appearance the buildings are all taller and more bulky, also object to inclusion of basements in some buildings (spoil issue) and other objections remain from previous response.</p>	24.01.12
Luton Airport, Airport Way, Luton	LBC	Proposed alterations and extensions to terminal buildings, car parks and new taxiway	12/01400 /FUL	<b>Secretary of State has decided not to call the application in – it can be determined by LBC.</b>	<p>Object - the proposal is for development that would allow a doubling in passenger numbers. The upper limit appears to be contrived in order to limit the likely expansion to less than 10mppa and thus negate the need for the application to be considered as a NSIP. The Board is concerned about the future use of London Luton Airport, particularly arising from the overflying of aircraft over the Chilterns AONB, and its setting, both during the day and at night. The application is premature because the proposed form of development and the likely implications have not been incorporated into an adopted national aviation strategy. A significant increase in the number of flights would mean that there would be a significant increase in the frequency of flights leading to a significant decrease in the intervening quiet periods. Average noise levels are likely to rise. The Board is not convinced that the expansion would be taken forward in an environmentally sensitive and sustainable way.</p>	05.02.13

					The likely impacts on traffic flows on roads within the AONB arising from the traffic associated with additional passengers and development pressures cause concern.	
Land south of Cockernhoe and east of Wigmore, east of Luton	NHDC	Mixed use development of up to 1,050 dwellings, retail, education, community facilities, roads, open space and green infrastructure.	13/02000 /1	Pending	Object - The site is extensive and includes parts of two previously identified archaeological areas, is close to a registered historic park and garden and a local wildlife site. The site is within Green Belt and on land previously designated as both countryside and landscape conservation areas. The LVIA that has been undertaken does not properly consider the likely impacts on the area to the east. The playing fields are located in an area that is wholly divorced from the rest of the site and it is likely that lighting would be requested which would lead to detrimental impacts on tranquillity in the area whilst also being clearly visible from within the Chilterns AONB and its setting. The Council has previously recognised the high landscape value of the site and its surroundings. Because the area has high landscape value and a wealth of archaeological and ecological sites of importance it is the subject of consideration as part of a wider area in connection with a possible extension of the Chilterns AONB (which is in close proximity to the area). The LVIA should take account of the possible wider impacts before any decision is made on the application. The current proposal would result in a significant level of development which would fundamentally change the character and appearance of the area to the detriment of the wider landscape. Should the application be approved then the area could not be considered as part of any candidate area for extension of the	07.10.13

					Chilterns AONB.	
Carmel College, Mongewell Park, Mongewell	SODC	Redevelopment to provide 166 dwellings, refurbishment of listed buildings and provision of restaurant, café and swimming pool	P11/W23 57	Pending	<p>Object – proper account is not taken of the NPPF, there is confusion between the many documents that accompany the application, the application does not include a full design and access statement, the design of many of the buildings is inappropriate in the AONB and fails to enhance the natural beauty of the area, the scale and mass of many of the buildings would be greater than the buildings they replace, only previously developed parts of the site should be considered for new buildings, the transport assessment does not take account of the NPPF and fails to deliver a modal shift away from the private car, public transport provision is inadequate, ‘upgrading’ of rights of way are likely to lead to detrimental impacts on users and their enjoyment, closure of the Ridgeway National Trail is objected to, the lighting plan is confusing and likely to lead to an increase in light emissions from the site, there will be significant numbers of HGV movements to the detriment of the character of the narrow local roads, renewable energy generation is not adequately addressed, the proposal does not conform to the Local Plan or emerging Core Strategy and as such should be refused.</p> <p>Revised plans – welcome reduction in height of some buildings but maintain objection as proposal reflects that previously objected to.</p>	02.08.12
Lys Mill, Watlington	SODC	Change of use of buildings to rationalise mix of industrial and	P13/S05 61/FUL	Pending	Object – though B1 and B2 uses have decreased in floor space, a significant amount of traffic will be generated, there has been a significant increase in the B8 floor space which will also generate a	12.11.13 09.04.13

		storage			<p>significant amount of traffic (much of it HGV) which will impact on users of the local rights of way as well as local roads. Full traffic survey should be undertaken and submitted to address all users at the site. The site is not in a sustainable location for the uses proposed. The proposal will neither conserve nor enhance the natural beauty of the AONB, it is considered to be contrary to the development plan and AONB Management Plan and the proposal will not increase the understanding or enjoyment of the special qualities of the AONB.</p> <p>Amended plans - The application still includes an external area of B8 use of about 3,200m<sup>2</sup>. The proposed B8 space (both internal and external) is therefore believed to be in excess of three times the present permitted area. This large area is likely to lead to the generation of a significant amount of traffic, and much of it is likely to be HGVs. The revised application would lead to the area used for B1 and B2 uses increasing substantially, which would in turn also increase the number of small vehicle movements. The Board welcomes the reduction in HGV movements which would arise from this particular change. The Board does not consider that users of the ancient right of way should be displaced into a field for 500m for the sake of the commercial benefit of Lys Mill. The existing right of way along the Icknield Way should therefore remain and its condition and character should not deteriorate any further.</p>	15.07.13
Pond Lane, Mapledurham	SODC	Anaerobic digestion plant	P14/S04 77/FUL	Pending	Object – The proposal is similar to a previously withdrawn application. Though the scale has been reduced the proposal still contains a significant	24.03.14

					amount of development which would have a significant detrimental adverse impact on the AONB and its users. The Board would be concerned about 'improvements' to the bridleway. There are likely to be significant numbers of HGV movements. The development would be likely to lead to detrimental impacts on the tranquillity of the AONB.	
78 Hill Road, Watlington	SODC	Demolition of existing bungalow and erection of two 5 bedroomed dwellings	P14/S04 34/FUL	Pending	Object – proposal would lead to construction of two very bulky dwellings with 2½ storeys including basements, they would be out of scale and keeping with the locality, lead to over-development of the plot with buildings in very close proximity to the neighbouring plots. The buildings are tall and their height has been reduced by the contrived use of a large area of flat roof. Removal of spoil would lead to large numbers of HGV movements. Design and materials do not accord with the Chilterns Buildings Design Guide and use of lighting will detrimentally impact on tranquillity in the area.	24.03.14
The Wycliffe Centre, Horsleys Green	WDC	Demolition of existing buildings and erection of supported living community	13/06772 /FUL	Pending	Object - The siting and bulk of the clubhouse and siting of the dementia suite will lead to detrimental impacts on users of the adjacent public right of way. The bulk could be reduced by removing one of the floors and moving both buildings to the east. Many of the replacement buildings are significantly taller than the buildings that they will replace due to extra floors being included. A 44% increase in gross external area leads to detrimental impacts on the landscape. The development would not conform with Policy GB9 of the Local Plan. The Board objects to the balconies that are featured on block A, as they would be incongruous, and the use of clay pantiles. Objection is made to the use	20.09.13

					of flint as no detail is given about the form or appearance of the flintwork. There is limited detail about the form and location of lighting, which should be kept to the absolute minimum for safety purposes and strictly controlled. The removal of trees and hedge plants should be carefully assessed and adequate replacement trees and hedge plants should be included as part of the proposal. Should the council determine that the application should be approved then various conditions ought to be applied including the following: flintwork should be undertaken in accordance with the Board's technical; any lighting should be the absolute minimum required for the safe use of the site and adequately controlled, and any trees and hedgerow lost should be replaced with a significant number of appropriate alternatives which should be subject to long term, adequately funded, maintenance.	
Sanfoin Farm, Riding Lane, Wooburn Moor	WDC	1 additional static caravan, 1 additional touring caravan, day room and land forming works	13/06927 /FUL	<b>Approved – 07.04.14</b>	Object – The proposed caravans and building have no architectural merit and take no account of the local distinctiveness of the AONB, do not conform to the advice in the Chilterns Buildings Design Guide and neither conserve nor enhance the natural beauty of the AONB. The development does not accord with local plan policy, the NPPF, the Council's Core Strategy and the AONB Management Plan. The proposal would have a detrimental impact on the enjoyment of users of the AONB and their appreciation of the protected landscape. The Council should seek information about the proposed levelling of part of the site and the importation of topsoil.	20.09.13

OS parcel 3756, Marlow Road, Cadmore End	WDC	Gypsy caravan site (9 pitches, shower block, stables, parking and access road)	13/08106 /FUL	<b>Refused</b> <b>25.03.14</b>	–	Object – the numerous caravans and buildings would lead to a very urban form of development, the caravans and buildings have no architectural merit, take no account of local distinctiveness and do not conform to the Chilterns Buildings Design Guide, the changes to the access road would detrimentally affect the character of the lane, the proposal is contrary to planning policy and the AONB Management Plan, works are proposed to a bund on site without any details being provided. The application does not conserve and enhance the natural beauty of the AONB.	31.01.14
Hemley Hill, Upper Icknield Way, Saunderton	WDC	Gypsy/traveller site with 4 mobile homes, 4 touring caravans and 4 utility buildings	13/08157 /FUL	<b>Refused</b> <b>14.03.14</b>	–	Object – the Board had objected to previous applications at the site (which have been refused and dismissed at appeal), the numerous caravans and buildings would lead to a very urban form of development, the caravans and buildings have no architectural merit, take no account of local distinctiveness and do not conform to the advice in the Chilterns Buildings Design Guide and neither conserve nor enhance the natural beauty of the AONB. The development does not accord with local plan policy, the NPPF, the Council's Core Strategy and the AONB Management Plan. The proposal would have a detrimental impact on the enjoyment of users of the AONB and their appreciation of the protected landscape.	06.02.14
Shed opposite Frenches Wood, Chinnor Road, Chinnor	WDC	Change of use to B1	14/05266 /PAM	<b>Refused</b> <b>31.03.14</b>	–	Object – The building has been there for limited time and appears not to have been used for agriculture. If not needed for agriculture then it should be taken down rather than re-used for an inappropriate use. It is questionable whether it should have been permitted in the first place as there was clearly no demonstrable need for it.	03.03.14

					Though there would be little alteration to the external appearance of the building, this is unlikely to happen as there would be virtually no natural light and more openings would be made leading to light pollution in an otherwise dark area. In addition, it is likely that external lighting would also be introduced which would exacerbate this pollution. The Board objects on the grounds that this would be likely to lead to: a further urbanisation of the area; a significant increase in the use of the access; the introduction of car parking into an otherwise relatively unused area, and light pollution in an otherwise dark area all to the detriment of the natural beauty of the AONB and the enjoyment of users of the AONB.	
Land at Forty Green, Bledlow	WDC	Erection of solar farm	14/05105 /FUL	Pending	Object – site would be visible and development made more visible due to glint and glare. A study should be done to demonstrate impacts of glint and glare. Development would be on an industrial scale and would have a detrimental impact on users of the AONB. LVIA does not appear to be rigorous in connection with view from Chinnor Hill. Planting proposed would have limited impact on views of the site from the AONB. Development is contrary to a number of policies.	07.03.14
North House, Hambleden	WDC	Stables and manege	14/05154 /FUL	Pending	Object – the development would lead to a significant amount of excavation and fill and the generation of large numbers of HGVs to the detriment of users of the local roads and neighbours. Insufficient detail has been provided about tracks, the excavation and the stables building. There are inconsistencies in the application in terms of materials and other detail and the proposal is contrary to the advice in the	24.03.14

					Chilterns Buildings Design Guide. Carefully worded conditions would be required in connection with materials, lighting and the use of the manege. The site already has a large amount of waste on it which should be removed as soon as possible.	
--	--	--	--	--	---	--