



**10. a.m. Wednesday 3<sup>rd</sup> March 2021**

**To be conducted virtually (meeting platform open from 9.30am)**

Members of the Planning Committee of the Chilterns Conservation Board for the Chilterns Area of Outstanding Natural Beauty are hereby summoned to a meeting of the Planning Committee at 10.00 a.m. Wednesday 3<sup>rd</sup> March 2021. Access to meeting from 9.30am.

This meeting is being held remotely in accordance with the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility etc.) (England and Wales) Regulations 2020.

### **Agenda**

1. Apologies	10:00 - 1 min
2. Declarations of Interest	10:01 - 1 min
3. Minutes of Previous Meeting	10:02 - 8 mins
4. Matters Arising	10:10 - 5 mins
5. CCB Update from Chief Executive Officer – verbal update	10:15 - 15 mins
6. Planning Committee Work Programme	10:30 - 10 mins
7. National & Regional Matters – update	10:40 - 10 mins
8. Development Plan Matters - update	10:50 - 10 mins
9. Development Management Matters – update	11:00 - 20 mins
10. Lighting and Tranquillity – policy discussion	11:20 - 25 mins
11. Design Awards 2021 – verbal update	11:45 - 10 mins
12. Any Urgent Business	11:55 - 5 mins

Chilterns Conservation Board

Planning Committee meeting 18<sup>th</sup> November 2020

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF THE CHILTERN'S  
CONSERVATION BOARD FOR THE CHILTERN'S AREA OF OUTSTANDING NATURAL  
BEAUTY**

**held on Wednesday 18<sup>th</sup> November 2020 by remote video conferencing  
commencing at 10.00 AM**

**BOARD MEMBERS PRESENT**

<b>Member</b>	<b>Appointing Body</b>
<b>Appointed by Local Authorities</b>	
Cllr Lynn Lloyd	South Oxfordshire District Council.
Cllr Hugh McCarthy	Buckinghamshire Council
<b>Appointed by the Secretary of State</b>	
Colin Courtney	Secretary of State
John Nicholls	Secretary of State- Chairman
Elizabeth Wilson	Secretary of State- Vice-Chair
<b>Elected by Parish Councils</b>	
Cllr Sue Biggs	Oxfordshire
<b>Co-opted Members</b>	
Paul Hayes	
<b>Officers present-</b>	
Elaine King	CCB Chief Executive Officer
Mike Stubbs	CCB Planning Advisor
Matt Thomson	CCB Planner
<b>And others</b>	
Deirdre Hansen	Minute taker
Paul Matthews	Volunteer Transport Advisor

*This meeting is being held remotely in accordance with the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel meetings) (England and Wales) Regulations 2020 no. 392*

**408. Apologies for absence**

Apologies were received and accepted from Cllr Alison Balfour-Lynn, Hertfordshire Parish Councils; Chris Hannington, co-opted member; Cllr Phil McDowell, Dacorum Borough Council; Cllr Richard Newcombe, Buckinghamshire Council; Cllr Nick Rose, Buckinghamshire Council.

**409. Declarations of Interest**

None

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The minutes of the meeting held 15<sup>th</sup> July 2020 were approved as a true record after Paul Matthews status was amended to "Volunteer Transport Advisor" and in item 399.- the personal declaration by Chris Hannington was removed as this was incorrect.

**411. Matters Arising from the minutes**

None.

**412. CCB Update from Chief Executive Officer.**

The CEO gave a brief update on the report issued at the Board meeting 4<sup>th</sup> November. She remarked that staff had been very innovative and that the CCB was lucky to have an active Planning Committee. She commended the planner, who joined in June and with the office closed since March, has not had much opportunity to meet other staff, Board members and partners in person. Both the planner and the planning advisor had got thorough a very large volume of work in the last few months. All staff are doing a lot of work.

The planner was asked for his reflections on his work load. A lot is going on, nationally, locally and with HS2. Much of HS2 work is done through the Conservation & Landscape Officer. He thanked the planning advisor for his ongoing work on planning applications and development plans.

The planner is looking to streamline the work and engaging with the Planning Committee on a more ongoing basis. He commented that there are exciting times ahead.

Members discussed the reports and developments.

**1. The Committee NOTED the updates.****413. National Planning Consultations- update.**

The planner had responded on behalf of the CCB to three National Planning Consultations and highlighted points of his submissions.

**1. MHCLG Changes to the Current Planning System Consultation.**

He noted that the key point is that the methodology used does not work well for protected landscapes. The process is removed from local people. Protected landscapes should be treated as National Parks and be removed from the calculations for house building. This would work better from house building and protecting landscapes. This consultation is in parallel to the Planning White Paper.

The Chairman noted that the response was a good piece of work.

**2. Planning White Paper Consultation.**

Local plans are to be simplified. The paper is not clear on the regime for protecting and enhancing AONBs. The planner commented that there are certainly good points in the paper. The PWP reduces the opportunities for locally elected politicians and for community engagement.

**3. All Party Parliamentary Group (APPG) Dark Skies Policy.****1. The Committee NOTED and APPROVED the responses made in connection with consultations as listed.****414. Planning Applications responses and updates**

The planning advisor had provided the Committee about and sought approval for the 30 representations and the 1 enforcement appeal that have been made by the planning advisor under delegated powers in connection with Planning Applications as detailed in the agenda. It

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was remarked that only in one application did the LPA grant where the CCB previously had raised objection.

Particular note was made of the following planning applications:

- 0033/18 River Marina. Land at White Cross Farm, Reading Road, Cholsey, Oxon. CCB objection. OCC refused.
- P19/S2923/FUL. Land east of Manor Road and to the south of Little Croft Manor, Goring. SODC. CCB objection. Deferred for a site visit by SODC planning committee 05/11/20.
- 20/0898/OUT and 20/882/OUT land to the east of Green Street, Chorleywood. TRDC. CCB objection, application pending
- AV/20/03152 the Village Gate PH, 225 Aylesbury Road, Wendover. BC Aylesbury Area. CCB comments, application pending.
- 20/02711/FUL No 8 Red Lion, Bridens Camp, Hemel Hampstead. DBC. CCB objection. Refused by DBC.
- P20/S2134/O. Chalgrove Airfield. SODC. CCB comments. Application pending.
- P20/S3476/FUL Coates Farm, Coates Lane, Swyncombe. SODC. CCB comments/support. application pending.
- P20/S3275/FUL. The Shepherds Crook PH, Crowell. SODC. CCB objection. SODC refused.
- P20/S2872/FUL. Stables, Wyfold Lane, Near Peppard Common. SODC. CCB objections. Application refused.
- P20/S2488/FUL. 43 Springhill Road, Goring. SODC. CCB comments. Application pending.
- P20/S2161/FUL. Johnson Matthey, Blounts Court Road, Sonning Common. SODC. CCB Comment. Application pending.
- CB/20/03322 Land adjacent to 32 Common Road, Studham. CBC. CCB comments. application refused on AONB grounds.
- 20/05617/OUT Land south east of the Bungalow and south west of footpath 39, Kimblewick Road, Kimblewick. And 19/08073/OUT Land between stream and Sunridge, Risborough Road, Little Kimble. BC Wycombe area. CCB objection and referral of the decision until after the referendum on the Neighbourhood Plan in 2021.
- 19/08031/FUL. Clappins Lane, Walters Ash. BC Wycombe Area. CCB part comment/part objection. Application permitted.

The Chairman commented on the excellent work on the planning application shown by the CCB comments and thanked the planning advisor for sharing his work.

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

#### **415. Development Plans Responses**

**1.The Committee APPROVED the responses that had been sent and NOTED the current consultations on development plans.**

#### **416. Sub-Regional Transport and Responses**

Submissions were made on two significant strategic transport plan consultations since the last Planning Committee, the Reading Transport Strategy and England's Economic Heartland- draft Transport Strategy etc consultation.

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It was noted that the Chilterns Transport Planning project is progressing differently than envisaged.

It was proposed that Reading Borough Council should be approached to engage them with the Chilterns Transport Planning Project.

A full brief had been supplied with the agenda.

**1. The Committee NOTED and APPROVED the responses made on the transport strategy consultations set out.**

**2. The Committee NOTED the altered circumstances surrounding the Chilterns Transport Planning Project.**

**3. The Committee APPROVED approaching Reading Borough Council to engage them with the Chilterns Transport Planning Project.**

#### **417. Strategic Discussions on the Oxford-Cambridge Arc**

The planner introduced the topic. It was commented that not much detail is currently provided by those promoting the Arc. There is a lack of strategic overview and no clear vision. The CCB has headline reservations, it was noted that Buckinghamshire Council has withdrawn from the group promoting the Arc on the basis that the focus has shifted to housing delivery, rather than the prosperity of the sub-region.

The Committee discussed the matter at length. Key issues considered included the potential negative impact on the Chilterns on travel through the AONB, if the Arc is perceived as overspill for London. There was a potential tension if funding for green infrastructure was diverted away from the AONB to nature recovery in the Arc area as mitigation for development there.

The Chairman summarised:

1. These plans consist of major development on a national level, and must involve integration of employment, housing and infrastructure provision.
2. The Chilterns environment should be seen as an important and powerful part of the sub-region's infrastructure.
3. The Chilterns should be a destination of development contribution due to the benefits the Chilterns will offer to the sub-region's residents and economy.

**1. The Committee PROVIDED a steer for the planner.**

#### **418. Urgent Business**

None.

**419 The next meeting was agreed as Wednesday 3<sup>rd</sup> March 2021.**

**Future date: Wednesday 14<sup>th</sup> July and 17<sup>th</sup> November 2021**

**The Chair.....**

**Date.....**

## Item 6: Planning Committee Work Programme

<b>Author:</b>	Matt Thomson, planner
<b>Lead Organisations:</b>	Chilterns Conservation Board
<b>Resources:</b>	Staff and volunteer (Committee member) time, plus budget of £500 for minute-taker.
<b>Summary and purpose of report:</b>	To introduce and seek approval for a new standard agenda structure and possible new ways of working, and to seek approval to develop a structured, but flexible, work programme for the Committee.

### Background

1. Further to the brief verbal update given by the Planner at the November 2020 meeting of Planning Committee, we have been giving further thought to how the work of the Committee might be developed in the future. This paper sets out some of that thinking, and seeks the Committee's approval of progress to date and thoughts on possible future developments.

### New standard agenda items

2. The Planning Committee agenda has been slightly rationalised to bring consistency.
3. Items 1 to 4 remain unchanged, and are standard committee contents. Item 5 gives the Chief Executive Officer, or another officer in her absence, the opportunity to verbally update members on issues of interest specific to the Board's planning and development work, for example adding greater detail to what may have already been discussed at the previous Board meeting. This section also gives the Committee the opportunity to ask questions of the CEO or the Planner on topical matters.
4. Item 6 (Planning Committee Work Programme) will inform the Committee and seek discussion on the Committee's work that might not be covered elsewhere in the agenda, prioritise future projects, seek proposals for future agenda items, and address any administrative issues relating to the Committee, including membership and dates of future meetings.
5. Items 1-6 can be considered to cover the **administration** of the Committee and its work.
6. Items 7 to 9 (**casework updates**) provide a consistent framework in which the Planner and the Planning Adviser can inform the Committee of progress with their casework, seeking observations or direction where necessary. We have divided these into national/regional work (which includes major infrastructure), development plans (local and neighbourhood plans and other local planning policy, including SPD), and development management (which could include proposals for specific site developments not subject to a planning application).
7. Our intention is to reduce the volume of material included within the Committee agenda papers and the amount of time officers spend briefing the Committee in the meeting by providing the Committee with access to materials on these areas of work online and in "real time", should members choose to do so. We would still provide details of all casework undertaken between each Committee meeting alongside the agenda papers, but would use the papers themselves to highlight key issues and, particularly, an assessment of the effectiveness of the Board's representations. We would encourage questions, comments

and criticisms from the Committee during these items in response to the casework undertaken.

8. This is still a work in progress, so the March 2021 meeting papers are in a transition phase. Item 9 (Development Management Matters) maintains the traditional format of appendices containing tables setting out the details of casework responses. Items 7 and 8 (National/Regional and Development Plan Matters) simply comprise a discussion of headline issues, with links to our published responses online where appropriate. We are working on more manageable formats for all of this information, and are also open to suggestions.
9. Other than the final, traditional, “Any urgent business” item, the remaining agenda items will be for updates or discussions on **topical issues** or matters of the Committee’s work programme. These will be the main focus of future meetings, making the Committee a much more strategic and proactive force in shaping the Board’s planning and development function and prioritising our casework activities.

### **Possible new ways of working**

10. As noted above, we would like to make updates on CCB’s planning and development casework available in “real time”, so that Committee members can have the option of catching up on our responses to national, regional and local issues between meetings. There would be no expectation that members do so, and we would still provide a thorough digest of casework alongside agenda papers.
11. It is most likely that this information will be published on CCB’s website. As we are a public body, our responses should be a matter of public record, but we are checking whether there might be risks involved with doing so. Many of our responses (to major consultations) are posted on the website currently (see under “News and updates” here: <https://www.chilternsaonb.org/conservation-board/planning-development.html>).
12. We are also open to the idea of creating a space in which Committee members might exchange ideas in private, such as a discussion forum, including having access to materials, including draft reports, that are not in the public domain. However, we are sensitive to the fact that members are volunteers, and we do not want to raise additional expectations on members’ time. If the Committee would be interested in using such a facility, we would be interested to hear any thoughts about platforms that members have used for this purpose (the default is likely to be Microsoft Teams, which could be used at zero additional cost).

### **Future priorities**

13. In future, we would like the Committee to have a more structured programme of discussions, but with flexibility to respond to external factors. The programme would be led by the Board’s wider priorities, including the Management Plan and current business plan(s). It is also considered important that the Committee itself has an opportunity to influence its work programme.
14. It is anticipated that structured discussions at Committee meetings will lead to new and updated published position statements, advice and guidance, including (at some point) a full or partial review of the Chilterns Buildings Design Guide, should this be necessary as a response to the government’s new approach to design.
15. We currently have a range of different types of statements relating to planning and development (mainly “position statements” and “technical notes”) supporting both the Management Plan and the Design Guide, and which are published in different formats. The Planner’s view is that it would be desirable to rationalise the format of papers and ensure that each one includes clear and practicable advice on (a) model development plan policies to address the issue, and (b) appropriate responses to relevant development proposals, with

both including advice on securing funding for mitigation/enhancement through section 106, CIL or similar.

16. We have not produced a draft work programme for this meeting, but will work one up if the Committee agrees that this would be appropriate. It is suggested that the programme looks ahead at least three years, and gives detail for the forthcoming year; the programme could be updated by the Committee on a rolling basis, with a key discussion/decision annually (probably at the Autumn meeting). In the meantime, the following is a list of topics that are currently being considered for treatment as new position statements:
  - Lighting and tranquillity (see Agenda Item 10);
  - Protection and enhancement of Chalk Streams; and
  - Managing visitor impacts from new development.
17. The work programme would seek to justify and prioritise these topics, and we would welcome suggestions for other topics for consideration.

#### **Dates of next meetings**

18. The Board has agreed dates for the remaining two meetings in 2021, and these have previously been circulated. These are:
  - Wednesday 14th July 2021
  - Wednesday 17th November 2021
19. Meeting dates for 2022 will be determined at or around the Board's AGM in the Autumn.

#### **Recommendations**

1. That the Committee notes the content of this paper, including the dates of next meetings.
2. That the Committee approves the standard agenda and the proposal to develop a rolling three-year work programme.
3. That the Committee discusses and makes suggestions for future priorities and ways of working.



## Item 7: National and Regional Matters – update

<b>Author:</b>	Matt Thomson, planner
<b>Lead Organisations:</b>	Chilterns Conservation Board
<b>Resources:</b>	Staff time
<b>Summary and purpose of report:</b>	To update the Committee on national planning reforms and regional and sub-regional planning matters, including major infrastructure, and seek approval for responses to consultations submitted on behalf of the Board.

### National matters

1. We are currently in the middle of an unprecedented level of national planning reforms, even in the context of the accelerating hyperactive reforms since 2004. Barely a week goes by without a new or revised proposal being announced with the intention (ostensibly) to remove red tape, reduce process delays or accelerate the delivery of housing. Monitoring these and even identifying *whether* they could have an impact on the conservation and enhancement of the Chilterns AONB is a full-time job in itself at the moment.
2. **National planning policy and guidance changes:**
3. In December, MHCLG amended the **standard method for assessing housing need** in response to comments (including CCB's) received on its 2020 "Changes to the current planning system" consultation. The online national planning practice guidance (PPG) now retains the existing (deeply flawed) housing needs method, with an additional 35% uplift in the housing numbers across London and the largest local authority in each of the 19 next largest urban areas in England, regardless of local aspirations, opportunities or constraints. Those urban areas include Reading, and this could have an impact on the Chilterns in South Oxfordshire, whose recently adopted local plan managed to avoid the need to plan for overspill from across the Thames. We expressed a [view](#) on the amendments in an opinion piece on CCB's website.
4. We responded to MHCLG's consultation on "**Supporting housing delivery and public service infrastructure**" which proposed more planning freedoms under permitted development rights for converting commercial premises to homes (not applicable inside AONBs) and for extending social infrastructure (including schools, hospitals and prisons, and which would apply inside AONBs). Our response (in MHCLG's awkward pro forma) is [here](#). In summary, we expressed criticism of the principle of further extending permitted development rights, which, even if only applied outside AONBs, will still have a harmful impact, especially in the Chilterns, where so many of our larger villages and market towns are either just on the edge of or excised from the designated area.
5. There is now another live MHCLG [consultation](#) on a **national model design code** and changes to the NPPF and PPG relating to the design of new development, which runs until 27 March. The proposals respond, in the main part, to the "Building Better, Building Beautiful" report that was prepared by the late Sir Roger Scruton and completed by Nicholas Boys-Smith of CreateStreets. We are still digesting and assessing the content of the proposals set out in this consultation, in particular how (and indeed whether) it is intended to apply the national design code in protected areas, and what scope there might be for an area-based design code for the Chilterns – and indeed whether this would be desirable.

6. The proposals include some obviously good changes, including, for example, the clarification in what was paragraph 172 of the NPPF that “The scale and extent of development within these designated areas should be limited, *while any development within their settings should be sensitively located and designed to avoid adverse impacts on the designated landscapes*” (emphasis indicates proposed new text). We shall provide the Committee with more detail in due course.
7. At the same time as launching this consultation, MHCLG announced increased resources for councils wishing to create or enhance **local heritage lists**. This followed Historic England updating its [guidance](#) earlier in January on this means by which communities can seek additional protection through local and neighbourhood planning for locally-important heritage assets that are not protected by a national designation. One new emphasis is on listing assets that are not necessarily *buildings* which potentially provides opportunities of value in and around the Chilterns for the protection of designed landscapes, archaeological sites and other human-made landscape features, both ancient and modern. It was also [announced](#) that Buckinghamshire Council are one of the authorities that has been successful in bidding for a grant, although no details have yet been published about the nature of the funded projects.

### **Regional and infrastructure matters**

8. **Oxford-Cambridge Arc:**
9. On 18 February, MHCLG published “[Planning for sustainable growth in the Oxford-Cambridge Arc](#)”. This is a long-awaited statement of intent for how it is intended to plan for growth in the region, and provides a lot of the answers we were seeking as background to the discussion at the November 2020 Planning Committee meeting concerning a CCB position on the Arc proposals. We will assimilate the new information into our work on developing a position.
10. Key information from MHCLG’s paper includes:
  - Serious government commitment to the principle of the Arc.
  - The area covered by the strategy looks set to cover the whole of the Chilterns AONB as a result of encompassing the ceremonial counties of Oxfordshire, Buckinghamshire, Bedfordshire and Hertfordshire.
  - The paper specifically recognises the Chilterns AONB (para 1.14) and the value of protected landscapes, biodiversity and environment in general to the region’s prosperity and the well-being of its citizens. We believe this is in response to our earlier positive engagement with England’s Economic Heartland.
  - Plans will be led by MHCLG in partnership with the region’s local authorities, LEPs and other relevant agencies. We are working on a case to be a part of this.
  - It will be progressed as a “Spatial Framework” which will have the same status as the NPPF and sit alongside it. Impressions are that it will be similar in form to the Regional Strategies (combined regional plans / economic strategies) that were intended to be produced shortly before regional planning was abolished in 2015.
  - The current proposed timeline assumes: consultation on a spatial vision in Summer 2021; options for a spatial framework in Spring 2022; formal consultation on draft framework Autumn 2022.
  - There will be a sustainability appraisal that will meet the requirements of both SEA and HRA (which do not apply to the NPPF), but there are no plans for public examination (as is also the case for the NPPF).

- Local authorities will be expected to continue working on development plans, transport plans, etc. while the framework is in production.

11. **East-West Rail**

12. Intrinsically related to the above, government has confirmed £760m for East West Rail between Oxford and Bletchley/Milton Keynes - with services due by 2025. This includes improved connections into the Chilterns, such as the line from Bletchley to Aylesbury, making more parts of the Chilterns accessible by train from population centres north of the AONB.

13. **England's Economic Heartland transport strategy**

14. EEH have adopted the transport strategy, whose consultation we responded to in 2020. The final strategy is [due to be published](#) on 25 February, and we will update the Committee verbally at the meeting. The strategy is of importance for the joint CCB/Chiltern Society "Transport Planning in the Chilterns" project, discussed at earlier Committee meetings. In particular, its publication provides a single transport strategy covering the whole of the Chilterns area (albeit also including a much wider region), which was one of the objectives that we proposed to seek through the project. The project has been in abeyance pending publication of the strategy, and we will explore with the Chiltern Society what the appropriate next steps should be, in terms of the extent to which the strategy is aligned with our shared goals in this area.

**Major Infrastructure**

15. An update on our activities with regard to **HS2** was provided in the Board Update earlier this month, and there is nothing further to add.

**Recommendations**

1. **That the Committee notes the content of the report and approves the response (link in paragraph 4) submitted under delegated authority.**

## Item 8: Development Plan Matters – update

<b>Author:</b>	Matt Thomson, planner, with Michael Stubbs, planning advisor
<b>Lead Organisations:</b>	Chilterns Conservation Board
<b>Resources:</b>	Staff time
<b>Summary and purpose of report:</b>	To inform the Committee about, and seek approval of, responses that have been made under delegated powers in connection with development plans (strategic, local and neighbourhood) and to update the Committee on any outcomes.

### Local Plans

1. The **South Oxfordshire Local Plan** was [adopted](#) on 10 December. The Inspector's final report had included further details of his reasoning which were sufficient to demonstrate that he had taken his CRoW Act section 85 duty seriously. While the outcome is not perfect, the plan contains sufficient safeguards for the protection and enhancement of the AONB, so long as the relevant policies are applied correctly (i.e. as the Inspector's reasoning suggests), including through neighbourhood plans - we will need to be vigilant to ensure that they are.
2. The **Dacorum Local Plan** was published for [consultation](#) under regulation 18 in December, and the deadline has just been extended to 28 February to help account for Covid-19 restrictions. The plan is challenging as a result of housing targets imposed on the borough, and most of the major development proposals (at Hemel Hempstead, Berkhamsted and Tring) adjoin, or will have a significant impact on the setting of, the AONB. Council officers have been working proactively with us, particularly on reducing impacts on the Chilterns Beechwoods SAC at Ashridge and Tring Park, but our initial reaction to the plan is that more needs to be done to (a) reduce the overall ambition for growth in light of the AONB in line with para 11 of the NPPF, (b) focus on regeneration within existing built up areas, and (c) where greenfield development is necessary, provide landscaped recreation space as a buffer to the AONB and make designs more compatible with the designation. We also have concerns about the impact of policies and proposals on chalk streams, water abstraction and dark skies, etc.
3. The Chiltern Society, Chilterns Countryside Group and several residents' associations have formed a "one voice alliance" to put pressure on Dacorum BC to reduce the scale of greenfield development in the Plan. Along with the local Wildlife Trust and CPRE group, we have been advising this alliance on technical matters. We do not support the Alliance's view that the plan should be withdrawn for an indefinite period due to the restrictions in place under Covid-19.
4. Our response is nearing completion and will be shared with the Committee shortly. Dacorum Borough Council expects to undertake formal (regulation 19) consultation this Summer, followed by the public examination, with a target of November 2022 for adoption.
5. Hertfordshire County Council published its **draft Waste Local Plan** for [consultation](#) on 11 January, running to 19 March. We have not had the chance yet to assess the potential impacts on the Chilterns AONB of this new plan's proposals.

6. **Buckinghamshire Council** has begun work on its new local plan for the whole of the former county (excluding Milton Keynes) following becoming a unitary authority last year. The first stage being undertaken is a [call for brownfield sites](#). This runs until 22 March, although technically a planning authority's brownfield register should always be open for new entries.
7. CCB has traditionally been cautious about the possible contribution that brownfield sites within the AONB could make to meeting local housing needs. There are good reasons for this, including the biodiversity and heritage value of such sites, the fact that many sites are in inaccessible locations, and the need to protect low-rent and flexible commercial premises in the AONB to support local economies. Nonetheless, sites that do not have such valuable characteristics, or which could sustain some redevelopment without harm to their value, could contribute to meeting local housing needs without having to resort to additional greenfield development, as well as enhancing the natural beauty of the AONB by redeveloping sites that are detrimental to the local environment or have been associated with anti-social behaviour. (There is a case for producing a position statement to clarify CCB's position on the redevelopment of brownfield sites, and potentially the related matter of increasing the density of existing residential areas, both of which are becoming more important under the government's new design agenda.)
8. We will be looking at how we can support Bucks Council in identifying brownfield sites, and assessing their potential, within and (especially) outside of the AONB, especially in built-up areas. We would welcome any observations that Committee members have, including any sites they are aware of.

### **Neighbourhood plans**

9. We submitted comments to the **Kidmore End Neighbourhood Plan** (closed 16 Jan 2021). The pre-submission [consultation](#) was supported by a robust and detailed evidence base and one that supports the creation of a landscape to the south of the AONB boundary, itself of sufficient quality to be protected as a valued landscape and one that contributes positively to the setting of the AONB. The policy and indeed the Neighbourhood Plan is exemplary and evidence based. [View our response to the Kidmore End NP here.](#)
10. Buckinghamshire Council recently [adopted](#) (November 2020) the **Burnham Beeches Special Area of Conservation** (SAC) Strategic Access Management Supplementary Planning Document. New homes within 500 metres of the SAC are to be resisted and between 500 metres and 5.6 km must contribute financially to education, monitoring and survey work so that effective management and recreational alternatives are put in place. CCB influenced and supported this policy, during its development. It is also a useful model for similar recreational management and planning strategies within the AONB area.

### **Recommendations**

1. **That the Committee notes the contents of this paper and approves the submissions made under delegated authority on the relevant consultations (paragraph 9).**

## **Item 9: Development Management Matters - update**

<b>Author:</b>	Michael Stubbs, planning advisor
<b>Lead Organisations:</b>	Chilterns Conservation Board
<b>Resources:</b>	Staff time
<b>Summary and purpose of report:</b>	To inform the Committee about, and seek approval of, the responses that have been made under delegated powers in connection with the planning applications as listed and to update the Committee on any outcomes.

### **Background**

1. News on the outcome of previous planning applications on which the Board has made representations is summarised in Appendix 9.1. Of interest and since November 2021 4 notices of refusal were also the subject of CCB objections and 5 applications were withdrawn, to which CCB had also commented seeking revisions or had objected. In two applications the LPA granted permission where CCB previously raised objection. In one of those cases planning committee disagreed with the officer recommendation to refuse.
2. Since the last Planning Committee papers for the November 2020 meeting, the Board has made 27 formal representations on planning applications and one planning appeal representation, including 9 objections, 18 comments. The formal representations are summarised in Appendix 9.2.
3. Current live casework is listed in Appendix 9.3.
4. The Planning Advisor will provide reflections on outcomes of CCB representations.

### **Recommendations**

1. **That the Committee notes and approves the responses made in connection with the applications listed in Appendix 9.2.**

<b>Item 9 – APPENDIX 9.1</b>						
<b>Update on Status of Planning Applications CCB previously commented upon</b>						
Location	LPA	Ref. No.	Proposal	Status	CCB response	Date CCB responded
Land West of Cockernhoe / Land East of Cockernhoe	NHDC	16/02014/1	Erection of 660 dwellings	Pending	<b>CCB Comments</b> as previously reported	05.03.16
Land south and north-west of Cockernhoe and east of Wigmore, Cockernhoe	NHDC	17/00830/1	Mixed use application for up to 1,400 new dwellings and other uses -Outline planning application with all matters reserved	Pending	<b>CCB Objection</b> as previously reported	3.8.17
Land to the south of Newnham Manor	SODC	P16/S3852/FUL	Hybrid planning application for the erection of 100 new residential dwellings	Pending	<b>CCB Qualified Objection</b> as previously reported	24.7.18
Century Park Luton	LBC	17/02300/EIA	Outline Consent for a business park comprising office space (Class B1), warehouse and industrial space and Full application for the construction of a 2km Century Park Access Road	Pending	<b>CCB Holding Objection / Part comment</b> as previously reported.  Objection based on vehicular routing and cumulative impacts on the AONB, without necessary assurances in the application details.	21.1.18
Tralee Farm 20 Wycombe Road Holmer Green Bucks	Bucks, Wycombe Area.	18/07194/OUT	Outline application (including details of access, layout & scale) for erection of 103 dwellings with all other matters reserved	Pending	<b>CCB Comment / Part Objection</b> as previously made (based on Local Plan due process).	25.9.18

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<b>Update on Status of Planning Applications CCB previously commented upon</b>						
Location	LPA	Ref. No.	Proposal	Status	CCB response	Date CCB responded
Upper Little London Farm Little London Wendover Buckinghamshire HP22 6QQ	Bucks, Aylesbury Area	17/00148/A OP (amended landscape assessment documents submitted June 2018).	Outline application for the demolition of the existing metal barns and outbuildings, conversion of four historic brick barns into one single dwelling and erection of 10 new dwellings	Pending	<b>CCB Comments</b> (original CCB Objection 10th April 2017 as previously reported).	24.7.18
Land off Pyrton Lane Watlington	SODC	P16/S2576/0	Outline application for the erection of up to 100 residential dwellings.	Pending	<b>CCB Objection</b> as previously reported.	16.7.18
Land Between Longwick Road & Mill Lane Princes Risborough	Bucks, Wycombe Area	18/06916/O UTEA	Outline application (including details of access only, with all other matters reserved) for the erection of up to 360 dwellings.	Pending	<b>CCB Objection</b> as previously reported.	1.9.18
Bozedown Farm Hardwick Road Whitchurch	SODC	P19/S0113/F UL	Five Winter Yurts	Pending	<b>CCB Comments</b> as previously reported.	6.2.19
Land at West Hemel (site allocation LA 3)	DBC	4/03266/18/MFA	West Hemel expansion for up to 1100 (outline) and 350 (full)	Pending	<b>CCB Comments</b> as previously reported	15.2.19
Aston Hill Place Aston Hill Chivery Aston Clinton.	Bucks, Aylesbury Area	19/00679/AP P	Demolish existing house and erect replacement detached dwelling	Pending	<b>CCB Comments</b> , as previously reported.	21.3.19



<b>Item 9 – APPENDIX 9.1</b>						
<b>Update on Status of Planning Applications CCB previously commented upon</b>						
Location	LPA	Ref. No.	Proposal	Status	CCB response	Date CCB responded
Gomm Valley Reserve Site Cock Lane High Wycombe Bucks	Bucks, Wycombe Area	19/05281/O UTEA	Outline application (including details of main accesses only) for mixed use development on 57.7ha of land providing for the phased delivery of: residential development of up to 1000 dwellings (Use Class C3)	Pending	<b>CCB Objection</b> , as previously reported.	18.3.19
London Luton Airport Airport Way Luton	LBC	19/00428/EI A	Application to vary condition 10 of planning permission 15/00950/VARCON for a temporary period (to the end of 2024) to enable the area enclosed by the 57dB(A) daytime noise contour to increase from 19.4 sq km to 23.4 sq km and the area enclosed by the 48dB(A) night time noise contour to increase from 37.2 sq km to 44.1 sq km).	Application Withdrawn 21 Jan 2021	<b>CCB Holding Objection</b> , as previously reported.  CCB Holding Objection (lack of information as to environmental impacts)  <b>CCB COMMITTEE TO NOTE</b> - A new application is expected in 2021 and London Luton are undertaking another pre - application consultation on details.	10.5.19
Land off Cuxham Road Watlington	SODC	19/S1928/O	Outline planning permission for up to 60 dwellings with associated open space and sustainable drainage	Pending	<b>CCB Comments as previously reported</b>	14.7.19

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<b>Update on Status of Planning Applications CCB previously commented upon</b>						
Location	LPA	Ref. No.	Proposal	Status	CCB response	Date CCB responded
Land to the East of Manor Road to the south of Little Croft Manor Road Goring	SODC	P19/S2923/FUL	Erection of 20 dwellings and associated works with all matters reserved except for access.	Pending	<b>CCB Objection as previously reported</b>  <b>CCB COMMITTEE NOTE:</b> August 2020 Planning Committee deferred for a site visit.	16.10.19
Land west of Fairmile Henley-on-Thames RG9	SODC	P19/S2350/FUL	Demolition of existing buildings and development of 72 residential units comprising 52 houses and 20 flats.	Pending	<b>CCB Comments as previously reported</b>	9.9.19
Durham Farm Durham Farm Lane Wendover Buckinghamshire HP22	Bucks, Aylesbury Area	19/02501/AP P	Relocation of Durham Farm from its existing location to a new location along Durham Lane.	Pending Amended plans and updated LVIA	<b>CCB Objection as previously reported</b>  Note - Updated LVIA submitted March 2020	28.8.19
Gooseacre, Buckwood Road, Markyate	DBC	4/01283/19/FUL	New para 79 dwelling	Granted Permission 26 Nov 2020	<b>CCB comments as previously reported</b>	22.7.19
Adj Chiltern railway Dunsmore to Great Missenden	Bucks, Aylesbury Area	19/04476	Construction of path for cyclists and pedestrians	Granted Permission 7 <sup>th</sup> Jan 2021	<b>CCB Support as previously reported</b>	14.1.20
Land at Clappins lane Naphill	Bucks, Wycombe Area	19/08031/FUL	Residential development for 65 dwellings	Granted Nov 2021 Planning Committee	<b>CCB Part Comment / part objection as previously reported.</b>	30.1.20
Land to South of Kennylands Road, Sonning Common, Oxfordshire	SODC	SODC reference P19/S4350/	Outline planning application for up to 26 dwellings including affordable housing.	Pending	<b>CCB Comments as previously reported</b>	3.1.20

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<b>Update on Status of Planning Applications CCB previously commented upon</b>						
Location	LPA	Ref. No.	Proposal	Status	CCB response	Date CCB responded
Lila's Wood Wick Road Wigginton Tring Herts.	DBC	19/02588/M FA	Woodland and agricultural land to a wedding venue between May to September for 15 events per annum.	Refuse Permission 9 Dec 2020	<b>CCB Comments as previously reported</b>  NOTE AONB and ecological reasons for refusal.	23.12.19
White Cottage Crosslanes nr. Rotherfield Greys	SODC	P19/S4536/F UL	New Dwelling	Pending	<b>CCB Comments as previously reported</b>  Withdrawn prior to determination on 5th February 2021	6.1.20
Land at Britwell Road Watlington	SODC	P19/S4585/O	Hybrid application comprising (1) Full planning permission for the demolition of the existing pig farm and its associated buildings; the erection of 183 dwellings.	Pending	<b>CCB comments as previously reported</b>  <b>CCB COMMITTEE NOTE - appeal (similar on housing layout and numbers) granted on appeal 25<sup>th</sup> Feb 2020</b>	17.2.20
Land Between Stream And Sunridge Risborough Road Little Kimble Bucks (Doe Farm)	Bucks, Wycombe Area	19/08073/O UT	Outline application (including details of access) for 40 residential units (including 48% affordable housing), as well as an A1 shop	Pending	<b>CCB Comments as previously reported.</b>  <b>CCB COMMITTEE NOTE -</b> The Neighbourhood Plan, including a policy for this site, passed the examination stage in Feb 2020, however, the referendum is deferred until May 2021. The Neighbourhood Plan is this given ' <i>great weight</i> ' in any development management decision.	10.2.20

<b>Item 9 – APPENDIX 9.1</b>						
<b>Update on Status of Planning Applications CCB previously commented upon</b>						
Location	LPA	Ref. No.	Proposal	Status	CCB response	Date CCB responded
Chiltern Farm Barn Main Road North Dagnall Bucks	Bucks, Aylesbury Area	20/01186/AP P	Conversion and alteration of existing barn to create four dwellings with access, parking and gardens	Pending	<b>CCB Objection as previously reported.</b>	9.4.20
Chiltern Rise Cottage, Stable Cottage and Garden Cottage and Reading Road Woodcote	SODC	P18/S3769/F UL	Demolition and replacement of Chiltern Rise Cottage, Garden Cottage and Stable Cottage and the erection of 25 new dwellings in accordance with the Woodcote Neighbourhood Plan Policy HS3. (As per additional information received 03 March 2020).	Grant Permission 2 <sup>nd</sup> Dec 2020	<b>CCB Comments as previously reported.</b>  Planning Permission on 2nd December 2020	18.3.20
Chiltern Hills Golf Course Green Street Chorleywood Herts Buckinghamshire (Chiltern & South Bucks)	Bucks, Chiltern & South Bucks Area	PL/20/0429/FA	Construction of a golf driving range including driving range building, protective netting attached to 25 lattice steel towers; erection of a temporary clubhouse.	Pending	<b>CCB Comment / Objection as previously reported.</b>	23.4.20
Rear of Cleeve Cottages Icknield Road Goring	SODC	P20/S0767/F UL	Erection of four terraced dwellings with associated parking and amenity space	Pending	<b>CCB Comments as previously reported.</b>	18.3.20
Grove Farm Patemore Lane Pishill Oxfordshire	SODC	P20/S1195/F UL	The erection of 6 holiday pods and associated landscaping	Withdrawn prior to determination Dec 2020	<b>CCB Comments as previously reported.</b>	28.4.20

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<b>Update on Status of Planning Applications CCB previously commented upon</b>						
Location	LPA	Ref. No.	Proposal	Status	CCB response	Date CCB responded
National Trust Ashridge Estate Monument Drive Ringshall Road Herts.	DBC	20/00373/FUL	Replacement of existing timber entrance gates with new automated timber entrance gates, installation of electric cabinet, installation of a power supply	Granted Permission 7 Dec 2020	<b>CCB Support as previously reported.</b>	9.3.20
Land Between The A413 Wendover Road And The B4443 Lower Road In The Parishes Of Stoke Mandeville, Weston Turville And Aylesbury.	Bucks, Strategic	CC/0015/20	New dual carriageway link road including: roundabout junction B4443 Lower Road, roundabout junction at A413 Wendover Road, railway bridge	Pending	<b>CCB Comments as previously reported.</b>	4.5.20
Stags End Equestrian Centre Gaddesden Lane Gaddesden Row	DBC	20/00706/MFA	Demolition of antiques showroom, antiques store, showroom and storage buildings. 15 new dwellings, including one to the walled garden	Pending	<b>CCB Comments as previously reported.</b>  Note - amended plans submitted September 2020 and with a number of detailed issues to address points raised by CCB	8.4.20
Land to the East of Green Street Chorleywood.	TRDC	20/0898/OUT (300 dwellings) and 20/0882/OUT (800 dwellings)	Residential development for 300 and 800 dwellings (two application) including green spaces and landscaping	Pending	<b>CCB Objection as previously reported.</b>	15.7.20

<b>Item 9 – APPENDIX 9.1</b>						
<b>Update on Status of Planning Applications CCB previously commented upon</b>						
Location	LPA	Ref. No.	Proposal	Status	CCB response	Date CCB responded
8 Red Lion Lane Bridens Camp Hemel Hempstead	DBC	20/02711/FUL	Construction of Nine Dwellings and upgrading existing access at land adjacent	Refused Permission 9 Nov 2020	<b>CCB Objection, as previously reported.</b>	23.09.20
Chalgrove Airfield	SODC	P20/S2134/O	Outline Planning Application for Residential-led mixed use development.	Pending	<b>CCB Comments, as previously reported.</b>	1.09.20
Little Cherry Croft Colmore Lane Kingwood	SODC	P20/S1549/FUL	Demolition of dwelling and construction of a replacement dwelling together with the construction of a detached garage. Removal of occupancy restriction condition no. 3 of planning approval reference P67/0604	Granted permission 21st October 2020	<b>CCB Comments, as previously reported.</b>  The plans do not conserve and enhance the natural beauty of the Chilterns AONB. The starting point for an application here must be the special qualities of the AONB. In this case those special qualities comprise a wooded dip slope landscape, dotted with, very occasionally, some residential development. The existing site, appears to comprise a separate and modest residential dwelling within the existing curtilage. We recommend that relationship is maintained.	1.07.20
Former Water Research Centre Henley Road Medmenham Bucks.	Bucks, Wycombe Area	20/07424/FUL	Demolition of existing water research centre and construction of one dwellinghouse.	Pending	<b>CCB Comments, as previously reported.</b>	17.08.20

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<b>Update on Status of Planning Applications CCB previously commented upon</b>						
Location	LPA	Ref. No.	Proposal	Status	CCB response	Date CCB responded
Uplands Conference House And Training Centre Four Ashes Road Cryers Hill	Bucks, Wycombe Area	20/07678/VC DN	Conversion of former Conference Centre buildings Variation of conditions 2 (Approved Plans), 5 (Landscaping scheme/planting strategy), 8 (lighting), 9 (Agreed Highways: surface water), 13 Approved SUDs condition), 17 (Footpath beside Four Ashes Road), 20 (Cycle and refuse storage) and 24 (Balcony details).	Pending	<b>CCB Comments, as previously reported.</b>	27.10.20
Memorial Hall Field Reade's Lane Sonning SODC reference	SODC	P20/S2526/F UL	To undertake groundwork to change the existing contours of the land to create an active destination for the local community with areas of level playing space for informal recreation, sport and community events.	Granted Permission on 19th November 2020	<b>CCB Comments, as previously reported</b>	27.08.20
Land South Of Orchard House Amersham Road Hazlemere.	Bucks, Wycombe Area	20/07610/FUL	Erection of 8 x detached 4-bed dwelling	Refused Dec 2020	<b>CCB Objection, as previously reported.</b>	17.10.20

<b>Item 9 – APPENDIX 9.1</b>						
<b>Update on Status of Planning Applications CCB previously commented upon</b>						
Location	LPA	Ref. No.	Proposal	Status	CCB response	Date CCB responded
The Shepherds Crook PH Crowell Oxon	SODC	P20/S3275/F UL	Change of use from a public house to a single residential dwellinghouse	Refused 6th November 2020	<b>CCB Objection, as previously reported.</b>	24.08.20
Swan Wood, Highmoor,	SODC	P20/S1918/F UL	A replacement dwelling with ancillary leisure building and associated outbuildings constructed of local materials, including flint, clunch, and structural limestone with a combination of green roof.	Granted Permission 10th December 2020	<b>CCB Comments, as previously reported.</b>	14.7.20
43 Springhill Road Goring	SODC	P20/S2488/F UL	Residential development of 52 dwellings including demolition of 43 Springhill Road, vehicular and pedestrian accesses, play area, public open space and associated landscaping and earthworks.	Pending	<b>CCB Comments, as previously reported.</b>	27.10.20
Stags End Equestrian Centre Gaddesden Lane Gaddesden Row Hemel Hempstead Hertfordshire	DBC	20/00706/M FA	Demolition of antiques showroom, antiques store, showroom and storage buildings. 15 new dwellings, including one to the walled garden.	Pending	<b>CCB Comments, as previously reported.</b>	1.10.20



The Village Gate PH 225 Aylesbury Road Wendover	Bucks, Aylesbury Area	20/03152/APP	Erection of seven dwellings (C3) following demolition of existing public house (A4) utilising existing accesses off Aylesbury Road, with associated hard and soft landscaping	Refused  26 Nov 2020	<p><b>CCB Comments, as previously reported.</b></p> <p>Refusal involves the setting of the AONB</p>	24.9.20
Berkhamsted Hockey Club Tring Road Tring	DBC	20/01235/MFA	Artificial Games Pitch/ Multi Use Games Area with Fencing and floodlighting	Granted on 1st Feb 2021	<p><b>CCB Objection, as previously reported.</b></p> <p>The technical report accepts the sensitivities of this location but cannot overcome the intrinsically dark sky environment that must be engendered and promoted within such an open landscape. It may be that a design solution exists but it is not immediately apparent.</p> <p><b>CCB COMMITTEE NOTE:</b> Planning Committee granted this application against officer recommendation to refuse. The officer's report stated that</p> <p><i>... 'these very special circumstances do not outweigh the permanent harm to the AONB due to the impact of the intensive use of the floodlighting in this countryside location through the introduction of a very substantial 'box of light' within in an established unlit night time environment/ locality. This is with reference to the expectations of the NPPF's paragraphs 172 and 180 in addressing development in the AONB and light pollution in intrinsically dark landscapes. The intensity of use is fundamentally and materially different to the low level use of sports floodlighting for club fixtures on traditional grassed surfaces. 2.5 The principle of the proposed floodlit facility is in principle unacceptable in this location within the AONB. This is</i></p>	7.8.20

					<i>demonstrated by the Chilterns Conservation Board's objection.</i>	
Coates Farm Coates Lane Swyncombe near Watlington	SODC	P20/S3476/FUL	Conversion of existing buildings to form five dwellings and associated works and gardens	Granted permission  8th January 2021	<b>CCB Comments/Support, as previously reported.</b>  The CCB supports the principle of conversion as these proposals save a very impressive Grade II historic asset but also reinstate the ensemble of an historic Chilterns farmstead, with attention to preserving the integrity of the previous historic layout. In that respect we have concluded that this planning application delivers the key duties of conservation and enhancement of the special qualities of the AONB as set out at CROW Act 2000 section 85, Local Plan CSEN1 and the NPPF at 172. Those special qualities include vernacular buildings <i>'in characteristic flint, brick and timber materials'</i> (see AONB Management Plan section 6 on historic environment and page 43). Other SODC Local Plan 2011 policies will apply regarding the re-use of rural buildings, however, CCB has confined itself to the policies that address <i>'special qualities'</i> .	15.10 .20
Highlands Farm (as consented under P17/S0024/RM), comprising the substitution of 85 dwellings in the central and south-western parts of the site with 113 dwellings; a net increase of 28 dwellings with 40%	SODC	P20/S3271/FUL	Variation of conditions 1 (approved Plans) and 14 (boundary treatment) of application P19/S2646/FUL Full planning permission for a variation of housing mix at	Granted permission  9th February 2021	<b>CCB Comments as previously reported.</b>  <b>CCB COMMITTEE TO NOTE:</b> <i>Imposition of a planning condition dealing with materials.</i>  <i>Notwithstanding details shown on the submitted plans, the flintwork on the exterior of the development hereby permitted shall be constructed using traditional knapped flint, individually laid as part of the construction. Reason: In the interests of the visual appearance of the development in accordance with Policies ENV1, DES1</i>	15.08 .20

affordable housing maintained across the site.					<i>and DES2 of the South Oxfordshire Local Plan 2035.</i>	
Kingsgate Farm Lee Gate The Lee Bucks	Bucks, Chiltern Area	PL/20/1519/FA	Demolition of farm building and erection of light industrial building (Use Class B1)	Withdrawn 16 Nov 2020	<p><b>CCB Comments, as previously reported.</b></p> <p>In this case an opportunity is lost to conserve and enhance the relationship between the farm and the nearby settlement, with the design of a structure that is compliant with the design details as set out in the Chilterns Buildings Design Guide. The application proposes a built form and the use of materials that detracts from the landscape character.</p>	21.10.20
Misbourne School Misbourne Drive Great Missenden	Bucks, Strategic.	AOC/0051/20	Discharge of Condition 8 (Lighting Scheme) of planning permission CC/0043/19 at	Pending	<p><b>CCB Holding Objection / Comments, as previously reported.</b></p> <p>CCB's principal point of concern is this apparent 'creep' of development in a southerly direction. The proximity of the South Bucks way adds further weight to this concern. We promoted the application of ground lighting and new technologies. The applicant's report promotes some 60 LEDs on 5 metre posts with a colour temperature of 3000k and optics specifically designed to focus the illumination downwards. Hours would be 7 to 10-15pm Monday to Saturday and 7.45 to 6-30pm Sunday.</p> <p>The technical report supports the 5 metre pole heights (with 8 metres mentioned at one point) and dismisses lower mounted columns and bollards, on grounds that (a) they have a reduced uniformity of lighting and (b) that this could impact on student safety. To resolve our holding objection here CCB would seek more information and as:</p>	25.09.20

					<p>(i) Further explanation as to the material nature of this reduced uniformity and the way it impacts on safety, and</p> <p>(ii) Why new technologies cannot be harnessed to align with bollards / lower columns to combined effect. For example the use of Solar Eye 80 technologies as used in the Waddesdon cycleway and which include red ground mounted lights at hazard points to warn cyclists and walkers at various gates and roads.</p> <p>(iii) That the key are of contention is the coach drop off area and a point acknowledged in the officer's report on the original application (at 10.2). Considering the use of the coach point is limited and at known periods / times, then ground based Solar Eye 80 lighting could forewarn students to stay out of that area.</p> <p><b>CCB COMMITTEE TO NOTE:</b> CCB was invited to a discussion seminar on this on 9<sup>th</sup> February. To be reported.</p>	
The Croft Dagnall Road Great Gaddesden Hemel Hempstead Herts.	DBC	20/03057/FU L	Proposed change of use of the existing agricultural building (Building D), to create 2No. of self-contained residential dwellings.	Pending	<p><b>CCB Comments, as previously reported.</b></p> <p>The materials proposed are low key in nature and sympathetic to the site. The key test in an AONB is to conserve and enhance its special qualities, as set out in Core Strategy policy, the NPPF at 172 and in the CROW Act 2000, section 85. The Board recommends that the decision-maker takes into account the following:</p> <ul style="list-style-type: none"> <li>• The Chilterns AONB Management Plan (<a href="http://www.chilternsaonb.org/conservation-board/management-plan.html">http://www.chilternsaonb.org/conservation-board/management-plan.html</a>), which deals with the special qualities of the Chilterns and the development chapter notes that <i>'the attractiveness of the Chilterns' landscape is due to its natural, built and cultural environment. It is not a</i></li> </ul>	15.10 .20

					<p><i>wilderness but countryside adorned by villages, hamlets and scattered buildings</i>'. A new Management Plan was approved in February 2019 and some key policies from the Development chapter are set out below, which we hope will be of assistance.</p> <ul style="list-style-type: none"> <li>• The Chilterns Buildings Design Guide and Supplementary Technical Notes on Chilterns Building Materials (Flint, Brick and Roofing Materials) (of the Chilterns AONB <a href="http://www.chilternsaonb.org/conservation-board/planning-development/buildings-design-guidance.html">http://www.chilternsaonb.org/conservation-board/planning-development/buildings-design-guidance.html</a>)</li> </ul>	
Stables Wyfold Lane near Peppard Common CCB Objection SODC reference	SODC	P20/S2872/FUL	Conversion and extension of stable block to residential dwelling for disabled use. Additional window to West elevation. Existing bund continued up to the roof - both the bund and the roof will be sedum and meadow grass planted (access repositioned north-eastwards as shown on revised plan received 4th July 2020).	Refused Permission  12th November 2020	<p><b>CCB Objection, as previously reported.</b></p> <p>CCB would simply wish to repeat our previous objection (dated 2nd June 2020). The development of these modest rural structures to residential would be wholly contrary to the AONB policies that serve to protect the special qualities of the AONB. A previous appeal decision reinforces this point. To allow any residential development here would accept the principle of such a use, which is wholly inappropriate here. No new evidence is advanced to alter the merits of the case or the balance of planning matters. The previous refusal is sound and this application does not, in any way, surmount the reasons for refusal.</p>	13.10.20
OS Parcel 5122 Ibstone Road Ibstone Bucks	Bucks, Wycombe Area	20/06891/OUT	Outline application (including details of access) for erection of two detached dwellings and associated	Pending	<p><b>CCB Comments, as previously reported.</b></p>	24.8.20

			garaging with all matters other than access			
Henley Tennis Club.	SODC	P20/S2656/FUL	The installation of outdoor light to tennis courts 1 and 2	Pending	<b>CCB Comments, as previously reported.</b>	28.10.20
Johnson Matthey Blounts Court Road Sonning Common.	SODC	P20/S2161/FUL	Demolition of existing restaurant building and development of a new customer innovation centre within the existing Johnson Matthey site plus associated arrivals space, landscaping, access, servicing area and car parking.	Pending	<b>CCB Comments, as previously Reported.</b>	6.08.20
<b>Land South East Of The Bungalow &amp; South West Of Footpath 39 Kimblewick Road Kimblewick Bucks.</b>	Bucks, Wycombe Area	20/05617/OUT	Outline planning application with all matters reserved for the development of 45 residential units alongside a landscaped public park on land off Kimblewick Road, Kimble	Granted permission with Planning Obligation 19 Nov 2020	<b>CCB Objection, as previously reported.</b>	4.11.2020
<b>Land Between Stream And Sunridge Risborough Road Little Kimble Bucks</b>		19/08073/OUT	Outline application (including details of access) for 40 residential units (including 48%	Pending	<b>CCB Objection, as previously reported.</b>	

			affordable housing), as well as an A1 shop			
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Item 9 – APPENDIX 9.2						
New CCB Responses on Planning Applications since Last Planning Committee						
Location	LPA	Ref. No.	Development	Status	Summary of the Board's Response (please contact the Board for more detailed information if this is required)	Date
Bledlow Household Recycling Centre Wigans Lane Bledlow Ridge Bucks	Bucks, Strategic.	CC/3/83	Proposed continuation of the use of the land as a Household Waste Recycling Site as currently consented by planning permission no. CC/3/83 at Bledlow Household Recycling Centre Wigans Lane Bledlow Ridge Bucks	Pending	<p><b>CCB Comments</b></p> <p>The application before the Waste and Minerals Authority allows for a fresh '<i>denovo</i>' consideration of the planning merits. Those merits must, as a starting point be based upon the high level and robust decision-making duties that apply in a nationally protected landscape. We fully accept that weight must be given to the planning history here but that any proposed continuation must be assessed against this fundamental starting point. There can be little doubt that landscape quality and scenic beauty is high and the Bucks Landscape Character Assessment denotes this character type (17) within the dipslope, with a '<i>Rolling and undulating topography, with steep slopes contrasting with flatter valley ridges. A smooth and sweeping landform</i>'. Weight must be given to the importance of this nationally protected landscape in any planning determination.</p> <p>2. The Waste and Minerals Local Plan does not identify the Bledlow Ridge site as exceptional (as it does for High Heavens). Adopted Waste and Minerals Plan policy 22 states that Policy 22: <i>Chilterns Area of</i></p>	17.2.21

Item 9 – APPENDIX 9.2						
New CCB Responses on Planning Applications since Last Planning Committee						
Location	LPA	Ref. No.	Development	Status	Summary of the Board's Response (please contact the Board for more detailed information if this is required)	Date
					<p><i>Outstanding Natural Beauty Proposals for minerals and waste development should conserve and enhance the Chilterns AONB, comply with the prevailing AONB Management Plan and other relevant guidance, and demonstrate exceptional circumstances and that the development is in the public interest (and continues). Policy 14 also applies Development Principles for Waste Management Facilities, which adds a degree of policy sophistication that would not have applied in 1983 when the original consent was granted. We particularly focus on the AONB Management Plan 2019-2024 and particularly policy DP13 (see below). Planning weight must be given to the enhancement of the landscape and that also involves an assessment of traffic/transport and ecological matters.</i></p>	
Gurdons Farm Oxford Road Stokenchurch Buckinghamshire	Bucks, Wycombe Area	20/07259/FUL	Demolition of existing dwelling and erection of replacement dwellinghouse with associated soft and hard surfacing and landscape		<p><b>CCB Objection</b> (Contrary to Chilterns Buildings Design Guide)</p> <p>We do not consider that this application falls within the 'one-off' design category in the CBDG at 3.31. Further, it does not comply with the rural housing exceptions test in the NPPF at paragraph 79(e). The scale of what is proposed will also involve greater lighting / light glow within the plateau landscape that surrounds. Tranquillity will be, as a consequence, further diminished and harmed.</p>	8.12.20



<b>Item 9 – APPENDIX 9.2</b>						
<b>New CCB Responses on Planning Applications since Last Planning Committee</b>						
Location	LPA	Ref. No.	Development	Status	Summary of the Board's Response (please contact the Board for more detailed information if this is required)	Date
Heathercroft Elvendon Road Goring	SODC	P20/S4051/F UL	Variation of conditions 2 (Approved plans) & 10 (Landscaping) on application P20/S0017/FUL Demolition of existing dwelling and outbuildings and the erection of three dwellings with detached garages. Associated landscaping works to include the formation of a new access at		<p><b>CCB Comment</b></p> <p>The CCB supports the officer's consideration of light spill and tranquillity in the delegated report considering P20/S0017/FUL. Such design and layout matters are of increasing importance in maintaining and indeed enhancing the intrinsic dark skies environment that must be maintained in nationally protected landscape. We support the conditions as relevant to this material issue.</p>	1.12. 20
Hudnall Park, Little Gaddesden, Hertfordshire, HP4 1QN	Hertfordshire County Council	PL/0135/20	Proposed application for use of land within Hudnall Park as a camping area in association with YC Hertfordshire involving the erection of up to 22 tents for a fixed period annually at		<p><b>CCB Comments</b></p> <p>CCB has reviewed the location and details contained in the submitted Design and Access Statement. The location does not result in any wider impact upon landscape views. The Design and Access Statement confirms that there would be a negligible visual impact and that the tent location would not be visible beyond the confines of the Park. The site also benefits from wider screening to its boundaries, which offers further enclosure and mitigation of any impact.</p>	17.1 2.20

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Isle of Wight Lane, Dunstable, Beds	CBC	CB/20/03540/ FUL	Demolition of Water Tower, and erection of a 5 storey residential tower in replacement.	Withdrawn #3 Dec 2020	<p><b>CCB Objection</b></p> <p>The Chilterns Conservation Board (CCB) is grateful for the opportunity to submit brief comments on this application and raises strong objection. We recommend the application is refused as this proposal demonstrably harms the landscape character and its associated visual amenity by introducing an incongruous and wholly alien structure. That structure jars with the elevated plateau landscape. Such harm greatly diminishes the considerable public benefit derived from open access land at the nearby National Trust Dunstable Downs landscape. The proposed development would be prominent in the view from the public footpath that links to the Chilterns Gateway visitor centre, an enhancement to benefit the community as originally funded by the (then) Deputy Prime Minister's department in anticipation of nearby projected growth.</p>	17.1 1.20

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Russell Close Kensworth, Beds	CBC	CB/20/04770/ OUT	Outline application for the development of 59 units of retirement apartments, shared ownership and starter homes with associated roads, footpaths, landscaping and boundary fences at land.	Withdrawn 10 <sup>th</sup> Feb 2021	<b>CCB Objection</b>  Summary - CCB raises objection on grounds of planning principle as this application is both contrary to the National Planning Policy Framework, the draft Local Plan (to which some weight may be attributed), the LUC landscape study for Central Bedfordshire and the AONB Management Plan 2019-2024. In the draft Local Plan, this landscape is defined as countryside, as is the whole of Kensworth, both of which fall within the AONB.	11.1 1.21
Small Dean Lane Wendover Bucks -	Buckinghamshire, Aylesbury Vale Area	21/00036/INF 1	Small Dean Lane Realignment Scoping Consultation for EIA.	Pending	<b>CCB Comments.</b> Our understanding is that this proposal is captured by Schedule 2 of the 2017 Regulations. Looking at the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, this proposal is captured by Schedule 2 as the site area is above the 1 ha threshold (at 1.2 ha) for railway development. Planning Practice Guidance is helpful here, stating that ' <i>An Environmental Impact Assessment is more likely to be required if the project affects the features for which the sensitive area was designated. However, it does not follow that every Schedule 2 development in (or affecting) these areas will automatically require an Environmental Impact Assessment. It will be necessary to judge whether the likely effects on the environment of that particular development will be significant in that particular location.</i>	6.1. 21

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Land North Of Bushes Wood And East Of Pheasants Parmoor Lane Frieth Buckinghamshire	SODC	20/07885/FUL	Proposed telecommunications installation of 20.0m High HEL Alpha 8 V2 pole on new concrete base and ancillary works at	Pending	<p><b>CCB Objection</b></p> <p><b>11.11.20</b></p> <p>The CCB accepts the applicant's point that the NPPF at 112 and 113 supports the installation of <i>'advanced, high quality and reliable communications infrastructure is essential for economic support and social well-being'</i> (NPPF 112). However, the need and importance of this infrastructure is rightly qualified by NPPF 113 and where new masts are required <i>'equipment should be sympathetically designed and camouflaged where appropriate'</i>. In any event the AONB duty of conserve and enhance must be afforded 'great weight' in the balancing of issues. The applicant's rather downplay this as a 'material consideration' which does not reflect the importance of the legislation in CROW, policy in the Wycombe Local Plan and duties set out in the NPPF. Further, the (new) AONB Management Plan was adopted in February 2019 and may be a material consideration when assessing planning applications (as set out in Government's PPG para 040 on the Natural Environment).</p> <p><b>4.12.20</b></p> <p>Further to our previously raised objection of 11th November 2020, the Chilterns Conservation Board (CCB) is grateful for the opportunity to make a supplementary comment. We have been in consultation with other AONBs within the National Association. It is germane to this application that alternative modes of</p>	11.1 1.20 & 4.12. 20

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Location	LPA	Ref. No.	Development	Status	Summary of the Board's Response (please contact the Board for more detailed information if this is required)	Date
					<p>telecomms delivery are available or coming forward in the near future. These are much more appropriate in rural and nationally protected landscapes and present an exciting technological breakthrough for such so called 'not-spots'. As now reported to CCB the Department for Digital, Culture, Media and Sport (DDCMS) has sponsored a project to improve mobile coverage in such rural locations, deploying an alternative and innovative approach. This involves a network of small cells, typically located on roofs, barns, chimneys and so forth. We also understand that this technology is progressing and is clearly much more appropriate in a highly valued landscape location such as the Chilterns AONB. This connection network functions in a manner comparable to the roaming networks familiar with holiday travel. The DDCMS project is expected to yield some results in the first part of 2021 and with two pilot areas in (North Yorkshire and in Buckinghamshire).</p> <p><b>CCB COMMITTEE TO NOTE:</b> This application was deferred at planning committee on 2<sup>nd</sup> Feb 2021.</p>	

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Woodview Nurseries Tinkers Lane Wigginton Tring Herts	DBC	20/03831/AG D	Steel Portal framed fully enclosed Agricultural Building at	Pending	<p><b>CCB Comment</b></p> <p>We could not find any detailed plans on the Council's planning portal. We have assumed this is a full application and in the event the LPA is minded to grant a planning permission that design and materials will be controlled by planning condition. There are some sensitivities here as the location faces outwards towards the wider AONB and the designated heritage asset of the Grim's Ditch.</p> <p>In such as case the CCB recommends that careful regard is given to design guidance in the Chilterns Buildings Design Guide and to the Supplementary Technical Notes on materials including the roofing materials.</p>	17.1 2.20
Land To The West Of Field Cottage (known as The Yard) Buslins Lane Chartridge Buckinghamshire	Bucks, Chiltern & South Bucks Area	PL/20/4401/F A	Erection of detached dwelling, garage, bin/cycle store and fence following demolition of existing structures and fencing at	Pending	<p><b>CCB Objection</b></p> <p>This application has been drawn to our attention. The Chilterns Conservation Board (CCB) raises an objection to this application. The development of such open land, in equine use, is contrary to AONB policy protection in Development Plan policy, in the National Planning Policy Framework and in the 2019-2024 AONB Management Plan. To build on this site, as proposed, results in a material erosion of the AONB's rural undeveloped character and as a result harms the special qualities of this nationally protected landscape.</p>	12.1. 21

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Chestnut House Broombarn Lane Great Missenden Buckinghamshire HP16 9JD	Bucks, Chiltern & South Bucks	PL/20/4250/C ONDA	Application for approval of details reserved by conditions 6 & 15 on planning permission PL/19/4163/FA. (Redevelopment of site to provide 2 detached dwellings with vehicular access, associated hardstanding, landscaping and car parking.) at	Pending	<b>CCB Comment</b>  A baseline for assessment must be established and this must be the previously denuded state of the land. We promote a greater spatial extent of biodiversity net gain across the site and its boundaries and more extensive tree planting and ecological enhancements, as recommended by the tree officer on 12th January. Delivery of this biodiversity net gain links to the delivery of the duty in the Natural Environment and Rural Communities Act 2006 and also in the Countryside and Rights of Way Act 2000 (section 85 dealing with the decision-making duty in AONBs) as well as Local Plan policy 24.	8.2. 21
Church Farm Station Road Aldbury Tring Hertfordshire HP23 5RS	DBC	21/00324/FUL	Change of use - Conversion and refurbishment of Units 13, 14, 15 and 19 into flexible use under Class E. Demolition of Unit 9 to provide ancillary car parking spaces and landscaping,		<b>CCB Comment</b>  The Chilterns AONB Management Plan 2019-2024 and its development policies, especially ( <a href="http://www.chilternsaonb.org/conservation-board/management-plan.html">http://www.chilternsaonb.org/conservation-board/management-plan.html</a> ), which deals with the special qualities of the Chilterns and the development chapter notes that 'the attractiveness of the Chilterns' <i>landscape is due to its natural, built and cultural environment. It is not a wilderness but countryside adorned by villages, hamlets and scattered buildings</i> '. ☐ Chilterns Buildings Design Guide and Supplementary Technical Notes on Chilterns Building Materials (Flint, Brick and Roofing Materials) (of the Chilterns AONB	3.2. 21

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London Luton Airport Arrivals Consultation (27th October 2020 - 5th February 2021).	CAA/LLA	n/a	London Luton Airport Arrivals Consultation (27th October 2020 - 5th February 2021).	Pending	<p><b>CCB Comments</b> (including reporting on options appraisals, working alongside The Chilterns Society).</p> <p>The Civil Aviation Authority (CAA) is the body responsible for approval of airspace variations. The CAA is a responsible body and bound by the duty of regard as set out in section 85 of the CROW Act 2000.</p> <p>Section 85 of the Countryside and Rights of Way Act places an explicit duty on relevant authorities to have regard to the purpose of conserving and enhancing the natural beauty of an AONB when exercising or performing any function in relation to or so as to affect an AONB. Relevant authorities are defined in the Act as Government Ministers, public bodies, statutory undertakers and any persons holding public office. Public bodies include local authorities, Parish and Town Councils. Statutory Undertakers include rail and utilities companies. The CAA would be deemed such a public body.</p> <p>AONB Management Plan Policy DP 14 applies to this project, stating that, DP14 <i>Avoid new or upgraded infrastructure (roads, railways, airports, pylons, masts etc.) which harm the AONB landscape, nature, air quality, tranquillity or the visitor experience. Fully assess impacts on the AONB, including increased recreation pressure, traffic, <u>overflying</u> and severance of ecological connectivity in the AONB.</i></p>	1.2.21



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					<p><i>Avoid, mitigate and compensate to achieve a net gain for the AONB. (our emphasis)</i></p> <p>CCB's overall objective is to reduce overflying of the AONB to protect tranquillity. We always support an assessment of both the individual and cumulative impacts of such proposals. Government guidance in CAP 1616 (<i>Airspace Change: Guidance on the regulatory process for changing the notified airspace design and planned and permanent redistribution of air traffic, and on providing airspace information</i>, dated 22nd January 2020) acknowledges the importance of avoiding the overflying of AONBs and National Park landscapes. Taken overall, CCB promotes the enhancement of tranquillity by reducing overflying to deliver the duty of regard in CROW section 85. The overriding principle underlying all our comments is, therefore, to seek a reduction in overflying of the AONB as far as is reasonably practicable, aircraft noise being a potentially significant factor threatening such tranquillity.</p> <p>CAP 1616 also requires that, in developing proposals, sponsors must include “<i>explicit consideration of any changes to routes and/or traffic patterns that may affect either an Area of Outstanding Natural Beauty (AONB) or a National Park, with specific regard to impacts upon tranquillity</i>” and that they “<i>must show how they have considered and taken account of this impact as part</i></p>	

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					<p><i>of their option development and final design".</i></p> <p>CCB therefore welcomes the creation of a new discrete stack and 'high level' arrival routes for Luton, because of the opportunity it provides to re-design routes in a way that reduces overflying of the AONB.</p> <p>We acknowledge that the LLA sponsors have fully set out their expectations of how certain elements of their proposals will differentially affect overflying of the AONB, and have presumably had an influence on the favoured design. Where the presented Options differ in this respect, we set out our preferences in the answers above: Our recommendations, for ease of reference, may be read as (a) A summary recommendation and (b) Supporting Recommendations.</p> <p>(a) Summary Recommendation - our opinion as shared with the Chilterns Society, reports a slight preference for Option 2 for Runway 25, and a much stronger preference for Option 2 for Runway 07, especially if the modest adjustment we suggest to one of the PBN routes is adopted.</p> <p>(b) Supporting Recommendation - Further, we believe there are several other readily practicable measures that could and should be adopted and are necessary to achieve compliance with CAP 1616 and CROW section 85. For these supporting recommendations, one of these is the aforementioned adjustment to the southerly PBN route to Runway 07, to take it north</p>	

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					<p>of the northern section of the AONB in the vicinity of Toddington.</p> <p>Additionally, we seek and agree with the Chilterns Society in this matter:</p> <ol style="list-style-type: none"> <li>2. Restrictions to vectoring over the northern section of the AONB as set out above, except for safety reasons,</li> <li>3. Restrictions on the use of 'short cuts', where these impact upon the AONBs nationally protected landscape, specifically (i) A requirement for aircraft for Runway 25 from the north and west to remain north of the northern section of the AONB; (ii) a ban on short-cuts for Runway 07 that bring aircraft below 7000ft over that portion of the AONB to the south and south-west of the final approach path – these can be particularly intrusive in noise terms because aircraft are often extending flaps and slowing down.</li> </ol> <p><b>Summary Conclusions</b> - The combined effect of our summary recommendation and supporting recommendations deals with the delivery of conservation and enhancement of the special qualities of the AONB, specifically the impacts upon tranquillity and the benefits this brings to those special qualities, including associated dark skies, the quality of recreation within such a highly valued landscape and the important opportunity to deliver a tangible improvement, above and beyond the existing situation.</p>	

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The Hoo Ledgemore Lane Great Gaddesden Hemel Hempstead Hertfordshire HP2 6HD	DBC	20/03945/FU L	Retrospective planning consent for retention of agricultural track	Pending	<p><b>CCB Comments</b></p> <p>Thank you for consulting the Chilterns Conservation Board (CCB). CCB previously submitted comments with regard to the last two appeals and has noted that the recently dismissed appeal, under reference APP/A1910/W/19/3242164, constitutes a highly relevant material consideration.</p> <p>With regard to planning merits the planning statement confirms that the track has been narrowed and aggregate materials removed. Further supplementary planting can be controlled by condition. The submitted photographs confirm the return of the landscape to a much more naturalised state and one that resembles more of a rural track. We have assumed from the papers that dialogue and discussion has been pursued since the appeal decision and this is supported by the NPPF and in Planning Practice Guidance. Looking at the balancing of issues and in giving great weight to the conservations and enhancement of the special qualities of the AONB, then the physical changes made to the tracks width, materials and mitigation are to be welcomed.</p>	14.1. 21

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Swiss Farm Caravan Park Marlow Road Henley-On- Thames RG9 2HY	SODC reference	P20/S4876/F UL	Bespoke 5* Holiday Lodge Development for 24 Holiday Lodges in Lieu of Camping on the existing camping field CCB Objection	Pending	<p><b>CCB Objection</b></p> <p>Summary - The Board has approached this application on the basis that this is major development within the AONB and that it does not and cannot satisfy the exceptional circumstances policy tests in the National Planning Policy Framework at 172. The applicant's supporting planning statement does not deal with this and we conclude no exceptional case is being advanced. Instead they place planning weight on the economic and tourism related benefits of the proposal. The CCB do not contest this and it is accepted that these are matters covered in Local Plan and AONB Management Policy objectives. These matters are outweighed by AONB issues. The conservation and enhancement of the AONB is attributed '<i>great weight</i>' in the NPPF and is a duty set out in the CROW Act at its section 85. To extend the existing site into the adjoining field would harm the AONB by eroding its landscape character. As the application stands, the impact on the AONB would result in harm and, in our judgment, statutory and policy duties to protect the AONB would not be delivered.</p>	2.2.2 1

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Penn Street Farm Penn Street Penn Buckinghamshire	Bucks, Chiltern & South Bucks Area.	PL/20/3652/FA	Installation of a 22.5m steel lattice mast housing 3 antennas, 2 dish antennas, a GPS module, 3 radio equipment cabinets and associated meter cabinet within a fenced compound and enabling operational development	Pending	<p><b>CCB Objection</b></p> <p>We recommend the application is withdrawn to facilitate further engagement and dialogue on an alternative location.</p> <p>The proposed site location is particularly sensitive and this is confirmed by the Bucks Landscape Character Assessment (Landscape Character Area LCA 18.2 Penn Rolling Farmland, which is acknowledged as exhibiting a sweeping topography and a strong sense of rural character.</p> <p>The CCB accepts the applicant's point that the NPPF at 112 and 113 supports the installation of <i>'advanced, high quality and reliable communications infrastructure is essential for economic support and social well-being'</i> (NPPF 112). However, the need and importance of this infrastructure is rightly qualified by NPPF 113 and where new masts are required <i>'equipment should be sympathetically designed and camouflaged where appropriate'</i>. In any event the AONB duty of conserve and enhance must be afforded <i>'great weight'</i> in the balancing of issues.</p>	8.2.21

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Agricultural barn and gravel driveways at plot 14 Land Northeast Of Pednor Road Chesham Bucks	Bucks, Chiltern & South Bucks Area	PL/20/2943/FA	Agricultural barn and gravel driveways at plot	Pending	<p><b>CCB Objection</b></p> <p>The development of such open land, without any reasonable justification for a viable agricultural use, is contrary to AONB policy protection in Development Plan policy, in the National Planning Policy Framework and in the 2019-2024 AONB Management Plan. To build on this site, as proposed, results in a material erosion of the AONB's rural undeveloped character and as a result harms the special qualities of this nationally protected landscape. This landscape location is sensitive and is very close to the headwaters of the River Chess.</p>	5.2.21
The Misbourne School Misbourne Drive Great Missenden Buckinghamshire HP16 0BN	Buckinghamshire, Strategic	AOC/0051/20	(Additional Comments) Discharge of Condition 8 (Lighting Scheme) of planning permission CC/0043/19 at	Pending	<p><b>CCB Objection</b></p> <p>CCB has been alerted to the additional details and commentary, on lighting, as produced by WSP Consultants for the applicants. As we understand these details, the ultimate design is a Thorn R2L2 lamp, mounted on a 5 m column and comprising 9 on the access/coach parking area (a linear form of lighting) and 18 around and within the car park (creating a block of lighting).</p> <p>The planning importance and thus weight given to the AONB is set out below in our earlier comments and part objection. The LPA has also and rightly linked lighting to habitats and ecological migration.</p> <p>The CCB maintains the standpoint here that this is a traditional design and layout that is not appropriate. A</p>	27.1.21

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					better alternative exists, as we pointed out in our 25th September 2020 representations. The WSP conclusion that the impact on the AONB is ' <i>negligible</i> ' cannot be correct. Page 8 of the WSP Design Summary accepts that some reflection from the ground upwards is ' <i>unavoidable</i> '. In any event, the LPA must give 'great weight' to the conservation and enhancement of the AONB and the protection of a dark skies landscape is paramount. CCB still urges a consideration of new low impact technologies, which are both much more appropriate and deliver on the exemplary design that is called for here.	
Little Sparrows Sonning Common	PINS	LPA Reference P19/S4576/O PINS Reference APP/Q3115/ W/20/326586 1	Hybrid planning application for the development of a continuing care retirement community care village. Full planning permission for a "village core" with 31 assisted living units and 16 care units and ancillary care facilities, community space, gardens, green space, landscaping and car parking areas with a further 26 assisted living units in blocks	Pending	<p><b>CCB Appeal Representations</b></p> <p>(1) The CCB's objection is based on the fundamental point that harm is evident and the benefits of the scheme (as set out in the statement of case) do not outweigh that harm. The calibration of harm here is a consequence of the landscape character and visual impact, with reference to the principle of development within the AONB's semi wooded dipslope landscape. The recent Monkhill judgment helps to crystallise the decision-making duty and reaffirms that harm to the AONB constitutes a clear reason for refusal.</p> <p>(2) SODC Local Plan and Specialist Accommodation - The appellant cites the benefits of their proposal. The recently adopted SODC Local Plan makes provision for such specialist accommodation within Policy H13 'Specialist Housing for Older People'.</p>	7.2.2 1



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			B1-B4. An outline application (all matters reserved except access) for 60 assisted living units, ancillary community space, gardens, green space and landscaping and car parking areas.		<p>The new Local Plan's vision and policy for the AONB reinforces the NPPF and CROW duties. The Chilterns AONB is a major part of the character and sense of place of South Oxfordshire.</p> <p>(3) Impact on the Wooded Dipslope Landscape. The appellant's contention is that the scheme does <i>'not materially, unacceptably harm the wider AONB, the local landscape character or the character and appearance of the settlement'</i> (Statement of Case 5.2), is at the edge of the AONB (5.3) and that the reason for refusal overstates the landscape and visual impact (5.16). The grounds of appeal state that the impact on the AONB <i>'is limited and can be moderated'</i>. In our review of this case and following a site visit, examination of site boundaries and prevailing landscape character / visual impacts, we have not arrived at these conclusions. Views from within Blounts Court Road, the footpath crossing the neighbouring field and from the embanked verges of Blackmore Lane, (a sunken lane) illustrate the consequential harm to these special qualities as landscape character is materially eroded by the discordant extension of the AONB rural / settlement edge</p> <p>The footpath crossing the neighbouring field to the east of the appeal site offers a very good vantage point for assessment. The wooded dipslope landscape rises to the north-west of Sonning Common, looking towards Gallowstree Common. The relationship is striking, with a changing hue of colour during</p>	

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					<p>the year and in winter a magnificent dark background (the dense mass of deciduous priority habitats). A green and verdant foreground (the appeal site) is visually contiguous and frames that view. The close proximity of the AONB/settlement boundary is not evident in the view.</p> <p>(4) Harm to the AONB. The development of the appeal site would result in an erosion of the AONB, with development spilling out from the settlement edge and materially destroying the relationship as explained in (3) above</p> <p>(5) CCB protection in law and policy. The appellant's agent report that there is '<i>a general presumption against development in AONBs</i>' (statement of case at 5.3). The policy and legal duties that protect the AONB specifically deal with the conservation and enhancement of the special qualities and scenic beauty of the AONB. The use of '<i>and</i>' here is worthy of note. Enhancement infers a positive outcome and rightly so.</p> <p>(6) Additional Landscape and Visual Impact Assessment. The appellant's agent mentions that a further updated Landscape and Visual Impact Assessment will be put in evidence. The CCB would be able to comment on that, once it is in the public domain. We have assumed, therefore, that this is an additional study above and beyond the LVIA by Portus and Whitton that accompanied the planning application.</p>	

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Land to the west of Wallingford Road adjacent to sewage works between Goring and South Stoke	SODC	P20/S4706/F UL	Development and operation of a Transitional Hybrid Energy Project and associated infrastructure including access at.	Pending	<p><b>CCB Comments.</b></p> <p>Summary - The Board has approached this application on the basis that these x 4 gas powered 'gen sets' do not constitute a renewable energy project. AONB duties in law, policy and guidance require that great weight is given to the conservation and enhancement of the special qualities / scenic beauty of the Chilterns. In this application that requires consideration of the landscape character and visual impacts as affected. This application site is only partially shielded from the surrounding countryside by the neighbouring sewage treatment works. CCB recommends that the proposed planting is both the subject of a detailed landscaping plan and that it is both bigger and bolder in its ambition and is combined with meaningful biodiversity net gain enhancements. Further, the access track is excessive when compared to the existing access arrangements. CCB seeks greater scrutiny of this access arrangement and awaits the consultation of the SODC Highways Liaison Officer. We could not find a detailed highway justification for its relocation and note that the site generates '<i>extremely limited traffic flows</i>' after construction (as confirmed in the supporting planning statement). In any event it would be much better for the access to share that of the nearby sewage works. It may be appropriate to have a temporary access for construction</p>	19.1.21

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Location	LPA	Ref. No.	Development	Status	Summary of the Board's Response (please contact the Board for more detailed information if this is required)	Date
					and then revert to the existing sewage treatment works access track for operational access. Further details are needed on lighting and confirmation of the adoption of industry best practice standards and the deployment of minimum lighting, which appears to be mostly for security reasons. As the application stands, further details and amendments will be required.	
Grove Farm Patemore Lane Pishill Oxfordshire	SODC	P21/S0047/F UL	The erection of 5 holiday pods and associated landscaping and parking at	Pending	<p><b>CCB Comments</b></p> <p>We have noted that the number of holiday pods is reduced to 5 (from 6) and that changes have been made to the design and orientation/layout of the scheme. The planning policy considerations remain unaltered from the earlier scheme.</p> <p>The proposed structures are permanent. We recommend that the area of land occupied by the currently structures defines the area of occupation by the holiday pods. This will avoid any unnecessary erosion into the landscape. A landscape masterplan is submitted but non – native species will need to be replaced.</p> <p>The point made in the supporting landscape comment that the scheme will exhibit '<i>dark skies friendly lighting</i>' must also be the subject of a planning condition. Any external lighting would be deeply harmful to the tranquillity of the AONB here.</p>	5.2.2 1

<b>Item 9 – APPENDIX 9.2</b>						
<b>New CCB Responses on Planning Applications since Last Planning Committee</b>						
Location	LPA	Ref. No.	Development	Status	Summary of the Board's Response (please contact the Board for more detailed information if this is required)	Date
Brown Spring Farm, Potten End, Berkhamstead	DBC	20/03945/FUL	Conversion of agricultural barn to residential (prior approval)	Pending	<p><b>CCB Comments on Prior Approval Conditions</b></p> <p>This site is within the AONB. The comprehensive and detailed supporting statement considers the use of the planning unit to amount to a part of an agricultural unit (page 6 of supporting statement). The LPA will need to assure themselves on the lawful use. The planning history of the agricultural unit was the subject of an approved Certificate of Lawfulness (15/09/94) for Use for storage and repair of vehicles and storage of other non-agricultural materials (4/00506/94/LDC). On this basis that the lawful use is not agricultural then GPDO Class Q would not, therefore, apply. The proximity of stored vehicles as would surround the conversion would not render the location impractical and undesirable for residential use.</p>	14.1.21
The Sycamores' Land east of 206 Crowmarsh Hill Crowmarsh Gifford	SODC	P20/S4516/FUL	Erection of five dwellings and associated works as phased development at	Pending	<p><b>CCB Comments</b></p> <p>The Board recommends compliance here with the The Chilterns Buildings Design Guide and Supplementary Technical Notes on Chilterns Building Materials (Flint, Brick and Roofing Materials) (of the Chilterns AONB <a href="http://www.chilternsaonb.org/conservation-board/planning-development/buildings-design-guidance.html">http://www.chilternsaonb.org/conservation-board/planning-development/buildings-design-guidance.html</a>)</p>	8.12.20

Item 9 – APPENDIX 9.2						
New CCB Responses on Planning Applications since Last Planning Committee						
Location	LPA	Ref. No.	Development	Status	Summary of the Board's Response (please contact the Board for more detailed information if this is required)	Date
Lords Mill Moor Road Chesham Buckinghamshire HP5 1TE	Buckinghamshire Council, Chiltern & South Bucks Area	PL/20/1864/H B	Listed Building Consent for The renovation and refurbishment of the Grade II listed Lords Mill Cottage and adjacent timber framed barn structures. The demolition of ancillary shed structures to the rear and the conversion of the existing barn structures into 4 no residential dwellings with rooflights, car parking, and landscaping at	Pending	<p><b>CCB Objection</b> (deletion of fish pass)</p> <p>Additional Ecological and Chalk Streams Representations</p> <p>In addition to CCB's correspondence of 25th November 2020 we would like to submit additional representations with regard to ecological / chalk streams matters.</p> <p>(1) The installation of a fish pass at the Lord's Mill has been a long term aspiration for the Chilterns Conservation Board and the Chilterns Chalk Streams Project.</p> <p>(2) We consider the Lord's Mill weir is a key site on the River Chess, being both the oldest Mill on the river and one at a highly visible location for visitors entering Chesham. It is also a major ecological bottleneck that prevents fish from accessing the headwaters of the River Chess. The River Chess is currently failing the EU Water Framework Directive objectives and is currently assessed as attaining moderate ecological status. One of the key reasons for this assessment is its failing fish populations.</p> <p>(3) As a consequence of increasing abstraction of water for public supply and the impacts of climate change, the River Chess upstream of Lord's Mill has been subject to a number of significant 'drydown' events. One such event in 1997 killed the resident brown trout population in the town. The impassable nature of the weir structure at Lord's Mill has prevented recolonisation of brown trout to the headwaters. Headwaters of Chalk streams, including winterbournes (flowing</p>	26.1 1.20

<b>Item 9 – APPENDIX 9.2</b>						
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					<p>seasonally) provide important spawning habitat for brown trout and other species such as Bullhead and minnow and free access to this habitat is key for the health of the population of such species throughout the river. Therefore the CCB and Chilterns Chalk Streams project (CCSP) strongly recommends that the installation of a multispecies fish pass be included in any plans for redevelopment of this site. A detailed design for the construction of a fish pass at this site has been developed in consultation with the Environment Agency and the CCSP and would not be costly to install.</p> <p>(4) The Weir Assessment Report is flawed in so far as it only looks at the flows in the river over a short period (2 years), which is inadequate to properly assess the potential value of the fish pass. The report does not recognise the importance of winterbourne chalk streams as important habitat for fish and fails to take account of the fact that significant reductions in abstraction in Chesham are planned in the next five years to improve the continuity and sustainability of flows in the upper river.</p>	

<b>Item 9 – APPENDIX 9.2</b>						
<b>New CCB Responses on Planning Applications since Last Planning Committee</b>						
Location	LPA	Ref. No.	Development	Status	Summary of the Board's Response (please contact the Board for more detailed information if this is required)	Date
Pophleys Farm Grange Farm Road Radnage	SODC	20/S4636/FUL	Erection of a permanent agricultural workers dwelling in connection with Pophleys Farm at	Pending	<p><b>CCB Comments</b></p> <p>We consider the materials appropriate and the overall design concept falls with the Design Guide's recommendations for the principal dwelling. The farm office and the integral garages, if relocated away from the main dwelling, would enhance the scheme by (a) reflecting their ancillary function and (b) reducing the overall impact of new development when viewed from within the landscape, including from the nearby footpath.</p> <p>We also recommend that the flint detailing on the elevation 2 is hand worked and does not involve the use of flint panels. Chapter 3 of the Chilterns Flint Supplementary Technical Note, provides details of such freehand flintwork and shuttered flintwork, which may also be appropriate.</p>	5.1.2 1
High Heavens Landfill Site, Clay Lane, Booker.	Bucks, Strategic.	CC/0067/20	High Heavens Household Waste Site Clay Lane Booker. Application for the demolition of Dano building, reconfiguration of the site and the erection of a food waste building, waste handling bays (part retrospective), contractors office, weighbridge,	Pending	<p><b>CCB Comments</b></p> <p>The CCB has consistently advanced the view that the status of High Heavens should be the subject of temporary consents, with the medium to long term objective being its relocation to an alternative location outside the AONB. We noted in the current papers that some 22 alternative sites have been considered. The nature of recent planning consents obviates against this goal yet if an alternative site comes forward and is outside the AONB then this would deliver a highly significant repairing of the landscape character. That would be wholly beneficial and one consistent</p>	12.1. 21



<b>Item 9 – APPENDIX 9.2</b>						
<b>New CCB Responses on Planning Applications since Last Planning Committee</b>						
Location	LPA	Ref. No.	Development	Status	Summary of the Board's Response (please contact the Board for more detailed information if this is required)	Date
			food waste tank, fire water tanks.		with the objectives of the Glover Review of Landscapes as published by DEFRA in September 2019.	
EJ Churchill Shooting Ground, Lane End	Bucks, Wycombe Area.	20/08244 VCDN, seeking variation of W/91/6245/R T	Variation of hours of opening planning condition to permit Sunday shooting	Pending	<p><b>CCB Comment.</b></p> <p>The balance of issues involves the unimpeded enjoyment of the AONB on one day of the week against the economic and social need to diversify the enterprise, in part a response to the recent and continuing pandemic impacts.</p> <p>CCB has formed the view that protection of the AONB, for this one day, should prevail. That judgment is a consequence of both the legal and policy duties of regard to the conservation and enhancement of the AONB and the fact that the footpaths fall within the zone of marginal exceedance in the noise report. Thus it must be a reasonable conclusion to draw, that if you walk the nearby landscape on a Sunday you will hear the shooting activity.</p>	8.2.2 1
Chestnut House, Broombarne Lane Great Missenden	Bucks, Chiltern & South Bucks Area.	PL/20/4250/C ONDA	Approval of details reserved by conditions 6 and 15 (biodiversity and landscaping)	Pending	<p><b>CCB Comment</b></p> <p>We are aware that there is a history of land and bio-diversity denudation, which is both a matter of great regret and something that the Local Planning Authority has been aware of and reported in the rationale and reasoning behind condition 15.</p> <p>In this case connectivity to wider ecological networks is important. The CCB supports the internal memorandum produced by the tree officer that seeks greater biodiversity net gain. This is</p>	8.2.2 1

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					<p>required both spatially (i.e. across the site and in lieu of some of the garden / amenity land) and in terms of quantum and metric. We support the officer's view and recommend that a greater net gain is delivered before this application can proceed to a decision.</p> <p>A baseline for assessment must be established and this must be the previously denuded state of the land. We promote a greater spatial extent of biodiversity net gain across the site and its boundaries and more extensive tree planting and ecological enhancements, as recommended by the tree officer on 12<sup>th</sup> January.</p>	

<b>Item 9 – APPENDIX 9.3</b>				
<b>Current Live Casework</b>				
Ref. No.	Proposal	Status	Application Site	Deadline for Comments
21/00031/V AR	Variation of condition 2 (passenger numbers), 10 (noise contours), 22 (car park), 24 (travel plan) and 28 (approved plans)	Pending	Luton Airport.	17.2.21
P20/S4850/F UL	Demolish stables and store, construct a new micro winery and ancillary residential accommodation.	Pending	Jo Jo's Winery (formerly Chiltern Hills Farm), Russells Water, Henley.	27.2.21
APP/X0415/ W/20/32615 55	Change of use of land to residential accommodation for traveller community. Planning appeal by public inquiry.	Pending	Land at Cholesbury Common, OS plot 4800.	12.3.21.



## Item 10: Lighting and Tranquillity – policy discussion

<b>Author:</b>	Michael Stubbs, planning advisor
<b>Lead Organisations:</b>	Chilterns Conservation Board
<b>Resources:</b>	Staff time
<b>Summary and purpose of report:</b>	This paper sets out recent and current issues surrounding lighting impacts of development in the Chilterns AONB and proposes options for a future approach to the Board's position on this issue.

### Background

1. This agenda item has come forward as a consequence of the CCB's submission to the All Party Parliamentary Group (APPG) Dark Skies Policy Consultation (Sep 2020), a number of recent planning applications involving lighting within the AONB and the increased focus on this issue as sponsored by bodies like CPRE and the National Association of AONBs.
2. The Chilterns Management Plan 2019-2024 policy DP 8 seeks to '*Keep dark skies at night by only using light where and when needed. All new lighting should be the minimum required and meet or exceed guidance for intrinsically dark zones. Avoid architectural designs that spill light out of large areas of glazing*'. The guidance referred to in this policy is that provided by the Institute of Lighting Professionals ILP 'Guidance Notes for the Reduction of Obtrusive Light' (updated in 2020). In this ILP guidance AONBs fall within zone E1, defined as an intrinsically dark skies environment.

### All Party Parliamentary Group on Dark Skies

3. CCB recommended that the APPG reviews the relative paucity of planning guidance in the area of light pollution / dark skies and tranquillity. We recommended that the APPG considers the commissioning of new guidance to inform and guide planning professionals.
4. That guidance could potentially include best practice, including guidance on where lighting impacts must be curtailed or resisted to protect and enhance dark sky environments. It may also include details of new technologies that promote low level / low impact ground lighting (for example the Solar Eye 80 cycleway/pathway lighting system) and guidance on appropriate locations. Such guidance should, most appropriately, be in the form of planning practice guidance (hosted by MHCLG), or in a technical publication. The relevance of (weight to be attached to) such documents in the planning system requires elevation and we recommended that the APPG considers the inclusion of new policy text in the National Planning Policy Framework (when revised).
5. **Nature of the threat:** Major infrastructure projects, such as HS2, involve security and line side lighting. Many design details on this are yet to be resolved. A number of recent planning applications has alerted us to a potentially significant erosion of the special qualities of the AONB. Some examples are listed. A significant extra dimension to this is that new roads commonly require roundabouts, with high level top lit columns, resulting in a wide and detrimental impact on the surrounding landscape.
6. **Tranquillity** is under threat and, in part, this is due to an incremental development 'creep', with external lighting of sites being an issue of increasing concern. Our own assessment, and the work of CPRE on tranquillity mapping, confirms a material erosion of Chilterns tranquillity, with lighting a major component (the other being traffic movements and overflying aircraft). This

threat insidiously affects the economic fabric of the Chilterns, diminishing the potential for dark skies tourism and hinders its ability to attract residents and visitors to recreate within and enjoy its special qualities.

### **Examples of planning applications with lighting impacts in the Chilterns AONB 2019-2021**

- 4 School (MUGA) applications, all within the AONB, involving floodlit sections and staff and coach parking areas (3 granted and one undetermined).
- 1 football club proposing retractable lighting columns, wholly within the AONB (granted on appeal) and 1 hockey club, also wholly within the AONB (undetermined).
- A major new road between the A6 and the M1, in part passing through the AONB (for a 1.6km stretch) (granted).
- A new road (required post HS2) near Aylesbury, outside the AONB but in the wider setting (the A413 Aylesbury Wendover Road dual carriageway link) (undetermined).
- A new road (serving a Local Plan allocation for new development) at Princes Risborough, outside the AONB but directly overlooked from Whiteleaf (one of the most iconic Chilterns views, looking out from the escarpment) (anticipated 2021).
- An application on the edge of Watlington, visible from Watlington Hill, within the AONB, involving street and road lighting. Some amendments were negotiated at planning application stage. (Granted on appeal).
- A number of large new dwellings with large architectural statement windows, dramatically increasing light spill when compared to the previous dwelling to be replaced.
- A recent webinar discussion hosted by Buckinghamshire Council to consider a linear row of lighting to a coach park at The Misbourne School (Feb 2021).

### **For Discussion**

7. Committee are asked to consider the appropriate way forward for the CCB. Options include:
  - a) Relying on our existing guidance. The Institute of Lighting Professionals (ILP) and AONB Management Plan guidance helps, but does not equip us with a Chilterns-specific approach or a sophisticated level of detail.
  - b) Pursuing Local Plans, on a case-by-case basis as they become revised. A number of Local Plans are picking up on tranquillity, for example the SODC Local Plan and the Wycombe Local Plan. We can propose policy to the forthcoming (new) Buckinghamshire Local Plan, however, that Plan is many years in the making before it will carry any planning weight in decision-making.
  - c) Preparing our own guidance. This would be in the form of a technical note and/or a position statement, which could include model development plan policies and technical standards. A recent webinar hosted by Buckinghamshire on the Misbourne School planning application drew attention to the many technical complexities that prevail in such matters. An objection from CCB on the basis of the need to conserve the intrinsically dark skies of the AONB may succeed in opposing a scheme. However, when we become embroiled in negotiations on lighting, then matters of design detail come to the fore and technical points of discussion are inevitable.
  - d) The need to consider tranquillity as a whole or to just focus on lighting. The nature and scope of future work needs to be considered, if this option is pursued.

- e) Consideration of the stance taken by other AONBs. Cranborne Chase AONB has produced detailed work in support of their application for international dark skies reserve status. They already have a position statement and good practice note.

### **Recommendations**

- 1. That the Committee provides a steer on the appropriate way forward from the options set out in paragraph 7, or an alternative approach.**