



Chilterns National Landscape

Planning Committee

10am, Thursday 17 April 2025

At the offices of the Chilterns Conservation Board, The Lodge, 90 Station Road, Chinnor, OX39 4HA commencing at 10am in the meeting room.

Members of the Planning Committee of the Chilterns Conservation Board are hereby summoned to attend meeting at the above date, time and venue. Access to the meeting from 9.45am. Voting (Board) members are encouraged to attend in person to ensure the meeting is quorate; voting is not permitted for remote attendees. Remote access will be available for non-voting members.

Agenda

1. Apologies
2. Declarations of interest
3. Notice of urgent business
4. Approval of minutes of previous meeting: minutes of 23 January 2025 meeting
5. Matters arising
6. Consideration of motions submitted by members
7. Public questions
8. Planning Committee work programme (summary paper)
9. Strengthened section 85 duty – key decisions and implications (summary paper)
10. Development Management Casework update (full paper)
11. Planning Policy Casework update (verbal update only – no formal submissions this quarter)
12. Urgent Business
13. Dates of next and future meetings
 - Thursday 23 October

Dr E. King, CEO

Chilterns Conservation Board

Planning Committee meeting 23rd January 2025

Chilterns National Landscape

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF
THE CHILTERN'S CONSERVATION BOARD
held on Thursday 23rd January 2025 at CCB offices, The Lodge, 90 Station Road,
Chinnor OX39 4HA commencing at 10.20 AM**

Present:

| | | |
|---------------------|----------------------|--------------------|
| Cllr Sue Rowland | Board Member – Chair | Parish Councils |
| Cllr Louise Price | Board Member | Local Authorities |
| Cllr Charles Hussey | Board Member | Parish Councils |
| Simon Mortimer | Board Member | Secretary of State |

In attendance:

| | | |
|----------------|-------------------------------------|---------|
| Matt Thomson | Head of Strategy & Planning | Officer |
| Mike Stubbs | Planning Advisor | Officer |
| Lorna Coldwell | Clerk to the Board and Minute taker | Officer |

No public present.

The Chair welcomed all present and introductions were made.

24/25.14 Apologies for absence

Apologies received and accepted from Committee members:

Cllr Paula Hiscocks – Local Authority member
Cllr Robert Carrington – Local Authority member
Colin Courtney – Secretary of State member
Joe Stewart – Secretary of State member
Cllr Heather Wallace – Local Authority member

Other apologies received:

John Nicholls – Chair of the Board
Elaine King – Chief Executive Officer

24/25.15 Election of Chair and Deputy Chair

The agreement made at the inquorate October meeting for Cllr Sue Rowland to continue as Chair was ratified.

The agreement made at the inquorate October meeting for Cllr Louise Price to be elected as Deputy Chair was ratified.

24/25.16 Declarations of Interest

None declared.

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Planning Committee meeting 23rd January 2025**24/25.17 Notice of Urgent Business**

None.

24/25.18 Minutes of the meeting held on 25th April 2024, notes of the 25th July 2024 inquorate meeting, and notes of 17th October 2024 inquorate meeting

The notes and minutes from previous meetings were taken as a true record and signed by the Chair.

24/25.19 Matters Arising

None.

24/25.20 Considerations of Motions Submitted by Members

No motions received.

24/25.21 Public Question Time

None in attendance.

24/25.22 Management Plan Refresh – proposed changes to Development chapter

Matt Thomson, Head of Strategy and Planning, provided the proposed changes to the Management Plan, particularly those relating to Chapter 10 “Development” to be included in the “refresh” of the plan. The Chair commented that it was an excellent job. A discussion was had resulting in some minor changes to be made, as follows:

- p.71: In this preamble, clarify that “natural beauty” and “landscape” does include built elements, and define “setting”.
- p.71, para 4, line 7: replace “AONB” consistent with branding.
- p.71, para 4, line 7: replace “They also...” with “Local planning authorities also...”
- p.71, para 5, line 1: strengthen “The CCB is well-placed...”
- p.72, “Protocol” – consider including transport and other infrastructure, including water infrastructure and waterways as examples of how the protocol may be reviewed during the Plan’s lifetime.
- p.73 “Key issues”, para 1, line 6: improve phrasing of “This practice continues...”
- p.75, para 2 of supporting text to DP3: “decision maker” appears circular with regard to “Deciding whether...” – rephrase or define.
- pp.76-77, para 4 of supporting text to DP4, line 6: replace “some” with “local planning authorities”.
- pp.76-77, para 5 of supporting text to DP4: reconsider deletion of para on chalk aquifer, perhaps replacing in relation to other text in the Plan [para was previously justified by example of abstraction in text proposed to be deleted from DP4].
- p.77, para 1 of supporting text to DP5: define “smallest projects”.
- p.77, DP5 and supporting text: consider introducing LVA and LVIA and explaining difference.
- p.79, para 1 of supporting text to DP8, line 2: insert “which is” into “and [which is] good for wildlife”.
- p.80, supporting text to DP10: include references to LNRs [and the Nature Recovery Plan] providing the spatial context for net gain.

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- Unspecified location(s): consider making references to the overlap with and application of s.85 duty to licensing regime(s), e.g. with regard to disturbance/harm arising from festivals and other events: what *can* be said?
1. **The Committee CONSIDERED the draft plan and OFFERED OBSERVATIONS for AMENDMENTS, noted above, for Officers to take to the Board in March**

24/25.23 Chilterns Chalk Stream Planning Guidance

The Committee considered the draft Chilterns Chalk Stream position statement and planning guidance. Matt Thomson, Head of Strategy and Planning advised he wanted a document that will last for several years and not become outdated quickly. It is an in depth document as the value is in the detail to enable delivery. Minor alterations, such as to include further definitions were discussed. It was confirmed that the title should be “Chilterns Chalk Stream Planning Guidance.” The Chair commented that it was an excellent piece of work, and thanks were given to Land Use Consultants, the Smarter Water Catchment, and the Chilterns Chalk Streams team.

The Committee discussed the definition of a Chalk Stream at the top of page 8 (3rd Dec draft copy)(also 3rd para of Executive Summary) as “rivers that rise from chalk bedrock or aquifers”, noting that rivers arising in chalk bedrock/aquifers are not necessarily considered as chalk streams for their full length downstream. The Committee recommended that this definition should be clarified, perhaps based upon an ecological foundation and/or source citation (also compare the p.8 definition with the glossary).

1. **The Committee APPROVED the guidance, subject to the revised title and clarified definition, for recommendation to the Board in March that the guidance is adopted without further changes**

24/25.24 Development Management Casework Update

The Planning Adviser gave a presentation on live cases.

Particular note was made of the following applications:

- OS Field 7141, Latimer Road, Chenies (unauthorised chicken farm) the appeal has been concluded, and are waiting for a decision.
- 24/01/01239/MFA Land at Potten End SANGs applications was refused by the Planning Committee.
- London Luton Airport expansion – a decision has been deferred again; determination is now scheduled for early April.
- P23/S3651/FUL Russells Water Farm an application to demolish two dwellings and replace with one was refused as having an adverse effect on the landscape character.
- Watlington Relief Road OCC3.0010/24 the application to join a series of roads was altered following comments submitted by the Chilterns National Landscape Planning team. The amendments are acceptable and will be supported.
- CM/0020/24 and PL/0426/24 restoration of Pitstone Quarry – the Planning Advisor, Michael Stubbs recommends comments to be submitted in support with key conditions that must be satisfied.

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The Grand Union Canal Transfer project was briefly discussed, which will result in construction but hopefully no permanent harm within the National Landscape around Dunstable Downs.

1. The Committee NOTED the updates and ENDORSED the responses made under delegated authority
2. The Committee ENDORSED the responses submitted from April to September 2024 following informal discussions at inquorate meetings

24/25.25 Planning Policy Casework Update

The Head of Strategy and Planning introduced live and recently submitted planning policy matters set out in the paper. These were discussed by those present.

Action: MT to circulate response to Dacorum Local Plan

1. The Committee NOTED the updates provided
2. The Committee ENDORSED response submitted on the Dacorum Local Plan
3. The Committee ENDORSED the responses submitted from April to September 2024 following informal discussions at inquorate meetings

24/25.26 Planning Committee Work Programme

The Head of Strategy and Planning gave an update on other matters in the work programme as set out in the paper. It was noted that the agenda format is well liked. It was suggested that the funds reserved for a Planning Officer could be used to employ external contractors, as recruiting an Officer is proving difficult. It was also suggested to consider recruiting a Strategic Officer to free up capacity for the Head of Strategy and Planning.

Action: MT to investigate further planning input from external contractors

Action: MT to discuss with Senior Management Team recruiting for the strategic parts of his role.

24/25.27 Urgent Business

There was no urgent business.

24/25.28 Dates of the next and Future Meetings

- Thursday 17th April, 10am, Chilterns National Landscape Office, Chinnor
- Thursday 23rd October, 10am, Chilterns National Landscape Office, Chinnor

It was noted that Cllr Sue Rowlands and Simon Mortimer would need to send their apologies for the 17 April meeting.

The meeting was closed at 12.52.

The Chair.....

Date.....

Item 8 Planning Committee Work Programme**Author:** Matt Thomson, Head of Strategy & Planning**Purpose and Summary:** To update the Committee on progress with various initiatives that are part of the Committee's work programme.**Background**

1. This paper provides summary information on a number of matters relevant to the Planning Committee's work programme not dealt with in detail elsewhere in the agenda.

Committee membership

2. A reminder that membership of Planning Committee for 2024/25 is as follows:

| | |
|----------------------------|---|
| Local Authority members | Cllr Paula Hiscocks (Herts County) Cllr Robert Carington (Buckinghamshire) Cllr Louise Price (Three Rivers District) DEPUTY CHAIR Cllr Heather Wallace (Buckinghamshire) |
| Secretary of State members | Joe Stewart Colin Courtney. Simon Mortimer |
| Parish Council members | Cllr Charles Hussey (Bucks Parish Councils) Cllr Sue Rowland (Oxon Parish Councils) CHAIR |
| Co-opted members | Chris Hannington Paul Hayes |

3. Please note that there are **local elections** on 1 May affecting Bucks Council, Herts County Council and Oxfordshire County Council, as well as some parish councils. We wish all those standing the very best of luck. As discussed at the Board meeting in March, local authority and parish councils are *appointees* to the Board, not representatives of their council, and if they are not re-elected are able to retain their position on the Board (including its Committees and other groups) until (a) their council appoints a new member, (b) they resign from the Board, or (c) a period of 3 months elapses from the date of the election. If affected, please keep the CEO (Elaine King) and Deputy Monitoring Officer (Matt Thomson) informed.
4. The local elections also affect the publicity the Board can give to certain matters through pre-election period ("purdah") rules. The Board will take care not to make public statements, especially on matters of controversy that could either be used for political campaigning purposes, or distract from election messaging in the media.

Nature of this meeting (17 April 2025)

5. As a result of increased activity on the Management Plan Review, coupled with the usual capacity issues, we have taken the decision to reduce the volume of information portrayed in these Committee papers, and rely on verbal updates for matters not requiring a formal decision. The only formal decision on the agenda relates to the retrospective endorsement of submissions on development management casework (item 10). Papers circulated with the agenda give a summary list of matters to be covered. The focus on verbal updates will also assist with meeting guidance relating to the pre-election period.

Other matters to be addressed through verbal updates not covered elsewhere:

6. **Management Plan Review:** The Board resolved at its March meeting to defer approval of the 'refreshed' Management Plan until its next meeting in June. The team is giving greater thought to the submissions received and engaging further with some consultees, especially local authorities, as well as progressing the SEA and HRA screening reports.
7. **Planning Guidance:** The Board approved the Chilterns Chalk Streams Planning Guidance with no further changes, as recommended by this Committee. That guidance and the Lighting Planning Guidance are in the final 'design' stage ahead of publication (after the elections).
8. **Capacity:** Capacity continues to be an issue in the planning function. The planning adviser continues to work extra hours, and the SLT is considering alternative options, including agencies and further consultancy support. A reminder that capacity is an issue *across the Board*, and SLT is looking critically at proposed priorities for 2025/26. In addition, the planning team are look at ways to work smarter and more efficiently.
9. **Future Committee dates:** The next meeting is on Thursday 23 October (the Committee having agreed to revert to three meetings per year). With our 'smarter' working including quarterly reporting, the team will circulate the Q1 report to the Committee for information during July, and consider this formally alongside the Q2 report at the October meeting. The October meeting should also consider meeting dates for 2026.

Recommendations:

1. That the Committee NOTES these updates.

Item 9 Strengthened section 85 duty – key decisions and implications**Author:** Matt Thomson, Head of Strategy & Planning**Purpose and Summary:** To give summary information in advance of a verbal update to be presented to the Committee on key decisions and other factors relating to the interpretation of the strengthened duty under section 85 of the Countryside and Rights of Way Act 2000.**Background**

1. Members will recall that s.245 of the Levelling Up and Regeneration (LUR) Act 2023 amended the Countryside and Rights of Way (CROW) Act 2000 so as *inter alia* to strengthen the duty under s.85 of the latter Act from a duty to “have regard to the purpose of conserving and enhancing the natural beauty of the area...” to “*seek to further*” the same purpose. It was anticipated that the meaning of the revised duty would be clear (which was not the case in practice), but the same provision in the LUR Act enabled the Defra Secretary of State to issue regulations setting out *inter alia* how the bodies to which the duty applies should go about complying with it; Defra also committed to publishing “interim guidance”.
2. Officers have not had the capacity to fully assess and check their reading of the two key decisions (the High Court judgment and Luton Airport DCO decision – see below) sufficient to put in writing, especially during the pre-election period. We will give a verbal update on lessons to be taken from key decisions and publications in relation to the strengthened duty. The update will refer to some or all of the following sources, which are provided here for reference / information only. Members are not required to read and digest these materials themselves (but officers would of course be interested in Members’ reflections on them, if anyone is inclined to read them out of personal interest).

Materials and decisions of interest

3. **NLA Guidance:** The National Landscape Association’s “Guidance for Local Planning Authorities on the Countryside and Rights of Way act’s strengthened duty” (published 7 November 2024, and previously notified to the Committee). [Further information and document download](#). (The NLA is currently working on similar guidance for ‘relevant authorities’ to which the duty applies who aren’t LPAs.)
4. **Defra Guidance:** Defra’s “interim guidance”, finally published on 16 December 2024 as [“Guidance for relevant authorities on seeking to further the purposes of Protected Landscapes”](#).
5. **High Court Judgment (New Forest NP):** The “first” relevant High Court judgment, which relates to an application in the New Forest National Park for “the construction of a first floor, rear extension to an existing detached dwelling”. The New Forest NPA had refused planning permission, but it was allowed on appeal. The NPA challenged the appeal decision on the grounds that:
 - a. The appeal Inspector had misdirected himself in relation to a local plan policy, and (of more relevance to us)
 - b. The Inspector had “failed to discharge the enhanced duty” under s.11A(1A) of the 1949 Act (the equivalent for National Parks of our section 85 CROW Act duty).
6. The judgment is published [here \(web version\)](#) and also [here \(PDF\)](#).

7. **Luton Airport Expansion DCO decision:** Spoiler alert – the decision is to approve the expansion of the airport. This was expected in the light of government rhetoric over the previous few weeks. The [Sec of State decision](#) is available on the Planning Inspectorate's infrastructure website, along with a number of [associated materials](#).

Recommendations:

1. That the Committee NOTES these updates.

Item 10. Development Management Casework**Author:** Michael Stubbs, Planning Advisor

Purpose and Summary: To inform the Committee about and seek approval of the responses made under delegated powers on development management cases, and to update the Committee on any outcomes received, during the quarter(s) preceding the Committee meeting (in this case January-March 2025). This is followed in a newly revised format, with:

(i) A summary of submissions (support, objection in principle, comments over details, appeals and 'others' covering EIA matters and pre-application responses)

(ii) A summary of outcomes (CCB impacts upon decisions and, **(Appendix 1 and 2)** Appendices of current and future applications, with key points of note and interest for the Planning Committee specifically identified.

Background

1. This paper concerns the consideration by the Board's planning function of development management cases affecting land in the Chilterns National Landscape. For these purposes 'development management' relates to applications for various relevant forms of (site-specific) development consent, pre-application advice (including on environmental assessment, etc.), planning enforcement matters, as well as related appeals and court proceedings.
2. The paper focuses on the consideration of development management cases considered during the previous quarter¹ (in this case Q4 of 2024/25, January-March). The paper will include some reflections on cases considered outside of this quarter where relevant.
3. The paper begins with a brief quantitative summary. Appendix 1 gives greater detail in relation to submissions made during the quarter, and Appendix 2 gives detail of new cases received during the quarter and other outstanding cases. The paper also includes reflections on outcomes and understandings from planning decisions. Highlights of these matters will be illustrated in a presentation to the Committee.

Summary

4. **New cases noted this quarter = 23** (Please note this includes one appeal reported to the 23rd of January 2025 planning committee).
5. **Submissions made this quarter**
 - a. Appeal representation = **5**
 - b. Comments over details = **7**
 - c. Objections in Principle = **4**

¹ Please note that with Planning Committee reverting to three meetings per year, officers will circulate a report of matters considered during Q1 (April-June) in July for information, but these matters will be formally considered alongside the report for Q2 (July-September) at the Committee's October meeting.

d. Support = **4**

e. Others = **2** (one EIA scoping and one pre-application on Common Land)

6. Summary of outcomes received this quarter.

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| Applications granted to which CCB commented or supported = 4 | <p>Two relating to Padel tennis applications at The Oratory School granted 21st February 2025 (SODC P23/A1077/FUL) and at the Berkhamsted Hockey Club, granted 24th December 2025 (DBC 24/01794/FUL). In both cases, initially raised objections were <u>revised</u> to comments, following amendments and conditions.</p> <p>HS2's schedule 17 application for the Amersham Headhouse, 'accepted'(granted) by the LPA, 4th Feb (BC-C&SB PL/24/3909/HS2).</p> <p>Land at Wallingford Road Goring for 3 new dwellings, granted 4th April 2025 (SODC P22/S2363/FUL). CCB sought design and layout assurances that this would not erode the visual approach to Goring by breaking the skyline. This was achieved in the amended details.</p> |
| Applications granted to which CCB had objected = 0 | None |
| Applications refused to which CCB had commented or objected = 1 | Chartridge House, nr Chesham , refused 11 th December 2024 (BC-C&SB PL/24/2305/FA) for 11 dwellings, resulting in the loss of a non-designated heritage asset. This decision has been appealed. |
| Planning appeal / DCO decisions received = 2 | <p>Gracie's Field chicken farm enforcement notice was upheld on 12th March 2025 (with some variations as to the time limit for remediation). Please see the separate note below.</p> <p>Land North of Copperkilns (Green Park) Amersham. 8 enforcement notices dealing with the use of land as a caravan park, with all ground (a) dismissed, dealing with the planning merits, on principally green belt grounds with AONB objections. The inspector accepted that a landscape scheme could overcome these AONB objections. The decision was issued on 31st March 2025.</p> <p>(Note the London Luton Airport expansion DCO decision (approval) was made by the Secretary of State on 3 April, outside this quarter, and is the subject of separate consideration.)</p> |
| Planning appeal decisions outstanding = 9 | <p>OS Parcel 5940 Main Road Rotten Row Hambleden, Bucks (BC-Wycombe written representation) to build a shooting lodge.</p> <p>Chartridge House nr Chesham (BC-C&SB written representation) for 11 dwellings (part AONB).</p> <p>Pirton Water Tower (NHDC written representation) to demolish and build a dwelling, with a similar appeal dismissed in 2023.</p> <p>Land West of Leighton Buzzard (DBC, planning inquiry dealing with 390 dwellings and 70 care home).</p> <p>Marlow Film Studios (BC-Wycombe and Planning Inspectorate or PINS) for 168,718 gross external floorspace production floorspace The Inquiry closed on 24th February 2025.</p> <p>Satwell House Henley (SODC, written representations), landscaping master planning, new access gates and internal estate roads</p> |

| | |
|--|---|
| | <p>Land at West of Field Cottage Buslins Lane, Chartridge, Chesham (BC-C&SB, written representations). Enforcement notice appeal to remove surfacing / hardstanding outside the previous permission. Details set out in Appendix A.</p> <p>Land northeast of Wandon End, North Hertfordshire (NHDC, planning inquiry opens 17th June), 108 HA solar array.</p> <p>Land at Lane End (CL13) Bolter End Common. Informal Consultation on Proposed Section 16 Commons Act Application Within BC-Wycombe and an allocation in the Local Plan 2019. Submission of written evidence prior to a formal application to vary common land.</p> |
|--|---|

7. **New CCB submissions made during the last quarter are listed in Appendix 1**, and current live casework is in **Appendix 2**. The Planning Adviser will provide reflections on these, and on the following outcomes of CCB representations.

Chicken Farm enforcement appeal at Longchamps

8. This is also known as Gracie's Field, Latimer Road, Chenies (PINS reference APP/X0415/C/22/3312263).
9. This appeal hearing sat for 8 days in November 2024. The two enforcement notices were upheld, and the appeals dismissed on 12th March 2025 (notice A) to remove egg-producing structures, ephemera, new access and (notice B) any residential occupancy including a mobile home. This requires the removal of all the egg production units and feed silos, to rip up and remove the hardstanding and reinstate the access to its previous condition including the reinstatement of a hedgerow, to cease the unauthorised residential element and remove the mobile home. The period for compliance was amended.
10. This decision is important from the standpoint of both National Landscape policy, which was considerably harmed by these breaches of planning, and the Inspector's rejection of the appellant's case that no harm follows to the sensitive ecology surrounding site. At his paragraph 43 the Inspector concluded, *'it has not been demonstrated that the development is not/would not be likely to generate unacceptable levels of water or ground pollution and that it does not/would not adversely affect the natural environment and biodiversity interest of the SSSI's, the BOA, the River Chess and the LWS in these respects'*. At paragraph 74 the Inspector concluded that *'the landscape, scenic and natural beauty of the Chilterns National Landscape would not be conserved and enhanced. Therefore, the development would not further the statutory purposes of this Protected Landscape'*.
11. The Inspector varied the period for compliance from 8 months from this decision to be within *'28 days from the end of the current egg production cycle being (i) 30th September 2026 or (ii) a date advised by the Egg Inspector whichever of (i) or (ii) is the soonest.'* Therefore, the complete remediation of the site may not be delivered until as late as the end of September 2026.

Recommendations:

1. That the Committee:

- a. **NOTES** the updates in this paper, and **ENDORSES** the responses made in connection with the applications listed in Appendix 1, and 2.

APPENDIX 1**New submissions on development management cases made Jan-Mar 2025**

| Location | LPA & Ref No | Development | Status | Summary of the Board's Response | Date |
|---|--|---|---|--|-----------------------------|
| Land at Ambrose Quarry, Old Henley Road, Ewelme, Wallingford, Oxfordshire | OCC reference: MW.004/25 | Section 73 of the Town and Country Planning Act 1990 (as amended) to vary Condition 2 of planning consent no. MW.0127/21 dated 26 January 2022, to continue the use of the land for the storage of skips and containers for another 3 years to 31 December 2027 | Pending | <p>CCB comments – No objection.</p> <p>This application does not impact the special qualities of the AONB/NL in this location.</p> | 24th Feb 2025 |
| Land at Green Park Copperkins Lane Amersham, Bucks. | BC-C&SB area PL/24/2305/FA Planning Inspectorate website APP/X0415/C/23/3334129 | Enforcement notice seeking remediation of the site and removal of various breaches of planning including new pitches. | <p>Notices Upheld</p> <p>31st March 2025</p> | <p>CCB Written Representations, introducing the new 'duty to further'.</p> <p>This case involves enforcement action against unauthorised pitches behind an existing site and within the AONB/NL.</p> <p>The CCB set out the new duty to assist the appointed Planning Inspector, and we drew attention to the special qualities of the AONB, as detailed in the AONB Management Plan 2019-2024 (as extended to 2025), including <i>its unspoilt countryside, secret corners, and surprising sense of remoteness.</i></p> <p>KEY Point (s): application of AONB Management Plan policies.</p> | 10th Feb 2025 |
| Between Footpath 79 And Park Lane Stokenchurch Buckinghamshire | BC-Wycombe area 25/05470/PNP 6A | Agricultural building with reference to the Town and Country Planning (General Permitted Development) (England) Order 2015, | Pending | <p>CCB Objection in principle, seeking prior approval to require a full planning application.</p> <p>This application proposes a substantial agricultural building involving biophilic design principles. Such a prior approval application permits the planning</p> | 14 TH March 2025 |

| Location | LPA & Ref No | Development | Status | Summary of the Board's Response | Date |
|---|--------------------|---|---------|---|---------------------------|
| | | Statutory Instruments 2015: 596, schedule 2, part 6 (prior approval). | | <p>authority to trigger a full planning application.</p> <p>The overall design is intrusive; however, the principle of such biophilic design does not clash with the management plan, subject to the appropriate incorporation of the Chilterns Buildings Design Guide.</p> <p>KEY Point (s): New agricultural technologies must be appropriately located and designed to reflect their AONB/NL context.</p> | |
| At Caversham Heath Golf Club Chazey Heath | SODC P24/S4063/FUL | The modernisation of the existing facility comprising the construction of a practice range and 'Sixes' course, a part-change of use from agricultural land and the creation of a temporary construction access. | Pending | <p>CCB Objection (seeking revisions and refusal, if not revised)</p> <p>This application prays in aid a previous planning appeal decision for a 36-hole golf course (appeal P92/S0458/0 and APP/Q3115/A/93/221244/P7, granted 24th Jan 1994) in which the Inspector acknowledged that the AONB would be harmed ('radically altered') but this was ultimately outweighed by the benefits of funding historic buildings repaired to the wider estate.</p> <p>In this, we focused on the AONB's special quality of tranquillity. We set out revisions to protect the ancient woodland around the site and measures to enhance the qualities of Newell's Lane, which adjoins the site and is a valuable resource as a public right of way.</p> <p>Key point (s): Planning law and policy have considerably moved on since 1994. The 'duty to further' now applies. We made that point to the LPA.</p> | 20 th Feb 2025 |
| Maiden Erlegh Chiltern Edge at Chiltern Edge Secondary School Reades Lane Sonning Common, Oxfordshire | SODC P24/S3635/FUL | Application for sport mitigation measures associated with adjacent residential application | Pending | <p>CCB Comment</p> <p>This application falls to be determined against the harmful impacts of light trespass (or spill), glare, or glow. CCB has sought clarifications, based upon our new Lighting Planning Guidance, dealing with specifications.</p> | 15 th Jan 2025 |

| Location | LPA & Ref No | Development | Status | Summary of the Board's Response | Date |
|--|------------------------------------|---|---------|---|-----------------------------------|
| | | | | Key point (s): Following our own guidance, this case requires details/conditions to avoid Sky glare (the excessive contrast between bright and dark areas in the field of view). CCB has sought those assurances in the design and colour temperature of the proposed MUGA lighting. | |
| Chiltern Hills Golf Course Green Street Chorleywood | BC-C&SB PL/24/2859/FA | Reconfigure existing 9-hole golf course and construction of a golf driving range; construction of green plateau for use as football playing pitches, including 1no. permanent 11v11 football pitch with floodlights; erection of temporary changing facilities; erection of permanent clubhouse; and associated access, landscaping and parking | Pending | CCB Comment This application is the subject of revision to delete lighting within the AONB and before that (in an earlier withdrawn application) to remove high-level fencing around the driving range. One illuminated football pitch remains. To assist the LPA, we maintain that floodlight illumination of sports pitches in this location within the AONB/NL is harmful and cannot meet the tests in the NPPF at 189, Core Strategy/Local Plan at CS 22, and the policies that protect the AONB in the 2019-2024 AONB Management Plan, especially DP8 (Dark Skies). Key point (s): The need to uphold the principles set out in the AONB Management Plan at its DP8 (Dark Skies). | 16 th Jan 2025 |
| Derehams Farm Derehams Lane Loudwater Buckinghamshire HP10 9RR | BC-Wycombe area 23/07053/FUL | Erection of battery energy storage facility including construction of inverters, transformers, switchgear buildings, security and acoustic fencing and gates, landscaping and associated works. Diversion of Chepping Wycombe | Pending | CCB Comment (No Objection) The LPA sought an opinion from the CCB on this application. The location is outside the AONB/NL and abuts the boundary at one point. The application falls within the AONB's setting. Applying our position statement on development within the setting of the AONB, the proposed facility is deemed acceptable. In expressly raising 'no objection' we recommended the delivery of the detailed landscape masterplan as set out in the application, that the | 18 th March 2025 |

| Location | LPA & Ref No | Development | Status | Summary of the Board's Response | Date |
|---|----------------------------|---------------------------|---------|---|---------------------------------|
| | | public footpath 21 | | <p>required footpath diversion is designed to enhance the landscape, and that security lighting is controlled by planning condition.</p> <p>Key point (s): The CCB responded positively in this case where such renewables or allied developments do not impact the special qualities of the AONB and/or its setting.</p> <p>When dealing with lighting we seek strict adherence to relevant professional standards, in this case the Institution of Lighting Professionals (ILP) (2021) Guidance Note 1 for the Reduction of Obtrusive Light.</p> | |
| Frithsden Vineyard Frithsden Lane Frithsden Hemel Hempstead Hertfordshire | Dacorum BC 23/01894/FUL | Formation of a new Winery | Pending | <p>CCB Support (Previously 4th September 2023 and Feb 2025 Amendments)</p> <p>This application has been subject to amendments. This location is particularly special, exhibiting a high landscape quality. CCB welcomed the proposed design amendments, including siting, materials, and deletion of some roof lights. A high-quality design follows.</p> <p>Key point (s): This application has been appropriately revised. The proposed vineyard use delivers the secondary duty as applies to a Conservation Board (understanding and enjoyment). With design issues resolved, it is appropriate to support this application.</p> | 17 th Feb 2025 |

| Location | LPA & Ref No | Development | Status | Summary of the Board's Response | Date |
|---|---------------------------|---|---------|--|---------------------------------|
| Highlands Park Highlands Lane Henley-on-Thames | SODC P25/S0209/FUL | Hybrid planning application consisting of: 1) A full planning application for residential and mixed use development comprising of 131 residential units (use class C3), community centre (use class F2) and flexible employment uses, landscaping, public open space, car parking, site access via Greys Road and Highlands Lane and all associated infrastructure/engineering works; and 2) Outline planning application (with all matters reserved) comprising land for a parks depot (use class sui generis), the relocation of the Chiltern Centre (use class C2), and land for up to 20 community land trust residential units. | Pending | <p>CCB Support</p> <p>This application completes the second phase of the Highlands Park development. The site was allocated in the revised Henley Neighbourhood Plan (2023). In delivering a comprehensive landscape masterplan and with cognisance of the Chilterns Design Guide, the CCB has expressed support.</p> <p>We submitted detailed supporting comments on the use of flint (no pre-cast panels), roof tiles (to be machine-made clay and natural slate), eaves/verge detailing and wall/brick detailing (a red-orange hue).</p> <p>Key point (s): We continue to promote SODC's use of condition 12 to consent P19/S2646/FL at Highlands Farm phase one and stating, <i>'The flint work on the exterior of the development hereby permitted shall be constructed using traditional knapped flint, individually laid as part of the construction'</i>.</p> <p>CCB thus <u>supports</u> the use of knapped flint, consistent with SODC's approach at condition 12.</p> | 20 th Feb 2025 |
| At Land East of Watling Street, adjacent the Horse and Jockey PH, Markyate. | CBC CB/24/0369/OUT | Proposed EV and Hydrogen Charging Station | Pending | <p>CCB Comments</p> <p>This application is a revised resubmission of a previously withdrawn application. Our comments are updated from that 2024 application and dealt with</p> | 15 th Jan 2025 |

| Location | LPA & Ref No | Development | Status | Summary of the Board's Response | Date |
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| | | | | <p>the need for greater planting around the PV footprint, with a commensurate shrinking of the development footprint to allow this (now delivered) and to contribute to community projects (to address the despoiled AONB nearby by fly-tipping).</p> <p>Key point (s): In applying our position statement on renewables, small-scale schemes may be acceptable, subject to location, design and mitigation.</p> | |
| Land East of Hemel Hempstead | DBC reference: 24/02823/SCO | EIA for residential development proposal. | Pending | <p>CCB 'Other' applications.</p> <p>Request for an EIA Scoping Opinion under the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017</p> <p>This application seeks comments on the content (scoping) ahead of the Environmental Statement for this allocated site.</p> <p>CCB's points focused upon the setting of the AONB, Biodiversity Net Gain, Suitable Alternative Natural Greenspace (SANGs), and delivery of a landscape master-plan.</p> <p>Key point (s): When submitting such comments, reference to the new '<i>duty to further</i>' is also important as decision-makers get to grips with these reforms.</p> | 21 st Jan 2025 |
| Land To the West of Bell Lane Amersham Buckinghamshire | BC-C&SB PL/24/3925/FA | Change of use from agricultural land to a Suitable Alternative Natural Green Space (SANG), together with the provision of a new vehicular access, car park and associated landscaping | Pending | <p>CCB Support</p> <p>In 2024, CCB commented on 4 applications for SANGs to mitigate recreational pressures on the Chilterns Beechwoods Special Area of Conservation (SAC).</p> <p>We expressed support to this application because alongside others, it delivers the primary duty of a Conservation Board to <i>seek to further the purpose of conserving and enhancing the natural beauty of the AONB</i>, and helps to deliver an effective SANGS strategy. This is</p> | 17 th March 2025 |

| Location | LPA & Ref No | Development | Status | Summary of the Board's Response | Date |
|---|----------------------------|---|---------|---|-----------------------------------|
| | | | | <p>essential to mitigating recreational pressures on the Chilterns Beechwoods SAC, a significant special quality identified in the Chilterns AONB Management Plan. Although this site is outside but adjoins the National Landscape, it falls within its setting.</p> <p>Key point (s):</p> <p>To support SANGs, as appropriate and determined against the policies published by LPAs such as Dacorum and Buckinghamshire and the highly authoritative report by Footprint Ecology (for Dacorum).</p> | |
| Mile Barn Farm, Hemel Hempstead Road, Dagnall, Berkhamsted, HP4 1QR | CBC CB/25/00140/V OC | Variation of condition number 37 of planning permission CB/22/04134/FULL (The redevelopment (including the demolition of existing buildings) of an employment site to deliver 9 residential units, office space and associated landscaping, parking, vehicle access arrangement and associated infrastructure) Reason for variation: Amended plans. | Pending | <p>CCB Support</p> <p>This application is a revised version of a previously granted scheme, itself the subject of considerable design and layout amendments. The LPA contacted the CCB regarding these further revisions. We expressed support overall, with some proposed amendments to delete excessive use of weatherboarding and roof 'lanterns' which would erode the night sky.</p> <p>Key point (s): This site is previously developed land and, taking on board various design amendments, acceptably yields 9 new dwellings.</p> | 11 th March 2025 |
| Newlands Wood, nr Markyate | DBC 25/00162/RET | Surfacing of pre-existing forest track with approx. 150mm depth of recycled crushed concrete, to facilitate woodland | Pending | <p>CCB Comments</p> <p>This is a resubmission, with further details, of a previously refused planning application.</p> | 31 st Jan 2025 |

| Location | LPA & Ref No | Development | Status | Summary of the Board's Response | Date |
|--|-------------------------------|---|---------|--|---------------------------|
| | | management operations. | | <p>We could not find a commentary from the applicant on the reason for refusal of application 23/02850/RET, which stated that <i>'The forestry track, by virtue of the use of incongruous white hardstanding and being clearly visible from Puddephats Lane, causes significant harm to the character and appearance of this countryside and Chilterns National Landscape location, failing to preserve the rural character of this part of the Borough.'</i></p> <p>Key point (s): CCB sought a commentary on how this application addresses those issues.</p> | |
| Orchard Caravan Warrendene Road Hughenden Valley Buckinghamshire | BC-Wycombe area 25/05071/CLP. | Certificate of lawfulness for proposed use of land for the siting of four residential static caravans (an increase of 1 additional residential caravan) | Pending | <p>CCB Objections</p> <p>This application is a resubmission of a previously dismissed planning appeal (APP/K0425/X/23/3323971 on 6 June 2024).</p> <p>At paragraph 10 the Inspector concluded that <i>'10. While 3 caravans on their own does not sound like very many, they represent a doubling of numbers. Without resorting to 'worst case scenarios' it is entirely reasonable to assume there would be more than a doubling of impacts, especially as the current use is so low key. In my view the cumulative changes would be significant so that there would be a change in the character of the use as compared to the previous and lawful use, so as to constitute development for which planning permission would be required'.</i></p> <p>Key point (s): This is a case where nothing has changed. The applicant's wholesale denudation of the orchard was also drawn to the Inspector's attention; however, in a case such as this dealing with the lawfulness of a use, it is not relevant (unfortunately).</p> | 30 th Jan 2025 |

| Location | LPA & Ref No | Development | Status | Summary of the Board's Response | Date |
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| Pitstone Quarry Upper Icknield Way Pitstone Buckinghamshire | BC-Aylesbury Vale area CM/0020/24. Hertfordshire PL/0426/24. | The importation of inert material and the revised working of permitted chalk reserves for use in the restoration of Pitstone Quarry with enhanced landscaping and biodiversity measures, and to create a new outdoor recreation resource, with a network of footpaths, open water swimming lake, welfare units and car parking facilities, for use in part as a Suitable Alternative Natural Green Space (SANG) | Pending | <p>CCB Support.</p> <p>A major development and restoration of the AONB landscape.</p> <p>On matters of landscape principle, the proposals deliver a material enhancement to the AONB/NL.</p> <p>We submitted some detailed points regarding the need for a geological barrier to protect the Chilterns aquifer, the delivery of an HGV routing agreement, and a travel plan.</p> <p>Key point (s): This application offers a significant opportunity to restore the landscape, increase recreational opportunities within the AONB and deliver a SANGs in proximity of the Ashridge Special Area of Conservation.</p> | 23 rd Jan 2025 |
| Land northeast of Wandon End, North Hertfordshire | Planning Inspectorate (PINS) reference: APP/X1925/W/25/3359065 North Hertfordshire District Council: 22/03231/FP | Appeal by EPL 002 LIMITED against the decision of North Hertfordshire District Council to refuse planning permission for a 106 HA solar farm | Pending | <p>CCB Written Representations, addressing the special qualities.</p> <p>This site sits outside the AONB boundary and within the wider, if not the immediate, setting of the National Landscape.</p> <p>Our representations dealt with the new duty, which includes the setting.</p> <p>The appellant's landscape statement (at 3.26) states that they meet this duty, saying it is not out of character, discordant or contrary to policy. This is to couch the National Landscape/AONB (policy tests) as primarily geared to avoiding negative outcomes, i.e., solely to avoid harm. These duties are far more ambitious than that and include positive duties to enhance the landscape, and now (after the LURA 2023 s245</p> | 12 th March 2025 |

| Location | LPA & Ref No | Development | Status | Summary of the Board's Response | Date |
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| | | | | <p>has amended s.85 of the CRoW Act 2000) a 'duty to further' must be discharged in planning decisions and many other decisions by public bodies that affect National Landscapes.</p> <p>Key point (s): To focus on the new duty and its requirements when discharging a development management planning decision to seek positive outcomes.</p> | |
| Satwell House Nr Witheridge Hill, Henley on Thames | <p>Planning Inspectorate (PINS) reference: APP/Q3115/W/24/3356473.</p> <p>Local Planning Authority reference: P23/S0582/FU L.</p> | <p>Planning Appeal by Satwell Properties Limited against the decision by South Oxfordshire District Council to refuse planning permission for Landscaping works including the creation of a new access, the creation of a lake and substantial tree planting (amended plans and additional information received 27 September 2023 and 07 November 2023 and 02 January 2024).</p> | Pending | <p>CCB Written Representations, addressing the special qualities.</p> <p>This case involved a newly introduced designed landscape within a private estate. The planning merits were assessed against the new duty.</p> <p>In our evaluation of the potential enhancement opportunities, we recommended the consideration of strict lighting controls, the retention of trees, the assessment of landscape impacts and visibility from footpaths and biodiversity improvements.</p> <p>Key point (s): The assessment of impacts (lighting and landscape changes) when applying the new duty to further, as well as Management and Local Plan policies.</p> | 4 th March 2025 |
| Land To the West Of Field Cottage, Buslins Lane, Chartridge, Buckinghamshire | <p>Planning Inspectorate (PINS) reference APP/X0415/C/24/3356478</p> <p>Local Planning Authority reference: ES/23/00575/B OC</p> | <p>Appeal against Enforcement Notice alleging the creation of a hard surface area and a hard surface access way involving the importation of hardcore, scalplings and other hard surface materials without</p> | Pending | <p>CCB Written Representations, addressing the special qualities.</p> <p>This is an enforcement case involving the creation of additional surfacing outside and beyond a previous planning consent. The site is sensitively located within and at the edge of the AONB and a local settlement. The CCB has submitted comments in support of the LPA's stated remedy to remove the unauthorised hard surfacing.</p> | 3 rd March 2025 |

| Location | LPA & Ref No | Development | Status | Summary of the Board's Response | Date |
|--|------------------|--|---------|--|-----------------------------|
| | | planning permission. | | <p>We made the point that the new 'duty to further' reinforces and expands the legislative and policy framework already set out in the LPA's reason for refusal.</p> <p>Key point (s): This is a relatively minor breach of planning control but does amount to incremental and cumulative harm, which was discussed at the planning committee that refused planning and authorised enforcement action in September 2024.</p> | |
| Land at Lane End (CL13) Bolter End Common. | n/a | Informal Consultation on Proposed Section 16 Commons Act Application – | Pending | <p>CCB 'Other' applications</p> <p>Chilterns Conservation Board's Response to the Informal Consultation on Common Land revisions.</p> <p>This consultation pre-empts the submission of a land swap of Common Land at Lane End to facilitate a new access to land allocated for development in the Wycombe Local Plan (which CCB unsuccessfully opposed).</p> <p>Whilst the principle of development is now established for dwellings on this site (outline permission granted in 2024), we have sought greater detail on the implications for landscape character.</p> <p>Key Point (s): Revisions or changes to Common Land fall outside planning control, albeit they may be a consequence of planning decisions. However, the duty in s85 of the CROW Act 2000 still applies and must be discharged in these decisions.</p> | 4 th Feb 2025 |
| At Land Opposite Wymondley Grid Station And To The South Of Sperberry Hill St Ippolyts Hertfordshire | NHDC 24/02455/FP | Proposed solar farm measuring 35.5 hectares with associated battery storage and ancillary infrastructure | Pending | <p>CCB Comment</p> <p>A solar array application seeks to address a previous refusal. This is not AONB and sits within the wider setting, albeit the boundary extension is material.</p> <p>CCB's comments about the applicant's landscape assessment state that the scheme is 'not distinguishable' from the Chilterns AONB. This</p> | 12 th March 2025 |

| Location | LPA & Ref No | Development | Status | Summary of the Board's Response | Date |
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| | | | | <p>appears at odds with the planning history in which the reason for refusal (22/007 09/FP) and the officer's report to the committee noted significant landscape harm (report to committee paragraph 4.5.130).</p> <p>Key Point (s): It is reasonable to assume that the consultation exercise on the boundary review will overlap with the determination of this planning application. Therefore, the applicant's additional review information must deal with this.</p> | |
| Land at Bishopswood Camp Gallowstree Road near Sonning Common | SODC P25/S0696/FUL | Application for a gypsy pitch with dayroom, associated parking, access and services | Pending | <p>CCB Objection in Principle.</p> <p>This case is a fresh planning application following the dismissal of an appeal in 2024. The applicant's case is that they have addressed the Planning Inspector's objections through revisions and additional information. The CCB's objection is based upon the deficiency of this argument. For example, the applicant's landscape case underplays the ultimate significance of landscape effect, i.e. the combination of landscape sensitivity with magnitude, as set out in the Landscape Institute's GLVIA 3rd edition (chapter 6, page 99)</p> <p>The site is unkempt; however, improvements can be achieved through the service of a section 215 amenity notice and does not require new development to be built as a pre-condition of such improvements.</p> <p>Key Point (s):</p> <p>The need for consistency in decision-making, with a recent and highly relevant planning appeal decision being a material consideration of great note.</p> | 26 th March 2025 |
| Land at White Cross Farm, near Cholsey. | <p>OCC reference: MW.0115/21</p> <p>Planning Inspectorate (PINS) reference:</p> | <p>Extraction and processing of sand and gravel</p> <p>including the construction of new site</p> | Pending | <p>CCB Objection in Principle.</p> <p>This is a much amended and long-running case, previously to create a marina after extraction and now to restore the arable landscape. The proximity to the AONB on the eastern side of the</p> | 10 th April 2025 |

| Location | LPA & Ref No | Development | Status | Summary of the Board's Response | Date |
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| | APP/U3100/W/ 25/3361505 | access roads, landscaping and screening bunds, minerals washing plant and other associated infrastructure with restoration to agriculture and nature conservation areas, using inert fill | | <p>Thames and the dramatic impact upon the Thames Path represent strong grounds to object. A semi-industrial landscape operation would sit directly opposite the AONB.</p> <p>Key Point (s): Applying the CCB's settings position statement and the duty to further. The applicant's underscore the sensitivity of the receiving landscape and downplay the magnitude of impact.</p> | |

APPENDIX 2**Live CCB Development Management Casework at end of March 2025**

| Location | LPA | Ref number | Development | Deadline |
|---|------------------------------|--|---|-----------------------------|
| Land off B480 at Chalgrove, Oxfordshire | SODC | P25/S0867/0 | 160 homes, public open space and landscaping. Note: This is 4.5km from the boundary and will not impact the setting of the AONB. No response is proposed. | 21 st April 2025 |
| National Society for Epilepsy, Chalfont St Peter, Buckinghamshire | BC-C&SB | PL/22/2898/OA APP/X0415/W/25/326 2050 | 975 homes care accommodation, sports pitches and landscaping. Note: This site forms a trapezium shape with the AONB at the very top of it. There is no real impact on the setting of the AONB due to this relationship and a woodland belt. No response is proposed. | 29 th April 2025 |
| Grans Union Canal Transfer Project | Sec of State NSIP/DCO | WA 021001 | Scoping consultation dealing with the content/detail in the accompanying Environmental Statement. Note: This is a nationally significant infrastructure project, and an examination will follow, which is anticipated to convene later this year. The CCB will want to be involved. | 28 th April 2025 |