



Millbrook Power Limited Development Consent order

Application to make a non- material change to Development Consent order 2019 (SI 578).

PINS reference EN010068

CCB No Comment to make

10th October 2019

Thank you for consulting the Chilterns Conservation Board.

I am writing to let you know that the Chilterns Conservation Board will not be commenting on the planning application.

The Board recommends that the decision-maker takes into account the following:

The Chilterns AONB Management Plan (<http://www.chilternsaonb.org/conservation-board/management-plan.html>) **3.5.** The new **2019-24 Management Plan** was adopted in July 2019 and advances 3 strategic objectives when considering development, as **DO1** *Ensure planning decisions put the conservation and enhancement of the AONB first.* **DO2** *Ensure that where development happens, it leaves the AONB better than it was before – richer in wildlife, quieter, darker at night, designed to have a low impact on the environment, and beautiful to look at and enjoy.* **DO3** *Embrace opportunities to restore natural beauty on sites currently degraded by unsympathetic development, infrastructure or dereliction.*

A number detailed policies apply here and as:

DP1 *Ensure planning decisions take full account of the importance of conserving and enhancing the natural beauty of the AONB and the great weight given to its protection in the NPPF.*

DP2 *proves the framework for assessment of applications of this magnitude and states, Reject development in the AONB unless it meets the following criteria: a. it is a use appropriate to its location, b. it is appropriate to local landscape character, c. it supports local distinctiveness, d. it respects heritage and historic landscapes, e. it enhances natural beauty, f. ecological and environmental impacts are acceptable, g. there are no detrimental impacts on chalk streams, h. there is no harm to tranquillity through the generation of noise, motion and light that spoil quiet enjoyment or disturb wildlife, and i. there are no negative cumulative effects, including when considered with other plans and proposals.*

DP5 *Require a Landscape and Visual Impact Assessment that meets the standards in the GLVIA latest edition for developments in the AONB or affecting its setting.*

DP7 *Only support development that is of the highest standards of design that respects the natural beauty of the Chilterns, the traditional character of Chilterns vernacular buildings, and reinforces a sense of place and local distinctiveness. Require a Design and Access Statement to accompany every application, explaining how it complies with the Chilterns Buildings Design Guide www.chilternsaonb.org/conservation-board/planningdevelopment/buildings-design-guidance*

3.6. Planning Practice Guidance also states that '*Planning policies and decisions should be based on up-to-date information about the natural environment and other characteristics of the area. As part of this, local planning authorities and neighbourhood planning bodies should have regard to management plans for National Parks and Areas of Outstanding Natural Beauty, as these documents underpin partnership working and delivery of designation objectives. The management plans highlight the value and special qualities of these designations to society and show communities and partners how their activity contributes to protected landscape purposes*'. (PPG section - Does planning need to take account of management plans for National Parks and Areas of Outstanding Natural Beauty? Paragraph: 004 Reference ID: 8-004-20140306, Revision date: 06 03 2014).

- The Chilterns Buildings Design Guide and Supplementary Technical Notes on Chilterns Building Materials (Flint, Brick and Roofing Materials) (of the Chilterns AONB <http://www.chilternsaonb.org/conservation-board/planning-development/buildings-design-guidance.html>)

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