

## Local Plan 2031 Refined Options

Event Name	Local Plan 2031 Refined Options
Comment by	Natural England (Ms Laura Matthey)
Comment ID	LRef2474
Response Date	27/04/15 12:22
Consultation Point	Q12 ( <a href="#">View</a> )
Status	Processed
Submission Type	Email
Version	0.2

### 12) Which of the Nettlebed sites – particularly the sites we have shortlisted sites NET1 and NET3 – should be used for new homes, and what positives would you like to see the development bring?

**NET 1, NET 2 Landscape Impact** NET 1 has not been included in the landscape capacity study. We therefore have no adequate basis for Natural England advice for this site. The study recommended that development be contained in a smaller area of the NET3. We note that the reduced scale of this site has not been included in the refined options NET3 area, and advise that the scale of the site (without the reduction) may have an adverse impact on the character of the AONB. Natural England advises the Council to liaise with the Chilterns AONB Board, and to make reference to their Management Plan. Their knowledge of the location and wider landscape settings should help to confirm whether or not the proposed allocations would impact significantly on the purposes of the AONB designation. They will also be able to advise on whether the proposed allocations accord with the aims and policies set out in the AONB management plan.

**Internationally and Nationally Designated Sites** NET1 is located within close proximity to the following designated sites: Priest Hill SSSI. Any further assessment of these sites will need to identify potential impacts on the SSSI, which should be factored into the decision making process.