

From: **Planning** <Planning@chilternsaonb.org>
Date: Tue, May 1, 2018 at 5:31 PM
Subject: Chilterns AONB and Wheatley Neighbourhood Plan
To: "wnpchairman@gmail.com" <wnpchairman@gmail.com>

Dear John,

Thank you for your letter seeking the Chilterns Conservation Board's view on the emerging Wheatley Neighbourhood Plan.

As discussed on the phone, given the distance from the AONB and the lack of inter-visibility between the AONB and the neighbourhood area, I cannot foresee any direct issues for the AONB arising from your neighbourhood plan.

There could be indirect impacts, and cumulative impacts, such as traffic (more journeys from residents of new housing through the AONB at the M40 at Aston Rowant for example) which in combination with development in other communities could impact on the air quality or tranquillity of the AONB. Also more recreational visits to the Chilterns, which we would welcome, and we would look for contributions to be made in future towards enhancing habitat management and the visitor experience in the AONB. Both of these are best addressed at the district council scale rather than by each neighbourhood plan.

I wish your group all the best for the completion of the Wheatley Neighbourhood Plan.

Kind regards,

Lucy Murfett MTRPI

Planning Officer

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