

Little Chalfont Park Working Group

21.05.24

Summary of discussions

This document is a public record of the key topics raised at the meeting and is separate from the full set of minutes and action points, which is confidential. The project team will update the website FAQs and information regularly based on feedback from these meetings.

For more information on any item mentioned, please first visit the website or contact a member of the Working Group.

Attendees

- Chris Holmes - Little Chalfont Parish Council (CH)
- Sian Lloyd - Little Chalfont Community Association (SL)
- Fiona Williams - Little Chalfont Community Association (FW)
- Dan Massie - Hill (DM)
- Henry James – Hill (HJ)
- Cindy Dos Santos – JTP (CDS)
- Charles Campion – JTP (CC)
- Imogen Spencer-Dale – Cratus Group (ISD)

Apologies

- Victor Davies - Little Chalfont Parish Council (VD)

Working Group

The Working Group members noted they are setting up a micro-website for Little Chalfont Park, which will signpost to the project website where relevant.

Consultation

All agreed there had been good levels of engagement, both at the annual meeting and the consultation. 100 people used QR code, 300 attended, 500 visited the website, and there were 25 online responses and 21 forms on the day.

The group discussed the feedback received so far, noting it mainly focused on transport queries and very few comments related to the design code itself.

Website

The group agreed a need for the littlechalfontpark.uk website to be more comprehensive and updated on an ongoing basis. Items to add include:

- More detail on the outline permission granted.
 - The transport modelling and mitigations
- Explanation on s106/CIL payments.
- Planning process updates

- Any work taking place on site

Communications

CC said there is now a database of over 200 people who have signed up for updates which will be used in future. The team will put sign-up codes around the village.

FW noted that the next LCCA newsletter is due at the end of July.

Transport

The group discussed concerns including:

- The bridge becoming a bottle neck
- Pedestrian access
- Traffic
- Capacity at the station

CH mentioned he had requested that the Buckinghamshire Council Highways team come to a parish council or LCCA meeting.

CH raised the question of markings made on Lodge Lane in early May, and traffic counting near the station taking place on 20.05.24.

Infrastructure

The group raised concerns about recent power surges, and Thames Water's obligation to treat waste as well as provide water.

The neighbourhood

The project team reiterated their commitment to referring to all housing figures - 380 homes, 100 retirement homes and a 60-bed care home.

Parking

The group discussed parking requirements, and how to avoid non-residents driving and parking to use the station.

Housing tenures

CH asked to confirm that there would be a mix of housing tenures rather than an allocated Affordable Housing area.

They also confirmed that the retirement housing would be apartments in their own area.

School

The group recognised the school can be delivered on site or off site, noting that the decision lies with the Council.

Planning updates

The project team updated on planning application discussions with the council. The design code will be submitted, and then the reserved matters applications will begin.

HJ noted that there may be several reserved matters applications, perhaps with infrastructure like road and bridge separate or residential phases.

FW noted that the working group would hire an independent planning consultant to review the plans.

S106

CC noted that there are s106 payments as part of the planning agreement, that Buckinghamshire Council decides where it is spent.

Biodiversity net gain

The group discussed the minimum requirements of a 20% Biodiversity net gain to be achieved site wide across the scheme.

Drone footage

The group discussed regular drone footage to view the site's progress.

End

The group scheduled future meetings for the next four months.