

Little Chalfont Park Liaison Group

18.06.24

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 Liaison Group.

Attendees

- Chris Holmes - Little Chalfont Parish Council (CH)
- Sian Lloyd - Little Chalfont Community Association (SL)
- Fiona Williams - Little Chalfont Community Association (FW)
- Victor Davies - Little Chalfont Parish Council (VD)
- Dan Massie - Hill (DM)
- Henry James – Hill (HJ)
- Josh Cherry – JTP (JC)
- Charles Champion – JTP (CC)
- Imogen Spencer-Dale – Cratus Group (ISD)

Liaison Group

FW said the new microsite will go live shortly; the two websites will link to one another.

Consultation feedback

The group discussed the feedback from the consultation and noted that responses will be provided to the Liaison Group.

Roads Network Group

CH and FW explained there was a new group of residents in the roads surrounding the site who had sent through some queries for the Hill team to answer.

FW noted the group's key questions were over which elements are set in stone and which can be discussed and changed.

Construction Management

The group discussed the importance of being aware of the construction management plan.

The Woodland Trust (WT)

DM clarified Hill is keen to speak to the WT but does not have a specific contact for this area.

Highways

CH updated to say Buckinghamshire Highways are not replying to requests to attend a public meeting to explain the reasoning behind the outline decisions.

The group discussed holding transport information events themselves, however it was noted that given most elements are already agreed in the outline permission we would not want to confuse the meetings with consultation where feedback could make a change.

There will be much more detail on the transport plans on the updated website.

The group discussed impact of the development on traffic movements, HJ explained the assessments were updated in 2022, and included modelling based on growth predictions. They also include modelling whether the school is based on or off site.

Ward Councillors

The group discussed whether the councillors in the neighbouring ward should be involved.

The group hoped to meet to hear the thoughts of the ward councillors on what the public facilities would look like.

Education

CH raised a concern that the education space is dropped and replaced with more houses. HJ reminded them it's safeguarded for education, but the decision on whether to build a school or use Hill's education funding to expand another school is entirely up to Buckinghamshire Council. HJ noted that education experts at the Council will carry out modelling to decide.

Footpaths

FW said concerns about footpaths going along the backs of gardens, JC said they had noted this and were reviewing the routes.

The group noted that Long Walk, as a private road, could become no access to non-residents.

The group asked about the potential for footpaths on Lodge Lane footpaths – DM and HJ said this is not in the design plans, and as there are several footpaths on site it is unlikely people will walk on this road.

Archaeological trenching

HJ explained that as part of the outline planning permission, archaeological investigations must be done, and as part of the conditions from the appeal, it is happening before the reserved matters submission on this site.

Desktop research on the area has been carried out and it is unlikely to produce anything of historical significance. However, if there is anything found, there will be communications and engagement e.g. with local schools about the discoveries and the process.

HJ said the team would be writing to nearby residents about the works, using this as an opportunity to promote digital newsletter sign-ups, as well as putting the information online.

Community Infrastructure Levy / Section 106

CH confirmed he has asked councillors for more details on previous developments' contributions, and also for confirmation the cost would be spent in Little Chalfont.

Design code update

HJ said they had received helpful and extensive comments from Buckinghamshire Council and from the Liaison Group.

The Council asked for some elements covered by local policy to be removed from the code,

FW noted the Liaison Group would have a consultant review the next draft of the design code.

Planning process update

HJ said the team is aiming for the first reserved matters application to go in in October, caveated with the Design Code being agreed in time.

JC noted consultation will take place along the way, with the Liaison Group and the wider public.

Technical works

HJ mentioned the Section 278 works programme which will be progressed soon with Buckinghamshire Council, this covers the detail of the Highways works which are based upon on the Outline Planning Permission.

The bridge

The Hill team updated that they are working with a bridge specialist and Buckinghamshire Council on the details and design.

Emerging design plans

JC ran the group through the current designs for the neighbourhood, showing where the buildings and paths and roads are located, and indicating where plans had changed due to stakeholder and resident feedback. The group discussed the landscaping options.

End