

Little Chalfont Park Liaison Group

16.07.24

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 provide information updates based on feedback from these meetings.

For more information on any item mentioned, please first visit the Little Chalfont Park website or contact a member of the Little Chalfont Park Liaison Group (LCPLG).

Attendees

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

Apologies

- Chris Holmes - Little Chalfont Parish Council (CH)
- Victor Davies - Little Chalfont Parish Council (VD)
- Dan Massie - Hill (DM)

Roads Network (RN)

SL said the RN had appreciated the responses provided by the Hill team. She noted that the RN had met with Cllr Rachael Matthews. It is hoped that Buckinghamshire Highways will agree to meet with residents to explain the history of the transport decisions.

Estates Management

HJ explained although much of the site is proposed to be a natural landscape, in terms of maintenance, it will be onerous.

There is a dedicated Estates Management team at Hill who will be handling the appointment and monitoring of an estate management company for Little Chalfont Park.

More detail to follow regarding the appointment of an Estate Management Company, ongoing management of the Estates Team, resident involvement and the fee setting process.

Woodland Trust & Wildlife Trust

The group discussed the need for involving an independent body, such as the Woodland Trust or Wildlife Trust, to look at how they can play a role in promoting the biodiversity and community engagement in Little Chalfont Park

Little Chalfont Park website

CC explained the website is now updated and live.

The group agreed any future reserved matters applications or similar will be linked to from the website.

The group agreed that notifications such as the archaeological works will only be written on the Hill website rather than the LCPLG microsite, so it is clear that the Hill website will be the hub of all up-to-date information (this will be particularly important as the construction phase commences).

CC updated the group with recent website usage figures.

Consultation feedback and communications

The group discussed the need for complete clarity regarding communications and enquiries.

To confirm, all community members can call or email the JTP 'Community Facilities' team. Queries will be addressed and replies sent as and when required. Query content is being captured so that amendments / updates can be made to the FAQs on the Hill Team website.

The Hill Team agreed that anyone who has subscribed for updates during the design code consultation (or at any other time) will be sent an email with a link to the now-updated website. The updates are mainly as a result of the questions that have been asked during the consultation process to date.

This email will also include a 'save the date' for the next public consultation event on 12th September.

Education provision

HJ said that the trigger point for Buckinghamshire Council to decide whether to build a new primary school or expand an existing one is 99 occupations on site. Hill hoped to receive the decision earlier from Buckinghamshire Council's education team. HJ reminded the group that there will be a planning application and formal process followed.

The Bridge

SL asked how the pedestrian/cycle bridge use will be safeguarded against vehicles. HJ explained there will be permanent bollards or similar, to be decided with Buckinghamshire Highways. CDS added that the design style will help, as it will be clearly just for this use, it won't feel like a vehicle space. HJ noted that ultimately while these are the rules, the team can't always prevent anti-social behaviour at times.

The proposed designs will be shown at the consultation.

Lodge Lane Footpath

FW said she appreciated the feedback from last meeting as to why there is not a footpath. She noted that it will make the road more dangerous for Lodge Lane residents walking to and from their homes to Little Chalfont via the development.

Highways plans – 278 works

HJ explained that the details of these plans are progressing, and will be shared with the group once they are ready.

Site work

HJ updated the group that so far nothing of interest had been found on site by the archaeological team. FW noted that the community appreciated being informed of the works in advance.

There have been some bat surveys and tree surveys taking place on site to guide the detailed proposals.

Design Code

HJ said the design code has been formally submitted but there will be changes based on feedback from the LCPLG and Buckinghamshire Council.

HJ noted some comments from the LCPLG's consultant will be useful and born in mind at future design stages.

FW asked if there be a 'you said, we did' regarding changes to the design code? HJ said most comments from the consultation weren't related to the code, but this will happen as and when changes are made based on community feedback at the reserved matters stage.

CC noted that the Hill Team have tried to work with the community from the outset. CDS said the Statement of Community Involvement will reflect this also.

Reserved Matters Consultation

The date was set for Thursday 12th September; afternoon - evening.

SL and FW asked what topics would be covered at the Consultation Day. HJ said this would be covering a specific parcel of the site. It has been proposed that LCPLG use this opportunity to start the process of consultation for the community facility.

Ecology

All parties recognise there are errors in the original Biodiversity Net Gain reports and it has been requested that steps be taken to gain a greater understanding of the accuracy of subsequent reports.

Close