

Little Chalfont Park Liaison Group

05.11.24

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 Q&As 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

- Sian Lloyd - Little Chalfont Community Association (SL)
- Chris Holmes - Little Chalfont Parish Council (CH)
- Henry James – Hill (HJ)
- Isabel Yeardley – Hill (IY)
- Adam Barnes – Hill (AB)
- Charles Campion – JTP (CC)
- Imogen Spencer-Dale – Cratus Group (ISD)

Apologies

- Victor Davies - Little Chalfont Parish Council (VD)
- Fiona Williams - Little Chalfont Community Association (FW)

Timeline and consultation programme

The group discussed the purpose of the timeline.

CH said it is for residents to be aware in advance about how and when they can comment on planning applications. HJ said Hill updates the community with letters, leaflets and updates on the project website.

SL brought up the submission of 'conditions' which residents were not notified about. HJ clarified that conditions are not typically commented on by the public.

CC and HJ explained the chances to comment on planning applications will be clear.

HJ suggested a different indicative timeline for each application in a row, colour coded.

Planning Conditions

HJ explained that these will continue being submitted throughout the construction period, as they're linked to milestones such as occupations.

Timescales for comments

Hill will share details of how/when to comment on the applications as early as possible.

CH noted that the new Reserved Matters Applications will have new application references, causing confusion. HJ said it should link from the original outline application on the Council planning portal and vice versa, through 'associated applications'.

S278 and wider road improvements

AB ran through the updates. He explained that the applications for the Burtons Lane access and the Lodge Lane access plus widening up to Church Lane have been submitted to Buckinghamshire Highways, split into two applications to hopefully allow things to move quicker.

The Burtons Lane access application is progressing more quickly. The stage 1 road safety audit has taken place and comments have come back from the Council. There will be CCTV inspection in the gulleys to see where they discharge to and if they need additional gulleys.

CH asked if this was the cause of the flooding in the area, AB said it was not. SL noted people can look online to see who is responsible for any roadworks.

Lodge Lane has some BT cables that may need relocating and some manhole covers may need to be replaced. Lodge Lane currently has no drainage, but they will put some in that goes through to the site and so will be an improvement to the area overall.

Hill Group is liaising with Network Rail about the priority island to make sure it doesn't infringe on Network Rail's necessary access.

The trees affected by road plans have all been re-surveyed, some will have to be removed, but Hill Group wants to minimise this as much as possible. The verges will be restored to a healthy ecological state with additional vegetation.

CH asked if there's a preferred time of year for roadworks. AB said not particularly.

CH asked about timescales for the wider road improvements. HJ said the works have triggers – e.g. pre-first occupation, and that this is now shown on the website alongside the details of the works.

Q&As

ISD explained these have been updated. Everyone who signed up for updates or emailed through a comment received an original personal acknowledgement, and will receive an email explaining that the Q&As have been updated to cover the recent consultation's queries.

SL explained that residents were concerned that their consultation response was not taken on board.

ISD and HJ said that the whole team had reviewed all the responses, and said that they hoped to build trust with the community so they are confident their responses will be looked at and reviewed.

Ecology

HJ said the bat surveys have taken place and will be shared once they're finalised.

A proposal is being provided with outline costs for independently monitoring the biodiversity net gain (BNG) process and managing a community engagement programme.

HJ said proving compliance with BNG will be a planning condition.

Estate Management

HJ said the estates management hiring team will start to look for companies to take on the estate management of Little Chalfont Park during early 2025.

The group noted that Hill Group had sent details of how an Estate Management Strategy is drafted and how a Managing Agent is appointed. It was explained that the local residents have more detailed / specific queries which will be forwarded.

Archaeology

The survey report has been submitted to Buckinghamshire Council and validated, and will be publicly available on the planning portal. The findings included some Roman pottery, and some metal, but nothing that needs to remain in place, and so they can remove the items to allow development. Some areas need more investigation in the northern and eastern parcels and so there will be wider trenching taking place in three to four months' time.

HJ noted that overall, the final reporting and cataloguing of finds will take around five years.

Resident meetings

The group discussed the meetings later that day with residents affected by the western parcel, including Loudhams Wood Lane, Burtons Lane and the Oakington Avenue house next to the new pedestrian bridge.

Footpath

SL asked about the 'indicative' footpath in the parameter plan, that they believed had been moved but still showed along Loudhams Wood Lane in the Design Code. HJ confirmed it had been moved, but that the Strategic Landscaping Plan and Design Code can only be approved based on the Outline Planning Permission. These drawings will later be updated as part of a Section 73 application.

Heights

HJ mentioned that in response to Loudhams Wood Lane residents Hill Group wants to lower the ground in the western parcel to reduce the visible height of the houses. More details will be shared with the residents at the meeting.

Planning progress

HJ explained there are four strategic conditions which must be discharged before submitting Reserved Matters Applications, which Hill is waiting for Buckinghamshire Council to give their final comments on:

1. Archaeological investigation.
2. Phasing plan.
3. Design and Access Statement.
4. Strategic Land Plan.

There are then the four current Reserved Matters Applications, which Hill wants to submit shortly. These would then be validated and would then enter the statutory consultation phase.

There is a Section 73 application to submit, which will update the approved parameter plans, for example changing the location of the pedestrian and cycle route directly behind the gardens of the Loudhams Wood Lane properties. This is to match the new designs and is typical alongside Reserved Matters Applications after an Outline Planning Permission.

Infrastructure

Originally the plan was to submit a Reserved Matters Application for the infrastructure, which included the main roads for the entire development (western, northern and eastern parcels). The Council have asked that alongside the infrastructure Reserved Matters Application, they would like to see the levels strategy for the entire development.

As the northern and eastern parcels have not yet been designed (only the infrastructure has), this is not possible. As such, Hill have agreed to reduce the infrastructure Reserved Matters Application to the main road in the western parcel only. The main roads in the northern and eastern parcels will then be incorporated into the northern / eastern parcel Reserved Matters Application at a later date, once the comprehensive levels strategy for these parcels are known.

Emergency Access / bus route

The group discussed that the Outline Planning Permission included a through road (known as 'The Link') connecting the western and eastern part of the site (South of the Ancient Woodland), which allowed for pedestrians, cyclists, emergency vehicles and buses.

This would mean a highly engineered design solution with a significant impact to the environment. The Council have requested that Hill change this to pedestrians and cyclists only, which Hill agree is a better solution which would be more respectful of the Ancient Woodland and Dry Valley. An alternative emergency vehicle and bus route would need to be provided north of the Ancient Woodland. This would be a shorter route and would utilise an existing planned footpath/cycleway.

Reserved Matters Application 5

Once the first set of four Reserved Matters Applications are submitted, Hill will focus on the northern and eastern parcels. HJ noted some elements will be replicated from the first set – such as architecture and house types.

Construction timetable

The group discussed that infrastructure and housing construction will hopefully begin in the spring / summer 2025 respectively, but that this is dependent on the applications being approved in a timely manner.

Community Facility

Hill will start the design process in the coming months.

SL asked if there are plans for community gardens or similar? IY said there is a contribution to community gardens / orchards, which are normally managed by the Estate Management company.

Next meeting

The group confirmed their next meetings are:

Tuesday, 3rd December 2 - 4pm

Tuesday, 7th January 10.30am - 12.30pm

Tuesday, 4th February 10.30am - 12.30pm