

## **Little Chalfont Park Liaison Group**

**03.12.24**

### **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**

- Chris Holmes - Little Chalfont Parish Council (CH)
- Victor Davies - Little Chalfont Parish Council (VD)
- Sian Lloyd - Little Chalfont Community Association (SL)
- Fiona Williams - Little Chalfont Community Association (FW)
- Henry James – Hill (HJ)
- Imogen Spencer-Dale – Cratus Group (ISD)

### **Timeline and consultation programme**

CH said the group was happy with the new clear layout of the timetable and the group agreed that it will be hosted on the [www.littlechalfontpark.uk](http://www.littlechalfontpark.uk) website, with a link from the LCPLG microsite.

### **Surveys and community engagement**

The group agreed the site visit for nearby residents in November had been useful and appreciated.

HJ explained they were aiming for the week of 16th December for the first surveys of neighbouring house's ridge heights. The data from these surveys will be sent to the architects in January, who will use this information to produce accurate imagery of what the development will look like from neighbouring angles.

HJ noted that this means the surveys will come back after submission of the Reserved Matters Applications, but that the images will just be for reassurance as the scheme is compliant.

### **Loudhams Wood Lane boundary**

HJ confirmed that the upcoming Reserved Matters Applications would show the footpath in the new position, no longer along the boundary with Loudhams Wood Lane as shown in the outline parameter plan.

HJ explained that the details as to how the green buffer between the new houses and the Loudhams Wood Lane gardens would be maintained is still under discussion.

### **Cycle paths**

SL mentioned that some residents on Burtons Lane believe that plans show a new cycle route for Little Chalfont Park running through the gardens of Burtons Lane. HJ confirmed this is not the case.

### **Community Facilities and Infrastructure**

HJ said the project team will look at site-wide strategies after the current Reserved Matters Applications are submitted. This will include looking at the commercial brief for the retail options and options for the community facility.

VD suggested showing examples of facilities on other Hill developments. VD noted people may ask for a GP or other similar facilities to reduce pressure on local services.

CH said that the LCPLG is meeting Sarah Green MP to discuss wider housing targets in the area and infrastructure to go alongside it, including the need for GP surgeries.

### **Planning Conditions**

HJ noted that the Design Code, Archaeological Survey Report, Phasing Plan and Strategic Landscaping Plan have all been discharged and approved by Buckinghamshire Council. These were all based on the existing parameter plans and were required to be approved before submission of Reserved Matters Applications.

These will then all be updated over the next three or four months to reflect changes to the original parameter plans. This is the 'due process' which must be followed, rather than submitting the conditions with the updated details to begin with.

### **Upcoming Planning Applications**

Hill will submit four Reserved Matters Applications to Buckinghamshire Council before the end of 2024.

1. Suitable Alternative Natural Greenspace.
2. Infrastructure to serve the Western parcel.
3. 74 residential homes in the Western parcel.
4. The bridge over the railway.

In addition, Hill will submit a Section 73 Application. This is not a Reserved Matters Application, it is to amend the existing approved parameter plans.

CH asked how long this approval process could take, HJ said on average it can take around four or five months, however the local elections in May could cause delay.

### **Statutory Consultation Period**

CH asked when the public and stakeholders will be able to comment on the applications. Once a Reserved Matters Application is submitted, it needs to be validated. Once validated, it will be uploaded to the planning portal and there is a minimum statutory 21-day consultation period in which the public and any statutory consultees can comment. Typically, the Council accept comments after this 21-day period. Sometimes the Council will ask that this time period is extended and will agree a longer consultation period.

There will likely be amendments to the application, which Hill will submit after they have reviewed all the feedback and spoken to relevant organisations to discuss any concerns about the plans.

### **Northern / Eastern parcels**

The detailed work on designing the next parcels will begin later in December 2024, including looking at levels,

heights, parking provision, density and more.

### **Ecology and Estate Management**

SL explained she had worked with Natures Futures on a proposal for monitoring the Biodiversity Net Gain on the site and a programme of community engagement activity.

HJ said this will be reviewed once all the Reserved Matters Applications are submitted, allowing the exact amount of open space, the details of its design and the final figures for Biodiversity Net Gain to be known and considered. Estate management companies wouldn't take responsibility for any area until there is a large space to take. All open spaces will remain under Hill's responsibility until they are handed over.

The contract will need to be ready by the first occupation, and before Hill hands over any homes to Affordable Housing providers.

### **Wider Planning Applications**

The group discussed nearby planning applications and any potential impact on the site. HJ said Hill reviews other applications to be aware and comment if needed.

### **Next meeting**

The group agreed to postpone the January meeting until after Hill meets with Buckinghamshire Council in mid-January. Hill will provide an update after the meeting.

The next full meeting will be on 4<sup>th</sup> February 2025.