

Little Chalfont Park Liaison Group

04.02.25

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)
- Henry James – Hill (HJ)
- Isobel Yeardley – Hill (IY)
- Jenny Cooper– Cratus Group (JC)

Apologies

- Fiona Williams - Little Chalfont Community Association (FW)
- Imogen Spencer-Dale – Cratus Group (ISD)

Liaison

The group discussed the accidental lack of communications regarding the date for the next consultation, as well as the Community Liaison Team name used by JTP and Cratus in recent communications. JC reassured that this would not happen again, and that future communications will change the name of the Community Liaison Team to avoid confusion between the Liaison Group.

Review of minutes from previous meeting

The group approved the minutes and noted that they are live on the Liaison Group website.

Community infrastructure and facilities

The group discussed the proposed community facility and what would be best placed to fit with the existing village while providing for the new community. HJ explained that the community facility would likely help to add funds to the estate management fees which could then reduce service charges for individual properties.

The group discussed a few potential uses and Hill clarified that they will be engaging with commercial agents to help best advise what would be suitable for the site.

Ecology and Estates Management

SL mentioned outstanding queries covering biodiversity net gain and the potential for a partnership approach regarding the SANG management.

SL noted that the first year SANG management plan cost estimate is around £800,000, which is a huge undertaking.

CH asked what the cost would be overall. HJ explained that the estate management company will put a figure together, they would set the service charge at a certain amount which generates income. Hill will make an advanced payment to the trust which will be invested. Charges would be indexed.

Planning applications update

HJ explained that the first batch of applications were submitted and validated before Christmas.

IY added that the statutory consultation period has ended but Buckinghamshire Council is still accepting comments. So far, there have been no objections to the plans from statutory consultees. There have been a few requests for clarifications which Hill is more than happy to respond to.

CH asked if they have any indication how long the process will take.

HJ said Hill would like to have the Western spine road application approved prior to the May elections.

HJ confirmed he hopes for the infrastructure to be approved by the end of April. Then the SANG and Western Parcel and the pedestrian bridge would hopefully be determined in June.

The next application will be the Eastern Northern infrastructure spine road, likely to be submitted at the end of February, and then the Eastern and Northern residential parcel submission will be in May or June.

Parish Council statutory consultation response

CH explained they will be discussing their official response on 26th February, having shared draft papers internally beforehand, to submit as soon as possible.

CH offered to meet Hill to discuss thoughts ahead of the parish council meeting. HJ agreed, and asked if possible, to get sight of any discussion points ahead of time to prepare any specific materials to bring.

CH had offered the Roads Network Group a chance to include their comments as a shared response.

Shared Pedestrian/Cycle path

SL noted that residents' concerns about the practicality of the of the shared pedestrian/cycle path along Burtons Lane is a valid concern. HJ added that this is in the agreed outline application, and ultimately a matter for Buckinghamshire Highways.

Green corridor / buffer zone

SL noted that the green corridor has been absorbed into the gardens on the back of the Western parcel, and that that this may compromise its use a wildlife corridor.

HJ noted that the ecology officers will likely set protection measures.

Homestead Farm is right up to the boundary and therefore there is existing hardstanding (paved or hard-surfaced area designed for parking).

Northern / Eastern parcel layout

IY and HJ shared and explained the emerging plans including the indicative area for the community centre and two commercial units with residential above. They explained this is to 'activate' the square.

SL asked about areas where existing homes will be impacted by the new residents. HJ said there will be buffers, and that Hill is undertaking surveys on Village Way properties to assess the proposed height relationship between the new and existing homes.

The LCPLG agreed a preference for back gardens rather than fronts of houses to face the SANG at the bottom of the Eastern parcel, preventing the need for a road adjacent to the SANG, however acknowledged that

Buckinghamshire Council preferred the fronts of houses to face the SANG.

Retirement home

CH asked if the retirement home will be governed by a design code.

HJ said it would be, but that will be brought forward by a separate specialist provider. Hill will ideally be in contractual discussions with a provider this year. Hill will request the provider contacts the Liaison Group and the wider community.

Education space

VD asked if education was on the agenda at the next meeting.

HJ said they have not received direction from the council regarding their preferences for the space allocated for education, but will update the Liaison Group when they have any more information.

Consultation

HJ said Hill will share the information boards ahead of the event for comment.

Site works

Further archaeological investigations will take place in February and March. JC explained she had notified the group, and the Roads Network Group of the works, as well putting the information on the website.

There will also be tree surveys and works taking place shortly.

Neighbouring properties

JC said Hill is organising a meeting with the owners of the home beside the pedestrian bridge.

Outcome of Planning Proposals (Long Walk West & Roughwood)

CH said the Long Walk development proposal was refused, and that Roughwood Lane are now operating a permit system for car access, which local residents can receive.

Future meetings

The planned meeting of the LCPLG on 4th March will be replaced by the Reserve Matters review meeting in Cytiva on the 19th February. A provisional meeting by zoom has been scheduled for 18th March to review the feedback from the 3rd public consultation.

CH invited the Hill Team to present an update at the Parish Council AGM on the 30th April.

SL invited the Hill team to have a presence at the Little Chalfont Village day on the 21st June.