Little Chalfont Park (LCP)

Hill and Little Chalfont Park Liaison Group (LCPLG)

Minutes of Meeting

Date Thursday 22nd October 2026	**Time** 10am – 12pm
Venue Teams	**Attendees** Hill: HJ, SC, RM LCPLG: CH, VD, FW, DG
Apologies NO	

1. Approval of Minutes — 22nd September 2026

- No corrections noted. Minutes of the 22nd September meeting were agreed.

2. Review of Outstanding Actions (carried forward)

Action	Owner	Status
Liaise regarding Hill attendance at Edible Gardens visit.	SG & NO	Carried forward — no update recorded.
Refresh indicative timeline (last updated February 2026) once planning certainty improves.	HJ / WB	Outstanding —Hill are reviewing the overall programme for the project and will update the timeline when concluded alongside having certainty of the live applications being determined
Check Hill website links through to the JTP website.	RM	Outstanding —Hill website will become the permanent, sole website once live planning applications are concluded

3. Planning Updates

3.1 Design Resubmission — N & E Parcel, S73 Parameter Plan & Village Way Amendments

- HJ updated that following the Village Way buffer zone being resolved in principle with residents and local Cllrs/ Cllr Tett has issued his withdrawal and we await to hear from Cllr Jackson and Rouse.
- Revised plans for the Reserved Matters Application (RMA) and the Section 73 application have been uploaded to the planning portal, triggering a 30-day re-consultation period. There are a couple of further minor amendments relating to detailed levels being worked through which will also be issued to the Council shortly.

3.2 Buckinghamshire Council TPO Application

- The Council have withdrawn the TPO application, but we expect a new application to be submitted soon reflecting a greater level of detail of the specific trees being sought for protection.

4. Update from Construction / Project Management Team

4.1 Overview — All Areas

- Construction continues to progress in the Western Parcel. Practical completion is programmed for March 2028, though sales rate will be a key factor in whether this timeline holds.
- Sales & Marketing suite: external cladding to be completed, with internal flooring, decoration and other second-fix works ongoing. External works, including planting and sculpture installation, are also underway. Targeted for launch in January 2027, alongside show units comprising a 3-bedroom 3-storey, a 3-bedroom 2-storey, and a 5-bedroom 2-storey house which are all currently being decorated
- Shared Ownership housing in the top-left corner of the site is underway and progressing.
- Approximately 70–80 operatives currently on site.

4.2 Utility Works

- Collaboration continuing with Cadent, SEN and Affinity Water regarding a multi-trench ditch solution, currently being explored. 26th October to 20th November road closure license in place for Water connections near Loudhams Wood Lane.
- Road space booking being arranged for power works from Amersham Road; first week of November 2026 proposed.
- These works to be coordinated with Cadent to allow delivery in parallel.
- Regarding road adoption, we are pushing for this given we have designed and we are building to this standard but await to hear from Highways to confirm on this.

4.3 Site Security

- DG mentioned he had seen some trespassing, SC updated on additional security measures that will be implemented soon particularly as the site will soon become live from a sales and marketing perspective.
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4.4 Demolition works at Oakington Avenue

- Plans have been progressed with this and communication will be held with the impacted residents prior to the works being undertaken.

5. Communications & Marketing Update

5.1 Hill & Parish Newsletter

- Newsletter - a few people had not received this, some follow up comments from the newsletter related to the utility works ongoing. Next newsletter will be January.
- Summary log of comments received in the period to be issued

.5.2 Website Updates & Indicative Timeline

- Website will be consolidated to Hill only soon once outstanding planning applications approved. In the meantime HJ has requested the JTP website to show a Q4 2026 determination update from Spring 2026 that is currently shown.
- It was discussed that when all information is consolidated onto a Hill website, an indicative programme will still be required to update on construction works. Also noted that a table

summarises the approved planning permissions and links and references back to Bucks Councils website will be required to ensure the local community know where to access approved plans if they would like to review.

.5.3 Little Chalfont Primary School

- RM met with the headmaster at LCPS to discuss collaboration priorities. Currently looking to supporting fencing replacement needs at the school. Potential to support edible garden fundraising efforts again too
- Working with the school in Nov/Dec to name the deer sculpture at the front of the development. Competition will be held for students

.5.2 Sales launch

- Anticipated sales launch will be Saturday 23rd January
- We are looking to organise a stakeholder event for the opening of the sales and marketing suite, of which the LCPLG can be involved attending.

6. Estate Management

- Hill are out for tender to select an estate management provider which once selected a meeting with LCPLG will be organised to coordinate input.

7. Update re Retirement, Care Home & Education Parcels

7.1 Care & Retirement

- No updates to report.

7.2 Education

- No updates to report.

8. Next Meeting

- Agreed: 10am–12pm, Tuesday 24 November 2026. RM to invite Rayne in marketing team to provide an update on the sales launch
- January Meeting – suggested to align with sales marketing launch engagement event around mid to Jan

9. Any Other Business

- Little Chalfont Christmas Lights – Hill are looking to support. VD will be in touch with Hill to explore.