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18 December 2012



G Winwright
Temporary Planning Policy Manager
Chiltern District Council
King George V House
King George V Road
Amersham
Bucks HP6 5AW

Dear Mr Winwright

Delivery Development Plan Document ("DDPD")

We refer to our meeting on 28 October with you and your colleague, Helen Harding, in the Little Chalfont Village Hall at which you requested input from the Little Chalfont Parish Council ("LCPC") and the Little Chalfont Community Association to assist your preparation of a DDPD.

We are very pleased to have this opportunity and, having separately considered the various issues that you highlighted, we summarise below the suggestions that both of our organisations fully support:

1. Green Belt and AONB: We are pleased to receive your reassurance that there is to be no change to CDC's current Green Belt/AONB policy, and we therefore assume that the DDPD will identify and protect the following sites from development:

- a) The field to the west of Stony Lane (between Stony Lane and Westwood Park)
- b) The former golf course in Lodge Lane
- c) The Little Chalfont Nature Park, off Cokes Lane (a plan of the land will follow.)
- d) Fields/open land between Burtons Lane and Lodge Lane, including those to the north of Long Walk*
- e) The Cherry Orchard (near the LCPC western border on White Lion Road*)

Additionally, although outside the Green Belt/AONB,

- f) The proposed future allotment site behind Sandycroft Road

* We confirmed the location of all other sites at our meeting.

2. GB4: In our discussion you identified several sites within the LCPC boundary currently designated as GB4, indicating a potential for in-filling. Having reviewed each of the currently designated sites, we do not consider that any of these sites warrant their current designation.

Furthermore, given the issue of multi-ownership, we are of the view that there is questionable viability of any significant development of the sites separately identified in CDN115/a for Strategic Housing Land Availability Assessment (SHLAA), other than those for which planning consents have already been given.

However, we have already identified a site behind the shops in Elizabeth Avenue (which we believe is owned by Paradigm) and could/should be designated as GB4.

3. We are not aware of any sites to be designated as "Business sites" other than those already so designated, each of which should retain such designation.

4. We were pleased to hear your indication of a possible extension of the "Established Residential Areas of Special Character" within Little Chalfont, but we are unable to comment further until we receive details of any proposed changes.

5. We would wish the DDPD to identify the following as "sites of special community interest":

- a) The Little Chalfont Nature Park, off Cokes Lane
- b) Westwood Park
- c) Snell's Wood
- d) The Village Green
- e) The site containing the Community Centre/Village Hall and Community Library plus the adjacent council car park
- f) The green area around Cavendish Close bordered to the north by Elizabeth Avenue (this is thought to be in the ownership of Paradigm)
- g) The pond area in Finch Lane (adjacent to St. Aidan's Catholic Church)

6. We confirm that the LCCA is in the process of updating the current Community Action Plan and expects to complete this process by January 2013.

7. We want to ensure that the DDPD records specific plans to address the various infrastructure issues that Little Chalfont faces. The very significant new housing now being built at the Turners Field site and the additional housing expected at the Donkey Field site have, and will, exacerbate issues such as road safety, including weight restriction and access to the north end of Bell Lane, walkways, healthcare and parking, all substantially yet to be addressed in forward infrastructure planning.

On parking, the Parish Council has conducted a recent survey of Little Chalfont residents and has opened discussions with BCC on potential actions to help alleviate the current problems. However, the absence of available sites for additional parking in the village centre will pose a major challenge, so a vital requirement of the DDPD will be the confirmed designation (i.e. restricted, for parking only) of the currently derelict but formerly parking site immediately to the east of the main Chenies Parade shopping precinct, between the shops and the Citygate showroom.

We are conscious of the need for consideration of infrastructure planning in relation to developments beyond the Little Chalfont Parish Council boundaries. In this context we note that the

expected development of the Newland Park site will undoubtedly increase road safety and parking issues within Little Chalfont. Rail fares from Chalfont and Latimer station are determined by London Transport and are lower than rail fares from the nearest alternative, Gerrards Cross; this will give travellers from Newland Park a financial incentive to drive and park in Little Chalfont, a practice already followed by commuters from many other neighbourhoods. The DDPD will need to take such developments into account.

For completeness, we also record the need for detailed consideration of the infrastructure issues that will arise for the District, and indeed for the County, on and following the construction of HS2, should that development receive the necessary approvals.

8. At our meeting, you mentioned also the designation within the DDPD of parks and open spaces. Clearly the sites listed in paragraph 5 above as sites of special community interest fall into this category, as do all others listed in paragraph 1, but we would also wish to preserve the open spaces on both sides of the A404 on the approach to the village centre from the east.

9. In connection with the search for suitable Gypsy/Traveller sites (Policy CS14), we have considered the matter and are unable to identify any potential sites within Little Chalfont.

We hope that this early submission of our preliminary, but considered, thoughts will prove helpful in the development of a draft DDPD, and we confirm that we look forward to participating in the development and refinement of an agreed DDPD in the coming months.

Yours sincerely

Brian Drew
Chairman
Little Chalfont Parish Council

Roger Funk
Chairman
Little Chalfont Community Association