

Little Chalfont Park

Community Consultation May 2024



Introduction

The Site

The Little Chalfont Park site is currently occupied primarily by the former Little Chalfont golf course and clubhouse, as well as Homestead Farm, which includes a residential property and various outbuildings.

Background

The Outline Planning Permission was granted in March 2023, for:

- Up to 380 homes (including 40% affordable)
- an additional 100 retirement homes
- and a 60 room care home
- A mixed use local centre
- Land safeguarded for education use

Housebuilder Hill Group purchased the site in December 2023 and are now working through the next steps of the planning process. As part of this process, Hill will be undertaking consultation with the local community and Buckinghamshire Council.

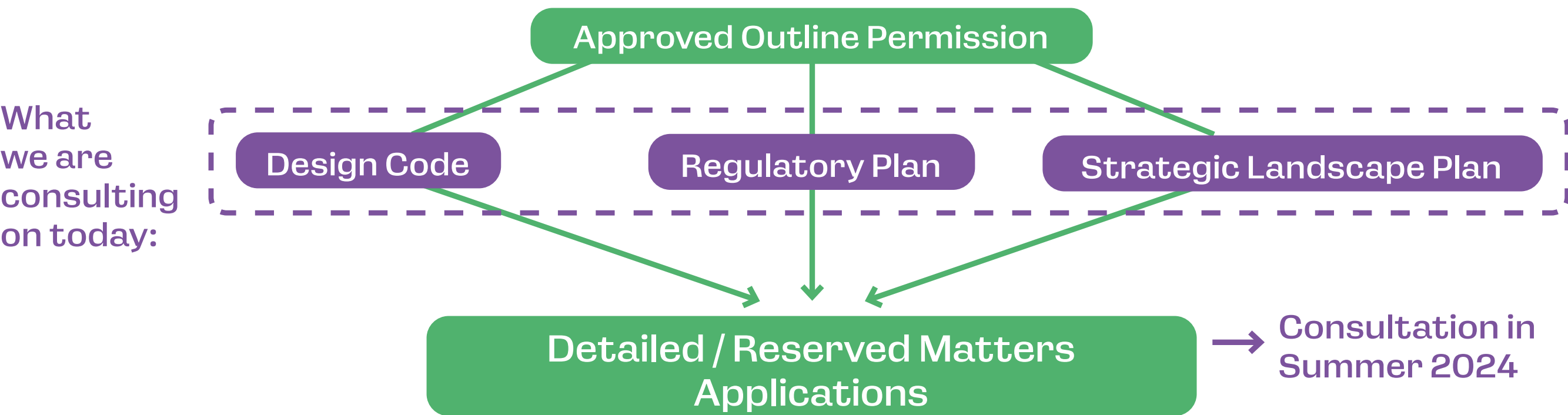
What are we consulting on?

It is a requirement of the planning permission that a suite of documents are prepared and consulted on before the submission of future applications for the detail and layout of the housing parcels comes forward. These are the **Regulatory Plan, Design Code and Strategic Landscape Plan**

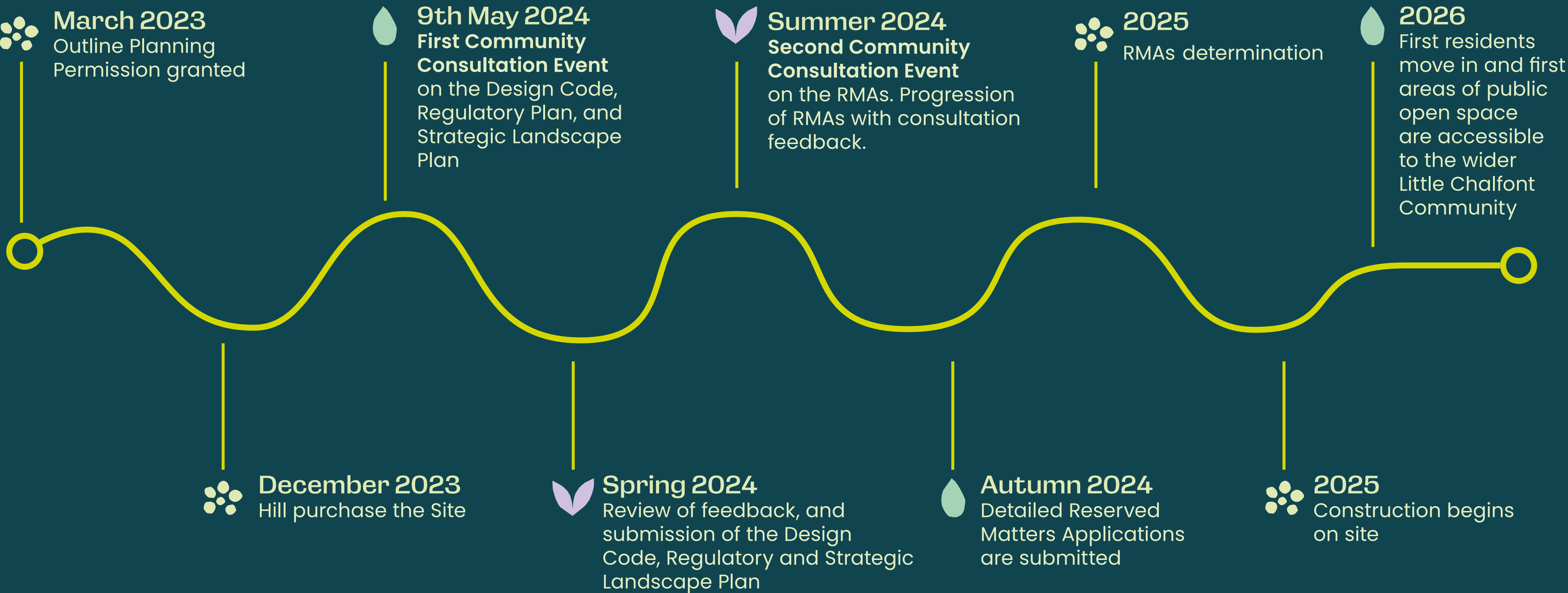
What's next?

Please give us any comments you may have on the regulatory plan, the design code, and the strategic landscape plan by **Friday 24 May 2024**. Following this feedback deadline, we will assess the comments received, before working up the final proposals for submission to Buckinghamshire Council. The finalised documents will be uploaded to the Little Chalfont Park website for the community to view.

The **Reserved Matters Applications (RMAs)** are then expected to be submitted later in 2024. RMAs refer to the details of a planning application that have not been decided upon in an outline planning permission. These include specifics such as the design and appearance of buildings and the landscaping of the site. Consultation will take place for this stage as well, with opportunities for the public to comment upon and influence proposals for the site.



Indicative Timeline



The Little Chalfont Park community consultation is being organised by JTP and Cratus on behalf of Hill. For more information, please visit littlechalfontpark.uk, contact the JTP team at community@jtp.co.uk on Freephone 0800 012 6730 or write to us at **Freepost JTP** (no stamp required).



Little Chalfont Park

Community Consultation May 2024



Meet the Team



The Hill Group
The Courtyard
Abbey Barns
Ickleton, CB10 1SX

T. +44 (0)12 2379 2700
www.hill.co.uk

The Hill Group

Hill Group is an award-winning 5 star housebuilder, creating a range of beautiful homes across London and the south east. Our vision is to be the UK's leading, most trusted housebuilder, creating exceptional homes and sustainable communities. The community is at the heart of every project we deliver, and our driving force is to ensure we make a positive contribution to the people living and working in and around our developments. Hill Group has been honoured with the prestigious Housebuilder of the Year award at the renowned WhatHouse? 2023 Awards.



Hill's award winning neighbourhood, Marleigh, Cambridge



JTP
Unit 5
The Rum Warehouse
Pennington Street
London E1W 2AP

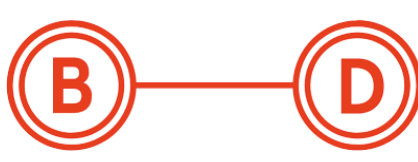
T. +44 (0)20 7017 1780
www.jtp.co.uk

JTP

JTP is an international placemaking practice of architects and urban designers with extensive experience of delivering successful places for both the public and private sectors throughout the UK and internationally. Our goal is to create places where life in all senses can flourish; places that are economically thriving, artistically stimulating, environmentally footprint-free, with a strong sense of identity. In short, places where people feel they belong.



JTP's self-designed offices, Pennington Street Warehouse



BD Landscape Architects
Unit 52.11, Woolyard
52 Bermondsey Street
London SE1 3UD

T. +44 (0)16 8429 8582
www.bdlandarch.com

B|D Landscape Architects

B|D Landscape Architects are an award-winning practice, committed to the integration of sustainable design in this Climate Emergency to deliver amazing & resilient places for people. Our approach combines contemporary sustainable design with creative ecology looking to glean the unique genius loci from each place – our designs draw inspiration from the history, ecology, environment, use & character of the site. We believe in creating extraordinary effects with ordinary things to deliver meaningful and much-loved public spaces & places.



BD at their Living Wetland Theatre project for WWT

Other Consultants

Planning



CBRE
Henrietta House
Henrietta Place
London W1G 0NB

T. +44 20 7182 2000
www.cbre.co.uk

Engagement



Cratus Group
180 Borough High St
London SE1 1LB

T. +44 (0)20 8629 7190
www.cratus.co.uk

Transport



i-Transport
33 Queen Street
London EC4R 1AP

T. +44 (0)016 1830 2172
www.i-transport.co.uk

Engineering



Barker Associates
Majesty House
Avenue West Skyline 120
Braintree CM77 7AA

T. +44 (0)12 7970 1984
www.barker-associates.co.uk



The Little Chalfont Park community consultation is being organised by JTP and Cratus on behalf of Hill. For more information, please visit littlechalfontpark.uk, contact the JTP team at community@jtp.co.uk on Freephone 0800 012 6730 or write to us at **Freepost JTP** (no stamp required).



Little Chalfont Park

Community Consultation May 2024



The Hill Group

Who we are

- Founded 24 years ago with partnering ethos
- 2nd largest privately owned UK housebuilder
- Design led with a focus on placemaking
- 5* Homebuilder, 97.5% of customers would recommend
- Substantial social value programme including Foundation 200 pledge
- Numerous accolades including 9 awards at WhatHouse? 2023 Awards including main prize of Housebuilder of the Year

What we do

- 3,000 new homes delivered a year
- 830+ employees
- 6 regional offices
- Track record delivering community led schemes
- Part of the Considerate Constructors Scheme, which raises standards in the industry, and builds trust with the public.

Our Goal

“To be the UK’s leading, most trusted housebuilder, creating exceptional homes and sustainable communities.”

Our approach to working in communities

- Regular meetings with the Working Group consisting of the Parish Council and the Little Chalfont Community Association
- A series of public consultation exhibitions to allow local residents to view and comment on emerging proposals before planning submission
- Frequent pre application meetings with Buckinghamshire Council Planning Officers
- Continued communication post planning and during the Construction phase of the development
- Dedicated website to allow the community to be kept informed of progress
- Provide a key point of contact throughout the whole process

Mosaics, Oxford

237 new homes with a focus on wellness and wellbeing



For more information please visit Hill's website hill.co.uk

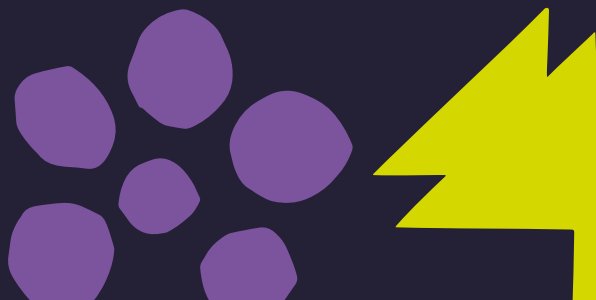


The Avenue, Saffron Walden

76 mixed tenure homes sympathetic to Conservation Area



The Little Chalfont Park community consultation is being organised by JTP and Cratus on behalf of Hill. For more information, please visit littlechalfontpark.uk, contact the JTP team at community@jtp.co.uk on Freephone 0800 012 6730 or write to us at Freepost JTP (no stamp required).



Little Chalfont Park

Community Consultation May 2024



Hill's Experience

Ninewells, Cambridge

270 new homes part of a contemporary urban extension in Cambridge



Millside Grange, Croxley Green
160 mixed tenure homes in extensive green space

Hill & JTP

Channels, Chelmsford

Set within the beautiful landscape of the Essex countryside, Hill partnered with JTP to deliver 240 homes as part of the wider expansion. The project won a Housing Design Award in 2021 and was 'Highly Commended' with the judges praising the high-quality Design Code and Vision Document.



Marleigh, Cambridge
Mixed tenure urban extension of 1,300 new homes



The Little Chalfont Park community consultation is being organised by JTP and Cratus on behalf of Hill. For more information, please visit littlechalfontpark.uk, contact the JTP team at community@jtp.co.uk on Freephone 0800 012 6730 or write to us at **Freepost JTP** (no stamp required).



Little Chalfont Park

Community Consultation
May 2024



The Site



The Little Chalfont Park community consultation is being organised by JTP and Cratus on behalf of Hill. For more information, please visit littlechalfontpark.uk, contact the JTP team at community@jtp.co.uk on Freephone 0800 012 6730 or write to us at **Freepost JTP** (no stamp required).

Little Chalfont Park

Community Consultation
May 2024



The Little Chalfont Park community consultation is being organised by JTP and Cratus on behalf of Hill. For more information, please visit littlechalfontpark.uk, contact the JTP team at community@jtp.co.uk on Freephone 0800 012 6730 or write to us at **Freepost JTP** (no stamp required).

The Wider Context



Little Chalfont Park

Background

The Approved Outline Permission

The Outline Planning Permission was granted in March 2023, for:

- Up to 380 homes (including 40% affordable homes) comprising a mix of 1-5 bed homes,
- an additional 100 retirement homes,
- and a 60 room care home.
- A local centre with the potential for community and commercial use
- Land safeguarded for education use
- A new pedestrian and cycle bridge and associated highways works
- Vehicular access points off Burtons Lane and Lodge Lane
- Public open space and associated infrastructure
- Off-site highways improvements

up to
380
new homes



of which
40%
affordable
homes

+ **100**
retirement
homes



+ **60**
bed
Care home



Local Centre
of up to **1000m2**
land safeguarded for
education



20% biodiversity
net gain



new
cycle/pedestrian bridge
facilitating a
4 min
walk
to train station



14ha or over
50%
of the site is
retained as
open
landscape

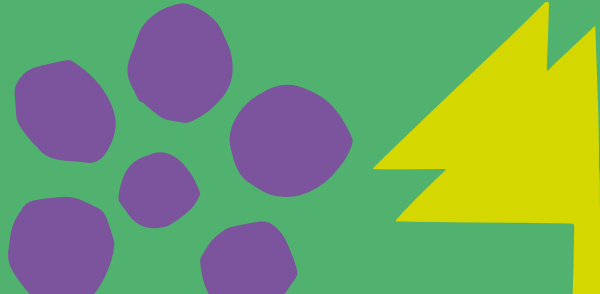
Including public open space, ecological re-wilding, existing woodlands and buffers.



Full details of the Outline Planning Permission can be found on our website littlechalfontpark.uk



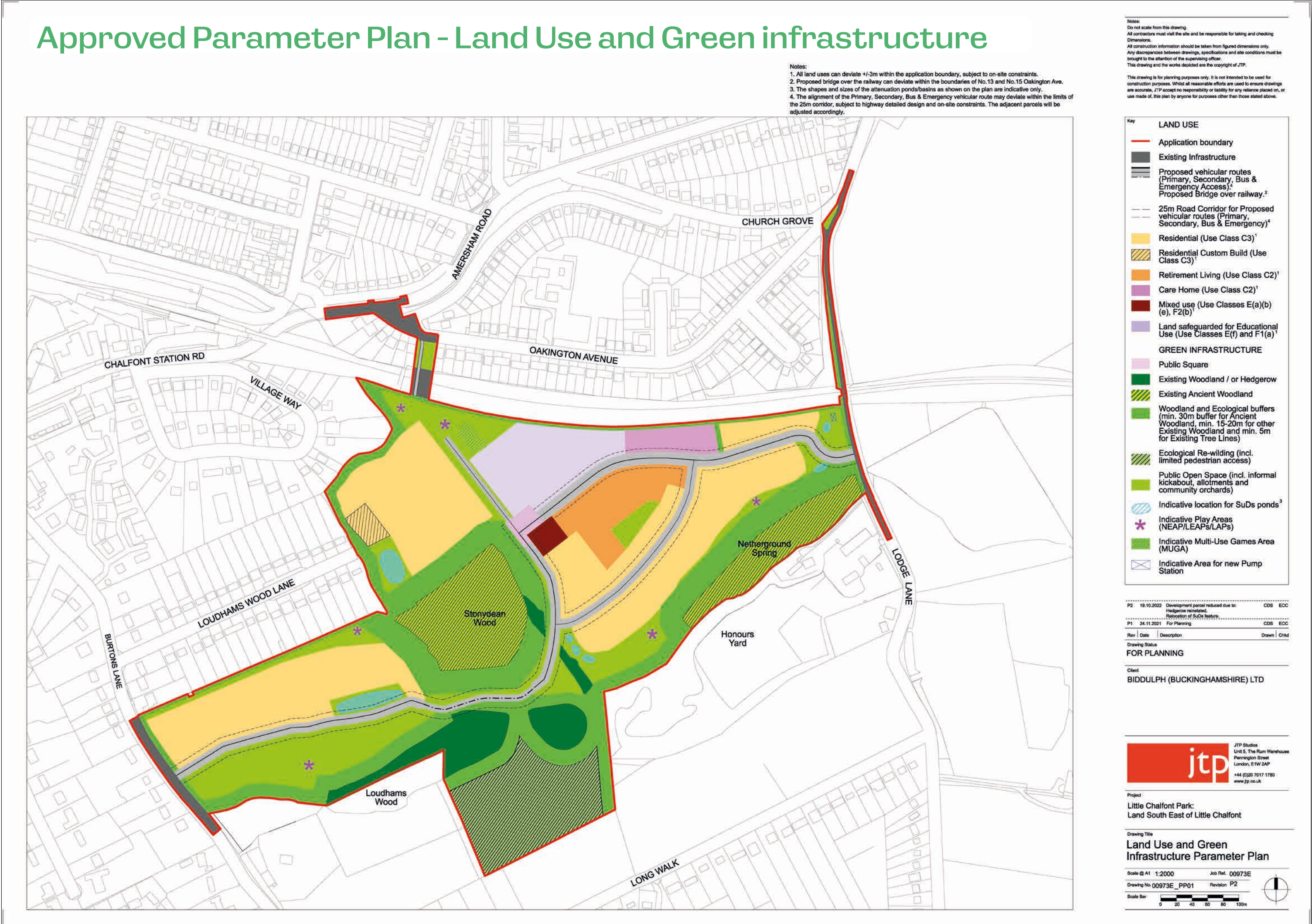
The Little Chalfont Park community consultation is being organised by JTP and Cratus on behalf of Hill. For more information, please visit littlechalfontpark.uk, contact the JTP team at community@jtp.co.uk on Freephone 0800 012 6730 or write to us at Freepost JTP (no stamp required).



Little Chalfont Park

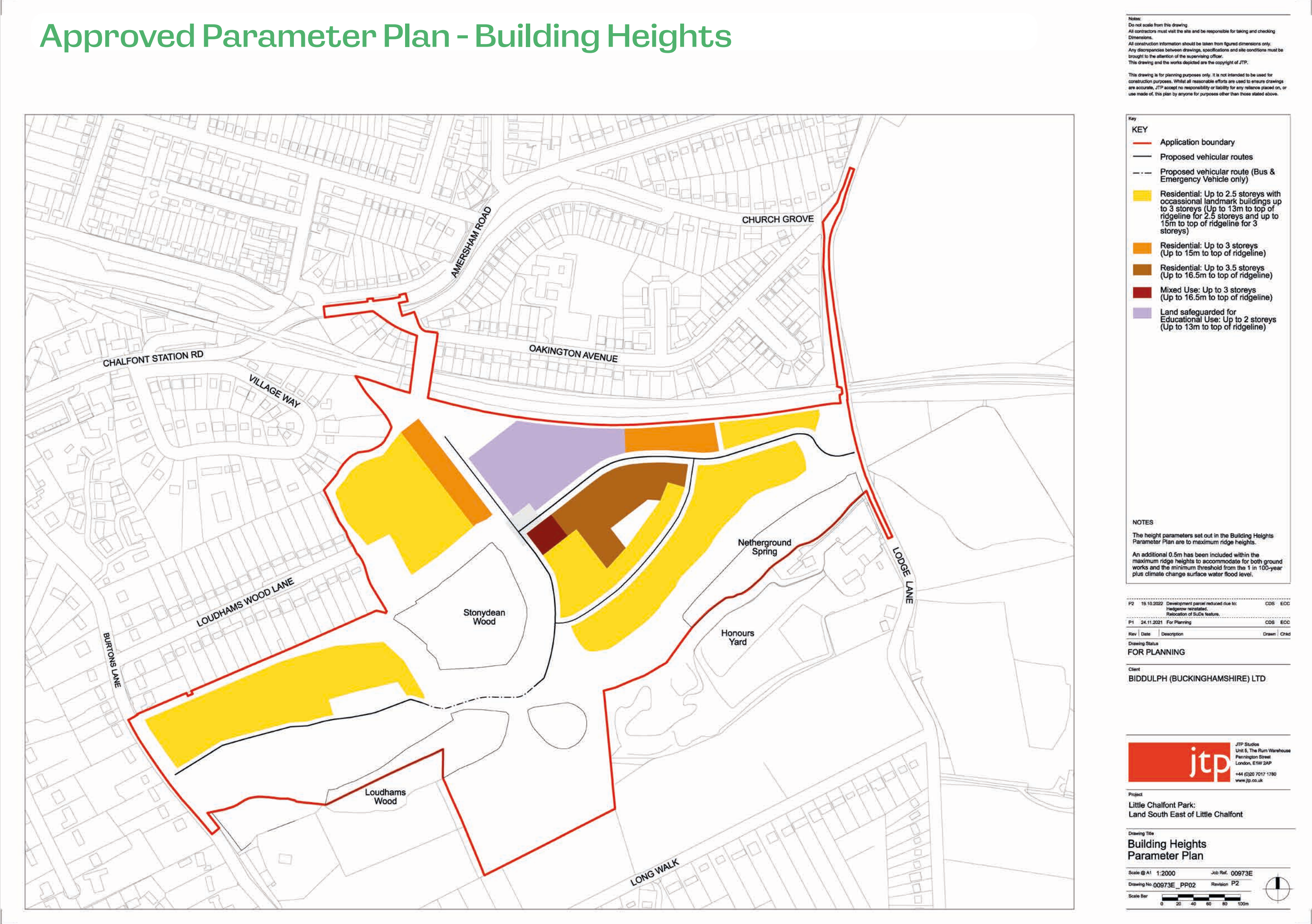
Background

The Approved Outline Permission

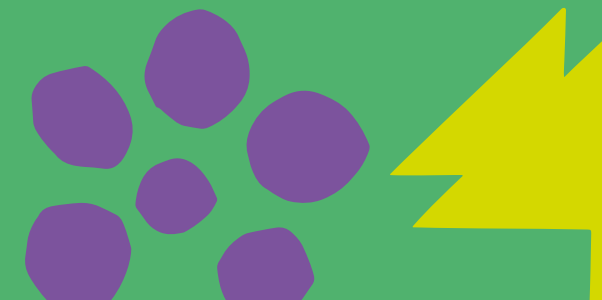


What is a Parameter Plan?

Parameter Plans are a set of approved planning documents associated with the site that provide the framework against which future planning applications on the site will be assessed against. They control things like the amount of green space, where residential development can and cannot occur, where access routes need to be provided for and the heights that buildings must not exceed. Some elements of the parameter plans are indicative.



The Little Chalfont Park community consultation is being organised by JTP and Cratus on behalf of Hill. For more information, please visit littlechalfontpark.uk, contact the JTP team at community@jtp.co.uk on Freephone 0800 012 6730 or write to us at **Freepost JTP** (no stamp required).



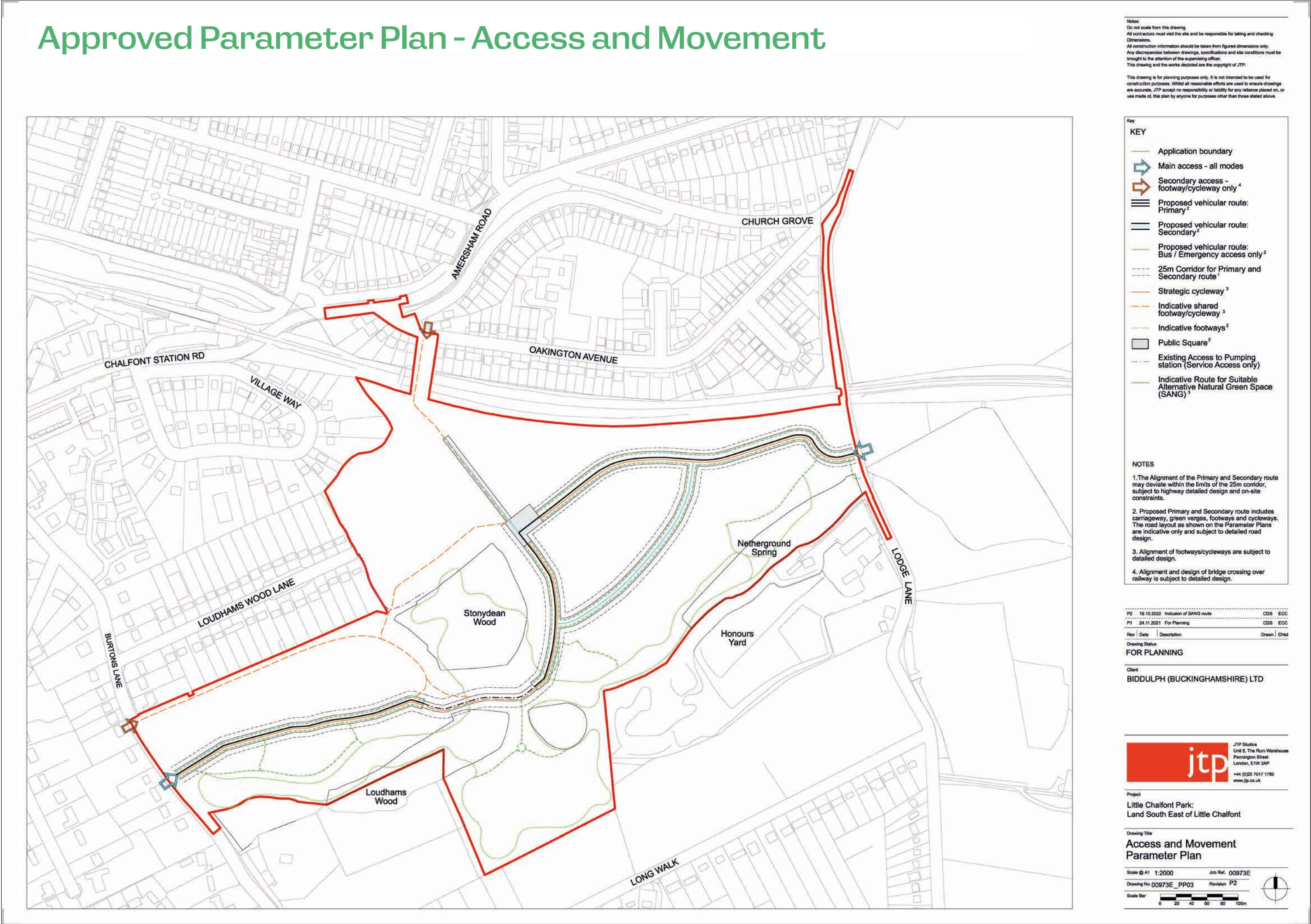
Little Chalfont Park

Background



The Approved Outline Permission

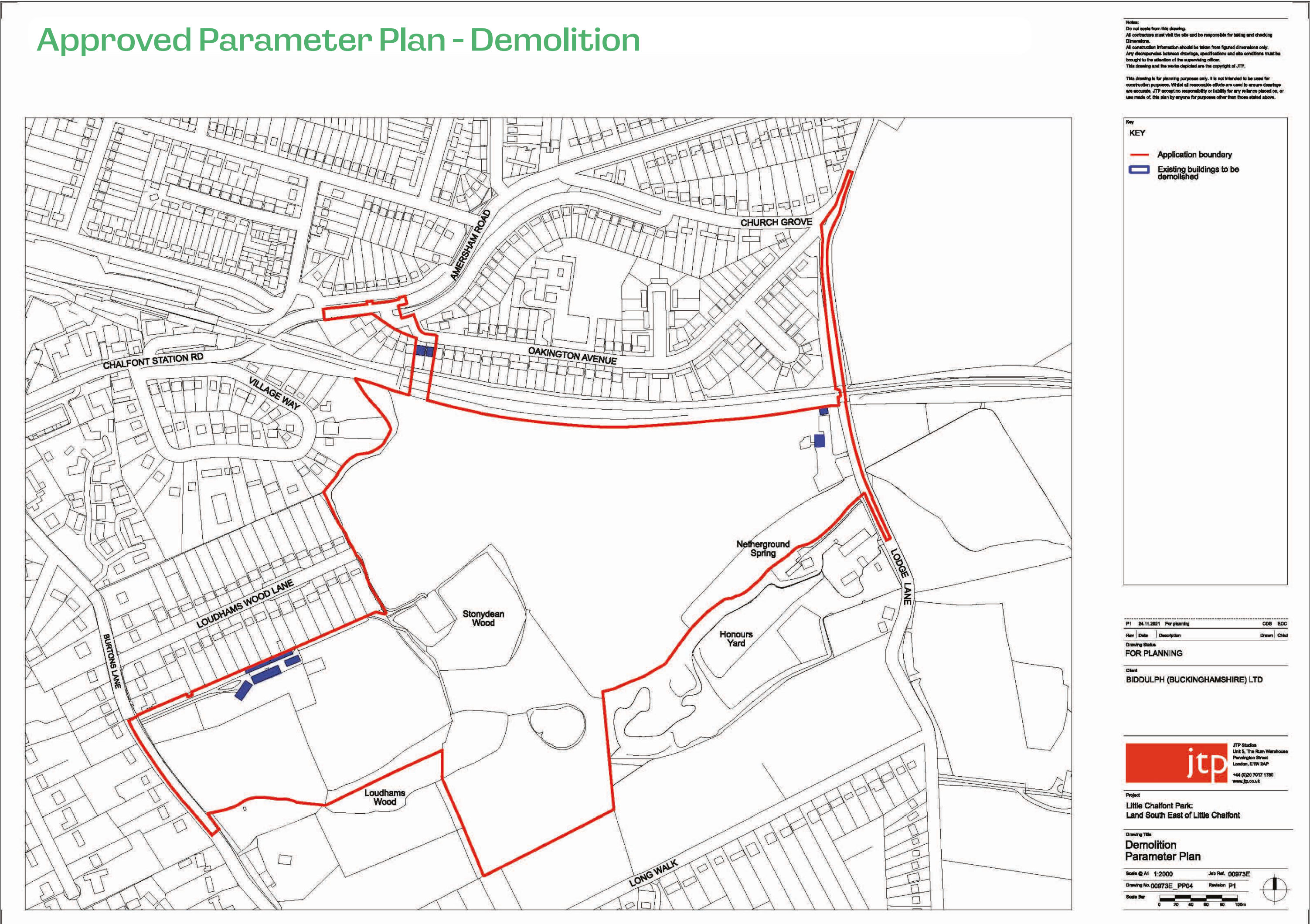
Approved Parameter Plan - Access and Movement



What is a Parameter Plan?

Parameter Plans are a set of approved planning documents associated with the site that provide the framework against which future planning applications on the site will be assessed against. They control things like the amount of green space, where residential development can and cannot occur, where access routes need to be provided for and the heights that buildings must not exceed. Some elements of the parameter plans are indicative.

Approved Parameter Plan - Demolition



The Little Chalfont Park community consultation is being organised by JTP and Cratus on behalf of Hill. For more information, please visit littlechalfontpark.uk, contact the JTP team at community@jtp.co.uk on Freephone 0800 012 6730 or write to us at **Freepost JTP** (no stamp required).





The Approved Highways Works



Location	Detail	
① Lodge Lane access	<ul style="list-style-type: none">Existing vehicle access upgraded to provide site access to the eastern parcelFootpath/cycle path to be provided opposite public footpath (approved preliminary drawing 140207-40 Rev A)	Prior to occupation of the Eastern Parcel (Condition 36)
② Burton's Lane access	<ul style="list-style-type: none">New vehicle access to the western parcel, with footways either sideNew footway/cycleway into the site (approved preliminary drawing 140207-34 Rev C)	Prior to occupation of the Western Parcel (Condition 35)
③ Mode filter	<ul style="list-style-type: none">No vehicle through route between Burton's Lane and Lodge Lane except for emergency vehicles (and a bus service if required)Removable bollards will be used to control vehicle access whilst allowing walking and cycling	
④ Pedestrian and cycle bridge	<ul style="list-style-type: none">4m wide pedestrian and cycle route north to Oakington AvenueIncluding a new bridge over the railway (approved preliminary drawing 140207-49)	Prior to occupation of the Eastern Parcel (Condition 39)
⑤ Lodge Lane widening	<ul style="list-style-type: none">To be widened to 5.5m on western side (from approx. 4.8m) to enable two-way traffic, for approx. 240m – between the site access and Church GroveRemoval of approx. 1m width of embankment, requiring a 140m long retaining wall (approved preliminary drawings 140207-41 and 140207-42)	Prior to occupation of the Eastern Parcel (Condition 36)
⑥ Burton's Lane ped/cycle improvements	<ul style="list-style-type: none">Widen of the existing footway on the eastern side to provide a 3m wide shared footway/cycleway (with some pinch points), for approx. 500m between the Burton's Lane vehicle access to the A404Shallow drains to be culverted to ensure sufficient space (approved preliminary drawings 140207-57 Rev B and 140207-58 Rev B)	Prior to occupation of the Western Parcel (Condition 35)
⑦ Amendments to Oakington Avenue/A404	<ul style="list-style-type: none">Realignment of the Oakington Avenue/A404 junction 5m to the eastRadius maintained to accommodate coach access to Little Chalfont Primary SchoolExisting Zebra crossing upgraded to Toucan (so cyclists can cross) and moved west to increase separation from junctionMin. 3m footway connection to new pedestrian/cycle bridge (approved preliminary drawing 140207-37 Rev F)	Prior to occupation of the Eastern Parcel (Condition 37)
⑧ Bus Stops	<ul style="list-style-type: none">New bus stops (flags only) to be provided (exact location to be determined following negotiation with LPA and bus operator)(approved preliminary drawing 140207-37 Rev F)	Prior to occupation of the Eastern Parcel (Condition 37)
⑨ A404 / Cokes Lane capacity improvement	<ul style="list-style-type: none">Widening of the Burton's Lane approach to provide a flare to assist left turning vehiclesWidening of the Amersham Road approach to provide a left turn laneWidening of the Cokes Lane approach to provide a flare to assist left turning vehicles (approved preliminary drawing 140207-30 Rev B)	Prior to occupation of any part of the site (Condition 38)



Little Chalfont Park

Community Consultation May 2024

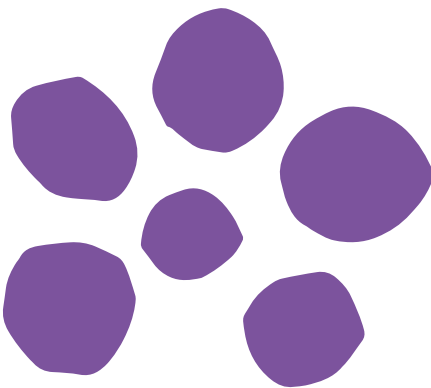


The Vision

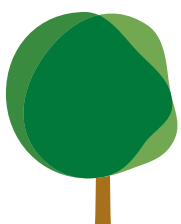
Welcome to Little Chalfont Park; a neighbourhood that encourages life outdoors within the landscape.

It brings together woodland, parkland and a Valley Park to create a playful and active environment for all.

It will offer a place to get together, build a strong community and invest in healthy living. Little Chalfont Park will get us moving; connecting us by foot and cycle to the nearby village centre and railway station. It will be an exemplar community, knitting into its landscape, supporting wildlife and promoting sustainable living at the edge of the Chiltern countryside.



GET WILD



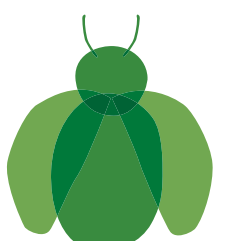
Links to the Countryside

The new Valley Park will encourage residents and visitors to venture into the wider countryside. Information points along improved pedestrian and cycle connections will help visitors orient themselves.



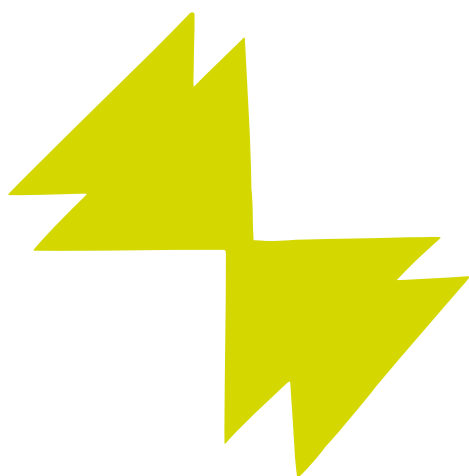
Nature Recovery Network

The new Valley Park and new green links across the site enhance and connect with the existing woodlands encouraging biodiversity to flourish.



Space for Wildlife

Little Chalfont Park will provide at least 20% biodiversity net gain through substantial tree planting, the creation of new habitats such as wildflower meadows, as well as the protection and enhancement of the existing landscape assets.



GET ACTIVE



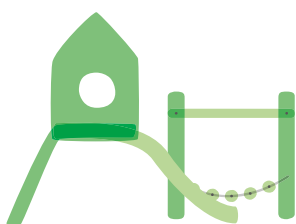
New Valley Park

Little Chalfont Park will exceed Chiltern District Open Space Study and Fields in Trust public open space requirements providing the area with a new publicly accessible natural open space for the community to enjoy.



Sports

A Multi Use Game Area will provide much needed sports facilities to the area. Located near the local centre and land safeguarded for education, it will be easily accessible.



Play Areas

A range of play opportunities within easy access of every home for all age groups. Alongside traditional playgrounds, natural and incidental play features are dotted throughout the park to support active learning and encourage spending time outdoors.



GET TOGETHER



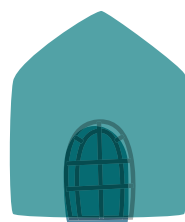
Retirement & Elderly Care

Retirement living and care home located in the centre alongside the community hub will encourage multi-generational activity.



Education

Safeguard land for education, located within a 10-minute walk from every home.



Local Centre

Opportunity for community space and other amenities such as cafe or shop to encourage social interaction.

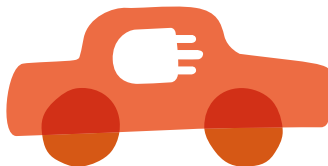


GET CONNECTED



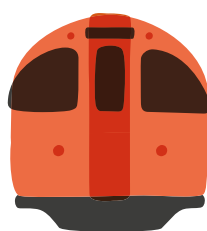
Cycling & Walking Routes

Direct pedestrian and cycle routes to the station, village centre, school and beyond.



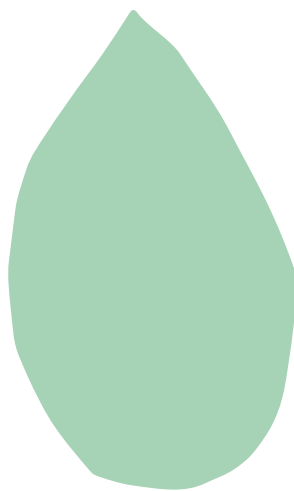
Electric Vehicles & Car Club

Vehicle charging points and car club integrated throughout.



Sustainable Transport

New pedestrian and cycle bridge which places every home within 5-15 minutes of the railway station. Potential for a new community bus.

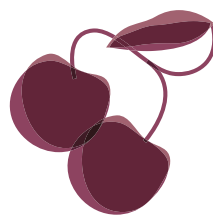


GET GROWING



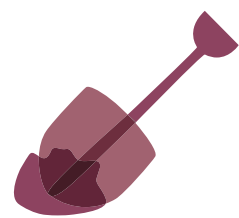
Social Spots

Areas for community eating and picnics are integrated amongst the allotments and orchards for all to enjoy.



Community Orchards

Area of fruit trees for communal harvesting also functions as a picnic and play space.

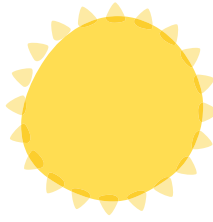


Allotments

Raised fruit and vegetable beds will provide local food growing facilities.

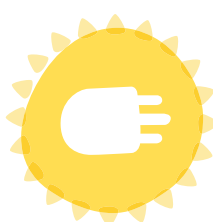


GET LEAN



Energy-efficient Design

Well built homes with high thermal standards and air tightness, maximising dual aspect across the site.



Technology

Homes will be gas-free and connected to renewable and low carbon energy sources such as air source heat pumps to minimise energy needs.



Water

A network of sustainable drainage systems which include drainage channels, rain gardens and swales. Water usage will be no more than 100L per person per day.



The Little Chalfont Park community consultation is being organised by JTP and Cratus on behalf of Hill. For more information, please visit littlechalfontpark.uk, contact the JTP team at community@jtp.co.uk on Freephone 0800 012 6730 or write to us at **Freepost JTP** (no stamp required).



Little Chalfont Park

Community Consultation May 2024



The Regulatory Plan



What is a Regulatory Plan?

The Regulatory Plan sets out the key elements of the development. It is one of the platforms upon which the Design Code is based.

It will ensure that all phases of the development will follow the core vision, as well as integrate effectively with their surroundings.

Key			
	Site Boundary		Indicative Public Open Space: Amenity Planting
	Residential		Indicative Multi-Use Games Area
	Retirement Living		Indicative Location of SUDS Feature
	Care Home		Indicative Dedicated Play and Recreation Area
	Mixed Use		Indicative natural/adventure play features
	Land Safeguarded for Educational Use		Indicative Pumping Station
	Existing Ancient Woodland		Primary Site Access Points - All Modes
	Existing Woodland and Hedgerow		Secondary Site Access Points - Footway/Cycleway only
	Ancient Woodland Buffer Zone		Primary Vehicular Route
	The Square		Secondary Vehicular Route
	Indicative Public Open Space: Meadow Grassland		Bus/Emergency Access Route
			Existing Service Access
			Indicative Vehicular Access to Residential Parcels
			Indicative Cross-parcel Routes
			Indicative Cycleway
			Indicative Connecting Routes for Pedestrians and/or Cycles
			Indicative Footways - on road
			Indicative SANG Route
			Indicative Residential Active Frontage
			Western Entrance
			Eastern Entrance



The Little Chalfont Park community consultation is being organised by JTP and Cratus on behalf of Hill. For more information, please visit littlechalfontpark.uk, contact the JTP team at community@jtp.co.uk on Freephone 0800 012 6730 or write to us at **Freepost JTP** (no stamp required).





The Strategic Landscape Plan



What is the Strategic Landscape Plan?

The Strategic Landscape Plan sets out the broad layout of the open spaces and key landscape elements of the development. It is one of the platforms upon which the Design Code is based.

It will ensure that all phases of the development will follow the core vision, as well as integrate effectively with their surroundings.

Key

- Site Boundary
- Parcels
- The Square
- Existing Retained Woodland Tree Cover and Hedgerow
- Indicative Hedgerow
- Indicative Buffer and Shrub Planting
- Indicative Meadow Grassland
- Indicative Amenity Planting including Grass and Impact Planting
- Indicative Semi-Mature Tree Network
- Indicative Communal Orchards and Growing Areas
- Indicative SUDS Feature, including wetland and damp grassland planting
- Indicative Permanently Wet Pond Feature
- Indicative Interpretation Feature
- Indicative Wayfinding Signage
- Indicative Seating
- Indicative SANG Routes
- Indicative Connecting Routes for Pedestrians and/or Cycles
- Indicative Dedicated Play and Recreation Areas
- Indicative Natural Play Areas



The Design Code

What is a Design Code?

A design code is a document setting out how development within a particular area can be carried out in accordance with good design principles.

It sets out a number of rules and high-level principles against which all future reserved matters applications will be assessed. Information is presented as a mix of diagrams and supporting text covering everything from building design to green spaces and streets and paths.

The production of this Design Code will be progressed collaboratively with Buckinghamshire Council and the local community to secure the agreed design outcomes and maintain the viability of the development.



The National Model Design Code forms part of the government’s planning practice guidance and expands on various characteristics of good design set out in the National design guide. The National Design Guide sets out the government’s priorities and provides a common overarching framework for design. Our Design Code follows the baseline characteristics set out in these documents.

Design Code Contents

Introduction

- The Team
- Contents
- Planning Context
- Purpose of the Document

C. Streets & Paths

- C.1 General
- C.2 The Avenue
- C.3 The Link
- C.4 Village Street
- C.5 Neighbourhood Streets

E. Nature & Public Space

- E.1 Key Design Principles
- E.2 Strategic Landscape Plan
- E.3 Key Public Spaces
- E.4 Detailing Public Space

A. Structuring Elements

- A.1 Parameter Plans
- A.2 Regulatory Plan
- A.3 Strategic Landscape Plan

B. Stitching In

- B.1 Western Entrance
- B.2 Eastern Entrance

D. Built Form

- D.1 Parcel Edge Frontage Character
- D.2 Internal Vistas
- D.3 Retaining Structures
- D.4 Boundary Treatments
- D.5 Refuse Storage
- D.6 Cycle Parking
- D.7 Car Parking
- D.8 Building Typologies
- D.9 Built Form Materials
- D.10 Built Form Detailing

Hard copies of the full design code are available at the event.

The full design code is also available at littlechalfontpark.uk



Design Code - Entrances

Extracts of the emerging Design Code chapters

B. Stitching In

B.1 Western Entrance

- General Principles**

B.1.1 Development along Burtons Lane **must** be sensitive to the Area of Special Character (ASC): Burtons Lane to Doggetts Wood Lane, set out in the Chiltern and South Bucks Townscape Character Study.

Blocks and Buildings

B.1.2 The arrangement of dwellings along Burtons Lane **must** respond to the existing properties on Burtons Lane, and give the impression of larger plots.
- Landscape**

B.1.3 The hedgerow **must** be retained outside of the new entrance route visibility lines. It **must** be enhanced with native planting where possible to screen the development from Burton's Lane.

B.1.4 The Valley Park and its pedestrian links **must** be clearly signposted.

Streets and Paths

B.1.5 Wayfinding elements **must** be provided for the cycleway into and through the site.



B. Stitching In

B.2 Eastern Entrance

- General Principles**

B.2.1 The eastern arrival into the site **must** form a natural setting adjacent to the Chilterns National Landscape.

B.2.2 The pumping station must be screened with low vegetation, provided it does not impede access.

Landscape

B.2.3 The existing Lodge Lane Hedgerow **must** be retained where possible and enhanced with native planting.

B.2.4 Semi-mature focal trees **must** be used for instant impact planting, with species linking to the existing Lodge Lane wooded character.

B.2.5 Any retaining structures to Lodge Lane **must** be naturalistic in approach, subject to highways approval and engineer requirements.

B.2.6 The Valley Park and its pedestrian links **must** be clearly signposted.
- Streets and Paths**

B.2.7 A legible, signposted pedestrian connection to the Chilterns National Landscape footpath (across from lodge lane) **must** be provided.

B.2.8 Wayfinding elements **must** be provided for the cycleway into and through the site.

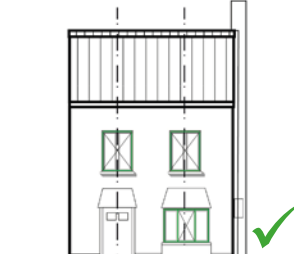
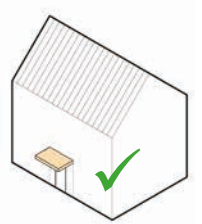
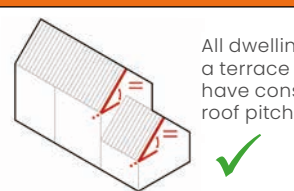
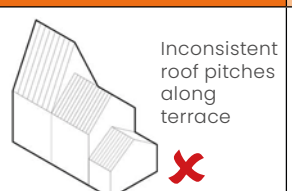
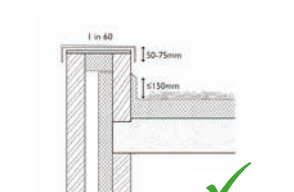
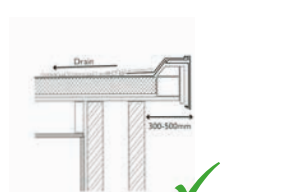
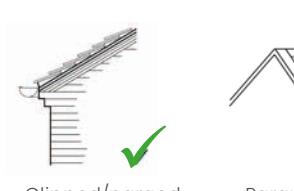




Design Code - Built Form

Extracts of the emerging Design Code chapters

D. Built Form

D.10 Built Form Detailing

6. Bay Windows	Description
 <p>Bay windows designed as part of overall composition of elevation.</p>	<ul style="list-style-type: none">Where used, bay windows must be considered as part of the whole elevation.The roofing material of pitched roof bay windows must match the selected colours of the main roof.
7. Porches	Description
 <p>Entrances must be celebrated and designed to complement the elevation.</p>	<ul style="list-style-type: none">Where used, porches must be designed to complement the overall composition of the elevation.Porches must be sufficiently deep to provide shelter.Porches must not dominate the building.
8. Roof, Eaves and Verges	Description
 <p>All dwellings in a terrace must have consistent roof pitch.</p>  <p>Inconsistent roof pitches along terrace</p>  <p>Flat roof concealed behind parapet</p>  <p>Overhanging flat roofs that are carefully detailed are acceptable</p>  <p>Clipped/parged verge</p>  <p>Parapet verge</p>  <p>Shallow fascia/barge board on verge</p>	<ul style="list-style-type: none">Flat roofs must be concealed behind a parapet, or designed to project significantly beyond the face of the building, with the depth of fascia and profile of leading edge carefully detailed.Roof pitches must be between a minimum of 35 degrees and maximum of 52 degrees.The roof pitch must be of a consistent angle along a terrace or group of buildings.Verges must be clipped/parged, parapet or use a shallow depth fascia/barge board.There must not be a mix of both hips and gables on any single building.Eaves must not be repeatedly interrupted by dormer windows creating facades cluttered with downpipes.

40 Little Chalfont Park - Design Code

D. Built Form

D.10 Built Form Detailing

Solar Panel Integration

D.10.3 Panels **must** be slim, and discreet.

D.10.4

The installation of photovoltaics **must** be designed into the elevation.

D.10.5

PV arrays **must** be laid in symmetrical configurations and equi-distance from all edges of the plane on which installed

"Stepped" configurations of photovoltaics will not be permitted.


D.10.6

Locations of flues, chimneys, skylights and dormers **must** not prohibit the installation of photovoltaics and solar thermal panels at a later stage.

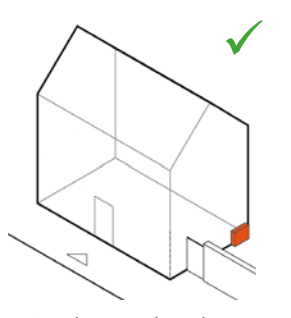
Heat Pump Integration

D.10.7 Air Source Heat Pumps (ASHP) **must**:

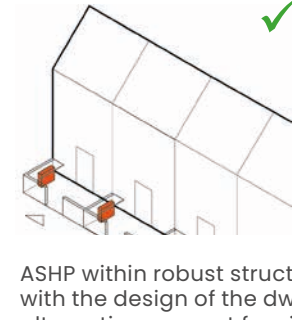
- Be easily accessible for servicing or maintenance.
- Be as close to the dwelling as possible to reduce length of pipework and associated heat loss.
- Be on the ground (not wall-mounted).
- Be concealed from the public realm, installed either to the rear of the dwelling, or behind a solid boundary to the side of the dwelling.
- If installation to the rear or side of the dwelling is demonstrably not feasible, then the ASHP **must** be enclosed (on all sides except the front) within a robust structure that is well-integrated within the design of the dwelling it serves.
- Enclosures **must** be sized to manufacturer's specified clearances to ensure efficient operation of the system.



ASHP located to the rear of the property.



ASHP located to the side of the property but concealed behind a solid boundary between private amenity and public realm

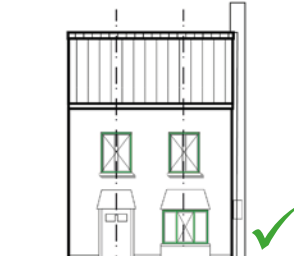
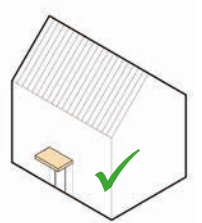
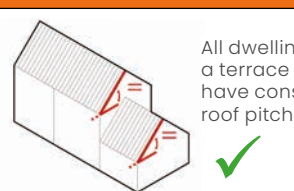
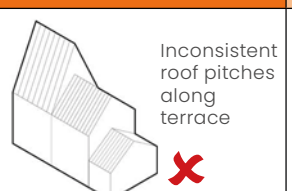
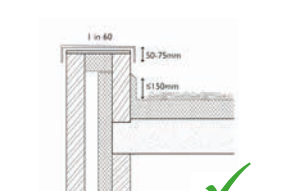
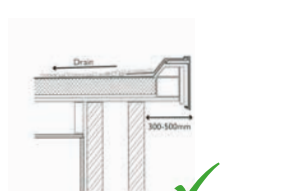

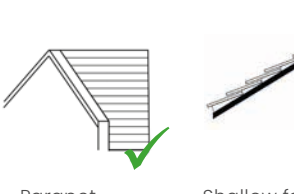



ASHP within robust structure that is well integrated with the design of the dwelling, only if other alternatives are not feasible

41 Little Chalfont Park - Design Code

D. Built Form

D.10 Built Form Detailing

6. Bay Windows	Description
 <p>Bay windows designed as part of overall composition of elevation.</p>	<ul style="list-style-type: none">Where used, bay windows must be considered as part of the whole elevation.The roofing material of pitched roof bay windows must match the selected colours of the main roof.
7. Porches	Description
 <p>Entrances must be celebrated and designed to complement the elevation.</p>	<ul style="list-style-type: none">Where used, porches must be designed to complement the overall composition of the elevation.Porches must be sufficiently deep to provide shelter.Porches must not dominate the building.
8. Roof, Eaves and Verges	Description
 <p>All dwellings in a terrace must have consistent roof pitch.</p>  <p>Inconsistent roof pitches along terrace</p>  <p>Flat roof concealed behind parapet</p>  <p>Overhanging flat roofs that are carefully detailed are acceptable</p>  <p>Clipped/parged verge</p>  <p>Parapet verge</p>  <p>Shallow fascia/barge board on verge</p>	<ul style="list-style-type: none">Flat roofs must be concealed behind a parapet, or designed to project significantly beyond the face of the building, with the depth of fascia and profile of leading edge carefully detailed.Roof pitches must be between a minimum of 35 degrees and maximum of 52 degrees.The roof pitch must be of a consistent angle along a terrace or group of buildings.Verges must be clipped/parged, parapet or use a shallow depth fascia/barge board.There must not be a mix of both hips and gables on any single building.Eaves must not be repeatedly interrupted by dormer windows creating facades cluttered with downpipes.

40 Little Chalfont Park - Design Code

D. Built Form

D.10 Built Form Detailing

Solar Panel Integration

D.10.3 Panels **must** be slim, and discreet.

D.10.4

The installation of photovoltaics **must** be designed into the elevation.

D.10.5

PV arrays **must** be laid in symmetrical configurations and equi-distance from all edges of the plane on which installed

"Stepped" configurations of photovoltaics will not be permitted.


D.10.6

Locations of flues, chimneys, skylights and dormers **must** not prohibit the installation of photovoltaics and solar thermal panels at a later stage.

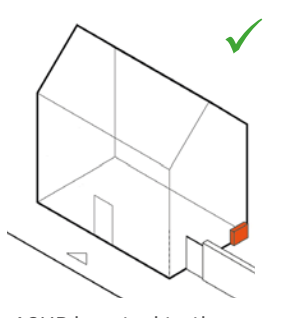
Heat Pump Integration

D.10.7 Air Source Heat Pumps (ASHP) **must**:

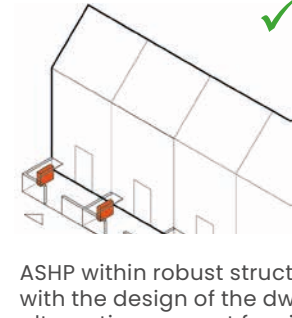
- Be easily accessible for servicing or maintenance.
- Be as close to the dwelling as possible to reduce length of pipework and associated heat loss.
- Be on the ground (not wall-mounted).
- Be concealed from the public realm, installed either to the rear of the dwelling, or behind a solid boundary to the side of the dwelling.
- If installation to the rear or side of the dwelling is demonstrably not feasible, then the ASHP **must** be enclosed (on all sides except the front) within a robust structure that is well-integrated within the design of the dwelling it serves.
- Enclosures **must** be sized to manufacturer's specified clearances to ensure efficient operation of the system.



ASHP located to the rear of the property.



ASHP located to the side of the property but concealed behind a solid boundary between private amenity and public realm



ASHP within robust structure that is well integrated with the design of the dwelling, only if other alternatives are not feasible

41 Little Chalfont Park - Design Code



Design Code - Streets & Paths

Extracts of the emerging Design Code chapters

C. Streets & Paths

C.1 General

General Principles

- C.1.1 The layout **must** prioritise active travel through low vehicle speeds, and well designed streets.
- C.1.2 There **must** be adequate space for goods, emergency and waste collection vehicles to manoeuvre.
- C.1.3 Wayfinding **must** be provided for the primary walking and cycling route.
- C.1.4 Walking and cycling routes **must** have appropriate illumination.

Street Types

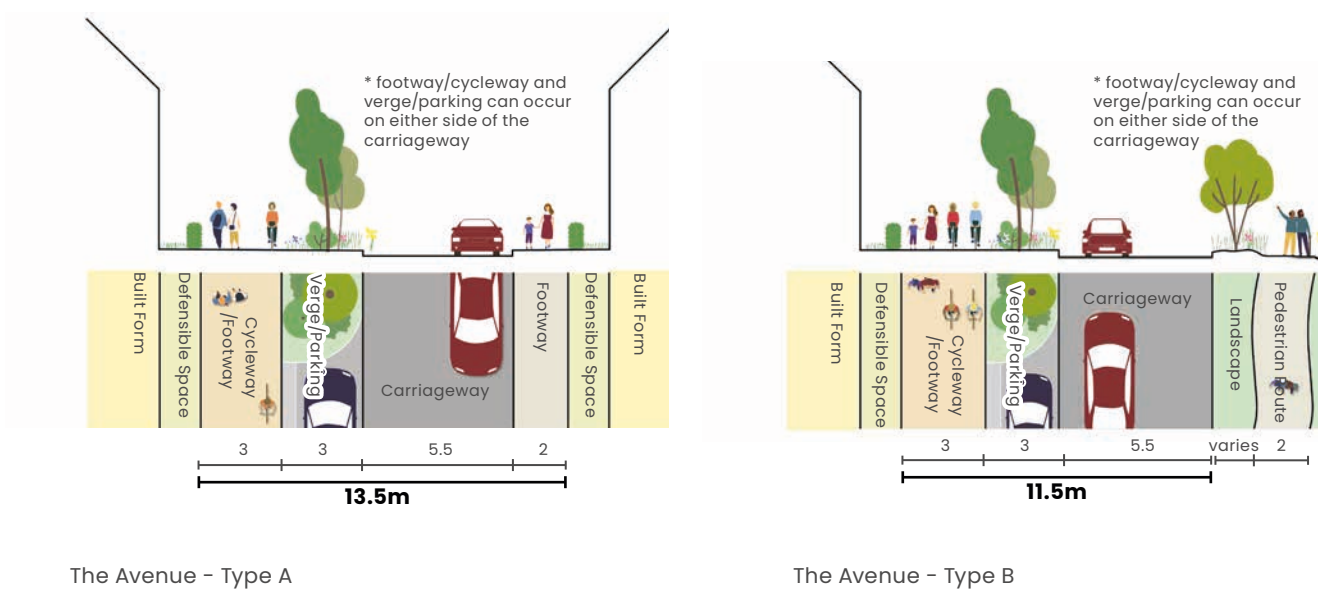
- C.1.5 Little Chalfont Park is made up of different street types, with specific design requirements set out in the tables in sections C.2-C.5.
- C.1.6 There is no vehicular through-route between Burton's Lane and Lodge Lane via the site - except for emergency vehicles and potential buses. "The Link", acts as a modal filter allowing pedestrians, cyclists, and buses to cross the site but prevents general vehicle access.



C. Streets & Paths

C.2 The Avenue

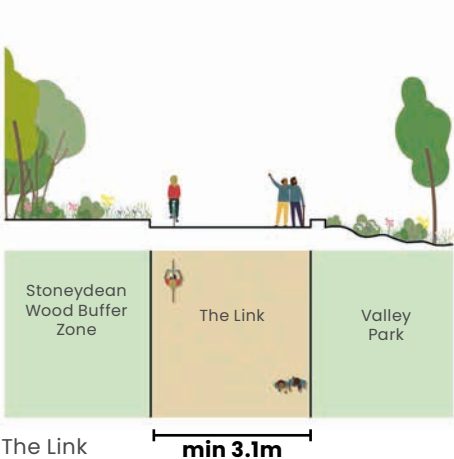
The Avenue	
Vehicle Speed (mph)	Design Speed: 20
Carriageway width	5.5m
Pedestrian Routes and Cycleways	3m shared footway/cycleway on one side of carriageway. Type A: 2m footway on one side of carriageway. Type B: Second pedestrian route to be provided within adjacent landscape.
Bus access	Can be accommodated within the section as designed, if required.
Verge / On-Street Parking	Verge with planting of minimum 3m total width. Where visitor parking is included it must be in dedicated 6m long x 2m wide parallel bays, with a 0.5m buffer space between the parking space and the cycleway. A maximum of 3 contiguous bays will be permitted, with minimum 1m landscape in between the 3 contiguous bays.
Gradient	Maximum gradient of 1:12 as long as an alternative 1:20 route for pedestrians is provided.
Junction Types	Simple priority junctions with tight radii that prioritise active travel.



C. Streets & Paths

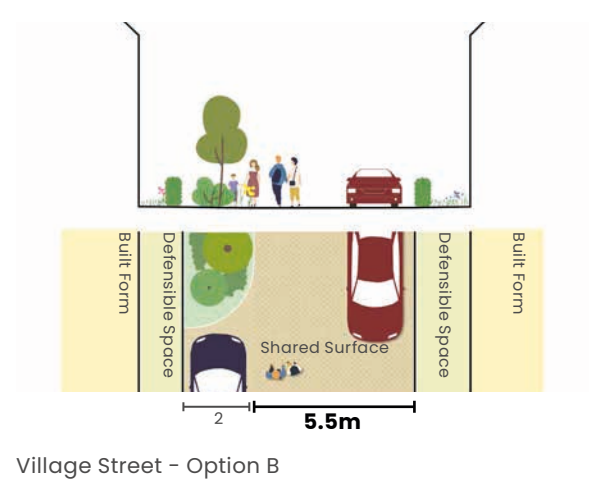
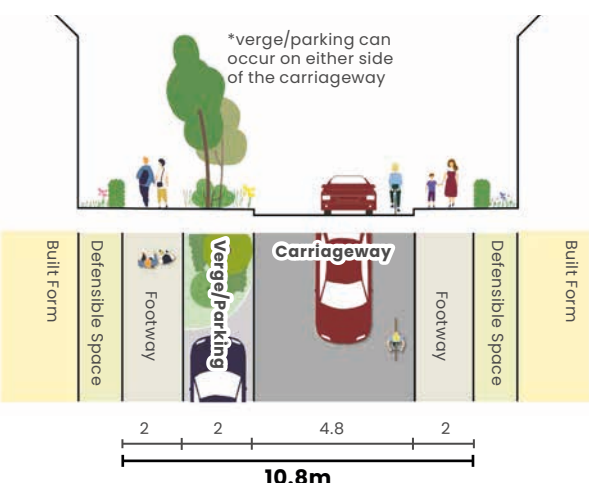
C.3 The Link

The Link	
Vehicle Speed (mph)	Design Speed: 10
Shared Surface width	min 3.1m
Bus access	Can be accommodated within the section as designed, if required.
On-Street Parking	No
Gradient	Maximum gradient of 1:12 as long as an alternative 1:20 route for pedestrians is provided.
Note: Vehicle access must be restricted except for emergency/bus use.	



C.4 Village Street

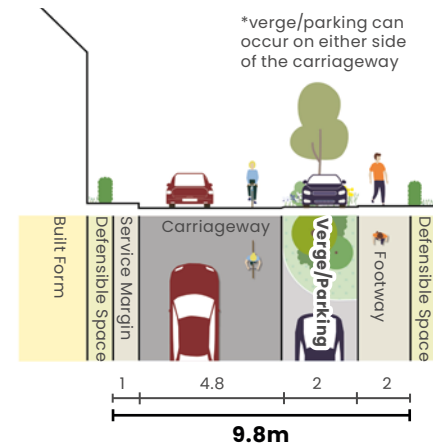
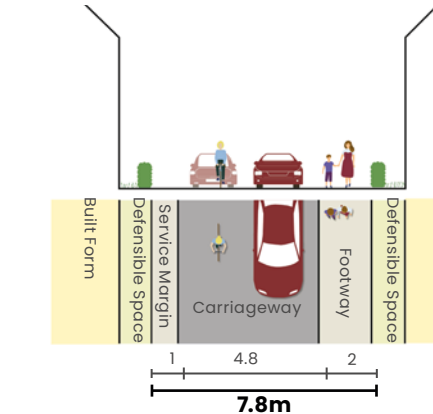
Village Street	
Vehicle Speed (mph)	Design Speed: 20
On-Street Parking	Parallel bays to be 6m long x 2m wide- A maximum of 3 contiguous bays will be permitted, with minimum 1m landscape in between the 3 contiguous bays. Perpendicular bays to be minimum 2.8m x 5m - A maximum of 4 contiguous bays will be permitted, with 1m landscape in between.
Gradient	Maximum gradient of 1:12 as long as an alternative 1:20 route for pedestrians is provided.
Junction Types	Simple priority junctions with tight radii that prioritise active travel.
For Secondary Street - Option A	
Carriageway width	Minimum 4.8m (mixed traffic - vehicles and cycles)
Footway	2m either side of carriageway
Verge	Minimum 2m verge with planting or parallel parking bays.
Secondary Street - Option B	
Shared Surface	Minimum 5.5m to accommodate vehicles, pedestrians, cycles and landscaping where appropriate. Additional 2m in width required where parallel parking occurs.



C. Streets & Paths

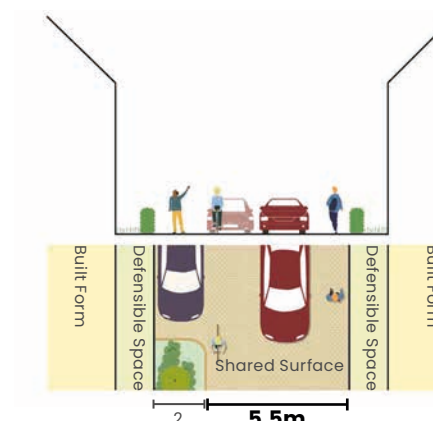
C.5 Neighbourhood Streets

Neighbourhood Streets	
Vehicle Speed (mph)	Design Speed: 10
Carriageway width	4.8m (mixed traffic - vehicles and cycles)
Footway	2m on one side of carriageway. Minimum 1m service margin on the other side.
Verge / On-Street Parking	Option A: Minimum 2m verge with planting or parallel parking bays.
	Option B: Parallel bays to be 6m long x 2m wide- A maximum of 3 contiguous bays will be permitted, with minimum 1m landscape in between the 3 contiguous bays. Perpendicular bays to be minimum 2.8m x 5m - A maximum of 4 contiguous bays will be permitted, with 1m landscape in between.
Gradient	Maximum gradient of 1:12 as long as an alternative 1:20 route for pedestrians is provided.
Junction Types	Simple priority junctions with tight radii that prioritise active travel.



Neighbourhood Street - Option B

Neighbourhood Streets- Mews	
Vehicle Speed (mph)	Design Speed: 10
Shared Surface width	Minimum 5.5m to accommodate vehicles, pedestrians, cycles and landscaping where appropriate. Additional 2m in width required where parallel parking occurs.
On-street parking (within Shared Surface)	Parallel bays to be 6m long x 2m wide- A maximum of 3 contiguous bays will be permitted, with minimum 1m landscape in between the 3 contiguous bays. Perpendicular bays to be minimum 2.8m x 5m - A maximum of 4 contiguous bays will be permitted, with 1m landscape in between.
Gradient	Maximum gradient of 1:12 as long as an alternative 1:20 route for pedestrians is provided.
Junction Types	Simple priority junctions with tight radii that prioritise active travel.



Neighbourhood Street - Mews





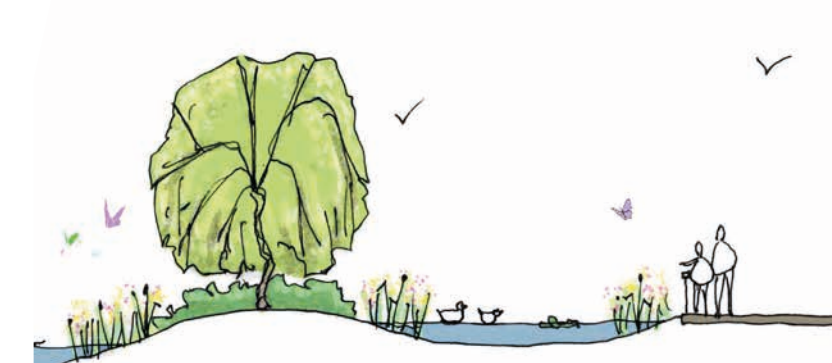
Design Code - Nature & Public Space

Extracts of the emerging Design Code chapters

Key Design Principles



Protect, buffer and enhance existing habitats as core features of the green infrastructure network.



Public open space that is resilient to climate change.



Robust and connected green and blue infrastructure that is integrated throughout.



Public open space that encourages interaction and active travel.



A variety of integrated recreation and play opportunities that are sensitive to the existing landscape character.



Productive and multi-purpose communal open space to benefit both people and wildlife.

E. Nature and Public Open Space E.3 Key Public Spaces

The Square

General Principles

- E.3.1 The Square **must** be designed as a piece of public realm.
- E.3.2 The Square **must** be well defined with active frontages, with buildings sitting directly on and spilling out onto it.
- E.3.3 Gaps between buildings around the square **must** be minimised to create a sense of enclosure.

Highways Considerations

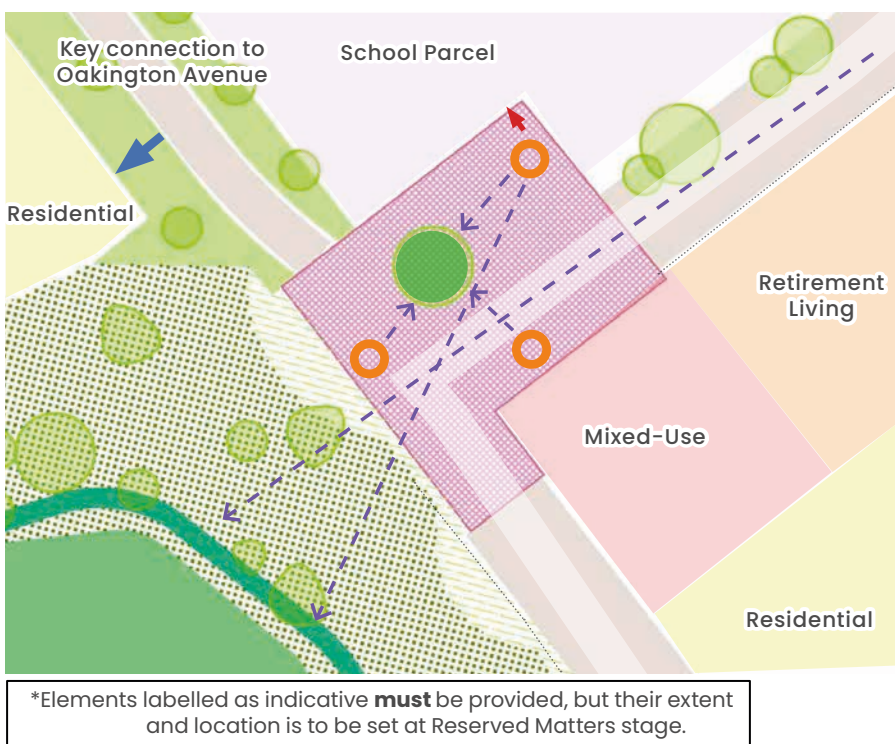
- E.3.4 The Square **must** be a shared surface, which will prioritise pedestrian and cyclist movements and keep vehicle speeds low.
- E.3.5 There **must** be a clear definition of the Square through changes in surface materials. Refer to section E.4 Detailing Public Space for specific requirements on hard landscape materials.
- E.3.6 Black tarmac **must not** be used for the carriageway.

Landscape

- E.3.7 The Square **must** be broken up with areas of soft landscaping.
- E.3.8 Street furniture **must** be included.
- E.3.9 The Square **must** be marked by a minimum of one Feature Tree (see section E.4).

Mobility Hub

- E.3.10 The Mobility Hub **must** provide the following:
 - Minimum one car club parking space
 - Sufficient and secure short-stay cycle parking for the mixed-use
 - Some seating provision
 - Appropriate wayfinding devices and/or map of the local area

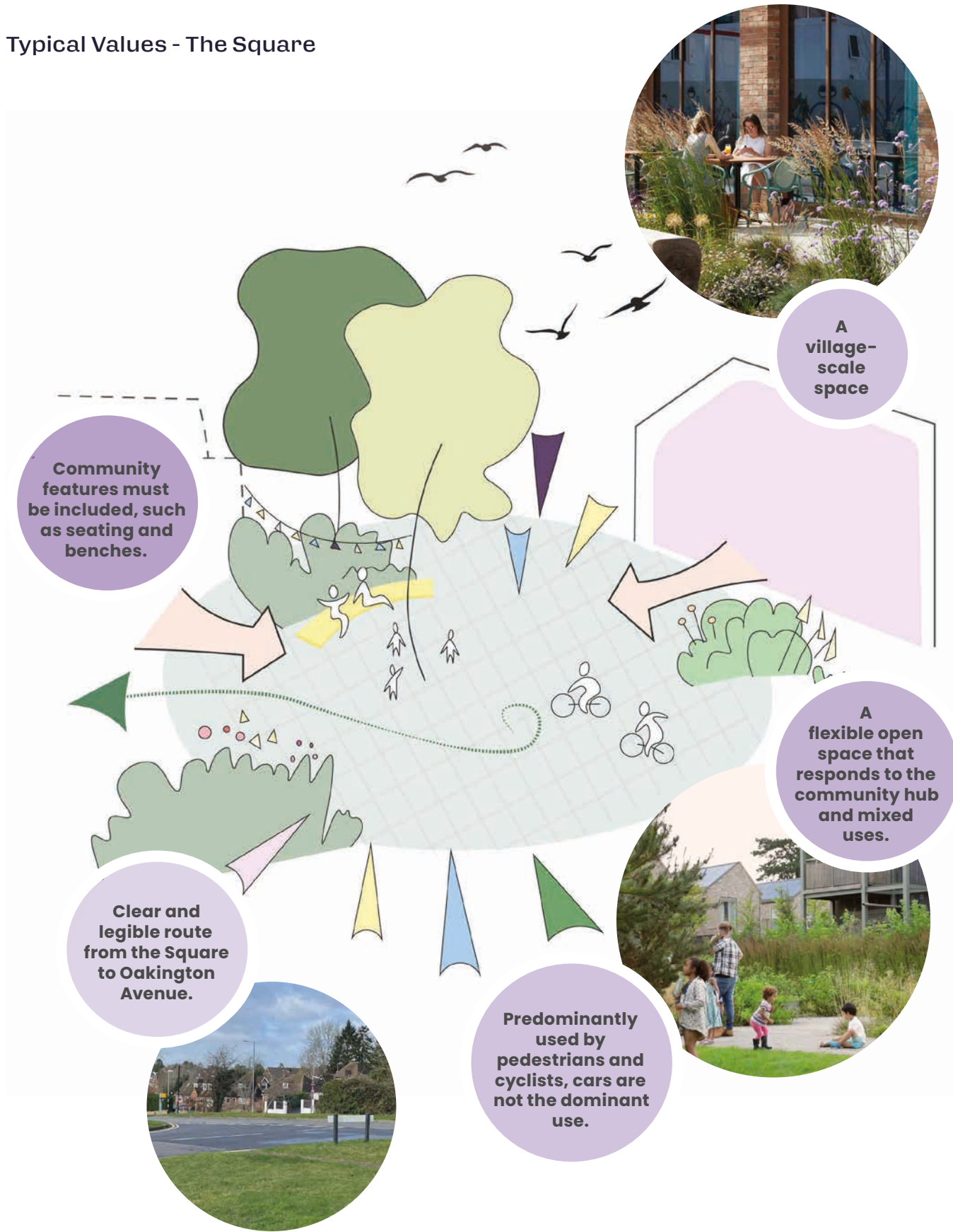


*Elements labelled as indicative **must** be provided, but their extent and location is to be set at Reserved Matters stage.

The Square: Framework Plan

E. Nature and Public Open Space E.3 Key Public Spaces

Typical Values - The Square



E. Nature and Public Open Space E.3 Key Public Spaces

Valley Park

General Principles

- E.3.11 The Valley Park **must** be designed as a connected green corridor stretching from Burtons Lane to Lodge Lane ensuring connectivity for the community and ecology.
- E.3.12 The overall character of the Valley Park will be as a natural and semi-natural greenspace, with landscape management that preserves this character.

Frontages

- E.3.13 Equipped and natural play areas **must** clearly link to pedestrian routes and dwellings to encourage activity from a wide range of residents.
- E.3.14 Equipped and natural play areas **must** be designed to allow views through for passive surveillance, for instance through low boundary features and clear-stem trees.

Highways Considerations

- E.3.15 The Link that runs through the Park **must** be a robust finish for the use of pedestrians and cyclists.
- E.3.16 The width and materiality of the Link **must** be carefully considered to avoid dominance of hard landscape.

Landscape

- E.3.17 Seating, wayfinding and interpretation elements highlighting the park's ecological significance and local heritage **must** be incorporated in appropriate locations.
- E.3.18 Native buffer planting **must** be incorporated to the boundaries of Stonydean Wood, Netherground Spring, Loudham's Wood and the old quarry copse, in accordance with Biodiversity Net Gain requirements.
- E.3.19 The Valley Park **must** prioritise integrating wildlife habitats, fostering biodiversity, and creating opportunities for nature-focused experiences.

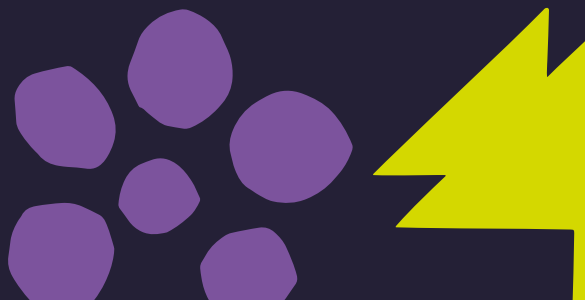


*Elements labelled as indicative **must** be provided, but their extent and location is to be set at Reserved Matters stage.

Valley Park: Framework Plan

E. Nature and Public Open Space E.3 Key Public Spaces

Typical Values - Valley Park





Design Code - Nature & Public Space

Extracts of the emerging Design Code chapters

E. Nature and Public Open Space

E.3 Key Public Spaces

Meadow Grassland (SANG)

General Principles

E.3.20 The Meadow Grassland **must** complement the natural landscape to provide a serene and biodiverse habitat to promote resident well-being and ecological sustainability.

Native Planting and Habitat Restoration

E.3.21 Priority **must** be given to native plant species and habitat restoration efforts to support local biodiversity and ecological resilience.

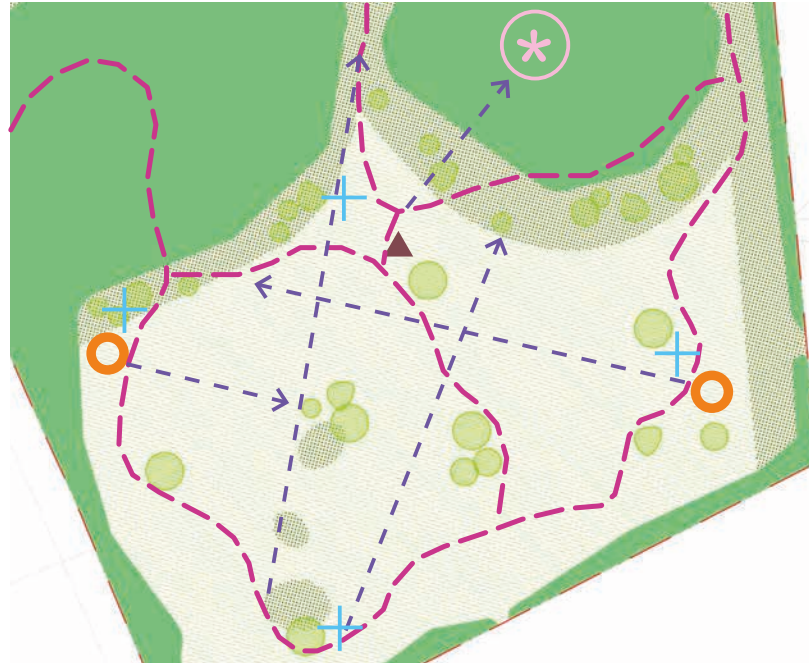
E.3.22 The design and management of the Meadow Grassland **must** promote a diverse mosaic of habitats to enhance ecological richness and habitat complexity, in accordance with the Biodiversity Net Gain requirements.

Recreation and Leisure

E.3.23 The Meadow Grassland **must** offer informal recreation opportunities, complemented by low-key seating elements and interpretive signage that enrich the visitor experience while respecting the natural setting.

E.3.24 Adventurous play elements are to be incorporated.

E.3.25 A series of secondary routes **must** be proposed to 'break up' the circular walk and provide alternative routes, increasing the site's permeability to visitors and offering varied access points and route lengths.



Key

- Existing Woodland tree cover and hedgerows to be retained
- Indicative meadow grassland
- Indicative buffer and shrub planting
- Indicative SANG walking route
- Indicative adventure play trail
- Indicative natural play element
- Indicative proposed seating
- Indicative wayfinding feature
- Key views

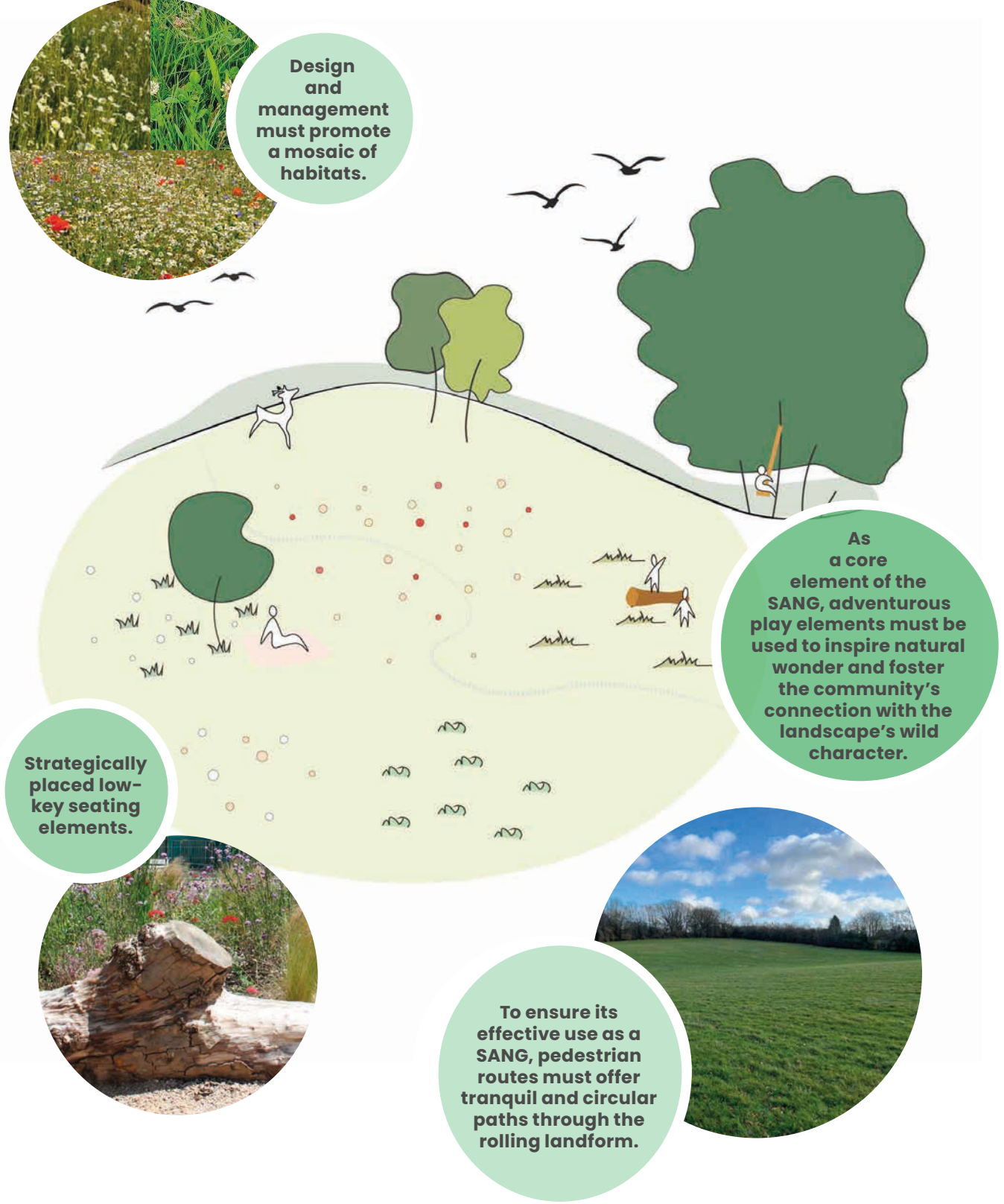
*Elements labelled as indicative **must** be provided, but their extent and location is to be set at Reserved Matters stage.

Meadow Grassland: Framework Plan

E. Nature and Public Open Space

E.3 Key Public Spaces

Typical Values - Meadow Grassland (SANG)



Design and management **must** promote a mosaic of habitats.

As a core element of the SANG, adventurous play elements **must** be used to inspire natural wonder and foster the community's connection with the landscape's wild character.

Strategically placed low-key seating elements.

To ensure its effective use as a SANG, pedestrian routes **must** offer tranquil and circular paths through the rolling landform.

52 Little Chalfont Park - Design Code

Little Chalfont Park - Design Code 53

E. Nature and Public Open Space

E.4 Detailing Public Space

SuDS features

Rain gardens

E.4.29 These high-impact areas are to use a mix of ornamental perennials, grasses and shrubs that **must** provide year-round visual interest for streetscapes. A mixture of native and non-native species **must** be used to extend the visual and pollinator season, with varieties selected that are tolerant of seasonal drought conditions. Perennials, grasses and shrubs will be planted at a minimum density of 6/m² at 2-5L sizes. Typical species will include *Monarda didyma*, *Deschampsia cespitosa* 'Goldtau', *Juncus effusus*.



Swailes and detention areas

E.4.30 These seasonally wet, multifunctional areas are to be seeded with a native wildflower and grass mix suitable for seasonally damp environments. Native perennials, shrubs and grasses **must** be included to selected banks to soften edges and enhance the natural character, planted at a minimum density of 6/m² at 2-3L sizes. These species **must** be suited to seasonally wet as well as seasonal drought conditions, and require minimal maintenance. Typical species will include *Carex pendula*, *Iris pseudocorus*.

Retention (pond) features

E.4.31 Banks of ecological pond features are to be seeded with a native wildflower and grass mix suitable for wet margin environments. A wide variety of native marginal, pond and oxygenating plants will be planted within the pond to suit different depth/shelf heights and to ensure a variety of ecotones once established. Plants **must** be native and grown in the UK from UK stock, and typical species include *Caltha palustris*, *Carex acutiformis*, *Myosotis scorpioides*, *Lythrum salicaria*, *Ceratophyllum demersum*.



Lythrum salicaria *Juncus effusus* Meadow Mixture for Wetlands

E. Nature and Public Open Space

E.4 Detailing Public Space

Impact planting

General Principles

E.4.32 A vibrant and textured mix of planting with swathes of grasses and perennials to provide instant impact and frame key views and locations. Drought tolerant species **must** be used to reduce the maintenance required.

Size

E.4.33 To be provided at 2-3L pot size at 8/m² and 5L pot size at 5/m² densities dependent on species.

Typical species

E.4.34 • *Alchemilla mollis*
• *Calamagrostis x acutiflora*
• *Deschampsia cespitosa*
• *Betonica officinalis* 'Hummelo'
• *Lavandula angustifolia*
• *Rudbeckia fulgida*
• *Salvia nemorosa*
• *Carex divulsa*
• *Miscanthus* 'Ferner Osten'



Impact planting

Carex divulsa *Rudbeckia fulgida* *Lavandula angustifolia*

66 Little Chalfont Park - Design Code

Little Chalfont Park - Design Code 67



Little Chalfont Park

Community Consultation May 2024



What's Next?

How do I comment?

- Please submit comments
- In person at the exhibition
 - By email to community@jtp.co.uk
 - Freephone **0800 012 6730**
 - **Write to Freepost JTP** (no stamp required)

The deadline for comments is **Friday 24th May 2024**.

What happens with our comments?

After the public exhibition, the Hill team will assess the comments received before working up the final proposals for submission to Buckinghamshire Council for approval.

Where can I revisit these boards?

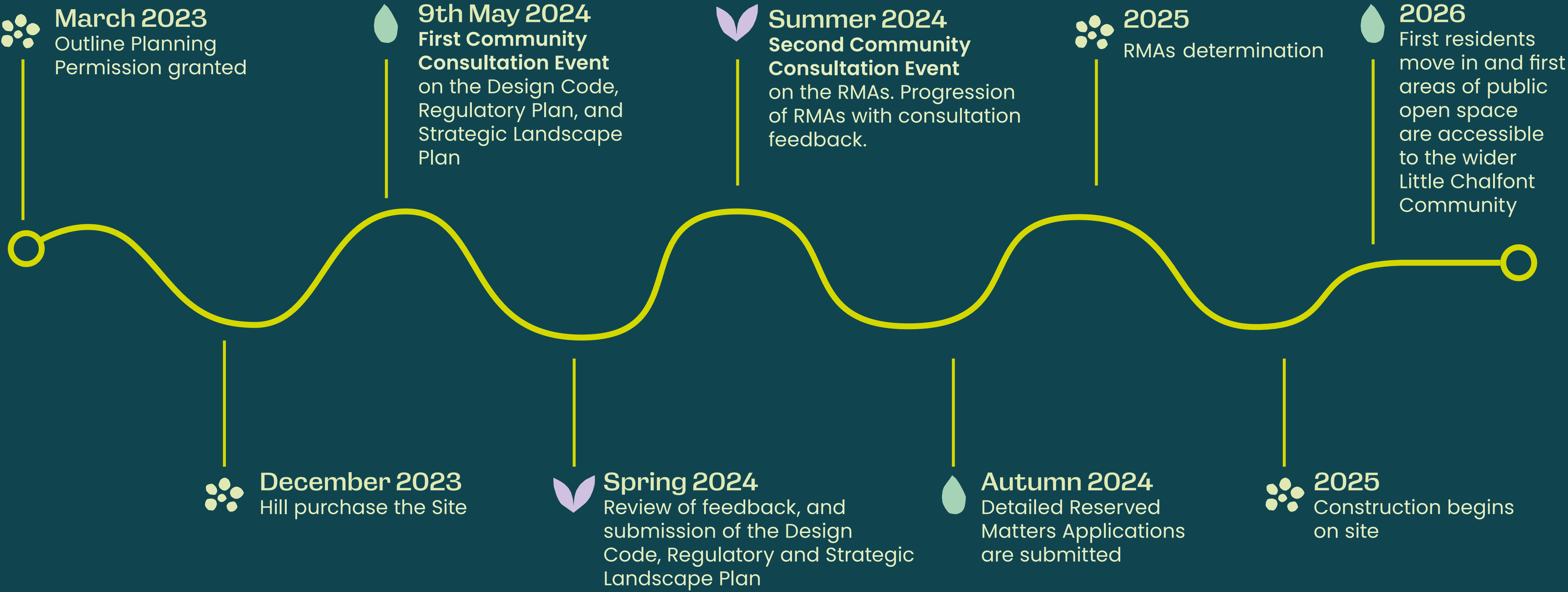
The boards can be viewed online from Friday 10th May at littlechalfontpark.uk or by scanning the QR code below.

Will there be others opportunities to comment?

Yes, we will consult the local community again on the Detailed Reserved Matters Applications later this year before they are submitted late 2024. The event will be publicised on the website, littlechalfontpark.uk

If you would like to register to be part of the process and receive development update emails and invitations to consultations at every step of the journey please give your name and contact details by emailing community@jtp.co.uk

Indicative Timeline



For more information, scan the QR code to visit littlechalfontpark.uk

The deadline for comments is Friday 24 May 2024.

