

LITTLE CHALFONT PARK

Planning Submission Newsletter

January 2022



"All in all, the plans look excellent, especially the cycle routes, renewable energy and outside space."

Quote by local resident

Artist's impression of BMX and skateboard park in the Valley Park

A new neighbourhood for Little Chalfont

A planning application has been submitted by Biddulph (Buckinghamshire) Ltd for a new residential neighbourhood providing much needed new homes, with a range of high quality amenities and green open spaces to benefit new and existing Little Chalfont residents. Sited at the former golf course and Homestead Farm, between Lodge Lane and Burtons Lane, the new neighbourhood addresses the many years of shortfall in the supply of affordable homes locally. Designed to minimise dependence on the private car and promote healthy living, the neighbourhood is within easy walking distance of Little Chalfont centre and the railway station.

The proposals have been drawn up over the last few months in consultation with the local residential and business community. The masterplan will deliver:

- Three distinct residential areas with up to 380 mixed tenure homes including affordable and for sale housing, approximately fifteen custom build homes, retirement accommodation (100 homes) and a 60 bed care home;
- Over 50% of the site has been left undeveloped to provide publicly accessible areas of green open space and wooded areas, with a Valley Park and rewilding area, better connecting Little Chalfont to the Area of Outstanding Natural Beauty (AONB);
- A new neighbourhood centre and community hub, including the potential for a shop, café, flexible workspace, health and community use serving new and existing residents.
- Land safeguarded for education use, either for a new school or expansion of an existing local school;
- On-site parking in accordance with latest Council standards.

Planning submission consultation

The planning submission has been registered by the planning authority Buckinghamshire Council and the registration number is **PL/21/4632/OA**. The Council's consultation will run between 14 December 2021 to 13 January 2022. Please visit the Council's planning portal to view the application and submit your comments: pa.chilternandsouthbucks.gov.uk/online-applications/

Planning background

The site, bounded on two sides by existing housing and an industrial estate to the south, is privately owned and currently closed to the community. It was previously included in the now withdrawn Chiltern and South Bucks Local Plan, with the site proposed for residential housing by Chiltern and South Bucks District Councils. Currently designated as green belt, assessment work undertaken independently for the Councils indicated that the site makes a limited contribution to the purposes of the Green Belt and was the lowest rated site in the Chiltern District.

The previous allocation included a much larger area of land than is now proposed and the initial proposal for the site included up to 700 homes and land safeguarded for a gypsy & traveller site. There was also no provision for a care home or retirement living. The land area of the site to be developed has now been reduced by 17% and following the community engagement process held over the summer and autumn, the number of homes has been reduced to a maximum of 380 plus a 60 bed care home and retirement living (100 homes).

The following table shows some of the changes made from the initial proposals in the withdrawn Local Plan/Allocated Scheme:

Use	Initial Proposals	Current Proposals
New homes	Up to 700	Up to 380
Care home (60 beds)	×	✓
Retirement living (100 homes)	×	✓
Community hub	✓	✓
Education use	✓	✓
Gypsy & Traveller Site	✓	×
Pedestrian/cycle bridge	×	✓
Rewilding area	×	✓
Skateboard park	×	✓

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“As a local business I’m very much in favour of this new neighbourhood.”
Quote by local business

“The new landscape-led proposal for Little Chalfont Park is a sensitively designed neighbourhood that will bring to life privately owned, unused land for the benefit of the whole community. We hope that the many local residents and businesses who support the proposal will make their voices heard through the Council’s consultation process.”
Quote by spokesperson for Biddulph (Buckinghamshire) Ltd



Key

- | | | |
|---|--|---|
| 1 Access from Burton's Lane | 6 Land safeguarded for a educational use | 12 Multi Use Games Area (MUGA) |
| 2 Access from Lodge Lane | 7 Public square / community hub with shop, café and GP drop-in | 13 Community allotments and growing spaces |
| 3 Re-wilding area to support biodiversity enhancement | 8 Retirement living | 14 Skatepark / BMX pump track |
| 4 Preserved and protected ancient woodland and existing woodlands | 9 Care home | 15 Informal kick-about area |
| 5 Valley Park | 10 Children's play areas (x5) | 16 Indicative Sustainable Urban Drainage (SuDS) attenuation ponds |
| | 11 Community orchards | 17 Pedestrian, cycle and emergency access bridge connection |

Community engagement

Over the summer and autumn, local residents and businesses were asked for their views about Little Chalfont and the draft Vision for the new neighbourhood. Whilst many respondents were not in favour of the principle of development, many others appreciated the need for new homes and saw the potential for the disused, privately owned site to provide a well-designed, “community focussed” neighbourhood set in a high quality, accessible landscape. Ideas included: a mix of homes, including affordable housing and homes for down-sizers and the elderly; a new primary school; a new community building with provision for young people and associated activities including farmers’ markets; retained and enhanced landscape with areas for allotments, recreation and re-wilding; and improvements to transport and connectivity with better active travel provision.

Ideas also included providing a pedestrian and cycle bridge over the railway linking to Little Chalfont and the countryside. More details of the community engagement process can be seen at jtp.co.uk/projects/littlechalfont

Having assessed the comments received from the community and businesses, the design team prepared the outline planning application which was submitted early December 2021.

Thank you to everyone who participated and helped shape the proposals for Little Chalfont Park.

Please visit the Council's planning portal (pa.chilternandsouthbucks.gov.uk/online-applications/) to view the application (registration number PL/21/4632/OA) and submit your comments.

“There’s a fear that permitting this site to be developed will be the thin end of the wedge.”
Quote by local resident

“I’m against it, very against it!”
Quote by local resident

“As a local resident and skateboarder in my 30s, I want more affordable housing so people like me don’t have to move away from my family and the area I grew up in. The plans are environmentally friendly and the skatepark is a brilliant way to bring the community together from all age groups, genders and backgrounds for years to come.”
Quote by local resident



Active travel routes

- New walking/ cycling routes
- New pedestrian route through Valley Park

“I’m not against development, as long as it comes with infrastructure — you can’t just have housing!”
Quote by local resident

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“There should be as much green as possible, preferably a park, with walking paths.”

Quote by local resident



Artist's impression of Valley Park from the Lodge Lane entrance

“Proper community facilities can provide a social focus, so you need a place to bring people together... you've got to get people talking to each other.”

Quote by local resident



Artist's impression of view looking north from the site to bridge crossing at Oakington Avenue



Artist's impression of view looking east from Burtons Lane access



Artist's impression of the pedestrian and cycle access and bridge crossing from Oakington Avenue