

Pre-planning Submission Presentation

20 October 2021

**LITTLE
CHALFONT
PARK**
ŞÛrêĀzĀİşûqêŪĀ
ŞnzzöeĀmŪöİsrzĀ
NşöİĀEşqŪwēĀ



Agenda

19:00 **Introductions & Welcome**

19:05 **JTP**
Community Engagement Update

19:20 **JTP**
Vision: Response to comments received

19:30 **MOTION**
Movement & Access

19:40 **Q&A**

20:00 **Close**

The Team



**Biddulph
(Buckinghamshire) Ltd**

CLIENT & SITE OWNERS

CBRE

PLANNING
CONSULTANTS

Cratus

PR & COMMS
CONSULTANTS

**BARTON
WILLMORE**

LANDSCAPE
ARCHITECTS



ARCHITECTS, MASTERPLANNERS &
COMMUNITY ENGAGEMENT



SUSTAINABILITY
& ENERGY
CONSULTANTS



TRANSPORT
CONSULTANTS



ENVIRONMENTAL
CONSULTANTS



DRAINAGE
CONSULTANTS



Our workshops
uncover the things
that matter most
to people

“Collaborative Placemaking”



We listen



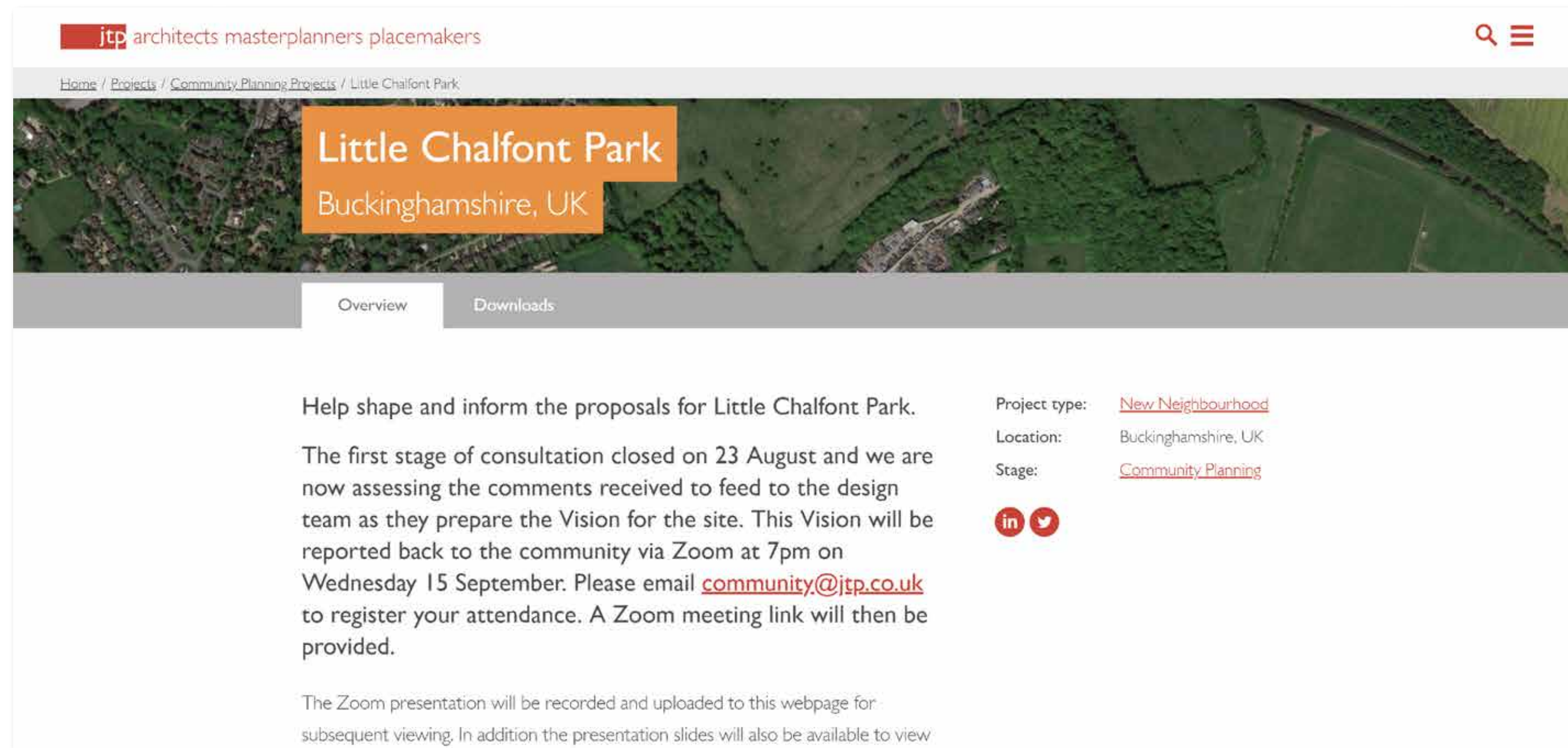
We debate



We create new places and
breathe life into old ones

Community Engagement Update

Community Engagement



First stage engagement from late July to 23 August 2021

2,795 newsletters distributed to the local area

jtp.co.uk/projects/littlechalfont



street conversations with around **50** local people and businesses



Cratus Engage interactive map

over **250** responses via Cratus Engage, email and freepost cards



Newsletter, July 2021

Key Themes

PRINCIPLE OF DEVELOPMENT

IMAGE AND IDENTITY

HOUSING NEED AND AFFORDABILITY

SCHOOLS, AMENITIES & INFRASTRUCTURE

GREEN LANDSCAPE AND ENVIRONMENT

COMMUNITY FOCUSSED

GETTING AROUND

POST-COVID CHANGES

Key Themes

PRINCIPLE OF DEVELOPMENT

A variety of views were received **for and against development**. Many respondents did not support the development of the site in principle, for three key reasons, its role as a “green lung”, its current **green belt designation** and the current absence of a Local Plan. This was not a consensus view however, as many others recognised that a well-designed scheme, with **quality homes of mixed tenure, community facilities, appropriate infrastructure** and significant, accessible **green space** would be beneficial to Little Chalfont.

Most people conversed with face to face recognised the **need for housing** and were aware that the currently unused former golf course is in private ownership and acknowledged that development could give the opportunity to provide **new assets for the community**.

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

“I personally feel that the land shouldn’t be lying there un-used, but I admit that many people don’t think like me.”

Key Themes

IMAGE AND IDENTITY

Little Chalfont is a popular place to live for a variety of reasons, including access to **countryside**, good **transport connections** and local **schools**. Some residents, many of whom have lived in Little Chalfont for decades, felt that there has already been more than enough **infill development** over the years. As is the case in much of the south east, there is great **housing pressures** and the **cost** makes it difficult for many, including the younger generation to find suitable, decent homes.

Whilst some residents felt the proposed scheme would detrimentally change the **character** of Little Chalfont, others pointed out that change happens, and a more balanced perspective is needed to accept the benefits that could be brought by a well designed development.

“If you flood the village with housing it will lose its charm!”

“Every place is different, you can’t have one size fits all, places need to adapt and change... it’s all about the balance.”

Key Themes

SCHOOLS, AMENITIES & INFRASTRUCTURE

Little Chalfont has expanded over recent years, and there is a strong perception that services, including schools, medical services, utilities, parking, etc. are already **stretched** and **more homes** would **increase pressure further**. There is concern that development will add **traffic** to roads that are already busy at peak times, and many felt that **access** to the site would need significant improvement. For those residents who accept the need for new homes, their principal concern relates to the local amenities and infrastructure that would need to be **improved** to support

more residents. In particular, a **new school** on the site would be required and this could provide a useful shared local amenity for other activities. (Please note: As part of the planning process, the developer will contribute millions of pounds to the Council, to help fund local infrastructure improvements.)

“The schools in the area are full!”

“I’m not against development, as long as it comes with infrastructure - you can’t just have housing!”

Key Themes

GREEN LANDSCAPE AND ENVIRONMENT

Some respondents wanted the site returned exclusively to **landscape** uses such as a Nature Park, sports fields, farmland or **rewilded**. Others who supported new housing, felt that **“green”** should be key to the character of any residential scheme, with **trees and woodland retained** and more trees planted. Several people mentioned the idea of a **water body**, to attract wildlife. **Pathways** should connect with Little Chalfont and the countryside and provide

places to walk dogs, cycle and stroll in a green and natural environment. There could be spaces for **outdoor exercise**, a trim trail, even a tree house in the woods. The **management and maintenance** of community facilities and open space would be important.

“There should be as much green as possible, preferably a Park, with walking paths and some kind of water feature or lake.”

“Plenty of space must be left for wildlife.”

Community Engagement



Second stage engagement from 23 August to 29 September 2021

over **40** people attended presentation of the Vision

around **70** comments made during presentation of the Vision

around **20** comments made following presentation of the Vision

20+ individuals and groups in Little Chalfont centre



LITTLE CHALFONT PARK Illustrative Masterplan and Vignette

"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 from local resident

"There should be as much green as possible, preferably a park, with walking paths and some kind of water feature or lake."
Quote from local resident

"People need houses, they need to live somewhere, we can't just stand still ... as long as it's done well!"
Quote from local resident

The Vision for Little Chalfont Park includes:

- Up to 380 homes including custom/self build homes
- 40% affordable homes
- One form entry primary school
- Retirement living (100 homes)
- Care home
- Community building including shop, café and drop-in GP surgery
- Over 50% of the site retained as landscape
- Protection of existing woodlands
- Sensitive green edges to existing homes
- New public open space including community orchards, play areas, allotments and sports
- Sustainable Urban Drainage Systems including ponds
- Pedestrian/cycle paths through the site and connections with public footpaths towards the AONB
- Car parking in accordance with latest Council standards

Key

1 Access from Burtons Lane	6 One form entry primary school	12 Multi Use Games Area (MUGA)
2 Access from Lodge Lane	7 Public square / community building 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 Bespoke sports/BMX pump track
4 Preserved and protected ancient woodland and existing woodlands	9 Care home	15 Sustainable Urban Drainage (SuDS) System including ponds
5 Valley Park	10 High quality play areas	16 Pedestrian / cycle paths and emergency access only
	11 Community orchards	

Have Your Say on the Vision
You are invited to send us your views on the Vision for Little Chalfont Park by Wednesday 29 September 2021. Visit jtp.co.uk/projects/littlechalfont to view all proposals and make comments via the link, or email the JTP community planning team directly on community@jtp.co.uk or write to us at Freephone JTP (no stamp or other address required on the envelope).

The Little Chalfont Park community planning process is being organised by JTP and Cratus on behalf of Biddulph (Buckinghamshire) Ltd. For more information please visit jtp.co.uk/projects/littlechalfont or contact the JTP community planning team at community@jtp.co.uk or on Freephone 0800 012 6730.

Comments on the Vision

Range of support for and objection (qualified and in-principle) to the development

ISSUES

- Will proposals **compete** with the **existing village centre**
- **Traffic and movement**, especially access to site and impact on surrounding roads & existing problems
- Questions on **planning application process** and timescales, including section 106 and Community Infrastructure Levy contributions
- Impact of **construction** including timescale; noise, disruption, traffic access to the site

“On seeing the plans and the layout it seems thought out and sensitive to green spaces/ wildlife and retaining the spirit of the village.”

“Will there be enough parking!?”

Comments on the Vision

SUGGESTIONS

- Provide better **pedestrian and cycle access** to the station and village centre including a **bridge over the railway**
- Make this a **green development**
- Provide a range of **affordable housing**
- Provide community facilities in early stages of occupancy eg. **primary school**
- **New village hall** on the development allowing space in the centre of Little Chalfont centre for a **re-developed library**
- Providing provision for healthcare and/or **drop-in GP surgery**
- Provide a full **multi-use skatepark** for all skatepark activities
- Ensure future long-term stewardship including funding, **management & maintenance** of new facilities

Comments on the Vision

*“Make this a green development.
You’ll get far more support locally
if you show that you have thought
about the future.”*

*“Skateboarding is a great way to
bring the community together
from all age groups, gender and
backgrounds, it can be a great
benefit to physical and mental health
and also free to those who can’t
afford it.”*

The Vision Updates

LITTLE CHALFONT PARK

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

It brings together Woodland and a Valley Park to create a playful and active heart 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 context, supporting wildlife and promoting sustainable living at the edge of the Chiltern Countryside.



Illustrative Vision Masterplan

AS PREVIOUSLY PRESENTED IN SEPTEMBER (ZOOM PRESENTATION)



- Up to 380 homes including custom/self build homes
- 40% Affordable Homes
- 1FE Primary School
- Retirement Living (100 homes) set amongst Allotments
- Care Home (60 Bed)
- Community Building incl. cafe, shop and drop-in GP surgery
- Over 50% of the site retained as Landscape
- Protection of existing woodlands through green buffer zones
- Green buffers to sensitive edges near existing homes
- New Public Open Space including Community Orchards, Play Areas, Allotments and Sports.
- Sustainable Urban Drainage systems including water bodies
- Sustainable Transport Options including new pedestrian/cycle paths through the site and connections to the AONB.
- Car Parking in accordance with latest standards



Updated Illustrative Masterplan

TO BE SUBMITTED IN NOVEMBER

KEY CHANGES

- After ongoing dialogue with TFL for some considerable time we can now confirm the proposal of a new pedestrian/cycle bridge over railway to Oakington Avenue is agreed. We're sorry we weren't able to discuss this previously, but we noted a number of consultation responses made the point that a bridge would be very useful and we agree!



Updated Illustrative Masterplan

TO BE SUBMITTED IN NOVEMBER

KEY CHANGES

- The removal of the indicative pedestrian / cycle link to Loudhams Wood Lane as its privately owned road. It was included in the vision but following requests by residents, it has been removed.

Updated Illustrative Masterplan

TO BE SUBMITTED IN NOVEMBER

KEY CHANGES

- Reconfiguring of the BMX pump track to incorporate skatepark facilities.



Response to suggestions



Foot/cycle bridge over railway to Oakington Avenue

Community Orchards

Children's Play Area

Allotments

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

A green development



over 3 ha
of existing
woodland



cycle & pedestrian
connection
to route 30
on Burtons Lane

1.3 ha
parks &
gardens

community bus
funded through the
Development Land Trust



56%
of the site is
retained as
**open
landscape**

Multi Use
Games Area
(MUGA)



Providing
over 2.5 times
the open space requirements

One Form Entry
**Primary
School**
& Nursery



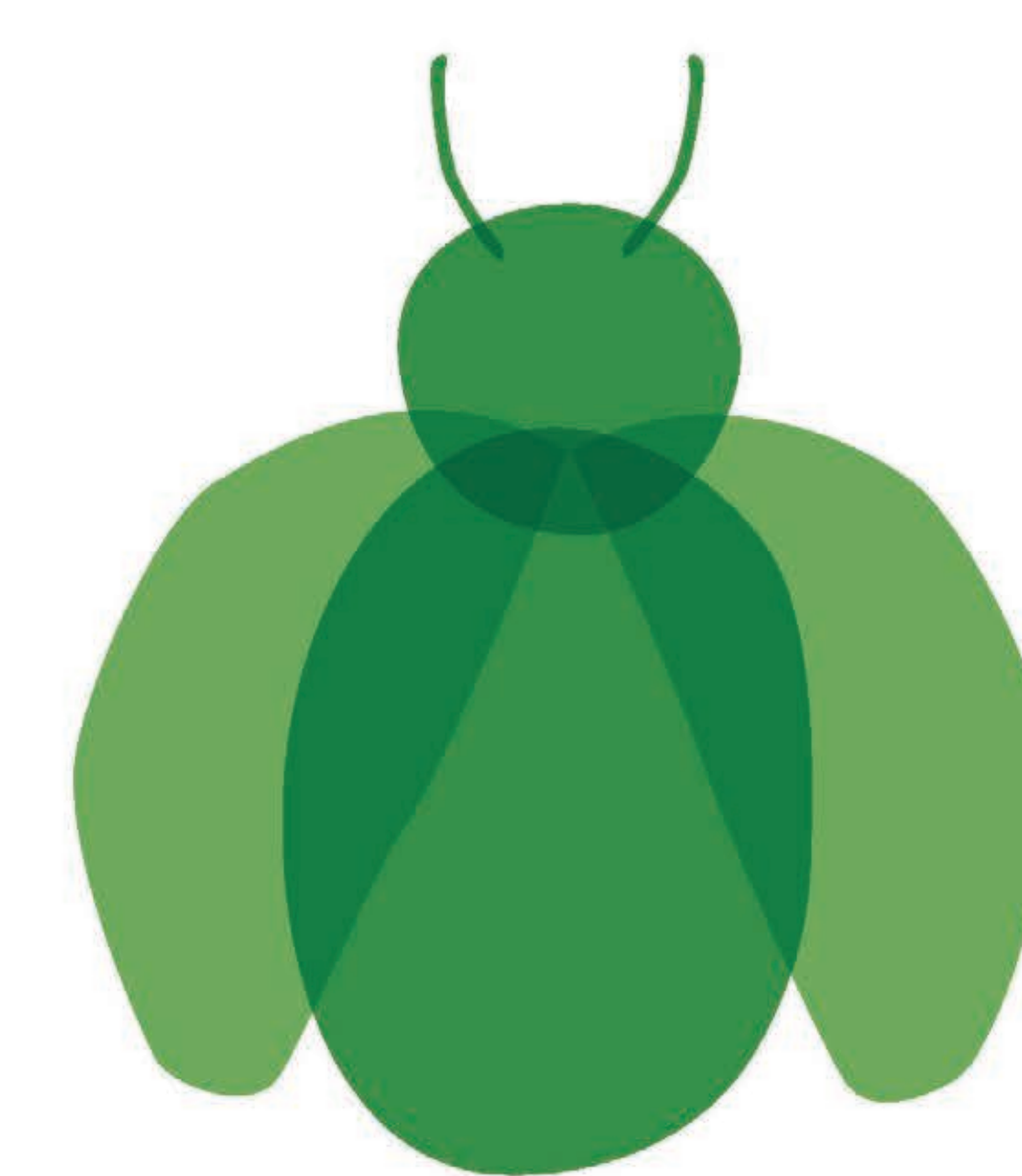
All heating will be
fossil fuel free



**New walking
routes**
towards the
**Public Right
of Way**
and the
**Area of
Outstanding
Natural Beauty**



up to 1000m² of
**community
space**



up to
380
new homes

100
retirement
homes

over 8 ha
of natural &
semi natural
green space

**33% carbon
reduction**
exceeding the
10% requirement

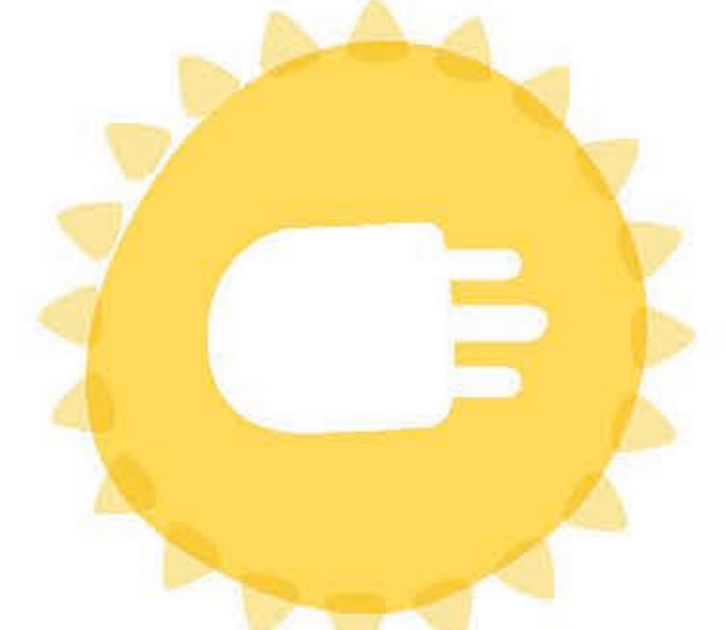
play spaces
within 5 min
of every home



**zero
carbon
ready**



new
cycle/walk bridge
**4 min
walk**
to train station



over 3000m² of
photovoltaics
will generate
**renewable
electricity**

**Space
heating**
in line with
**Climate
Change
Committee
advice**

biodiversity
**net
gain**



40%
affordable
homes



60 bed
Care home



**allotments
& orchards**
provide
zero mile
food produce



over 1 Ha
**Play &
Amenity
space**

**employment
opportunities**

with the ability
to meet
zero carbon
in the future

40% Affordable Homes

Approximately **152** homes which will comprise a mix of **1 bed to 4 bed** homes and be distributed as First Homes, Social Rent and Affordable Rent.

“Little Chalfont desperately needs more housing at the cheaper end of the market to enable young people to move here and to allow older people to downsize.”

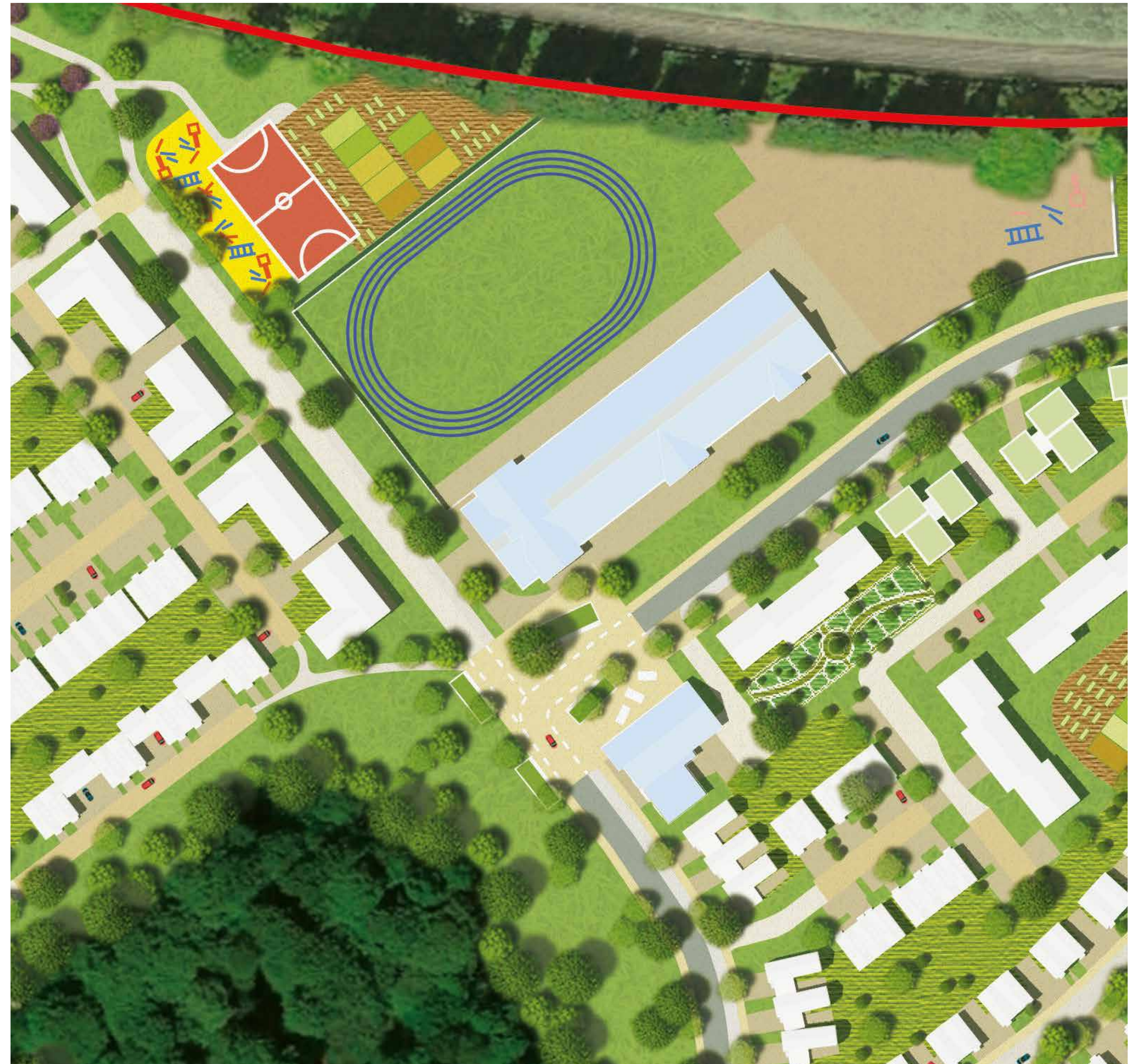


Artist's impression of view looking east from Burton's Lane access



Community Facilities

- *Safeguarding of Land for a 1 Form Entry Primary School & Nursery*
- *Up to 1,000m² for a Community Building safeguarding sufficient space for a range of facilities*
- *Community Building could include a shop-cafe and community services such as drop-in GP surgery.*
- *Public Square for weekend events*





Artist's impression of the community hub and public square

Skatepark Activities

*“Provide a full multi-use skatepark for all skatepark activities
‘Weather resistant materials’*

“In addition to Croxley Green, Amersham, Hemel and Oxhey”





'It's a great way to bring the community together from all age groups, gender and backgrounds'

'Skatepark activities are a great benefit to physical and mental health'



Artist's impression of BMX and Skatepark in the Valley Park

Illustrative Aerial View



'A neighbourhood that encourages life outdoors amongst the landscape whilst respecting its surroundings. It brings together Woodland, Parkland and a Valley Park to create a playful and active heart for all. It will offer a place to get together, build a strong community and invest in healthy living'.



Artist's impression of view looking west from Lodge Lane access

Movement & Access

Active Travel

- New walking/cycling routes (blue)
- New pedestrian route through Valley Park (yellow)



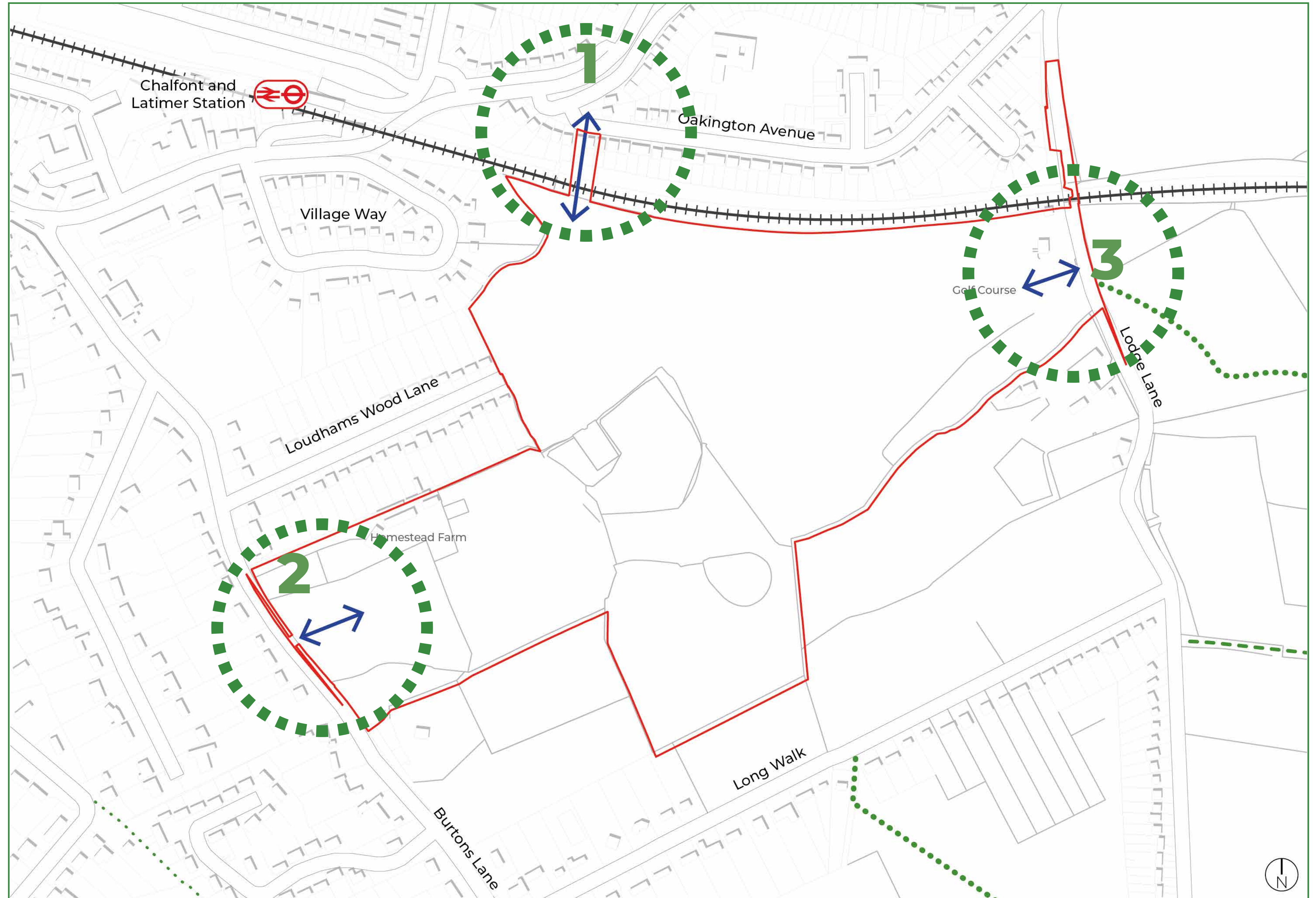
Sustainable Travel (Train)

- Up to 10 trains per hour in each direction (pre-Covid service levels)
- Marylebone – 36 minutes
- Amersham – 4 minutes
- Approximately 100 additional train passengers anticipated during the peak hours

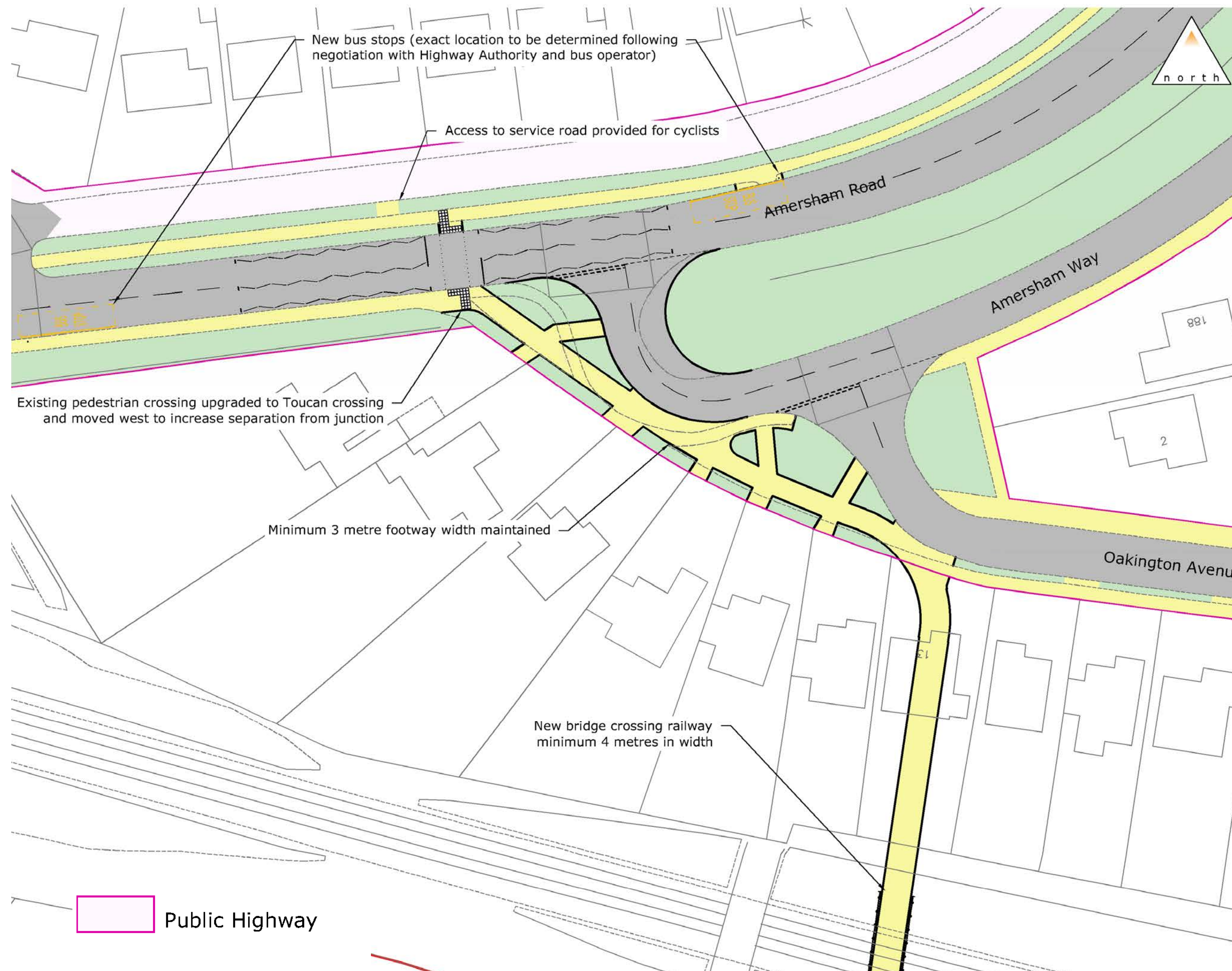


Access Points

- 1** New high quality pedestrian/cycle link over railway to Oakington Avenue
- 2** New access on Burtons Lane (vehicular and pedestrian)
- 3** Upgraded access on Lodge Lane (vehicular and link to public footpath)



Oakington Ave



- Excellent access to Chalfont and Latimer Station
- New 3 metre wide pedestrian/cycle route
- New Toucan Crossing (pedestrians and cyclists)
- New bus stops (103 service)

Burtons Lane



- Junction designed in accordance with national and local standards
- Visibility splays suitable for 30mph road
- Junction agreed in principle with Buckinghamshire Council

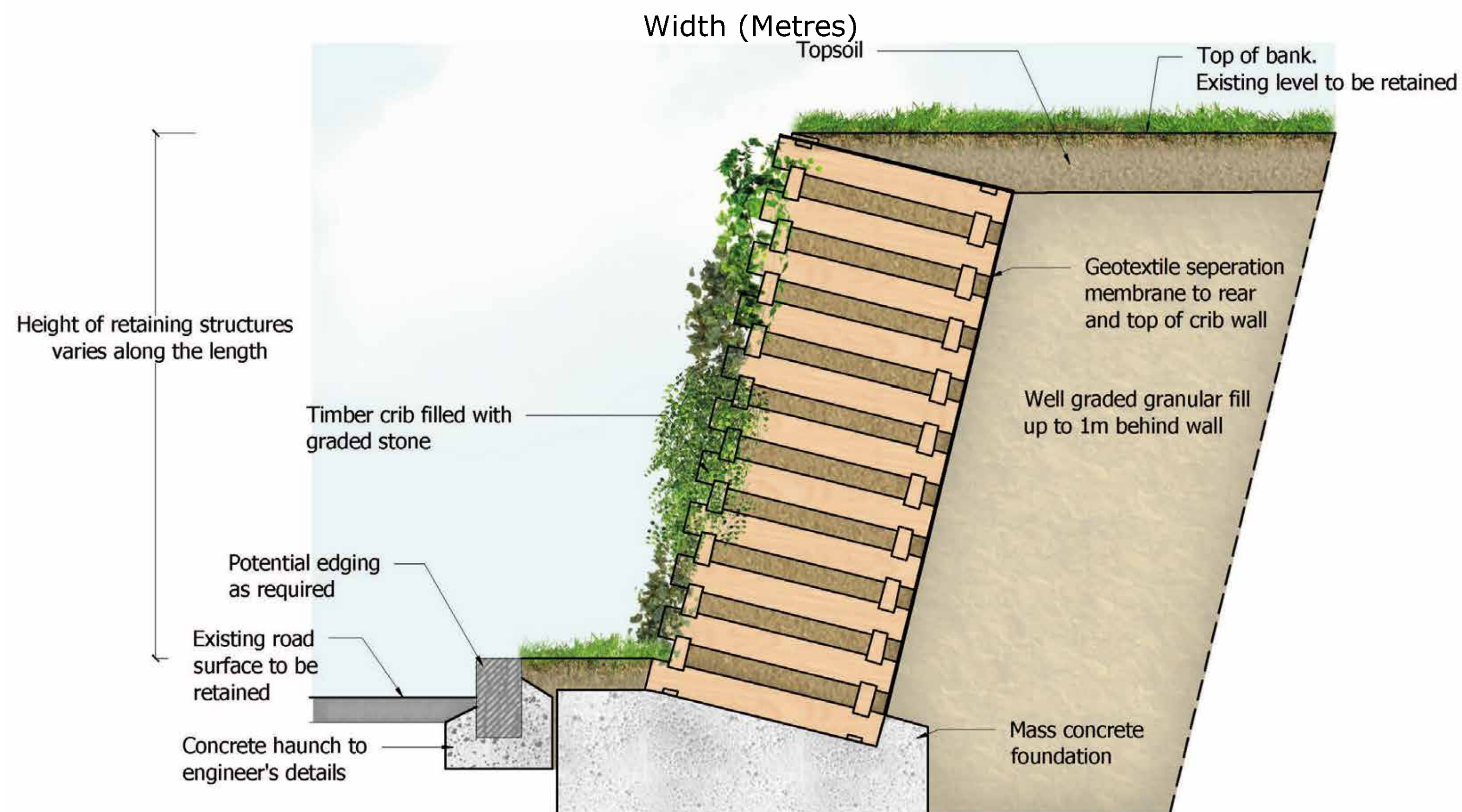
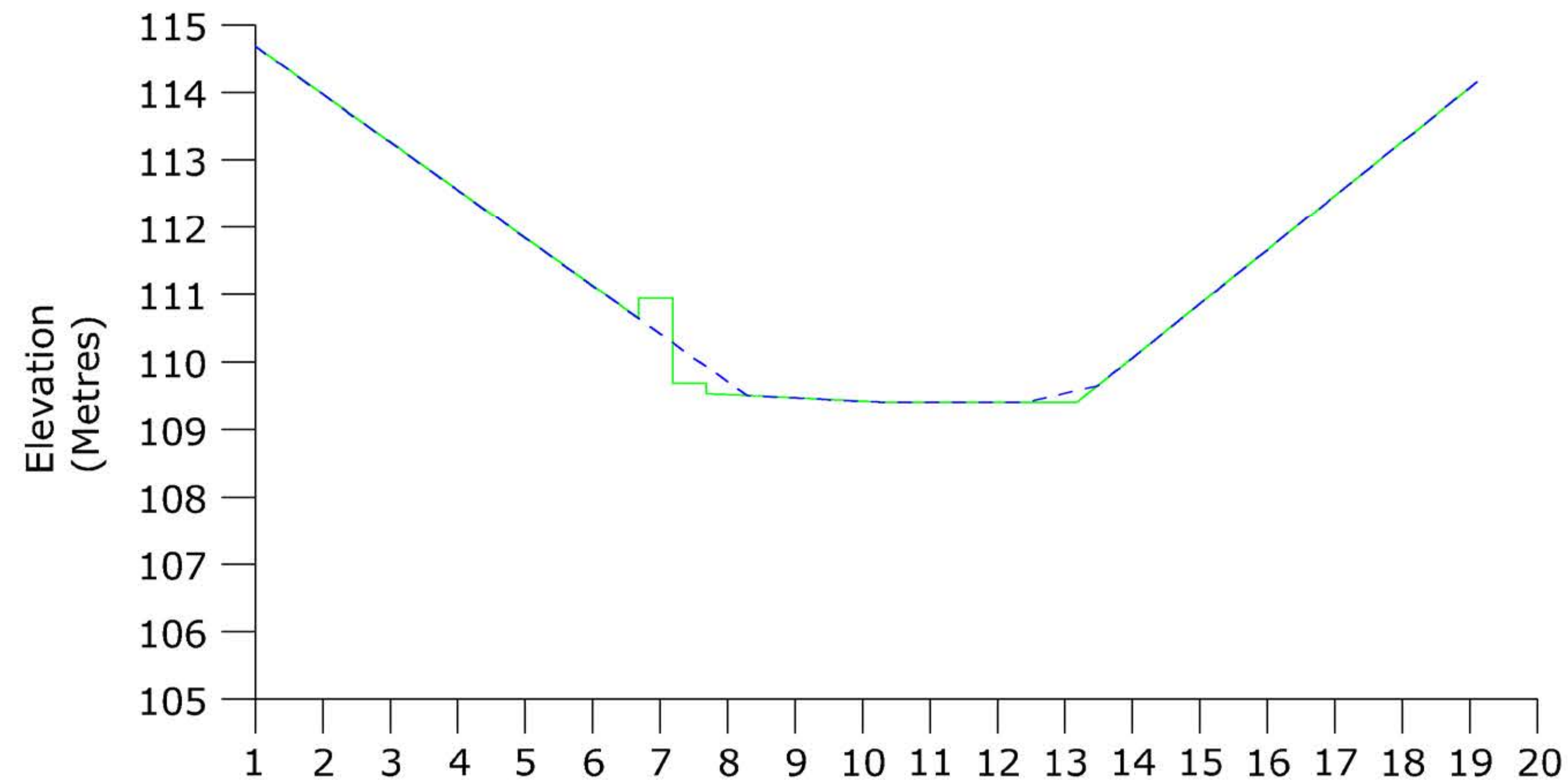
Lodge Lane



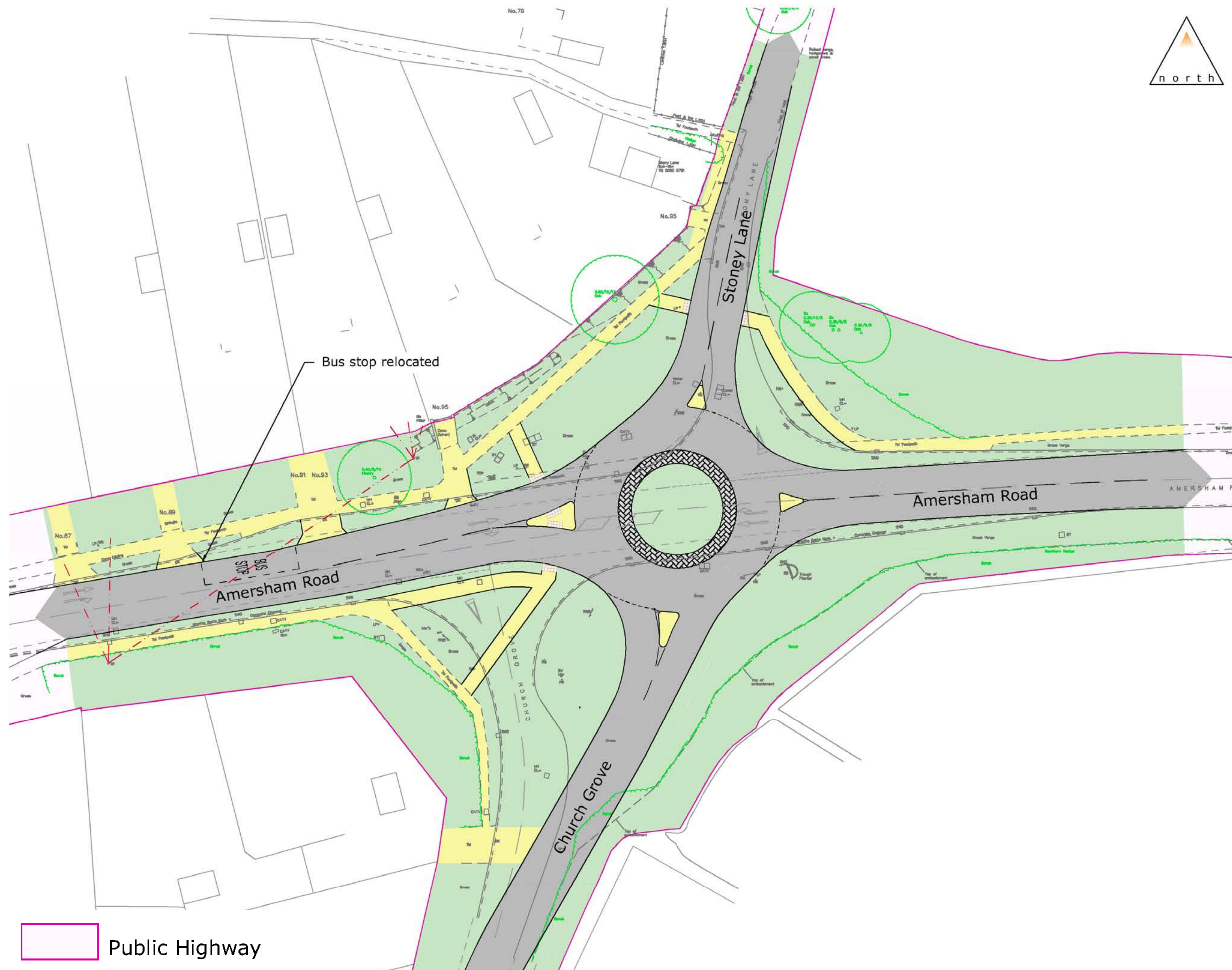
- Junction designed in accordance with national and local standards
- Visibility splays suitable for 40mph road
- Junction agreed in principle with Buckinghamshire Council



Lodge Lane Widening (Typical Section)



Stoney Lane Junction Improvement



- New roundabout to replace existing staggered T junctions
- Roundabout will act as a traffic calming feature for traffic approaching from the derestricted section of Amersham Road to the east
- Principle agreed previously with Buckinghamshire Council in relation to unrelated proposal on land east of Stoney Lane (refused but not on highway grounds)

Long Term Stewardship

Next Steps

Planning application submission
November 2021

Keep in touch through website
updates

jtp.co.uk/projects/littlechalfont

Contact the JTP community
planning team

community@jtp.co.uk

Freephone

0800 012 6730



Thank you



Q&A



