

A photograph of a gravel parking area with trees and a grassy field in the background. The text is overlaid on the image.

**Community Presentation  
15 September 2021**

# Agenda

**19:00**      **Introductions & Welcome**

**19:05**      **CBRE**

The Team

Planning

**JTP**

Community Engagement & Key Themes

Emerging Design:

Constraints & Opportunities

Key Benefits

Design Principles

Illustrative Masterplan

**BARTON WILLMORE**

Landscape

**19:45**      **Q&A** - Technical consultants available

**20:00**      **Close**

# The Team

**Biddulph  
(Buckinghamshire) Ltd**

CLIENT & SITE OWNERS

**CBRE**

PLANNING  
CONSULTANTS

**Cratus**

PR & COMMS  
CONSULTANTS

**BARTON  
WILLMORE**

LANDSCAPE  
ARCHITECTS

**jtp**

ARCHITECTS, MASTERPLANNERS &  
COMMUNITY ENGAGEMENT

  
expedition

SUSTAINABILITY  
& ENERGY  
CONSULTANTS

**motion**

TRANSPORT  
CONSULTANTS

**waterman**

ENVIRONMENTAL  
CONSULTANTS

**Hydrock**

DRAINAGE  
CONSULTANTS



“Collaborative Placemaking”



We listen



We debate



We create new places and breathe life into old ones

# Planning

**Promoted for Residential Development**

**Previous Draft Local Plan Allocation**

Withdrawn Due to Slough Housing Need

**Green Belt Review**

Established Landscape Screening/ Adjacent Housing/ Employment/ Railway Line

**Sustainability**



# The Site



The Clubhouse



Railway boundary

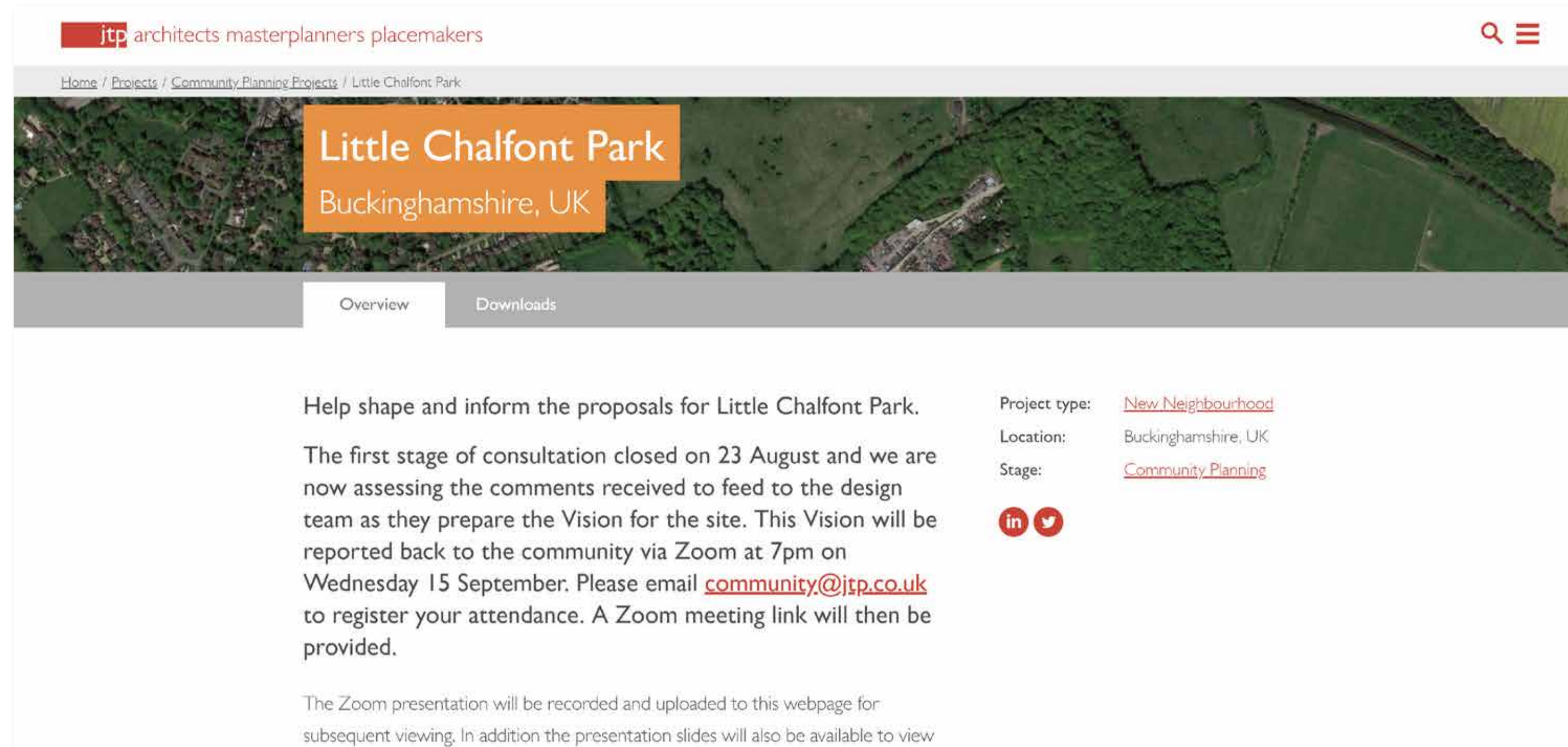


Aerial view from south-east looking north-west toward railway station

# **Community Engagement & Key Themes**

# Community Engagement

**LITTLE  
CHALFONT  
PARK**



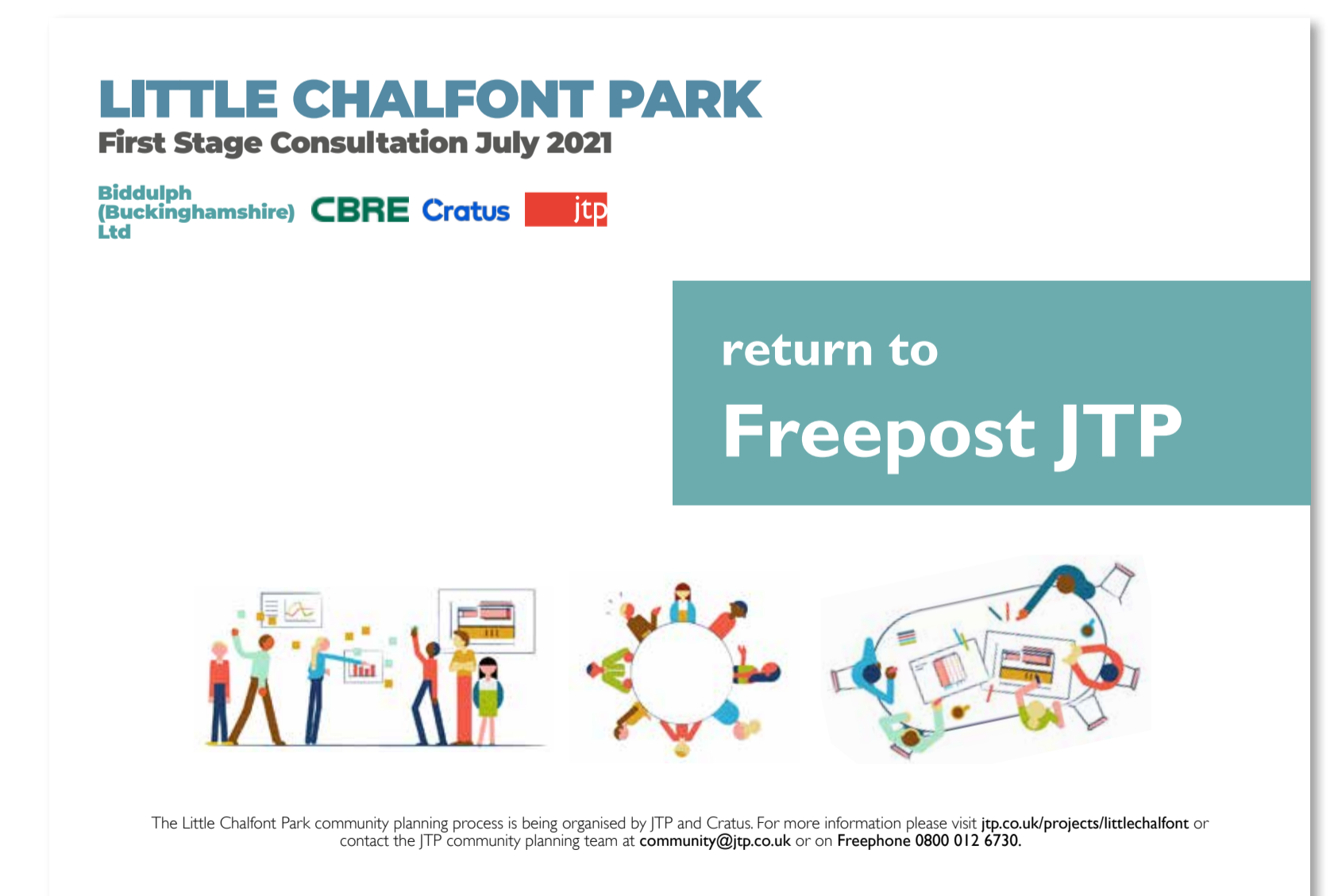
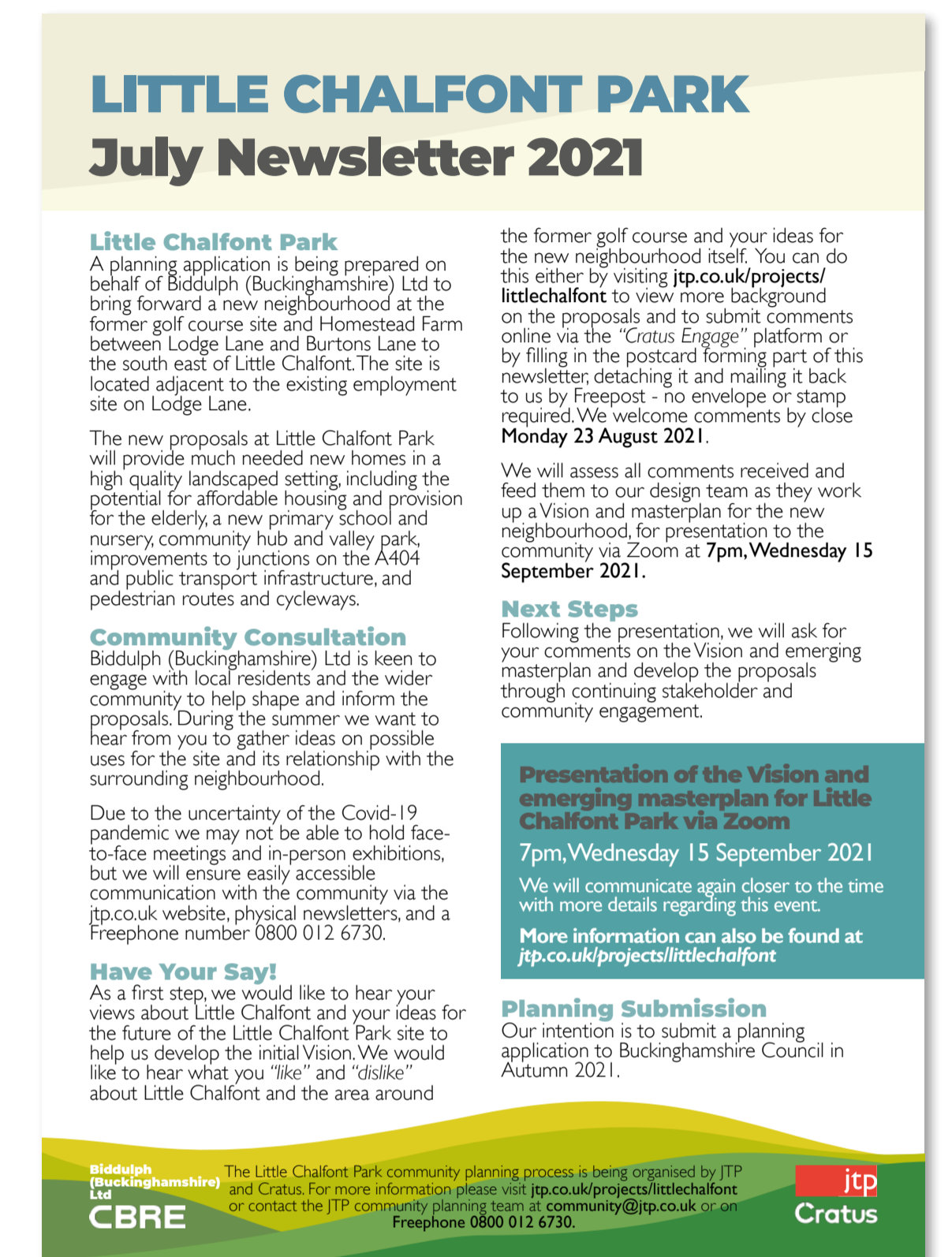
[jtp.co.uk/projects/littlechalfont](http://jtp.co.uk/projects/littlechalfont)

First stage engagement from late July to 23 August 2021

**2,795** newsletters distributed to the local area

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

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



Cratus Engage interactive map

Newsletter, July 2021

# Issues & Actions

## ISSUES

### PRINCIPLE OF DEVELOPMENT

- Lack of a **local plan**
- Development on land allocated as **Green Belt**
- **Scale** of development disproportionate to size of Little Chalfont

*“I’m against it, very against it - Little Chalfont won’t be a village any more - it will be a town.”*

### GETTING AROUND

- Village already has high **traffic** levels and **congestion**
- Traffic impact on **Lodge Lane**
- Traffic impact and new junctions on **A404**
- Poor **bus** provision
- No direct **cycle** routes between Little Chalfont and Chorleywood

*“Burtons Lane is used as a rat run to avoid the M25 - the traffic is dreadful on Friday afternoons”.*



# Issues & Actions

## ISSUES (CONTINUED)

### IMAGE AND IDENTITY

- Fear development could change local **character**
- Impact on **quality of life** for existing community
- The development could create **a separate village**
- Urban **sprawl**

*“I really don’t want to lose the rural feel of the area.”*

### INFRASTRUCTURE AND AMENITIES

- Pressure on **local services** and **utilities**
- Pressure on **roads** and **parking**
- Pressure on **schools, health** and **social services**

*“The schools in the area are full and you’ll need to include a lot of green.”*

# Issues & Actions

## ISSUES (CONTINUED)

### HOUSING NEED AND AFFORDABILITY

- High house prices forcing young people out of Little Chalfont
- Lack of affordable homes
- Scepticism new “affordable” homes being truly affordable
- Concern affordable homes will be bought for private letting

*“Bungalows around here can cost over half a million and you need a very well paid job to be able to afford that.”*

### GREEN LANDSCAPE AND ENVIRONMENT

- Site provides a vital green lung
- Impact on wildlife, native plants, woodland and animal corridors

*“Plenty of space must be left for wildlife.”*

### COMMUNITY FOCUSED

- Scepticism as to how community can benefit

# Issues & Actions

## ACTIONS

### COMMUNITY FOCUSSED

- Development must be of **high quality design** and handled **sensitively**
- Provide facilities for **young people** including skate park and club building
- Facilities for **all generations** including families and the elderly

*“There must be something for us to do.”*

### GETTING AROUND

- Community feedback indicated whether a **pedestrian/cycle bridge** over railway to village centre could be considered
- Provide **electric charging points** for cars as standard
- Provide **footpath** through site to **countryside**

*“Lodge Lane would have to be widened as it’s far too narrow to cope with housing on the site.”*

# Issues & Actions

## ACTIONS (CONTINUED)

### GREEN LANDSCAPE AND ENVIRONMENT

- **Preserve and enhance** existing woodland and green space, wildlife and views
- Create **lake** to encourage more diverse wildlife
- Create nature reserve and **re-wild** the site
- Retain as **Green Belt** or **agriculture**
- Provide **walking routes**, nature trails and space for **recreation**

*“We need something for everyone, especially the kids.”*

### HOUSING NEED AND AFFORDABILITY

- Provide **affordable** homes
- Provide a **mix** of homes and tenures for all types of people, including first time buyers, families, downsizers and the elderly
- Provide good sized **gardens**

*“The new housing mustn’t be too small and pokey – but it can’t be too expensive either.”*

# Issues & Actions

## ACTIONS (CONTINUED)

### IMAGE & IDENTITY

- **Rename** the development
- Design homes and other buildings to **respect** and **reflect local character**
- **Integrate** development with existing village

*“Do it right and I’m sure people will support it.”*

### INFRASTRUCTURE AND AMENITIES

- **Improve** roads, bus provision and walking cycling amenity
- Provide a new **GP** surgery
- Provide a new **school**
- Provide **recreational green spaces**

*“Play areas are essential for children.”*

# 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

## HOUSING NEED AND AFFORDABILITY

There is an obvious **opinion divide** between those who **first purchased** their homes in Little Chalfont many years ago and those who have been **priced out** of the area they were born in. There is an obvious local shortage of **well-designed smaller properties** with **gardens** for those who wish to **down-size** and a lack of homes that local people now, and in the future, can afford to buy. Parents who wish to see their children remain nearby acknowledge the need for more housing, the site was seen by some as ideal for an increase in “**gentle density**” development, which could offer a mix of housing sizes and tenure. The provision of **affordable homes** is key to people supporting development on the site.

*“I want my children to be able to afford to stay living in the area – so there is a need for more housing, but it must be affordable.”*

*“I’ve been looking everywhere for somewhere smaller to downsize to – but there’s nothing like this available in the area.”*

# 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.”*

# Key Themes

## COMMUNITY FOCUSSED

Supporters of development wanted it to be **sensitive to its surroundings**, guided by design codes to ensure quality and provide amenities to **complement** those currently available in Little Chalfont. Discussions with teenagers, who felt underprovided for, resulted in a “wish list” of amenities that they would love to see and key to this was a new **Community Centre**, providing young people with an inside venue. Westwood Park, the Village Green and the Nature Park are well used by children as outside spaces, but there are **limited venues when the weather is bad**. The Village Hall is seen as a place for parties and some community activities, but not as a place to “hang out”. Both young and older residents aspired for a space where people could **meet and socialise**, with a cafe, toilets, with the potential for live performance, a place for local bands to play and films to be screened. Other ideas included a skate park / BMX track. It was also suggested that a community centre in this location could become home to **weekly farmers’ markets** and arts & crafts / bric-a-brac markets etc.

*“We need something for everyone, especially the kids.”*

*“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.”*

# Key Themes

## GETTING AROUND

Little Chalfont has excellent **public transport connections** - particularly by train, although the service can sometimes be **unreliable**. However, the settlement suffers from rat running, through traffic and local **congestion** at peak times. There was concern that required improvements to Lodge Lane to provide for vehicular access could alter its essentially **rural character** on the edge of the AONB. Also, any change to junctions to ameliorate traffic along the A404 could be impractical. To encourage people out of their cars for more local journeys, respondents felt that the **bus service needs to be improved**, likewise better provision of safe **walking and cycle** paths is needed to the centre and train station. A new **non-vehicular bridge** over the railway at the north-eastern corner of the site was suggested to provide residents with an easy means of access to the centre, without adding traffic to the local roads.

*“Everyone drives around here!”*

*“You can live here without driving but the bus service needs to be improved - and both the Tube and Chiltern Railways can be unreliable.”*

# Key Themes

## POST-COVID CHANGES

Discussions with members of the local community inevitably referred to the changes that have taken place due to the Covid-19 pandemic, and how these have affected the way people live now and might live in future. **Work patterns have changed**, and for some people employment prospects have become more limited, other may **work from home** more and require more local support services. The reduction in people commuting has **added traffic to local roads** during the day, although perhaps **fewer cars at peak times** at the start and end of the day. **Open space** has become more critical for **health and wellbeing**. The Little Chalfont Park development provides the opportunity for these issues to be considered and responded to in the design of buildings, streets and landscaped spaces and activities held there.

*“After Covid there’ll be a need to re-invent work and markets are one way for people to make money by selling things. Try running it one day a week to see if it catches on, then maybe twice.”*

*“Covid has made everyone want outside space and a garden - a balcony is not enough.”*

# Emerging Vision

The background features a series of overlapping, wavy, horizontal bands in various shades of green, ranging from a light, almost white-green at the top to a dark forest green at the bottom. In the upper right quadrant, there is a bright, glowing light source that creates a lens flare effect, with several curved, semi-transparent bands radiating outwards across the top of the image.

# 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.

**Little Chalfont Park  
will be a place to:**

**Get Wild**

**Get Connected**

**Get Active**

**Get Together**

**Get Growing**

**Get Green**

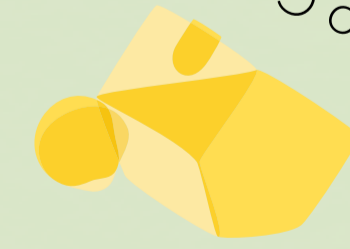
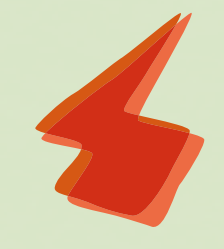



# LITTLE CHALFONT PARK

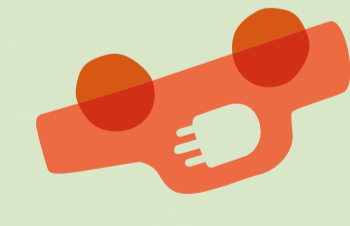

## GET ACTIVE

-  Sports
-  New Valley Park
-  Sustainable Drainage
-  Renewable Energy Generation
-  Passive Design

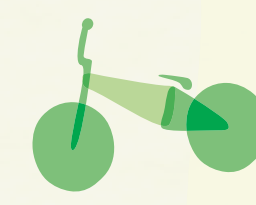
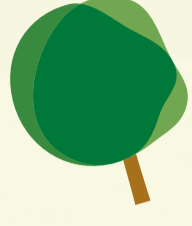
## GET GREEN

-  Zero Carbon Ready
-  Smart Communications
-  Sustainable Transport

## GET CONNECTED

-  Electric Vehicles & Car Club
-  Cycling and Walking Routes

## GET WILD

-  Explorative Play
-  Links to the Countryside
-  Nature Recovery Network
-  Space for Wildlife

## GET TOGETHER

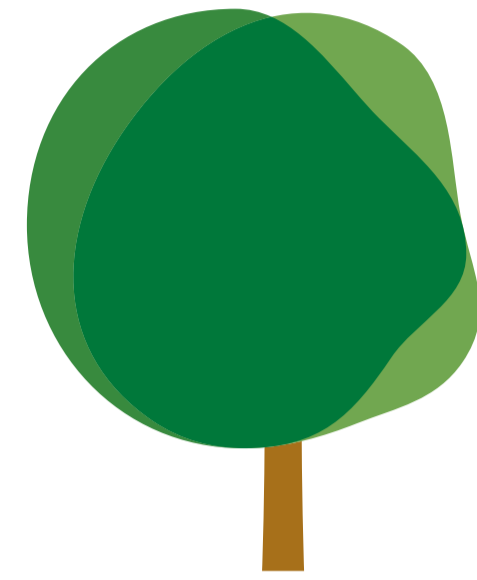
-  Primary School
-  Community Building
-  Community Development Trust
-  Social Spots
-  Community Orchards

## GET GROWING

-  Allotments

# Key Benefits

## GET WILD



### links to the countryside

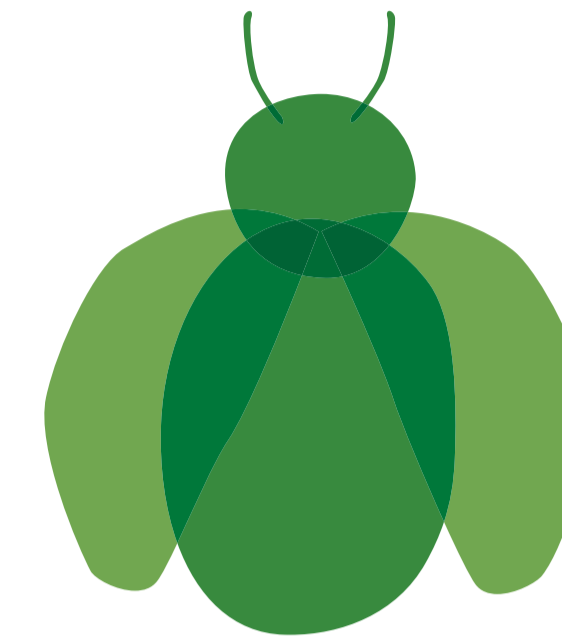
Located adjacent to the Chilterns Area of Natural Beauty (AONB), the proposed new valley park will encourage residents and visitors to **venture** into the wider countryside beyond.

A series of **information points** along improved pedestrian and cycle connections show visitors where to venture.



### nature recovery network

A new valley park and new green links across the site **enhances** and **connects** with the existing woodlands encouraging biodiversity to flourish.



### space for wildlife

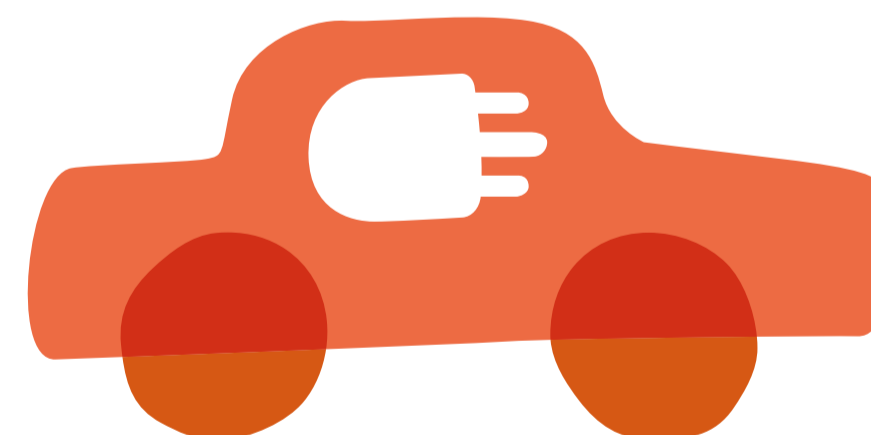
Little Chalfont Park will provide over and above on **biodiversity enhancement** through substantial tree planting, the creation of new habitats such as **wildflower meadows** and the **protection** and **enhancement** of inherent landscape assets making contact with bees and bugs and bird song an easy, everyday occurrence.

## GET CONNECTED



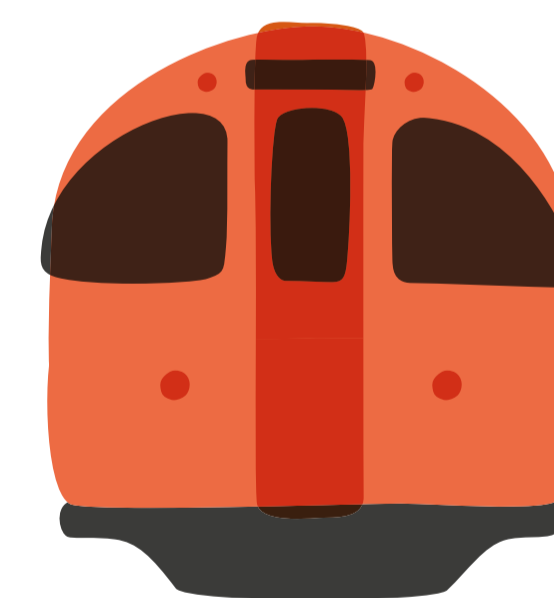
### cycling and walking routes

**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

Every home sits within 5-15 minutes walk or cycle of a bus stop or railway station.



### smart communications

Digitally connect the new neighbourhood with **fibre optic broadband** to each home and provision for flexible workspaces.

# Key Benefits

## GET ACTIVE



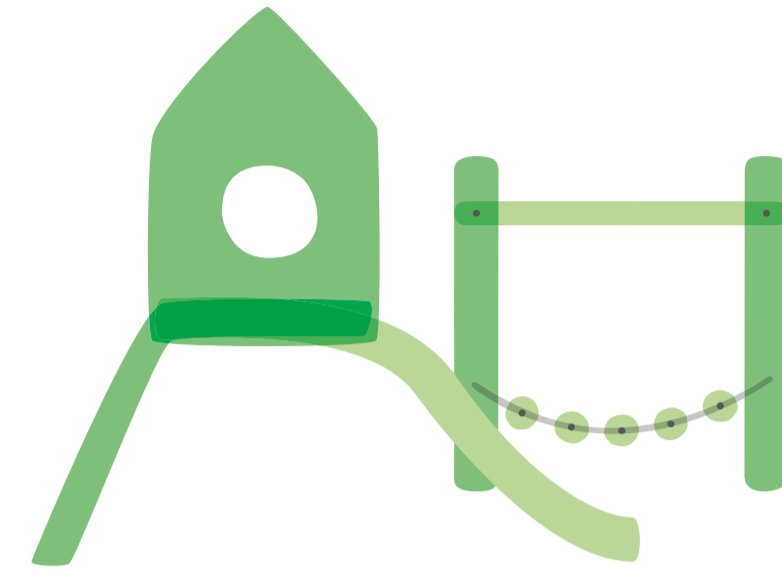
### new valley park

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



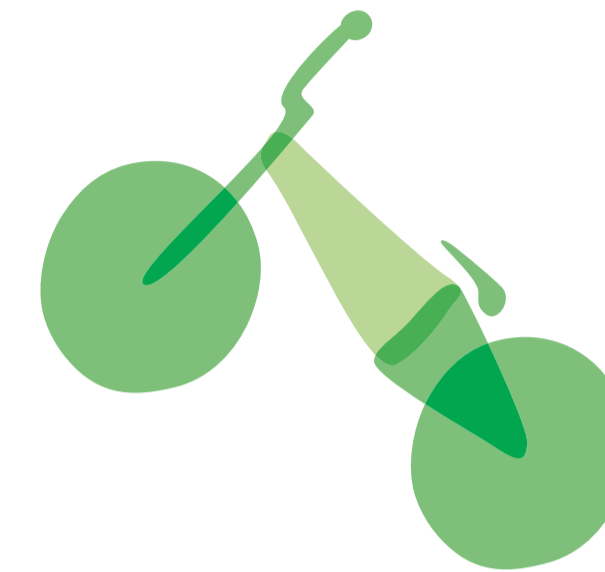
### sports

**Multi Use Games Areas** will provide much needed sports facilities to the area. Located in the centre near the Primary School will ensure its easily accessible.



### play areas

A range of play opportunities within 500m of every home for all age groups. Alongside traditional playgrounds there are natural and incidental play features dotted throughout the park to support active learning and **encourage the young to spend time outdoors.**



### explorative play

**Casual sports** facilities providing a bespoke offer to **youth groups.**

## GET TOGETHER



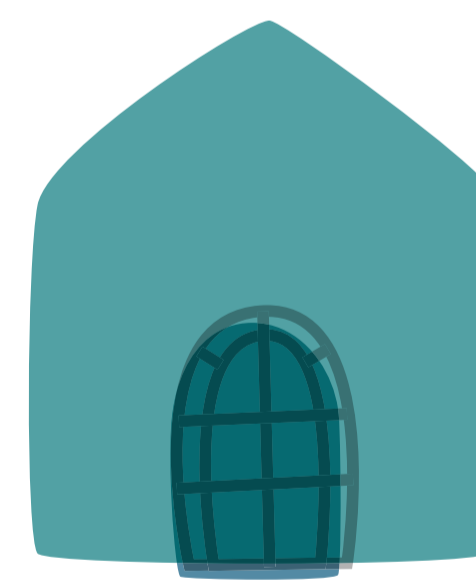
### retirement & elderly care

Located in the **centre** alongside the primary school and community building encouraging **multi-generational activity** throughout.



### primary school

**Less than 10 minute walk** from every home.



### community building

Maximise **sharing opportunities** across the community by providing flexible community space, café, shop and opportunity for a drop-in GP service.



### community development trust

Ongoing **community stewardship** of the neighbourhood and ensuring **design quality** throughout.

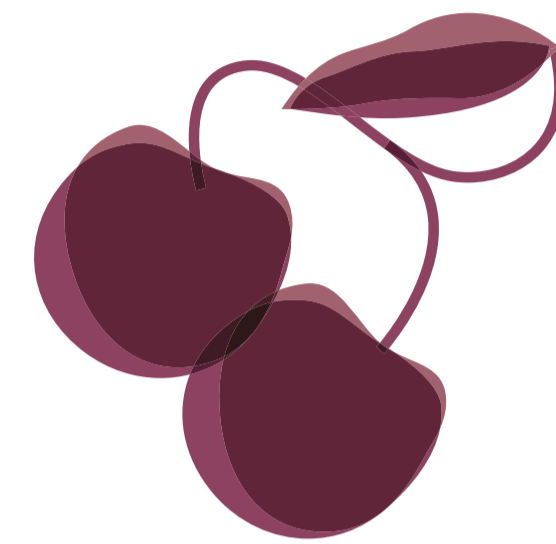
# Key Benefits

## GET GROWING



social spots

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



community orchards

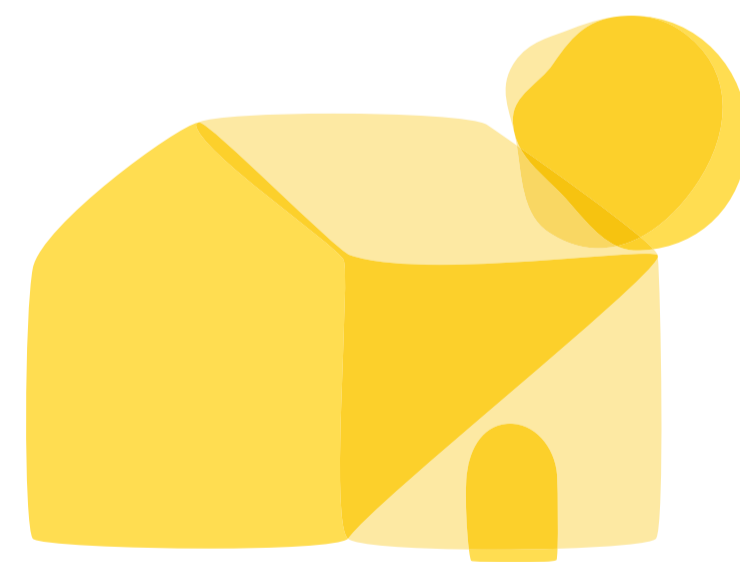
Area of fruit trees for communal harvesting, also functions as picnic and play space.



allotments

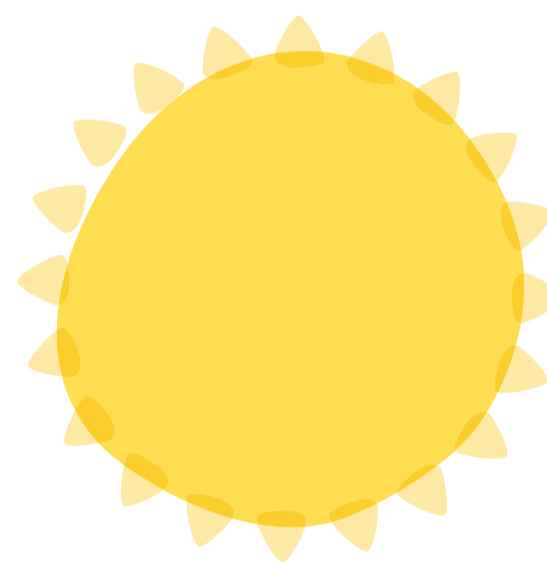
Raised fruit and vegetable beds will provide local food growing facilities for new and existing communities.

## GET GREEN



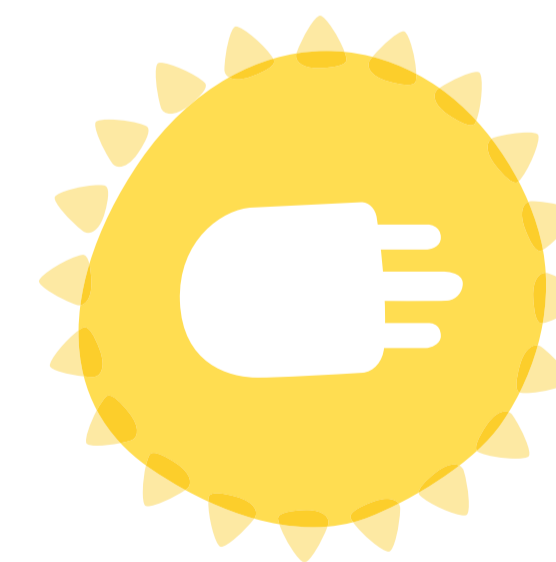
zero carbon ready

Homes that **strive towards net zero impact across their lifetime**. This includes energy, materials and waste from construction to end-of-life.



passive design

**Harnessing** the opportunity of a south-facing slope for passive design features.



renewable energy generation

Maximising **south facing** roof area for renewable energy generation.






sustainable drainage




A network of sustainable drainage systems which include the **dry valley park, drainage channels and water bodies**.

# Site Constraints









## CONTEXT

-  Existing buildings
-  Employment Area
-  Existing access








## CONNECTIVITY

-  Existing roads
-  Existing Public Right of Way
-  Railway Line

## LANDSCAPE

-  AONB
-  Existing Ancient Woodland
-  Existing woodland
-  30m Ancient Woodland buffer and +5-10m buffer for other existing woodland
-  Grade B Trees
-  Grade A Trees
-  Substantial hedges
-  Topography

## DRAINAGE

-  High risk from surface water
-  Medium risk from surface water
-  Foul sewer
-  Rising Main
-  Easement
-  Existing pumping station
-  Water flow direction



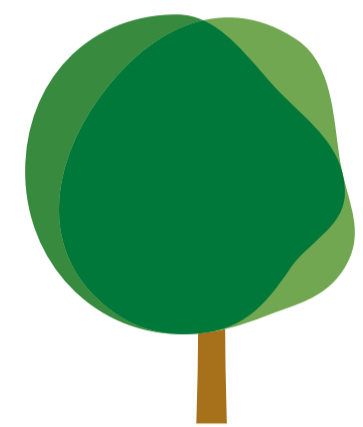
# Surroundings & beyond



CHARACTER STUDIES WILL BE UNDERTAKEN TO INFORM THE DESIGN INCLUDING BOUNDARY TREATMENTS, BUILDING HEIGHTS, MATERIALS AND ARCHITECTURAL DETAIL.

# Design Principles

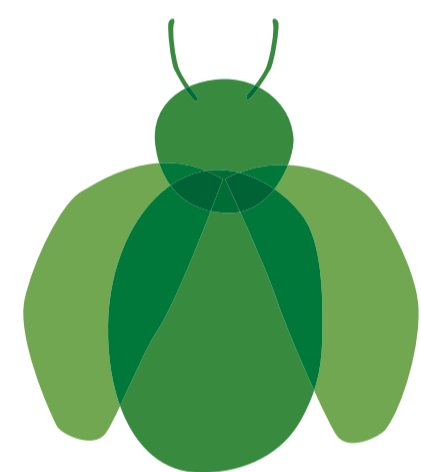
## 1 GET WILD



links to the countryside



nature recovery network



space for wildlife




# Design Principles

## 2 GET CONNECTED

 cycling and walking routes

 electric vehicles & car club

 sustainable transport

 smart communications





# Design Principles

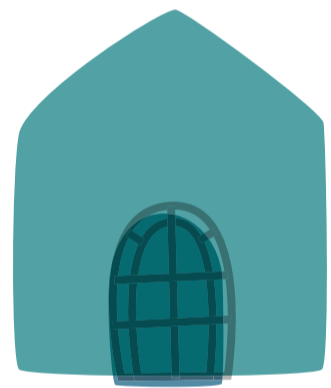
## 3 GET TOGETHER



retirement & elderly care



primary school



community building



community development trust



# Design Principles

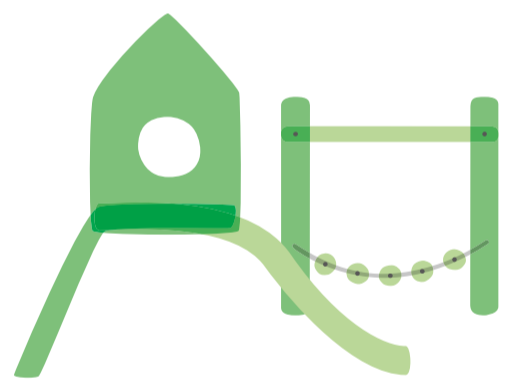
## 4 GET ACTIVE



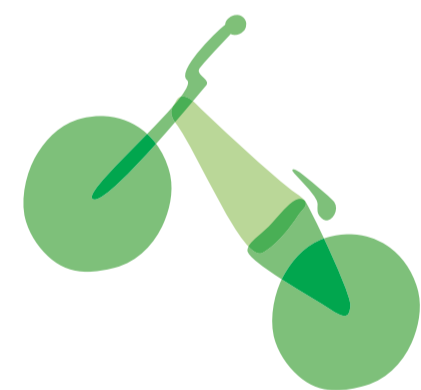
new valley park



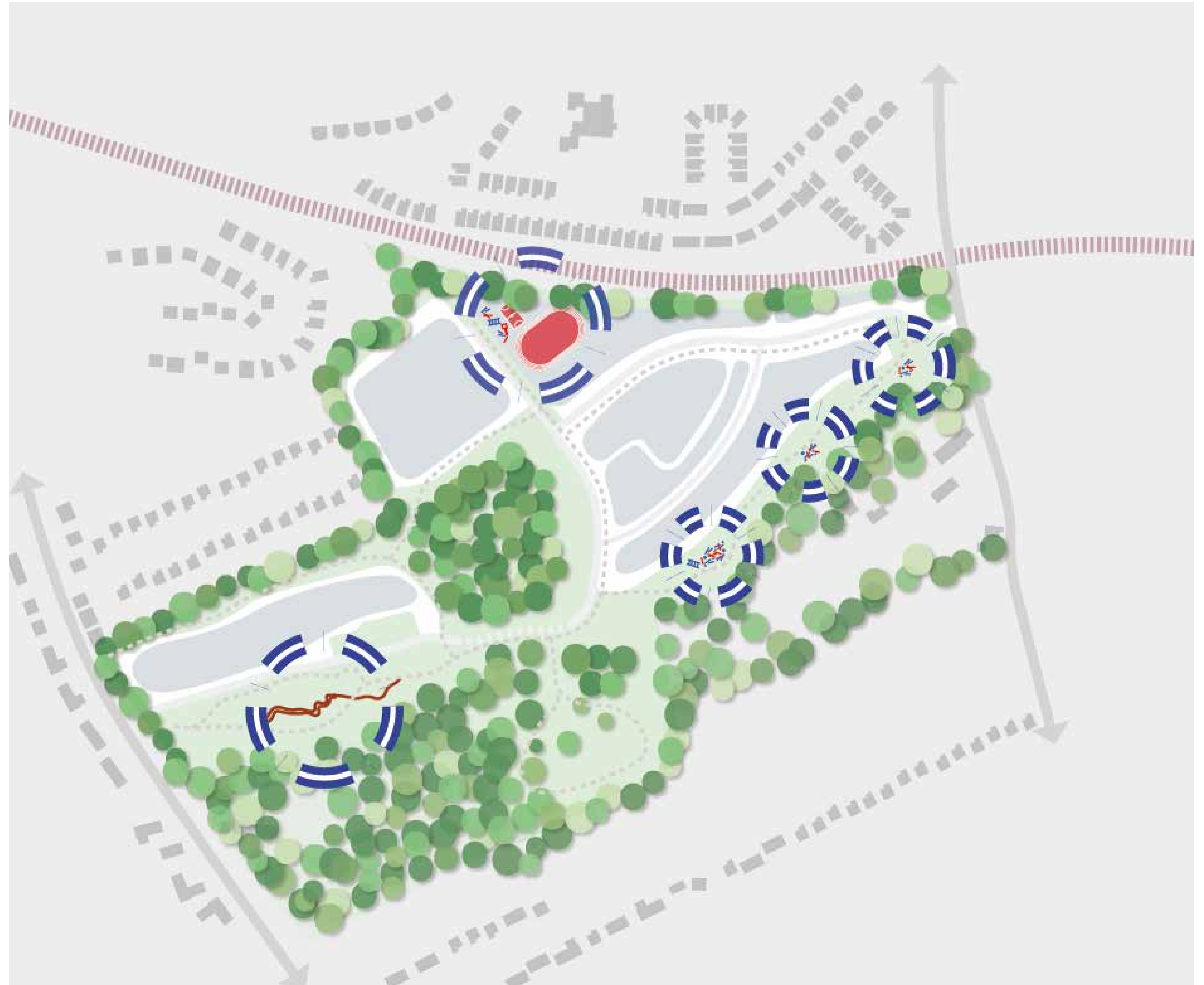
sports



play areas



explorative play

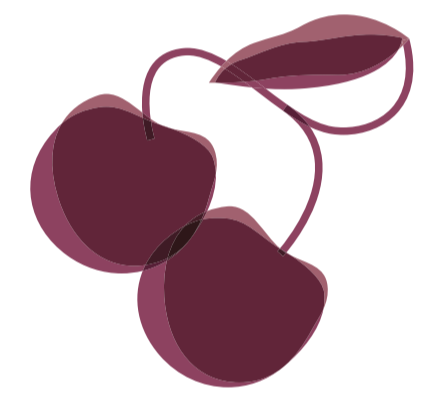


# Design Principles

## 5 GET GROWING



allotments



community orchards

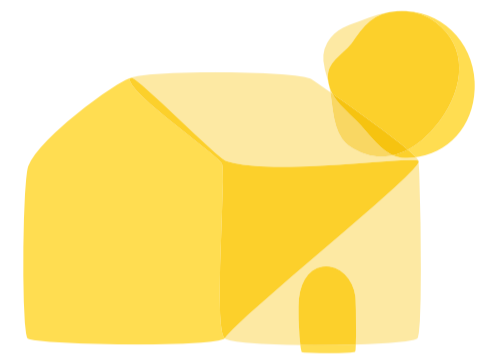


social spots



# Design Principles

## 6 GET GREEN



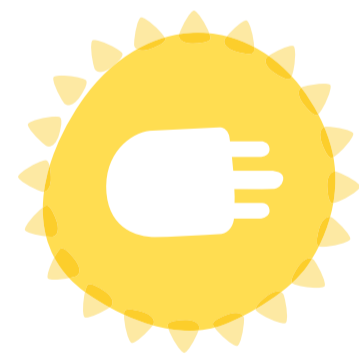
zero carbon ready homes



passive design



sustainable drainage



renewable energy generation



# Concept Masterplan

- 1** Access from Burtons Lane - all modes
- 2** Access from Lodge Lane - all modes
- 3** Pedestrian / cycle entrance

Where necessary, highways improvements will be made to accommodate the new development. This will be discussed and agreed with the local high authority.



# Concept Masterplan

- 4 Protection of Ancient Woodland & Existing Woodlands through green buffer zones



Caption

# Concept Masterplan

**5** Green buffers and set backs to existing homes along Burtons Lane and the AONB edge on Lodge Lane.

Green Buffers also proposed to facilitate movement corridors for wildlife.



# Concept Masterplan

- 6 Valley Park, Areas of Play, Orchards, Allotments, Sustainable Urban Drainage, Social spots and areas for re-wilding.





# Concept Masterplan

- 7 IFE Primary School with associated sports pitch at the heart of the community



# Concept Masterplan

- 8 Community building including cafe and drop-in GP services.

The Public Square will facilitate market and event days and spill out from the community building. The Square will also form part of the School Entrance.



# Concept Masterplan

- 9 Retirement Living set amongst Allotments and in close proximity to amenities



# Concept Masterplan

- 10** Care Home set nearby the Retirement Village and Primary School encouraging multi-generational activity.



# Concept Masterplan

**11** Residential characterised by their location, existing landscapes and surrounding context.

**12** Opportunity areas for self/custom build homes.





# Illustrative Masterplan

- 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

# The Community Hub



# 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'.



Over 50% Landscape Retained and Enhanced

# Landscape

The background of the slide is an abstract, layered landscape composed of various shades of green. The layers are wavy and overlapping, creating a sense of depth and movement. The colors range from a light, almost white-green at the top to a dark, forest green at the bottom. The overall effect is a soft, organic, and modern representation of a natural landscape.







# Key Spaces





# Get Active

**GET ACTIVE**

-  Playground
-  Adventure Play
-  Multi-use Games
-  Play - Bike Track

**ACTIVE TRAVEL**

-  Cycle and Pedestrian
-  Pedestrian




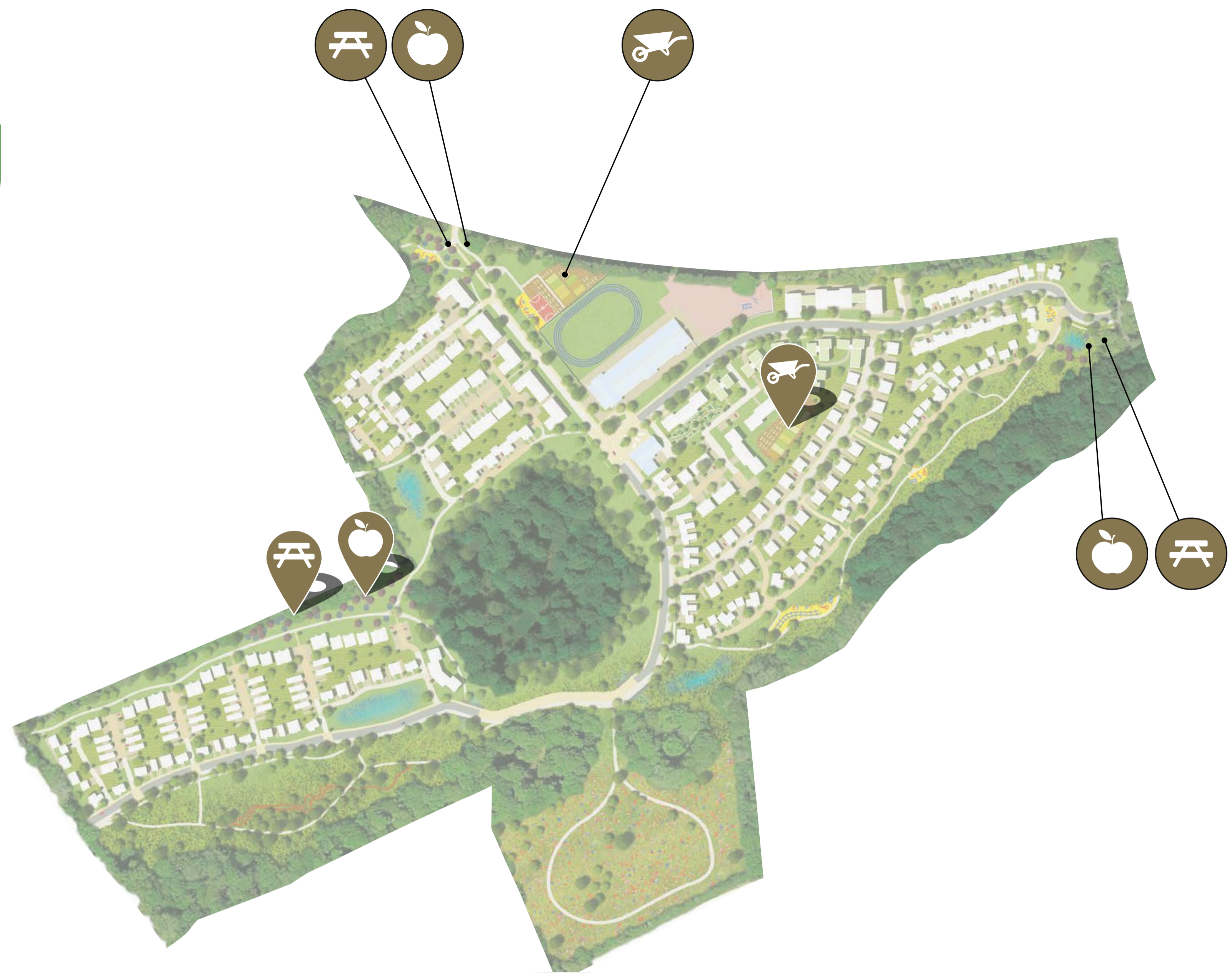
# Get Growing

GROW + EAT

 Orchard

 Allotment

 Picnic + BBQ Spots



# Get Wild

## GET WILD

-  Meadows
-  Nature reserve
-  Pond
-  Protected Woodland
-  Wetland Planting



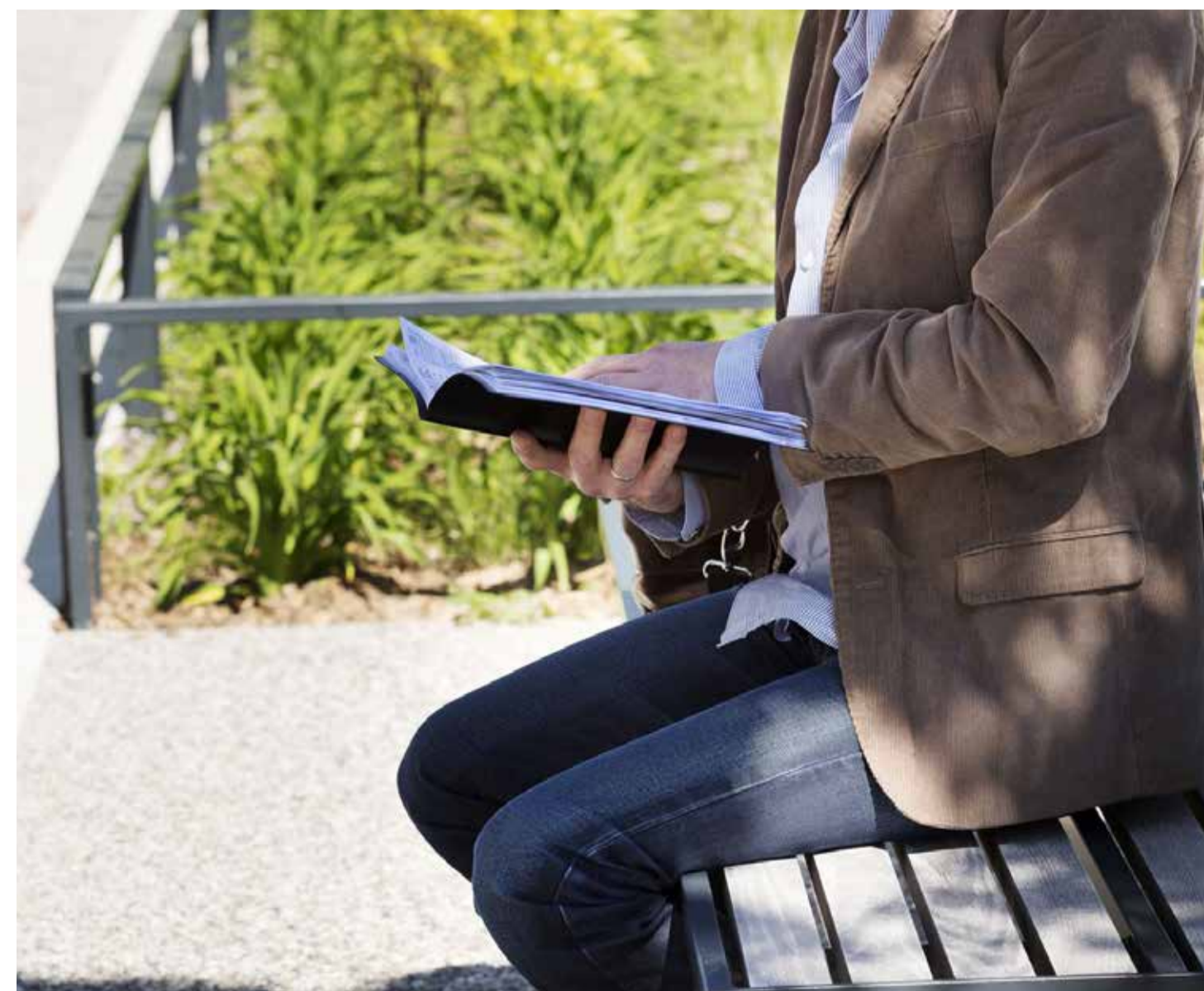
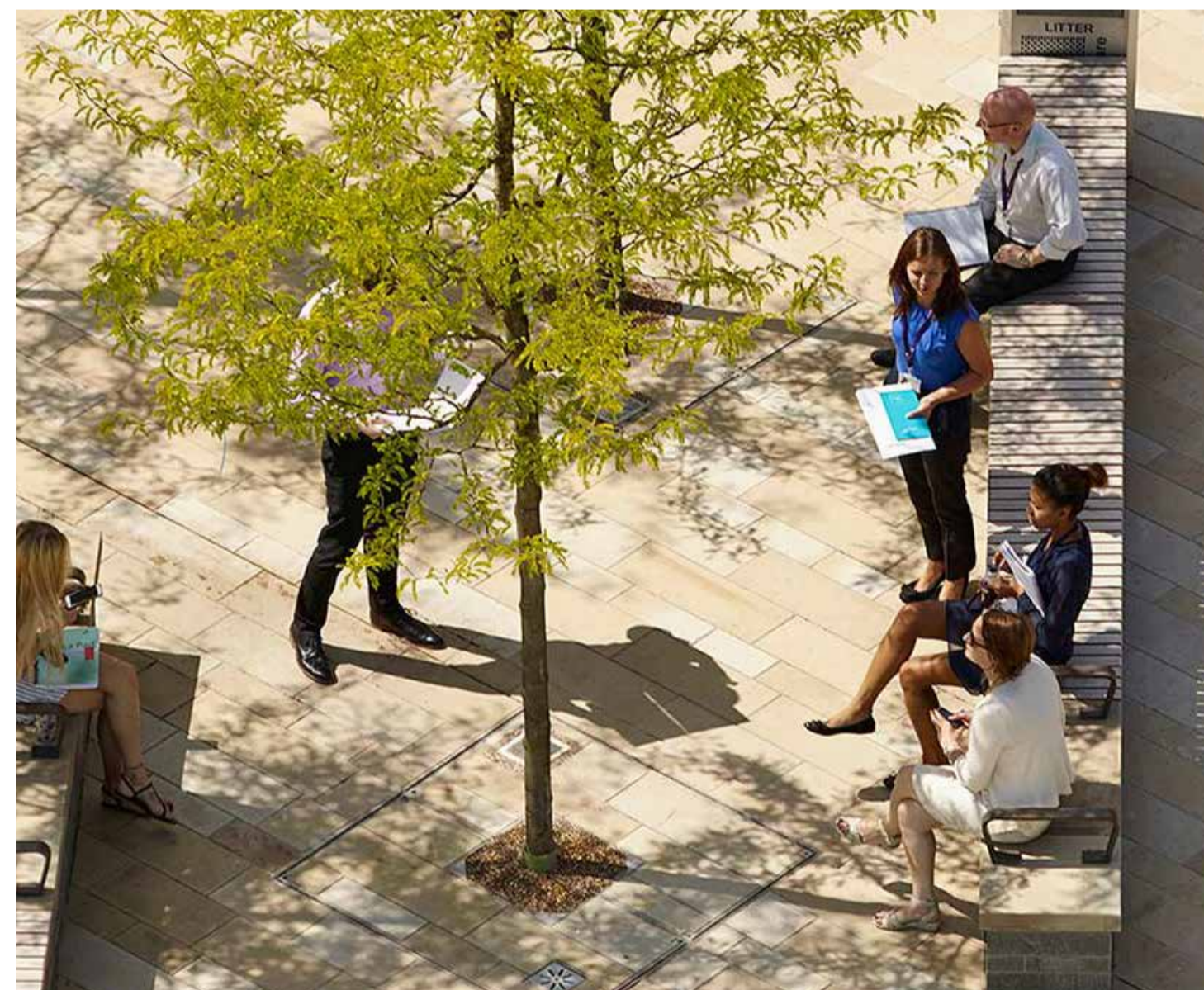
# The Square

Central Location

Meet and Socialise

Co-Location  
School and Community  
Facilities

Connected to Park





# Management & Design Quality

## **S106 Agreement**

The scheme will pay the Community Infrastructure Levy, a fund which ensures that community needs generated by development are compensated for. It is anticipated that the scheme will result in contributions in the £ms which will be available for the Council to prioritise on the community's infrastructure needs.

## **Stewardship - Community Development Trust**

Opportunity to take ownership of, manage and maintain elements of the community and landscape.

## **Stewardship - Design Quality**

A Quality Control Panel ensures monitoring and reviewing of any future Reserved Matters Applications ie Detailed Planning Applications for the parcels of development.



# Next Steps

Distribute newsletter to Little Chalfont residents summarising the Vision and asking for comments

Residents to submit comments on the Vision

The Design team to develop proposals in light of comments received

Planning application submitted late October 2021



# Q&A

## LITTLE CHALFONT PARK



**Thank you**