



Little Chalfont Parish Council
Little Chalfont Village Hall
Cokes Lane
Little Chalfont
HP8 4UD



Tel: 01494 766655
e-mail: clerk@littlechalfont-pc.gov.uk

4 June 2013

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

Dear Mr Winwright

Delivery Development Plan Document ("DDPD") - Public Participation

As you may recall, we wrote to you on 18 December 2012 to provide early input from the Little Chalfont Parish Council ("LCPC") and the Little Chalfont Community Association ("LCCA") for the preparation of the DDPD. The purpose of this current letter is to respond to the Council's request to provide comments on the Public Participation Delivery Development Plan Document. We assume that it is appropriate to respond directly to you, but no doubt you will redirect these comments within the Planning Policy Team, if necessary.

We summarise our comments as being generally supportive of the proposed delivery plan for the Core Strategy, but we have major concerns about the failure to incorporate essential details of Infrastructure Delivery.

For your convenience, in this letter we set out our more detailed comments in the order of their reference in the Public Participation Document, as follows:

Development Management Policies

We accept that, by their nature, the language of policy statements is high-level and strategic. However, we find the Policy on Addressing the Travel and Transport Impact of Development to be weak and currently ineffective. Specifically, we consider Policy CS25 and CS26, which provide the strategic framework for transport-related development, to be unhelpfully vague. Further, since parking issues are prevalent throughout the District, it is

disappointing that the Public Participation Document refers only to work in progress with other Buckinghamshire authorities to review car parking standards which are intended to be included in the DDPD.

Given the importance of these issues, we hope that as work progresses on the Pre-Submission version, there will be more substantive details and policies included.

Local Measures

We confirm that the list of Local Measures listed for Little Chalfont is appropriate and complete. We look forward to receiving the Council's practical support in influencing the proposed changes.

Local Green Space Designations

In our 18 December letter to you, we identified the various sites within Little Chalfont for this designation. We trust that these sites are intended to be included, but note that we have no means of checking the proposed list, at the present time.

There are two additional sites that we would put forward for consideration. The first of these is Burtons Wood (Burtons Lane), which has formal Village Green status. The second is the lawn area to the front of the GE Healthcare building in the centre of the Village.

Green Belt (and AONB)

We have no comment on the wording relating to Green Belt Settlements, Minor Green Belt Reviews, Major Developed Sites, or Affordable Housing Rural Exceptions.

Housing

On the Strategic Housing Land Availability Assessment (SHLAA) Update, we note that the list now generally reflects the changes on which we have previously commented, and that the revised (lower) potential yield is more realistic, particularly given the issue of multi-ownership. However, we object to the proposed inclusion of an additional site, based on SHLAA # 543 (Citygate and adjacent garage site Chenies Parade).

In our letter 18 December 2012, we requested that the 'Garage site adjacent to Chenies Parade' be specifically identified as 'restricted for parking only' but we find that it has been included in the Participation document as an 'opportunity' site for limited retail, office or residential development, with surface car parking places. We renew our previous request and ask for it to be reconsidered.

In addition to the reasons set out in our 18 December letter, we would ask you to take into account that improving the parking for shoppers in the Village is not only part of the Local Measures recorded for Little Chalfont (see above) but also that it is part of our Community Action Plan. Furthermore, since last December there has been a noticeable reduction in the number of unoccupied parking spaces available in Chenies Parade at the less busy times and an increase in the amount of illegal car and van parking on the yellow lines, as a regular feature during the day. We believe that issue will be materially eased only by the 're-opening' of this derelict site and we would ask you to note that in a recent survey by the LCCA of its members, there was virtually unanimous support for the requirement of the whole site for shoppers' parking.

It is insufficient to refer only to "an opportunity to provide surface car parking spaces"; if our request is granted, we would be much better placed to pursue all available options to achieve the objective.

Strategic Employment Areas

We note and accept the four sites within Little Chalfont listed as strategic business sites, but are surprised by the exclusion of GE Healthcare, Pollards Wood, from this list.

Retail and Shopping

We note and accept the inclusion of the "Area around Station Approach" as "a redevelopment opportunity for mix use scheme with uses including offices, residential, and service uses appropriate close to the railway station" (sic), and "the potential inclusion of a transport interchange for buses, taxis and cyclists".

Heritage Sites

As well as Loudhams Farm, a Grade 2 listed building whose amenity was potentially threatened by the recently proposed Donkey Field development, we would suggest as "heritage assets" (which contribute to the quality of life and our sense of place and community) other dwellings which represent the earliest development of the village, namely "The Piece", (behind the White Lion Inn), "Beel House" and its Lodge (off Finch Lane), "Beel House Nurseries" (Snells Lane), and "The Sheep Cottages" (set back from Amersham Road) together with the green space opposite with its cast-iron milestone.

Areas of Little Change

We note and welcome the proposed additional areas of little change, and that the resulting map makes it essential that the Donkey Field development respects the character of the surrounding area.

Infrastructure Delivery

We consider this to be not only the significantly weakest section of the proposed wording, but, and perhaps consequently, it also includes the aspect of Transport and Highways service and support which we consider to be neglected in practice. In theory, according to the Core Strategy, "local highway improvements must be made on the strategic housing sites" which "must include reference to parking requirements in conjunction with this". In practice, on the recent developments in Turners Field and Old Mill Place, these issues were overlooked, resulting in:

- inadequate speed measures and weight restrictions in Bell Lane;
- parking issues in the filter lane to White Lion Road and for drop off and collection of children from The Children's Centre and Chalfont Valley E-ACT Primary Academy, both in Bell Lane;
- lack of lighting of the footpath between the Turners Field development and Chalfont & Latimer Station; and
- the exacerbation of the parking problem in the Village centre.

Despite recent correspondence there is still lack of clarity and consistency regarding the adoption of street lights and maintenance of open spaces.

For the Donkey Field development, there is still the opportunity to pay more than lip service to the claimed Transport and Highways policy, in relation to parking and speed control issues, but we would like to see similar appropriate consideration given to the impact of the Newlands Park and other developments, on traffic and parking in Little Chalfont.

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

We hope that these comments are clear and helpful, but please do not hesitate to contact either of us if you have any immediate comments or need any clarification.

Yours sincerely

Brian Drew
Chairman
Little Chalfont Parish Council

Roger Funk
Chairman
Little Chalfont Community Association