

LITTLE CHALFONT PARISH COUNCIL

Newsletter – Autumn 2024



Little Chalfont Park Development progress report

Focus this year has been on securing the required approvals to enable the Hill Group to start construction in 2025 on the development of the disused golf course off Lodge Lane, to be named Little Chalfont Park.

Progress so far

As part of this process, the Hill Group team held two public consultation events in the village hall this year.

The first of these was held in May 2024 to solicit input on the regulatory and design code and strategic landscaping plan. The second was held in September 2024, covering the first set of reserved matters applications (RMAs).

An RMA is a planning application that provides more detail on a development after an outline planning permission has been granted, and consists of four several applications:

- Infrastructure;
- The SANGS (suitable alternative natural green space);
- The Oakington Avenue pedestrian and cycle bridge; and
- Housing on the western part of the site.

These public consultation events were well attended by the community, with around 300 visitors for the first event and 200 for the second.

What now?

A third public consultation event, covering the fifth RMA, (housing within the eastern and northern areas of the site), is planned for some time in the first quarter of 2025.

The process adopted for the previous events will be maintained for this consultation ie, the community will have 14 days after the consultation event to provide comments to the Hill team on the material presented.

The event will be well publicised beforehand with a leaflet delivered to every household in the village and notification provided on the Hill team Little Chalfont Park website at littlechalfontpark.uk

Little Chalfont residents will have one final opportunity to comment on each of the RMAs once submitted to Bucks Council.

The Hill team is planning to submit the first four RMAs to Bucks Council before Christmas this year with the review and approval process.

During this time the community will be able to provide input via the Bucks Council planning portal, expected to take at least three months, possibly longer.

Next phase

As is normal for major development projects like this, construction work will not commence until the required third-party approvals have been received, which makes it difficult



Some early arrivals at the September consultation on the development of the old golf course, by the Hill Group

to provide firm timelines at this stage of the process.

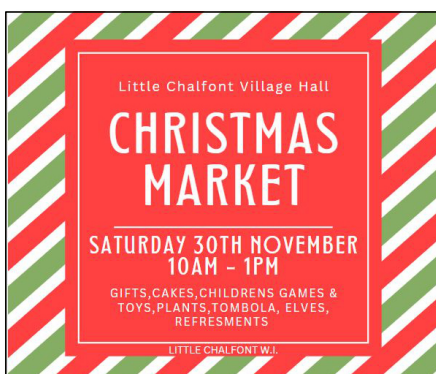
Nevertheless, based on the Hill team's current schedule, construction work on both the Burtons Lane and Lodge Lane access points to the site is not expected to start any earlier than the second quarter of 2025, with housebuilding starting in the following quarter.

This will also include the widening of the road between Lodge Lane and Church Grove.

For the future

With the Little Chalfont Park development approaching a critical phase, the Little Chalfont Park Liaison Group (LCPLG) will continue to hold monthly meetings with the Hill team to ensure that the community's views are represented in the developer's plans for the site. As such, the LCPLG continues to maintain a website, littlechalfontparkliaisongroup.co.uk showing details of work in progress and summary minutes of the monthly meetings.

You can also use the site to contact the LCPLG with concerns that they feel are not being satisfactorily addressed via direct contact with the Hill team. ■



Nature park news

Ready for winter

The parish council, nature park management group and volunteers continue to work closely together to ensure that the park is well maintained.

All the benches have been cleaned and polished as shown in our picture, and we hope to install new signage and release a new brochure for visitors early in 2025.

A recent tree survey found most trees in good health but some require attention and a few, sadly, must be felled. The park will be closed briefly when the tree surgeons are working.

A new sensory garden has been planned since the park opened to the public over 10 years ago, and it is finally being created, although the poor weather in September and October delayed construction.

Planting for this garden will reflect

the needs of those of all ages who benefit from sensory stimulation.

It enables a connection to nature and

promotes more awareness of surroundings and the response to them.

The planting will consider as many of the senses as possible with bright colours, interesting

shapes, scents and textures.

We hope the beauty and peace of this small area will help soothe, heal, inspire and invigorate.

We have also arranged a new video to show the attractions of the nature park, scripted, filmed and narrated by senior girls at Dr Challoner's High School.

We thank them for their amazing creativity and hope you will enjoy seeing the video on our website at littlechalfont-pc.gov.uk ■



Westwood Park upgrades

New facilities planned

Major long-term regeneration of Westwood Park's facilities are planned and, as a first step, the parish council has commenced work on the sports courts.

Over the last few years these facilities have suffered from wear and tear, with damage to the fencing and encroachment of hedging and tree roots on the court surfaces.

This first stage of the regeneration will see new, specialist sports fencing being installed, offering improved durability and reduced noise levels. The MUGA (multi-use games area), along with the larger tennis court, will be resurfaced and repainted.

In a move aimed at broadening community access, the single tennis court will be converted into two pickleball courts. This initiative is in response to this sport's rapid growth in the UK with its ability to provide a fitness option for all members of the family. It is generally considered easier than tennis because of the smaller court and lighter, plastic



balls (see picture above). The parish council is in discussion with the sport's official body, Pickleball England, to help introduce the sport. More information about this will be given on the parish council website.

The council has actively sought input from local sports teams and community groups, with wider discussions during a consultation event that was held at the village hall in September.

Stage two of the project will involve the reconstruction of the pavilion. Among the planned enhanced facilities are a café and toilets for all park users. Stage three will focus on redesigning the

From the chairman



We've had a really busy past six months at the parish council with various ongoing projects taking shape.

A number of councillors have been busy liaising with the Hill Group for the development on the golf course in Lodge Lane. They have also been busy in discussions with various groups that have an interest in the development, as well as liaising with LCCA.

The parish clerks have been in contact with various agencies and had to cover tree surveys and other matters around Little Chalfont. In the coming months you will probably notice the work required being carried out.

There have also been several calls to the parish office from members of the public about the work and hedges in Westwood Park. There is more information about the exciting changes that will be taking place in the park in the story alongside this column.

You will see the difference in Westwood Park as the projects progress and I would like to apologise for any inconvenience caused while the work is being undertaken.

There has also been a lot going on in the nature park over the past couple of months and you can see the difference when you next visit the park.

Despite a shortage of councillors, (we have two vacancies), the current team has been working very hard on various projects while several of them also have their own daytime jobs. I would like to thank them all for their continued efforts on behalf of the village.

If anyone is interested in becoming a parish councillor and making a difference to the village, please contact the parish council office.

Vinny Patel

playground and establishing a dedicated adult exercise area.

Finally, stage four will upgrade the car park to include disability parking, along with landscaping improvements and the installation of ANPR and CCTV for security.

Concurrently, park maintenance will continue, including the removal of diseased trees and necessary pruning to ensure safety and enhance views throughout the park. ■

Drivers still speeding

Some dangerous speeds shown

Our four MVAS (movable vehicle activation signs) have become a common site on various roads in the village where speeding drivers are an all-too-frequent occurrence. The latest available figures for the most recent placements are shown below:



We expect that some of the high speeds detected are emergency services going about their legitimate business. But the figures for Nightingales Lane show that a total of 391 vehicles were speeding at 51-70mph along a 30mph road:

● Elizabeth Avenue away from Bell Lane, Aug to Oct 2024

Up to 33 mph	26,102	77.6%
34 - 40 mph	5,922	17.6%
41 - 45 mph	1,220	3.6%
46 - 50 mph	277	0.8%
51 - 60 mph	133	0.4%
61 mph +	0	0.0%
Totals	33,654	100.0%

● Elizabeth Avenue towards Bell Lane, Aug to Oct 2024

Up to 33 mph	25,530	76.1%
34 - 40 mph	6,103	18.2%
41 - 45 mph	1,503	4.5%
46 - 50 mph	320	0.9%
51 - 60 mph	88	0.3%
61 mph +	0	0.0%
Totals	33,544	100.0%

Nightingales Lane towards Little Chalfont, Aug to Oct 2024

Up to 33 mph	28,520	46.7%
34-40 mph	21,622	35.4%
41 - 45 mph	8,980	14.7%
46 - 50 mph	1,684	2.8%
51 - 60mph	298	0.5%
61 mph +	0	0.0%
Totals	61,104	100.0%

Nightingales Lane away from Little Chalfont, Aug to Oct 2024

Up to 33 mph	7,590	30.2%
34-40 mph	9,250	36.8%
41 - 45mph	5,380	21.4%
46 - 50 mph	2,038	8.1%
51 - 60mph	761	3.0%
61 - 70 mph	93	0.4%
71 mph +	0	0.0%
Totals	25,112	100.0%

From Martin Tett

Winter warmers

In my last article in this newsletter in the spring, I shared insights about my role as leader of Buckinghamshire Council. I mentioned how we support our residents and some of the challenges that we face.

As the dark evenings grow longer and the temperature continues to drop, one of the key challenges, on which I'm now focused, is being prepared for winter.

I'm very aware that one of the main concerns for our older residents is keeping their homes warm during the winter months.

Free surgeries

With the government's decision to withdraw the winter fuel payment for almost all pensioners, many residents are understandably worried about how to pay their heating bills and cope with



the ongoing increased cost of living.

To help address this, Buckinghamshire Council is inviting pensioners to attend a free surgery to check if they are eligible for pension credit, a government payment available to those of state pension age who meet certain criteria.

It is designed to top up pension income and help with living costs and can be worth an extra £3,900 per year.

Where to find the surgeries

If eligible for pension credit, applicants will be entitled to keep the winter fuel allowance.

Briefly...

Nightingales Corner crossing refurb

We are pleased to report that the red-painted pedestrian crossing at Nightingales Corner was completely refurbished earlier this year, (see picture).

The crossing had become badly eroded over the years, but the refurbishment has made it much easier for less mobile residents. ■



Little Chalfont Farmers Market

For autumn/winter, the farmers market will be held in the village hall car park from 9am-1pm:

Saturday 14 December 2024
Saturday 11 January 2025
Saturday 8 February 2025
Saturday 8 March 2025

If you are interested in taking a stall at the farmers market, please contact the organiser at info@tvfm.org.uk or call 01235 227 266.

For the craft market, held in the village hall on the same day each month as the farmers market, please contact redkitemarket@gmail.com

The surgeries are being held in libraries and other locations across the county **until 21 December 2024**, which is the deadline for applications.

Advisers will be available to answer questions and guide people through the application process for pension credit, which we know can be confusing.

The nearest such locations to Little Chalfont are at Amersham Library or Chesham Library. You can find a full list of times, dates and venues on the Buckinghamshire Council website at buckinghamshire.gov.uk

Christmas is coming!

On a brighter note, there are many events to look forward to over the coming months, including the those taking place locally in the run up to the festive season.

Do keep an eye out for further information – I hope to see many of you there. ■



Remembrance Day Service

80th anniversary

2024 marked the 80th anniversary of the D-Day landings, the battles of Monte Cassini, Imphal and Kohima.

To mark the occasion the

annual Little Chalfont Remembrance Day service was organised by the parish council and held at the memorial stone on the village green on Sunday 10 November 2024.

Sadly there was no sun to greet us for the occasion and it was overcast and drizzly on the day. At least we did not have to move to the village hall for the service, which we were obliged to do last year because of the bad weather.

There was an excellent turnout once again by local residents along with members of the guides and scout movements



(see picture).

The service was once again conducted by Reverend Adam Wells, minister of the Little Chalfont Methodist Church Amersham Circuit.

Readings were given by Vinny Patel, chairman of the parish council, plus parish council members Janet Walford and Brian Gallagher, Martin Tett, leader of Buckingham-shire Council, Peter Kirk and Mike Crowe.

Wreaths were laid by Vinny Patel on behalf of the parish council, Martin Tett, on behalf of Buckinghamshire Council, William Laing RN, on behalf of the Royal Naval Association, and members of the uniformed services, among



others. The different generations who have fought and died in the pursuit of peace were remembered, and also those who are currently engaged in conflicts around the globe.

We are grateful once again to the Chesham Wind Band for providing the music to accompany the hymns; the last post was played by soloist Ryan Bunce (pictured left) at exactly 11am when flags were lowered in respect and remembrance.

Little Chalfont Village also marked Remembrance Day with

various reminders around the village: the silent soldier statue was installed on the village green a few weeks ago and Remembrance Day flags were also hung from the shops in Nightingales Corner and Chenies Parade. ■



Little Chalfont Farmers Market

A valuable local resource

As many of you will know Little Chalfont has its own farmers market, part of Thames Valley Farmers Markets, held in the village hall car park on the second Saturday of each month.

Most of the food and drink sold at the market is produced within a 30 mile radius of the market, which means that you can be sure you are buying products from the people who have grown, reared, baked and made them, all to the highest standards.

Buying at farmers markets helps to support local farmers and producers – there are no middlemen involved.

Here we profile another individual regular stallholder:

Whey More Cheese & Affineur

The company was started by owner Lisa Stevens about 14 years ago.

She started out by attending a cheesemaking course 15 years ago in Minchinhampton and, after successful completion of the course, decided to set up her own company offering cheeses with a difference.

The word 'affineur' is the French word for the art of 'affinage', which is the process of caring for, ripening and ageing cheese.

To do this, Lisa buys young cheese directly from dairies all over Europe and ages them in the UK to enhance their flavour.

All the cheeses she buys are from grass-fed stock, and organic where available, so you can be sure that the livestock used to produce the



cheese enjoys the highest animal welfare standards.

Lisa uses raw milk since pasteurisation kills all bacteria in cheese – and that includes the 'good' bacteria. This is necessary for good gut health, the benefits of which have become more widely appreciated in recent years.

She sells all kinds of cheese, including goats' cheeses alongside the cow's milk cheeses. Our picture shows Lisa at her stall in the Little Chalfont Farmers Market, with some of the huge variety of cheeses on offer. ■

Little Chalfont Community Association

LCCA website: littlechalfont.org.uk

Our NEW website!

Our website has been totally revamped and now provides much more information about the work of the community association.

It is now possible to join the community association via our website, as the membership element of the website is now live. Please do visit our website and have a look.

Existing members will already have received details of how to log in and update their profile. If you have not received these details, please do get in touch and let us know. The new 'shop local' page on our website features many of our local shops and businesses.

Do pay them a visit when you get the chance – and remember there is free parking in the Cytiva front car park on Saturdays and Sundays.

Village day

As you may know the village name 'Little Chalfont' was first used in 1925.

Last year's village day was a great success, (see picture) but to celebrate

this special 100th anniversary, our forthcoming 2025 Village Day will be bigger and better than ever. Please make sure you save the date of **21st June 2025** in your diaries!



We would like to include all your favourite activities, stalls and attractions, and would like to hear from any individuals or

groups who are keen to perform on the day or run a stall, please email us on villageday@littlechalfont.org.uk

However, most important of all is that you, family and friends are there to help our village and community look to its past and its future. Dressing in period costume is encouraged but not obligatory!

Carols on the green - diary date

The annual carol service on the village green will be held on 8th December 2024 at 11 am, where we expect to be joined by the Amersham Band.

New treasurer needed

The community association is seeking a new treasurer to take responsibility for managing our finances and ensuring financial transparency.

This involves maintaining accurate records, monitoring and setting up payments, preparing budgets and reports, and coordinating our insurance renewal.



If you have 3-4 hours per month to spare, and are happy to join our monthly committee meetings, please email the LCCA chair for more details on chair@littlechalfont.org.uk ■

Local foodbank donations

The generous donations by local villagers are very much appreciated, but your help is still needed. The drop off dates for the next four months are as follows:

- Saturday 14 December
- Saturday 11 January
- Saturday 8 February
- Saturday 8 March

Gazebos will be sited in Cytiva's front car park and on Chenies Parade between 9am and 12 noon. Last year Little Chalfont residents donated over 3,300 kgs!

Our village hall

Some progress

Local residents may be wondering what is happening about the parish council's attempts to try to build a new village hall.

The present one, which is unfit for purpose, is now some 70+ years old, is expensive to heat and limited in what it can offer to the local community in this day and age.

The parish council has been trying to find a solution to this problem for at least the past 10 years but we hope that at last some progress might be able to be made.

After a great deal of discussion and collation of reports on the many aspects pertaining to the village hall, the parish council and its advisers are engaging directly with the



planning department of Buckinghamshire Council.

A previous application, which strived to take into account as many of the wishes of the local community as possible, was made several years ago but was unsuccessful. Therefore the current proposals seek to take into account the comments and conclusions arising from that previous planning application.

The new proposal is not as large as the previous one and is, we feel, more sympathetic to the architectural environment of the village.

Our current village hall, built in the 1950s, is now no longer fit for the purpose of serving the local residents

Although smaller than the original plans, if successful the new hall will provide the village and its residents with a multiuser space that takes into account the growth of the village population in recent years and the expected future growth arising from the Chalfont Park development.

Depending on the outcome of the discussions with the planning department, the council would hope to proceed to a consultation with residents followed by a formal planning application.

We will keep you updated as news arises, through our website at littlechalfont-pc.gov.uk ■

About Little Chalfont Parish Council

Your parish councillors



*Vinny Patel
chairman*



*Brian Gallagher
vice chairman*



*Chris Holmes
chairman, planning
committee*



*David Nussbaum
vice chairman,
planning committee*



Vic Davies



Kris Murali



*Janet Walford OBE
newsletter editor*

Newsletter distribution

The parish council is indebted to Adrian Lockyer, membership secretary of the community association, for organising the distribution of the newsletters and to the volunteers who deliver them, ensuring that all homes and businesses in Little Chalfont receive a copy.

Publication date: 15 November 2024

Parish council meetings:

General committee meetings:

Usually held on the second Wednesday of each month, except for August, in Little Chalfont Village Hall in Cokes Lane, Little Chalfont, commencing at 7.30pm.

The meetings are always open to the public, so why not come along to a meeting and see your parish council in action? Local residents have the opportunity to express their views and to ask the council for support in relation to various matters.

Planning committee meetings:

Usually held every four weeks, starting at 7pm or 7.30pm – see website or notice boards for details.

The committee considers planning applications made for Little Chalfont and advises Bucks Council, the planning authority, of any local or community issues that it should take into account. You can make comments, then hear the committee's discussion.

Parish council office

The parish council office is located at the rear of the village hall in Cokes Lane.

OFFICE OPENING HOURS:

Monday – Friday, 9am – 12 noon.

Contact details for enquiries:

TELEPHONE: 01494 766 655. If unattended, you may leave a message on the answerphone and we will respond as soon as possible.

EMAIL: clerk@littlechalfont-pc.gov.uk

WEBSITE: littlechalfont-pc.gov.uk



*Sallie Matthews
Parish clerk*



*Sam Butcher
Assistant clerk*

Any comments or suggestions?

If you have any comments or suggestions to make about this newsletter or its contents, please email the parish clerk on clerk@littlechalfont-pc.gov.uk. We welcome all feedback.

Where to go for help:

Parish council: 01494 766 655

Bridleways; commons and open spaces; community transport schemes; community safety and crime reduction measures; events and festivals; footpaths; leisure facilities; litter bins; neighbourhood planning; street cleaning; tourism activities; traffic monitoring; village greens; residential street lighting, woodlands; youth projects.

Bucks council: 0300 131 6000

'A' road lighting; bus shelters; car parks; council tax collections; education; fire and public safety; fly tipping; housing; libraries; planning applications; public toilets; recycling; rubbish collection; trading standards; transport; social care; waste management.

Other contacts

Police emergency: 999
Police non emergency: 101
NHS healthline: 111
Banks fraudline: 159
Unsolicited marketing calls: 0303 123 1113
Illegal parking: 0333 121 0031
Dial a ride: 01494 766 123
Helping hand team: 01296 531 151
Helping Hand emergency: 0800 999 7677
Citizens Advice Bureau: 0808 278 7938