

LITTLE CHALFONT PARISH COUNCIL

Newsletter – Spring 2024



Former golf course development

Work to start within 18 months

After more than 12 months since the appeal was allowed to develop the former golf course between Lodge Lane and Burtons Lane, detailed planning appears now to be starting.

At the turn of this year, the companies that owned the former golf course land were sold to the Hill Group, to enable the development of the site to be started.

The company is currently working on full planning applications to develop the site with a view to submitting these in the autumn of this year.

After this time there will likely be a reduction in tangible activity while the applications are reviewed by the local planning authority but, if approved in a reasonable time, construction work will then start, expected to be in the second quarter of 2025.

Initial focus

Initial activity will focus on transport-related parts of the development that will include the bridge connection to Oakington Avenue over the railway line, modifications to Lodge Lane and the provision of dual access to the site (from Lodge Lane and Burtons Lane).

During this time 20-40 workers are expected on site. Building is expected to start in the second year (2026) with peak workers on site, estimated at 120-150, during the period 2026-2028.

The parish council and the LCCA held a constructive introductory meeting with the Hill Group, which will be redeveloping the former golf



The former golf course, showing area for development. Access point from Oakington Avenue in lower right side of picture

course, in the middle of March, with many more meetings to follow over the coming months and years.

The company plans to hold several workshops in the village over the period May to July 2024 that will enable the community to provide input into various aspects of the development.

You are invited to attend the

ANNUAL PARISH MEETING 2024

**to be held in Little Chalfont Village Hall, Cokes Lane
on Wednesday 1 May 2024 at 7.30pm**

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Guest speaker:

Dan Massie, development director of Hill Group

There will be opportunities for you to put questions to speakers and councillors at the meeting. Alternatively, you may submit your questions in writing before the meeting via: email to clerk@littlechalfont-pc.gov.uk or post them in the letterbox next to the back door of the village hall. Please include your name and address. If you do not want your name and address made public, please state this clearly

About the group

The Hill Group is the second largest privately owned housebuilder in the UK and claims a track record of community-led schemes on sensitive sites such as the former golf course.

The company has developed many sites across London and southeast England including sites at Croxley Green and High Wycombe.

Dan Massie, the Hill Group Development Director, has agreed to deliver a presentation on the group's plans for the site at the parish council's AGM on 1 May 2024 (see box on left), when those attending will have the opportunity to ask questions. ■

Nature park news

Spring is springing

The spring flowers are now beginning to show in earnest in the nature park, as our early spring picture shows below, although the unseasonal weather we had in late winter/early spring meant that they were late in appearing.

Spring is not the only thing that is bringing change to our lovely local nature park. The park is maintained by the parish council, through a volunteer maintenance group, called the friends of the nature park, which is part of the volunteer management group.

Our two newest parish councillors, Vic Davies and Kris Murali, have recently joined the management group to represent the parish council, and the newly elected chairman of the management group is local resident Peter Besley.

The whole management group will be working hard this spring as the park begins the next phase of its development.

This is based upon the original objectives of providing the local community with space for rest

and relaxation in natural surroundings, with access to all, in a special, unspoiled, and unique, natural environment. Peter project managed the installation of the new all-weather pathways and is keen to continue to improve what the park has to offer the local community.

The paths were the beginning of this improvement, enabling far greater access to the park across the autumn and winter months.

We are delighted to see that the park is being used by more and more local residents meeting up there, as well as those who work

and are educated in the area.

This increased usage is evident from the feedback on the nature park's social media sites and from its use by various community groups.

It is particularly pleasing that its use by local primary schools has encouraged the schools to develop their own nature areas within their school grounds. It is hoped that other community groups can be encouraged to use the park more! ■



From the chairman



At the time of writing (early March) it was refreshing to see the spring flowers coming into bloom all around Little Chalfont village. Spring is slowly turning into summer at last!

On a different note, I regret that in the past few months we have had endless problems with the parish council telephone lines. I apologise to local residents for all the inconvenience that has been caused and am pleased to report that the telephone line has now been fully restored.

During the past few months, a couple of incidents occurred at the parish council offices that jeopardised the safety of our staff. This sort of behaviour is not acceptable and, in order to address such incidents in the future, 24-Hour CCTV monitoring is being installed.

Outside the parish council office we are increasingly aware that the parish council car park at the village hall is being used by members of the public as a free car park. We are, of course, aware of the constant pressure for parking space in the village, but would remind residents that the parish council car park is solely for the use of the parish council staff working at the office and those who have business with the council or who have booked the village hall for an event.

So to try to prevent the unauthorised use of the car park in the future, new gates have been installed at the car park entrance.

On a sadder note, we were sorry to learn of the various break-ins to private and retail premises that have been happening in Little Chalfont in recent months. Various residential groups have been formed to speak to Thames Valley Police, which is investigating, but we would urge residents to be mindful of these problems and take as much care as possible to reduce the incidents of these break-ins.

As you will see from the box on the front page, the parish council annual meeting will be held on Wednesday 1 May in the village hall.

Our guest speaker will be a representative from the Hill Group, which is redeveloping the former golf course, so we hope to see you there.

Vinny Patel

Our newsletter delivery

Help needed!

This spring edition of the parish council newsletter has, once again, been delivered to your home or business by the LCCA. This huge task has been managed for the past 10 years by local resident Adrian Lockyer, membership coordinator of the community association.

It takes a large band of volunteers to deliver our newsletter to all homes and businesses in the village twice a year – not only our newsletter but that of the LCCA too.

However, as time has gone by, volunteers have retired or moved away and it has gradually become more and more difficult to ensure delivery to every home and business, and a bigger burden for Adrian.

We therefore urgently require more

Adrian Lockyer



volunteers to lend a hand. You only need to help deliver newsletters to your own local area but every little helps! If you feel able to lend us a hand, please email Adrian at: membership@littlechalfont.org.uk

Also, retiring is Don Marshall who has run the parish council website from 2007, when the Little Chalfont Parish Council was first formed.

Taking over the future running of the website is Digital Fever, run by its proprietor Kayley Syrett. ■

Westwood Park news

Big plans ahead

After what appears to have been endless weeks of rain, the first signs of spring are appearing and the football pitches at Westwood Park are starting to dry out.

Despite the exceptionally soggy winter, the pitches appear to have fared remarkably well and far better than those at other parks in the vicinity.

Unfortunately, the same cannot be said for the pavilion (pictured right). The news earlier in the year in late February that the floor in one of the changing rooms had deteriorated to



such an extent that the changing room has had to be closed for safety reasons.

Fixing the pavilion

It now appears that the pavilion is reaching the end of its useful life – it was first erected in the 70s – and the parish council is exploring various options for replacement.

The parish council already had plans in place to repair and replace the very popular MUGA (multi-use games area), tennis courts and children's playground.

However, it is now considering a far more extensive scope of work to include a new pavilion and work on the car park.

We shall provide progress updates over the coming months. ■

Little Chalfont Farmers Market

For spring/summer 2024, the farmers market will be held in the village hall car park from 9am-1pm:

**Saturday 11 May
Saturday 8 June
Saturday 13 July
Saturday 10 August**

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 fair please contact Zoe at zobi1ne@hotmail.com

Briefly...

Finch Lane vernal pond fills again

One of the advantages of having so much rain during late winter and early spring is that the vernal pond on Finch Lane has once again been refilled by nature.

A vernal pond is one that fills naturally through rainwater and then usually dries out completely in the summer.

Our picture shows the refilled pool in dappled sunlight - no ducks yet but we live in hope!



Meet the Hill Group

The Hill Group, the company that will be developing the former golf course between Burtons Lane and Lodge Lane, is keen to engage with local residents on its plans for the site.

The first such consultation will be on **Thursday 9 May 2024**, in the village hall in Cokes Lane. All are invited.

The plans will be at a very early stage at this point, and there are likely to be only outline proposals to discuss at this first meeting, but it is a chance for you to have your say or ask questions. ■

Little Chalfont Farmers Market

A valuable local resource

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're 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:

Brownie Macs

A recent addition to our local farmers market, the company started as most small businesses do, with a passion and skill for baking and a dream to one day bring its products to a much wider customer range.

The company was started only two years ago by Charlie Humphrey (pictured right), who has been a baker for 15 years, and his brother Tom, who helps with the behind-the-scenes side of the business.

Since then, the pair has dedicated themselves to the pursuit of perfection, using local, natural products, such as



Charlie at his stall at the Little Chalfont Farmers Market

free range eggs for example. They also sell gluten free varieties and vegan ones too along with products suitable for those with coeliac disease.

Through trial and error the duo has developed what they say are some really mouthwatering flavours and textures and are pleased to be able to bring their products to our local market. ■

Latest speeding data

Schools benefit from MVAS siting

The two MVAS signs, purchased by the parish council to remind drivers of the speed limits and to slow down on our roads, were moved to other problem spots in the village late last year.

The data below are the latest results from the equipment. All figures relate to the period September to December 2023:

● Bell Lane: White Lion Road towards E-ACT school:

Up to 33mph	86,978	93.6%
34 – 40mph	5,329	5.7 %
41 – 45mph	552	0.6 %
46 – 50mph	75	0.08%
51 – 60mph	8	
Totals	92,942	

● Bell Lane: E-ACT school towards White Lion Road:

Up to 33mph	32,995	90.4%
34 – 40mph	3,150	8.6%
41 – 45mph	337	0.9%
46 – 50mph	29	0.08%
51mph+	2	
Totals	36,513	

● Oakington Ave: Amersham Road towards Little Chalfont Primary School:

Up to 33 mph	9,489	94.0%
34 – 40mph	525	5.2%
41 – 45mph	67	0.66%
46 – 50mph	6	
51mph+	1	
Totals	10,088	

● Oakington Ave: Little Chalfont Primary School towards Amersham Road:

Up to 33mph	7,725	94.3%
34 – 40mph	389	4.8%
41 – 45mph	55	0.70%
46 – 50mph	9	0.11%
51 – 70mph	6	
Totals	8,184	

We regret to report that there are currently mechanical problems with all four of our MVASs, which we are endeavouring to rectify. ■

D-Day anniversary

To commemorate the 80th anniversary of the D-Day landings on 6 June 1944, the union flags will be raised in the village as a mark of remembrance.

From Martin Tett

A leader's life

Thanks for the invitation to write a column for the parish newsletter – always required reading!

Although I'm the leader of Buckinghamshire Council, I'm also a long-term resident of Little Chalfont. My then girlfriend and I moved into St Nicholas Close in 1981, expecting to stay a few years and move on.

Well, we did move on, but only to the other end of the village and this time stayed for what is now 40 years.

So many changes

Over that time, I have seen Little Chalfont change quite a bit. It's a lot bigger now with houses on what were once fields and open spaces.

Also, the shops are a lot different. When we first came, there were butchers, greengrocers, a shoe shop, a real village store for groceries and several clothing shops, all now long gone. Nevertheless, Little Chalfont still remains a really great place to live. I love it here and am determined to help keep it special, as well as similar places across Bucks.

It was back in 2005 that I was persuaded to stand for the former Buckinghamshire County Council. In 2007 I became cabinet member for planning and environment and, in 2011, leader of that council.

Three into one

I never understood the need to have three levels of councillors at county, district and parish for the same area.

Therefore I was instrumental in putting forward the proposal to merge the former county and district councils into the new Buckinghamshire Council. We launched in April 2020, just days after the first Covid lockdown was announced.

As the leader of the new council, I am responsible for the overall strategy of the council, the key policies and its overall finances.

I represent the county on a number of important bodies at local, regional and national level. This frequently involves meetings with government ministers and civil servants. I also, of course, have my local role as a local councillor and regularly hear from, and act on, issues affecting people in Little Chalfont.

Managing the money

Managing priorities and delivering what people want is not always easy. There are real issues with money. On the doorstep people understandably want to talk about bins, roads, potholes, schools, litter etc.



Martin Tett, leader of
Bucks Council

But the reality is that over 70% of Buckinghamshire Council's expenditure goes on just four services: childrens' services, adult social care, home-to-school transport and temporary accommodation for people who are homeless.

As a result, all our other services are always being squeezed financially. There is never enough money for all the things that people want and we are constantly faced with making difficult decisions to balance the books.

In conclusion, I'm a great believer in the fantastic community spirit we have here in Little Chalfont and really value the work that the parish council and the community association do. Long may that spirit continue. Please consider becoming involved in the place we all call home. ■

Little Chalfont Community Association

LCCA website: www.littlechalfont.org.uk

Annual general meeting

The LCCA AGM will take place on Monday 22 April at 7.30pm in the village hall.

We invite all residents, local shops and businesses to join us to hear how we are planning to move the community forward.

We need to continue to develop our vision to make Little Chalfont an attractive place to live, to work and enjoy.

We are keen to continue our existing activity and maintain our role as the voice of the community, so do come along to give us your views and ideas and learn how you can help support our vision.

Please register your interest in attending the AGM by emailing secretary@littlechalfont.org.uk

Restore Hope Amersham

We have been advised by Restore Hope about its recent purchase of St John's Methodist Church in Amersham to develop a new community hub.

Restore Hope is a Christian charity, principally based in Latimer Park, and works with local families to help them gain skills and experiences to tackle the challenges that they face.

Restore Hope is hoping that those who live and work locally will help these families to develop their vision for this new community space.

With this in mind, should readers wish to add their views to the current discussion, more information is available from restorehopecommunityhub.org or send these by email to info@restorehopelatimer.org ■



Community improvement plan

The Little Chalfont Community Improvement Plan (CIP) represents the views and aspirations of the community. Plans for the village hall and Westwood Park projects are being led by the parish council are reported on separately by the parish council.



Dementia friendly villages

Although Café 22 (Little Chalfont) and Café 23 (Amersham) are operating well, the focus of the charity for 2024 is on fundraising for their sustainability.

The first event being arranged this year is a spring fair and the details are set out in the poster, right.

Your support would be welcomed, so do put the date on your calendar.



Visit Little Chalfont strategy

The community association's January 2024

newsletter advised that this project would be picked as soon as time became available and there is an aspiration to do so later this year. One element of the project, as already reported, is to improve the signage in the village and residents' views and ideas would now be welcomed.

Café 22 & Café 23

Little Chalfont Area Dementia Support



Spring Fair - Tea, Coffee

Homemade Cakes and Stalls.

Saturday 27th April 10:30am - 4pm

Little Chalfont Village Hall



Raffle to be drawn at 3pm.
Many prizes are donated by local businesses.
Sweets and chocolate tombola.
Chiltern Toy Bank stall.
For children - try our brilliant pastel art or design your own pebble.



A fabulous selection of homemade cakes, jams, honey & pickles.
Hand crafted jewellery, greetings cards hand painted at our cafes.
Amersham beekeeper (morning only)
Plants, gifts and much more.

We are fundraising for Café 22 and Café 23 memory cafes.
Please come and support us and find out more about our charity.
Information will be available from the Alzheimer's Society and Little Chalfont Area Dementia Support.
Registered charity no. 1205241

Snells Wood car park

Changes to charges

Buckingham Council has announced that it plans to remove free parking in Snells Wood car park on Sundays and bank holidays the picture (right) shows current charges. Details of the date on when this might apply were unavailable at time of going to press.

However, **the first one hour parking** every day will remain in force, paid for by the parish council.

Remember, also, that Cytiva is still generously allowing local residents to



park in its front car park free, for two hours, on Saturdays and Sundays, from 8am to 6pm, but not on bank holidays. ■

Local foodbank donations

The generous donations by local villagers are very much appreciated, but your help is still needed.

If you are able to provide donations of food staples to the village centre, the drop off dates for the next three months are as follows:

- Saturday 11 May
- Saturday 8 June
- Saturday 13 July

Gazebos will be sited in Cytiva's front car park and Chenies Parade between 9am and 12 noon.

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



Novia Henry-Ames



Kris Murali



*Janet Walford OBE
Newsletter editor*

Newsletter distribution

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

Publication date 5 April 2024

Parish council meetings

Parish council general 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 in the village hall on the third Wednesday of each month, 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.

Contact details for enquiries:

TELEPHONE: 01494 766655. If unattended, you may leave a message on the answerphone and we will respond as soon as possible.

EMAIL: clerk@littlechalfont-pc.gov.uk

OFFICE OPENING HOURS:

Monday – Friday, 9am – 12 noon.

COUNCIL WEBSITE: www.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 contact 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; country footpaths; events and festivals; 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; highway surfacing and potholes; highway pavements; 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