



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

9 December 2016

The Planning Policy Team
Chiltern District Council
King George V House
King George V Road
Amersham
Bucks
HP6 5 AW

Dear Sir or Madam,

Chiltern and South Bucks Local Plan - Green Belt Preferred Options – Option 6

We enclose our joint response to the above-mentioned Consultation. It represents the views of both organisations, and reflects the views of the Little Chalfont community.

We remain of the opinion that there should be no release of any Green Belt land surrounding Little Chalfont, and we stand by the reasons given earlier this year in our response to the Issues and Options Consultation. As you are aware, there was very strong support for this stance from our community, as evidenced in your Summary of Responses document. We are therefore very disappointed that you are putting forward the Option 6 site as a preferred option. We also find some inconsistencies in your methodology and procedures.

In focusing on this Option 6 site, we have concluded that there are compelling reasons for keeping the whole site in the Green Belt, and that the case you have made for releasing it is unsound.

Our principal reasons can be summarised as follows:

1. The Preferred Option 6 site is by far the most open and undeveloped of the three large preferred options, meeting strongly the NPPF definitions of openness and permanence as Green Belt characteristics.
2. You have scored the site too low against NPPF Green Belt Purposes 2 (coalescence) and, more significantly, 3 (safeguarding against encroachment). On the latter, it appears that you did not follow your own methodology. Had the site been scored correctly it would not have entered the process for selection as a preferred option.

3. Your approach to defensible boundaries of the site is flawed.
4. You have failed to recognise the special value of Green Belt at the urban edge.
5. The case for 'exceptional circumstances' has not been made in respect of this site; in particular, you have not shown that development would contribute positively to Local Plan Sustainability Objectives.
6. There would be harm to the adjacent AONB.
7. There are biodiversity constraints, including in particular, damage to Ancient Woodland and the existence across the site of a Woodland Priority Habitat Network (Wildlife Corridor).
8. Deep concerns are held that the infrastructure requirements for any development of the site can be addressed with viability or without harm to the village. These are so extensive that we reserve our position on all infrastructure matters until you provide sufficient information to enable informed judgements to be made. However, we draw your attention to certain strategic aspects which relate to the potential size of the development and the adverse implications for Little Chalfont.

We urge you to reassess Option 6 and to meet our formal request that this site remains in the Green Belt, and is not carried forward to the draft Local Plan for development.

Yours faithfully

Gill Roberts
Chairman
Little Chalfont Parish Council

Roger Funk
Chairman
Little Chalfont Community Association