

Option 6: Area South East of Little Chalfont

Consultation Proposition Summary: The developable area needs to be assessed but could deliver an estimated 850 to 1,000 dwellings. The option is for a mixed use but residential-led development (market and affordable housing, specialist housing for elder people, Gypsy and Travellers and self-build houses), local centre(s), employment, associated infrastructure, community facilities and open space.



Legend

-  Identified in Green Belt Preferred Options Consultation
-  Local Plan Boundary
-  Built-Up Area Outside of the Green Belt

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Not to Scale

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| <p>Summary reasons for Inclusion as an Option for testing</p> | <p>This option was identified as an area recommended to be considered further in the Green Belt Assessment Part 1, included in the Issues and Options Consultation and as a Green Belt Preferred Option.</p> <p>Little Chalfont is a sustainable location with existing infrastructure and services that could have potential for accommodating growth and / or scope for further investment. Chalfont and Latimer Station is close to the option with potential to <i>enabling future resident access by non-car modes. This option is potentially a sustainable location for growth.</i></p> |
| <p>Green Belt Preferred Options Consultation</p> | <p>Overall: The Councils received 964 objections to the option, (31.85% of all representations). Of the 964 objecting representations the following issues were the most frequently raised:</p> <p>Infrastructure - 604 (62.66%) Green Belt - 585 (60.68%) Education - 548 (56.85%) Traffic - 530 (54.98%) Health (Hospitals and GPs) - 473 (49.07%) Parking - 426 (44.19%) Biodiversity - 401 (41.60%) Overdevelopment - 393 (40.77%) Transport - 392 (40.66%) Ancient Woodland - 344 (35.68%) AONB - 313 (32.47%) Character - 289 (29.98%) Open Space/ Outdoor Recreation - 141 (14.63%) Ecology - 114 (11.83%)</p> <p>In response to what should be sought from development, the most frequently stated improvements where (number of respondents indicated in brackets):</p> <ul style="list-style-type: none"> • Improvements to school provision (46); • Healthcare Provision (24); • Parking (20); • Infrastructure improvements (16); and • Road improvements (14). <p>Key Duty to Co-operate Organisation’s Summary Comments.</p> <p><u>Natural England</u> - Identified factors to consider as part of any development include: potential changes to hydrology, increased nutrient (from dogs), predation of wild birds by cats, increased visitor pressure, and non-native plants infiltrating the woodland (e.g. residents dumping garden waste). Opposed to the release of the parcel given the potential impacts on Ancient Woodland (‘which would require 30m buffer from development’) and other priority habitats within the option, the Woodland Trust also raised concerns given the presence of Ancient Woodland.</p> <p><u>Environment Agency</u> - Due to the proposed increase in urbanised catchment, flood risk from the River Misbourne could increase.</p> <p><u>Chiltern Clinical Commissioning Group</u> - Option 6 would be one of the more preferable options however primary care services will be required to expand/be modified in order to cope with the population and demographic growth.</p> <p><u>Transport for London</u> - Supportive to the principle of the land being released for development.</p> <p><u>Buckinghamshire County Council</u> - Raise concerns on the potential impact to the open countryside and setting of the AONB and also stated that removing the site from the Green Belt would harm the wider Green Belt. Unlikely to be supported</p> |

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| | <p>by the Highway Authority unless a suitable access can be achieved from Burton's Lane, as there are likely to be issues with visibility onto Lodge Lane and the width of Lodge Lane itself. Will require Transport Assessment. Identified as having a moderate ecological sensitivity.</p> <p>Other Key Consultees Summary, including Parish/Town Councils and land owners.</p> <p><u>Chilterns AONB Conservation Board</u> - Considered that (although outside of the AONB) the option, if developed, may impact on its setting as well as issues with abstracting water from the River Chess and Ancient Woodland within the site.</p> <p><u>Village Way Residents Association</u> and <u>Loudhams Wood Lane Management Company</u> - Stated that there are legal covenants in place which would restrict potential accesses from Village Way and Loudhams Wood Lane respectively.</p> <p><u>Little Chalfont Parish Council</u> and <u>Little Chalfont Community Association</u> - Expressed that there were no 'exceptional circumstances' to warrant the site being released from the Green Belt.</p> <p><u>The Woodland Trust</u> - Within the site boundary lie two areas that are listed on the Natural England ancient woodland inventory and which are also woodland priority habitat. Measures will have to be incorporated (such as semi-natural and natural spaces) in order to minimise impacts.</p> <p><u>Biddulph (Buckinghamshire) Ltd</u> - Supportive of the option coming forward for development.</p> <p><u>Berks, Bucks and Oxon Wildlife Trust</u> - Opposed to the release of the parcel given the potential impacts on Ancient Woodland ('which would require 30m buffer from development') and other priority habitats within the option.</p> |
| <p>Follow Up Duty to Cooperate Discussions</p> | <p>The County Council has been requested to clarify the reasons for their concerns.</p> |
| <p>Landscape Assessment (subject to comments from Natural England and where relevant Chilterns AONB)</p> | <p>Development is constrained by the need to protect existing trees and woodlands, to protect views from the edge of the AONB, and to keep built form out of the dry valley landscape, in line with identified special qualities of the AONB.</p> <p>Within these constraints, much of the higher ground within the former golf course could be developed, leaving the lower dry valleys undeveloped as distinctive landforms and buffer to protect the areas of ancient woodland. An area of development could be accommodated on higher ground to the south-east of properties on Loudhams Wood Lane, within the curtilage of the existing residential property. A further area of development could be accommodated in the south-east, leaving the dry valley open. The industrial estate has capacity to take intensified development, subject to the protection of the woodland setting and adjacent ancient woodland.</p> <p>Recommended mitigation and enhancement is a combination of native woodland planting along the margins of adjacent woodland blocks, graded down to native shrubs and long grass margins, leaving the dry valleys as open grassland managed for wildlife and public access, including links between the settlement and the AONB, and contributing to the wider green infrastructure as well as above recommendations. In the south-eastern part of the site development offers the opportunity to soften the edge of settlement with new woodland planting linked to existing woodland.</p> <p>Lower density housing should be located on the eastern side of the site towards the AONB.</p> |
| <p>Infrastructure</p> | <p>Primary Education: The County Council as Education Authority provided comments on the proposals Option 6 as part of their consultation response to the Green Belt Preferred Options Consultation. This considered the impacts on</p> |

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| | <p>education infrastructure arising from 1000 new dwellings. Based on this, BCC advised that a 1.6ha site to provide a new 1.5FE primary school including pre-school would be required. In addition to the provision of land, financial contributions toward primary education infrastructure would also be required.</p> <p>Following this, BCC were asked to consider a lower growth scenario for Option 6, consisting of 700 new dwellings. BCC have advised that this would require 1ha land within the option either the provision of a new 1FE primary school including 52 place pre-school or the expansion of an existing primary school through a split site. In addition to the provision of land, financial contributions toward primary education infrastructure would also be required.</p> <p>Health: The CCG have provided comments through the Green Belt Preferred Options Consultation. They feel that Amersham / Little Chalfont is one of the more preferable locations for development, however they also note that the development of Options at Amersham and Little Chalfont (4, 5 and 6) would require primary care services to expand or undergo modification in order to cope with population and demographic growth. Financial contributions from developers towards health infrastructure would likely be required.</p> <p>Other: Affinity Water has advised that there are no strategic limitations on drinking water supply for the level of growth in the joint Local Plan.</p> <p>Waste water – Based on the level of growth in the Green Belt Preferred Options, Thames Water advised that local upgrades to the waste water network is likely to be needed to meet demand. In addition the site is within 15m of a pumping station and this may require specific mitigation at planning application stage to ensure that there is no issue with odour and noise for new occupiers. In relation to the refined options Thames Water have advised that their previous advice is still applicable.</p> <p>Flood risk – the scope of level 2 SFRA is to be determined but this site is likely to need evidence on the mitigation of the potential impacts on the area of surface water flooding within the site will be addressed. This should link into the green infrastructure requirements and the landscape assessments referred to in other sections of this table.</p> |
| <p>Green Infrastructure (subject to on-going evidence base work and policy requirement for amenity and recreational space including children play space)</p> | <p>Introduction of public access into area including links between settlement and AONB and possibly to reinstate pedestrian access over disused railway bridge to north. Long-term management of woodland, including ancient woodland blocks. Create new woodland links between woodlands. Replacement of exotic species in former golf course, particularly along northern edge. New planting to industrial estate entrance and along Lodge Lane to enhance views from Lodge Lane and the edge of the AONB</p> |
| <p>Gypsy, Traveller and Travelling Showpeople</p> | <p>Accommodation needs remain within the plan area following the updated needs assessment for which urban extensions continue to need to be considered to provide pitches / culturally suitable accommodation.</p> |
| <p>Deliverability (not including Viability)</p> | <p>Land Owner(s): Not all landowner positions are known at this stage although a landowner for a key part of the option (former golf course) is promoting development.</p> <p>Timing: The Housing Delivery Study for Buckinghamshire concludes that 400 dwellings could be deliverable by 2033 and 70 dwellings per annum after resulting in 610 dwellings that could be delivered in the plan period. This is as part of a longer phased development and within the context of an agreed masterplan.</p> |
| <p>Preferred Options Sustainability Appraisal</p> | <p>The Option will deliver major beneficial outcomes for delivering new housing and medium outcomes for transport and accessibility. The Impact on the economy will deliver low beneficial outcomes. Impacts on cultural heritage will be neutral.</p> |

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| | <p>Landscape, natural resources, pollution, health and waste are measured as low adverse effects and for climate change mitigation and biodiversity as a medium adverse effect.</p> |
| <p>Conclusion:</p> | <p>Remove from the Green Belt and include as mixed use residential-led development to secure at least 700 dwellings (including an appropriate proportion of affordable units), specialist accommodation for elderly people, Gypsy and Traveller pitches, self-build and custom-build opportunities and associated uses, open spaces and infrastructure through a comprehensive development in accordance with an approved development brief.</p> <p>Mix of uses to include the retention of existing employment space and possible redevelopment and/or expansion for new employment opportunities.</p> <p>Creation of a neighbourhood centre to provide a clear sense of place and community through careful urban design, layout, use of densities and dwelling types, strategic open space and as a hub for pedestrian and cycle connectivity within the site. The centre to include local retail, services and facility opportunities and where appropriate to be associated/connected with built infrastructure requirements (e.g. a primary school and other community facilities). Consideration for accommodating Little Chalfont relocated and improved existing community uses/facilities (and their existing site reuse or redevelopment for other uses) to be encouraged.</p> <p>The development brief to include;</p> <ul style="list-style-type: none"> • A proposed open space framework to secure: <ol style="list-style-type: none"> a) Wherever possible retention of woods, trees, hedgerows and landscape features (e.g. dry valley) b) New strategic landscaping and open space to provide a satisfactory buffer to the Chilterns AONB/countryside c) Wider benefits such as recreation and amenity space and a net gain in biodiversity (e.g. through habitat management/enhancement and biodiversity off-setting) d) Ability to secure measures to ensure the framework continued protection and management. • Secured pedestrian and cycle connectivity, including with passenger transport opportunities, with the Little Chalfont and Chalfont and Latimer Railway Station. • Timely delivery of sufficient and necessary infrastructure, including sustainable transport measures. <p>Principle vehicular access to be off Burtons Lane with scope to provide an alternative or improved access to the existing employment uses. Limited access and alteration to Lodge Lane so as to retain its country lane character and incorporated into the landscape buffer with the Chilterns AONB.</p> |