



# SAVE LITTLE CHALFONT

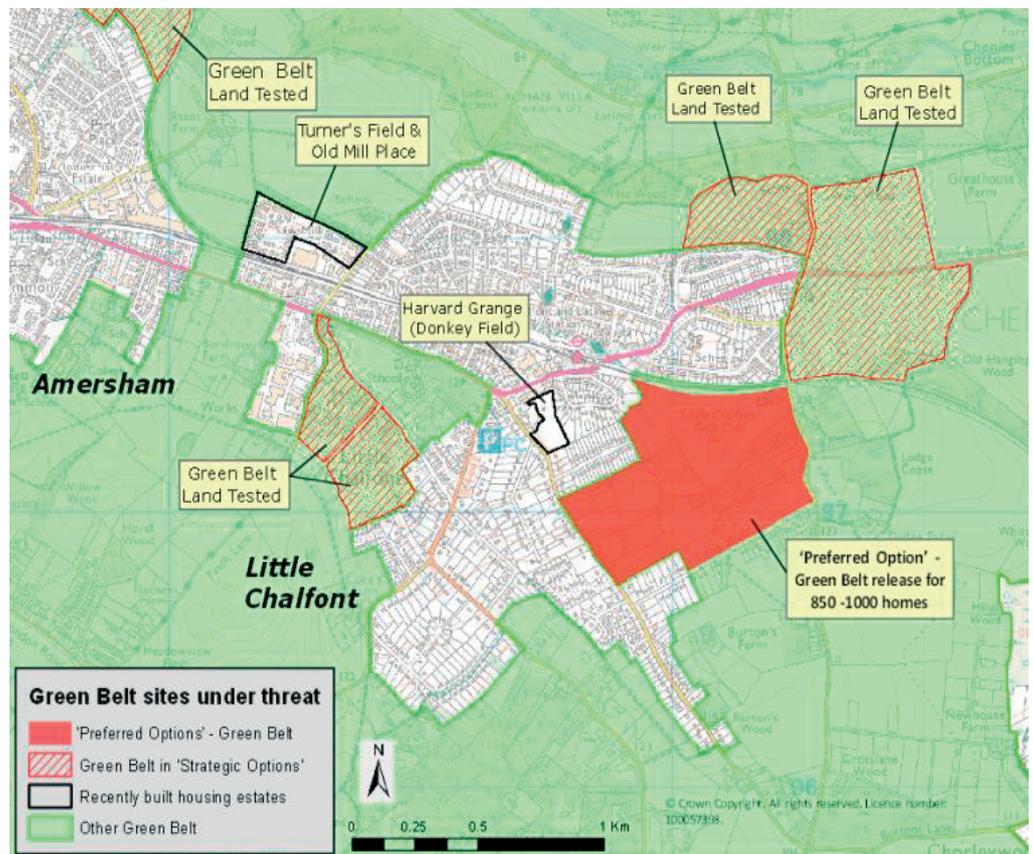


**PUBLIC MEETING AT KINGS CHURCH, AMERSHAM**

**THURSDAY 18 JANUARY 2018 at 7.30 p.m. (for your diary please)**

Little Chalfont residents have long been protesting against Chiltern and South Bucks District Councils' aim to release the green belt land shown in orange on this map and build up to 1,000 homes on it.

In spite of our vigorous opposition campaign, this aim was reaffirmed at a meeting of the Joint Committee of the two councils on 7 November. Although the technical evidence for or against this site is still incomplete, the Committee noted a 'direction of travel' towards including its release in their draft Local Plan, now due for publication in June/July 2018.



After publication there will be a final public consultation before the Local Plan is put to a government inspector for approval.

## HAVE YOUR SAY

We have invited two of Little Chalfont's elected district councillors, Peter Martin and Don Phillips, to address the community and answer questions at a public meeting. As the village hall is unlikely to be large enough to accommodate the expected numbers, the meeting will be at Kings Church, Raans Road, Amersham on Thursday 18 January 2018, commencing at 7.30 p.m.

*This is an opportunity not to be missed. You will be able to join in the discussion and from the outcome, know that you will have helped direct further action by the Parish Council and Community Association, before the publication of the draft Local Plan.*

## WHAT ACTION ARE WE TAKING?

In the meantime, we shall be analysing the evidence documents behind the 'direction of travel' and shall continue to challenge any errors and omissions. Additionally, we are seeking professional advice from our consultants and liaising with local stakeholders for their views.

Further proposed steps, including any suggested further action by the community, will be included in the newsletter from the community association to be delivered in February.

## WHAT IS NOW PROPOSED FOR OUR GREEN BELT SITE?

The main elements are:

- At least 700 dwellings including affordable units, specialist accommodation for the elderly, gypsy and traveller pitches, self-build and custom-build opportunities, and *'open spaces and infrastructure through a comprehensive development in accordance with an approved development brief'*.
- A new neighbourhood centre possibly with school, community facilities and shops.
- The main vehicle access to be off Burtons Lane, with Lodge Lane to retain its country lane character.
- *'Pedestrian and cycle connectivity'* with Chalfont and Latimer Station.

Of course all the above would be subject to negotiation with the final developer(s).

**The details of the proposals** are contained in the undermentioned documents which can be downloaded from the following link on the community association website:

[www.littlechalfont.org.uk/localplan](http://www.littlechalfont.org.uk/localplan)

- a) *Update on the Chiltern and South Bucks Local Plan 2014 to 2036.*
- b) *Appendix 1, which contains what is planned at each of the 'preferred options' sites.*
- c) *Option 6 – Area South East of Little Chalfont. A separate and more detailed description.*

## WHY ARE WE AGAINST THE PROPOSALS?

The Coordination Group, which advises your Parish Council and Community Association on the emerging Local Plan believes:

- The evidence produced by the councils does not show the 'exceptional circumstances' required by government planning guidance before green belt boundaries can be changed, and their rationale for including the proposed site is flawed.
- The proposed urbanisation, increasing our housing by up to 30%, would change the character of Little Chalfont, overwhelming our infrastructure of roads, parking and services.
- There is no viable access to the site for this development. Burtons Lane is narrow and unsuitable, particularly when the unacceptable amount of additional traffic at the junction with the A404 is taken into account.

The District Councils should consider the alternative of establishing a Local Plan based on a housing target lower than the 'Objectively Assessed Need' derived from government guidance. According to the Campaign to Protect Rural England, 24 out of 62 councils for which there is clear data have already done this, with the majority reducing targets to reflect their environmental or countryside constraints.

**PLEASE PUT THE DATE IN YOUR DIARY NOW AND ATTEND OUR MEETING ON 18 JANUARY 2018**