

PROPOSALS FOR OPTION 6 – Little Chalfont

The site is allocated for residential-led use to provide approximately 700 new homes, a primary school as part of multi-functioning community hub and 15 pitches for Gypsies and Travellers.

A comprehensive approach to the development of the land is essential for good planning on this site. Preparation of a site masterplan for the site will be essential to coordinate the detailed planning of the site and this should be used to inform any planning application for the future development of the site.

The site is located adjacent to the Chilterns AONB and contains a number of landscape features including the dry valley and blocks of ancient woodland. A detailed landscaping scheme will be required to ensure that the site is developed sensitively to its location and existing landscape features.

Development of the site will place additional demand on local infrastructure including roads, schools and health provision. Therefore, adequate mitigation will need to be provided in the form of junction improvements, public transport improvements and the provision of school infrastructure and school places.

Junction improvements have been identified through local plan modelling work, although development may propose alternative solutions provided that these result in the same reduction of impacts as those mitigation measures already identified. The Local Education Authority has identified a need for a one form entry primary school to be provided within the development site, and financial contributions will be required towards the provision of additional secondary school places.

In addition, site specific issues around drainage will need to be addressed and net gains in biodiversity delivered. Part of the site has groundwater flood risk areas. The level 2 SFRA includes guidance for flood risk assessments which will be necessary to demonstrate that the risk from this source is mitigated. As there is an existing sewage pumping station adjacent to the site, a noise and odour assessment will need to be undertaken in order to demonstrate that there will be no adverse impact on future residents.

The policy requires the development to make provision for Gypsies and Travellers of 15 new pitches. This is likely to require 0.75 hectares, based on a pitch size of 500 square metres per pitch.

Policy SP BP6

Building – Little Chalfont

Land to the south-east of Little Chalfont, as shown on the Policies Map, is allocated for residential-led use for approximately 700 homes, a primary school as part of multi-functioning community hub and 15 pitches for Gypsies and Travellers. Planning permission for a residential-led development will be granted provided that the

following site-specific requirements are agreed through the masterplan process and form part of the planning application:

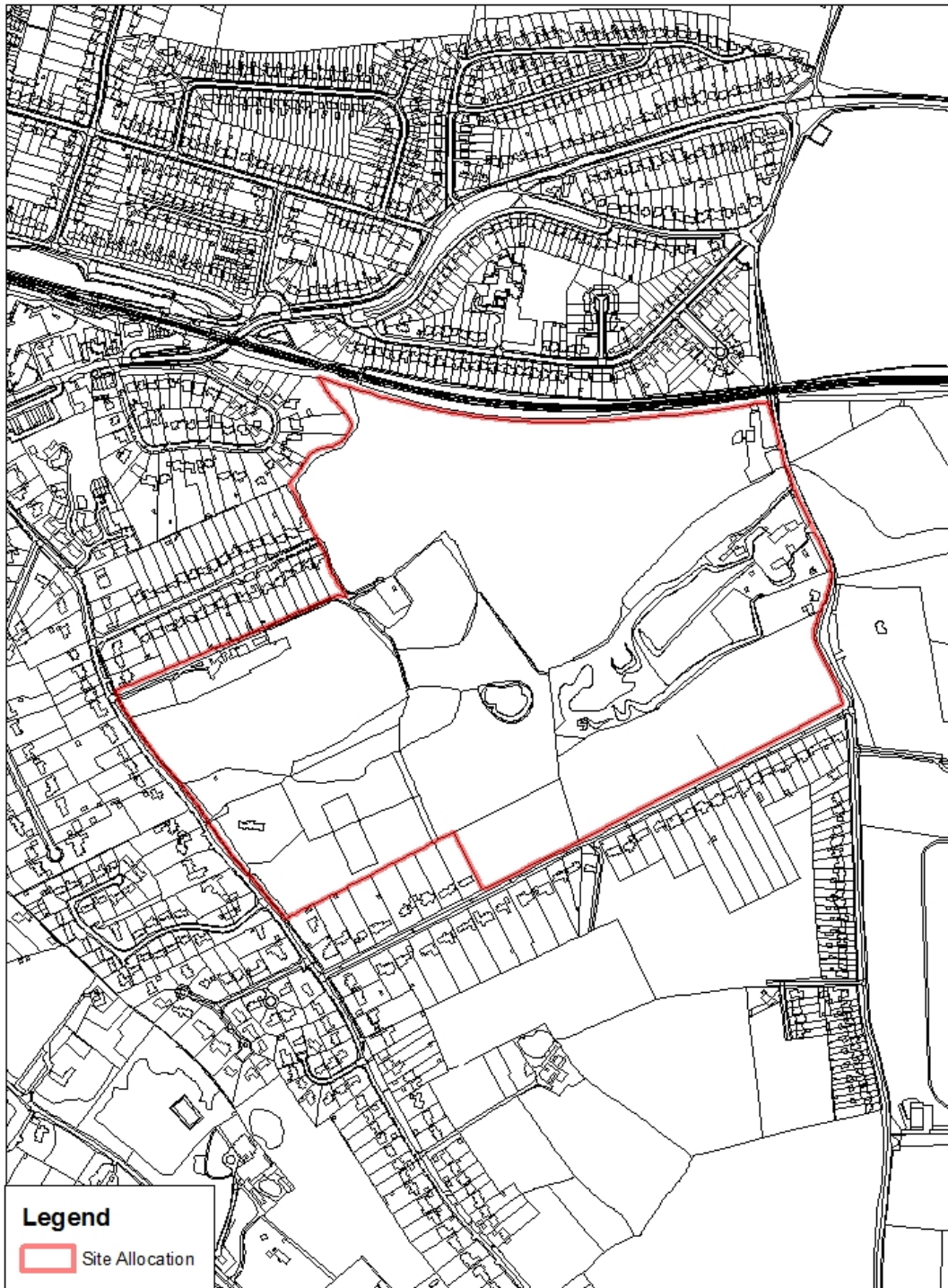
- a) an integrated, coordinated and comprehensive planning approach will be taken to the site. The site will require a single masterplan to ensure this is delivered and a high quality design outcome achieved;
- b) retention of employment uses on the existing employment land;
- c) sustainable transport, provision, where appropriate and required, to improve sustainable transport options between employment, services, housing and onward travel options, and highway improvement works including but not limited to:
 - i. improvements to the A404 / Burtons Lane junction;
 - ii. improvements to the A404 / Stony Lane/Church Grove junction;
 - iii. financial contribution towards improvements to the A413 / Stanley Hill / A355 roundabout;
 - iv. financial contribution towards improvements to the A413 / A355 / Gore Hill roundabout;
 - v. financial contributions towards improvements to local bus services;
 - vi. bus stop infrastructure; and
 - vii. provision of a suitable pedestrian/cycleway linking the site to Little Chalfont Centre and services including Chalfont & Latimer Railway Station;
- d) criteria (i) to (vii) along with the transport impacts of the development will need to be assessed through local junction modelling as part of Transport Assessments, as agreed by the Highway Authority, to accompany planning applications on this site and to demonstrate that access by all modes can be achieved;
- e) financial contributions for primary health care facilities within the local area as agreed with the Clinical Commissioning Group;
- f) a community hub, including provision of at least a one form entry primary school and a nursery within a one hectare site with a safe drop off / pick up point in addition to the school site allocation;
- g) financial contributions to secondary school places as agreed with the Local Education Authority;
- h) provision of a Use Class A1 convenience store and other units within Use Classes A3 – A5 within a shopping parade of at least 500 square metres;
- i) a comprehensive landscaping scheme to include:
 - i. retention of important landscape features such as woodland, hedgerows and the dry valley;

Classification: OFFICIAL-SENSITIVE

- ii. protection of Ancient Woodland through the provision of a minimum 30m buffer;
 - iii. strategic landscaping and open space to provide a buffer to the Chilterns AONB, particularly along the eastern edge of the site;
 - iv. replacement of exotic species in the former golf course;
 - v. long term management of landscape and open space features;
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- j) Green Infrastructure, including the creation of new links between woodlands, and improvements to the public rights of way network between the development site and the AONB;
 - k) a site-specific Flood Risk Assessment and appropriate mitigation; and
 - l) provision of 15 pitches for Gypsies and Travellers, with access and provision of utility services.

DRAFT

Little Chalfont, BP SP6, 45.8 ha



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Not to Scale