

Email to: TechnicalPlanningConsultation@communities.gov.uk

Changes to the Current Planning System. Consultation on changes to planning policy and regulations

Little Chalfont Parish Council (Chiltern District, Buckinghamshire). Response to Questions 3, 4 and 5

1. Little Chalfont Parish Council does not agree that increasing the weighting of affordability in the standard method would produce a fair assessment of housing need, both generally and in Little Chalfont.
2. Location is a prime determinant of property price and therefore of affordability. House prices are high in Little Chalfont because of its location, which offers fast and efficient (although overcrowded) commuter access to London, proximity to pleasant countryside, and exceptionally good state schools.
3. The parish council would reject the concept that the most new houses should be built where prices are highest – a concept which clearly underlies both the changes envisaged to the standard method and the broader proposals in the White Paper – unless it is modified by recognition of constraints including Protected Land and sustainability. This is particularly important in Little Chalfont, which is surrounded by Green Belt and AONB, which need protection and should be factored into the local calculation. The parish council is very pleased to see that the White Paper proposes, on page 33, that for the first time the methodology should be adjusted for land constraints, including Green Belt. Also, the parish council considers that the existing chronic traffic congestion, lack of infrastructure, and other sustainability problems in Little Chalfont, should be taken into account in the calculation of how much new housing can reasonably be placed here. The points in this paragraph will no doubt apply to many other semi-rural communities in the south east, which is why we mention them in relation to questions 3-5.
4. The parish council has no comments to make on the other matters covered in the document.