



Chalfont St Peter
Neighbourhood Plan

2013 - 2028

Contents

| | |
|---------------------------|----------|
| Introduction | 1 |
| 1 Background | 2 |
| 2 About Chalfont St Peter | 3 |
| 3 Vision and Objectives | 12 |

| | |
|------------------------------------|-----------|
| Neighbourhood Plan Policies | 15 |
| 4 Introduction to Policies | 16 |
| 5 Village Centre | 17 |
| 6 Housing | 24 |
| 7 Open Space | 29 |
| 8 Leisure, Community and Health | 35 |
| 9 Mobile Phone Masts | 39 |
| 10 Parish-Wide Issues | 41 |

| | |
|---|--|
| Appendices (provided in separate document) | |
| Appendix A: Shopfront Design Guide | |
| Appendix B: Character Appraisal | |
| Appendix C: Planning Application Requirements | |
| Appendix D: Glossary | |

The Parish Council ran a postcard competition to invite all residents of Chalfont St Peter to contribute to the Neighbourhood Plan. The competition asked people to draw a picture of what they thought the village would look like in 2026. The winning and short listed entries (all from children) have been used to illustrate each of the policy sections in the Neighbourhood Plan.

Introduction

1 Background

About the Neighbourhood Plan

1.1 The Chalfont St Peter Neighbourhood Development Plan was led by Chalfont St Peter Parish Council. The Plan covers the whole of the Parish. A Neighbourhood Development Plan is a new type of planning document. It is part of the Government's new approach to planning under the Localism Act 2011, which aims to give local people more say about what goes on in their area.

1.2 The Neighbourhood Plan is an opportunity for local people to have control over the future of the Parish, by actively planning for new development and protecting those parts of the Parish that are important to its character and function.

1.3 Although Neighbourhood Plans are drawn up by Parish and Town Councils, they are mainly used by District Councils as part of their Development Plan - the collection of documents that sets out planning policy for the District. Neighbourhood Plans have an important role to play in the District Council's decision-making on planning applications.

1.4 Although the Government's intention is for local people to decide what goes on in their towns, the Localism Act 2011 sets out some important laws. One of these is that all Neighbourhood Plans must be in line with higher level planning policy. That is, Neighbourhood Plans must be in line with the National Planning Policy Framework (otherwise known as the NPPF) and local policy, in particular the adopted Chiltern District Council Core Strategy. This Neighbourhood Plan accords with higher level policy.

1.5 Tibbalds Planning & Urban Design were appointed to help the Parish Council produce the Plan. The Parish Council's work has been led by a group of volunteers, the Neighbourhood Plan Group. However, it is important to emphasise that the Neighbourhood Plan belongs to the people of Chalfont St Peter - and the vision and policies within it are based on consultation with local people, businesses and others with an interest in the village. Separate consultation reports are available from www.cspplan.org.uk or via the Parish Council's website, www.chalfontstpeter-pc.gov.uk, and from Chalfont St Peter Library. These reports explain what consultation has been carried out, what people have said and how the Plan has responded to issues raised.

1.6 The community within Chalfont St Peter has a keen interest in local planning issues and a high level of involvement is achieved at consultation events. A range of previous work, which has involved substantial local community input, has been used to inform some of the work in this Neighbourhood Plan. Of particular importance is the draft Village Design Statement produced in 2011.

1.7 This Neighbourhood Plan has been subject to formal public consultation and independent Examination. The Examiner's Report was issued in June 2014. In this report, the Examiner recommended that, subject to a number of modifications, the Chalfont St Peter Neighbourhood Plan should proceed to a Referendum.

1.8 The modifications proposed by the Examiner have been discussed and agreed with Chiltern District Council, and the relevant changes have been made to the Neighbourhood Plan.

2 About Chalfont St Peter

Overview of Chalfont St Peter

2.1 This section sets out an overview of Chalfont St Peter, highlighting the issues that the Neighbourhood Plan aims to address. The information in this section is drawn from a range of sources including:

- research by the Neighbourhood Plan Group;
- Chiltern District Council documents, especially those that form the 'evidence base' for CDC's Core Strategy; and
- Buckinghamshire County Council documents.

2.2 This section provides information on the following topics:

- a description and history of the village;
- landscape character;
- the Village Centre;
- heritage;
- the Epilepsy Society;
- Newland Park;
- Holy Cross;
- housing;
- employment;
- drainage;
- transport and movement; and
- environmental issues.

Description and history of the village

2.3 Chalfont St Peter is a village located in south-east Buckinghamshire. It is one of the largest villages in the UK with a population of almost 13,000. Chalfont St Peter is historically part of a group of three villages known as 'The Chalfonts' which also includes Chalfont St Giles and Little Chalfont.

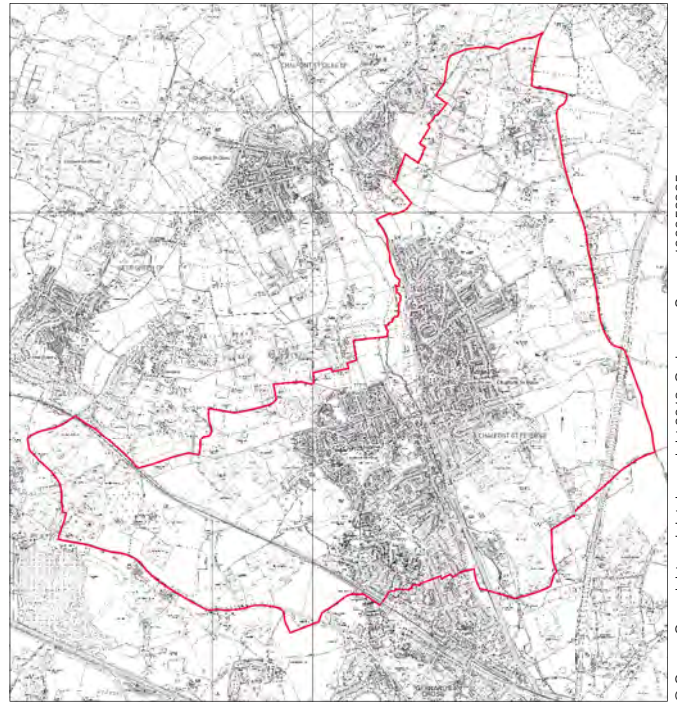


Fig 2.1: Neighbourhood Plan area.



Fig 2.2: Gerrards Cross Station.

2.4 The village is close to Gerrards Cross, which was once a hamlet in the parish of Chalfont St Peter but is now a village and civil parish in its own right. Although they are two distinct villages, the built areas merge together. As Chalfont St Peter does not have a railway station, local people use Gerrards Cross Station which provides frequent services, principally to London Marylebone and Birmingham. Local people also use the Metropolitan Line to travel into London from the underground station at Little Chalfont (called Chalfont & Latimer).

2.5 Chalfont St Peter is spread over both sides of the Misbourne Valley, which runs approximately north-south. The A413 runs along the valley floor, parallel to the old London to Aylesbury Road. For part of its length, the road is dual carriageway and as such creates a 'divide' between the eastern and western 'sides' of the village.

2.6 In 1890 Chalfont St Peter was a small village, surrounded by open countryside, with commons at Gold Hill and Austenwood, and a number of landscaped parklands. Development of the landscape surrounding Chalfont St Peter began in the early 20th century. The Great Central and Great Western railway companies opened a station at Gerrards Cross in 1906 and, even before the railway opened, land started to be laid out for spacious, 'good quality' housing development.

2.7 Several new drives and cul-de-sacs were laid out between 1926 and 1955. In the south of the settlement, closely spaced detached houses were constructed along Latchmoor Way, Lewins Road and Hill Rise Crescent. Semi-detached and terraced housing was developed at Leachcroft estate and Layter's Close. An extensive area of low density housing was built in the southern part of Chalfont Common around Chiltern Hill.

2.8 By 1955 many of the drives of Chalfont St Peter had been completed, however some smaller parcels of land were developed between 1955 and 1975 using cul-de-sacs, for example at Criss Grove. Houses were also constructed on the eastern side of Lower Road. More extensive estates were laid out on the Chalfont Common side resulting in the consolidation of previous developments. These estates mostly comprised detached houses with wide frontages. The layout incorporated many cul-de-sacs ensuring all available land was used for built development. The area around Royle Close and Hill Farm Road had a higher density of housing, with smaller building plots and some terraced houses.

2.9 Since 1975 new housing additions have generally been small in number and contained within the built area.



Fig 2.3: Surrounding landscape character along the Misbourne Valley.



Fig 2.4: Gold Hill Common.

Landscape Character

2.10 Chalfont St Peter is surrounded by Green Belt. The north-east of the Parish lies within the Chiltern's Area of Outstanding Natural Beauty (AONB). The Colne Valley Regional Park occupies almost all of the open land to the east of the built-up area of the village. There are also significant open spaces - such as Gold Hill Common - within the village. Together, these open areas give the village a strong 'green' character. The Misbourne Valley runs north-south through the village, giving a strongly defined topography of a central valley and sometimes steeply rising valley sides.

2.11 The landscape character adjoining the two sides of the village is contrasting. To the east, the landscape has a more formal 'parkland' character interspersed with farmland. This formal character comes from Newland Park to the north and Gerrards Cross Golf Club to the south. Newland Park has a Grade II listed Georgian House at its heart and was used as a college. The Epilepsy Society is located in a landscaped 'campus' in the north-east of the village and also has Grade II listed buildings, including Pearman House (Figure 2.6).

2.12 The landscape to the west of the A413 is generally characterised by farmland and woodland, with a less formal and more rural character than the landscape to the east. This is described in Chiltern District Council's Landscape Character Assessment as a 'harmonious landscape of valleys and ridges and rolling farmlands' with a high level of woodland cover.

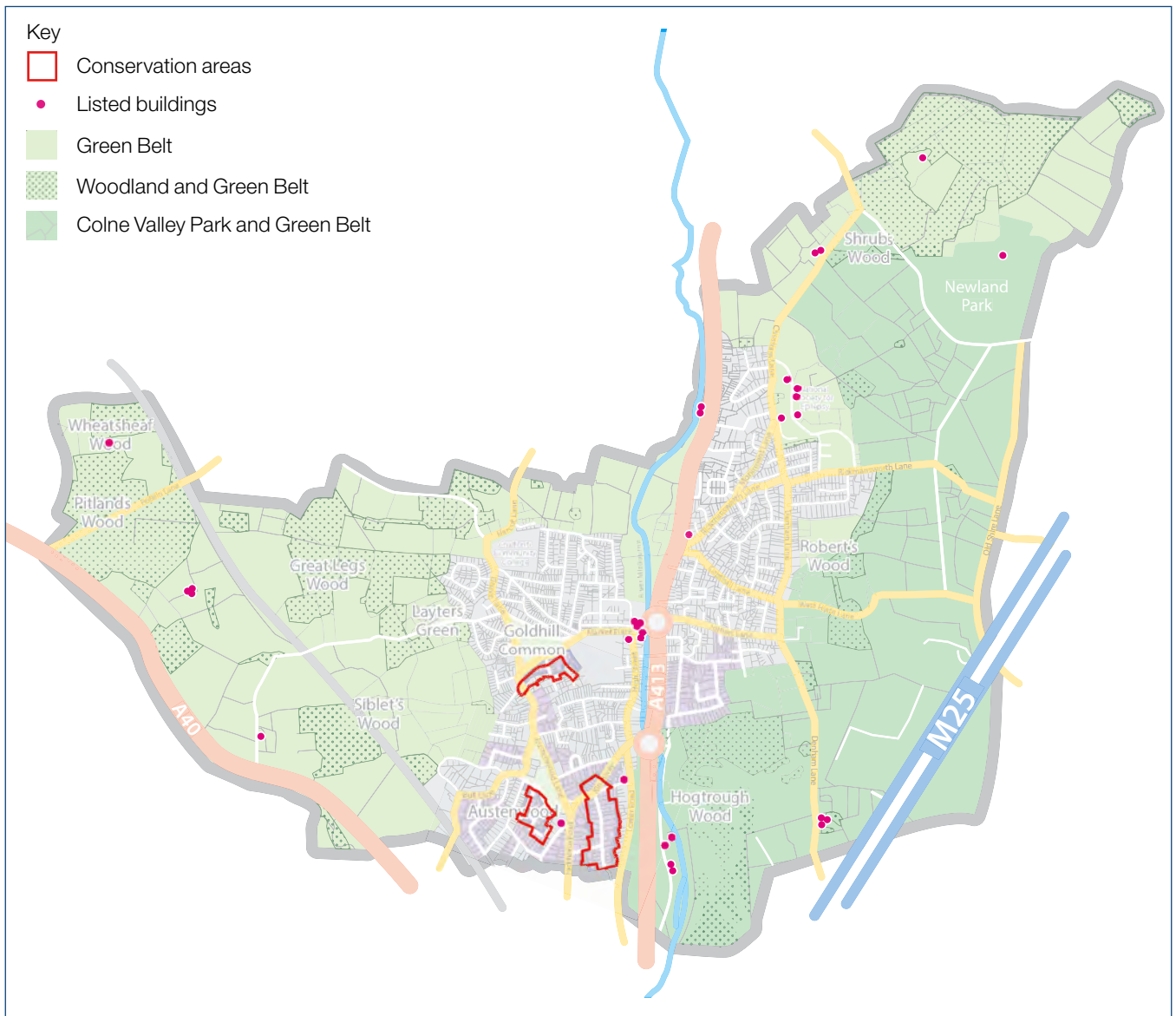


Fig 2.5: Distribution of listed buildings and Conservation Areas.
 (NB. Due to the scale of this plan, some dots indicating the location of listed buildings overlap).

Stylised map, produced by a member of the Neighbourhood Plan Team

The Village Centre

2.13 The Village Centre is focused on Market Place and High Street, which join the A413 at right angles from the west. The Village Centre includes a range of shops and cafes along with community uses including the library, health clinic and St Peter's Church. The historic part of the Village Centre is relatively compact. The buildings here sit at the back of the pavement and form a continuous frontage. This creates a distinctive streetscape which has a bustling and lively character as a result of its commercial function at the centre of the village.

2.14 This area is one of the oldest parts of Chalfont St Peter, thought to be established from at least the medieval period. Map evidence shows that this area was formerly a green or common edge settlement rather than a planned urban area. The Mill Meadow area, with the river Misbourne running through it, was probably the location for the 13th century market and the annual fair. St Peter's Church has its origins dating back to the 12th century, although it was almost completely rebuilt in the mid 18th century. Compared to other sections of the High Street this area has remained relatively unchanged over the past hundred years.

2.15 The Village Centre contains a number of attractive vernacular and Georgian buildings; however their setting is compromised by the modern flats and offices on the eastern side of the High Street. English Heritage produced a draft Historic Towns Assessment of Chalfont St Peter in April 2011, and recommended that a review of the need for a Conservation Area for the Village Centre be undertaken.

2.16 This review has since been undertaken by independent consultants commissioned by Chiltern District Council. The review recommends that part of the historic core of the village should be considered for designation as a new Conservation Area.

Heritage

2.17 There are thirty-two listed buildings in Chalfont St Peter, the most significant being St Peter's Church, rebuilt in the 15th century, and Shrub's Wood, a house in the international modern idiom built in 1933-34. Listed buildings are spread across the Parish with some modern buildings at the Epilepsy Centre and in the south of the Parish while a cluster of earlier buildings are concentrated around the Village Centre.

2.18 The Parish also contains one Scheduled Monument - a medieval moated site 200m north of Chalfont Lodge within the Gerrards Cross Golf Course, and part of the Grade II* Registered Historic Park and Garden at Bulstrode Park, remodelled by Humphrey Repton in the late 18th century. In addition, the Parish contains a number of buildings which, whilst not of national significance, nevertheless make an important contribution to creating a sense of place and local identity and contribute positively to the character of Chalfont St Peter. These are identified in Figure 10.1.

2.19 There are three Conservation Areas in Chalfont St Peter, all of which were designated in 1992:

- Gold Hill Common - runs along the east border of Gold Hill Common with a built character dating from the 1870s to the 1930s;
- North Park and Kingsway - consists of good quality large houses dating from 1900-1930 with minimal infill or later alteration; and
- Firs Estate - consists in large part of land from a 19th century brickworks at Austenwood Common that was subsequently built over between 1900 and 1915 with detached and semi-detached properties in the Arts & Crafts style.

Epilepsy Society Chalfont Centre

2.20 The Epilepsy Society provides specialist care for people with severe epilepsy at its site at Chalfont St Peter and also carries out research in order to improve the lives of people with the condition. The site includes many buildings, four of which are listed, as well as open land. The site is within the Green Belt. The Epilepsy Society has developed a vision for the future of its site to enable modernisation of its care homes and the District Council has permitted some redevelopment at the site in order to provide better facilities

2.21 The site is designated as a 'Major Developed Site' in the Green Belt in the Core Strategy. This designation allows for some redevelopment or infilling so long as it does not have an adverse impact on the openness of the Green Belt or the listed buildings. An 80 unit care home and a 74-bed high-dependency care home have been granted planning permission. Both of these facilities are well-supported by the Chalfont St Peter community as an appropriate and beneficial use of the site.

2.22 The Epilepsy Society site has 4 full size soccer pitches and 4 mini football pitches for junior teams which are in regular use.



Fig 2.6: Epilepsy Society.

Newland Park

2.23 A large campus site at Newland Park, Chalfont Common, has become surplus to the requirements of Bucks New University, which has consolidated its facilities on its site in central High Wycombe. The site has been sold to a developer. The site is within the Green Belt, the Chilterns AONB and the Colne Valley Regional Park. There are many buildings on the site, including lecture rooms, offices and student accommodation, linked to its former use. The site also includes a former country house which is a listed building. The manor house and student accommodation are currently in use. Some of the buildings on the site are suitable for reuse as part of any future development.

2.24 The site has supported one of the biggest hockey clubs in the country, with over 500 players, for many years. The facilities include 1 astroturf pitch, with flood lighting, and a changing room.

2.25 The site is identified as a Major Developed Site within the Green Belt allocated for housing.



Fig 2.7: Newland Park.

Holy Cross

2.26 Outline planning permission was granted for residential development of the Holy Cross Site in December 2010. This comprises up to 198 new dwellings and a care home.

2.27 Policy CS6 of the Chiltern District Core Strategy sets out strategic housing allocations, and includes land at Holy Cross.

2.28 Chalfont St Peter Parish Council has challenged both the outline planning permission and the Core Strategy policy. The Parish Council is opposed to residential-only development of this important site, and would like to see mixed-use development come forward instead as the Parish Council believes that this would better supports the village's needs. In particular, moving an existing school onto the site to allow much-needed expansion. (The current school site could then be used for additional housing). The legal challenge has failed but this is being further challenged by an appeal led by the Parish Council. Given the uncertainty of the outcome of the legal challenge, this Plan does not include any allocation for Holy Cross. However, Policy VC8 sets out requirements for amendments to Core Strategy Policy should the legal challenge be successful.

Housing

2.29 Consultation with local people has raised the issue that Chalfont St Peter has a high proportion of larger homes and not enough smaller homes for young families and older people looking to 'down-size'. This perception is backed up by the evidence that supports Chiltern District Council's Core Strategy. Key points include:

- Chiltern District has the highest proportion of detached dwellings within Buckinghamshire at around 45% of the total number of dwellings (compared to the national average of 22.5%);
- home ownership in Chiltern is 79.5% compared to the national average of 68.9%. Some parts of Chalfont St Peter have levels of home ownership well in excess of this (Chalfont Common Ward has 90.9% owner occupied);

- Chiltern has the second highest houses prices in the county. The average in 2007 was £422,222 (195.2% above the national average); and
- Chiltern has a relatively high proportion of households formed of pensioners only (25.7%) compared to the county as a whole (22%).

Employment

2.30 Modern industrial and commercial buildings are mostly, but not exclusively, concentrated away from the Village Centre and are adjacent to the A413 in, for example, Chalfont Park and Lower Road. Workers in these sectors are drawn from Chalfont St Peter and neighbouring areas. Given the lack of public transport in the area, most people use private cars to travel to work.

2.31 Businesses are welcome to Chalfont St Peter: they provide employment in the area and add footfall in the shops. The more local employment, the more opportunity for sustainability by minimising travel to work.

2.32 There is a recognition that employment in the Village Centre puts additional pressure on parking within the area, competing with those wishing to access the shops and community facilities.



Fig 2.8: The Churchfield Road employment area within Chalfont St Peter.

Drainage

2.33 Sewage from Chalfont St Peter enters a main which runs from the south of Amersham to Maple Lodge sewage works for treatment. Many times over recent decades a lack of capacity has led to overloading of the sewer and overflow in Chalfont St Peter. This is exacerbated as some storm water discharges and ground water leaks into the foul sewers which were originally designed to accommodate foul flows only, resulting in localised foul flooding in the Village Centre.

2.34 Installation of a new relief sewer in 1993/4, running in parallel with the original has been unable to keep pace with the rate of development. The Environment Agency's Strategic Flood Risk Assessment (SFRA) identifies the need to deal with the issue of sewer flooding in Chalfont St Peter and the Chiltern Society and Parish Council have called for review of the present sewerage arrangements in the Misbourne valley.

2.35 Solving the sewage problem is beyond the scope of this Neighbourhood Plan. However, it is included in this section to highlight the issue and the importance of finding a solution.

2.36 Chalfont St Peter also suffers from frequent flooding in most parts of the Village Centre from surface water run-off whenever it rains. The Lower Road area has been particularly prone to serious flooding of the road and of properties. Sustainable Drainage Systems (SuDS) are the preferred method for managing the surface water runoff generated by development sites, and this approach is required by higher level policy. As such, this Neighbourhood Plan does not replicate existing policy by addressing issues of surface water drainage.

2.37 The Affinity Water report 'AMP5 National Environment Programme Misbourne NEP Report and Options Appraisal-Final' proposes the reduction of abstraction in the valley to restore the river flow as directed by the Restoring Sustainable Abstraction Programme (RSAP). This will require the sourcing of water from further afield, so increasing capital and pumping costs, exacerbated by the population rising as the housing numbers increase.

2.38 Developers need to consider the net increase in water and waste water demand to serve their developments and also any impact the development may have off site further down the network, if adverse impacts such as no/low water pressure and internal/external sewage flooding of the property is to be avoided. We therefore recommend that developers engage with Thames Water at the earliest opportunity to establish:

- the proposed development's demand for water supply and network infrastructure both on and off site, and can it be met;
- the development's demand for sewage treatment and sewerage network infrastructure both on and off site, and can it be met; and
- the surface water drainage requirements (and can it be met) along with flood risk of the area and down stream.

Transport and Movement

2.39 Chalfont St Peter is well-placed to access surrounding commercial centres where many of its residents work. It is not far from major road and travel networks – the M25 and the M40 are within easy reach and Heathrow airport is a 30 minute drive. Gerrards Cross lies on a railway line linking Birmingham with central London and passengers can be in central London within 30 minutes. The Metropolitan line provides services directly through to The City.

2.40 Chalfont St Peter's Village Centre is approached directly from the A413 which is just a few miles from the A40/M40 links to London and Oxford as well as the M25 motorway. The A413 dual carriageway was built in the late 1960s to bypass the original road through the village. It is lined with mature woods and farmland and swathes of green on either side of the road right up to the Village Centre, where it returns to the original road to the north of the village as it runs towards Chalfont St Giles, and affords views of the ridge and farmland across the valley on the west side.

2.41 There are numerous footpaths in and around Chalfont St Peter: most are un-made, others have tarmac surfaces. The routes are clearly marked and include the South Bucks Way, running along the Misbourne up to and beyond Great Missenden. In general, Chalfont St Peter benefits from a good and well-used network of footpaths, but some have become so overgrown that they restrict access.

2.42 In 2010 Sustrans built a cycle path (use of which is shared with pedestrians) linking the northern edge of Chalfont St Peter with Chalfont St Giles. This link could conceivably be extended to link the centre of both villages to one another. However, this is currently the only dedicated cycle provision in or around the village.

2.43 Chalfont St Peter is not a settlement which has evolved around modern transport links. Residents of Chalfont St Peter access the railway at Gerrards Cross, which is just over 1.5 miles away from the Village Centre. Alternatively, the Metropolitan Line from Chalfont and Latimer station gives direct access to the City. Bus services are barely adequate and improved services would result in better use of them. The lack of good public transport means that the vast majority of residents rely heavily on their cars.

Environmental Issues

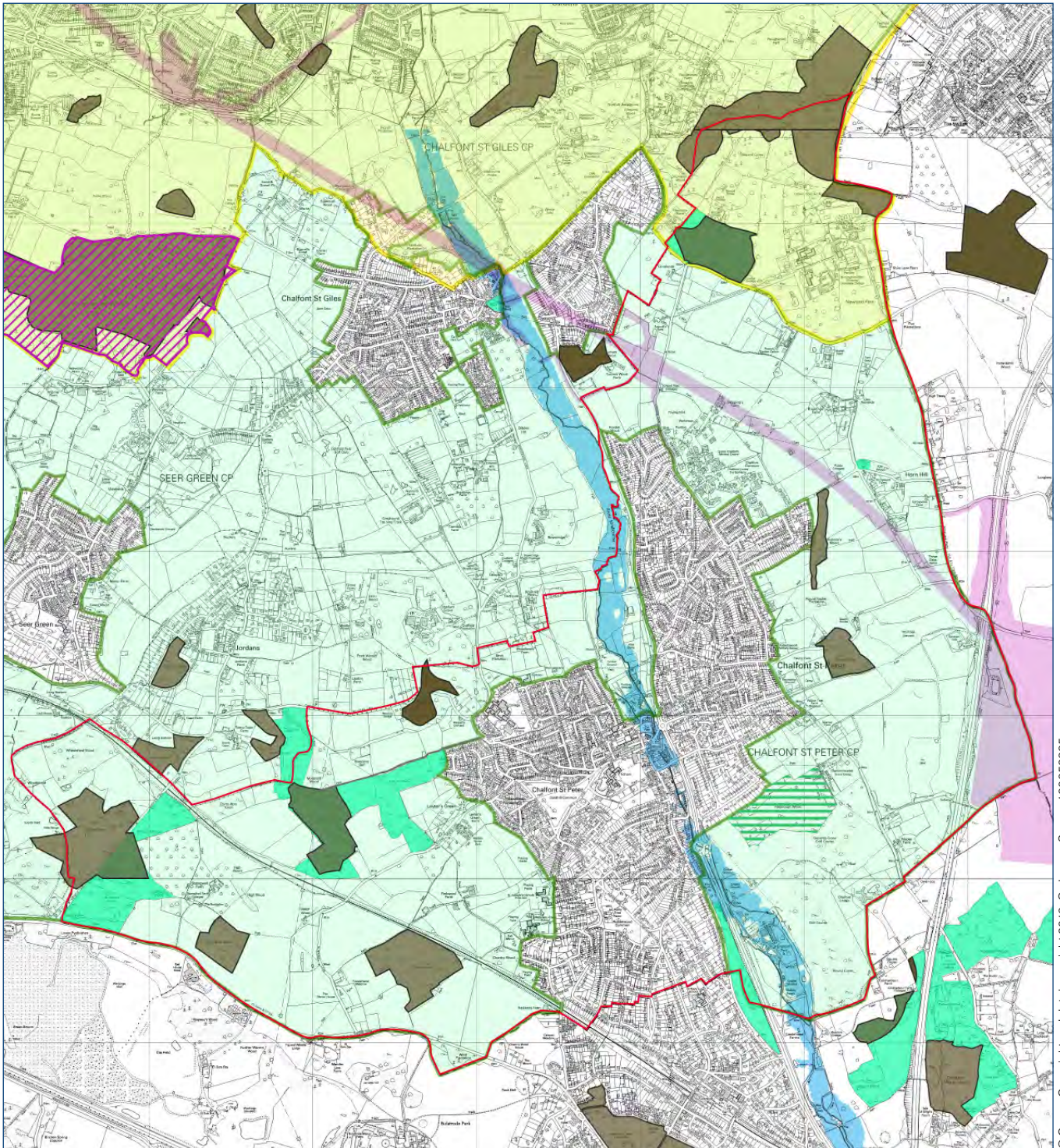
2.44 There are a number of environmental issues and open space designations that set significant constraints on future development within Chalfont St Peter. These are shown on Figure 2.9 on the opposite page.

2.45 The Chalfont St Peter landscape is typified by green vistas, with grass verges, open front gardens and views of mature trees. The Parish recognises that this provides many environmental benefits, including quality of air, reduced risk of flooding and support of wildlife. These are under threat, with a greater use of high fencing and paved or decked areas.

2.46 Views across the valley from one side of Chalfont to the other are a unique feature of the village. The lush green planting that is found throughout the Village both within street planting and in front and back gardens provides an important backdrop and setting to the buildings within these views.

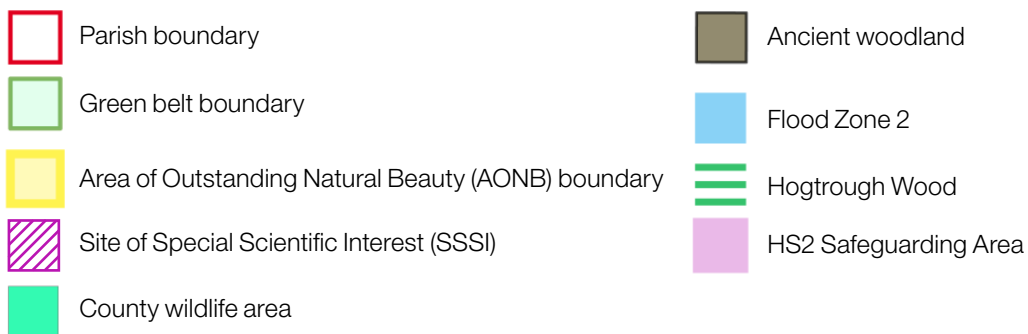


Fig 2.10: Historic photo of Market Place.



© Crown Copyright and database right 2013. Ordnance Survey 100052386

Fig 2.9: Plan showing key environmental issues.



3 Vision and Objectives

Introduction

3.1 To make sure that the Neighbourhood Plan is clear about what it is trying to achieve, the Plan as a whole is based on an overall vision supported by a series of 'objectives'. An initial vision and set of objectives was developed by the Neighbourhood Plan Group following extensive research on the issues affecting the village and several discussions. These initial objectives were taken out to public consultation in May 2013, and local people were asked if they agreed with the objectives and whether there was anything the Neighbourhood Plan Group had forgotten. The feedback recorded in the Consultation Reports that accompany this Plan. These reports can be downloaded from www.cspplan.org.uk

3.2 The vision for the future of the village has been expressed as a series of statements and takes the form of a graphic which is shown overleaf. The Neighbourhood Plan Group were keen for the vision to be kept simple and accessible to the community whilst also being inspiring.

3.3 This Neighbourhood Plan wants to maintain what is good about Chalfont St Peter and encourage changes that will make the village a great place for live, work and play. The key parts of the vision are set out below and these are:

- A thriving Village Centre. The Village Centre is the heart of the Parish, and we want it to be a successful retail environment and a good place to socialise.
- Maintaining green spaces. Chalfont St Peter's green spaces – large and small – are an important part of the character of the built up area of the village and the rural parts of the Parish. It is important that we protect these, and keep them beautiful.
- Community facilities for all. To be a successful place, Chalfont St Peter needs more than housing – it must provide community facilities for people at all stages in their lives. From playgrounds for children to sports facilities for young adults to community centres for all ages.

- Protecting and improving heritage. Buildings and structures of heritage value are important to the character of the Parish. We want to protect them and – where necessary – secure improvements.
- Good design is important to all new development, including changes to existing buildings if the quality and character of the Parish is to be maintained. Good design that is specific to the character of the area is especially important – which is why this Neighbourhood Plan is supported by a Character Appraisal.

3.4 Overall, local people were very supportive of the initial objectives. The Neighbourhood Plan Group then refined the initial objectives to provide the basis for the Plan. These refined objectives are set out in this section.



Fig 3.1: Developing the initial vision and objectives.

The overall vision



Objectives

The objectives support the overall vision. They are grouped under six topics:

- Village Centre;
- new housing;
- open space;
- leisure, community and health;
- mobile phone masts; and
- parish-wide issues.



Village Centre

Objective: Protect buildings of heritage value.

Objective: Support Chalfont St Peter's retail.

Objective: Encourage improvements to or redevelopment of St Peter's Precinct.

Objective: Ensure that car parking and any traffic calming measures support the Village Centre's shops.

Objective: Maintain and enhance the attractiveness of the design of shopfronts.

Leisure, community and health

Objective: Support sports and community facilities within the Parish.

Objective: Improve sports and community facilities in a coordinated way.

Objective: Support the village's health facilities.

Housing

Objective: Provide a range of different house sizes, especially smaller homes, across all tenures.

Objective: Provide a greater range of affordable housing.

Objective: Ensure that new housing is energy efficient.

Objective: Design housing so that it is of high quality and fits in with Chalfont St Peter's character and scale within the vicinity.

Mobile phone masts

Objective: Encourage siting of mobile phone masts so that visual impact is minimised.

Objective: Encourage design of phone masts and equipment so that visual impact is minimised.

Open space

Objective: Protect open spaces in and around Chalfont St Peter.

Objective: Continue to protect and improve the appearance of green intersections and corridors.

Objective: Protect and improve the Misbourne Valley.

Parish-wide issues

Objective: Protect buildings of heritage value throughout the Parish.

Objective: Protect and enhance the Parish's landscape and views.

Objective: Support the rural economy.

Objective: Provide appropriate sites for travellers and gypsies

Neighbourhood Plan Policies

4 Introduction to Policies

Introduction

4.1 This part of the Chalfont St Peter Neighbourhood Plan sets out policies and aims that will deliver the Plan's overall vision and the objectives that support this vision.

4.2 Neighbourhood Plan policies must – like all planning policies - relate to the development and use of land. However, this does not mean that Neighbourhood Plans can't include other non-planning related policies that local people would like to achieve – for example, supporting the Village Centre's retail through marketing initiatives. What is important is that the Neighbourhood Plan makes a clear distinction between planning and non-planning policies. This Plan achieves this by calling the former a 'Policy' and the latter an 'Aim'.

4.3 This part of the Neighbourhood Plan addresses the following topics:

- Village Centre;
- new housing;
- open space;
- leisure, community and health;
- mobile phone masts; and
- parish-wide issues.

4.4 Each topic has its own chapter. The chapters are structured in the same way for each topic:

- each objective is set out in a dark blue box;
- the importance of each objective is explained in a light blue box;
- each objective is normally supported by one or more policies and/or aims. These policies and/or aims are highlighted in dark blue text and provided with a reference number (e.g. 'Policy VC5' 'and Aim VC2'); and
- where needed, text is provided to explaining how and why the policy and aim requirements must be met.

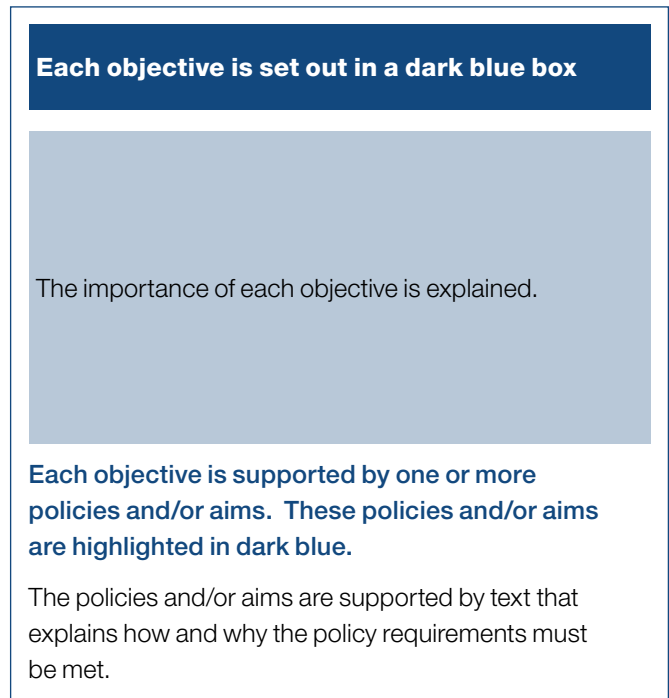


Fig 4.1: Diagram showing how the objectives, explanatory text and policies are presented.

5 Village Centre



Objective: Protect buildings of heritage value

The Village Centre, which is focused on the High Street and Market Place, is the historic heart of the village dating back to at least the medieval period. It is not within a Conservation Area and few of the buildings are listed. As shown in the Character Appraisal in Appendix B, the Village Centre is a key part of the overall character of Chalfont St Peter as a whole. This objective seeks to protect the heritage value of the Village Centre.

5.1 English Heritage undertook a Historic Towns Assessment of Chalfont St Peter in 2011. The report recommends reviewing the need for designating a Conservation Area within the Village Centre and states: *'Although this area has been the focus of much redevelopment in the 20th century, it merits a review as it is the historic heart of the village, the origins of which date back to at least the medieval period. The High Street contains Chalfont St Peter's oldest surviving buildings, including St Peter's church and the handful of vernacular buildings all of which are of listed status. If a conservation area is proposed it should also consider including the promenade of shops along the north side of the market place. The Market Place contains an attractive group of buildings which are locally important and reflect the evolution of Chalfont St Peter into a suburban village.'* The Parish Council strongly supports the designation of a Conservation Area for the Village Centre and where possible and appropriate, will work together with Chiltern District Council to achieve this.

Policy VC1: The design of new development within the Village Centre must conserve or enhance the character of the area.

5.2 The decision to designate a Conservation Area may take some time, and there is no guarantee that one will be designated. However, as demonstrated by the Historic Towns Assessment and Appendix B's Character Appraisal, the Village Centre is important to the character of the village as a whole. Therefore, the design of new development within the area identified in Figure 5.1 is expected to preserve and enhance this character. This must be demonstrated in the Design and Access Statement submitted with any planning application.



Fig 5.1: Village Centre character area boundary.



Fig 5.2: Group of buildings on Market Place.

Policy VC2: Buildings that make a positive architectural contribution to the Village Centre are identified in Figure 5.3. Improvements to these buildings will be supported and encouraged so long as they maintain or enhance the positive contribution the building makes to the Village Centre. Replacement of any building will only be permitted in exceptional circumstances provided that the proposed development is (i) of better architectural quality than the existing building; and (ii) makes a more positive architectural contribution to the Village Centre. Replacement buildings that fail to make a more positive contribution or are of lesser quality than the existing will be resisted.

5.3 The Character Appraisal in Appendix B explains the positive contribution that the buildings identified in Figure 5.3 make to the wider Village Centre. Demolition and replacement of out-of-character changes of these buildings will be resisted.

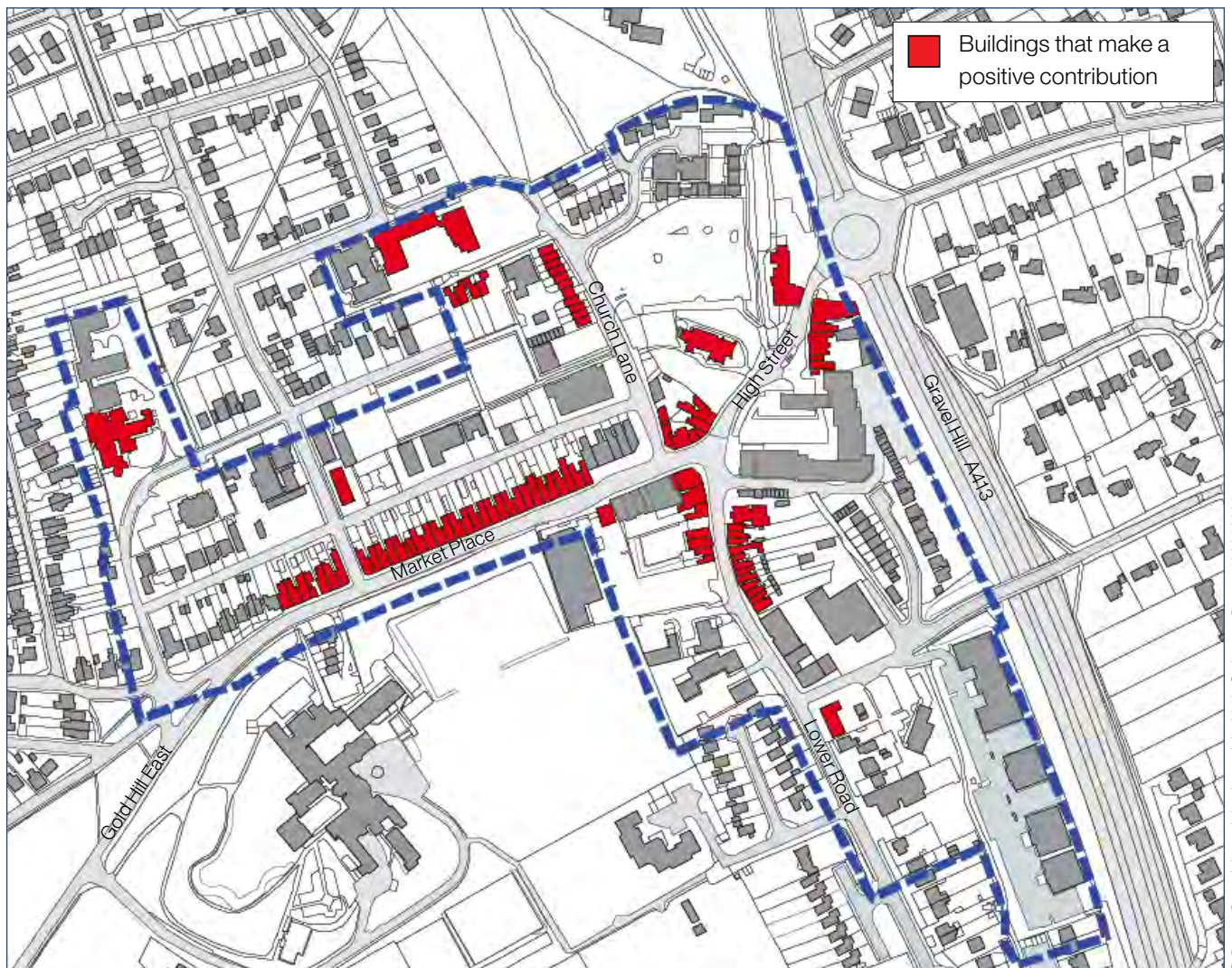
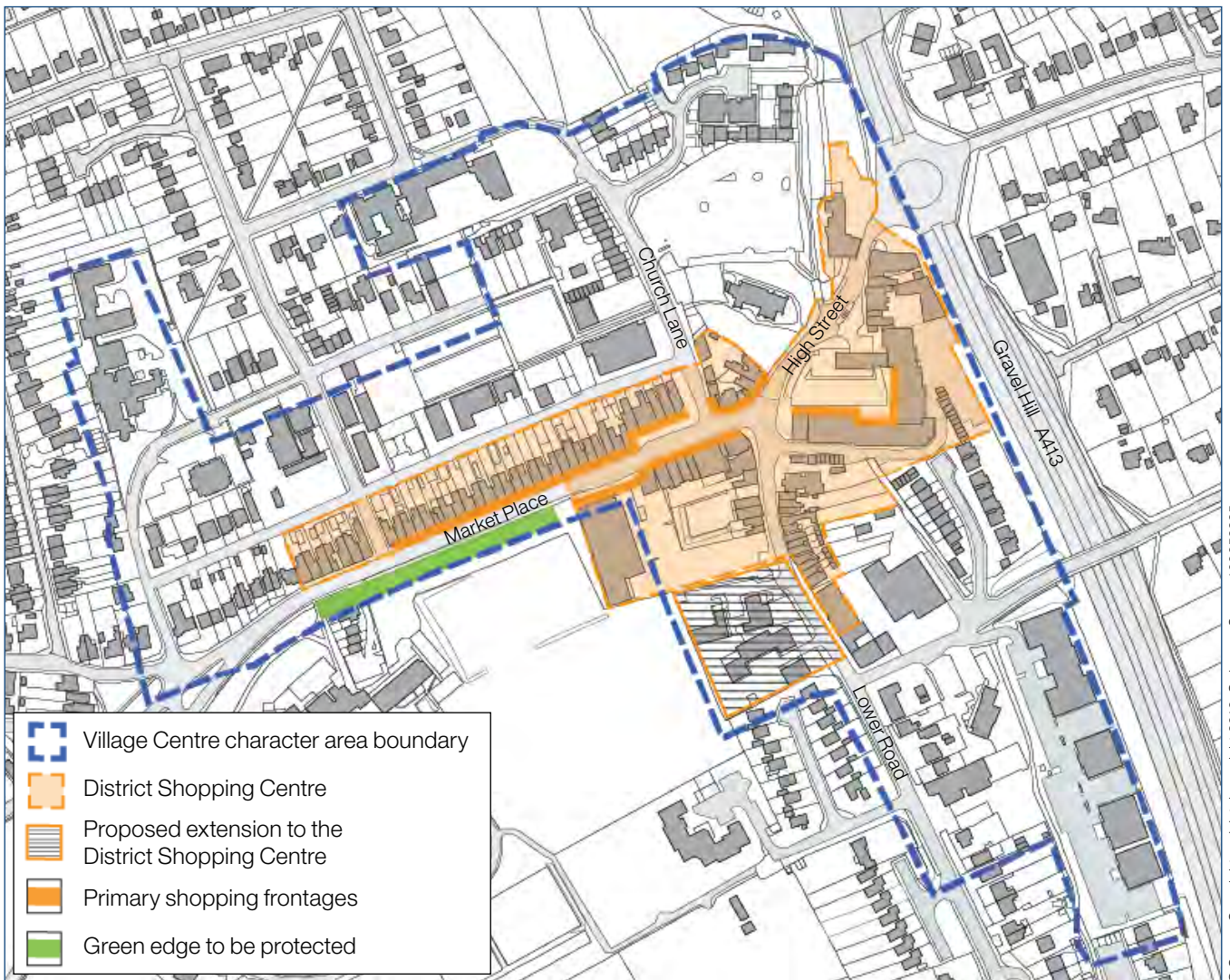


Fig 5.3: Plan showing buildings that make positive contributions to the character of the Village Centre.



© Crown Copyright and database right 2013. Ordnance Survey 100052385

Fig 5.4: Plan defining District Centre and Primary Frontages.

Objective: Support Chalfont St Peter's Retail

Five years ago Chalfont St Peter was voted the best village High Street in the country by two national newspapers. However, local people are concerned that the range of retail is becoming increasingly narrow and that the Village Centre will soon not be able to cater for the day-to-day needs of its residents. For Chalfont St Peter to be a sustainable place to live and work, it needs to have appropriate retail to support its residents and workers.

Policy VC3: To promote the vitality and viability of the village centre, the District Shopping Centre is extended as shown in Figure 5.4.

5.4 Retail outside the Village Centre tends to draw people away from Chalfont St Peter. This Neighbourhood Plan recognises the need to encourage and support shops that revitalise the Village Centre, and increase footfall within the centre.

5.5 Chiltern District Council's policy defines a "District Shopping Centre" in Chalfont St Peter Village Centre. Figure 5.4 proposes an extension to this defined area to include the library and office buildings on the High Street.

Policy VC4: Within Primary Shopping Frontages changes of use from use class A1 will be refused unless the proposed use would not create a significant break in the shopping frontage i.e. the number of units not to exceed 10% non-A1 type uses in a frontage comprising the application site and five units either side of the proposal site (where there are five units within the frontage) and such that there will not result in the proposed use adjoining another non-A1 type use.

5.6 Chiltern District Council's Core Strategy Policy CS18 seeks to promote or support development for new retail, leisure, entertainment, arts, cultural facilities and tourist attractions within the defined Chalfont St Peter Shopping Centre so long as it accords with other policies including being in keeping with the scale and character of the Village Centre. The defined Shopping Centre is shown in Figure 5.4.

Aim VC1: The Parish Council will set up a ‘Village Action Team’ to develop a strategy to support the Village Centre’s retail. It is the aim of the Parish Council to ensure that any future development will take account of the village centre retail strategy once prepared.

5.7 The process of producing this Neighbourhood Plan has highlighted the local community’s desire to support the Village Centre, and identified a range of initiatives. The Parish Council will work with partners to develop and implement a strategy to support the Village Centre. Such a strategy could include:

- incentives for people to shop locally - such as cross-shop offers;
- marketing initiatives such as a branded Chalfont St Peter reusable shopping bag;
- schemes for improving the public realm and traffic calming, developed in partnership with the local and county councils; and
- initiatives to make use of vacant premises on a temporary basis (‘pop-up’ shops).

Aim VC2: If the Judicial Review is successful, work with Chiltern District Council to revise Core Strategy policy for the Holy Cross Site setting out principles for a scheme that is sympathetic to the character and function of the village.

5.8 Whilst the Holy Cross Site lies outside the defined District Centre, it is immediately adjacent to it and any development will have an effect on it. This aim is therefore included within this Village Centre chapter.

5.9 The Holy Cross site is allocated for residential development in the Core Strategy, and has been granted outline planning permission for up to 198 dwellings, a residential care home and open space. The planning permission and planning policy are subject to a legal challenge. Should the outcome of this legal challenge result in the quashing of the planning permission, the Parish Council will work with Chiltern District Council to revise Core Strategy policy to set principles for future planning applications.

Objective: Encourage improvements to or the redevelopment of St Peter's Precinct

St Peter's Precinct makes a particularly negative contribution to the character of the Village Centre due to the style of the buildings and visual prominence of its location at the historic 'crossroads'. Improving or redeveloping this building has the potential to transform the character of the Village Centre.

Policy VC5: Improvements to or redevelopment of St Peter's Court must support the Village Centre by following the principles set out below:

- Proposals for mixed-use redevelopment of St Peter's Court will be permitted provided that the principal use on the site is retail (use classes A1 and A3). Retail uses should be located at ground floor with their main frontage onto the existing High Street following the historic line of development along the High Street. Residential uses (use class C3) and office uses (use class B1) will be permitted at upper floors. The exact quantum of development is not fixed by this policy. St Peter's Court presents an opportunity to provide smaller residential units (1-2 bedroom homes) and any residential proposals put forward as part of an application should include smaller units.



Fig 5.5: St Peter's Precinct.

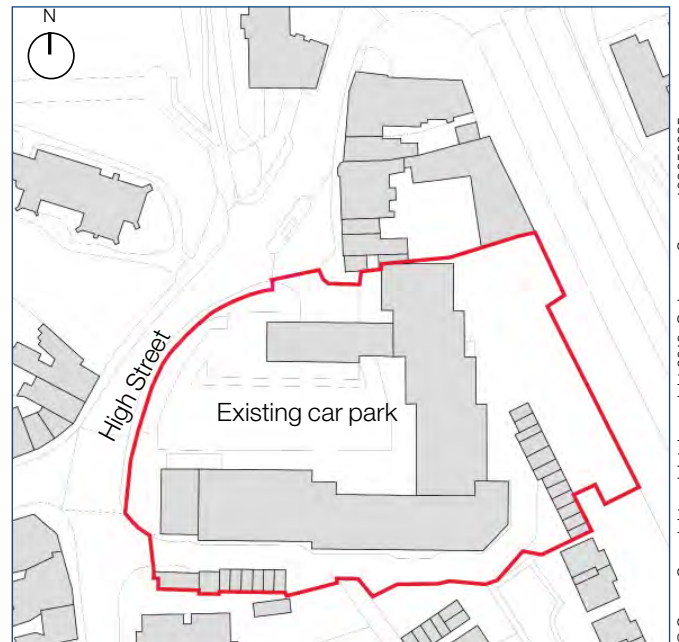


Fig 5.6: St Peter's Court boundary.

- New development must:**
 - create a positive building frontage onto the High Street that reflects the historic building line. New development must respect the scale and character of the High Street;
 - carefully design the corner elements of the new frontage development to be positive features within key views along the High Street and the approach to the Village Centre from the A413 roundabout;
 - provide parking to serve the retail development on site. This should be behind the building line and be overlooked by active frontages;
 - retain or re-provide the existing public conveniences located on the High Street;
 - retain the opportunity for a future pedestrian/cycle link between the site and Hiljon Crescent;
 - explore the opportunity for de-culverting the River Misbourne on site; and
 - respect the setting of nearby listed buildings particularly in relation to siting, scale and detailing.

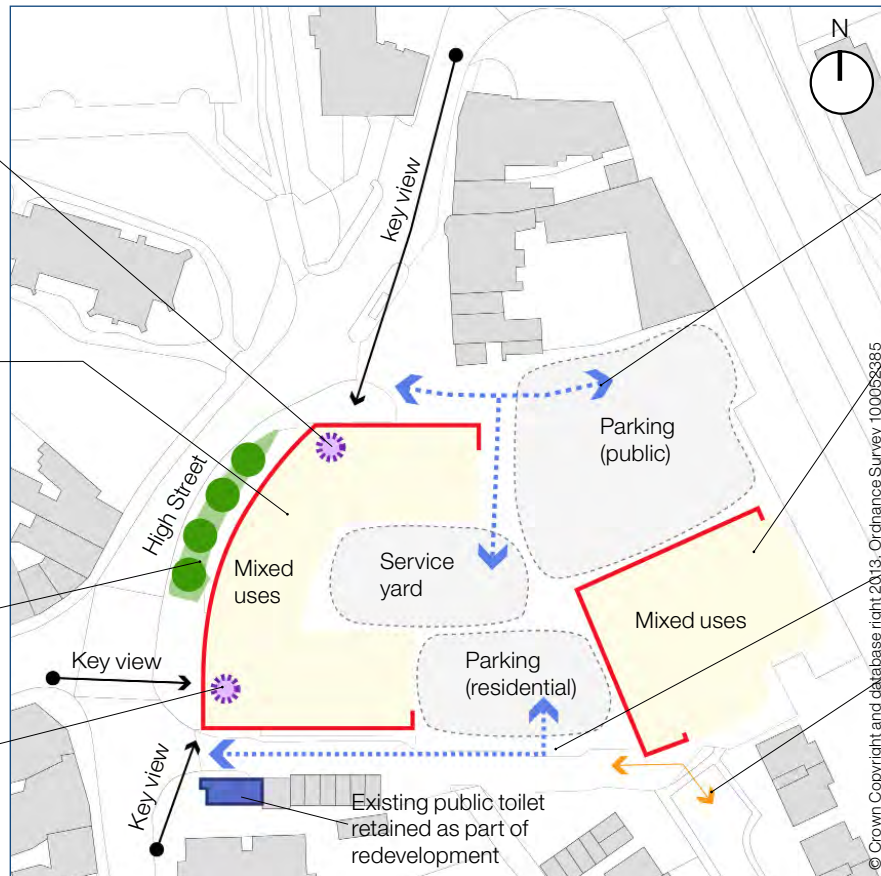
5.10 The diagrams in figures 5.7 and 5.8 illustrate two ways in which the site could be developed.

Corner prominent in key views on arriving in Village Centre. Must be designed to be a positive feature reflecting the quality and character of the historic High Street.

Mixed use development. Retail uses must be at ground floor and residential or offices above. Frontage to follow line of historic line of development along the High Street.

Potential for existing landscaped area to be retained.

Corner prominent in key views along the High Street, must be designed to be a positive feature.



© Crown Copyright and database right 2013. Ordnance Survey 100052385

Vehicle access to public car park and retail service yard.

Potential opportunity for mixed use development with residential development above ground level overlooking landscaped parking areas.

Separate access to residential parking areas

Potential cycle and pedestrian link from Hiljon Crescent.

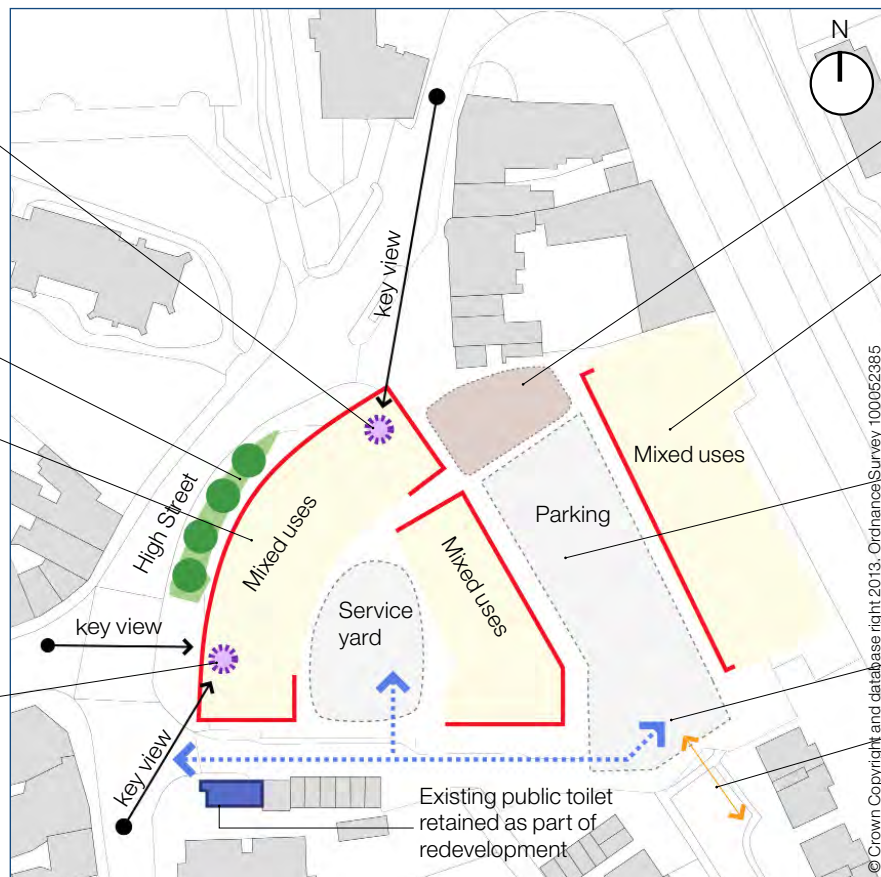
Fig 5.7: St. Peter's Court Design Principles - Illustrative Option 1.

Corner prominent in key views on arriving in Village Centre. Must be designed to be a positive feature reflecting the quality and character of the historic High Street.

Potential for existing landscaped area to be retained

Mixed use development. Retail uses must be at ground floor and residential or offices above. Frontage to follow line of historic line of development along the High Street.

Corner prominent in key views along the High Street, must be designed to be a positive feature.



© Crown Copyright and database right 2013. Ordnance Survey 100052385

Opportunity for new open space / seating area as part of retail development.

Potential opportunity for mixed use development reflecting the character and scale of the adjacent Hiljon Crescent.

Shared landscaped parking area to serve both residential and retail uses.

Vehicular access to parking area

Potential cycle and pedestrian link from Hiljon Crescent.

Fig 5.8: St. Peter's Court Design Principles - Illustrative Option 2.

Objective: Ensure that car parking and any traffic calming measures support the Village Centre's shops

Good quality, affordable and conveniently located car parking is vital to supporting the economic activity of the Village Centre. Generally, car parking in the Village Centre works well and so this Neighbourhood Plan seeks to protect what is there and - where possible - seek improvements to its operation.

Aim VC3: Develop a strategy for car parking within the Village Centre.

5.11 Whilst the village's car parking generally works well, there is more that can be done to support the economic activity of the Village Centre. The Parish Council will liaise with Chiltern District Council and the Chamber of Commerce to develop a strategy that seeks to encourage shoppers to use the Village Centre.

Aim VC4: Any traffic calming and control measures should be sympathetic to the Village Centre character.

5.12 Controlling the speed of cars helps to make the Village Centre safer and more attractive for pedestrians. However, traffic calming and control measures can have a significant impact on the appearance of the Village Centre - it is important that traffic calming, the position of street furniture and the position of signage is carefully considered. The Parish Council will seek to liaise with the County Council at the earliest stage on these matters.

Objective: Maintain and enhance the attractiveness of the design of shopfronts

Chalfont St Peter's Village Centre is one of the most important character areas within the village as it gives the whole village a strong identity. The quality of shopfronts has a major impact on the character of the Village Centre. Poor quality shopfronts undermine the village's character. This Neighbourhood Plan aims to improve the overall design of shopfronts so that the character of the Village Centre as a whole is enhanced.

Policy VC6: New shopfronts or replacement shopfronts must be designed to accord with the Shop Front Design Guide set out in Appendix A of this Neighbourhood Plan.

5.13 The Chiltern District Local Plan (1997) includes "A guide to planning a new shopfront and its signs". The emerging Delivery Development Plan Document (DDPD) includes a Shopfront Design Guide. These have been used to inform a Chalfont St Peter specific Shopfront Design Guide that is set out in Appendix A of this Neighbourhood Plan.

Aim VC5: Street furniture including bollards, signs, posts and street lights should make a positive contribution to and maintain the character and appearance of the Village Centre.

5.14 The images on this page indicate the type of street furniture considered to make a positive contribution to the character and appearance of the Village Centre. The Parish Council will work with responsible organisations to encourage new street furniture to be designed and sited to - as far as possible - make a positive contribution to the character and appearance of the Village Centre.



Fig 5.9: Example of an appropriate lamppost design.



Fig 5.10: Example of appropriate bollards.

6 Housing



Objective: Provide a range of different house sizes, especially smaller homes, across all tenures

Chalfont St Peter has a high proportion of larger homes compared to other villages within the district and compared to England as a whole. For the village to be sustainable, it is important that a range of different household sizes are provided.

Policy H1: On developments where there is a net gain of four or more dwellings, two bedroom dwellings must be included. Guidance is provided below.

6.1 Many of the opportunities for new housing within Chalfont St Peter are on small infill sites. It is recognised that it may be challenging to provide a range of house sizes on very small sites. However, if the village is to achieve its objective of providing a wider mix of housing sizes, then the threshold for smaller dwellings needs to be set at a low number. The mix for each site will depend on a range of factors, including consideration of the character of the site's context. However, as a guideline, the following mix will be sought:

- developments where the net gain is less than four dwellings - no guideline on mix;
- developments where the net gain is four to ten dwellings - at least one two-bedroom dwelling;
- developments where the net gain is 11 to 14 dwellings - at least two two-bedroom dwellings; and
- developments of 15 or more dwellings - at least 20% two-bedroom dwellings.

6.2 Proposals including a uniform housing type, size and mix will not be acceptable.

Policy H2: The development of new homes for people wishing to down-size from larger dwellings to smaller homes will be supported. This includes dwellings in both C3 (dwellings) and C2 (residential care homes) use classes.

Objective: Provide a greater range of affordable housing

As for all other forms of housing, this Neighbourhood Plan seeks a sustainable range of affordable housing sizes and types so that a range of different household sizes are catered for.

6.3 Policy CS8 of Chiltern District Council's Core Strategy sets out the numbers of affordable housing the Council will seek to achieve. For developments of 15 dwellings or more, the target is 40% affordable. There is a sliding scale for the number of units on developments of fewer than 15 dwellings. Development proposals within the Chalfont St Peter Neighbourhood Plan area are expected to accord with the requirements of Policy CS8 and supporting Supplementary Planning Guidance.

6.4 Policy CS11 of CDC's Core Strategy sets out the aims for the mix of housing types for affordable dwellings. The guideline figures are as follows:

- where less than 10 affordable dwellings are proposed they should all be one and two bedroom dwellings;
- where 10-14 affordable dwellings are proposed one three bedroom dwelling shall be provided with the remainder being one and two bedroom dwellings;
- where 15-19 affordable dwellings are proposed two three bedroom dwellings shall be provided with the remainder being one and two bedroom dwellings; and
- where 20 or more affordable dwellings are proposed 20% of those dwellings shall have three bedrooms with the remainder having one and two bedrooms.

6.5 These are guideline figures. Chiltern District Council will consider varying the percentages on a site by site basis depending on site specific issues or local housing needs.

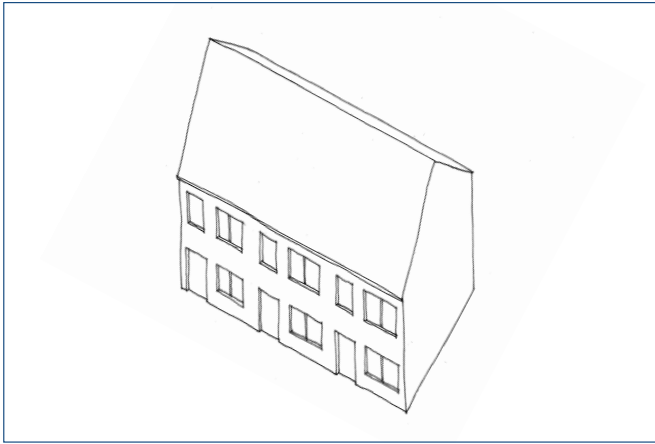


Fig 6.1: More smaller dwellings are needed in Chalfont St Peter. But these must be designed to fit in with the character of the village. Many parts of the village have large houses. Terraces of small dwellings such as the illustration can be at odds with this character.

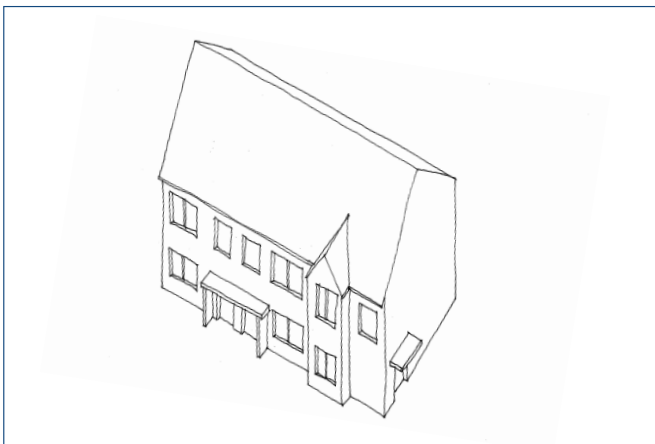


Fig 6.2: With careful design, smaller dwellings can be designed to be similar in character to larger homes. In this illustration, the number of front doors is apparently reduced by grouping two under a shared porch, with the third door being located on the side. The use of a bay window breaks up the elevation, reducing the repetition of windows.

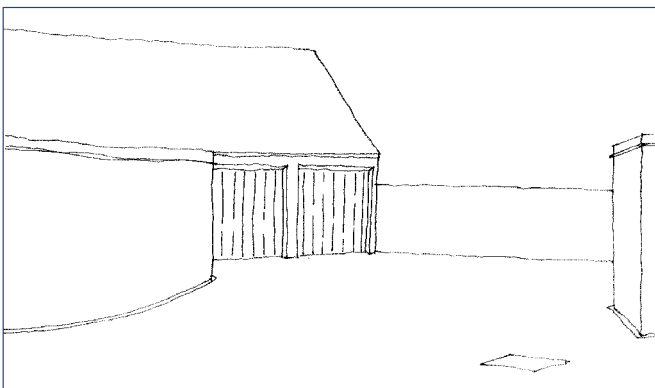


Fig 6.3: Even small infill schemes have the potential to include one or two bedroom dwellings. Garages are often located to the side or rear of new dwellings, with driveways or small courtyards accessing them. This rather bleak area can be improved as shown below.



Fig 6.4: Including a flat over the garage (FOG) provides a small dwelling that helps meet Neighbourhood Plan policy, and also increases security by providing overlooking of the courtyard. Including trees and good quality paving creates a good quality setting for the flat.

Objective: Ensure that new housing is energy efficient

Energy use in buildings accounts for almost half of all CO² emissions. There is an opportunity for new dwellings to be designed to reduce energy use and - where possible - generate some energy from renewable sources.

Policy H3: For developments where the net gain is ten or more dwellings, a Sustainability Statement must be submitted with any planning application demonstrating how the proposed development accords with higher level sustainability and energy policy requirements.

6.6 Policy CS5 of Chiltern District Council's Core Strategy requires that at least 10% of the energy requirements for developments of ten dwellings or more are from decentralised and renewable or low-carbon sources. At a national level, Building Regulations will be progressively tightened to help deliver energy efficiency standards as set out in the Code for Sustainable Homes. CDC will require all new development to comply with the standards set by Building Regulations.

Aim H1: Chalfont St Peter Parish Council will actively promote opportunities for residents to improve the energy efficiency of existing dwellings by providing residents with information on its website and in the village's library.

6.7 It is up to individual homeowners as to whether they wish to improve the energy efficiency of their homes. This Neighbourhood Plan recognises that there are significant opportunities to reduce energy consumption through improvements. Throughout the life of this Plan, it is likely that local and national schemes (such as the 'Green Deal') will continue and new initiatives will be launched. The Parish Council will work with partners to promote such schemes to local people, so raising awareness within the village.

Policy H4: Where planning permission is required, roof mounted solar panels and photo-voltaic panels should be designed to minimise visual impact. This applies to panels on new buildings as well as retrofitted panels.

6.8 Solar panels and photo-voltaic panels can be very prominent, especially when fitted to an existing dwelling. They should be located and designed to minimise their visual impact. Tile-matched versions, as shown in Figure 6.5 and 6.6, are encouraged.



Fig 6.5: Solar panels and photo-voltaic designed to minimise their visual impact.



Fig 6.6: Tile-matched Solar panels and photo-voltaic are encouraged.

Objective: Design housing so that it fits in with Chalfont St Peter's character within the vicinity

Appendix B sets out an assessment of the character of Chalfont St Peter. It identifies specific character areas and the elements of built form and landscape that are an intrinsic part of each character area. This Neighbourhood Plan aims to reinforce the positive characteristics of the Parish. Relating new design to the existing character is an important principle.

Policy H5: Design and Access Statements must demonstrate how the proposed development fits in with the specific characteristics of the Character Area in which it is located.

6.9 For developments that are required to submit a Design and Access Statement, it must include a clear statement showing how the proposed development meets the requirements of Policy H5.

Policy H6: Residential development that reinforces the positive characteristics of its specific Character Area will be permitted subject to its meeting the requirements of other relevant policies in this Neighbourhood Plan, and higher level planning policy. Development that fails to reinforce the characteristics of its specific Character Area will be resisted.

6.10 Reinforcing the positive character of Chalfont St Peter is a key aim of this Neighbourhood Plan. This policy is intended to make clear the weight given to ensuring that new development fits in with the character of the village and reinforces the positive characteristics specific to each character area.

6.11 Figure 6.8 overleaf is taken from Chiltern District Council's Townscape Character Assessment of Chalfont St Peter published in 2011. Appendix B is largely based on this report, and developers should refer to this appendix.

The character areas are as follows:

1. Denham Lane to Amersham Road Residential Area
2. Chiltern Hill Residential Area
3. Chalfont St Peter Village Centre
4. Lovel and Nicol Roads Residential Area
5. Gold Hill Common Residential Area
6. Layters Avenue Residential Area
7. Hill Rise Residential Area
8. Austenwood Lane Residential Area
9. Maltman's Lane Residential Area
10. North Park Residential Area

Policy H7: Where planning permission is required, alterations and/or extensions to existing residential properties should maintain or enhance the design, character and quality of the building.

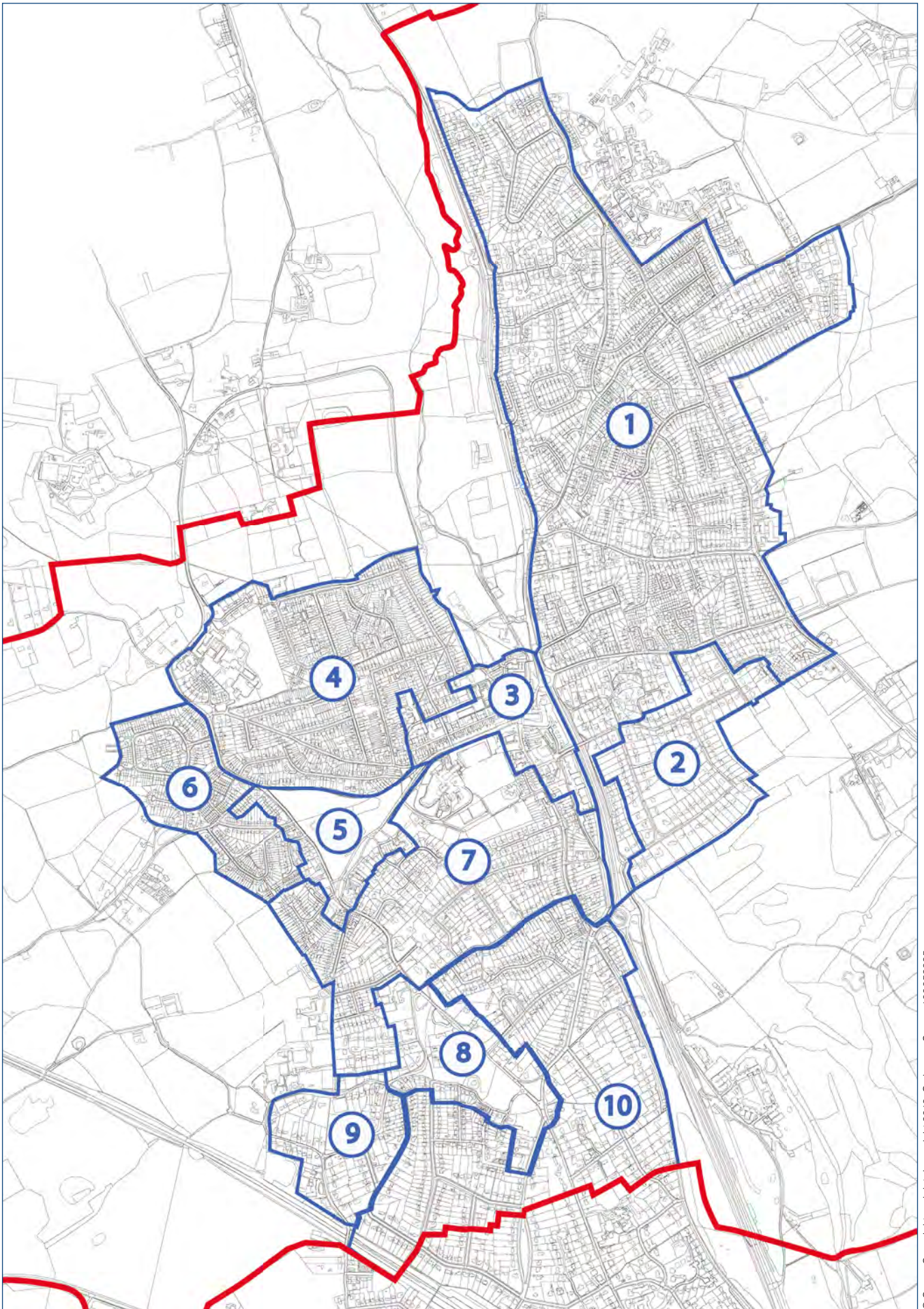
6.12 There is significant pressure for the refurbishment and/or extension of existing dwellings in the Parish. For developments requiring planning permission, the application material must include a statement setting out how the proposals maintain and enhance the quality of the building.

6.13 Ways in which the quality of existing buildings may be maintained and enhanced include:

- designing extensions and alterations to be sympathetic to the scale and character of the existing dwelling;
- using high quality, durable materials such as locally sourced brick; and
- using durable window frames and doors that reflect the character of the existing dwelling in terms of proportions, materials and glazing patterns.



Fig 6.7: The Chiltern Hill character area.



© Crown Copyright and database right 2013. Ordnance Survey 100062385

Fig 6.8: Plan defining Character Areas of within the village Chalfont St Peter.

© Chiltern District Council

7 Open Space



Objective: Protect open spaces in and around Chalfont St Peter

Green spaces within and next to the built-up areas are a defining characteristic of the Parish. This Neighbourhood Plan reinforces higher level policy by protecting these green spaces. In addition, the Neighbourhood Plan encourages maintenance and enhancement of open spaces to support their individual character.

Policy O1: The change of use of open space identified in Figure 7.1, to any other purpose will not be permitted. In exceptional circumstances, school grounds and sports facilities may change use so long as the open space is re-provided within the Parish.

7.1 Some of the open spaces shown in Figure 7.1 are already protected by higher level policy. However, as the network of different types of space is important to the character of the village the full range of open spaces to be protected is shown on the plan. The plan excludes 'green intersections' and verges adjacent to roads - for clarity, these are shown on Figures 7.4 and 7.5 and protected by Policies O2 and O3 below.

7.2 Higher level policy includes Core Strategy Policy CS28, which aims to prevent the loss of public leisure and recreational facilities.

Objective: Continue to protect and improve the appearance of green intersections and corridors

The Parish Council has already started to implement improvements to the 'green intersections' within the built-up area of the Parish. This strategy aims to improve the green intersections so that each one is appropriate to the character of the area in which it is situated.

Policy O2: The spaces defined in Figures 7.2 and 7.3 as Local Green Space are designated as such and will be protected and, where possible, enhanced.

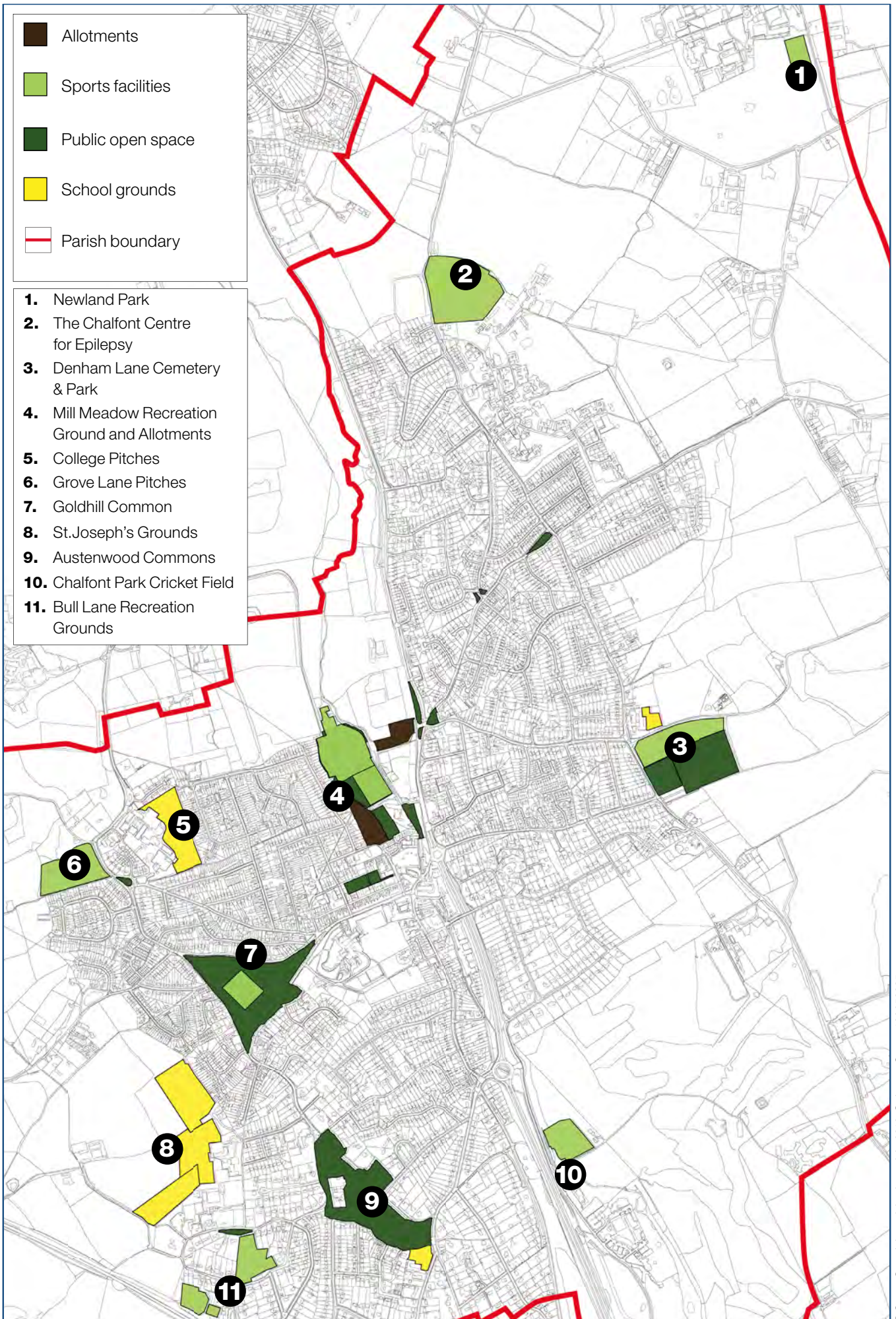
These spaces have been designated for the following reasons:

The Mill Meadow area stretches from the Village Centre, by the historic St Peters Church, northwards to the Parish Boundary. It is used as amenity space, which include the Jubilee Garden, Lady Gibb Millennium Wood, the local allotments and play area; and the Nature Reserve area recently developed by the Parish Council. The facility to walk alongside the Misbourne into the Village Centre is used and cherished by many residents.

Much of the area already benefits from protection via designations in CDC's Core Strategy. The green space to the south forms an important part of the overall character and setting of Mill Meadow.

Austenwood Common: The green space around the Common and in the Austenway area is an intrinsic part of the popular and distinctive rural setting for this Common.

Some forms of infrastructure development do not require planning permission, and there is therefore no mechanism for resisting development in these cases. However, where planning applications are required they will be resisted.



© Crown Copyright and database right 2013. Ordnance Survey 100052385

Fig 7.1: Open space, areas for sports and allotments.

Aim O1: Chalfont St Peter has a very ‘green’ character and the green intersections at road junctions and verges alongside roads are a key part of this character. Where possible and appropriate, the Parish Council will liaise with the local highway authority and seek to protect and enhance all these areas through the Parish Council’s ongoing strategy to prevent car parking on the space through the introduction of appropriately designed boundary treatments such as granite blocks, timber bollards and/or trees.

7.3 Listed below are the key ‘green’ character areas and the green intersections that will be protected and enhanced. These are all owned by Bucks CC Highways unless otherwise specified.

| | |
|-----|--|
| GA1 | Chesham Lane/Foxdell Way intersections and associated verges to Gables Close. |
| GA2 | Triangle of open land on the bend of Foxdell Way |
| GA3 | Triangles of land at junction and associated verges at intersection of Chesham Lane and Monument Lane |
| GA4 | Triangles of land at junction and associated verges at intersection of Chesham Lane and Northdown Road |

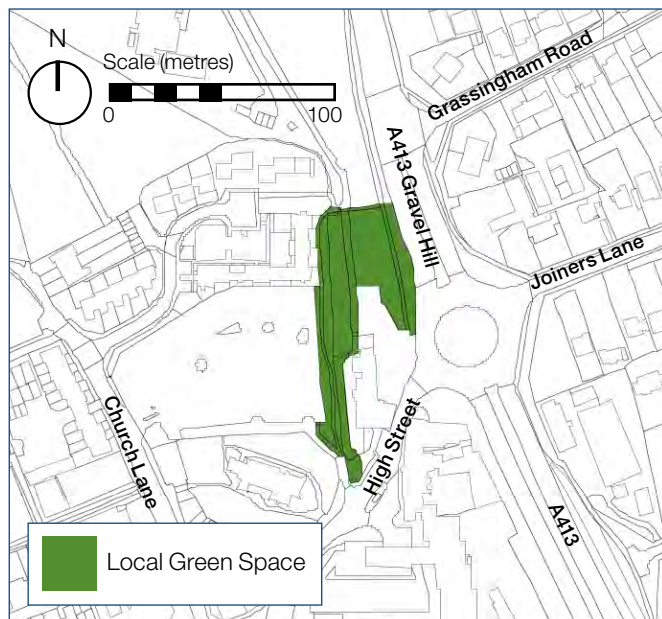


Fig 7.2: Mill Meadow Local Green Space.

| | |
|------|--|
| GA5 | Verges at junction of Chesham Lane and Rickmansworth Lane |
| GA6 | Triangles of land at junction and associated verges at intersection of Rickmansworth Lane and Deancroft Road |
| GA7 | Triangle of land at junction and associated verges at intersection of Denham Lane and Nortoft Road |
| GA8 | Triangles of land at junction and associated verges at intersection of Denham Lane and Garners Road |
| GA9 | Triangles of land at junction and associated verges at intersection of Monument Lane and Peterhill Close |
| GA10 | Triangles of land at junction of Monument Lane and Rickmansworth Lane |
| GA11 | Verges at the intersection of Gravel Hill and Deanacre Close |
| GA12 | Verges at intersection of Gravel Hill, Rickmansworth Lane and Cophthall Lane |
| GA13 | Triangles of land at the road junctions along Cophthall Lane |
| GA14 | Island of open land at the junction of Narcot Lane and Pinetree Close |
| GA15 | Penn Road/Field Way junction |
| GA16 | Joiners Lane/A413 Gravel Hill intersection |
| GA17 | Nicol Road/Grove Lane/Tunmers End intersection and verges to Leachcroft junction. |
| GA18 | Layers Green Lane/Layers Close/Layers Avenue/Chipstead intersection |
| GA19 | Criss Grove/Gold Hill Common/Austenwood Lane and Close intersection |
| GA20 | Lower Road/Kingsway intersection and verges to Willow Close. |
| GA21 | Triangle of land and associated verges at intersection of Austenwood Lane, Bull Lane and School Lane |
| GA22 | Green verges on Bull Lane between Lewins Road and Maltmans Lane |
| GA23 | Green verges at junction of Austenwood Lane and Austenway |
| GA24 | Green verges at the junctions of Kingsway, Austenwood Lane and Packhorse Road |
| GA25 | Grass and tree area bounded by A413 and Lower Road from Kingsway to Parish Boundary |
| GA26 | Milton Avenue/ Orchehill Avenue junction and verges. |

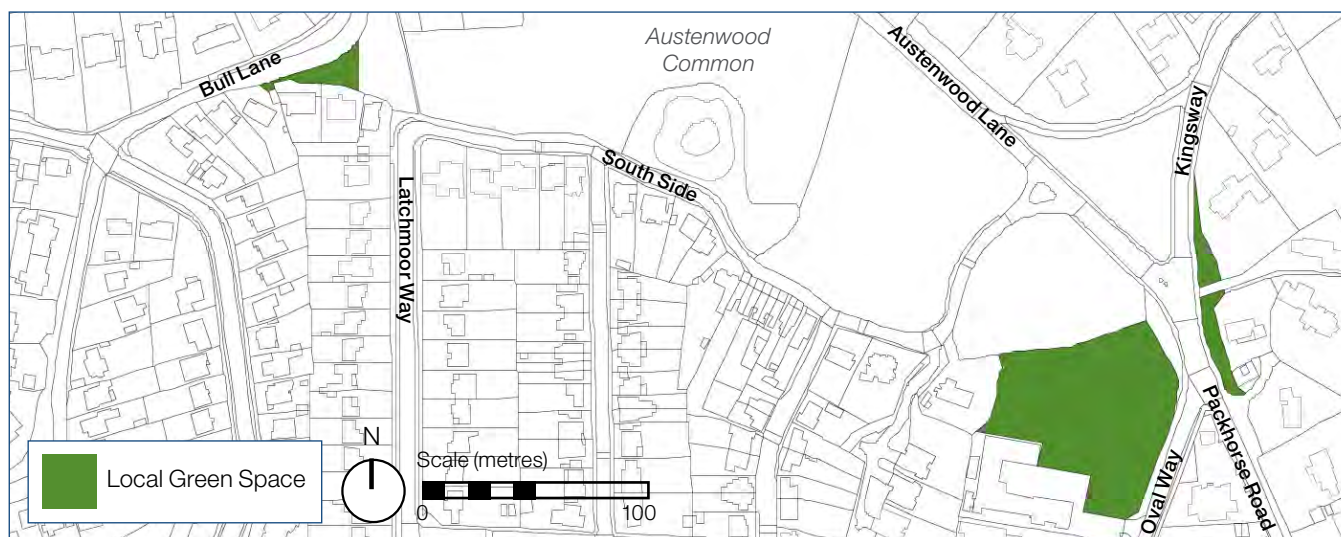
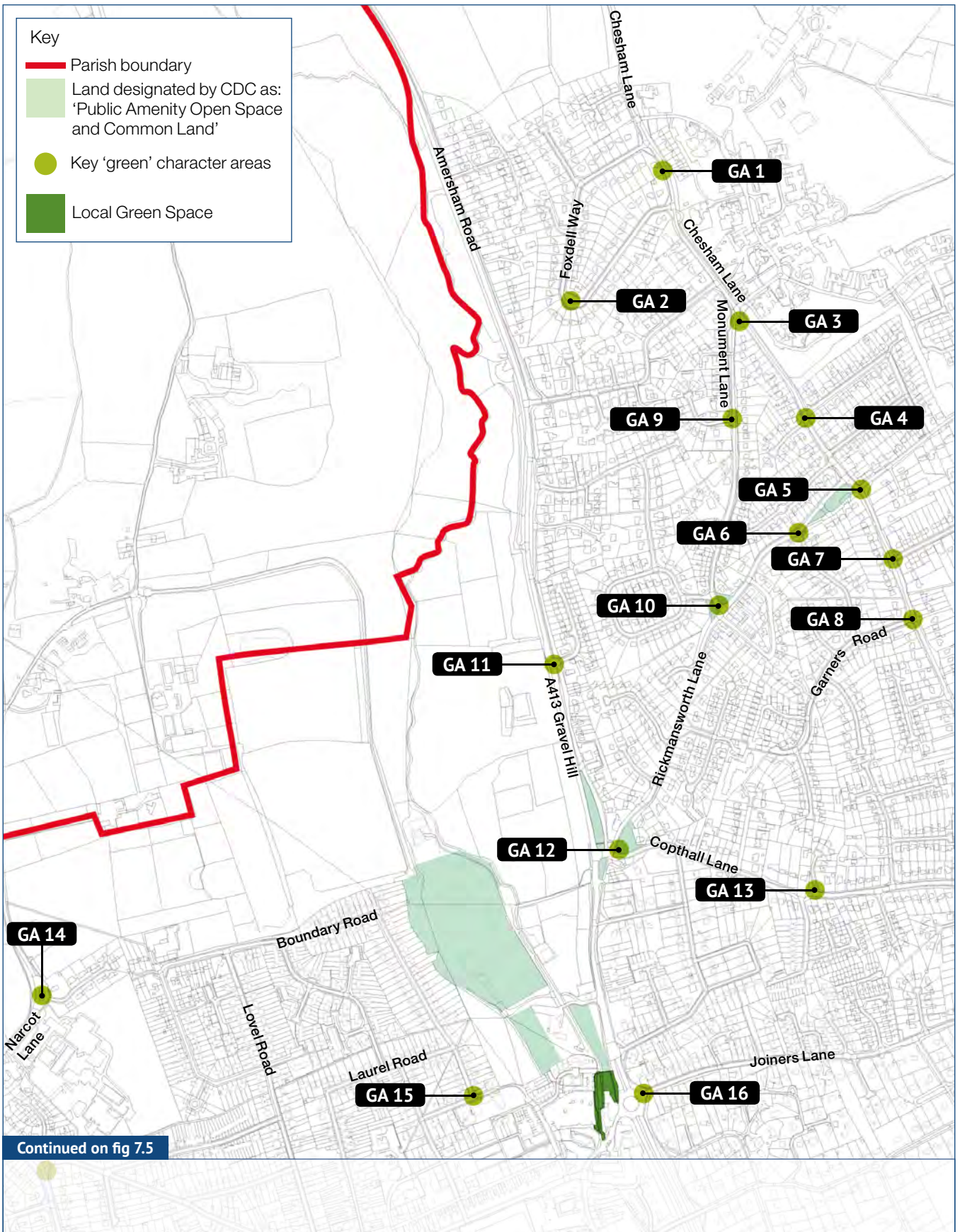
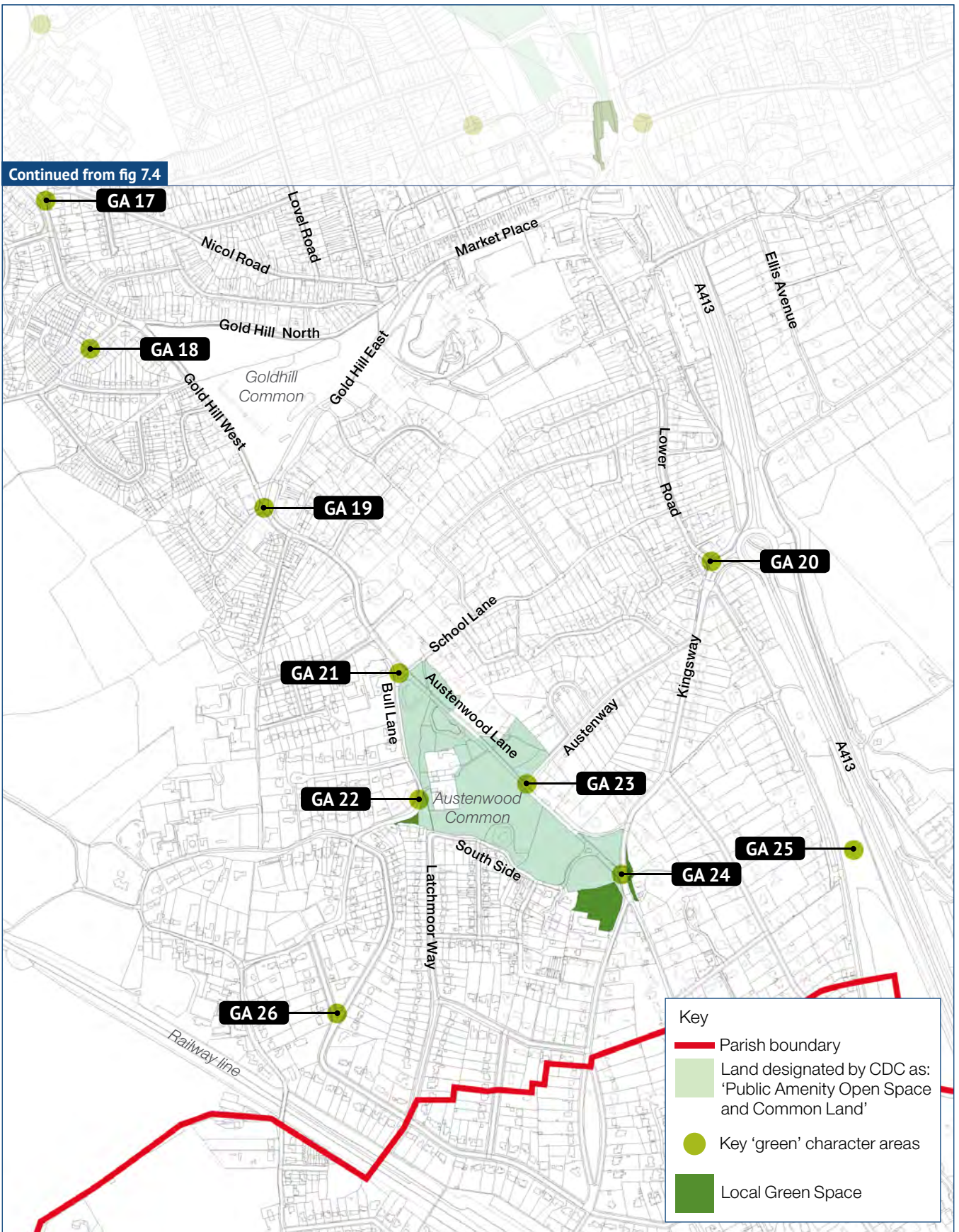


Fig 7.3: Austenwood Common Local Green Space.



© Crown Copyright and database right 2013. Ordnance Survey 100052385

Fig 7.4: Open space to be protected by Policy 02 or 03 (continued on fig 7.5).



© Crown Copyright and database right 2013. Ordnance Survey 100052385

Fig 7.5: Open space to be protected by Policy 02 or 03 (continued from fig 7.4)

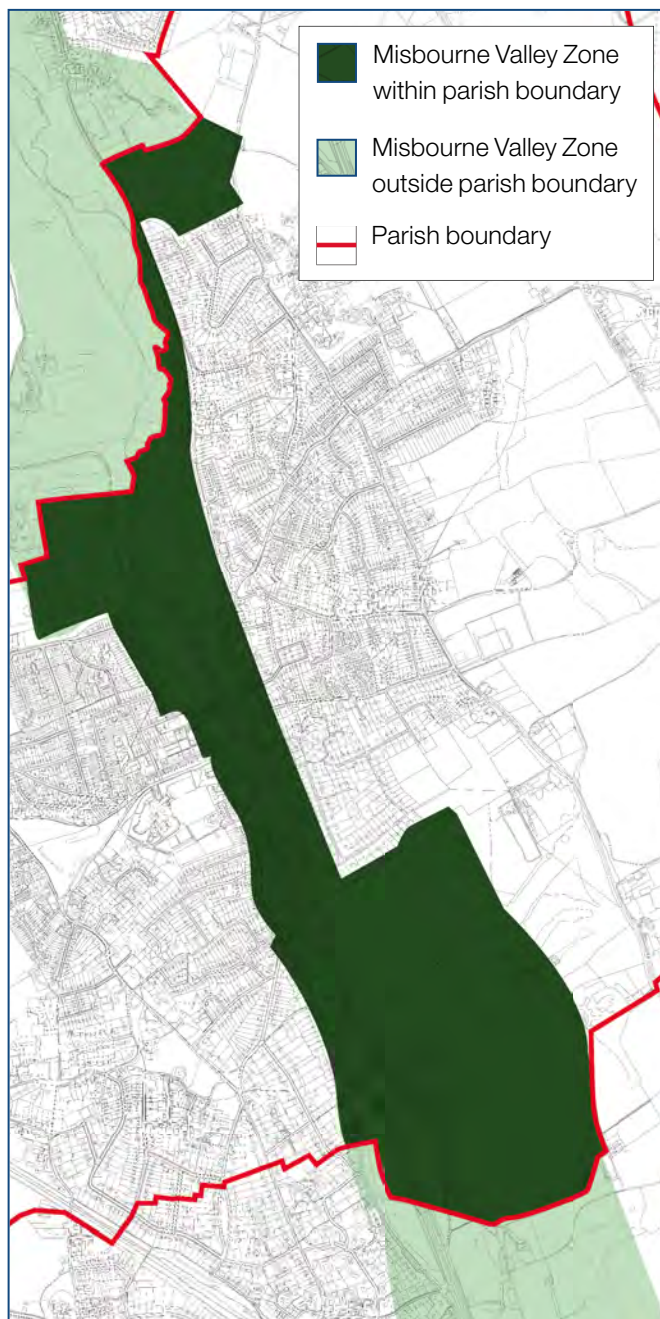


Fig 7.6: Plan defining Misbourne Valley zone.

Objective: Protect and improve the Misbourne Valley

The Misbourne Valley is the defining landscape feature of the village of Chalfont St Peter. It is formed by the Misbourne River, a chalk stream - a globally rare habitat. The River Misbourne is a crucial part of the green infrastructure of the area, connecting the built area of Chalfont St Peter to its rural hinterland. There is existing planning policy protecting the river and the Chilterns Chalk Streams Project brings together statutory agencies, local authorities and voluntary bodies to conserve the chalk stream environment within the Area of Outstanding Natural Beauty. This Neighbourhood Plan aims to support these existing policies and conservation activities through policies specific to the Misbourne Valley in Chalfont St Peter.

Aim O2: The Parish Council will seek a review of the boundary of the Chilterns Area of Outstanding Natural Beauty to include the area of the Misbourne Valley connecting Chalfont St Peter Village Centre to the AONB boundary in Chalfont St Giles.

7.4 The Misbourne Valley, together with other chalk stream valleys within the District, are a defining feature of the AONB. By seeking status as part of the AONB, this Neighbourhood Plan reinforces the importance of the Misbourne Valley and enables a more holistic approach to the protection of the stream.

7.5 Any review of the AONB boundary should acknowledge this Neighbourhood Plan's aspirations to secure improvements to the village's existing sports and community facilities within the Misbourne Valley.

Aim O3: The Parish Council will work with partners to develop a strategy for protection of and improvements to the River Misbourne Regeneration Zone and Protection Zone.

7.6 River corridors cannot be treated as a series of individual parts - what happens in one part of the Misbourne Valley will affect other parts. However, at the same time, Neighbourhood Plan policies need to focus on the area within the defined Neighbourhood Plan boundary. This policy commits the Parish Council to working with partners such as Chiltern District Council to devise a strategy for that part of the Regeneration Zone within the Parish as defined in Figure 7.6. This strategy must fit in with wider strategies for the Misbourne Valley (both existing and proposed), so that overall aims are consistent.

7.7 The strategy will be developed by a working group, including the Misbourne River Action Group and facilitated by the Parish Council. The aims of the strategy will be to reinstate the Misbourne as the centrepiece of the village by:

- working with Affinity Water and the Environment Agency to ensure a regular flow of water;
- maintaining large, linked areas of well- conserved open floodplain with a diverse range of flora and fauna and ample wildlife corridors and refuges;
- ensuring a healthy chalk stream providing a sustainable environment for its specialised wildlife;
- providing environmentally friendly riverside walks within natural green space;
- providing environmentally friendly safe cycle pathways easily accessible to cyclists, with the aim of connecting to similar pathways within Chalfont St. Giles and beyond to Amersham; and
- continuing to work towards restoration of the stream and bring it back to the level of enjoyment it once had by creating a rich social, recreational and educational natural environment for the community.

8 Leisure, Community and Health



Objective: Support sports and community facilities in the Parish

Facilities such as schools, youth clubs and the leisure centre are vital to the long-term sustainability of Chalfont St Peter as a community. These facilities are what make the village more than simply a place to live: they help people stay healthy and form the backbone of community life. Protecting and enhancing these facilities is therefore important.

Aim LC1: The Parish Council will work with partners to actively support the village's sports and community facilities.

8.1 Existing community facilities are already protected by higher level policy:

- Chiltern District Council Core Strategy Policy CS28 seeks to prevent the loss of existing public leisure and recreational facilities. Where the need for improvements or new facilities is identified, CDC is committed to working with partners to find ways of delivering these improvements; and
- Policy CS29 states that the loss of community facilities will be permitted only in exceptional circumstances.

Policy LC1: Proposals to change the use of the land and buildings identified in Table 8.1 and Figure 8.1 will be resisted.

8.2 Although the Core Strategy protects existing community facilities, this Neighbourhood Plan wishes to reinforce this by identifying specific facilities within the Parish that will be protected. Open space is identified separately in Chapter 7, which sets out policies for the protection and enhancement of open space.

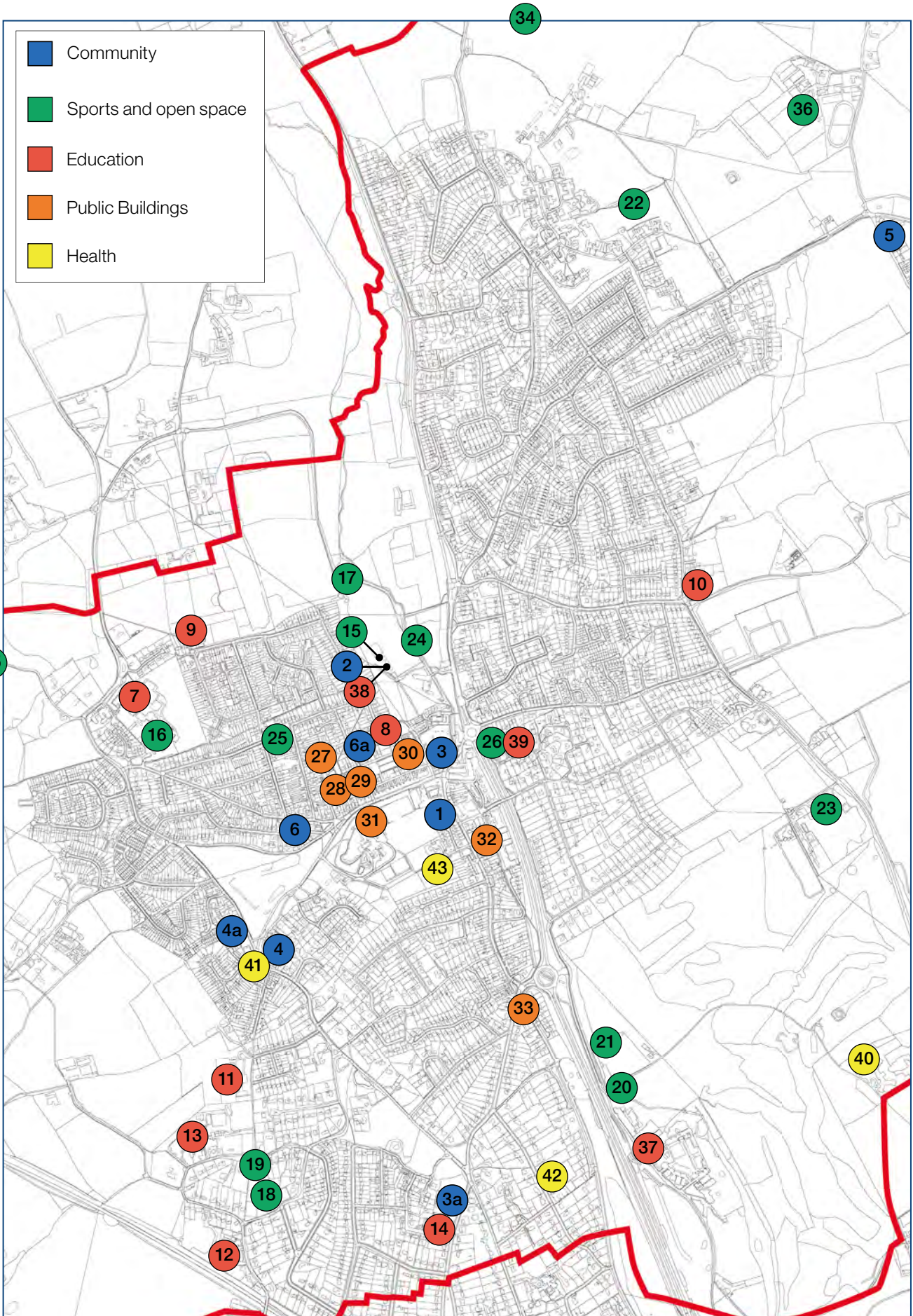
Aim LC2: The improvement of existing education facilities and the provision of new schools will be supported.

8.3 The Parish Council will work closely with existing schools (and others interested in developing new educational facilities) to identify opportunities for expansion and/or new development.

| Protected land and buildings | |
|---|--|
| Community Facilities & Halls | |
| 1 | Community Library |
| 2 | Community Centre |
| 3 | St Peter's Church Hall |
| 3a | All Saints Church Hall |
| 4 | Gold Hill Baptist Church Hall |
| 4a | St Joseph's Church Hall |
| 5 | Horn Hill Village Hall |
| 6 | Royal British Legion |
| 6a | Chalfont St Peter Gospel Hall |
| Schools | |
| 7 | The Chalfonts Community College |
| 8 | Chalfont St Peter Academy |
| 9 | Chalfont St Peter County Infant School |
| 10 | Robertswood School |
| 11 | St Joseph's Catholic Primary School |
| 12 | Gayhurst School (private) |
| 13 | Maltmans Green School (private girls' school) |
| 14 | Thorpe House (and Kingscote) School (private boys' school) |
| Day Nurseries | |
| 37 | Buttercup Nursery |
| 38 | Footsteps Day Nursery and Pre-School |
| 39 | Montessori School |
| Sports/ Youth/ Leisure | |
| 15 | Chalfont St Peter Association Football Club |
| 16 | The Leisure Centre |
| 17 | Chalfont St Peter Tennis Club |
| 18 | Gerrards Cross Lawn tennis Club |
| 19 | Gerrards Cross Bowls Club |
| 20 | Gerrards Cross Golf Club |
| 21 | Chalfont Park Sports Association, Chalfont Park |
| 22 | Epilepsy Society |
| 23 | Paccar Scout Camp |
| 24 | Scout Hut |
| 25 | Chalfont St Peter Girl Guides Association |
| 26 | Tithe Barn Youth Centre |
| 34 | The Chiltern Open Air Museum |
| 35 | The Gerrards Cross Pony Academy |
| 36 | Brawlings Farm Riding Centre |

| Not shown on the plan | |
|-------------------------------|--|
| | Chalfont Park Sports Association, Pitches, Newland Park |
| Health Facilities | |
| 27 | Chalfonts and Gerrards Cross Community Hospital |
| 28 | Chalfonts and Gerrards Cross Health Clinic |
| 29 | Calcot Medical Centre |
| 30 | Misbourne Centre |
| 31, 32, 33 | Private Dentists |
| Residential Care Homes | |
| 40 | Barchester Chalfont Lodge Care Centre |
| 41 | Rock House Residential Care Home |
| 42 | Austenwood Nursing Home |
| 43 | Hibbert Lodge Care Home |
| | Audley Homes - under construction on the Epilepsy Society site |

Table 8.1: Protected land and buildings.



© Crown Copyright and database right 2013. Ordnance Survey 100052385

Fig 8.1: Sports/ youth/ leisure facilities.

Objective: Improve sports and community facilities in a coordinated way

Whilst the Parish has a good range of sports and community facilities, the facilities in Mill Meadow are in need of improvement. There is an opportunity to do this in a coordinated way, so that the benefits are shared between the different organisations involved.

Aim LC3: Produce a strategy for the improvement of sports and community facilities in Mill Meadow

8.4 The Parish Council will lead the production of a strategy for the improvement of sports and community facilities. The Parish Council will coordinate an action group that includes, but is not limited to, representatives from:

- users of the Community Centre;
- Chalfont St Peter Football Club;
- Chalfont St Peter Tennis Club;
- the Scouts; and
- Chiltern District Council.

8.5 The Parish Council will work with partners to seek funding for any improvements.

Objective: Support the village's health facilities

The village's health facilities are important to the village, and the Parish Council is committed to helping them stay in the village and - if possible - expand their services. With healthcare provision being in a state of flux there is little opportunity for this Neighbourhood Plan to directly affect healthcare provision. However, it is important that this Plan makes clear its support for ongoing provision of healthcare facilities.

Policy LC2: Retention of, improvements to, replacement and expansion of existing healthcare facilities will be supported. Loss, removal or degradation of existing healthcare facilities will be resisted unless it can be demonstrated that the replacement provision meets identified healthcare needs.

Policy LC3: The provision of new healthcare facilities within the village will be supported.

8.6 Subject to meeting the requirements of other policies in this Neighbourhood Plan and higher level policy, improvements to and expansion of existing healthcare facilities will be supported. Similarly, the provision of new healthcare facilities will be welcome.



Fig 8.2: Chalfont Park Sports Association - Clubhouse.



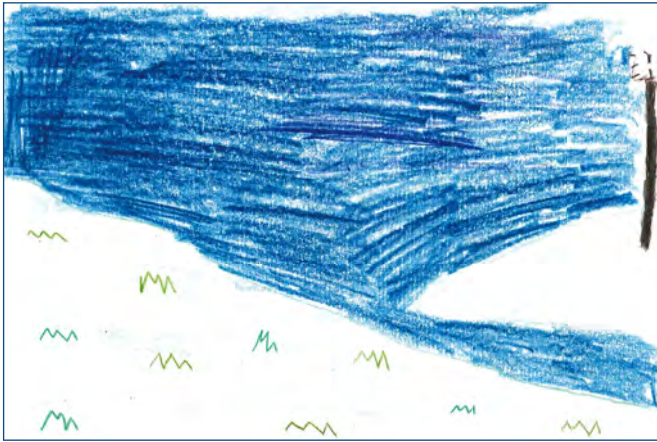
Fig 8.3: Chalfont Tennis Club.



Fig 8.4: Gerrards Cross Bowling Club.

8.7 The Parish Council will actively encourage the utilisation of the existing Gerrards Cross and Chalfont Community Hospital site as a poly-clinic/medical care centre.

9 Mobile Phone Masts



Objective: Encourage siting of mobile phone masts so that visual impact is minimised

Mobile phone masts need to be located where they can provide a good signal. This means that they are often sited where they are visually prominent. Whilst accepting that mobile phone masts are a necessity, this Neighbourhood Plan seeks to ensure that new mobile phone masts are located so as to keep visual impact to a minimum.

An updated Code of Best Practice for Mobile Phone Network Development was published in July 2013. Mobile phone operators are expected to follow the guidelines in the current version (and any future versions) in relation to public consultation and good design for the mast location and appearance.

Policy MP1: The siting of mobile phone masts should seek to minimise their visual impact, and grouping of new masts with existing is encouraged. New phone masts are preferred in the locations identified in Figure 9.3.

9.1 Whether or not a planning application is required, operators must undertake appropriate public consultation in line with the relevant Code of Practice.

9.2 Where a new ground based mast is proposed, operators submitting an application must provide evidence that sharing an existing mast is not possible.

Policy MP2: The sharing of existing and future masts will be encouraged where the visual impact of the proposed changes do not result in unacceptable harm to the character of the area.

Objective: Encourage design of phone masts and equipment that minimises visual impact

There are many examples of mobile phone mast designs that help to minimise visual impact - for example, designs that appear to be trees or streetlights. This Neighbourhood Plan wishes to encourage designs such as these in Chalfont St Peter.

Policy MP3: Mobile phone masts and associated equipment shall be designed to minimise visual impact.

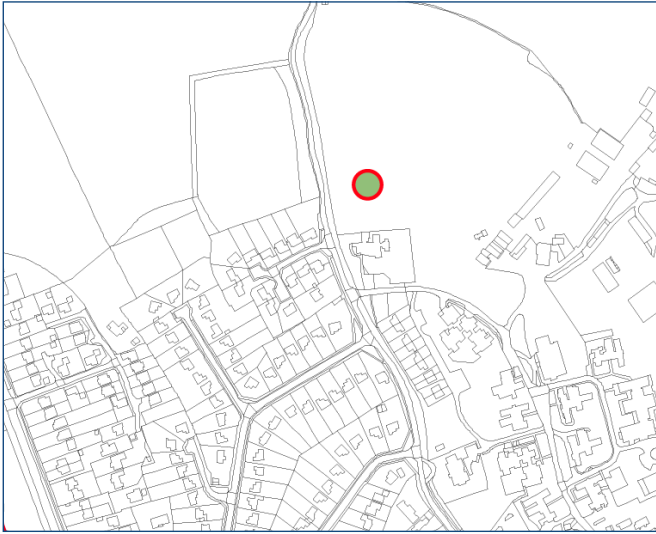
9.3 Whilst policies MP1 and MP3 may appear similar, they address different issues. MP1 seeks to minimise visual impact through careful **siting** of masts, whereas MP3 seeks to minimise visual impact through the **design** of the mast and/or associated equipment **itself**.



Fig 9.1: The mast on the left has a high visual impact, whereas the mast on the right minimises the visual impact in the way envisaged by Policies MP1 and MP3.

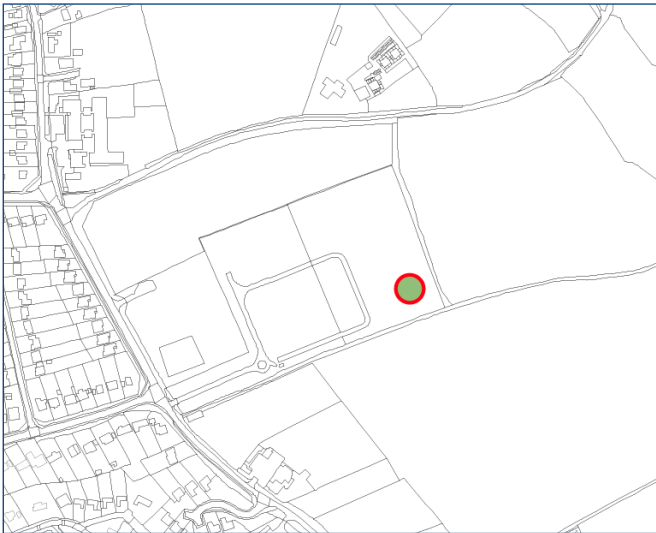


Fig 9.2: The telecommunications box on the left is sited so as to appear very prominent, whereas the box on the right has been located more sensitively near a fence (rather than in open space) and its appearance is softened by surrounding vegetation.



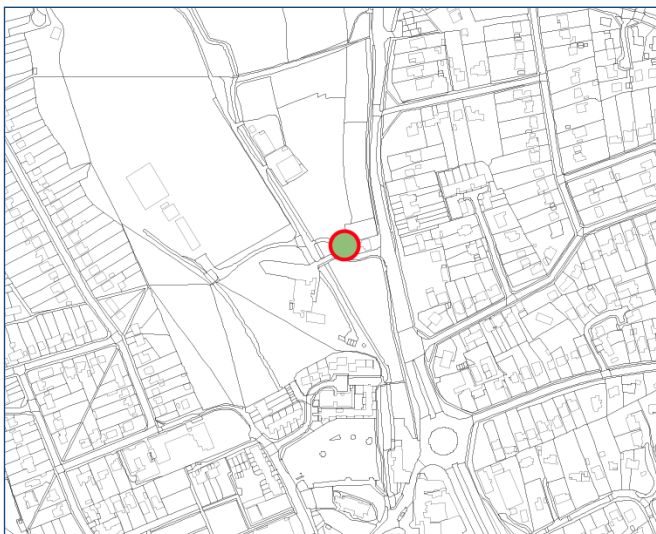
© Crown Copyright and database right 2013. Ordnance Survey 100052385

The Epilepsy Society



© Crown Copyright and database right 2013. Ordnance Survey 100052385

Denham Lane Garden of Rest



© Crown Copyright and database right 2013. Ordnance Survey 100052385

Ambulance Station, Gravel Hill

Fig 9.3: Preferred locations for new mobile phone masts.

10 Parish-Wide Issues



Objective: Protect buildings of heritage value throughout the Parish

Chalfont St Peter has a rich heritage and a character defined by attractive buildings and landscape. However, there is relatively little planning policy protection with just three conservation areas within the Parish and a total of 15 listed buildings. This Neighbourhood Plan seeks to identify buildings that contribute positively to the character of the Parish, so raising their profile. In addition, this Neighbourhood Plan aims to secure local listing status for the buildings identified in this section, so providing a higher degree of planning policy protection.

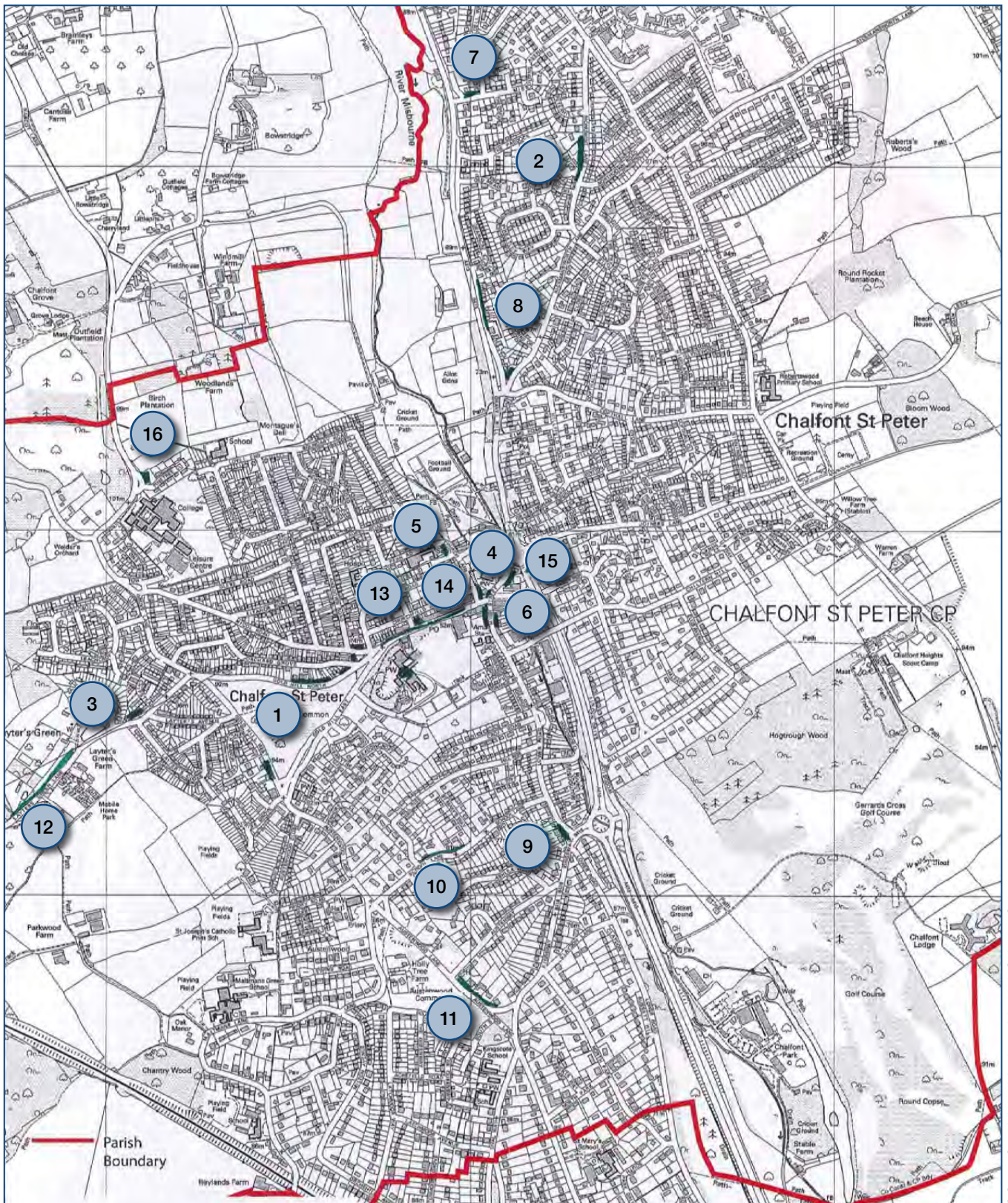
Aim PW11: The buildings identified in Figure 10.1 are assets of heritage value. The Parish Council will seek to establish a local list of non-designated heritage assets. Once established, the Parish Council will liaise with Chiltern District Council with the aim of requiring applications for changes or extensions to non-designated heritage assets to include a statement demonstrating how the proposals will conserve or enhance the character of the assets. An indicative list of the location of proposed non-designated heritage assets is shown in Table 10.1 and Figure 10.1.

10.1 This policy is not intended to prevent owners making changes or improvements to their buildings. The Parish Council will welcome proposals to upgrade existing buildings.

Local Heritage Assets

| Name | Reference | Description / location |
|---------------------------|-------------------------|--|
| 1. Gold Hill Common | GHW1-4, GHN1-5, GHSC2-6 | |
| 2 Monument Lane Houses | ML1-5 | Left hand side going up from A413 |
| 3. Layters Green Cottages | LGL | Layters Green Lane |
| 4. The Old Forge | CL1 | Church Lane |
| 5. CofE Middle School | CL2 | facade, Church Lane |
| 6. High Street | HS2-6 | from Market Place junction to 'bookmakers' |
| 7. The Wheatleys | A413 | oldest house in village |
| 8. Gravel Hill | A413 3-7, CL1 | Wagon & Horses to petrol station |
| 9. Lower Road | LR6-8 | |
| 10. School Lane Houses | SL1 | 35-57 School Lane |
| 11. Austenwood Lane | AWL1-4 | |
| 12. Layters Green Lane | LG2-5 | |
| 13. The Vale | TV1, LR2 | Gospel Hall & Grange gateposts |
| 14. Market Place | MP1 | |
| 15. Broadway/High Street | BW1 | Quadrant of shops at junction |
| 16. Old Job's Farm | NL1 | Narcot Lane |

Table 10.1: Indicative local heritage assets.



© Crown Copyright and database right 2013. Ordnance Survey 100052385

Fig 10.1: Plan identifying Indicative local heritage assets.

Objective: Conserve and enhance the Parish's landscape and views

The green open spaces surrounding Chalfont St Peter are important to the character of the area. The designation of much of the Parish's area as Green Belt provides strong protection from development - however, it is important that the quality of the landscape of open spaces around the village is also protected by policy. This Neighbourhood Plan seeks to provide this protection.

The deep valley running through Chalfont St Peter means that views across the village from higher ground are especially sensitive to changes in character. There are also important views along key streets that provide vistas that typify the lush green character of the village.

Objective: Support the rural economy

Whilst the village of Chalfont St Peter is central to the economy of the parish, the rural areas also have an important role to play. Maintaining and diversifying employment opportunities in the rural area is important to the long-term economic sustainability of the parish.

Policy PW11: Proposals that involve the creation of new employment opportunities within the rural area will be supported so long as they accord with policies in the Neighbourhood Plan and higher level policies.

10.2 New employment in rural areas can have a significant impact on the appearance of the open countryside and the Green Belt. It is important therefore that any proposals for new employment accord with policies protecting the landscape and rural parts of the parish.

Objective: Provide appropriate sites for travellers and gypsies

Chiltern District Council is required to allocate sites for Gypsy Travellers and Travelling Showpeople. A Needs Assessment has been undertaken, and this shows that a total of 9 Gypsy and Traveller pitches and 16 Travelling Showpeople plots are likely to be needed in the District as a whole to 2023.

Policy PW12: If additional plots for travellers are needed, the further development of around six pitches at the existing approved site, The Orchards, will be supported.

10.3 Chiltern District Council is responsible for identifying sites for gypsies and travellers and travelling show people. Planning permission must be secured for any sites identified by CDC. Consultation with local people is required as part of both processes. The Parish Council will ensure the views of local people are represented in ongoing consultations.

