



NEIGHBOURHOOD PLAN FOR CHALFONT ST GILES PARISH

2014 - 2036





**CHALFONT ST GILES PARISH
NEIGHBOURHOOD PLAN 2014 -2036**

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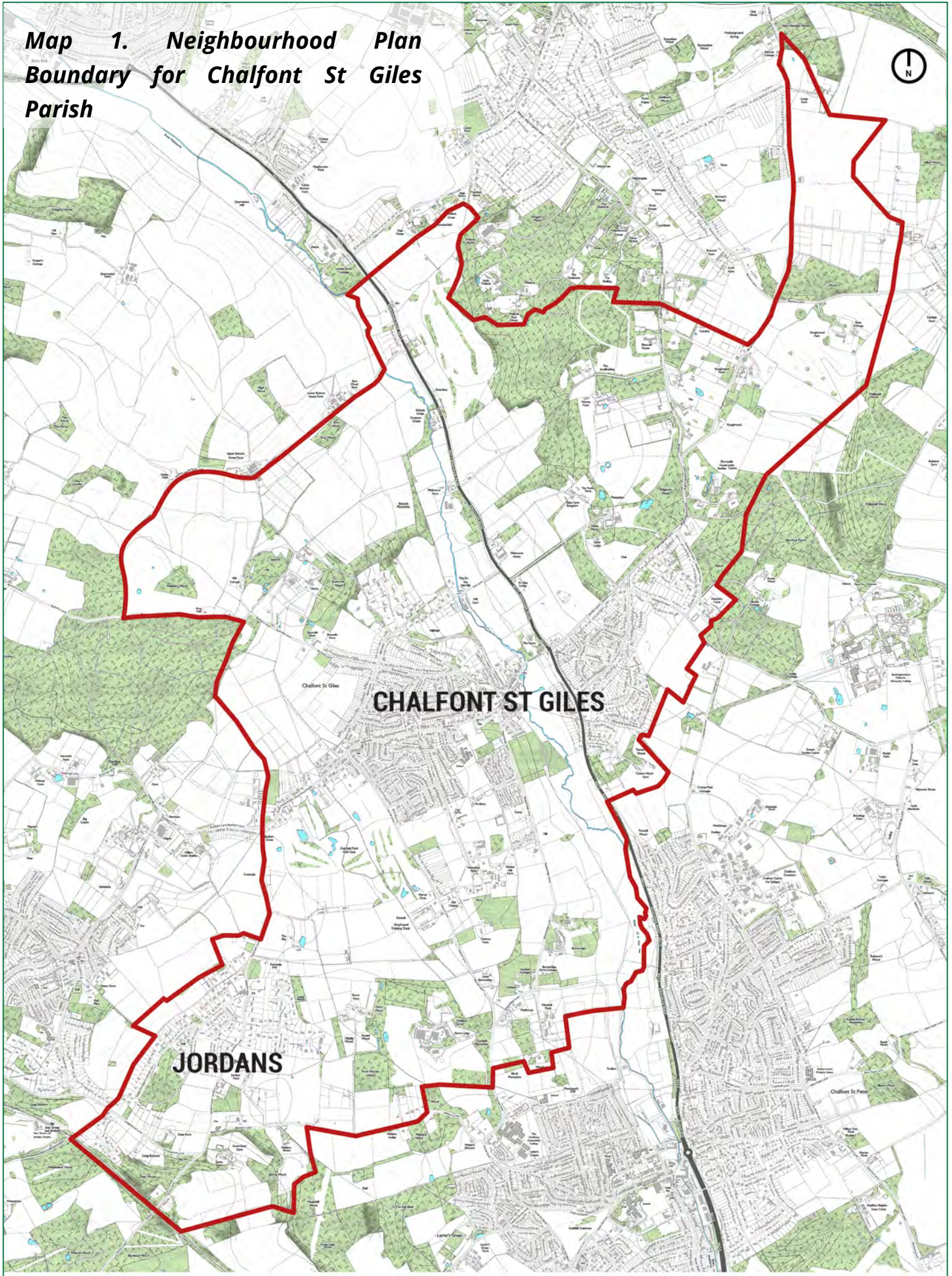
Neighbourhood Plan for Chalfont St Giles Parish
2014-2036



1. Introduction

- 1.1 Neighbourhood Plans aim to give more say to local people about planning matters in their area. The Chalfont St Giles Parish was formally designated as a Neighbourhood Area on 20th December 2012. The Chalfont St Giles Parish Submission Neighbourhood Plan 2014 – 2036 (henceforth referred to as the Neighbourhood Plan) sets out planning policies which aim to contribute towards the achievement of sustainable development for this Neighbourhood Area (please see **Map 1**).

**Map 1. Neighbourhood Plan
Boundary for Chalfont St Giles
Parish**





2. Policy Context

National Policy Context

- 2.1 Neighbourhood Plans must be prepared in line with national guidance and legislation including the Localism Act (2011), the Neighbourhood Planning (General) Regulations (2012)¹, the Neighbourhood Planning Act (which partly commenced in 2017), the National Planning Policy Framework (NPPF) (2012) and National Planning Practice Guidance (NPPG).
- 2.2 The Housing and Planning White Paper, 'Fixing our Broken Housing Market' (2017), sets out a broad range of reforms that the Government plans to introduce to help to improve the planning system.
- 2.3 This Neighbourhood Plan contains policies which promote high quality development and improvements at a local level to support the delivery of the NPPF, in particular:
 - Supporting a prosperous rural economy
 - Promoting sustainable transport
 - Supporting the delivery of a wide choice of high quality homes
 - Requiring good design
 - Promoting healthy communities
 - Conserving and enhancing the natural environment
 - Conserving and enhancing the historic environment

¹ Updated in 2015 and 2016



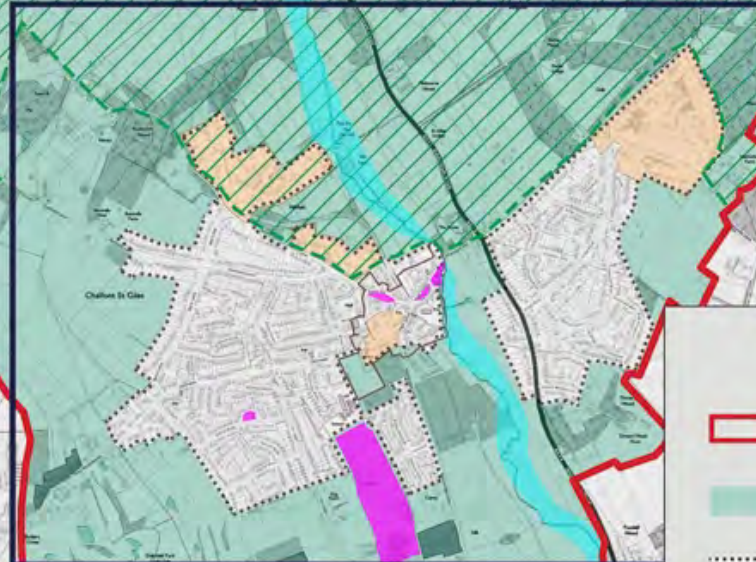
Local Policy Context

- 2.4 Under section 184 of the NPPF, Neighbourhood Plans must be in general conformity with the strategic policies of the development plan.
- 2.5 This Neighbourhood Plan is in conformity with the development plan for Chiltern District Council, which consists of the following documents:
- The Chiltern District Council Core Strategy (2011)
 - The Chiltern District Local Plan (1997) (Saved Policies)
 - The Buckinghamshire Minerals and Waste Local Plan (2006)
 - The Buckinghamshire Minerals and Waste Core Strategy (2012)
 - The Chalfont St Peter Neighbourhood Plan (2016 in relation to Chalfont St Peter)
- 2.6 This Neighbourhood Plan has also taken account of Chiltern District Council's Supplementary Planning Documents (SPD):
- Affordable Housing SPD (2012)
 - Residential Extensions and Householder Development SPD (2013)
 - Sustainable Construction and Renewable Energy SPD (2015)
- 2.7 An update to the Local Plan for Chiltern and South Bucks District Councils is currently being prepared: the Chiltern and South Bucks District Councils Local Plan 2014 – 2036 (henceforth referred to as the New Local Plan). The Local Plan Green Belt Preferred Options Consultation was carried out October – December (2016). It is anticipated that the draft New Local Plan will be published in 2019 for consultation prior to submission for an examination in public. This Neighbourhood Plan adopts the same plan period as the emerging New Local Plan.

Map 2. Chalfont St Giles Parish District Planning Policy



See Inset as Map 3



See Inset as Map 4



LEGEND

-  Neighbourhood Plan Boundary
-  Green Belt
-  Built Up Area Excluded from the Green Belt
-  Row of Dwellings in Green Belt GB4
-  Green Belt Settlement GB5
-  Established Residential Area of Special Character H4
-  Extend of River Flood Zones CS4
-  Chilterns Area of Outstanding Natural Beauty CS22
-  Public Amenity, Open Space and Common Land R7, R8, CS28, CS32
-  Conservation Areas CA-CA5

Source:
Chiltern District Core Strategy (2011) and
Local Plan (1997)

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- 2.8 The picturesque Parish of Chalfont St Giles lies in the South West of the Chiltern District in Buckinghamshire. The Parish is surrounded by the settlements of Amersham to the North, Slough to the South, Rickmansworth to the East and High Wycombe to the West. Chalfont St Giles Parish is a rural settlement. It is 1,275 (ha) in size with approximately 2,492 dwellings according to the Census (2011).
- 2.9 The Parish is served by Seer Green and Jordans railway station on the Western edge of Jordans with a direct Chiltern Line service into London Marylebone. Gerrards Cross railway station, on the same line, is situated approximately 2.4 miles (4km) outside the Parish but has a more frequent service. There is also both a Chiltern Line and Metropolitan Line service from Chalfont and Latimer station just north of the Parish. **Map 2** above sets out the key current statutory planning policy designations that apply in the Neighbourhood Area (as established in the Local Plan and Core Strategy). A brief description of these is set out below.
- 2.10 **Chilterns Area of Outstanding Natural Beauty:** The Parish is located on the edge of the beautiful scenery of the Chilterns Area of Outstanding Natural Beauty (AONB) which is in the Northern part of the Neighbourhood Area. The surrounding area is afforded a high level of protection in planning policy terms. (See District Core Strategy Policy CS22-Chiltern Areas of Outstanding Natural Beauty for more information).
- 2.11 **Green Belt:** Much of the Parish is in the Green Belt. Most housing in the Parish is located in the Villages of Chalfont St Giles and Jordans. Chalfont St Giles Village is classified under District policy as a built-up area outside the Green Belt. Jordans Village is a settlement in the Green Belt located to the South of the Parish. The emerging joint Local Plan for Chiltern District Council and South Bucks does not propose strategic changes to the Green Belt in the Neighbourhood Area². (See District Local Plan Policies GB1,GB2, GB4 and GB5 on development and the protection of the Green Belt for more information).

² The Green Belt Preferred Options Consultation was carried out October – December (2016). The Local Plan Green Belt evidence is ongoing. The results will be available from CDC in due course.



- 2.12 **Established Residential Areas of Special Character:** Chalfont St Giles Parish has established areas of residential character. Development proposals in these locations are required to demonstrate that they meet design quality standards as set out in the District Local Plan to ensure that they are in keeping with the surrounding buildings. (See District Local Plan Policy H4-Established Residential Areas of Special Character, Core Strategy Policy CS21-Areas of Little Change, and Conservation Area Leaflets³ for more information).
- 2.13 **Conservation Areas and Listed Buildings:** The Parish is rich in historic assets. There are conservation areas in both Villages. These are focused around the historic core of the settlements, with Chalfont St Giles dating back to the 11th Century. (See District Local Plan Policy CA1 - CA5⁴ for more information).⁵
- 2.14 **Flood Risk:** Part of the Neighbourhood Area falls within Flood Zone 2 and 3. The latest flood risk maps are available on the Environment Agency website at: www.environment-agency.gov.uk/. (See District Core Strategy Policy CS4-Flood Zones for more information).
- 2.15 **Public Amenity, Open Space and Common Land:** The Parish has a number of public amenity spaces which are protected from built development. (See District Core Strategy Policies CS28 Retaining and Improving Leisure and Recreational Facilities and CS32-Green Infrastructure and for more information).
- 2.16 **Economic:** The centre of Chalfont St Giles is identified as a 'Local Centre' for retail and local business activities. (See District Local Plan Policy S3-Local Centres and for more information).
- 2.17 In addition, the High Speed Two (HS2) Safeguarding Directions have been formally made by the Secretary of State for Transport and powers for the construction of Phase One of the route have been obtained following Royal Assent for the High-Speed Rail (London to West Midlands) Act in February 2017. This is not a proposal in the Neighbourhood Plan and the route will not be determined through the development plan process.
- 2.18 A map showing the safeguarded HS2 route through the parish is included in Appendix 9 of the Neighbourhood Plan.

³ <http://www.chiltern.gov.uk/planning/conservationareas>

⁴ *ibid.*

⁵ The Conservation Areas are being reviewed as part of the emerging Local Plan, including new townscape character assessment, supporting aspirations to enhance the historic assets within the Parish.



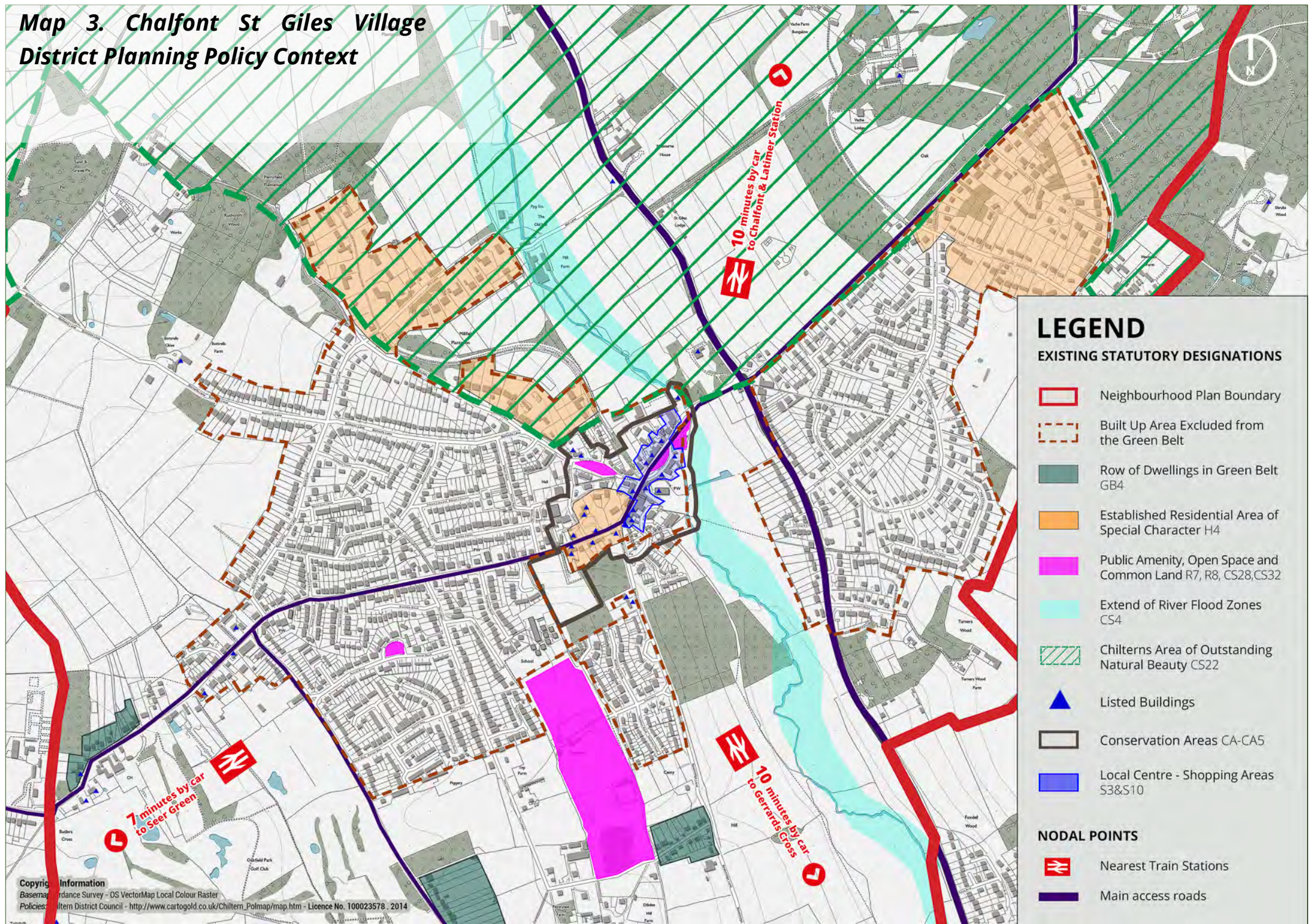
Chalfont St Giles Village

- 2.19 Chalfont St Giles Village as noted above mainly comprises of a built-up area outside the Green Belt to the East and West of the A413. The Village was named in the Domesday survey under the name Celfunte⁶. It is located 25 miles (40 km) from London. Connected to Chalfont St Giles Village there are rows of dwellings inside the Green Belt which link to the built-up area boundary at Three Households and at Bowstridge Lane.
- 2.20 The Village has experienced growth from the early 20th Century. The extension to the Metropolitan railway in the late 19th Century and the Great Central and Great Western Joint line through Gerrards Cross and Seer Green in the 1900's made access to London easier and stimulated growth in population. Between the wars, the Village continued to expand and the first houses north of the A413 were built. This expansion continued after the Second World War. The Village's conservation area reflects the original heart of the Village and it contains three public amenity spaces and many listed buildings⁷.
- 2.21 There have been a number of housing developments in the Village ranging from three to 28 units over the last 30 years. These include Kirby Close, Lapraik Grove, Aran Heights, Ashwells Way, Bramble Mead, Hearne Court, Grayburn Close, White Hart Close and Hodgemoor View. There have also been improvements to the playing fields off Bowstridge Lane.

⁶ See Appendix 1 for the historic context of Chalfont St Giles Village.











⁷ See Chapter 10 and Appendix 1 for more information.

Map 3. Chalfont St Giles Village District Planning Policy Context





LEGEND

EXISTING STATUTORY DESIGNATIONS

-  Neighbourhood Plan Boundary
-  Built Up Area Excluded from the Green Belt
-  Row of Dwellings in Green Belt GB4
-  Established Residential Area of Special Character H4
-  Public Amenity, Open Space and Common Land R7, R8, CS28, CS32
-  Extend of River Flood Zones CS4
-  Chilterns Area of Outstanding Natural Beauty CS22
-  Listed Buildings
-  Conservation Areas CA-CA5
-  Local Centre - Shopping Areas S3&S10

NODAL POINTS

-  Nearest Train Stations
-  Main access roads



Jordans Village

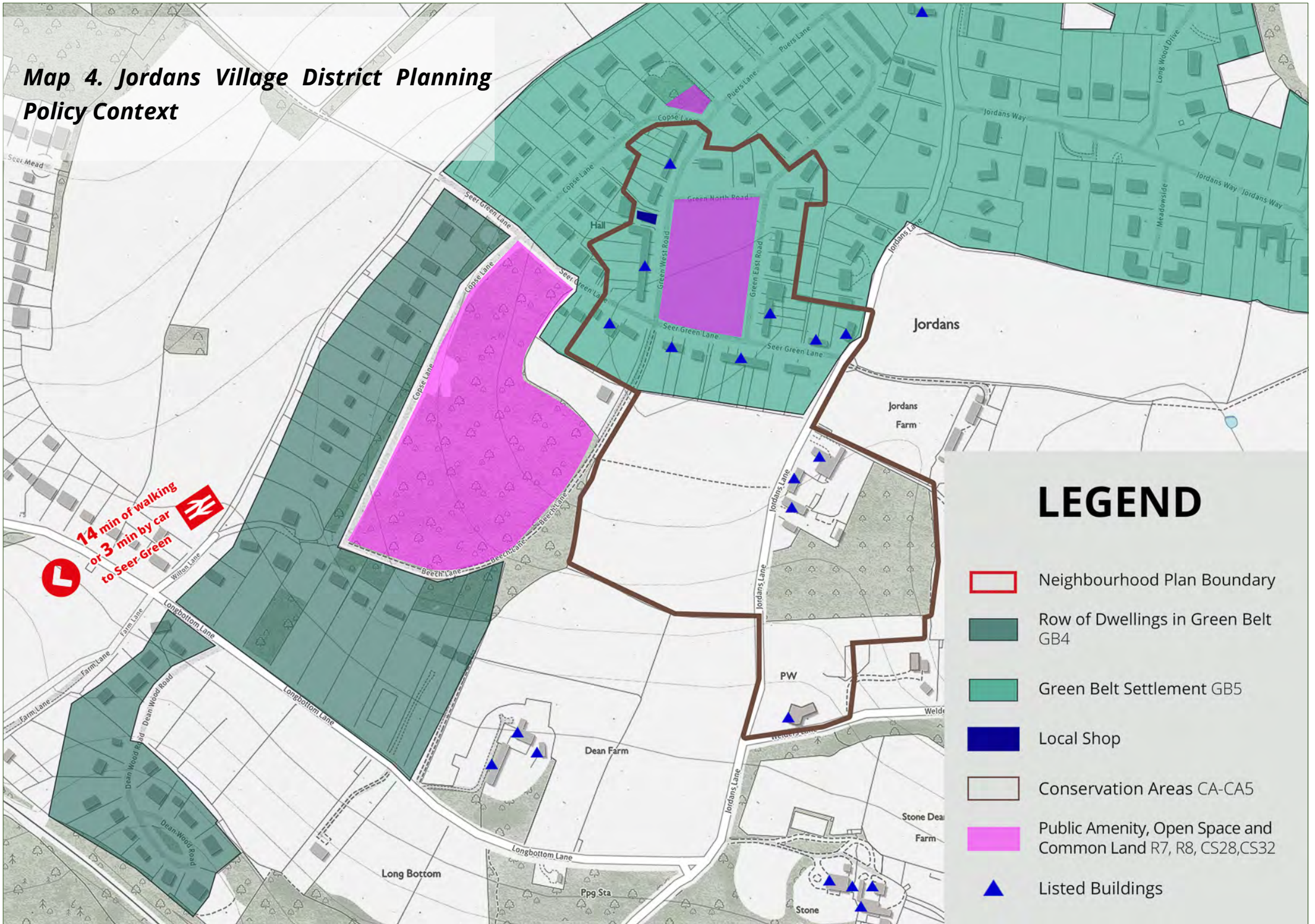
- 2.22 Jordans is a Green Belt Settlement with about 250 households and 700 residents⁸. Jordans is located approximately 2.4 miles (4 km) North East of Junction 2 of the M40. The Village is served by Seer Green and Jordans railway station on the Chiltern Line. Jordans Village takes its name from Old Jordans Farm used by the Religious Society of Friends (Quakers) from the 1600's⁹.
- 2.23 The centre of the Village is a conservation area which contains one local community shop. It has many listed buildings and two public amenity spaces.
- 2.24 A large parcel of land is owned by Jordans Village Limited (JVL). JVL was set up as a co-operative in the form of a limited company in 1920¹⁰. JVL has its own Management Committee and Planning Committee and plays a vital role in perpetuating the environment and style of the Village. Since the 1960s, there has been considerable private development outside the central boundary managed by JVL.
- 2.25 There are approximately 100 properties in Jordans Village outside of JVL land. Jordans Way, Long Wood Drive, Dean Wood Road, the east side of Jordans Lane and the north side of Wilton Lane being the main groupings of properties not owned by JVL. The larger of these areas have their own resident associations.

⁸ Census (2011)

⁹ See Appendix 1 for the Historic Context of Jordans Village.

¹⁰ See Appendix 7 for a map of the area of land owned by JVL and more information about this limited company.

Map 4. Jordans Village District Planning Policy Context



LEGEND

-  Neighbourhood Plan Boundary
-  Row of Dwellings in Green Belt GB4
-  Green Belt Settlement GB5
-  Local Shop
-  Conservation Areas CA-CA5
-  Public Amenity, Open Space and Common Land R7, R8, CS28,CS32
-  Listed Buildings

 14 min of walking
 or 3 min by car
 to Seer Green



Neighbourhood Plan for Chalfont St Giles Parish
2014-2036



3. Community Engagement

- 3.1 This Neighbourhood Plan has been prepared by the Chalfont St Giles Neighbourhood Plan Working Party, membership of which is open to all in the Parish. The Working Party consists of members of the Parish Council and a number of Chalfont St Giles Parish residents. The Working Party also includes the Jordans Neighbourhood Plan Steering Group.
- 3.2 This Neighbourhood Plan has been developed in consultation with residents of the Parish, starting in 2012. Engagement events were tailored to each Village to suit local people.
- 3.3 The key consultation methods used are set out below:
- 3.4 **Website:** Information about the Neighbourhood Plan and how the community can be involved has been posted on both the Chalfont St Giles Parish Council website and Jordans Website throughout the process. Social media platforms to promote the activities of the Neighbourhood Plan have been used to assist in engaging residents.
- 3.5 **Events open to all:** Starting in 2012, a series of public meetings were held to identify the main issues.



- 3.6 **Community questionnaires:** Jordans Village undertook a survey in 2013. This was widely circulated and had a good response from residents. A questionnaire was also delivered by volunteers to homes and businesses in Chalfont St Giles in 2013. Additional online and paper surveys were carried out in 2016 and 2017.
- 3.7 **Flyers:** In 2017 a flyer was distributed to 99% of households in Chalfont St Giles Parish and businesses, promoting the launch of the Neighbourhood Plan process.
- 3.8 **Focus groups:** Focus groups were set up by the Working Party, in 2014, covering topics including Building & Housing, Economy & Business, Transport, Accessibility & Facilities, and Health & Education.
- 3.9 **Engaging as widely as possible:** Measures have been taken to engage with all sections of the community in preparing this Neighbourhood Plan. Posters were distributed around the Parish at key consultation stages and a range of social media was also used to reach local groups.
- 3.10 Pre-submission consultation on the Neighbourhood Plan ('Regulation 14') took place for a period of six-weeks between 1st May 2017 and 19th June 2017. Comments received during this process were considered and have helped inform this submission Neighbourhood Plan.
- 3.11 Information on the consultation process is set out in the separate Consultation Statement submitted alongside this Neighbourhood Plan.



4. Key Issues

- 4.1 The ambition of this Neighbourhood Plan should be aligned with the strategic needs and priorities of the wider local area. Planning for local people is the priority. Key issues identified through analysis of district and local evidence, and from engagement exercises carried out for the Neighbourhood Plan, are set out below. These cover both planning and some non-planning issues, though all are important to the area.

KEY ISSUES IN CHALFONT ST GILES PARISH

SOCIAL

- The lack of affordable housing for people of a lower income, the younger generation and local families. It is felt that young people can't afford to live or raise their children in the Parish. More work should be undertaken to identify areas for the building of affordable housing that does not impact the natural environment.
- The thriving social community is unusual for an area in which so many people reside but do not work. It should be preserved.
- There is a need for smaller housing units that provide opportunities for people to move from larger to smaller dwellings.
- The redevelopment of certain plots to expand and accommodate the next generation could cause an over intensification of development in the Parish.
- The existing community facilities in the Parish such as Chalfont St Giles Parish Church, Deanway Church, Milton's Cottage, Chalfont St Giles Memorial Hall, The Reading Room, The Garden Association Hall, Chalfont St Giles Community Library/Information Centre, the Scout and Guide Halls, Jordans Meeting House, Jordans Village Store and Jordans Village Hall are much valued and it is important that these are protected and enhanced for future generations.
- The maintenance and upkeep of some of the community buildings can be costly as many of them are of historic value.
- Listed community buildings may be difficult to adapt for wheelchair users or senior residents



ENVIRONMENT

- Public accessibility to the natural environment should be improved. Some footpaths are not regularly maintained and are difficult to use.
- The Misbourne river is an important environmental feature and it should be protected.
- Due to excessive speeding there is a need for traffic calming throughout the Parish.
- It is important that design is sympathetic to the local historic environment where future growth occurs.
- The natural environment around the villages is valued and should be protected and enhanced.
- There is a continuing need to create a safe, secure and pedestrian-friendly village environment, with a reduced impact from traffic.
- There is a lack of public transport, leading to over-dependence on cars and difficulties for non-car owners.
- Some roads are in poor repair. Pot holes that are left unrepaired are dangerous.
- Pavements and cycle paths should be better maintained.

ECONOMIC

- There is a need to protect and support local shops and businesses as they play a key role in providing supporting services and facilities for residents.
- There is a need to support the rural economy.
- There is a need to support local tourist attractions by protecting the Parish's outstanding natural environment and historic assets



5. Vision & Objectives

- 5.1 The vision clarifies what this Neighbourhood Plan is aiming to achieve for the Neighbourhood Area. It describes what the Parish will look like in 2036. It is strategic in focus and considers the land use and development challenges that will need to be addressed over the plan period.

Vision:

To achieve sustainable development in the Parish of Chalfont St Giles by supporting: growth that meets the local need for housing and enables our communities to grow stronger economically and socially, subject to the protection, conservation and enhancement of the special character of our villages and the surrounding rural areas. Creating a safe, secure and pedestrian-friendly village environment, with reduced impact from traffic.



Objectives:

5.2 The objectives below provide a framework for the Neighbourhood Plan policies.



OBJECTIVE 1: Support and encourage provision of homes with an emphasis on the delivery of affordable housing for people with a lower income, the younger generation, local families and senior residents. Create a balance of housing sizes in new developments in the community.



OBJECTIVE 2: Retain and enhance community facilities and protect local infrastructure.



OBJECTIVE 3: Protect local shops and businesses, support rural enterprises and promote the vitality of our local centres. Support the Parish's historic and natural assets which are tourist attractions.



OBJECTIVE 4: Deliver new, well connected and safer routes for walking, cycling and horse riding.



OBJECTIVE 5: Protect and enhance the Villages' character and natural features, particularly its conservation areas and listed buildings, and their settings. Increase access to green spaces.



OBJECTIVE 6: Maintain and enhance the rural character of the Parish, and conserve heritage assets and their setting.



OBJECTIVE 7: Support high quality and locally sympathetic design that is sensitive to the setting of the Parish.



6. Housing



OBJECTIVE 1: Support and encourage provision of homes with an emphasis on the delivery of affordable housing for people with a lower income, the younger generation, local families and senior residents. Create a balance of housing sizes in new developments in the community.

- 6.1 The policies in this chapter aim to support the delivery of **Objective 1** and the District's Local Plan housing policies including: Policy CS2-Amount and Distribution of Residential Development 2006 – 2026, Policy CS9-Affordable Housing in Rural Areas, Policy CS8-Affordable Housing Policy and Policy-GB5 Residential Development in the Green Belt.



Housing Policy 1. Rural Exception Sites in the Parish

Rural exception sites in the Parish which provide affordable housing in perpetuity will be supported subject to all of the following criteria being met:

- a) Evidence is provided to show the proposal provides an affordable housing tenure, size and mix consistent with the most up-to-date evidence of the Parish's affordable housing need.
- b) All of the affordable housing in the proposed scheme is for people who can demonstrate a strong local connection to the Chalfont St Giles Parish. Where there is an up-to-date evidence need, the proposal provides units suitable for senior residents.
- c) No development that would result in an adverse effect on the Hodgemoor Wood Site of Special Scientific Interest (SSSI) will be permitted.
- d) Any proposal for development within the Area of Outstanding Natural Beauty (AONB) or the setting of the AONB must conserve and enhance the special landscape character, heritage, and distinctiveness of the AONB.

Justification

6.2 Rural exception sites are defined in the NPPF at Annex 2. An extract from this is set out below:

'small sites used for affordable housing in perpetuity where sites would not normally be used for housing'. (See NPPF, Annex 2 for more information).



- 6.3 Exceptionally, land outside the built-up area of Chalfont St Giles Village in the Green Belt, that would otherwise be considered inappropriate for development, may be brought forward in order to provide affordable housing for the residents with a local connection to the Parish.
- 6.4 The Parish Council will work with Chiltern and South Bucks District Councils, Registered Providers, and other stakeholders to help to bring about a rural exception scheme(s).
- 6.5 Chiltern and South Bucks District Councils jointly with Aylesbury Vale and Wycombe District Councils have undertaken the Buckinghamshire Housing and Economic Development Needs Assessment (HEDNA) (December 2016, updated September 2017). The total objectively assessed housing need (OAN) for the Chiltern District over the New Local Plan period 2014 - 2036 is **7,400 new** homes. Of this **1,000 are** for affordable units.
- 6.6 The HEDNA establishes that the total need for older person housing in Chiltern District equates to **1,160** units over the period 2014 – 2036. There is a higher proportion of residents in the Parish aged 55 – 65 compared to Chiltern District, Regional and National averages.
- 6.7 Affordable housing need in the Parish in respect to tenure, mix and type will change over the lifetime of this Neighbourhood Plan. The Parish will seek to keep the housing need evidence as up to date as possible to support the effective implementation of this policy. The Parish Council is to establish a working party to assess housing needs.
- 6.8 There have been a number of local community engagement exercises since 2012. The findings from these exercises show a strong support for an additional affordable housing development in the Parish. The District Council has responsibility for assessing the eligibility of people wishing to apply for affordable housing under the 'local connection' criteria. The current District Local Plan Policy CS9-Affordable Housing in Rural Areas sets out that a 'local connection' should be both 'strong and demonstrable'. The District Council has used the wording in **Appendix 5** to define local connections and eligible persons.



- 6.9 The Parish Council is committed to the conservation of biodiversity as set out in Section 40 of the Natural Environment and Rural Communities Act (2006) and Section 109 of the NPPF require for biodiversity to be conserved and therefore underlines the necessity not to have an adverse impact on the natural environment including SSSIs and AONBs.



Housing Policy 2. Well Integrated Affordable Housing in the Built-up Area

New housing within the boundary of the Built-up area will be supported where applications meet all of the following criteria.

- a) Subject to national thresholds for the provision of affordable housing, the scheme must provide the maximum viable amount of affordable housing.
- b) The affordable housing component must be tenure blind i.e. of an equal quality in terms of its design and use of materials compared to the market element and it should be integrated into the overall proposal.
- c) The size and mix of the housing units and the tenure of the affordable housing units must be consistent with the most up-to-date District and local evidence of need.
- d) Where there is an up to date evidenced need, the proposal should provide units suitable for senior residents.
- e) Developments should provide suitable ducting capable of enabling the provision of up to date electronic communications infrastructure.



Justification

- 6.10 As set out above in paragraphs 6.5 there is a strong need for affordable housing and housing for senior residents. Based on the Census (2011) the Parish has lower levels of socially rented properties compared to Chiltern District, South East and England averages. The Adopted Core Strategy Policy CS8 sets out the thresholds for the provision of affordable housing from market housing sites and the Neighbourhood Plan complements this. The advice on affordable housing thresholds in the NPPG will also need to be taken into account as appropriate. The New Local Plan for Chiltern and South Bucks will set out a strategy to meet the District's housing target up to 2036 and a critical element of this will be the affordable housing provision.
- 6.11 The Draft Strategic Housing and Economic Land Availability Assessment (HELAA) (January 2016, updated May 2017) shows that there are potential sites in the Built-up Area of the Parish that are deemed suitable, available and achievable for housing. There was a high level of support from the surveys carried out since 2013 for policies to deliver well integrated affordable housing for residents. The pepper-potting/integration of affordable housing units with the market housing will support social cohesion. Houses for sale and houses built for the District Council to let should be similar in design so as to mask the tenures. Tenure blind design helps social integration without affecting property prices. Poor quality affordable housing design is not considered acceptable in the Parish.
- 6.12 The need for affordable housing can be exacerbated where smaller and consequently more affordable houses are allowed to be developed and extended into large properties. This is why, a balanced mix of housing sizes should be applied to new housing developments.



Neighbourhood Plan for Chalfont St Giles Parish
2014-2036



7. Community Facilities



OBJECTIVE 2: Retain and enhance community facilities and protect local infrastructure.

7.1 To continue to thrive the Parish is reliant on retaining local services and community facilities. Examples of key community facilities in the Parish are listed below. This is not an exhaustive list. These are set out in **Map 5**.

- Chalfont St Giles Parish Church
- Milton's Cottage
- Jordans Meeting House
- Chalfont St Giles Community Library and Information Centre
- Chalfont St Giles Village School
- Chalfont St Giles Playgroup
- Chalfont St Giles Post Office
- Chalfont St Giles Memorial Hall
- The Reading Room
- Scout Hall and Guide Hall
- Chalfont St Giles Youth Club
- Deanway Church
- Misbourne St Giles Surgery
- Jordans School
- Garden Association Hall
- Jordans Village Community Store and Post Office
- Jordans Village Hall (This also includes Jordans Nursery)
- Jordans Youth Hostel



- 7.2 More housing will change the nature of the village and it is important that residents continue to have access to supporting services and facilities. The policy below aims to deliver Objective 2 and assists in the implementation of the District's Local Plan policy including CS28-Retaining and Improving Leisure & Recreational Facilities.



Community Facilities Policy 1. Protecting and Enhancing Community Facilities in the Parish

Existing community facilities will be protected from loss. Proposals for new or improved community facilities will be supported subject to the following criteria:

- a) The proposal would not have significant harmful impact on the amenities of surrounding residents.**
- b) The proposal would not have significant harmful impacts on the surrounding local environment.**

The provision of flexible space that can be used for a variety of community uses is encouraged.

New facilities should be provided in accessible locations.

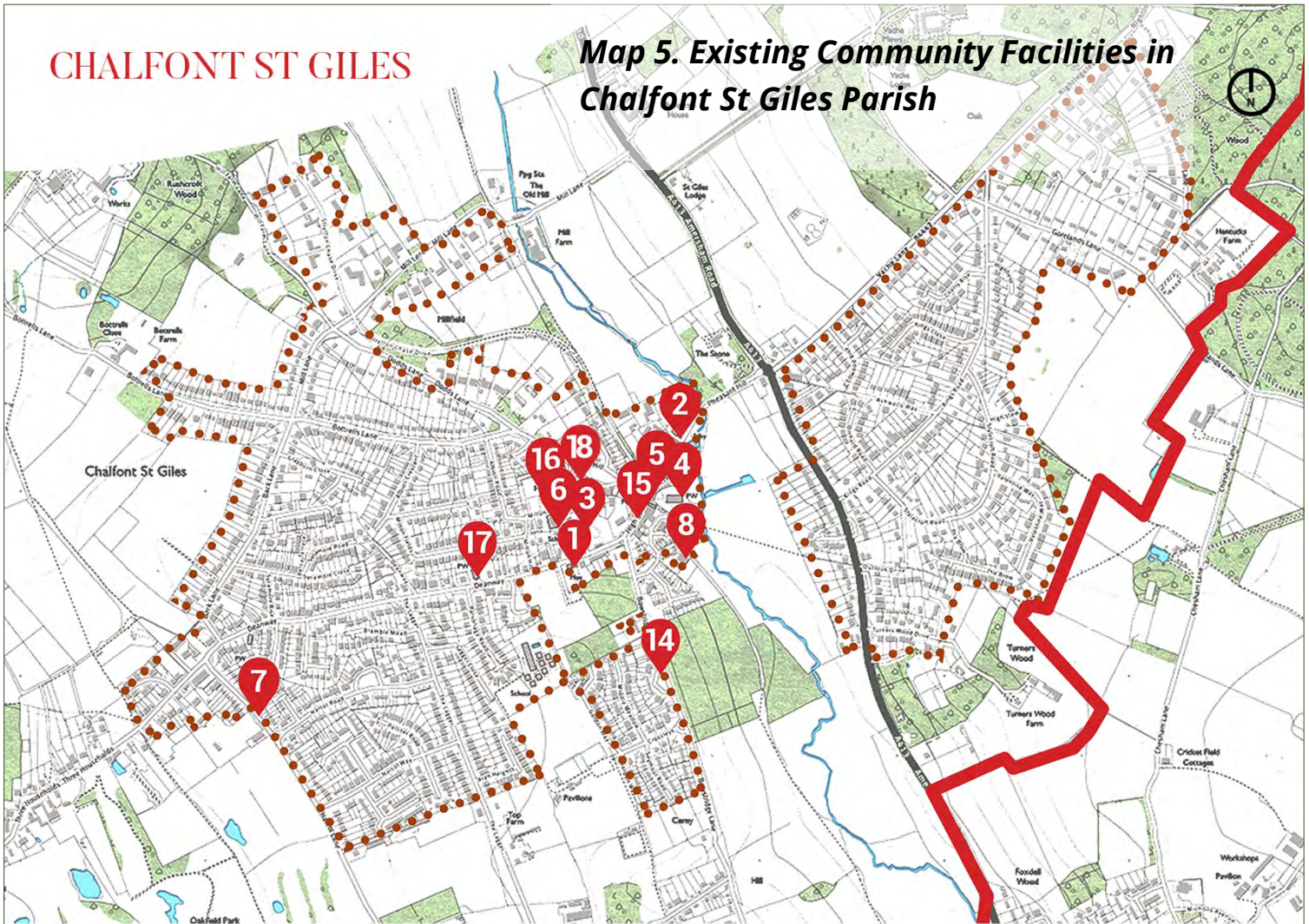
Justification

- 7.3 Community facilities play a huge part of building a 'real community' and are crucial for some people to ensure their lives are fulfilled. The area currently thrives socially because of its range of community facilities, which should be preserved. The existence of adequate social infrastructure in good condition supports a high quality of life in the Parish. Chiltern and South Bucks Settlement Infrastructure Capacity Study (2016) identifies the importance of the current social infrastructure in the Chalfont St Giles Parish¹¹.

¹¹ Misbourne Flood Alleviation Scheme Modelling to be undertaken 2015/ 16 – 2016/17 and implementation may take place before 2021.

CHALFONT ST GILES




Map 5. Existing Community Facilities in Chalfont St Giles Parish



JORDANS



LEGEND

-  Neighbourhood Plan Boundary
-  Built Up Area Excluded from the Green Belt
-  Local Community Facilities

1. Milton's Cottage
2. CsG Community Library and Information Centre
3. Chalfont Saint Giles Infant School & Nursery
4. Chalfont St Giles Church
5. Chalfont St Giles Post Office
6. Chalfont St Giles Memorial Hall
7. Chalfont St Giles Youth Club
8. St Giles Surgery
9. Jordans School
10. Jordans Meeting House
11. Jordans Village Community Store and Post Office
12. Jordans Village Hall
13. Jordans Youth Hostel
14. Chalfont St Giles Playgroup
15. The Reading Room
16. Garden Association Hall
17. Deanway Church
18. Scout Hall and Guide Hall

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**Neighbourhood Plan for Chalfont St Giles Parish
2014-2036**



8. Economy



OBJECTIVE 3: Protect local shops and businesses, support rural enterprises and promote the vitality of our local centres. Support the Parish's historic and natural assets which are tourist attractions.

- 8.1 The policy in this section aims to support the delivery of Objective 3. The promotion of rural businesses is encouraged in line with District planning policy. This section supports the implementation of District Local Plan policies including: Policy CS19-Supporting the Rural Economy; and Policy S3-The Local Centres.



Economy Policy 1. Supporting the Vitality of the Parish's Local Economy

Where planning permission is required for proposals for the provision of new A1, A2, A3, A4 or A5 uses, or the redevelopment or change of use of existing A1, A2, A3, A4 and A5 uses in the Chalfont St Giles Local Centre and the Village Uses area in Three Households, as set out in Map 6, will be supported where the following criteria are met.

The application will demonstrate it:

- a) Contributes to the attractiveness, vitality and viability of the area.
- b) Responds positively to the existing scale and grain of the existing built form of the centre.
- c) It retains and enhances active street frontages.

Applications that would result in the loss of any A1 – A5 uses will be resisted unless market evidence is provided that demonstrates that:

- a) The use is no longer viable, as demonstrated by at least twelve months vacancy despite reasonable attempts to let; and or
- b) The proposal would not be detrimental to the character and functions of the immediate vicinity



Justification

- 8.2 The local centre uses in Chalfont St Giles, Jordans Village and Three Households play a supporting role in serving the needs of the area. The Bucks Strategic Economic Plan (2012-2031) and Local Growth Deal Proposals (2015-2016 and 2015-2021) encourage local and District-wide retail growth and regeneration.
- 8.3 In the Village of Chalfont St Giles there is a balanced mix of rural centre uses. These are set out in **Table 1** below.

Table 1: Village centre retail uses (Use Class A1-A5) in Chalfont St Giles			
Balance of key ground floor local centre uses ¹²	Chalfont St Giles Parish	Chalfont St Giles Local Centre	Three Households Village Centre
A1	43% (26 units)	46% (21 units)	45% (4 units)
A2	20% (12 units)	21% (10 units)	22% (2 units)
A3	15% (7 units)	15% (7 units)	0% (0 units)
A4	5% (3 units)	4% (2 units)	11% (1 unit)
A5	2% (1 unit)	0% (0 units)	11% (1 unit)
Other uses	15% (7 units)	14% (6 units)	11% (1 unit)
Notes	Total in the Parish (including Jordans and east of the local centre)	As defined by the District Local Plan Policy as shown on Map 6 of the Neighbourhood Plan	As shown in Appendix 4 as identified by this Neighbourhood Plan

Note: numbers are rounded

- 8.4 **Table 1** shows the broad mix of ground floor retail uses (Use Class A) in the Parish. These are concentrated in two locations. The first is the Parish's 'Local Centre' at Chalfont St Giles. The boundary for this is defined by District Local Plan Policy S3-

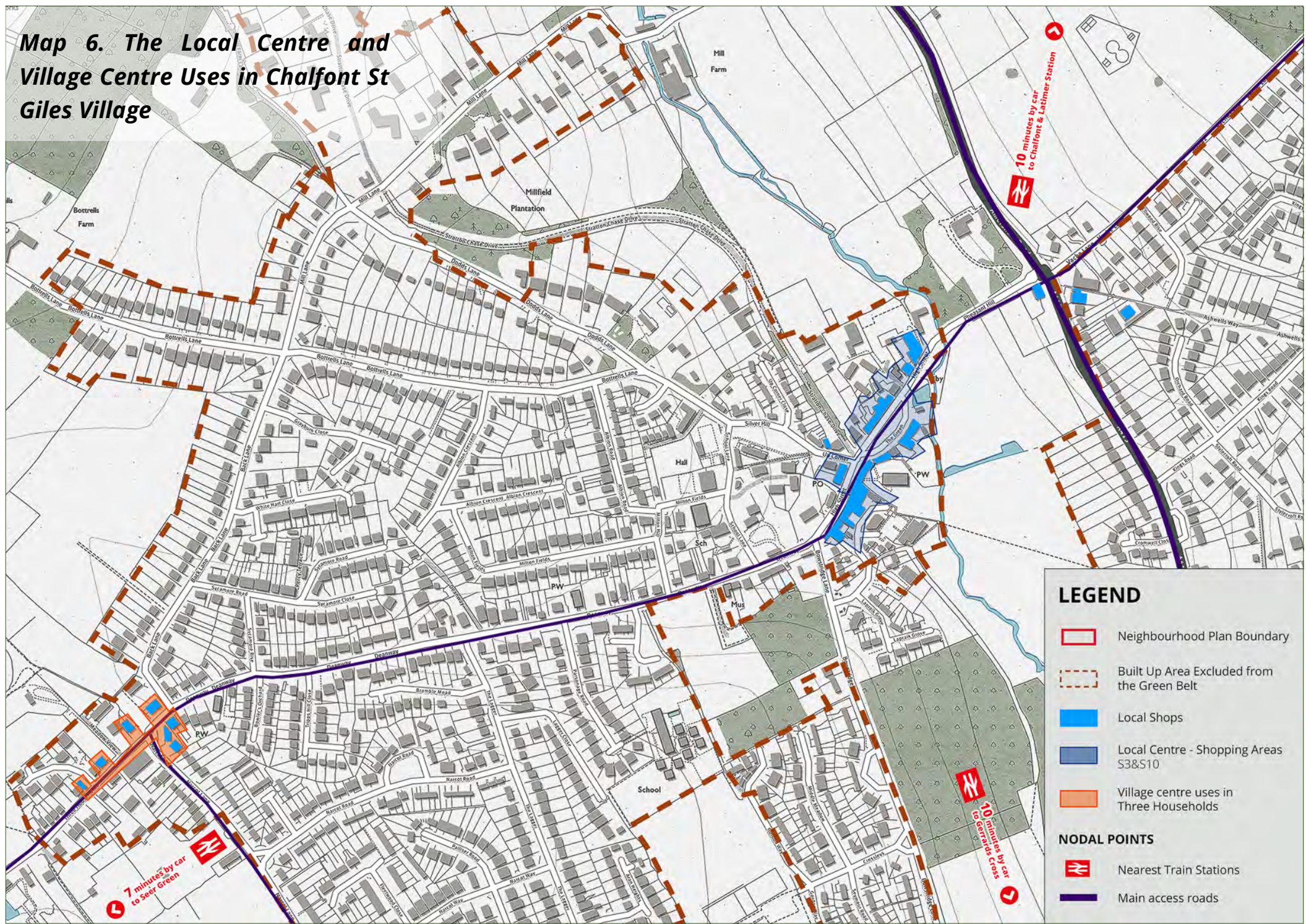
¹² Use Classes A1 – A5 are defined as: A1 – 'Shops', including post offices, travel agencies, and hairdressers; A2 – 'Financial and Professional Services', including banks and building societies, and estate agencies; A3 – 'Food and Drink', including restaurants and cafes; A4 – 'Drinking Establishments', including pubs and wine bars; A5 – 'Hot Food Takeaways', which are for the sale of hot food for consumption off the premises. Further information on use classes is available via the Planning Portal: https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use








Local Centres. This is shown in blue on **Map 6**. The 'Local Centre' uses are also set out in detail in **Appendix 4**.

- 8.5 The second concentration of rural centre uses are at 'Three Households'. These are identified on **Map 6** in yellow by this Neighbourhood Plan. It also contributes towards the economy of the Parish. The mix of uses in Three Households are set out in detail in **Appendix 4**. Furthermore, in Jordans, there is an A1 shop 'the Jordans Village Community Store' run by staff and volunteers. This is set out in **Map 7**.
- 8.6 An over concentration of one particular type of A class use is not favourable as this may reduce the range of services and facilities available to local residents. Retention of the current balance of A1, A2, A3, A4 and A5 uses is favourable as this provides a wide range local services.
- 8.7 Planning applications in Jordans fall within the Green Belt. All planning Applications will need to show that they meet the NPPF and NPPG guidelines in respect to Green Belt development. Community engagement since 2013 identified that protecting local enterprises helps to keep the Parish self-sustaining and gives residents access to amenities easily by walking or cycling without the need to travel outside the Neighbourhood Area.



Map 6. The Local Centre and Village Centre Uses in Chalfont St Giles Village



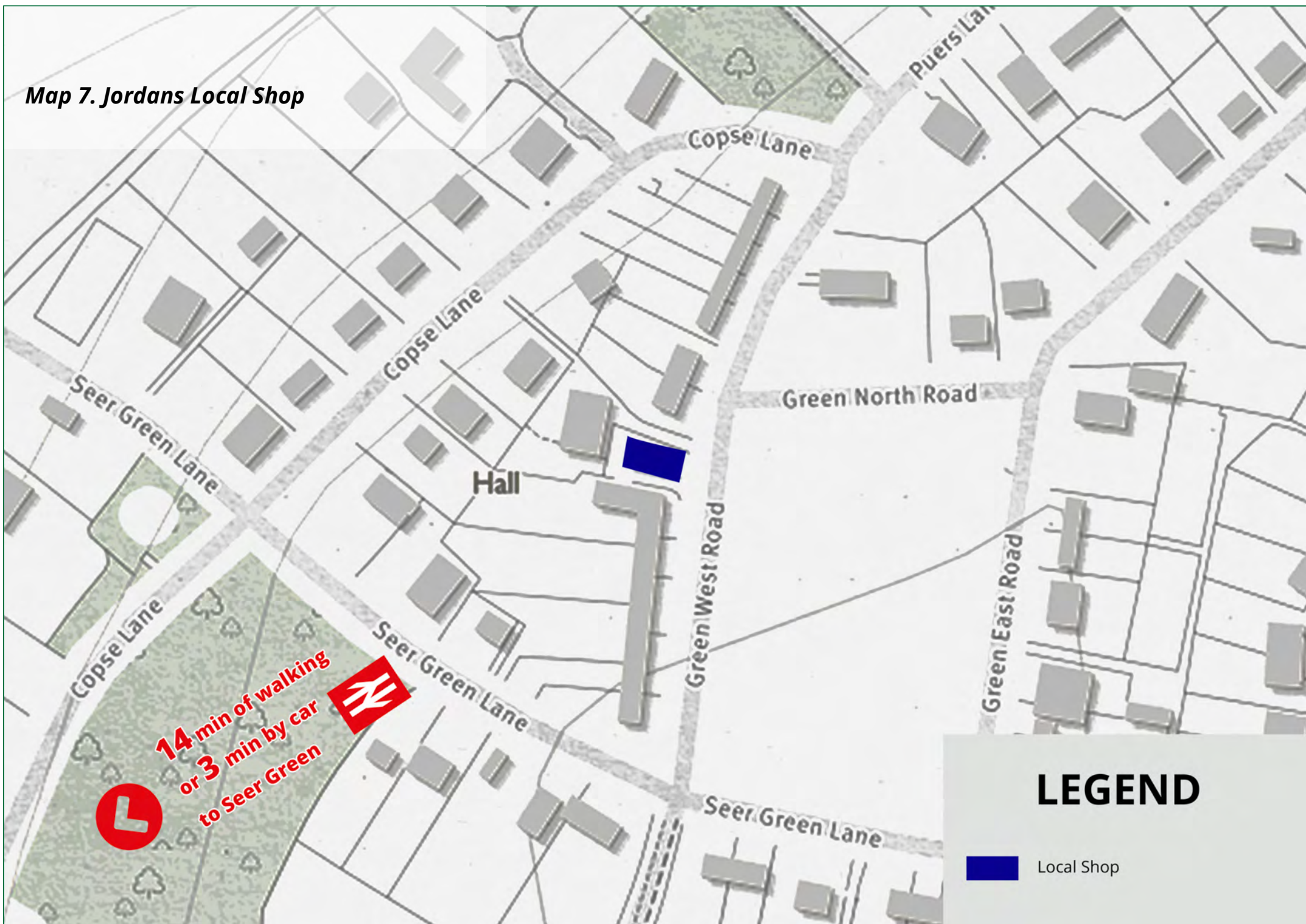
LEGEND

-  Neighbourhood Plan Boundary
-  Built Up Area Excluded from the Green Belt
-  Local Shops
-  Local Centre - Shopping Areas S3&S10
-  Village centre uses in Three Households

NODAL POINTS

-  Nearest Train Stations
-  Main access roads


Map 7. Jordans Local Shop



14 min of walking
or 3 min by car
to Seer Green



LEGEND

 Local Shop



9. Green Spaces, Biodiversity and Better Routes



OBJECTIVE 4: Deliver new, well connected and safer routes for walking, cycling and horse riding.



OBJECTIVE 5: Protect and enhance the Villages' character and natural features, particularly its conservation areas and listed buildings, and their settings. Increase access to green spaces.

- 9.1 Chalfont St Giles Parish has established green spaces and green routes for walking, cycling and horse riding which are valued and enjoyed by the local community and visitors. Open green space, natural green space and green routes can all be used to create connected green space suitable for species adaptation to climate change. This Neighbourhood Plan seeks to support the safeguarding and enhancement of its green spaces and green routes and encourage sustainable modes of transport. The policies below aim to deliver Objective 4 and Objective 5. They also aim to support the implementation of the District Policy CS32-Green Infrastructure.



Natural Environment Policy 1. Green Routes

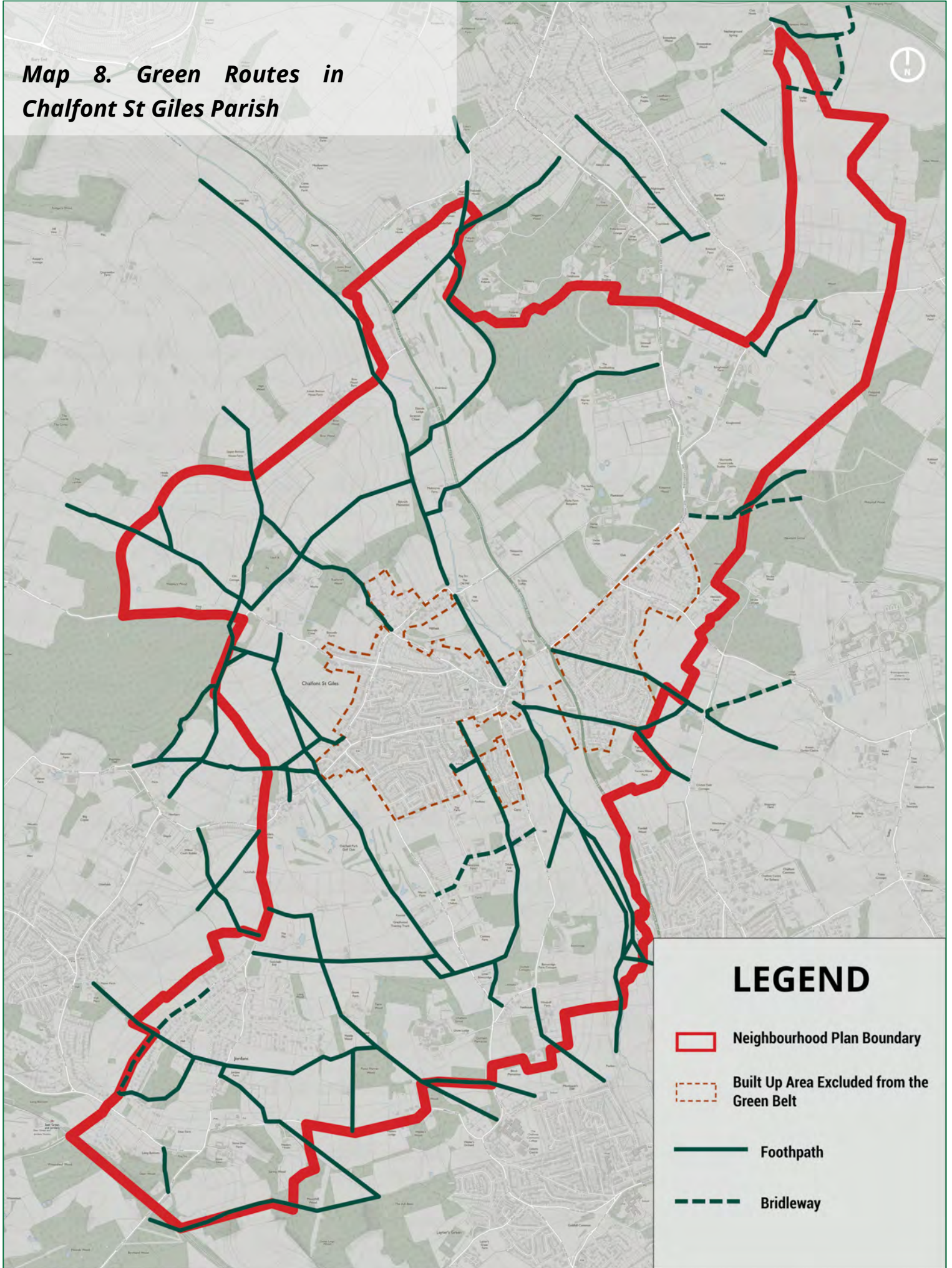
Provisions to increase or improve existing green routes as identified on Map 8 as part of new planning applications are strongly encouraged.

Where planning applications include measures to improve or provide new green routes they should demonstrate that consideration has been made to the needs of all road users, in particular walkers, cyclists and horse riders, as appropriate. Opportunities to support all of these sustainable transport modes should be maximised.

Justification

- 9.2 Green routes for the purposes of this Neighbourhood Plan, refer to footpaths, bridleways for horse riders and cycle paths. Chiltern District Landscape Character Assessment for Buckinghamshire County Council and Chiltern District Council (2011), outlines the areas of high environmental value in the County. This promotes access to the natural environment including the Chilterns AONB.
- 9.3 The current key green routes in the Parish are identified on **Map 8**. These are the current established public rights of way in the Parish. The creation of new green routes, where appropriate are encouraged to increase access to the natural environment and local amenities. Sustainable modes of transport are good for health, leisure and recreation.
- 9.4 The Buckinghamshire Green Infrastructure Delivery Plan (2013) notes the importance of protecting and enhancing access to the natural environment. Where planning applications are providing new green routes they should demonstrate consideration has been made to the needs of walkers, cyclists and horse riders. Cycle Path Surface Options, (Sustrans 2012), sets out that cycle routes should generally be a smooth riding surface with good drainage properties, long-term durability and low maintenance. Horses prefer textured surfaces. The use of sustainable and/or recycled materials is also encouraged.
- 9.5 There are some green routes in the area that are in need of improvement for all road users. Such routes are a focal point for traffic calming measures, upgrades to reduce blind spots and surface improvements (for example to reduce cracks and pot holes in the road). These are set out on **Map 9** and **Map 10**. Developer contributions will be sought from new developments, where appropriate.

Map 8. Green Routes in Chalfont St Giles Parish



LEGEND

-  Neighbourhood Plan Boundary
-  Built Up Area Excluded from the Green Belt
-  Footpath
-  Bridleway





Map 9. Roads which are a focus for Improvement for walking, cycling and horse riding in Jordans Village.



Map 10. Roads which are a focus for improvement for walking, cycling and horse riding in Chalfont St Giles.



Natural Environment Policy 2. Local Green Spaces in the Parish

The following are designated as Local Green Spaces:

1. Cemeteries (Chalfont St Giles Parish Church Cemetery, Deanway United Reformed Church (behind the Old Manse), Bowstridge Lane Cemetery, Jordans Quaker Meeting House Cemetery)
2. Miltons Field
3. Chalfont St Giles Village Green
4. Narcot Road Green
5. Jordans Village Green
6. Recreation Ground
7. Stone Meadow
8. Upper Stone Meadow
9. Lower Stone Meadow
10. Upper Silsden Meadow
11. Lower Silsden Meadow

The Local Green Space Designations are shown on Map 11 and on the inset plans in Appendix 3.

Planning applications for development on the Local Green Spaces will only be permitted in very special circumstances.



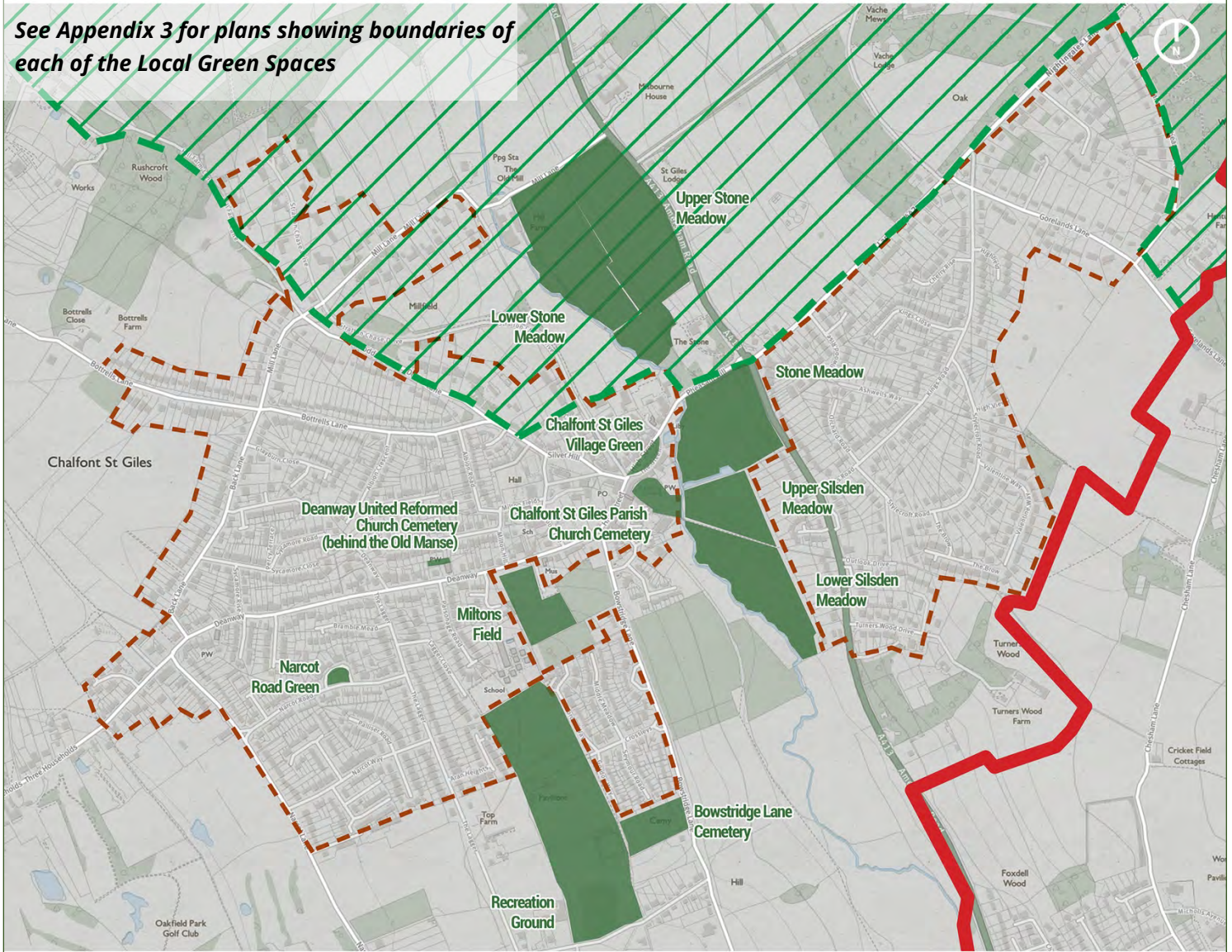
Justification

- 9.6 Public amenity space, open space and open land are protected under District Policy R7 - Loss of Public Amenity Open Space and Common Land and R8 - Retention of Existing Character and Appearance of Public Amenity Open Space and Common Land. These are shown on **Map 2**. Examples of these protected spaces include: Chalfont St Giles Village Green, Chalfont St Giles Recreation Ground, Crutches Wood and Jordans Village Green.
- 9.7 Alongside areas of the natural environment which are safeguarded under National and District Policy, this Neighbourhood Plan designates Local Green Spaces. Under the NPPF, neighbourhood plans can designate Local Green Spaces which are of importance to the local community. Paragraph 77 of the NPPF says that Local Green Spaces should only be designated:
- “where the green space is in reasonable proximity to the community it serves; where the green area is demonstrably special to a local community and holds a local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and where the green area concerned is local in character and is not an extensive tract of land.”*
- 9.8 The Local Green Spaces listed in Natural Environment Policy 2 (and presented on **Map 11**) are all considered to be demonstrably special to the local community and meet the criteria for designation as outlined in the NPPF. Further information on the Local Green Spaces is included in **Appendix 3**.

Map 11. Local Green Spaces

CHALFONT ST GILES






See Appendix 3 for plans showing boundaries of each of the Local Green Spaces



JORDANS



LEGEND

-  Neighbourhood Plan Boundary
-  Built Up Area Excluded from the Green Belt
-  Local Green Space Designations (LGSD)
-  Chilterns Area of Outstanding Natural Beauty CS22
-  Trees

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**Neighbourhood Plan for Chalfont St Giles Parish
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10. Historic Environment



OBJECTIVE 6: Maintain and enhance the rural character of the Parish, and conserve heritage assets and their setting.

- 10.1 The policy below sets out to deliver Objective 6. It also aims to support the implementation of District Local Plan policies on heritage including: Policy CA2- Views within, out of, or into Conservation Areas and Policy CA3-Changes of Use in Conservation Areas.



Historic environment Policy 1. Heritage Assets and Conservation Areas in the Parish

Development proposals in the Chalfont St Giles Parish are required to conserve and/or enhance:

- a) The special interest, character and appearance of the Chalfont St Giles and Jordans Conservation Areas; and
- b) The significance of designated heritage assets and their settings including listed buildings and monuments in line with National and District Policy.

Justification

- 10.2 The Conservation Areas in Chalfont St Giles Village and Jordans Village were designated in 1967 and 1987 respectively and later revised in 2001¹³.
- 10.3 The Chiltern and South Bucks Townscape Character Assessment (November 2017) sets out the local historic value of the Chiltern District. The Parish is working with Chiltern and South Bucks Districts on the review of this Townscape Character Assessment which is currently underway. The Chiltern District and South Bucks District Council's Draft Heritage Strategy (January 2016) highlights the key importance of protecting and preserving historic assets in the District.
- 10.4 New development should be properly integrated into the context of the local area and it should not result in the loss of local distinctiveness. Addressing how best to integrate new development into an existing place can encourage people to be innovative. Taking into account what is special about a place often demonstrates that off the shelf design and construction might not be appropriate. It encourages sensitive development of historic buildings and places that can invigorate an area.
- 10.5 Planning permission will not be granted under National and District planning policy and guidance for any development, that would adversely affect the significance of a listed building. The listed buildings in the Parish are set out in **Appendix 2**.

¹³ Appendix 1 sets out the historic context of Chalfont St Giles and Jordans Parish.



Neighbourhood Plan for Chalfont St Giles Parish
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11. High Quality Design



OBJECTIVE 7: Support high quality and locally sympathetic design that is sensitive to the setting of the Parish.

- 11.1 The policy in this section aims to deliver Objective 7. It also supports the implementation of the District's Core Strategy policies on Design. This includes: Policy CS20-Design and Environmental Quality.



Design Policy 1. New Development

Proposals for new development, including infill, that positively respond to the local character zones, identified on Map 12 and summarised in paragraphs 11.4- 1 1.10, will be supported. Where sites are situated in the Green Belt, national and District Green Belt policies will apply.

Proposals for new development will be supported where they meet the following criteria, where applicable:

- a) **Context:** Development should create a positive relationship between the site and the existing built up area.
- b) **Plot width:** Plots should be of sufficient width as not to cause overlooking and to allow for the separation between dwellings to a scale that reflects the positive character of the immediate vicinity.
- c) **Building line:** Where the set-back from the road or pavement of existing buildings is a feature of the area, new development should respect that building line.
- d) **Visual separation:** New buildings must have similar spacing between buildings to that commonly found on the street frontage.
- e) **Building height:** New buildings should reflect the height of existing buildings in the immediate vicinity.
- f) **Daylight and sunlight:** New buildings should not adversely affect neighbouring properties by seriously reducing the amount of daylight available.
- g) **Boundary treatment:** Boundary treatment along the frontage of the scheme should reflect the immediate area.
- h) **Developments should provide suitable ducting capable of enabling the provision of up to date electronic communications infrastructure.**
- i) **Applications for infill developments must have direct access to the highway.**



Justification

- 11.2 The proportion of single houses or bungalows in the Parish is higher than that for the District, South East and National averages according to the Census (2011). Infilling is a current development pressure in the Parish. Appropriate infill development will help to meet localised housing need in the Parish over the life of the Neighbourhood Plan. All proposed new development must be of a high quality, responding positively to the character of the area, as set out in Design Policy 1. The overdevelopment of garden land can adversely affect residential amenity and the character of an area. The community is opposed to the situation where smaller houses are bought, knocked down, and converted into very large dwellings overwhelming neighbouring properties. Such applications are not supported in the Parish.
- 11.3 Chalfont St Giles Parish Council strongly support the achievement of sustainable development and consider high quality design as key way to achieving this. The following paragraphs provide additional design advice for the whole Parish
- 11.4 **Character Zone (A) Conservation Areas:** The Conservation Areas are set out in **Map 12**. These are protected under National planning policy and legislation. Planning applications in Character Zone (A) should meet the requirements of this Neighbourhood Plan Heritage Policy 1: Conservation Areas in the Parish.
- 11.5 **Character Zone (B) Chalfont St Giles Village:** This character zone is made up of high quality two-storey residential properties. There is also the occasional three-story building. Lastly in some instances there are bungalows. Whilst the size of residential dwellings does vary, they collectively complement the historic core of Chalfont St Giles Village.
- 11.6 **Character Zone (C) Jordans Central Village:** This area contains detached houses built in 1920s – 50s, with moderate sized gardens. Puers Field Flats consist of one and two bedroom flats, built in the 1950s.
- 11.7 **Character Zone (D) Jordans Village South:** This character zone is made up of detached brick houses with, in large gardens. In Copse Lane and Beech Lane the residential dwellings were built in the 1920s/30s, while those in Dean Wood Road are more modern.

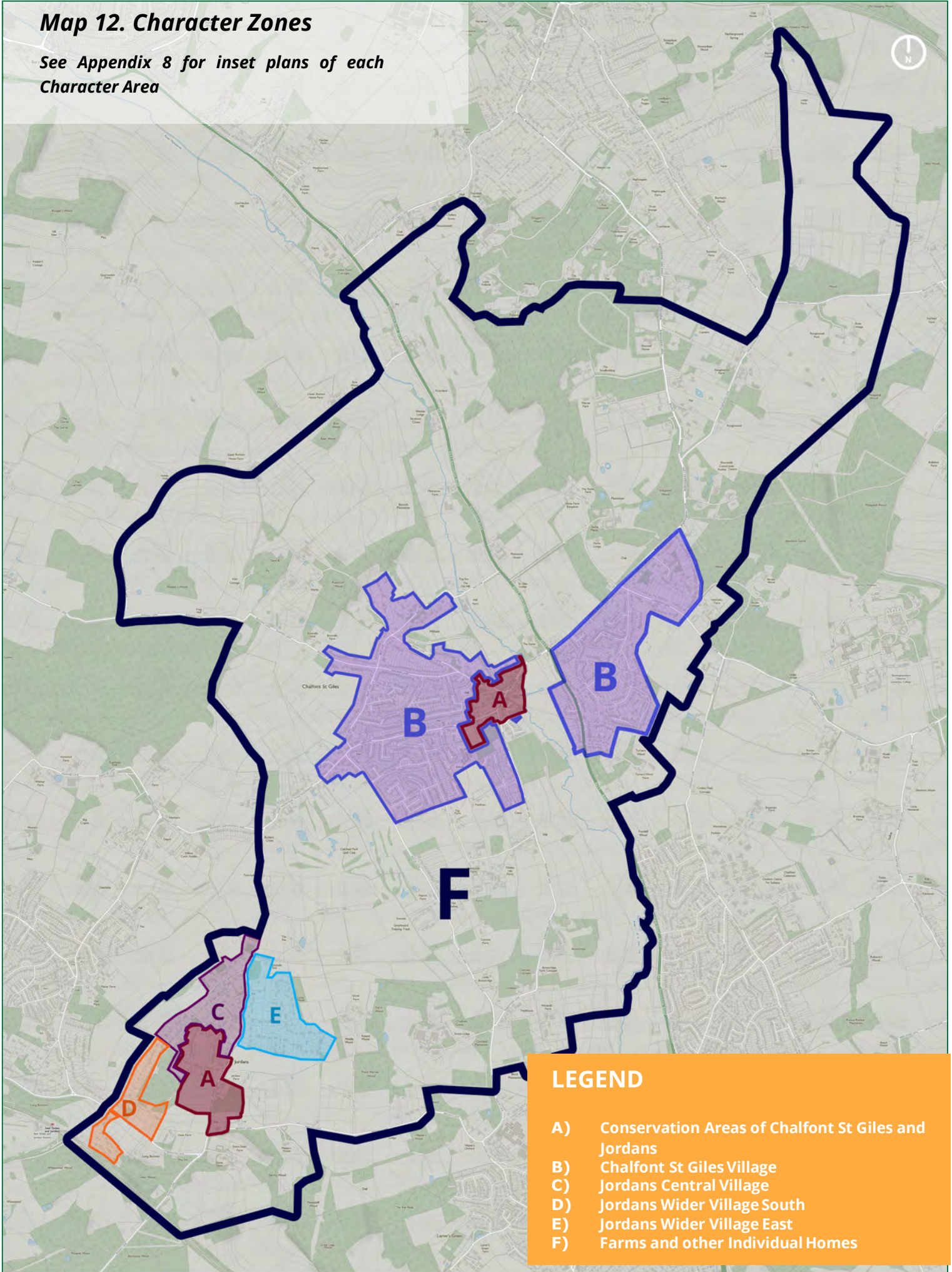


- 11.8 **Character Zone (E) Jordans Village East:** This character zone is made up of large detached houses, built in the 1950/60s with large gardens. The type of house varies from bungalows to two story detached dwelling houses.
- 11.9 **Character Zone (F) Farms and other Individual Homes:** This character zone is made up of individual houses, often originally old farm houses, surrounded by fields and woods.
- 11.10 All of Jordans Village (Zones C, D, E and F) falls within the Green Belt and Chalfont St Giles Village is surrounded by Green Belt. All planning applications for development within the Green Belt will need to show that they meet the NPPF and NPPG guidelines in respect to Green Belt development.
- 11.11 In addition to the District's Development Plan, applications should also consider the Supplementary Guidance Residential Extensions and Householder Development SPD (2013) where relevant.
- 11.12 The quality of design must ensure that new buildings contribute positively to the character and setting of the area. Good design responds in a practical and creative way to both the function and identity of a place. Sympathetic design in its appearance, scale and form works responds well to its local context and ambiance.
- 11.13 Infill development is generally small scale development filling a gap within an otherwise built up frontage. It might take the form of development located in the side or back of residential gardens and/or involve the subdivision of an existing building plot. The NPPF sets out in paragraph 53 that:

"Local Planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area."

Map 12. Character Zones

See Appendix 8 for inset plans of each Character Area



LEGEND

- A) Conservation Areas of Chalfont St Giles and Jordans
- B) Chalfont St Giles Village
- C) Jordans Central Village
- D) Jordans Wider Village South
- E) Jordans Wider Village East
- F) Farms and other Individual Homes





Neighbourhood Plan for Chalfont St Giles Parish
2014-2036



12. Neighbourhood Priorities

- 12.1 Through consultation on the Neighbourhood Plan the community expressed the view that, should development come forward, then community facilities and other supporting infrastructure should be provided.
- 12.2 The Parish's key Neighbourhood Priorities are set out below:
- The enhancement of existing local community facilities where they are in need of refurbishment or to improve access for all users including sensitive alteration to historic buildings.
 - The enhancement of the urban realm at Chalfont St Giles Local Centre and Three Households as set out in Maps 6 & 7.
 - Increasing and/or upgrading local green routes especially those that are a focus for improvement as set out in Maps 9 and 10.
 - New infrastructure provision that supports green vehicles such as electric charging points. Environmental improvements that provide a net gain in biodiversity such as local tree planting and the creation of ponds, wild flower meadows, copses and orchards.
- 12.3 As and when Chiltern and South Bucks Council adopt a Community Infrastructure Levy (CIL), the Parish would like to see the 'neighbourhood portion' of the CIL to be directed towards the priorities outlined above. The Neighbourhood Priorities may be kept under review over this Neighbourhood Plan period up until 2036.



**Neighbourhood Plan for Chalfont St Giles Parish
2014-2036**



Appendix 1: The Historic Context of the Parish

Some of the key buildings of historic interest in the Villages of Chalfont St Giles and Jordans are mentioned below.

The History of Chalfont St Giles Village: The Village of Chalfont St Giles has a number of historic buildings. The Church of England Parish Church of Chalfont St Giles is of Norman architecture and dates from the 12th Century. It is Grade 1 Listed.



Church of Chalfont St Giles, Chalfont St Giles Village

The most famous historic resident of the Village was the poet and parliamentarian John Milton. He came with his family to live in a cottage now known as 'Milton's Cottage' in 1665 to escape the plague in London. By that time being blind, he completed *Paradise Lost* and was inspired to start writing *Paradise Regained*. Milton's Cottage is a Grade 1 listed building housing a museum of one of the best displays in the world of rare works by Milton, which is open to the public. The garden at Milton's Cottage has been planted with species of flowers and plants that are referenced in



Milton's writings. It is the only cottage garden in the Chilterns listed by Historic England as a Grade II Registered Historic Garden.



Milton's Cottage, Chalfont St Giles Village

Stonewells Farm is Grade II listed. It stands on the corner of Bowstridge Lane and Deanway. It is believed to date back to the 15th Century. It is a timber framed house developed around a medieval central hall.



Stonewells Farm, Chalfont St Giles Village



The Fox and Hounds Public House is a 17th Century grade II listed building. It still operates as a traditional pub and is 350 years old.



The Fox and Hounds Public House, Chalfont St Giles Village

The History of Jordans Village: Jordans Village takes its name from Old Jordans Farm. The history of Jordans stems from Old Jordans Farm which was used by the Religious Society of Friends (Quakers) in the 17th Century for clandestine worship (meetings) prior to the Declaration of Indulgence in 1687 by James II. This declaration allowed Quaker and other non-conformist groups to worship lawfully for the first time. Old Jordans Farm was acquired by the Quakers in 1911 and became a Guest House. In more recent times, it was the subject of a major refurbishment by its Trustees. But the money ran out and they were forced to sell. It has since been redeveloped as a large private residence which has resulted in this historic Farm no longer being accessible to the public. The Old Jordans Farm Barn, The Mayflower Barn, was built in 1624. It is a large typical Buckinghamshire barn and one of the best preserved. Many of the roof tiles are original. The Barn has a link to America, as there is a local tradition and some evidence that the main structural oak beams are from The Mayflower ship which carried the Pilgrim Fathers from Plymouth to New England. The Barn, having been used for many years in the summer months for concerts, plays, other social functions and gatherings is now privately owned and part of the same estate as Old Jordans Farm itself. It is no longer available for public functions.



Jordans Quaker Meeting House, Jordans Village

In 1688, following the Declaration of Indulgence in 1687, Jordans Quaker Meeting House was built by local craftsmen in 3 months on land sold to the Quakers by the owner of Old Jordans Farm. It was one of the first purpose built Quaker Meeting Houses in Britain. Its renown arises not only from this history but from being the resting place of William Penn and other eminent Quakers. It is also recognised for its setting and the simplicity of its building. Over the next three hundred years, its main features hardly changed. The interior remained the same as when it was first built; the windows and doorways are in their original position, with much of the original window furniture and glass. It was closed during the 19th Century as a place for Worship until The Great Central Railway brought a number of Quaker families to the district. It reopened in 1910 and since this time, Meeting for Worship has been held every Sunday and all are welcome. In March 2005, a serious fire destroyed the whole of the roof and part of the rear of the building, leaving the main Meeting Room untouched. Over three years, a major restoration took place, including the rebuilding, to very generous plans, of the rear of the building. Its association with William Penn, who is buried in the original 1671 burial ground, adjoining and predating the Meeting House, means that it is of great interest to visitors and receives many from the USA. The burial ground further up the hill is in current use for Quakers from north and



West London as well as those in the Chilterns. The first recorded burial there was in January 1914.

Jordans Youth Hostel is located adjacent to the Meeting House in Welders Lane. It was built by the Quakers in 1932 and leased to the Youth Hostel Association (YHA) in 1933. The hostel is the oldest purpose-built hostel in England and Wales



Jordans Youth Hostel, Jordans Village

Jordans Village Hall was built by the founders of the Village in 1919. Originally intended as a temporary facility, the building has lasted for nearly a Century. It is in public use and serves the community for public events and activities.



Jordans Village Store, Jordans Village



Jordans village Hall, Jordans Village

Jordans Village Store and Post Office was founded in 1922 and still serves an important need of the Community. The store, run by a manager and supported by a number of volunteer staff, is now a general grocer, green grocery, off-licence, and a part time sub-Post Office. Its coffee corner also serves as a natural meeting place for many of those living in and around the Village, and a welcome place to stop for walkers.



Appendix 2: Listed Buildings in the Parish at 2017

**Parish Church of St Giles
Grade I**

Townfield Lane, Chalfont St
Giles, Buckinghamshire

Milton's Cottage Grade I

Deanway, Chalfont St Giles,
Buckinghamshire

Jordans Meeting House

Grade I Welders Lane,
Jordans, Buckinghamshire

The Green Grade II

Seer Green Lane, Jordans,
Buckinghamshire

Green East Road Grade II

Green East Road, Jordans,
Buckinghamshire

Anthony Cottage Grade II

Chalfont St Giles

Austen's Farmhouse

Grade II

Chalfont St Giles

Barn at Grove Farm

Grade II

Chalfont St Giles

**Barn Immediately to
South of Hill Cottage**

Grade II

Bowstridge Lane, Chalfont
St Giles, Buckinghamshire

Barn to East of

Bowstridge Farmhouse

Grade II

Bowstridge Lane, Chalfont
St Giles, Buckinghamshire

Barn to East of Stone

Dean Farmhouse

Grade II

Longbottom Lane,
Jordans Lane, Chalfont
St Giles,
Buckinghamshire

Barn to North

Bowstridge Farmhouse

Grade II

Bowstridge Lane, Chalfont
St Giles, Buckinghamshire

Barn to North East of

Bowstridge Farmhouse

Grade II

Bowstridge Lane, Chalfont
St Giles, Buckinghamshire

Barn to South West of

Dean Farmhouse Grade II

Longbottom Lane, Chalfont
St Giles, Buckinghamshire

Barn to South West of

Roughwood Farmhouse

Grade II

Roughwood Lane, Chalfont
St Giles, Buckinghamshire

Barn to West of

Roughwood Farmhouse

Grade II

Penn, Buckinghamshire

Blue Dragon, and

Premises of Colin

Lobering Butchers

Grade II

High Street, Chalfont St
Giles, Buckinghamshire

Bottrells Close Grade II

Bottrells Lane, Chalfont St
Giles, Buckinghamshire

Bowles Cottages Grade II

Chalfont St Giles

Bowles Cottages and

Barn to South West

Grade II

Three Households,
Chalfont St Giles,
Buckinghamshire

Bowles Court Grade II

Bowstridge Lane, Chalfont
St Giles, Buckinghamshire

Brick Wall Fronting North

Side of High Street South

Boundary Wall of New

Rectory and Public

Toilets Grade II

High Street, Chalfont St
Giles, Buckinghamshire

Bucks House Grade II

High Street, Chalfont St
Giles, Buckinghamshire

Candy Cottage Cobblers

Cottage Sandalwood

Grade II

Deanway, Chalfont St Giles,
Buckinghamshire

Chalfont Galleries Grade

II

The Green, Chalfont St
Giles, Buckinghamshire

Cherry Tree Cottage

Puers, Ballamony,

Ledburn, Green View,)),

Green West Road, Jordans

Cranford St Davids and

Woodside and Fir Tree

Cottage and Hawthorn

Cottage and the

Homestead Grade II

W Green Road, Jordans,
Buckinghamshire

Crumbledown Grade II

Meadow View, Chalfont St
Giles, Buckinghamshire

Dean Farmhouse Grade II

Longbottom Lane, Chalfont
St Giles, Buckinghamshire



Flag House Grade II

The Green, Chalfont St
Giles, Buckinghamshire
Three Households,
Chalfont St Giles,
Buckinghamshire

**Bowstridge Farmhouse
Grade II**

**Fox and Hounds Public
House**

Grade II

1 Silver Hill, Chalfont St
Giles, Buckinghamshire

Freshfields Grade II

Silver Hill, Chalfont St Giles,
Buckinghamshire

Further Pegs Grade II

Puers Lane, Chalfont St
Giles, Buckinghamshire

Garages to the Old

**Rectory and 70 Metres of
Boundary Wall to Dean**

Way and School Lane

Grade II

Deanway, Chalfont St Giles,
Buckinghamshire

**Granary to East of Stone
Dean Farmhouse**

Grade II

Jordans Lane, Chalfont St
Giles, Buckinghamshire

**Granary to North of
Austen's Farmhouse**

Grade II

Chalfont St Giles,
Buckinghamshire

**Granary to South East of
Lower Bottom Farm**

House Grade II

Bottom House Farm Lane,
Chalfont St Giles,
Buckinghamshire

**Granary to South of Dean
Farmhouse**

Grade II

Longbottom Lane, Chalfont
St Giles, Buckinghamshire

**Granary to South of Old
Jordans Hostel and Wall**

Continuing to South

Grade II

Jordans Lane, Beaconsfield

**Hampden Cottage Grade
II**

Deanway, Chalfont St Giles,
Buckinghamshire

Hill Cottage Grade II

Bowstridge Lane, Chalfont
St Giles, Buckinghamshire

Hill House

Bowstridge Lane

K6 Telephone Kiosk to

South of the Feathers

Public House

Grade II

High Street, Chalfont St
Giles, Buckinghamshire

Lych Gate Cottage

**(Premises of Brown and
Company Solicitors)**

Grade II

High Street, Chalfont St
Giles, Buckinghamshire

Lychgate to Churchyard

at Rear of Lych Gate

Cottage Grade II

High Street, Chalfont St
Giles, Buckinghamshire

**Mayflower Barn, to South
West of Old Jordans**

Hostel

Grade II

Jordans Lane, Chalfont St
Giles, Buckinghamshire

Milestone to North of

Mill Lane Opposite

Misbourne House

Grade II

Mill Lane, Chalfont St Giles,
Buckinghamshire

Monument to Captain

Cook Approximately 70

Metres to North of the

Vache Grade II

Chalfont St Giles,
Buckinghamshire

National Westminster

Bank and Adjoining

Gateway

Grade II

10 High Street, Chalfont St
Giles, Buckinghamshire

**Old Jordans Hostel Grade
II**

Jordans Lane, Jordans,
Buckinghamshire

**Outbuilding to North
East of Old Rectory and
Well Cottage**

Grade II

Rectory Gardens, Chalfont
St Giles, Buckinghamshire

Peterson House Grade II

The Green, Chalfont St
Giles, Buckinghamshire

Pilgrims Rest Grade II

High Street, Chalfont St
Giles, Buckinghamshire

**Premises of a J Axe and
Sons**

Grade II

High Street, Chalfont St
Giles, Buckinghamshire

Reading Room Grade II

High Street, Chalfont St
Giles, Buckinghamshire

**Rectory Cottage Grade
II**

Deanway, Chalfont St
Giles, Buckinghamshire

**Roughwood Farmhouse
Grade II**

Roughwood Lane,
Chalfont St Giles,
Buckinghamshire

**Saddler's Cottage St
Giles' Cottage**

Grade II

Deanway, Chalfont St
Giles, Buckinghamshire

**Saddlers House The
Feathers Public House**

Grade II

High Street, Chalfont St
Giles, Buckinghamshire

Sandford Grade II

Stratton Chase Dr,
Chalfont St Giles,
Buckinghamshire

**Shepherd Cottage and
Bramble Cottage**

**Cottage to the North
Rowntree Group,**

Jordans Lane, Jordans

Stable Block to South

East of Stone Dean

Farmhouse Grade II

Jordans Lane, Jordans,
Buckinghamshire



Staceys Cottage Grade II
10 High Street, Chalfont St Giles, Buckinghamshire

Stone Dean Farmhouse Grade II

Stone Dean House Grade II
Jordans Lane, Jordans, Buckinghamshire

Stonewells Cottage

Stonewells Farmhouse Grade II
Bowstridge Lane, Chalfont St Giles, Buckinghamshire

The Cottage Grade II
Seer Green Lane, Jordans, Buckinghamshire

The Green Cottage

The Wellington Cottage Grade II
High Street, Chalfont St Giles, Buckinghamshire

The Ivy House Public House Grade II
A413, Chalfont St Giles, Buckinghamshire

The Old Rectory Grade II*
School Lane, Chalfont St Giles, Buckinghamshire

The Pheasant Public House Grade II
A413, Chalfont St Giles, Buckinghamshire

The Stone Grade II
A413, Chalfont St Giles, Buckinghamshire

The Stone Cottage, Attached Barn and Outbuildings Grade II
Pheasant Hill, Chalfont St Giles, Buckinghamshire

The Vache Grade II*
Chalfont St Giles, Buckinghamshire

Three Households Gallery Grade II
Three Households, Chalfont St Giles, Buckinghamshire

Twitchells Cottages Grade II
Twitchell's Lane, Chalfont St Giles, Buckinghamshire

Valentine House Grade II
Deanway, Chalfont St Giles, Buckinghamshire

Warren House Grade II
Chalfont St Giles, Buckinghamshire

Rowntree Group F (12 The Green, Westway Cottage, Near Pegs, Corner Cottage), Grade II
Green East Road, Jordans, Buckinghamshire

Welders House Grade II
Welders Lane, Chalfont St Giles, Buckinghamshire

Ye Old Beams and Cottage to North West Fronting Road Grade II
Three Households, Jordans, Buckinghamshire

Ye Olde Shoppe Grade II
High Street, Chalfont St Giles, Buckinghamshire

Historic England Interactive Map of listed buildings in Chalfont St Giles & Jordans Parish.

<https://historicengland.org.uk/listing/the-list/map-search?clearresults> This information may be subject to change.¹⁴

¹⁴ Information collected May 2017



**Neighbourhood Plan for Chalfont St Giles Parish
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Appendix 3: Local Green Spaces – The Meadows

Upper Stone Meadow

Upper Stone Meadow is the field to the north of Pheasant Hill and, together with Lower Stone Meadow, it provides a green buffer between the quiet rural atmosphere of Chalfont St Giles Village and the bustle of the A413.

Beauty

Upper Stone Meadow is leased to a local farmer and used for grazing cattle. It is bounded in part on the south west side by the River Misbourne. The South Bucks Way follows a route on the opposite side of the river which affords views across the valley towards The Stone.

Historic significance

Upper Stone Meadow was originally part of the parkland belonging to The Stone. The earliest mention of the Stone House is in 1587 when it was formally transferred from John and Thomas Gardiner to Edmund Verney of Pendley and his wife Audrey by means of a "Fine". Audrey Verney was the daughter of William Gardiner of The Grove in Chalfont St Giles and was already a widow at the time she married Edmund Verney in about 1582. It is probable that the Stone House was part of her marriage settlement and the transaction mentioned above was formalising her and Edmund's ownership. A local historian has traced continuous ownership of the estate and lands until the house and land were bought by Buckinghamshire County Council on 24 June 1938. The land was bought to be part of the original Green Belt. The house reverted to private ownership in 2001.

Recreational value

Upper Stone Meadow is not at present accessible to the public, but the views across it from the South Bucks Way, a long-distance walking route from Combe Hill near Wendover to Denham, make it a very important feature of the rural nature of the village.



Tranquility

Upper Stone Meadow is valued because together with Lower Stone Meadow, it separates the busy A413 from the River Misbourne, the South Bucks Way, and the houses beyond.

Evidence of Future Protection

Upper Stone Meadow has been an integral part of village life since the first known documented records in 1587. It is leased to a local farmer who maintains the land for grazing cattle. A group of very knowledgeable local volunteers, Misbourne River Action, work hard to ensure that the river is maintained and looked after so that all can enjoy this beautiful area.

Upper Stone Meadow is part of the flood plain of the River Misbourne.

It has been legislated that the high-speed rail line HS2 will run in a tunnel underneath this area.

Lower Stone Meadow

Lower Stone Meadow is the field to the south of Upper Stone Meadow and together they provide a green buffer between the quiet rural atmosphere of Chalfont St Giles Village and the bustle of the A413.

Beauty

Lower Stone Meadow is leased to a local farmer and used for grazing cattle. It is bounded in part on the south west side by the River Misbourne. Mill Lane runs along its northern edge and a ford beside the old mill house provides a welcome watering place for the cattle.

Historic significance

The Mill house on Mill Lane, to the North-West corner of Lower Stone Meadow, was previously a water mill and was mentioned in the Domesday book. The River Misbourne flows through Lower Stone Meadow, across the road at a ford, and through the grounds of Mill house – as has been the case for centuries. Lower Stone Meadow is visible from Mill Lane and from the South Bucks Way.

Recreational value

Lower Stone Meadow is not at present accessible to the public, but the views across it from the South Bucks Way, a long-distance walking route from Combe Hill near Wendover to Denham, and from Mill Lane make it a very important feature of the rural nature of the village.



Tranquility

Lower Stone Meadow is valued because together with Upper Stone Meadow, it separates the busy A413 from the River Misbourne, the South Bucks Way, and the houses beyond.

Evidence of Future Protection

There is no evidence to suggest that Lower Stone Meadow has changed in any way since the water Mill was mentioned in the Domesday book. It is leased to a local farmer who maintains the land for grazing cattle. A group of very knowledgeable local volunteers, Misbourne River Action, work hard to ensure that the river is maintained and looked after so that all can enjoy this beautiful area.

Lower Stone Meadow is part of the flood plain of the River Misbourne.

It has been legislated that the high-speed rail line HS2 will run in a tunnel underneath this area in order to protect the rural nature of the landscape.

Stone Meadow

Stone Meadow is the field on the left at the entrance to the village. As you leave the busy the A413 London Road and turn down Pheasant Hill towards the village green, the Meadow provides a clear indication that you have arrived in a beautiful rural area and commuters often comment that when they see Stone Meadow they feel relaxed and at home.

Beauty

Stone Meadow is bounded on the west side by the River Misbourne. It ends in the south at an inlet from the River Misbourne where there is a dew pond where great crested newts have been seen. To the South of Stone Meadow is Upper Silsden Meadow. The South Bucks Way follows the course of the River Misbourne through sheep fields and eventually to Chalfont St Peter.

Historic significance

Stone Meadow was originally part of the parkland belonging to The Stone. The earliest mention of the Stone House is in 1587 when it was formally transferred from John and Thomas Gardiner to Edmund Verney of Pendley and his wife Audrey by means of a "Fine". Audrey Verney was the daughter of William Gardiner of The Grove in Chalfont St Giles and was already a widow at the time she married Edmund Verney in about 1582. It is probable that the Stone House was part of her marriage settlement and the transaction mentioned above was formalising her and Edmund's ownership. A local historian has traced continuous ownership of the estate and lands until the house and land were bought by Buckinghamshire County Council on 24 June



1938. The land was bought to be part of the original Green Belt. The house reverted to private ownership in 2001.

Recreational value

Stone Meadow is much used by walkers and dog-walkers who enjoy the views of the 12th century Parish Church. On the first Saturday of every September in living memory it, together with Silsden Meadow, has hosted the Chalfont St Giles Village Show (or Country Show) which attracts around 6000 from the village and surrounding area. The profits from the show support village charities. Attachment 3 shows the show in 2012. Stone Meadow is also the venue for the annual village fireworks display in November, which raises funds for the village Scouts and Guides. The meadow is quite steeply sloping in part, and makes a great toboggan run for village children during snowy weather.

Tranquility

The National Lottery funded Riverside Walk runs along Stone Meadow beside the River Misbourne and was designed to permit disabled persons and wheelchair users to enjoy this area of peace and tranquility.

Stone Meadow is part of the flood plain of the River Misbourne.

Stone Meadow can be accessed from Chalfont St Giles High Street and its grassy slopes form the backdrop to the village pond at the end of the village green.

Evidence of Future Protection

Stone Meadow has been an integral part of village life since the first known documented records in 1587. It is leased to a local farmer who maintains the land.

A group of very knowledgeable local volunteers, Misbourne River Action, work hard to ensure that the river is maintained and looked after so that all can enjoy this beautiful area.

It has been legislated that the high-speed rail line HS2 will run in a tunnel underneath this area.



Upper Silsden Meadow

Upper Silsden Meadow is the field behind Stone Meadow which is on the left at the entrance to the village.

Beauty

Upper Silsden Meadow is bounded on the west side by the River Misbourne. It starts in the north at an inlet from the River Misbourne where there is a dew pond where great crested newts have been seen. To the South of Upper Silsden Meadow is Lower Silsden Meadow. The South Bucks Way follows the course of the River Misbourne through these fields and eventually to Chalfont St Peter.

Historic significance

Upper Silsden Meadow was originally part of the parkland belonging to The Stone. The earliest mention of the Stone House is in 1587 when it was formally transferred from John and Thomas Gardiner to Edmund Verney of Pendley and his wife Audrey by means of a "Fine". Audrey Verney was the daughter of William Gardiner of The Grove in Chalfont St Giles and was already a widow at the time she married Edmund Verney in about 1582. It is probable that the Stone House was part of her marriage settlement and the transaction mentioned above was formalising her and Edmund's ownership. A local historian has traced continuous ownership of the estate and lands until the house and land were bought by Buckinghamshire County Council on 24 June 1938. The land was bought to be part of the original Green Belt. The house reverted to private ownership in 2001.

Milton's Cottage in Chalfont St Giles contains cannon balls that were found in the roof of the Parish Church in 1861 during its restoration. The inscription to the exhibit states that they were fired at the east window of the church by Cromwell's troops who were camped in Silsden Meadow after the Battle of Aylesbury (1642). Cromwell stayed at The Stone, the seat of the Ratcliffe family, after the skirmish in Aylesbury (*A History of the County of Buckinghamshire: Vol 3 Originally published by Victoria County History, London, 1925*).

A Roman Road which is in evidence in the field behind Milton's Cottage is believed to cross Upper Silsden Meadow en route to The Vache stately home in Vache Lane.

Some objects of historical significance that have been found in Stone Meadow and Upper and Lower Silsden meadows are shown in the images below.



Historical artefacts found in Upper and Lower Silsden Meadows

Recreational value

Upper Silsden Meadow is much used by walkers and dog-walkers. As set out above, Upper Silsden Meadow and Stone Meadow are host to the Chalfont St Giles Village Show (or Country Show).



Tranquility

Upper Silsden Meadow is the second in a line of meadows that connect Chalfont St Giles with Chalfont St Peter. It is only accessible on foot and greatly contributes to the rural nature of the area. A public footpath crosses the meadow connecting residents living to the north east of the A413 with the church, doctors surgery and village shops.

Evidence of Future Protection

Please see above in relation to Stone Meadow.

Lower Silsden Meadow

Lower Silsden Meadow is the field behind Upper Silsden Meadow on the way from Chalfont St Giles to Chalfont St Peter.

Beauty

Lower Silsden Meadow is in use as sheep pasture. It offers beautiful open views across the meandering River Misbourne towards horses grazing in the fields on the far side of the valley.

Historic significance

Lower Silsden Meadow was originally part of the parkland belonging to The Stone. The earliest mention of the Stone House is in 1587 when it was formally transferred from John and Thomas Gardiner to Edmund Verney of Pendley and his wife Audrey by means of a "Fine". Audrey Verney was the daughter of William Gardiner of The Grove in Chalfont St Giles and was already a widow at the time she married Edmund Verney in about 1582. It is probable that the Stone House was part of her marriage settlement and the transaction mentioned above was formalising her and Edmund's ownership. A local historian has traced continuous ownership of the estate and lands until the house and land were bought by Buckinghamshire County Council on 24 June 1938. The land was bought to be part of the original Green Belt. The house reverted to private ownership in 2001.

Recreational value

Lower Silsden Meadow is much used by ramblers and Nordic walkers as it provides a peaceful, safe, relatively easy walk to Chalfont St Peter.



Tranquility

Lower Silsden Meadow is the third in a line of meadows that connect Chalfont St Giles with Chalfont St Peter. It is only accessible on foot and greatly contributes to the rural nature of the area.

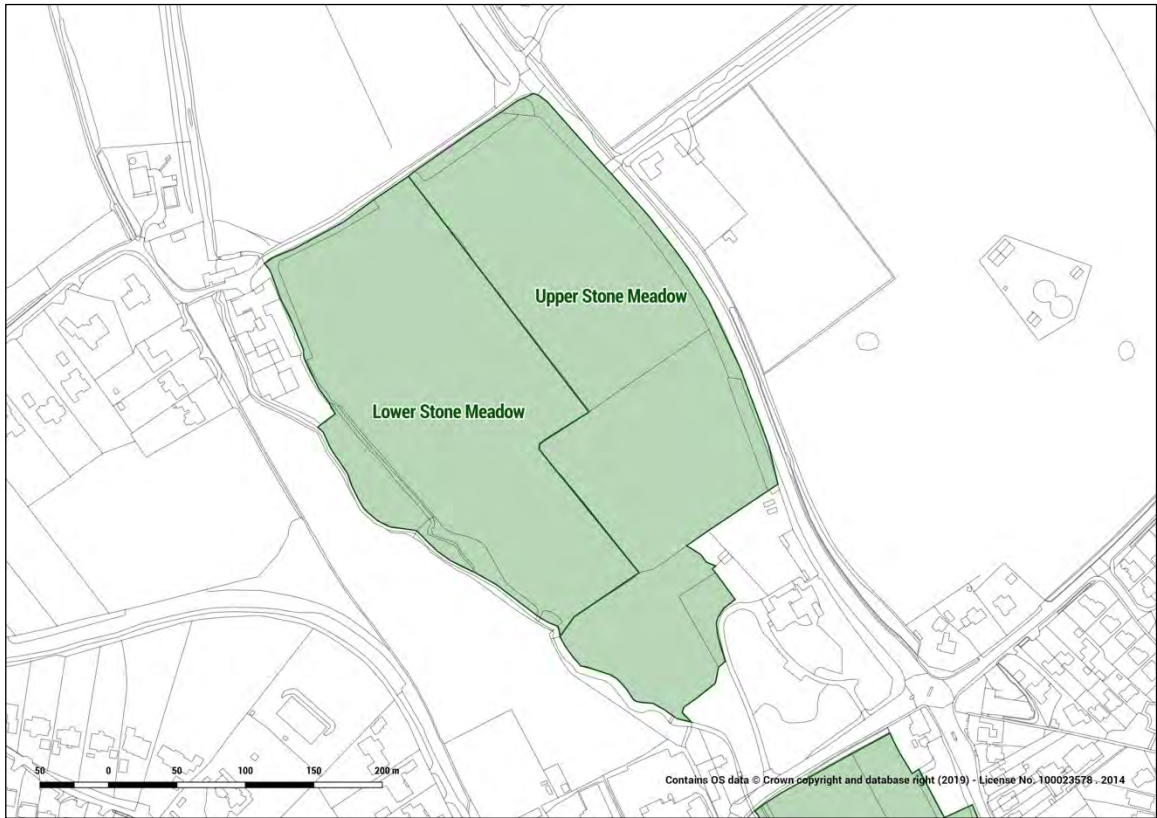
Evidence of Future Protection

Lower Silsden Meadow has been an integral part of village life since the first known documented records in 1587. It is leased to a local farmer who maintains the land for sheep pasture. Stiles are maintained by the Chiltern Society and a group of knowledgeable local volunteers, Misbourne River Action, work hard to ensure that the river is maintained and looked after so that all can enjoy this beautiful area.



Inset Plans

Inset plans of all Local Green Space Designations in this Neighbourhood Plan (as shown on Map 11) are presented on the following pages.



LOCAL GREEN SPACE DESIGNATION INSET 1: Upper Stone Meadow and Lower Stone Meadow



LOCAL GREEN SPACE DESIGNATION INSET 2: Stone Meadow, Upper Silsden Meadow, Lower Silsden Meadow, Chalfont St Giles Village Green, Chalfont St Giles Parish Church Cemetery



LOCAL GREEN SPACE DESIGNATION INSET 3: Miltons Field, Recreation Ground, Bowstridge Lane Cemetery, Narcot Road Green, Deanway United Reformed Church (behind the Old Manse)



LOCAL GREEN SPACE DESIGNATION INSET 4: Jordans Village Green, Jordan Quaker Meeting House



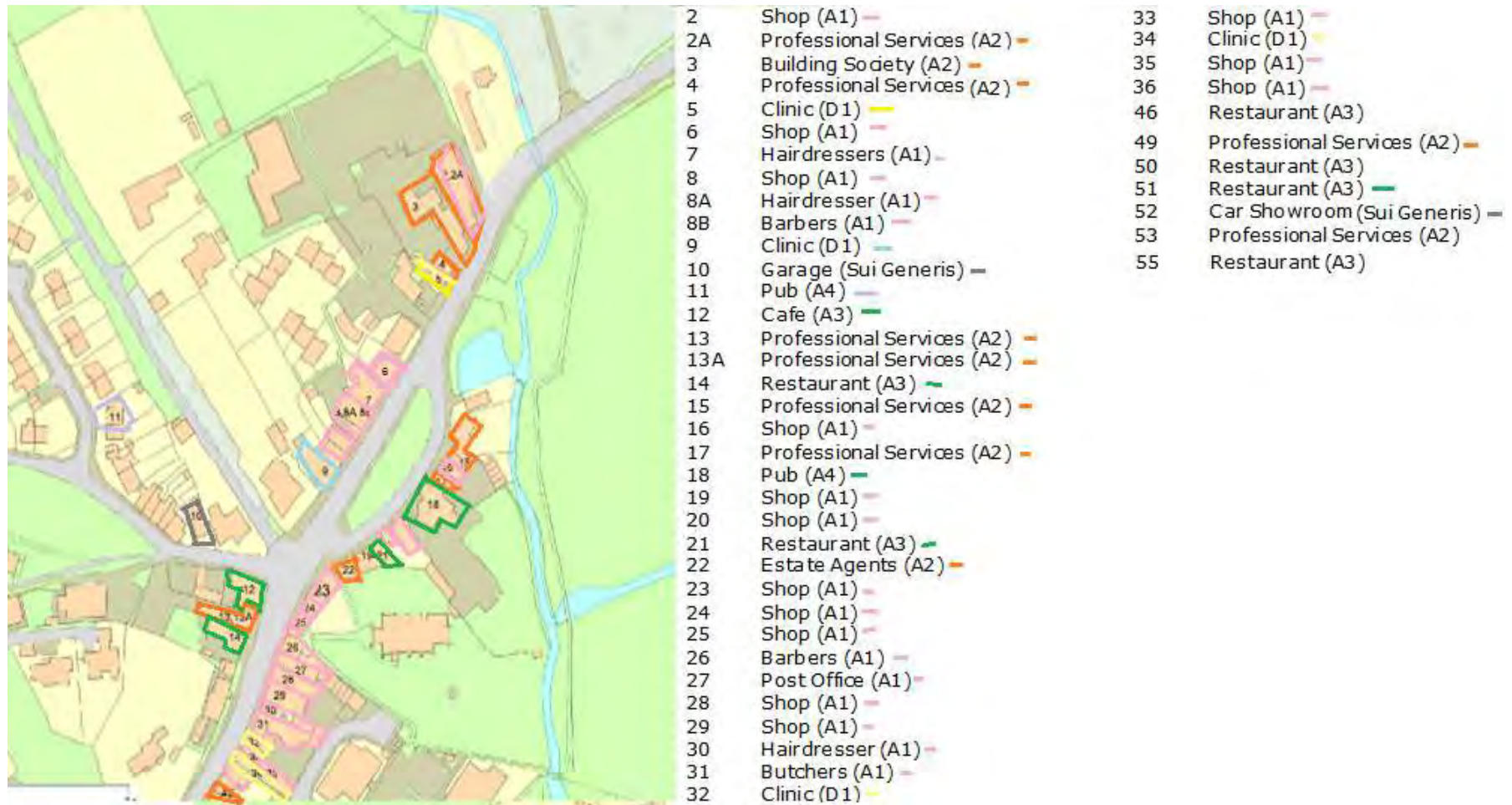
**Neighbourhood Plan for Chalfont St Giles Parish
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Appendix 4: Local and Village Centre Uses

The following plans map the uses falling within the designated local centre at Chalfont St Giles Village, as well as those business uses in the village centres located East of Chalfont St Giles Village and at Three Households.

The uses and business mapped were present in June 2017. There are some other businesses not shown on this map. The businesses will be subject to change over the lifetime of this Neighbourhood Plan.



Map 13. Local Centre uses in Chalfont St Giles Village. These all fall within the District's designated local centre with one exception no 11 which is a pub (A4). These businesses were present in June 2017. There are some other businesses not shown on this map. The businesses will be subject to change over the lifetime of this Neighbourhood Plan).



- 1 Vet (D1) —
- 47 Gym (D2) —
- 48 Car Showroom (Sui Generis) —

Map 14. Uses East of Chalfont St Giles Village. These all are located outside the designated local centre of Chalfont St Giles Village. These are important local Village uses. An additional A1 use is also located further south along Amersham Road. These businesses were present in June 2017. There are some other businesses not shown on this map. The businesses will be subject to change over the lifetime of this Neighbourhood Plan).



- 37 Pub (A4)
- 38 Professional Services (A2)
- 39 Hot Food Takeaway (A5)
- 40 Shop (A1)
- 41 Shop (A1)
- 42 Hairdresser (A1)
- 43 Shop (A1)
- 44 Taxi Business (Sui Generis)
- 45 Professional Services (A2)

Map 15. Uses at Three Households. These are all located outside the designated local centre of St Giles Village. These are important local Village uses. These businesses were present in June 2017. There are some other businesses not shown on this map. The businesses will be subject to change over the lifetime of this Neighbourhood Plan).



Appendix 5: Definition of Local Connections and Eligible Persons

The definition in this Appendix (below) has been provided by Chiltern District Council. Please note that the legislation referred to may change over time.

Eligible person: A person who has a **Local Connection** and immediately prior to the occupation of an Affordable Housing Unit satisfies one of the following four occupation requirements:

- (1) a person who is registered or qualifies to register on the Housing Register maintained by the District Council or any housing waiting list maintained by a Registered Provider in respect of allocations of accommodation within the District Council's administrative area;
- (2) a person who is unable or unwilling to appear on the District Council's Housing Register but otherwise satisfies either of the following requirements:
 - (a) yearly gross household income is less than one third of the mortgage requirement for a suitably sized residential dwelling in the local housing market;
 - or
 - (b) the yearly cost of privately renting suitably sized accommodation in the local housing market would exceed 30 percent of net yearly household income;
- (3) a person to whom the District Council owes the duty set out in Section 193 of the Housing Act 1996;
- (4) such other person as the District Council considers appropriate in its absolute discretion



Local Connection: A person who in relation to the **Relevant Area** is:

- a) Ordinarily resident in the Relevant Area for a continuous period of not less than five years ending with the date of application for housing accommodation
or
- b) A person who has resided in the Relevant Area immediately prior to the date of such application being made and has children, parents or grandparents who reside and have resided in the Relevant Area for a period of not less than five years at that date
or
- c) Has regular employment in the Relevant Area
or
- d) In the past five years has been forced to move away from the Relevant Area due to a lack of suitable accommodation

Relevant Area: Qualifying Person in accordance with the following cascade (first and subsequent lets)

- a) The Parish – Chalfont St Giles
- b) Neighbouring Parish
- c) Chiltern District Council administrative area
- d) Buckinghamshire
- e) Any Qualifying Person

Qualifying Person: Either

- a) An Eligible Person who has been nominated by the Council
- b) An Eligible Person not nominated by the Council



Appendix 6: Non-Planning Policy Proposals for Jordans Village

Introduction

A series of public meetings to identify the main Neighbourhood Plan issues were carried out in 2012 in Jordans Village specifically. A small steering group then produced a Consultation Document, which set out the main planning and community issues, and sought the opinions of residents by asking over 40 questions. Over 500 copies were distributed, and a response rate of 50% was achieved.

Local volunteers computerised the replies and comments, and the results were analysed by a volunteer market researcher. The results were presented and discussed at two public meetings in early 2014 and the steering group then produced an early draft Neighbourhood Plan for Jordans Village.

This document played an integral role in underpinning the production of this Neighbourhood Plan. A number of issues arose that do not relate to the use of land. It is felt important that these were retained in the form of Jordans proposals. These are set out below. The term Jordans refers to Jordans Village Green Belt Settlement.

Environmental Features, Maintenance and Conservation

The issue – environmental features, maintenance and conservation

The environment of the Jordans area is valued greatly by its residents, with almost all agreeing that the area's woodlands, fields, hedges, wildlife, historic buildings and sense of peace and quiet are either important or very important. The Village Green and the local path network were also mentioned as important local features.

The natural and historic environment would be altered irreparably by large developments, and while there are no current proposals for such developments in the Jordans area, the area lies close to London where there are strong pressures for further housing, employment and transport developments. Of course, the area supports some farming and equestrian activities, which may need to grow in the future.



The local environment is heavily influenced by human activity and requires regular maintenance and renewal. This can be done either in ways that conserve and enhance the environmental characteristics valued by residents or in ways that do not. Most residents agreed that if trees are removed in local woods, they should be replanted with native species, that existing hedgerows should be retained and that the fields should be kept as pastures. Some people remarked on the need for hedges to be trimmed along rights of way.

Jordans proposals

Local landowners are encouraged to:

- Use local species when planting woodland
- Maintain and retain hedgerows
- Retain fields as pastureland.

The issue – environmental improvements

While the environment of the Jordans area is highly valued by residents, there may be opportunities for further improvements.

- Ponds
- Wild flower meadows
- Planting of small copses and orchards.

While each would require some land and the expenditure of money, they would result in a more attractive environment for both wildlife and residents. Small ponds can be created to take surface water runoff.

Jordans proposals

Local landowners are encouraged to carry out environmental improvements, especially the creation of ponds, wild flower meadows, copses and orchards.



Important Trees

The issue - important trees

Mature trees form an important part of the landscape in the Jordans area, as well as an important habitat for birds and insects. Important trees that are visible from a public viewpoint and make a significant contribution to the amenity of an area can be protected by the use of a Tree Preservation Order (TPO) if the tree is under some form of threat. However, there are some significant trees that are not under threat, but should be recognised as being important to the local landscape. The Consultation Document asked for suggestions for important trees and those mentioned included:

- Horse chestnut at the corner of Seer Green Lane and Green West Road (which was planted at the highest point in the village);
- Beech tree on Seer Green Lane outside The Cottage;
- Lime trees on the Village Green;
- Line of oaks in Jordans Way and Long Wood Drive.

At some point in the future these, and other important trees, may be under threat from development and it will be necessary to request Chiltern District Council to place them under a Tree Preservation Order. They may die from disease or old age, when they should be replaced by a sapling of the same or similar species.

Jordans proposals

Important trees (those that are visible from a public viewpoint and make a significant contribution to the amenity of the area) should be protected by Tree Preservation Orders if they are under threat from development. If they die they should be replaced by a sapling of the same or similar species.

JVL residents and landowners will monitor these trees and notify CDC if they are concerned about the effects of new development proposals/individual planning applications.



Community Facilities

The issue – village school and nursery

Jordans has a First School and a Nursery School. The First School is maintained by the local authority, and caters for 66 children between 4 and 7, in 3 classes. The land on which the school sits is leased to the local authority by JVL. The nursery school is privately run, caters for children from 2½ to 5, and takes place in the village hall, for which it pays rent to JVL. However, there are not enough Jordans-resident children of the appropriate ages to fill either the school or the nursery, so both depend on children from elsewhere for their viability. Jordans School is not a feeder school for any middle or primary school in the neighbourhood. Jordans residents who wish their children to continue their education in the state sector therefore have no guarantee of admission to a nearby school at the age of 7.

Jordans proposals

JVL should continue to make every effort to manage the village estate in ways that enable more young children to live in Jordans, and work with governors and other local schools to ensure feeder status for Jordans school.

The issue – Jordans Village Hall

The hall was built by the village's pioneers as the visible centre of their community. At present it has a stage, an excellent piano, a kitchen, toilets, tables and chairs. However, it is nearly 100 years old, and is showing signs of its age. Its stage is rarely used now, except for storage, and though much has been done to mitigate this, its insulation is inadequate. There are sheds outside for storage, a small grassed area, and a small paved area that allows for limited parking. The hall is owned and managed by JVL.

Jordans Nursery School rents the hall every weekday during term time. Monthly village lunches and the annual village supper are held there, and JVL holds its management committee meetings there. It is used for parties and other events from time to time.

There are a number of shortcomings. Space is limited – the official capacity is 80 people. The walls are covered with the nursery's displays, which make it less attractive for teenage and adult events. Nevertheless, it is centrally located, which makes it a very convenient venue, and many people walk to it. Other locations – the school and the Meeting House – have disadvantages too. The Meeting House is not easily accessible at night, in the dark, or in inclement weather, and the school hall is set up for children and is often in use in the evenings.

Jordans has no youth club, and the village hall would be the best location for one, if the space were to be re-modelled so that equipment, displays and furniture for very



different uses could be easily changed, thereby allowing the same space to be used for many different purposes.

Jordans proposals

JVL should improve Jordans Village Hall so that it can cater easily for multiple uses in a way which is sympathetic to its listed building status. Additionally, its carbon footprint should be substantially reduced. The 1919 centenary could be a target date.

The issue - Jordans Quaker Meeting House

The Meeting House is the reason Jordans Village was created in 1919, though few residents these days are Quakers. It has many visitors from all over the world, notably Americans who come to see William Penn's grave. It has several rooms for hire of different sizes, which are extensively used. It is highly valued by residents.

However, since the sale of Old Jordans, the Jordans Quaker Meeting House has been more cut off from the village than before. Road access is possible, but parking space is limited to about 20 vehicles. It is easily reached on foot, but the walking route to and from the village is not clearly signposted and there is no information in the village about it, and little information at the Meeting House about the village. Residents would like this to be changed and support the idea of a heritage trail, provided signage is in keeping with the rural environment.

Jordans proposals

JVL and the Jordans Local Meeting should work together to create clearly signed walking routes, including a heritage trail that explains the historical links and the history of Quakers in the area.



Design

The issue - design

Residents sometimes want to make alterations, or add extensions, and occasionally there are proposals for new builds. Previous policies in this plan make reference to maintaining the character of the village. This plan identifies four zones in Jordans.

- Conservation Area
- Central Village
- Wider Village South
- Wider Village East

Each of these has different characteristics, and permission requirements may therefore vary with respect to the style(s) of house and the materials preferred, as well as environmental considerations.

Jordans proposals

JVL and the resident's associations for Dean Wood Road, Jordans Way and Longwood Drive are encouraged to develop design guidelines for their respective zones of the village, specifying style and materials criteria against which any planning proposals would be judged.

Economy and Infrastructure

The issue - local business

While most employed people in Jordans work outside the area, there are many working in the area, especially home workers, tradespeople and staff in the equestrian centres. The Consultation Document asked whether there would be a demand for shared working facilities and a shared craft studio. There was not. However, the idea of a local business directory, which would encourage and support local workers, gained substantial support. Over 50 respondents said that they would like to be listed in a local business directory and over half said that they would use such a facility to find services. In their comments, some suggested that this should be available electronically or that it should be combined with the existing Jordans directory of residents.

Jordans proposals

JVL is encouraged to provide a directory of local business services.



The issue – local tourism

The Jordans area attracts a number of tourists, principally to the Meeting House and the Youth Hostel provides low cost accommodation for visitors to the London area. The Mayflower Barn is also well known although it is now not open to the public. More visitors should be encouraged to come to Jordans Village by providing better information about its history, perhaps on a board on the Village Green and on the Village website. Directions between Jordans Village and the Meeting House could be improved. More tourists may benefit the Village Shop through sales of refreshments, but may also increase parking problems on the Village Green. Over 70% of respondents to the Consultation Document supported the idea of providing an information board about the history of Jordans Village and of improving the directions between the Meeting House and Jordans Village (see Proposal 3.2 above). Others expressed concern about the visual impact of additional signs and pressure on car parking spaces. Some respondents commented on the need to improve pathways and signage between the Seer Green and Jordans railway station and the Youth Hostel. At the Youth Hostel there have been several plans to upgrade its facilities but these have not progressed. While road access along Welders Lane is poor, the Youth Hostel does provide an important facility both locally and regionally. Over 60% supported the principle of development at the Youth Hostel, while some commented on the need for any development to retain the Hostel's existing character.

Jordans proposals

JVL should provide an information board about the history of Jordans Village. JVL, Jordans Local Quaker Meeting and Buckinghamshire County Council are encouraged to work together to provide information and appropriate signage between the Meeting House, Youth Hostel, Jordans Village and the station.

Transport

The issue – footpaths, cycle paths and bridleways

Whilst Jordans has many footpaths, limited bridleways and a few routes suitable for cyclists, use of these facilities is frequently hampered by the need to access them by passing along sections of country lanes, which are extremely dangerous for walkers, cyclists and horse-riders. Most significant amongst these are parts of Jordans Lane and Twitchells Lane.

Jordans proposal

Chalfont St Giles Parish Council should collaborate, with other interested parties such as the Chiltern Society and cycling and horse riding associations, plan and introduce



suitable new facilities to resolve road safety issues around Jordans in discussion with the appropriate highways authority.

The issue - footpaths

The network of footpaths in and around Jordans is comprehensive and generally well maintained. The footpath system is not always suitable for people without appropriate footwear and facilities such as footpaths with good surfaces alongside roads are not generally available. Whilst the footpath network is good, there are significant numbers of houses that do not have safe and convenient access to it.

Jordans proposals

For walkers, Buckinghamshire County Council, Chiltern District Council and Chalfont St Giles Parish Council and the relevant land owners are encouraged to introduce new access routes to the footpath network for those groups of houses that do not have safe and convenient access at the moment.

Buckinghamshire County Council, Chiltern District Council and Chalfont St Giles Parish Council and the relevant land owners should investigate the possibility of providing pedestrian paths alongside the roads in the district with attention to routes from Seer Green station to the Jordans Meeting House and Youth Hostel. Such footpaths should be suitable for walkers without specialist hiking footwear.

The issue - cycle paths

In contrast to the facilities for walkers, those for cyclists are lacking with no safe access to the neighbouring communities of Chalfont St Giles, Chalfont St Peter and Gerrards Cross. The available routes to Seer Green and Beaconsfield are less dangerous but could still be improved. There is a need to develop cycle routes off the narrow lanes in the area to allow cyclists to be separated from motor traffic at the most vulnerable places.

Jordans proposals

For cyclists, Buckinghamshire County Council, Chiltern District Council and Chalfont St Giles Parish Council should develop safe routes in the Jordans area including links to nearby towns and villages with particular emphasis on resolving the problems associated with Jordans Lane and Twitchells Lane. At the same time ensuring that the existing arrangements for walkers are not compromised.

The issue - bridleways

There are at least 6 locations in Jordans where horses are kept - several have extensive livery facilities. Whilst these may have local grazing and exercise facilities, there is a need for riders to reach other areas with more extensive riding facilities in safety, such as Hodgemoor Woods. At present horses based in Jordans have to be



taken along dangerous roads to achieve this. The establishment of bridleways and permissive trails to link the locations where horses are based to locations where they can be ridden is required.

Jordans proposals

For horse riders, Buckinghamshire County Council, Chiltern District Council and Chalfont St Giles Parish Council should develop safe routes in the Jordans area with particular emphasis on access to Hodgemoor Woods and other such exercise areas whilst avoiding the need for horses to use Jordans Lane and Twitchells Lane. At the same time ensuring that the existing arrangements for walkers are not compromised.

The issue - parking in Jordans Village

Whilst parking in the village is not normally a serious problem for those visiting the village except at school and nursery drop off and collection times, it is for many of the residents in the village. Most affected are the residents of Green West Road where there is a serious lack of off-street parking and where residents are in competition for spaces with those visiting the shop or functions at the Village Hall. In common with most places with schools, traffic increases dramatically when the school children arrive and leave. With the School at the end of Puers Lane, despite strenuous efforts to keep cars away from the area, the problem remains. Schemes such as "Green Walk" where children are walked to the school from the Village Green help to reduce the congestion in Puers Lane, but there is still a considerable parking problem in the Village during the "school run" times, compounded by traffic for the nursery at the Village Hall.

Jordans proposals

JVL owns many properties in the centre of the village including the Village Hall and Cherry Tree Corner. Any changes or developments to these and other JVL properties should be planned, if possible, to provide additional parking capacity for the village as well as just the needs of the development under consideration.

Jordans to explore transport objectives directly with BCC rights of way and transport teams.

The issue - speeding in and around Jordans

As in most communities, there are times when people drive too fast within the village. However, the main problem is the roads outside the central village, notably Jordans Lane and Twitchells Lane which are narrow and twisty and, to a lesser extent, Longbottom Lane which is much straighter and more open but vulnerable to fast driving. Jordans Lane and Twitchells Lane are also so narrow in places that large lorries and buses can barely pass each other. As it is not practical to eliminate large vehicles (such as delivery vans, refuse trucks, school buses and so on), there is a clear



need to take further steps to avoid excessive speed. The new 30 mph has had a significant beneficial effect but has not resolved the problem.

Jordans proposals

Buckinghamshire County Council should consider further ways to reduce the speed of traffic on Jordans and Twitchells Lanes without resorting to unrealistic speed limits below 30 mph, which may be ignored by the majority of motorists.

Chalfont St Giles Parish Council should install speed indicator display signs at each end of the narrowest section of Jordans Lane and spanning the entrance to Jordans Village indicating when the 30mph limit is being exceeded. In due course, similar action should be taken on Longbottom Lane in the area where Wilton Lane, Deanwood Road and Farm Lane meet Longbottom Lane.

Buckinghamshire County Council should consider widening the narrowest sections of Jordans and Twitchells Lanes.

JVL, as owner of the relevant properties, should examine the options to improve visibility for drivers when turning out of the village. The possibility of cutting back hedges should be considered and all other options explored.



Appendix 7: The Management of Jordans Village

Jordans Village Limited

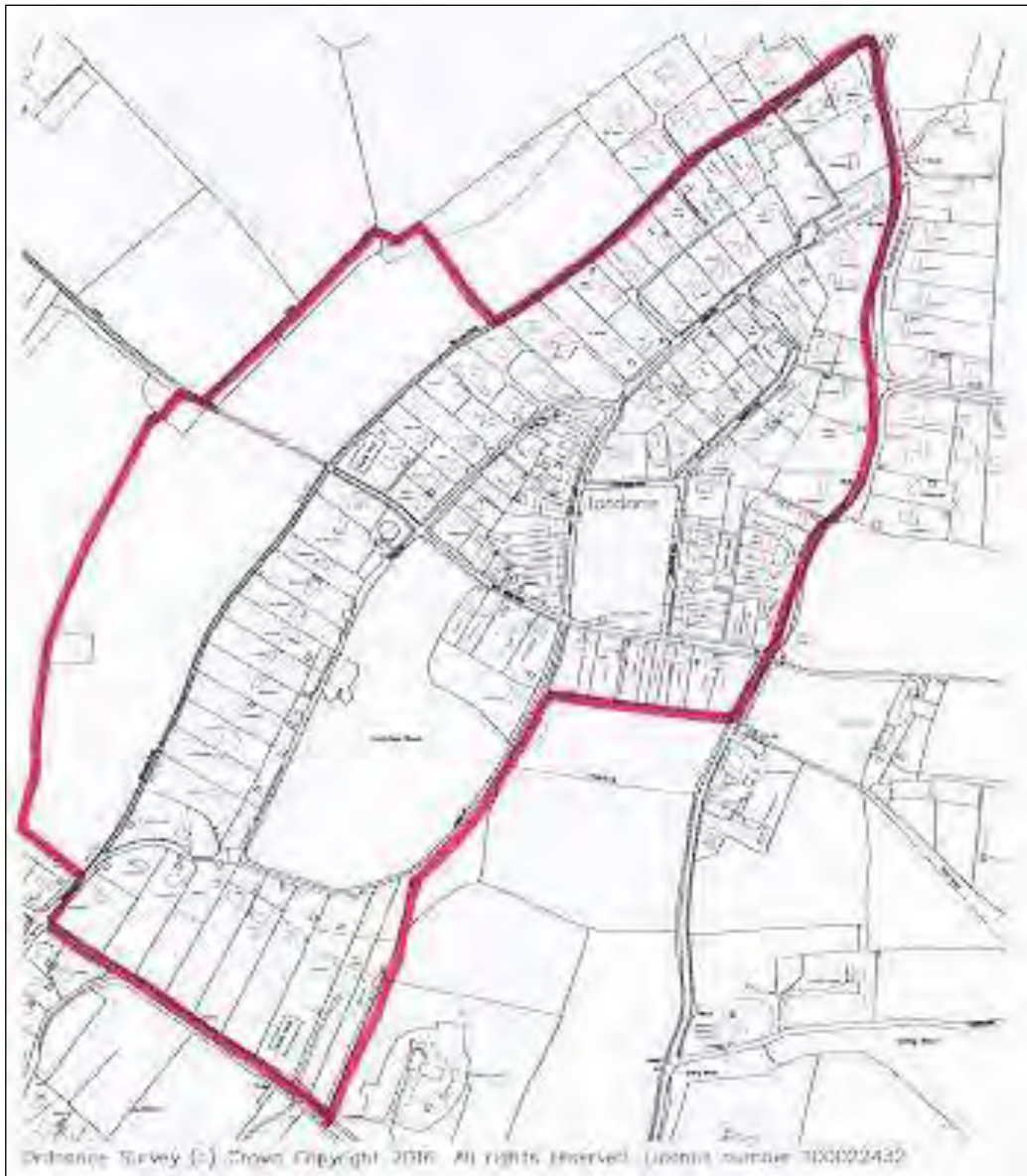
Jordans Village Limited (JVL) was set up as a co-operative in the form of a limited company in 1920. The idea of creating a unique Village Estate took shape in 1915-1916 when land became available and enabled the Society of Friends (Quakers) to preserve the surroundings of the Jordans Meeting House. JVL continues to operate today. It owns the land set out in Map A below. Jordans Village Industries was formed as a company to lay out the village, build the roads and construct the houses using local materials from bricks to door hinges. However, it had not bargained for post war inflation which made it impossible to maintain the individual hand-crafted approach. Jordans Village Industries was forced into voluntary liquidation in 1923.

The development of the village continued with the building of private houses in most of the village plots, and with the development of Jordans Way, Longwood Drive and Dean Wood Road in the 1950s and 1960s as private estates. Each of these roads has its own residents' association, with responsibility for the upkeep of the roads and common parts. As well as managing its properties, JVL also maintains the roads and open spaces in Jordans, financed by a charge on all households in the village estate, in order to preserve the original character of a garden village. It should be noted that there are some residential freeholds within the area.

JVL also operates a Management Scheme under which JVL's approval is required for alterations, extensions and developments of properties, including privately owned properties, in the village estate. This followed the granting of a "certificate of good management" by the High Court, and provides a permanent safeguard to the appearance and future of the village.



In recent decades JVL has built four flats for the elderly, and in the area surrounding Jordans, there has been an increase in equestrian activities. JVL Ltd has its own Planning Committee, which reviews each application, carries out a site visit if necessary, and makes a recommendation to JVL's Management Committee, which is elected by the shareholders of JVL. This creates a unique level of planning control of the land owned by the JVL.



Map A: Jordans Village Estate Boundary



The latest JVL planning guidance is called Jordans Village Ltd: Planning Policy, March (2016). This is currently being updated. For more information on Jordans Village Estate's Planning Guidance please contact:

Jordans Village Ltd Registered No. 7533R

Estate Office, Seer Green Lane, Jordans, Buckinghamshire, HP9 2ST Tel: 01494 875177

E-Mail: estateoffice@jordansvillage.co.uk www.jordansvillage.co.uk

Other Residents Associations in Jordans

Long Wood Drive Management Limited (LWDM) is owned by the residents of Long Wood Drive with equal shares per household. The company's function is to manage and maintain this land, road and verges for the benefit of the residents. This role includes ensuring that a range of covenants on the properties in the road are enforced whenever property developments are planned. LWDM differs from Jordans Village Limited in that it owns no properties. LWDM operates largely in a positive way through agreed consent and has never had to resort to legal process.

Deanwood Road Residents Association Limited (DWRRA) is owned by the residents of Dean Wood Road with equal shares per household. The company's function is to manage and maintain the road, the spinney and verges for the benefit of the residents. DWRRA differs from Jordans Village Limited in that it owns no properties. DWRRA operates largely in a positive way through agreed consent and has never had to resort to legal process.

Jordans Way Residents Association (JWRA), which was founded in 1989, manages the upkeep of the road and verges of Jordans Way and Meadowside for the 28 houses that now have access on to these roads. The remit of JWRA Ltd is very broadly defined in the Articles of Memorandum of Association but it limits its activities to maintenance of the road and it transfers responsibility for upkeep of the verges to each dwelling house. It is funded by contributions from these residents.

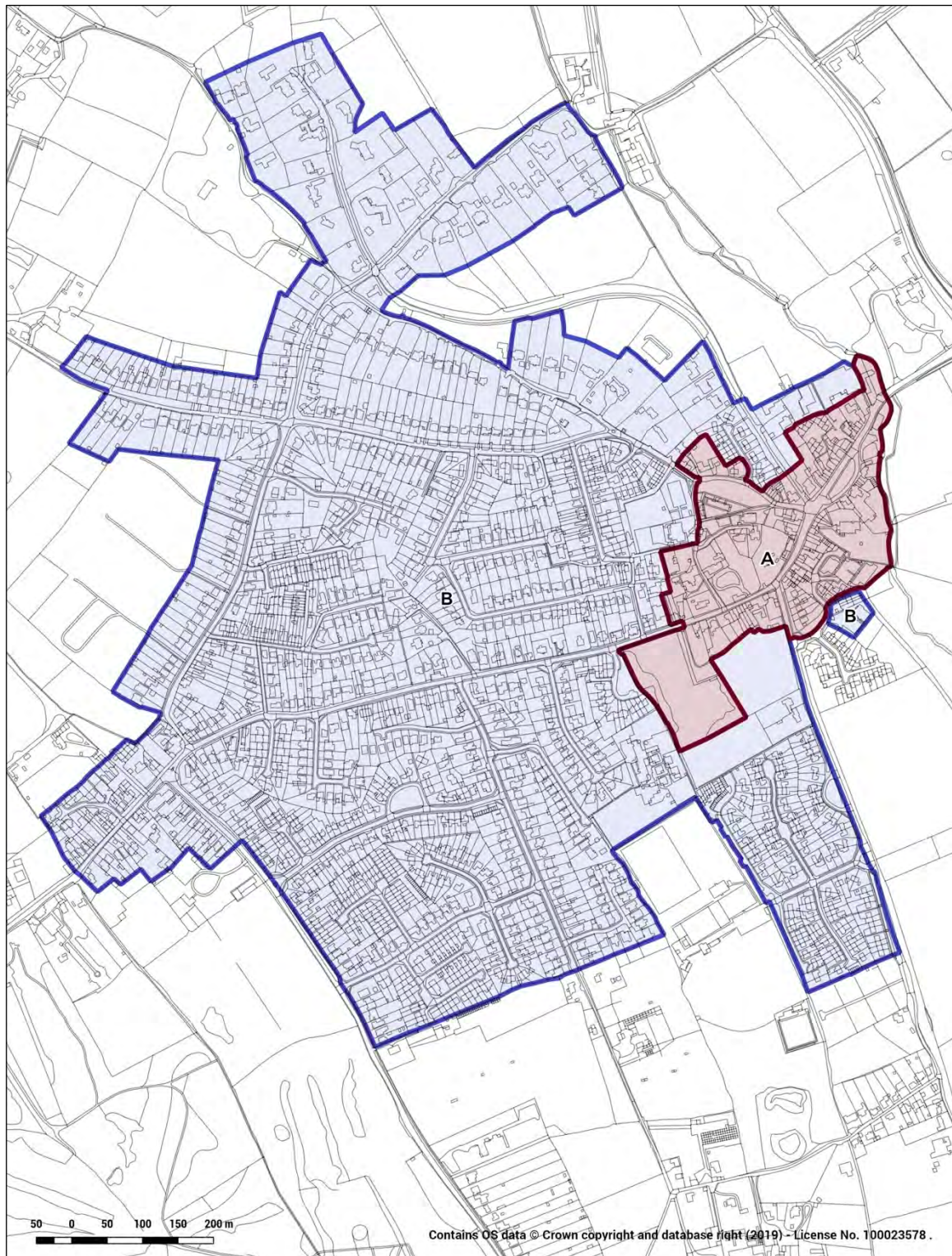


**Neighbourhood Plan for Chalfont St Giles Parish
2014-2036**

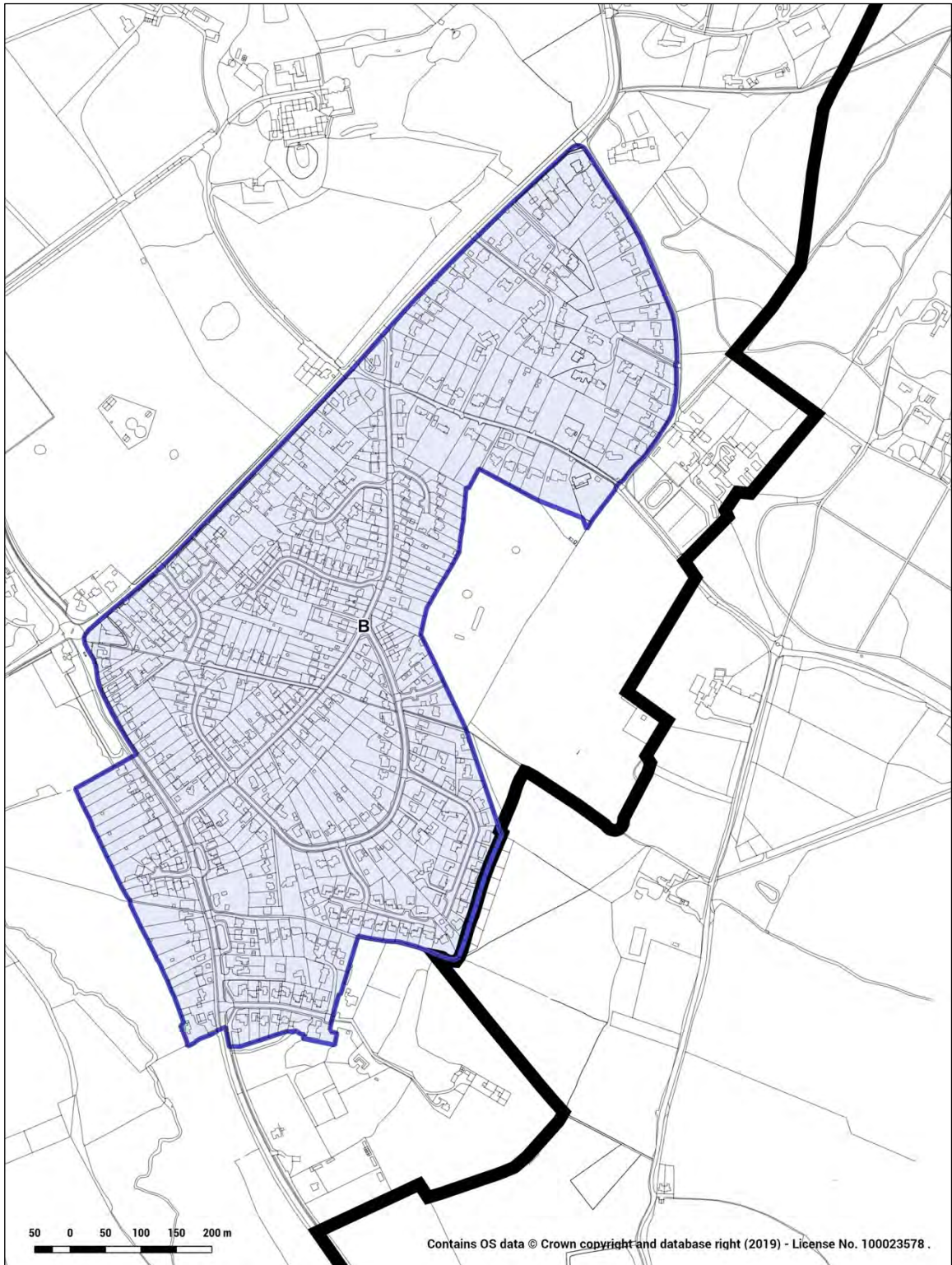


Appendix 8: Character Zones – Inset Plans

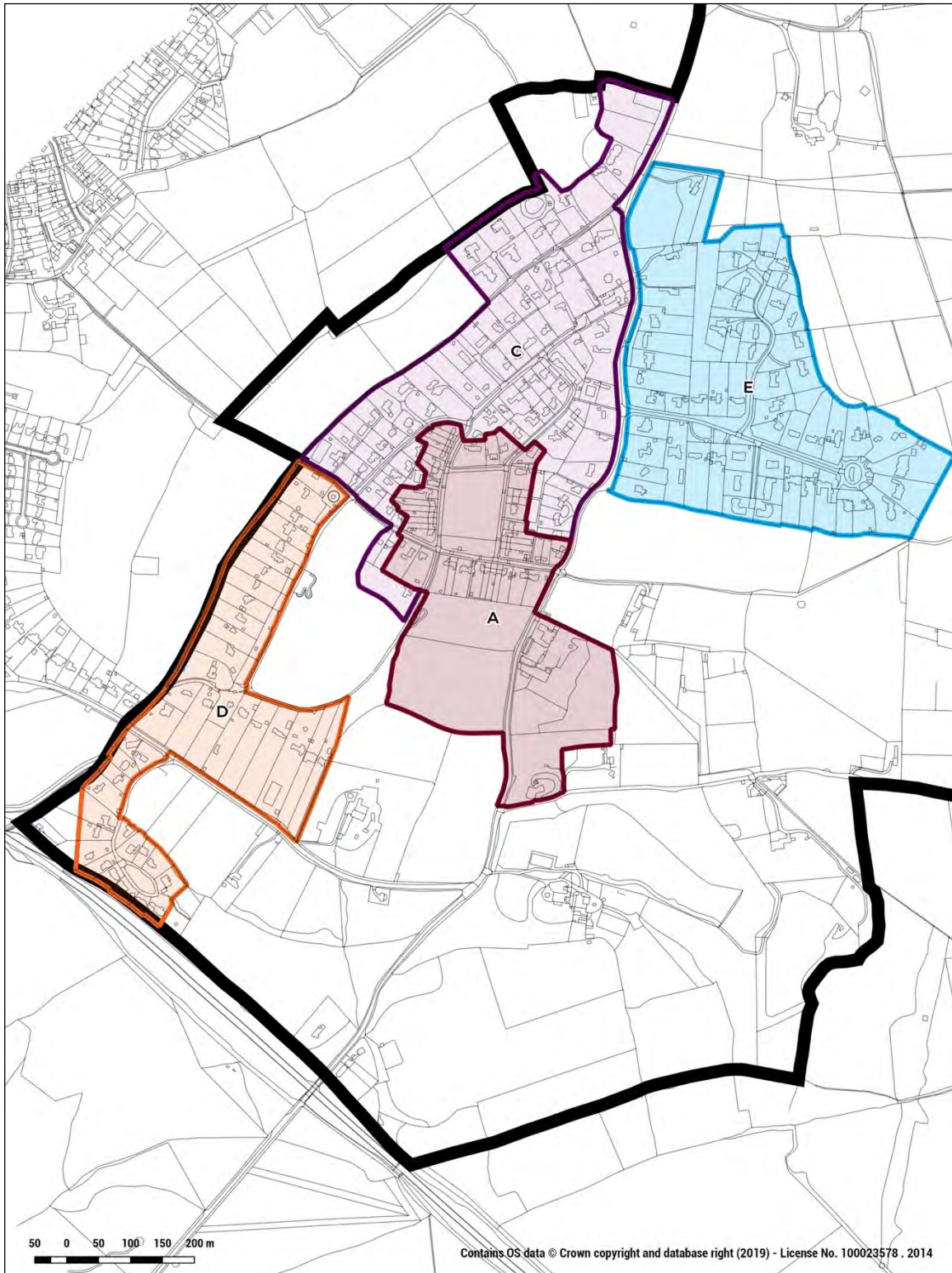
Inset plans of the Character Zones identified on Map 12 are presented over the following pages.



CHARACTER ZONE INSERT PLAN 1: (A) Chalfont St Giles Conservation Area (B) Chalfont St Giles Village



CHARACTER ZONE INSERT PLAN 2: (B) Chalfont St Giles Village



CHARACTER ZONE INSERT PLAN 3: (A) Jordans Village Conservation Area (C) Jordans Central Village (D) Jordans Wider Village South (E) Jordans Wider Village East



Appendix 9: HS2 Safeguarding Route

The map included overleaf identifies the safeguarded High Speed 2 (HS2) route through the parish.



Glossary of Terms

Adoption – The final confirmation of a development plan by a local planning authority.

Affordable housing - includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Area of Outstanding Natural Beauty (AONB) - An area with statutory national landscape designation, the primary purpose of which is to conserve and enhance natural beauty. Together with National Parks, AONBs represent the nation's finest landscapes. AONBs are designated by Natural England.

Change of Use – a material change in the use of land or buildings that is significant for planning purposes e.g. from retail to residential

Community Infrastructure Levy (CIL) - allows Local Authorities to raise funds from developers undertaking new building projects in their areas. Money can be used to fund a wide range of infrastructure such as transport schemes, schools, health centres, leisure centres and parks. Parishes with a Neighbourhood Plan will receive 25% of any community infrastructure levy arising from developments in their area compared to parishes without a Neighbourhood Plan who will receive 15%.

Conservation Area - an area of special architectural or historic interest, the character or appearance of which is preserved by local planning policies and guidance.

Development Plan - Includes the adopted Chiltern District Local Plan (and any future adopted Local Plan which may replace it) and Neighbourhood Development Plans which are used to determine planning applications.

Evidence base - The background information that any Development Plan Document is based on and is made up of studies on specific issues, such as play areas or housing mix, facts about an area or views from stakeholders; for example SHLAA (Strategic Housing Land Availability Assessment).

Independent Examination - An assessment of a proposed Neighbourhood Plan carried out by an independent person to consider whether a Neighbourhood Development Plan conforms with the relevant legal requirements.

Infrastructure – Basic services necessary for development to take place. For example, roads, electricity, sewerage, water, education and health facilities.



Infill Development – small scale development filling a gap within an otherwise built-up frontage.

Listed Building – building of special architectural or historic interest.

Local Planning Authority - Local government body responsible for formulating planning policies and controlling development; a district council, metropolitan council, county council, a unitary authority or national park authority. For Chalfont St Giles this is Chiltern District Council and Buckinghamshire County Council.

Neighbourhood Development Plan – A local plan prepared by a Parish Council for a particular Neighbourhood Area, which includes land use topics

Open Space - All space of public value, including public landscaped areas, playing fields, parks and play areas. Also including not just land, but also areas of water such as rivers, canals, lakes and reservoirs, which can offer opportunities for sport and recreation or can also act as a visual amenity and a haven for wildlife.

Permitted Development – comprises certain categories of minor development as specified in the General Permitted Development Order, which can be carried out without having first to obtain specific planning permission.

Planning Permission - Formal approval granted by a council (e.g. Chiltern District Council / Buckinghamshire County Council) in allowing a proposed development to proceed.

Public Open Space - Open space to which the public has free access.

Rural Exception Sites – Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Section 106 Agreement – Planning obligation under section 106 of the Town & Country Planning Act 1990, secured by a local planning authority through negotiations with a developer to offset the public cost of permitting a development proposal. Sometimes developers self-impose obligations to pre-empt objections to planning permission being granted.

Significance (for heritage policy) - The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.



Stakeholder – People who have an interest in an organisation or process including residents, business owners and national organisations and government departments

Sustainable Development – An approach to development that aims to allow economic growth without damaging the environment or natural resources. Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

Use Classes Order – The Town and Country Planning (Use Classes) Order 1987 (as amended) is the statutory instrument that defines the categories of use of buildings or land for the purposes of planning legislation. Planning permission must be obtained to change the use of a building or land to another class.



**CHALFONT ST GILES PARISH
NEIGHBOURHOOD PLAN 2014 -2036**

**FOR FURTHER INFORMATION PLEASE VISIT THE
CHALFONT ST GILES PARISH COUNCIL WEBSITE:**

WWW.CHALFONTSTGILES-PC.GOV.UK

Email: clerk@chalfontstgiles-pc.gov.uk

Twitter: [@cstgilespc](https://twitter.com/cstgilespc)