



CHALFONT ST PETER

VILLAGE DESIGN STATEMENT

Consultation Draft 25 March 2010

Chalfont St Peter

Village Design Statement

Section	Page
1. Introduction	3
2. Historical Context	5
3. Landscape	9
4. Landmark Buildings	13
5. Roads and Footpaths	18
6. Transport	22
7. Houses and Buildings	25
8. Water Supply and Disposal	35
9. Schools	39
10. Community Facilities	41
11. Commerce and Retail	44
12. Wildlife	46
13. Sustainability	51

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1. Introduction

What is a Village Design Statement?

A Village Design Statement (VDS) is one of several planning documents intended to provide design guidance for any proposed changes within a parish. It provides an opportunity for the community to have input into the quality of designs and layout proposed through the planning system. Accordingly, part of the task of producing this VDS has been to establish the priorities, wishes and hopes of the community and to reflect these in the VDS. This Statement also transmits these views to the local Parish Council and to Chiltern District Council's planning department.

The VDS is produced by the community for use by developers, councils, residents and applicants in general to ensure that any new developments within the parish boundary are located and designed to reflect local characteristics and the qualities that the people in our village value. It will inform major or minor applications, or may influence plans which either already have, or do not need, planning approval. It is not a stand-alone document; it has to conform to government guidance and the Local Development Framework, but it aims to identify, in detail, the key valued characteristics of Chalfont St Peter.

Once adopted by Chiltern District Council, the VDS will have status as Non-Statutory Planning Guidance and will be considered alongside the Local Development Framework and Core Strategy. As such, the document has real influence and this influence has been demonstrated in other areas of the country where VDSs have been instrumental in shaping the response to planning applications

Situated within London's Green Belt, Chalfont St Peter is under increased pressure for housing development within its boundaries. Most residents feel that Chalfont St Peter is special in many ways and would like to see any development being planned sympathetically to protect the character of the village and, in particular, its buildings and open spaces.

The VDS is not about preventing change but managing it and even initiating it in the most constructive way for the community and its residents in the future.

How the Chalfont St Peter VDS was produced

The Chalfont St Peter VDS was initiated at a public meeting in the Parish Council offices in June 2009. A working group was formed in early November and responsibility for the 13 primary sections was divided among the members according to their knowledge and interests. An interim document was supplied to the Parish Council for submission to Chiltern District Council in late January 2010.

Background information from the Village Appraisal Group's 'Managing Change' document, produced in April 2009, has been used in this Statement, as has information from the Parish Council's consultation questionnaire conducted in November 2009. There was an

overwhelming response to this latter exercise and the high reply rate enabled this VDS to be created with confidence that it is representative of the villagers' views.

Once a first draft had been prepared, it was presented to the residents in the village and interested activity groups, to seek their comments and endorsement before final presentation to the Parish Council and Chiltern District Council. This was achieved in March 2010.

The VDS has been supported by funding from the Parish Council and invaluable guidance from Planning Aid South.

2. Historical Context

The earliest known reference to Chalfont is *Ceadeles Funta* (Ceadel's Spring) which first appears on a Saxon Charter of 949 AD in the reign of King Edred. Chalfont, however, is more ancient than this as finds of flint tools suggest habitation in prehistoric times with later traces of Iron Age and Roman settlement.

The Battle of Hastings in 1066 was a defining moment for the village of Chalfont St Peter itself when it went from the hands of its Anglo-Saxon lord, Leofwine, brother of King Harold, to the hands of the Norman Bishop Odo, William the Conqueror's half-brother and the Bishop of Bayeux who commissioned the tapestry.

In the Domesday Book of 1086 Chalfont is shown in two forms - *Celfunde* (which would later become St Peter) and *Celfunte* (later to be St Giles). It was not until the 12th century when the church was dedicated to St Peter that the village became Chalfont St Peter.



Detail from the Bayeux Tapestry showing William the Conqueror (centre) with Bishop Odo on his right

In 1196 Roger Turville bestowed the manor, church and land of *Chulfunte Sancti Petri* to Missenden Abbey and the Abbot held his ecclesiastical court in The Grange for 344 years until the dissolution of the monasteries, then it was acquired in 1540 by Robert Drury.

The Drury and Bulstrode families owned the manor for the next 97 years when, in 1637, Isaac Penington (the Elder), an influential Parliamentarian and Lord Mayor of London, bought The Grange and passed it on to his son, Isaac, who was a devout Quaker and whose step-daughter became the wife of William Penn. The Grange became a meeting place for Quakers; George Fox, the religion's founder, visited in 1658.

The Grange was bought in 1665 by Arthur Trevor, a relative of Judge George Jeffreys, and was later acquired by Jeffreys himself in 1680 and he lived there while his house at Bulstrode was being rebuilt after a fire. He held his court at The Greyhound Inn and while he was in the village James II's troopers were stationed in Barrack Yard. Following the flight of James II into exile, Judge Jeffreys was taken to the Tower of London where he died in 1689.



The Grange before it was purchased by the Holy Cross Convent for girls

Subsequent occupiers included political economist John Bellers, Lieutenant General Terence O’Loghlin who fought in the Napoleonic Wars, Captain Richard Meredith (Royal Navy), Thomas Wright and Adolph Fass.

The last private owner was Mr J Leeming who sold The Grange in 1929 to an order of Catholic teaching nuns when it became known as The Holy Cross Convent for Girls.

Chalfont Park, to the south of the village, was once known as the ‘Ould Place’ and was acquired in 1232 by Ranulf Brito, Henry III’s treasurer. In the 1700s Sir Robert Walpole’s daughter, Maria, and her husband, Sir Charles Churchill bought Chalfont Park and her half-brother, Horace Walpole, was a frequent visitor; it was he who encouraged the couple to gothicise the old house.



The latest in the many faces of Chalfont Park House

The estate was bought by Thomas Hibbert in 1794 and the Hibbert family were great benefactors to Chalfont St Peter with gifts of allotment land (Love’s Delight), an infant school and two almshouses in plain gothic architecture (pulled down in 1962). The family also gave and endowed the Cottage Hospital in 1871.

Edwin Lutyens worked at Chalfont Park in the early 1900s and collaborated with Gertrude Jekyll in laying out an Italian Garden. In 1922 Chalfont Park opened as an hotel and a golf course was created. During World War II it was used as a convalescent home for servicemen and later became the headquarters of British Aluminium.

Recent times

In the closing years of the 19th Century, a large part of Chalfont St Peter Parish was transferred to the new parish of Gerrards Cross. With the coming of the railway to Gerrards Cross came the demand for more houses and Chalfont St Peter grew. This development included North Park which was built in 1907; the Firs Estate was built between 1910 and 1930. Both are conservation areas. Common Downs Estate covered the high ground above the hospital and to the north of Gold Hill. The Peterville Estate north of the village followed in 1921 and soon afterwards Swan Farm was sold and became Chalfont Heights.

Much of this development was carried out at a cost to the village however. Late in the 1960s Hill Farm, with a 14th century hall, was demolished to make way for a mixture of terraced, semi-detached and detached housing. Chalfont St Peter has suffered regrettable losses of its historic buildings over the years.

Barn from Hill Farm reconstructed at COAM

(Photo courtesy of COAM)



Grange Lodge, a classical gate house, was removed in 1962 as were two almshouses. The Georgian vicarage, Adstock, to the Parish Church was knocked down to make way for a car park and 15th Century cottages were demolished to make way for the unloved precinct shops and car park.

As Colin J Seabright wrote: *"The heart of Chalfont St Peter remained unchanged until the twenties, when the new shopping area of Market Place was created in Gold Hill Lane. In the thirties the first wave of demolition hit Chalfont St Peter with the clearance order on the historic cottages of Barrack Yard between the High Street and the river. Much more destruction was to come thirty years later, when road works to ease the traffic flow on the A413 road brought the wholesale demolition of the outer part of Chalfont St Peter towards Gravel Hill. Also in the sixties, more of the High Street was replaced by a concrete shopping precinct."*

'Chalfont St Peter and Gerrards Cross' by Colin J. Seabright



Village centre buildings before the Precinct was built; The George is on the left



One of many 16th century buildings sadly demolished

Over the past 50 years or so, the settlement area covered by this VDS has become not only significantly enlarged but also more densely populated. A significant majority of inhabitants believe that in the 1960s and 1970s the village suffered too many examples of unpopular design with the rapidly changing spacial built environment. This has made them all the more anxious to protect the positive features of the distinguished heritage that still survive.

While the rest of this document concentrates largely on design guidelines that are intended to meet future needs and aspirations, those who live in and around this attractive village have the right to expect that the eventual fulfilment of the aims presented here will also pay heed to protecting the remaining rich legacies of architecture and landscape which Chalfont St Peter has inherited from previous generations.

3. Landscape

A predominant feature of the village is its remarkable changing landscape with each season stamping its own special characteristics on the outstanding scenery. Stretching along two miles of the River Misbourne's route on its way to join the River Colne, Chalfont St Peter has all the intrinsic ingredients of a typical valley bottom village.

This maximises the geological assets of the broad valley's east and west escarpments providing outstanding panoramas across a very pleasant, undulating countryside, lying on the edge of the Chiltern Area of Outstanding Natural Beauty. The abundance of trees, woods and well established hedgerows make a major contribution to this exceptional environment. It is blessed with a number of defined open spaces, available for public recreation and relaxation. Gold Hill and Austenwood Commons, Mill Meadow, Cheena Meadow, and Lady Gibb Millennium Wood.



Playgrounds are located on Gold Hill Common, Mill Meadow and Cheena Meadow.

There are also a number of other smaller green spaces between buildings and roads, as well as two allotment areas.



Love's Delight allotments

Tree top view across valley east to west

The village's principal side roads on either side of the Misbourne valley mainly converge in an inverted delta-fashion towards the The Greyhound roundabout on the A413. This is the pivotal point of the road network providing access to all four points of the village compass.

The western side of the village, where the The Grange is situated, embraces some of Chalfont St Peter's oldest landscape features such as the Gold Hill and Austenwood

Commons. Both enjoy a wealth of wooded areas with a mixture of old oak, elm and beech interspersed with gorse and some fine coarse grasses.

Gold Hill Common takes its name from the gorse bushes which once covered it and occupies 20 acres. It features a 40% grass slope which is a major local attraction especially when snow falls.



These trees hide the school buildings on The Grange site.

The eastern escarpment is the more acute slope of the valley and here the roads rise more sharply up to the Denham and Chesham Lanes, both running virtually parallel with the route of the A413. On this side of the village is Chalfont Common, another of the village's distinctive open, green features.

Whether you are a traveller from the south or the north, another of Chalfont St Peter's unmistakable assets is the variety of trees and hedges that seem to go on forever. Approaching the village from the west or east over the valley escarpments, the summer traveller looks down on a canopy of green tree tops.

Nothing interrupts these views, which have been diligently preserved down the centuries, as the area has taken on new dimensions and sympathetically accepted the progress of the built environment.



Typical street view when looking west to east



Trees dominate views around the village

River Misbourne

This community's dominant landscape feature is its river. The original settlement of this area would have been dictated by the availability of water and today, local surveys confirm that residents of the valley still look upon the Misbourne, "our river", as an important asset to the Chalfonts. Days when it flowed more regularly are fondly remembered and a return to better flows is a widely-held wish.

The Misbourne is a Chalk Stream, a globally rare and threatened habitat which is listed in Annex 1 of the European Habitats Directive and identified by the UK Biodiversity Steering Group as a key priority habitat. It is fed by groundwater retained in the chalk aquifer and a characteristic is the tendency for their headwaters to dry out seasonally when the aquifer becomes starved of replenishment from rainfall.

The Misbourne is unusual in that it also dries out in its middle reach, the stretch through the Chalfonts. It is now widely accepted that the frequency and duration of the Misbourne's dry periods has increased over the last century, in step with the increase in local abstraction of groundwater. An alleviation programme implemented in 1998 reduced abstractions and thereby improved river flows upstream but signally failed to improve flows through the Chalfonts.

Further reduction in abstraction is out of the question until new major sources of supply become available, but the Chiltern Society and Chilterns Conservation Board believe that a promising alternative strategy is the restoration of leaky upstream reaches damaged by earlier human actions, which should encourage a more reliable flow through the Chalfonts. Ways and means of achieving this are under investigation in talks with the Environment Agency.

Aquatic flora and fauna include many different species of slugs, centipedes, snails, pond snails, water fleas, water lice, fresh water shrimps, dragonfly larvae, mayfly larvae, phantom midge larvae, daphnia, ostracods, frogs, newts, lesser duckweed, ivy duckweed, water moss, blanket weed, queen bumblebees, red damselflies, blue damselflies, common frog, common toad and palmate newt.

One particular section of the river channel deserves special attention. This is the old swimming pool opposite the tennis courts at the upstream end of Mill Meadow. This spring-fed wetland area is the first to be watered when flow returns after drought and a refuge for aquatic invertebrates when the river dries out.

In a Chalfont St Giles Market Town Health Check questionnaire for Action Plan 2008, 92% of respondents thought return of the river and work to enhance the river corridor through the Chalfont parishes was important, with 45% rating this as *very* important.

Guidelines:

1. Retain the natural appearance to the village environment, i.e. tree cover, surroundings, open spaces, houses with gardens, tree-lined roads.
2. Avoid further green space destruction.
3. New development should not impair the valued open vistas within the parish
4. The highly valued open spaces (name them) should maintain public access and should not be encroached upon by buildings.
5. New development should use natural boundaries, especially in areas where hedgerows and trees are currently used. All boundaries shall be in harmony with neighbouring properties.

Recommendations:

1. To obtain Environment Agency action to restore water flow
2. Planning applications for sites previously undeveloped or partially developed should be accompanied by a detailed tree survey and arboricultural report that includes an assessment of all trees and their contribution to the overall character and setting of the area.

4. Landmark Buildings

The Grange

The Grange is on a sloping site, which falls at approximately the same angle as Market Place, occupying approximately eight hectares. The current buildings on the site date from the early Victorian era although there are cellars and foundations from the medieval structure beneath. The site has never been fully investigated as access has always been difficult or contentious. There is a chapel and a graveyard for nuns who have served the order.

On the site are all the facilities for a school, capable of accepting more than 350 pupils. Classrooms are located in a two-storey, L-shaped modern building and a new assembly hall was built above the indoor swimming pool. Bedrooms for the pupil boarders and nuns were built close to the old assembly hall. A separate dining room for pupils and nuns was serviced by its own large kitchen. Within the grounds are facilities for many sports activities.

Excavations by badgers, foxes and builders in the upper and woodland areas have revealed a thick layer of chalk, containing flints.

Entering the site from Gold Hill Common, there is an area of mixed woodland, with mature beeches, oak, sycamore, conifers (larch, fir and pine), lime, wild cherry, yew and ash. The understorey includes cherry, laurel, holly, hazel, elder and bramble, all providing food for wildlife. Within this area there is a small dense copse of yew, which for many years has provided essential winter shelter for gold-crested wrens.

There is a large composting area, which receives debris from the grounds and gardens, which is worked over in the winter by the badgers and other mammals. In this woodland is the main badger sett, and three outliers which are used periodically during the year. Owls and sparrow hawks are regularly heard and seen.



A recent view of The Grange with new classroom block on the right

From the front entrance of The Grange, there is an extensive view of the playing fields and tennis courts. There are also mature specimen trees; a cedar and a beautiful parkland example of a hornbeam. The mown areas are regularly foraged by green woodpeckers and by badgers. This is fringed by mature trees screening the site from Market Place, a supermarket and the developments bordering Lower Road.

At the Lower Road entrance to The Grange where there is a new development under construction for the current owners, there is a row of mature lime trees leading up to the tennis courts. To the left of the limes is an area of roughly-mown grassland, planted with many and varied old fruit trees. These, together with the limes, provide nectar and fruit for insects, birds and mammals. Winter migrants flock to feast on the fallen fruit every winter, and the lichen-covered branches of the old trees are regularly searched by greater-spotted woodpeckers. Returning to the Lower Road entrance there is a large mature oak tree to the rear of the property 'White Webbs', which is a reasonable example of a specimen tree and should be preserved.

The Grange site was studied over a period of 18 years and a wide list of species recorded; several times each week during term-time the site was visited by staff and girls, an active wild-life club, and observations made. The Grange site has always been regarded as a good stronghold for tawny owls, which are still present.

So many different birds are in evidence on the site that it is clearly an important site for local bird life; in addition to those mentioned above, sightings have been made of jays, fieldfares, pied wagtails, grey wagtails, wood pigeons, wrens, moorhens, house-martins, cuckoos, goldfinches, linnets, redpolls and geese. Coal tits are present with a good population in evidence sharing the conifers present on The Grange site with a good population of gold crests. Mistle thrushes are very noticeable around the site from November to spring.

It is therefore extremely important to the local wildlife that if there is to be residential development of the site, this should be carried out as houses with gardens. New hedges should be planted to replace any that are disturbed in order to provide a habitat to our wildlife.

Any development will have to take place with the utmost consideration; buildings, roads and car parking spaces would interrupt wildlife corridors, devastate the local flora and in general have a strongly detrimental effect on the environment.

Recommendation:

74% of residents want to retain The Grange for re-use, preferably as a school.

National Centre for Epilepsy

The NSE is known internationally as a major research facility in the causes and treatment of epilepsy, providing both permanent lodging for patients as well as short-term accommodation while medical assessments are made. Founded in the late 1890s, the centre was originally called the NSEE which stood for the National Society for the Employment of Epileptics.

The Centre has a collection of largely Edwardian buildings (the Houses) which are set among established fir trees and lawns. Three of these houses are Listed Grade II. There is a communal hall for concerts, meetings and sports, such as badminton. Close to the front entrance to the NSE is the Gott Monument, a Grade II listed flint obelisk. Originally built in 1785, the Monument was reduced in height following a lightning strike in the 1960s.

Parish Church

Chalfont St Peter Parish Church and churchyard sits in the centre of the village at the bottom of the chalk stream valley. The original church was medieval and was destroyed in 1708 when the tower fell into the nave. The subsequently rebuilt church has been altered, mainly in the 19th century, with a more recent addition of an entrance at the west end of the Church.



Parish church of Chalfont St Peter, a Grade II listed building*

Chiltern Open Air Museum

This museum was founded by members of the Chiltern Society in the mid 1970s when a suitable site was found on the Newland Park estate. The museum houses a wide variety of houses, barns and farm buildings which have been collected, not only from the Chiltern Hills, but also from further afield. These range from a reconstructed Iron Age round house, through to a late 1940s prefab.

Newland Park

Close by the Chiltern Open Air Museum lies Newland Park which is situated within green belt. At its centre is a listed Grade II manor house built in the 1770s by Sir Henry Gott which features an impressive hall and staircase. The Park has been used for university education for the past three decades, but the site is scheduled for new housing, using the footprint of the existing college buildings. The entrance road is lined with mature trees and the whole site features bushes, trees and open grass areas which are used by a wide range of wildlife.



Interesting roof details on The Greyhound Inn

This Inn is situated in the centre of the village and the oldest timber-framed structure dates to the 16th century. The building was extended in the 18th century using red brick stretchers and grey brick headers. The tiled roof over the two-storey building features a range of hipped projections. A carriageway in which stage coaches would stop has been converted into rooms with a modern bow window on the south elevation. The inn has been extensively renovated in recent years.



The George with its original entrance to the rear courtyard

A few metres from the Greyhound is the George public house. This is a 17th century timber-framed building although the front was altered in the early 19th century. The original carriageway, leading to a large yard, is still in place although extensive renovations have been made in recent years to the rear structure of the building. This building is not currently in use as a hostelry.



The White Hart with window boxes and baskets

Close by the George, is the White Hart public house, a 17th century two-storey building that was given a new front in the 18th century. Much of the original timber framing is still visible inside, which is noted for its low ceilings.

Guidelines:

1. Retain landmark buildings which define the village centre.
2. Any future residential development should be carried out as houses with gardens and new hedges should be planted.

Recommendations:

1. On all areas where wildlife is known or suspected to exist, an independent Environmental Impact Assessment should be carried out before any large development takes place.
2. The archaeological value of the buildings on The Grange site should be investigated.
3. The existence of an alleged tunnel between the Grange site and, possibly, The Greyhound Inn, should be established.
4. A full archaeological survey of any site should be carried out before any demolition takes place or new building is started.
5. Before and during any demolition, a full photographic record should be made of all structures and features.
6. Wildlife corridors should be incorporated into any development.
7. The Grange should be retained as buildings for re-use. Among other sustainability benefits, this would avoid the costly and damaging need to dump the rubble from any demolition.
8. All landmark and listed buildings should be retained, respected and protected.

5. Roads and footpaths

Chalfont St Peter's village centre is approached directly from the A413 which runs from the A40 at Tatling End to Aylesbury. The A413 is just a few miles from the A40/M40 links to London and Oxford as well as the M25 motorway. The dual carriageway was built in the late 1960s to bypass the original road through the village. It is lined with mature woods, farmland and swathes of green on either side of the road right up to the village centre, where it returns to the original road running towards Chalfont St Giles, and affords views of the ridge and farmland across the valley on the west side. There is a soft verge with Well maintained trees and hedging on the west side of the road and a footway separated from the road by a grass verge on the east side.



The current tree-lined entrance to the village



The old road into the village

There are no footpaths on the bypass. At the first roundabout with the junction of Kingsway and the Lower Road entrance to the village there are good footpaths into the residential roads as well as an island for pedestrians crossing the A413 to access Chalfont Park, Hogtrough Woods and other recreational facilities. The old road runs parallel to the bypass for some distance and there is a screen of mature woods between the two roads. This leafy lane has no footways but is a popular alternative route to Gerrards Cross for pedestrians and cyclists.

At the end of the dual carriageway at The Greyhound roundabout there is a pedestrian subway linking the village centre with Joiners Lane.



Subway decoration provided by members of the Chalfont St Peter Youth Club. Slogan reads:

"BIG VILLAGE, BIG HEART"

The most populated parts of the village are built around roads leading up either side of the valley from the village centre as well as on the east side of the valley along the A413. Here the largest roads radiating up to the top of the valley are Joiners Lane, Copthall Lane and

Rickmansworth Lane, which all join up with a network of leafy lanes branching out to Chalfont Common and neighbouring areas such as Denham, Horn Hill, West Hyde and Chalfont St Giles.

Many of these lanes are single track roads unsuitable for commercial vehicles and have no footways although some stretches of the wider lanes, such as Denham Lane and Chesham Lane, have established residential roads with good paths set back from the grass verges. One of the most distinctive features of this village is the abundance of narrow, tree-lined lanes with soft verges; indeed some of the lanes are ancient tracks, notably, Shire Lane which forms the boundary between Buckinghamshire and Hertfordshire.



Typical soft verges and pathways found in Denham and Chesham Lanes

The village centre is the focus for shops, GP surgeries and the library. There is a small shopping precinct with space for approximately 50 cars and a large public car park with popular free one hour parking by ticket for 180 cars at the end of Church Lane. The supermarket located near the bottom of Market Place on the south side has approximately 75 parking spaces, which are accessed from the High Street.



Shops in High Street and Market Place showing the varied roof lines

The main shopping parade runs along one side of Market Place with popular free parking space outside the shops along the length of the narrow road; there is a good footpath alongside the shops and an attractive wooded bank on the opposite side. This road is the primary route for all traffic up to the populated areas adjacent to and above Gold Hill Common as well as to schools, churches and the Leisure Centre. The road forks in three

directions at the end of Market Place, one along each side of the common and the third route accessing Nicol Road.

Buses, school coaches and the majority of cars travel up and down Nicol Road for access to the village centre, the schools and the Leisure Centre. Although Nicol Road is reasonably wide, it has a 'pinch point' at the bottom of the hill adjacent to Lansdown Road and there are stretches of road with residents' cars parked on either side. As a result of these restrictions, and because of the high number of school coaches and buses during busy periods of the day, Nicol Road traffic can be brought to a standstill on this much used road.

At the top of Gold Hill all three roads coming up from Market Place emerge onto one road which is narrow in places. Going south this road ends at the B416 road junction towards Gerrards Cross. In the opposite direction on Grove Lane to the Chalfonts Community College, this becomes Narcot Lane heading towards Chalfont St Giles. Again, because of cars being parked on the road in either direction there are 'pinch points' where buses/coaches or cars cannot pass at the same time on this much used road.

Signage in the village centre is generally well-placed and there is a smart, new signpost for pedestrians at the entrance to the Church Lane car park near the precinct. The A413 dual carriageway stretch is not cluttered with signage and there is little to detract from the pleasing open, tree-lined view of the road itself.

Entering the village on the A413 from the direction of Chalfont St Giles, there is a confusing array of old and new duplicated signage; 50 mph signs just feet away from 30 mph signs, two signs warning of speed cameras, two signs showing no right turn ahead and two signs showing Chalfont St Peter village on the right. The large brand signage for the convenience store/petrol station draws the eye of motorists and, at the same time the speed and flow signs for the service road in front of the petrol station can be seen and are too close to the A413. This stretch of road is very cluttered and is an unattractive approach to the village.



Multiple signs approaching the village from the north

In the village centre there are planters outside the shopping precinct and in Market Place. Hanging flower baskets are usually a feature of the centre and the shops along Market Place are regularly decorated with flags or Christmas lights depending upon the significance of the date or season.

There are iron railings around the shopping precinct car park and on the opposite side of the road, where the river flows, is a pretty water garden. Trees in the precinct soften the view

and screen the car park from the road. An attractive bus stop adjacent to the precinct helps to soften the harsh, ugly view of the Precinct buildings.

There are numerous footpaths in and around Chalfont St Peter, some of them are occasionally muddy, others have tarmac surfaces but they are generally well-used and the routes clearly marked. Notably, the ones which attract visitors to the village are the South Bucks Way, a national trail which runs along the course of the Misbourne up to and beyond Great Missenden as well as a further two footpaths leading to Jordans and the Quaker Meeting House.

The Parish Council in association with Buckinghamshire County Council and the Parish Paths Partnership have documented a map of all the parish paths in Chalfont St Peter and surrounding parishes. A few of the paths are open to cyclists. A national bike trail website includes Chalfont St Peter in many routes as 'scenic' or 'rural' but not as 'off-road'. There are no dedicated cycle paths on any of the main roads or routes around the village, there are few bicycle parking facilities around the village.

In Chalfont St Peter many roads are in a poor state of repair and there is a regular problem in specific areas with traffic congestion and with flooding. Traffic congestion on Market Place and Lower road is a particular problem at the beginning and end of the school day. Residents are particularly concerned about how an influx of residents following any large scale development would affect this.

Guidelines:

1. Maintain the common feature of soft green verges and tree-lined lanes.
2. Where new development or redevelopment is proposed, pro-rata off-street parking should be provided.
3. Where appropriate traffic-calming measures are considered necessary they should not detract from the open street scene.

Recommendations:

1. De-clutter signage on A413 approaching from Chalfont St Giles.
2. Maintenance of the road surfaces more regularly, especially the repair of potholes and drain clearance to reduce flooding.
3. Reconstitute a system of regular inspection of roads and pavements with a locally-based maintenance gang able to respond quickly to damage.
4. Before any development, a comprehensive traffic study should be undertaken for the whole village so that improvements can be complementary and coherent.
5. A review of parking provision and restrictions should be made.
6. Enforcement of parking restrictions should be more robustly applied.

6. Transport

Public Transport

Chalfont St Peter is generally poorly served by buses, which means that there is little alternative other than to use a car to access stations, hospitals, neighbouring villages and towns, and little provision for residents without cars. There is no railway station in the village so residents access the railway from Gerrards Cross station, which is approximately two miles away or a 35 minute walk from the village centre, but much closer for residents of Austenwood and Gold Hill, and much further away for residents in the north and east of the village.

Over the years many of the public transport services have been reduced to the extent where they no longer operate in the evenings, at weekends or on Bank Holidays, also, the possibility of travelling directly by public transport to main towns, neighbouring villages and to services such as local hospitals, has been all but lost.

There is a problem of return tickets not always being accepted for travel because the same route can be covered by different operators. Chiltern District Council recognises residents' wish for more frequent services serving the village.

Despite the diversity of local employment, 74% of the working population travel to work, 75% of those by car.

Recommendations:

To provide a truly integrated public transport system by:

1. Increasing the frequency of bus services.
2. Providing some evening, Sunday and Bank Holiday services.
3. Planning bus services to connect with popular trains arriving at or departing from Gerrards Cross railway station.
4. Considering the use of smaller buses on less populated routes.
5. The mutual acceptance of return tickets by the separate operators.
6. Providing shuttle services to connect with major routes.

Cycling and Walking

Chalfont St Peter benefits from a good and well-used network of footpaths, but some have become so overgrown that they restrict access. The majority of these footpaths are unlit and there is very little provision made for cyclists. If movement around the village by means other than the private car is to be encouraged, then better provision needs to be made both for pedestrians and cyclists.



Well signposted footpath through Mill Meadow towards Chalfont St Giles

Frequent flooding of the roads occurs and this affects the ability of pedestrians and cyclists to move around comfortably. There are many unrepaired potholes on the kerb side of roads, which make certain routes unsafe for cyclists. Vehicles using pavements for parking is a further problem. This impedes the safe movement of pedestrians around the village and also causes the break up of the pavement surface, resulting in tripping danger. Some pavements could be better maintained and some are so narrow they compromise pedestrian safety, e.g. along sections of Nicol Road particularly when children are in transit. Of great concern is the street light switch-off on the A413 between Cherry Acre and the convenience store/petrol station, which is felt to compromise the safety of pedestrians using this route. These issues discourage walking and cycling around the village.

Walking would be further encouraged by improving the pedestrian environment of the village centre. Where possible, the layout and design of roads linking the main facilities in the village with residential areas should give priority to pedestrians and cyclists and reduce vehicle speeds.

A safe means of cycling around the village needs to be created. Chiltern District Council has pledged that 'there will be good cycle and pedestrian links along with quality cycle parking' in order to reduce car usage. To achieve this in Chalfont St Peter consideration could be given, where safe, to adopting shared access to current footpaths for pedestrians as well as cyclists where appropriate, with pedestrians being given priority. While the planned cycle path linking Chalfont St Peter with Chalfont St Giles is a step in the right direction, there are

currently no plans to integrate it with a network of safe cycle paths to access the village centre so its use will be limited.

Cycle stands should be provided in appropriate places, e.g. in the village centre near to shops and the main amenities, and outside public buildings. They should be sited in very public places to reduce bicycle vandalism and theft and consideration given to weather-proof shelters where space allows. Some current models are too low for safe tethering of loaded bicycles and those, such as the slightly taller and larger 'Sheffield' model, are to be preferred.

Guidelines:

1. Roads should be better maintained with regard to potholes and drainage.
2. Pavement repairs should be undertaken swiftly.
3. The cycle path linking Chalfont St Giles with the Community College in Chalfont St Peter should be extended so that it integrates with the village centre.
4. A safe and weather-proof means of securing bicycles needs to be provided in appropriate places.
5. Footpaths should be better maintained and regularly inspected to ensure they remain accessible.

Recommendations:

1. Consideration should be given to lighting well- frequented footpaths.
2. The street light switch-off between Cherry Acre and the convenience store/petrol station on the A413 should be discontinued. Consideration should be given to lighting the route in the hours of darkness to reinstate the safety of pedestrians and, particularly, of school children walking to and from their homes to bus stops.
3. Consideration should be given to adopting a shared access policy to appropriate footpaths for cyclists and pedestrians, where safe.
4. Any redesign of the Market Place and Church Road areas needs to make them appealing to pedestrians.

7. Houses and buildings

The buildings and houses of Chalfont St Peter were constructed using a wide range of materials reflecting the village history stretching back, as it does, to medieval days. There are three conservation areas in the parish, each with its own special characteristics that have influenced domestic architectural design trends in the village over the years. They all occupy land on the south side of the village.

In the early days, most building materials were sourced locally. On the original High Street, most of which was demolished when the by-pass was built, there are still terraced, timber-framed cottages. There are also examples of red brick and flint-built cottages using flints collected from the local fields.

Along the minor roads further up the western side of the village there are small terraced houses built for artisans, labourers and people in service in the 19th century, which are of traditional red brick construction that is rendered and painted.

Among the distinctive mixture of old and new styles there are examples of mock Tudor, Georgian and Regency. Dutch gables feature on some of the houses and in other parts of the village, houses reflect the Arts and Crafts movement of the late 19th and early 20th centuries. The principal churches, St Peter's, St Joseph's and Gold Hill Baptist Church, are built of red brick and stone.

On the eastern side of the A413 there are fewer examples of older properties but what remain are, nevertheless, impressive and indicative of homes from previous centuries; the house at Newland Park is a fine example.

The east of the Misbourne Valley has been developed since the First World War into a large residential area. Chalfont Heights is a private residential area of large, individual-styled homes set on extensive plots within mature woodland.



Fine examples of detached houses in North Park and Chalfont Heights

On both sides of the village there are well laid-out estates, some built as council housing, and comprising red-brick detached houses, semi-detached houses, terraced houses, bungalows and low-rise flats. One of the most recent additions is the two-storey timber-framed block of apartments on the northern side of the St Peter's Church car park.



Leachcroft – a good example of older estate buildings.



Adstock Mews – more modern terraced housing with garages in rear courtyard



Pond Cottages – survivors of a past age

On the southern side of Gold Hill Common there is a row of late 17th century cottages which formerly faced a pond. Also on Gold Hill are four white, concrete cottages; the first to be built anywhere using the one pour method. In the same vicinity is the site of one of the first rural cinemas ever to be built in the UK. It then became a skating rink and is now a small industrial unit.

A very special village feature which helps to define the village centre is the single row of shops in Market Place with their half-timbered, gabled facades built in the 1920s. This architectural style sits uneasily with the modern shop fronts and security shutters.



1920s shops in Market Place



New office development in High Street with car parking at rear

The village's industrial and commercial buildings are mostly concentrated away from the main public areas. In High Street however, there is a good example of sympathetically designed, low-rise, brick-built offices which provide staff car parking out of sight in courtyards behind the buildings. In contrast are the fast-track built, unimpressive, modern buildings close to Chalfont Park House. Another unwelcome addition is the new, partly three storey industrial unit adjacent to the A413 on the northbound approach to the Greyhound roundabout.

Conservation areas

Gold Hill East conservation area abuts the western boundary of The Grange estate. Here the first dwellings appeared in the early 19th century and subsequently further development extended up the hill from the village as far as the Baptist Church. The irregular row of cottages plus prominent, detached houses and various impressive sycamores and other old trees, are an intrinsic part of its rural simplicity. The cottages are constructed with various brickwork and cement rendered facings, with roofs of slate or brown tiles. The substantial chimneys are a particular feature of the larger houses with many having also retained their sash or side-hung wooden framed windows.

There are many areas of Chalfont St Peter that are not immediately obvious to the passer-by, for instance, on the access road to The Grange site lies The Dower House and barn tucked away in a wooded area of mature trees. To the west of The Dower House is Hibbert Lodge, this was built in the 1980s to accommodate elderly people. This is a good example of modern design and it features an arched entrance into a concealed courtyard parking area.

The Firs conservation area is a well-preserved, distinctive neighbourhood of fine Arts and Crafts style dwellings that was substantially developed in the four or five years prior to 1915. By the end of the 1930s it was virtually complete and only three more houses were built there up to the end of the 20th century.



Distinctive features and styles on The Firs estate houses

A considerable part of The Firs is on a site that was once a busy brickworks in the 19th century. The very first cottages in this area were homes for the brickworkers and their families. When brick production came to an end, house development commenced in a piecemeal manner with dwellings being mostly terraces or semi-detached, all strongly influenced by the then very popular Arts and Crafts Movement. This avant garde style, advanced the concept of well-built, rural cottages of individual character. The Firs is considered a distinctive and well-preserved example of this architectural genre with front gardens and footways with soft verges adding to the rural element.



Interesting property entrances in North Park and Austenwood Common

North Park and Kingsway conservation areas evolved as a result of the railway coming to Gerrards Cross when well to do commuters looked for exclusive homes outside London. A feature of these conservation areas is substantial, good quality detached houses. The majority of houses built here are individually designed and well appointed. Although no two houses are identical they do, nevertheless, embrace a range of common design features, finishes and details. For example, they are mostly set well back in large secluded gardens

behind a low wall or fence topped by a hedge. Some have black, painted timbers incorporated into their gable ends and there are several white-painted pebble-dashed exteriors. There are substantial chimney stacks on these homes which also have large entrance halls and long, elegant staircase windows, often with stained glass, leaded-lights. As each plot occupied around half an acre of the original parkland there was considerable retention of existing trees.

Away from the areas described above there is a preponderance of buildings whose walls are made using red or yellow brick. Slate roofs feature rarely, with plain red clay and ridged cement tiles predominating. Hanging clay tiles are to be found on both old and modern buildings and provide an opportunity to introduce decoration.

One measure of Chalfont St Peter's historical pedigree is that there are 34 Grade II listed buildings in the village. These are considered amongst the most precious and finest examples of how earlier generations lived, worked and played. Significant examples in the village include: the Parish Church of St Peter; Chalfont Park House; Ashwell's Farm and Barn, Chesham Lane; Mopes Farm, Denham Lane; Hill House, Gravel Hill; Water Hall, Amersham Road; The Sparrows, Lower Road; and, in the High Street, Bridge House, The Greyhound Inn, and The George and White Hart public houses. (More English Heritage-listed buildings appear in Appendix 1).



A variety of building styles are featured in this house at Mopes Farm

Building design for energy conservation

The BREEAM Communities' scheme⁶ aims to help planners and developers to 'improve, measure and independently certify the sustainability of development proposals at the planning stage' in the drive to improve the sustainability of our built environment. The scheme has at its heart the idea of sustainable communities, places in which people can work, shop, learn, exercise and play locally.

According to government figures, buildings account for about half of the UK's carbon emissions, and our homes account for around 27%, a major cause of climate change.

The Code for Sustainable Homes ('the Code'), compulsory since May 2008, measures the sustainability of new homes against nine categories of sustainable design. It uses a one to six star system to rate the overall sustainability performance of a new home. Amongst other things, the Code sets minimum standards for energy and water use at each level. Consultation is currently being carried out with a view to making the Code even more stringent.

The Code asserts that in order to meet the national 2050 target, we need, throughout England, to ensure that new housing is much more sustainable than at present. As part of this policy, the Government has set out a plan to move towards a zero carbon rating for all new buildings (code level 6) by 2016. This gives us less than 6 years, and accordingly, Chalfont St Peter's vision of the future is to be part of this strategy and to move, within a short time frame, to code level 6 of the Code, or at least to increase the rate at which we move to code level 6. Given that any developments that are built now will still be relatively new in 2016, such developments should be built in line with this aspiration.

BREEAM⁵ and the Code for Sustainable Homes, ensures that new structures are built to satisfactory standards of energy efficiency and thermal insulation, with particular attention to orientation, energy and water efficiency and longevity of buildings. Developments such as double or triple-glazed windows, solar and photo-voltaic panels and ground and air source heat pumps for space heating/cooling are also to be welcomed.

Double- or triple-glazing

Double- or triple-glazing should be incorporated into the design and construction of new buildings, together with argon-filled, low emittance glass windows. It is a desirable improvement for existing ones for which it is also important that new windows match the original style of the building in terms of size, colour, glazing pattern, and width of frames.



Local examples of photo-voltaic and solar energy panels respectively

Solar and photo-voltaic panels

Solar panels for water heating and photo-voltaic panels for electricity are welcomed as sources of alternative renewable energy.

Wind turbines

While historically, reaction to roof-mounted wind turbines has been negative as they were thought to detract from the appearance of a house, with the advent of aerals and satellite dishes affixed to roofs, the visual impact will be less likely to disrupt the harmony of the streetscape. In any event, wind turbines should be sited on the less visible side of the house. Individual household wind turbines are not generally large enough or in sufficient wind to make a significant contribution. The possibility of a town wind turbine or wind farm is technically feasible.

Alternative source heat pumps

Ground and air source heat pumps for space heating/cooling are a further source of alternative energy which, through the use of the thermal storage properties of the ground, air or water, answers the needs of buildings for heating in winter and cooling in summer.

Proximity to the AONB

The village lies very close to the Chilterns Conservation Board's Area of Outstanding Natural Beauty (AONB) and this body has gone to great lengths to identify the best of design practice for building within its area by producing three documents. The central document is the Buildings Design Guide which provides details of what is regarded as good design as well as providing examples of poor design. There are two associated Supplementary Technical Notes that deal with Chilterns Brick and Chilterns Roofing Materials. All three documents provide details on materials, their usage and connection with the environment. These documents can be found on the website www.chilternsaonb.org or directly from The Chilterns Conservation Board, The Lodge, Station Road, Chinnor, Oxon. OX39 4HA

Guidelines:

1. That the Chilterns Conservation Board's three guides: Chilterns Building Design, Chilterns Bricks and Chilterns Roofing Materials are used as guidance in all building developments.
2. The reintroduction of Parker Morris Standards and its improved space and storage requirements should be promoted.
3. Where new housing is proposed the style should be in harmony with existing housing.
4. Houses should not exceed two storeys and should have sympathetic roof elevations, to be in scale with adjacent buildings.
5. New buildings should reflect in scale and massing the forms found in the relevant part of the village, including terraced layouts.
6. New buildings should respect surrounding structures in terms of scale, design and materials.
7. Garden to house ratio should be in keeping with adjacent and nearby housing.
8. Typically, houses in Chalfont St Peter have both front and back gardens and this feature should be incorporated in new developments.
9. Scale of house extensions and backland development should be in harmony with adjacent and nearby housing.
10. Features such as important views and distinctive trees safeguarded when extensions and backland building occur.
11. Extensions and alterations should reflect the original design. If extensions differ greatly, they should not dominate and detract from the existing building.
12. Broken roof lines should be encouraged in large-scale developments as should roof decorations such as cupolas, turrets, finials and weather vanes on larger properties.
13. Wherever possible chimneys should be retained, especially on older buildings, and be used to incorporate boiler flues if open fires are not required.
14. Deep roof overhangs are encouraged because they accentuate the character of facades by casting shadow and have practical benefits by protecting the lower structure from the weather.
15. Dormer windows should be in keeping with the window style in lower floors.
16. Roof-lights should be kept to a minimum as they can contribute to light pollution.
17. Roof-lights should be positioned away from public view and to ensure that other properties are not overlooked.
18. Replacement windows, of all materials, should echo the original style of the building e.g. replace sash with sash.
19. Front doors should be in keeping with those on adjacent properties.
20. Porch design should reflect the main building and be in proportion using similar materials to those used for the main structure.
21. Places for unsightly domestic items, such as waste bins and meter boxes, should be enclosed or placed in such a way that they are not prominent.
22. Aerials and satellite dishes should be hidden from view.
23. Boundaries between properties and roads should be indicated by hedges, fences and brick walls, preferably in that order of choice; the use of Leylandii, concrete blocks and chain-link fencing should be avoided.

Sustainability guidelines:

1. Buildings should be designed to last longer and with re-cycling of materials in mind. It is wasteful of resources and energy to build short term and demolish after only, say, thirty years.
2. In redevelopment of existing sites, usable buildings should be retained.
3. All new buildings should be built to code level 5 of the Building Regulations and the Building Research Establishment Environmental Assessment Method (BREEAM) and the Code for Sustainable Homes and to code 6 as soon as possible.
4. Double- or triple-glazing should be required in new buildings, together with argon-filled, low emittance glass windows.
5. Solar panels for water heating and photo-voltaic panels for electricity should be incorporated into the design of new housing. They can be easily incorporated into new buildings, either as roof panels or in the wall. For maximum efficiency, the panels should face south and there is an example in Chalfont St Peter where photo-voltaic panels have been fitted onto the street-facing side of a house, with an acceptable visual impact.
6. The orientation and window arrangements of new builds should ensure the minimum of heat loss in winter and heat gain in summer; and may also increase the efficiency of water-heating or photo-voltaic roof panels.
7. Ground and air source heat pumps for space heating/cooling - consideration should be given to the use of the thermal storage properties of the ground, air or water in order, by use of pumps, to contribute to the needs of buildings for heating in winter and cooling in summer.
8. Rain and Storm Water Collection and Re-use, Aquifer Recharge, and Household Grey Water Systems should be used to reduce the risk of flooding from increased run-off and to promote water conservation.
9. Grey water systems, which are already well-established for a double plumbing system in houses, should be used to enable the collection of mildly soiled washing water for re-use in WC cisterns and, perhaps, in gardens.
10. Use of dual-flush WC cisterns, which conserve water, should be encouraged.
11. Local Energy Generation and Sewage Disposal - facilities for local energy generation, gas storage, and composted sewage disposal can be built into new houses easily and should be encouraged, especially on group schemes.

Recommendations:

1. Double or triple-glazed windows with argon-filled, low emittance glass windows an improvement for existing buildings for which it is also important that new windows match the original style of the building in terms of size, colour, glazing pattern, and width of frames.
2. Solar and photo-voltaic panels are an improvement for existing buildings; although it takes skill to retro-fit them to older buildings it is demonstrably possible.
3. Water supplies to new buildings are automatically metered. However for older properties, metering has been voluntary. In the interests of limiting consumption, metering should be encouraged.
4. Local amenities should be enhanced in accordance with the BREEAM Communities' scheme.
5. The sourcing of products and services locally should be encouraged.
6. In order to improve the sustainability of our built environment and encourage the sustainability of development proposals at the planning stage, local authorities are encouraged to use the BREEAM Regional Sustainability Checklists.
7. Any development should be carried out as houses with individual gardens to preserve wildlife habitat.
8. Trees must be preserved wherever possible and the tree stock should be increased; new hedgerows should be planted and wildlife corridors preserved.

8. Water Supply and Disposal

Water Supply

The public water supply contractor for Chalfont St Peter is Veolia Water Central Ltd. The village's piped water supply originates from groundwater abstracted from the underlying chalk aquifer. The entire Colne catchment, which includes the Misbourne sub-catchment, is currently categorised as "over-abstracted – no new consumptive licences will be granted" (1). Further abstraction would be unsustainable and seriously impact upon the local environment. Locally-pumped water is already insufficient to meet the needs of the resident population and hence has to be supplemented by water from other groundwater sources within the Veolia supply area. Veolia also receives some surface water from the Thames as well as bulk transfer from Grafham Water in Cambridgeshire. The company's distribution system needs to be flexible to accommodate supply problems; hence on occasion some treated water from these other sources could find its way into the Chalfont St Peter supply. Any increased demand, for example that arising from new development will probably increase the need to import water from these other sources.

Sewerage

Sewage from Chalfont St Peter intercepts a main which runs from the Household Waste Recycling Depot at London Road East, south of Amersham, to Maple Lodge sewage treatment works for treatment and eventual discharge to a water course. Input to this sewer at London Road East is regulated by balancing tanks but there have been many instances over recent decades when lack of capacity in the tanks has led to overloading of the sewer and subsequent downstream overflow in Chalfont St Peter. This is partly because the sewer is also used to manage storm water and to convey surface water run-off away from developed areas as quickly as possible before it is treated and/or discharged to local watercourses.

Installation of a new relief sewer in 1993/4, running in parallel with the original, was expected to solve this problem but has failed to do so: it has been unable to keep pace with the rate of development/redevelopment and with the increasingly stringent controls placed on discharges to watercourses. As development progresses the system will become increasingly inadequate for the volumes and rates of storm water it receives, resulting in increased flood risk and/or pollution of watercourses.

Roads and properties in lower-lying parts of Chalfont St Peter have been invaded by raw sewage on a number of occasions over the past couple of decades following heavy thunderstorms. It is widely predicted that the incidence and intensity of rainstorms which threaten to overwhelm our sewage system will increase in the years ahead if the impact of global warming becomes more pronounced; further development in the village will only increase the loading upon the sewerage system. In addition, as flood risk has become a higher priority within planning policy, a disparity has emerged between the design standard of conventional sewer systems, which assumes a risk of one flood in 30 years as compared

to the typical design standard flood of one in 100 years. This results in drainage inadequacies, often resulting in potential flood risk from surface water/combined sewer systems. The Environment Agency's Strategic Flood Risk Assessment (SFRA) identifies the need to deal with the issue of sewer flooding in Chalfont St Peter and the Chiltern Society has called for review of the present sewerage arrangements in the Misbourne valley with a view to their replacement by a system which is fit for purpose.

The Water Industry Act 1991 confers an absolute right to a developer to connect to public sewerage infrastructure. In the recent case between Barratt Homes and Welsh Water, the Supreme Court found that, although a developer's right of connection remains absolute, it is the responsibility of the Planning Authority to defer that right until adequate infrastructure is in place ⁽²⁾.

Drainage

Chalfont St Peter suffers from frequent flooding in all areas of the village caused by surface run-off during and after heavy rain events. The Lower Road area has been particularly prone to serious flooding of properties ⁽³⁾. Heavy surface flooding, e.g. at the intersection of Market Place with Church Lane regularly affects the circulation of traffic, cyclists and pedestrians around the main parts of the village. Inattention to clearance of drainage gullies has often been cited as a contributory factor, but the inadequacy of the sewer is an obvious cause.

New development has generated increased run-off from roads, areas of hard standing and roofs and replaces porous surfaces with non-porous ones. Further development will only compound the problem. Rainfall which would otherwise have soaked away to supplement groundwater stocks in the chalk aquifer is diverted. Handling this increased run-off will be a particular problem from elevated sites.

Mature trees have a major role to play in helping to cope with this. A scientific study for the Forestry Commission ⁽⁴⁾ finds that forests and woodland not only help to reduce carbon emissions, but also protect against flooding. Trees intercept rainfall, retain water and guard against soil erosion. As many as possible should be retained and replaced.

Sustainable Drainage Systems (SuDS) are the preferred method for managing the surface water run-off generated by developed sites. The Environment Agency as well as Planning Policy Statement 'Development and Flood Risk' PPS25 (Annex F) and Buildings Regulations (Approved Document Part H) advocate the use of SuDS for surface water run-off. PPS25 notes that regional planning bodies and Local Authorities should promote their use for the management of run-off.

SuDS seek to manage surface water as close to its source as possible, mimicking surface water flows arising from the site prior to the proposed development. There are various SuDS techniques, but they operate on the two main principles of infiltration and attenuation

techniques and typically involve a move away from piped systems to softer engineering solutions inspired by natural drainage processes, e.g. the use of permeable surfaces instead of tarmac, underground storage, rainwater harvesting and green roofs. Often a successful SuDS solution will utilize a number of techniques in combination, providing flood risk, pollution and landscape/wildlife benefits. For it to be effective, SuDS needs to be incorporated into the earliest planning stage of new development.

References

- (1) The Colne Catchment Abstraction Management Strategy, Environment Agency, December 2007
- (2) Planning Weekly, 22nd January 2010
- (3) For example on 13th February 2001 and 31st August 2008
- (4) Combating Climate Change - A Role For UK Forests: Main Report
An Assessment of the Potential of the UK's Trees and Woodlands to Mitigate and Adapt to Climate Change, TSO, November 25th 2009

Guidelines:

- Water collection and disposal in all new developments should be dealt with on site.
- Through its Infrastructure Delivery Plan, the Planning Authority should ensure that the sewerage and drainage infrastructure is adequate to meet the needs of new development.
- If the Planning Authority deems that existing infrastructure would not cope with the added burden arising from new development, it should defer connection until improvements have been made.
- Before planning applications are submitted for significant development of new buildings, developers should ensure that they have discussed with the planning authority the measures that can be taken to avoid or eliminate sewer overload and flooding.
- Measures to mitigate existing problems need to be implemented before any development takes place, i.e. the volume and rate of water entering the sewer system and watercourses needs to be reduced. Any upgrade or replacement of the sewer needs to be able to cope with the typical design standard flood of 1 in 100 years.
- Facilities for composted sewage disposal should be encouraged, especially on group schemes.
- Chiltern District Council should raise awareness of the impact that new development *even outside Flood Risk Zones 2 and 3* will have on those areas already prone to flooding.
- In all new development, and in significant extensions to existing buildings and changes to land, the application of SuDS drainage is encouraged.
- SuDS should be designed to take into account the surface run-off quantity, rates and water quality ensuring their effective operation up to and including the 1 in 100 year design standard flood including an increase in peak rainfall of 30% to account for climate change.
- SuDS should be proven to be effective for the lifetime of the development, which is 100 years for residential developments and 60 years for commercial developments.
- Wherever possible, a SuDS solution should contribute to reducing flood risk (both to the site and to neighbouring areas), to reducing pollution as well as providing landscape and wildlife benefits.
- SuDS should be implemented both to reduce the risk of flooding and to promote water conservation. The ground's capacity to absorb water should be increased (to recharge the chalk aquifer) by using appropriate landscaping and planting, soak-away ditches and permeable surfaces, such as Enviropave, cutting more swales to capture run-off, reinstating the maintenance of grips (verge cut-outs) on roadsides, and ensuring that developers make better provision than is currently the case.
- Mature trees should be retained and more trees planted.

Recommendation:

All relevant organizations should meet at an early stage to agree on the most appropriate drainage system for a particular development *and to agree on a management and responsibility strategy*. These organizations may include Chiltern District Council, Veolia, the Highways Authority and the Environment Agency. Whilst there are no legally binding obligations relating to the provision and maintenance of SuDS, PPS25 states that 'where the surface water system is provided solely to serve any particular development, the construction and ongoing maintenance costs should be fully funded by the developer.'

9. Schools

There are many schools of various types including state funded, voluntary aided and private. They all have a good reputation and parents from outside the village regularly look to find ways to get their children enrolled locally. There are also playgroups and nurseries both attached to schools and independently run.

In September 2009 seven of the local schools and nurseries were sent a questionnaire about their future plans and the plans for future increase in the housing stock in the village:

Chalfont St Peter Community College, Chalfont St Peter Middle School, Lovel End Nursery, St Josephs School, Robertswood School and Nursery and Teddy Bears Playgroup were the organisations to respond. The responses were universally concerned about their ability to manage any influx of children in to the village.

When asked about their vision for the future most sites wish to have a larger facility to provide for their current intake and have no room for additional places if more families moved into the village. All but one site is oversubscribed with waiting lists running between 10 and 30 places. These waiting lists have been consistent over a number of years but the pre-school sites had seen an increase in number in the last year. This will clearly translate into an increased requirement for primary school places in following years.

When asked about traffic and parking issues the respondents universally expressed the view that this was already an issue for their site and increased pupil numbers would clearly increase the problem. Child safety within the sites would also be harder to manage with increased pupil numbers.

All sites felt they would need additional sports and learning facilities as well as dining space in order to cope with any additional numbers. Three would have to move to a new site and none had any funds available in order to manage such an expansion of their facilities. Three of the school sites have 'Extended Schools' systems in place and others have been asked to provide both after school and breakfast clubs for their students.

From the results of the recent Parish Council questionnaire, 74% of the villagers wanted The Grange retained for use as a school as it already has facilities for in excess of 350 pupils.

Chalfonts Community College

This foundation school takes pupils from 11 through to sixth form. Its technology school status was conferred in September 2003 showing their focus on design and technology, maths and science. As a large senior school pupils are taken from a wide local area well beyond the parish boundaries. The buildings have been added to and updated many times over the years giving modern facilities alongside the 1960 main building.



Front entrance to Chalfonts Community College (recognised by Pevsner)



Gated rear entrance to the "Middle School"

Chalfont St Peter Infants School in Lovel End opened in 1961 and is one of several schools in the area to be an Eco School and has an environmental area created for the children.

Chalfont St Peter Church of England International School is known as the village or middle school and is situated in the centre of the village. It is a voluntary aided school dating back to Victorian times and values its place in the village community.

Robertswood is a primary school situated, as the name indicates, close to Roberts Wood. It serves the population to the East of the village. A breakfast and after school club is provided on the site by Busy Living, a professional child care service based in Amersham.

St Joseph's Catholic Primary School is linked to the eponymously named church which sits on Austenwood Lane.

Guideline:

The potential of the existing buildings of The Grange should be optimised for use as a larger school facility for the village with additional leisure and community facilities usable by the whole community.

10. Community Facilities

Chalfont St Peter is an active community with a large variety of sports and social facilities for adults and children alike, many of these facilities are near capacity.

The Leisure Centre has a swimming pool, gym and squash courts as well as a large sports hall where various sports and activities take place. This is a thriving centre with large numbers of members and many more ad hoc visitors. This centre provides a packed timetable and there are waiting lists for classes and sessions.



The homes of indoor and outdoor sports activities – the Leisure Centre (left) and Chalfont St Peter Cricket Club (right)

The CSP cricket club is based at Chalfont Park and fields three teams in the Thames Valley League. Also based at Chalfont Park are Amersham and Chalfont Hockey Club with twelve adult teams and over 200 junior members. The Chalfont Softball club trains and plays matches on Gold Hill Common.

The Air Cadets Squadron 2313 (the Chalfonts) meets in their headquarters on the grounds of Chalfonts Community College and supports the local community at events such as the remembrance parade.

The Scout Association has thriving sections for boys and girls from six years to 14 meeting in their headquarters close to Mill Meadow. This troop was started in 1910, right at the very early days of Scouting.

Chalfont Heights Scout Camp, also known as PICCAR Scout Camp is owned by Greater London and West Middlesex Scouts. It has facilities such as a swimming pool, climbing and abseiling wall, archery and shooting ranges as well as other sporting and activity options. There are camping areas both in fields and in the large woodland areas.

Girlguiding UK is another youth organisation with membership of over 150 girls with young and adult volunteer leaders. A meeting place in Lansdown Road provides space for the three Brownie packs and two Guide units.

The Community Centre with facilities including a hall and several meeting rooms acts as the centre for over 50 clubs and societies in the village including a bridge club, table tennis club

and arts society. The building was erected in the late 1950s and has been extensively extended and refurbished over the years. The ongoing maintenance of a building of this age is challenging and a steady expenses drain.



Focal point for day time and evening community clubs and events

Two tennis clubs are situated within the parish boundaries. One is the **Chalfont St Peter tennis club** which celebrates its 70th anniversary in 2010. This is situated near the football ground and Mill Meadow. **The Gerrards Cross Lawn Tennis club** boasts 17 courts both grass and hard surface.

Chalfont St Peter Youth Centre which meets in the Tithe Barn, a feature of the village close to the Greyhound roundabout, has evening club meetings for the children of the village from seven to 11 during term time.



Tithe Barn at the Greyhound roundabout with the entrance to the subway decorated by members of the Youth Club

Chalfont St Peter Association Football Club is presently a member of the Spartan South Midlands Football League Premier Division. The club house and ground are next to Mill Meadow. There are both senior and youth teams. The youth team also plays on the Gold Hill Common pitch.

The Chalfont Saints Football Club has teams for seven to 17 year old boys and girls. They meet and train at the National Centre for Epilepsy grounds where there is an Astroturf floodlit pitch for training during winter months and five full- sized pitches and four mini soccer pitches as well as a club house.

The Garden Club has regular events for gardeners of all abilities with experts on things as varied as allotments and floral displays. It was established in 1940 as part of the national 'Dig for Victory' campaign during the Second World War.

The Chalfont St Peter Players were established in 1948 and were instrumental in the original development of the Chalfont St Peter Community Centre. Each year they stage two or three productions including a biannual pantomime which has become an established part of the local social calendar.

Recommendation:

Feedback from the recent Parish Council questionnaire indicated that residents thought that The Grange site could be used to expand community facilities for the village

11. Commerce & retail

For a village, even though one of the largest in the UK, Chalfont St Peter has a thriving business community with a remarkably cosmopolitan order book. Embracing both commerce and light industry, the outward signs of this activity are hidden from general village life in areas such as Chalfont Park and Churchfield Road. However, a new 3-storey office complex built at the bottom of Chiltern Hill is regarded as visually intrusive to the houses in Lower Road whose gardens back on to the development.



1920s shops in Market Place showing the original gabled roofs and connected wood details

The retail element features a broad spectrum of shops, mainly situated along Market Place and High Street, catering for most of the village's requirements from shoes to frocks and floor tiles to socks.

This activity provides jobs for local people as well as for others who travel from neighbouring villages and towns to follow their vocation or profession in Chalfont St Peter. Many commercial and industrial units have their own car parking facilities, but finding adequate parking for the vehicles of those who come into the village from afar can be a real nuisance. Most choose not use the pay car parks and prefer to park in the local streets which places a strain on the busy road network as well as causing local nuisance to residents.

Manufacturers, suppliers and retailers are supported by a Chamber of Commerce which has been active for more than 60 years. The Chamber points out that its membership list is longer and more varied than may be thought possible in a village of this size.

The Village Association, which by contrast is only six years old, has nearly 100 local business members and helps maintain a vibrant, attractive village centre with street decorations appropriate to the season and for significant, annual national events such as St George's Day and major sporting events.

Garages and body repair shops are important ingredients to help keep the wheels of business turning, as are taxi services to convey travellers to a rail or air destination; Heathrow airport is only 30 minutes away via the A413 and the M25, and from Gerrards Cross railway station you can be in central London in the same time.

Despite its large population of around 13,000, Chalfont St Peter does not have an abundance of care homes for its elderly residents. There are only two Nursing Homes, one Rest and Retirement Home and two Residential Care Homes. Housing for the elderly is in short supply and two thirds of respondents to the Parish Council's questionnaire agreed that there is a need for more to be built.



Hibbert Lodge Care Home showing a locally repeated design feature - archway with interior courtyard

Guideline:

Shop fronts on the 1920's shopping parade in Market Place should be in keeping with the original and unique design of the building and should be subject to planning department approval.

Recommendations:

1. All new commercial and retail premises should make provision for adequate free employee/customer parking.
2. Prevent inappropriate high-rise office blocks being built.
3. Extra care homes for the elderly should be a priority in future developments
4. The Precinct should be redeveloped at the first commercial opportunity

12. Wildlife

Chalfont St Peter sits to the South East of the Chiltern Hills, which form part of the Southern England Chalk Formation¹. The landscape around the village slopes gently down to the River Misbourne, a chalk stream which flows along the valley from Great and Little Missenden and Old Amersham before winding through the meadows to Chalfont St Giles and Chalfont St Peter and beyond towards High Denham².

The settlement pattern of Chalfont St Peter is that of a typical streamside community, relying on alluvial soils of the valley bottom for its early subsistence. The landscape is perhaps 8 -10,000 years old, a reducing river in a wide valley, somewhat pinched at its southern end as it approaches Higher Denham, and flanked by hills of up to 120 metres³.

The underlying and most obvious rock is the chalk, capped to the north of the village by typical red clay with flints making it hard to cultivate. Further south, Capps Wood, Gerrards Cross and its common, and further out onto Red Hill, the capping is Reading Beds, a red, gravelly hoggin material essentially acid in nature, with a thin topsoil⁴. This provides a wide spectrum of botanical variation, the more acid cappings carrying a typical heather species, bell heather, crossleaved heath and common heather, together with more scarce plants like petty whin, dyers greenweed and heath spotted orchid, which are examples of a more arctic, tundra-like post-glacial flora not usually found this far south⁵.

Other habitats in and around Chalfont St Peter providing opportunities for wildlife include great numbers of trees, woodlands (including ancient woodlands), woodland edge, indigenous hedgerows and planted beech hedges, copses, chalk downland, verges and roundabouts, farm land such as grass pasture and arable land, golf courses, playing fields, riverside marsh and old cress beds, graveyards, walls, bridges, gardens and allotments. There are also large green sites at the centre of the village, namely Gold Hill Common, Austenwood Common and The Grange site. These sites provide a large network of wildlife corridors which any large scale development would put in peril. Buildings such as barns and The Grange provide homes for creatures such as swifts and bats⁶.

The varied range of habitats around Chalfont St Peter contributes to the area's enduring attraction, not only in terms of preserving a rich biodiversity but also in terms of a real natural beauty and exceptional rural atmosphere and aspect. People living in the area care deeply about their environment; there are many walkers and naturalists of all ages. In addition, many voluntary groups spend their time maintaining the natural landscape and caring for the flora and fauna which abounds⁷.

The village was intensively developed during the twentieth century and green spaces were absorbed by housing. This had an enormous and detrimental effect on local flora and fauna. This means that the importance of gardens to wildlife has massively increased. In addition, the grubbing out of hedges for more intensive farming on the eastern side of the village also had a detrimental impact on insect life and the numbers of migrant species using the land⁸.

Fauna

Since the 1930s when a wide range of butterflies and moths was observable, the various populations have sharply decreased and the number of moths which come to a lighted window has dropped dramatically. This has affected the local bat population, which has also decreased⁹.

On the meadowland round the village, meadow brown, ringlet, gatekeeper, speckled wood and marbled white butterflies maintain good numbers. Vanessa caterpillars are present, developing into tortoiseshell and peacock butterflies, commas and red admirals. The roadside verges have gained from the ending of herbicide use, with grasshoppers, skipper butterflies and a good range of other insects returning to find food and shelter¹⁰.

Chalfont St Peter has a wide variety of birds¹¹ that either live here or pass through regularly, which are attracted by the varied woodlands, fruiting hedgerows, gardens, allotments and water meadows, with certain populations thriving on The Grange site¹². Many of these birds are dependent on abundant woodland and our existing woodlands and trees in gardens play a critical part in this. Some appear on the RSPB's red and amber lists which includes birds of conservation concern¹³.

There are mammals of all sizes living in and around Chalfont St Peter¹⁴. There are various badger setts around the village including in the farmland on the east side of the village. There is still a thriving population of badgers at The Grange site, although they move from sett to sett.

Foxes abound in the area. Muntjac deer, grey squirrels and minks are all evident. There have also been reports of roe deer between the village and Denham, and several have been seen dead on the roads in this area. They have also been spotted in the woodlands around Welders Lane.

Bats have frequently been sighted across the village, and they are certainly present in the open spaces at the centre of the village. Local ecologists strongly believe that there is a bat roost somewhere in the roof of one of the older properties on The Grange site but this could only be identified with extended access to the site.

The water vole, this country's most threatened mammal due to habitat loss and mink predation, was until lately considered to be extinct in this area, but a recent survey established that they have returned to the River Misbourne, with a significant colony in Higher Denham, and increasing levels of activity around Chalfont St Peter. In 2010, the lower Misbourne will be designated a Local Key Area for water voles¹⁵.

Flora

The meadows bordering Denham Lane are botanically very rich. Silver washed fritillary and white admiral are also doing well, with the occasional purple emperor above the woodland, Denham Marsh Wood, Oak End Wood and Hogtrough Wood. The wooded parts of the golf course are equally valuable. Gold Hill and The Grange sites are key areas of floral health in the village. Some of the flowers that appear there are indicative of ancient woodland, such as dog's mercury, which is also an important carpeting plant in established woodland. Many are woodland edge plants reflecting the value of woodlands to the area. Some demonstrate the location of acid soil, such as foxgloves.

The Misbourne

It is common knowledge that the health of the Misbourne has been erratic over the past few decades; drought, exceptional rainfall, over-abstraction and lack of maintenance have all affected its continuity¹⁶. It is nevertheless a key feature of Chalfont St Peter, and its health has a considerable effect on the local flora and fauna.

It takes wetter seasons to keep the Misbourne above bed level as it flows into and through the village. However, once away from the village and heading for Chalfont Park the Misbourne flows again supporting a rich variety of plants, insects and birds, including the little grebe and a variety of ducks: moorhen and mallard both breed here, together with tufted ducks and gadwells. Less common plant species like hornwort can be found in the lake, and on the long island beyond the golf course, are a few treasures in plant terms, most notably toothwort, a parasite of hazel and not always easy to spot, partially hidden beneath fallen leaves¹⁷.

One casualty of the intermittent poor health of the Misbourne is the native white-clawed crayfish. This is now rare in this country, having been preyed upon or infected by the introduced and larger plague-carrying American signal crayfish. Up until 1997 there was a population in the Misbourne upstream of Gerrards Cross sewage treatment works. It failed to survive the dry-down of the Autumn 1997 and has not been seen since so it is believed that this animal may now be extinct locally¹⁸. Aquatic animals and plants observed in Chalfont St Peter, and particularly on The Grange site include four species of dragonfly: the broad-bodied chaser, the emperor dragonfly, the common blue damselfly and the large red damselfly.

Trees

The type of tree present in woodland is influenced by the change in strata mentioned above, from the underlying chalk which is frequently only just covered by the acid later layers. As the soil begins to feel the influence of the lime leaching from the chalk, so the trees change from birch and oak to oak and ash, coupled with the classic hardwood, the field maple, which gives the hedgerows and woodland edges such colour in autumn. Elder

becomes frequent, together with wild clematis and dog's mercury, while on the higher, more acid woodland, honeysuckle is present together with foxgloves.

From a human population perspective, trees have a great impact on the residential areas of the village. This landscape, unadorned by trees, would make the development of the area over the last 50 years or so visible and harsh. Typically, dwellings in Chalfont St Peter are built as houses with individual gardens and these gardens provide a large proportion of the village's environment for wildlife. Any further development should continue this trend and it is vital that mature trees are retained in great numbers and that more trees are planted.

Although planting native species only would help to retain the current character of the village, some modification may well be necessary in view of the anticipated effects of climate change. The more powerful summer sun overheats the sap of the thin-barked species and can cause damage to our native trees. Other varieties could flourish and the choice of species for planting should be enlarged. Small-leaved lime is a native that now sets viable seed more often. For street shade, fastigate hornbeam, already established as a local species, avoids the honeydew that falls from sycamore and lime onto parked cars. It is possible that climate change will be survived by holm oak, cork oak, sweet maple, ginkgo, plane, olive, and many others. It is crucial that carefully chosen species are planted every winter to take the place of mature trees that will be lost.

In terms of global warming, it is critical that trees are not only preserved, but that more are planted both to absorb carbon emissions, to guard against flooding and for their cooling properties.

References

- 1 Assessment of flows and macroinvertebrate species pre- and post-alleviation of low flow scheme - England, Hammond, Leeming and Parker, Exeter
- 2 Chiltern Society – Saving the Misbourne
- 3 DW Ovenden
- 4 Ibid
- 5 Ibid
- 6 Ibid
- 7 See, for example, the section on sustainability
- 8 DW Ovenden
- 9 Ibid
- 10 Ibid
- 11 Ibid; H Blakeman; R Day
- 12 R Day
- 13 Birds of conservation concern: http://www.rspb.org.uk/Images/BoCC_tcm9-217852.pdf
- 14 DW Ovenden; R Day
- 15 Berkshire, Buckinghamshire and Oxfordshire Wildlife Trusts River Misbourne Water Vole Recovery Project Update 2009
- 16 Assessment of flows and macroinvertebrate species pre- and post-alleviation of low flow scheme. England, Hammond, Leeming and Parker, Exeter; DW Ovenden
- 17 DW Ovenden
- 18 J Norris; Assessment of flows and macroinvertebrate species pre- and post-alleviation of low flow scheme - England, Hammond, Leeming and Parker, Exeter

Guidelines:

1. Biodiversity should be encouraged, protected and enhanced. Whenever changes are proposed, particularly to the centrally located green spaces, the needs of wildlife, including wildlife corridors should be recognised by landowners, householders, developers and the planning authorities.
2. Where development takes place, and particularly in the centre of the village where currently vistas are softened by the growth of mature trees, any trees removed or damaged by this process should be replaced with whips or saplings so that over time the appearance of these parts of the village is preserved and enhanced. Building should be carried out, as far as possible, on a low rise scale, so that buildings can continue to be masked by the many trees around the village which also support woodland the bird population.
3. New homes should be limited to houses with gardens to preserve as much green space as possible.
4. Where development takes place on the Grange site, as many trees as possible should be retained and protected during construction works. Spaces within the built area should be large enough for mature trees to develop to their full size. Any trees lost should be replaced.
5. Lighting in the 'green' areas should be restricted to the minimum necessary for public safety and designed to avoid spillage and light pollution.
6. Where tree planting and replacement is to be carried out, native countryside trees should be favoured where possible.
7. In car parks, consideration should be given to the planting of fastigate hornbeam, which avoids the honeydew that falls from sycamore and lime onto parked cars.
8. Public open spaces should be maintained appropriately and mowing regimes should be designed to conserve wild flowers and encourage suitable biodiversity.
9. Hedging, rather than chain link or other fencing, should be used wherever possible when marking property boundaries.
10. Trees and open spaces should be preserved and enhanced.
11. Where an open space is developed, or relatively undeveloped space is developed more intensively, the dependence of the local bird population on abundant woodland trees should be respected.
12. Where existing plots of house gardens are developed, tree and shrub cover should be retained and enhanced as wildlife habitat.
13. Where native trees are not a viable option, consideration should be given to the use of foreign/exotic species which are likely to be more resistant to climate change (e.g. holm oak, cork oak, sweet maple, ginkgo, plane and olive).
14. In view of the changes to the climate that are expected in the next few decades, consideration should be given to planting trees on verges around the village. To preserve visibility, bushes rather than trees should be planted on the central reservation of the dual carriageway of the A413.
15. On the edge of the built-up area, planting of native tree species is preferable in order to blend in with the surrounding countryside.
16. Where grubbed out, hedging should be replaced with native plants in order to preserve habitat for wildlife.

13. Sustainability

Although widely acknowledged in scientific circles for decades, the issue of sustainability has only become a more mainstream concern relatively recently as we begin to see the human impact on both local and global environments. Small changes made now will help avert the worst effects in the future. We also need to begin preparing as communities for a future with less fossil fuel, as reserves begin to reduce and its cost escalates.

The need to act urgently is recognised both at global and national levels. The Government it has committed to cutting UK emissions by 80% by 2050 and has put in place the world's first ever legally binding target to do so ⁽¹⁾. Although this deadline seems to be a long way in the future, action taken now will determine success or failure to meet it. Everybody needs to play a part in creating a sustainable future.

Chiltern District has one of the worst carbon footprints in the country in terms of domestic carbon dioxide emissions ⁽²⁾. Equally the District's per capita consumption of gas, electricity and water per annum is higher than in many other districts nationally. In response Chiltern District Council has committed to tackling the causes and effects of climate change and to ensure that all new development is well-designed and sustainable ⁽³⁾.

Since sustainability pervades all areas of village life and future development, many sustainability and design issues have been mentioned where appropriate elsewhere in the text. Measures do need to be taken to protect our natural environment and resources, local community and economic prosperity, to avoid jeopardising the quality of life experienced by future generations ⁽⁴⁾. To prepare as much as possible as a community to meet the challenge of climate change, there should be a presumption in favour of adopting policies to deal constructively with these issues, and openness to emerging solutions.

- Measures to reduce energy consumption in the village.
- Minimising the use of resources.
- Improving recycling rates.
- Land use and transportation planning.
- Building design for energy conservation (e.g. orientation, thermal efficiency, and the Building Research Establishment Environmental Assessment Method (BREEAM), the Code for Sustainable Homes).
- Developments such as double or triple-glazed windows, solar and photo-voltaic panels and ground and air source heat pumps, individual or community wind turbines for space heating/cooling are also to be welcomed.
- Water supply compulsory metering.
- Rain and storm water collection and re-use, aquifer recharge, permeable hard surfaces.
- Household grey water systems and dual-flush toilets.
- Where new buildings are proposed, facilities for composted sewage disposal are encouraged, especially for developments for several homes.
- Avoidance of developments that exacerbate the problem of local flooding and greater traffic creation.

- Local Energy Generation and Sewage Disposal; facilities for local energy generation, gas storage, and composted sewage disposal
- Green roofs.

The evidence suggests that Chalfont St Peter already shows a willingness to act: it has an active volunteer sector under the leadership of the Village Appraisal Group, for example the Environment and Misbourne River groups. It also has several active allotment sites and a well-established Garden Club with around 600 members, which hosts a speaker each month and organises an annual show.

There are also plenty of new initiatives afoot that show the community's increasing environmental activity: the Chamber of Commerce launched a 'Keep it Local' scheme in January 2010 and most of the state schools have joined the Department for Children, Schools and Families' eco-schools initiative ⁽⁵⁾.

Recently other groups promoting sustainability have emerged to a good public response. One such group of local residents made an application in 2009 to compete in a nationwide community carbon reduction competition run by British Gas (Green Streets 2) and the Department of Energy and Climate Change (Local Communities Challenge) and its proposals were shortlisted. A second group is aiming to join the Transition movement ⁽⁶⁾ with an emphasis on acting as a community to reduce its carbon footprint, using local services and products, and increasing the amount of produce that is sourced locally.

(1) The UK Low Carbon Transition Plan, p.6, Department of Energy and Climate Change, July 2009

(2) Domestic Carbon Dioxide Emissions for Selected Cities – British Gas: Simmons and Gonzalez 2006, which puts Chiltern District as fourth worst out of a total of 201 Districts nationwide.

(3) Chiltern District Draft Core Strategy Section 4.5

(4) Ibid. Section 8.1

(5) www.eco-schools.org.uk

(6) www.transitiontowns.org



A sample of the many trees which are a major feature of the Chalfont St Peter landscape



Appendix 1

Listed Buildings

MUMFORDS FARMHOUSE & HERDSMAN'S COTTAGE, Mumfords Lane

Two-storey, part timber-framed with red brick noggin, old tile roof with two gables. Wood mullioned and transomed windows to the first floor; oculi in the east gable and a large projecting brick stack. The north block or Herdsman's Cottage has casements and half-hipped old tile roof.

PARISH CHURCH OF ALL SAINTS, Oval Way

Built 1912, only north aisle was completed. Brick with stone dressings, moulded plinth and tiled roof. Inside is art nouveau decorated style with Byzantine influences. The north vestry below a catslide roof.

ASHWELLS FARMHOUSE, Chesham Lane

Timber-framed, two-storey house on an L-shaped plan with brick infill to the framing. Old tiled roof, with the end stack on the east range having offsets and a roof-ridge slightly higher than west range.

ASHWELLS BARN, Chesham Lane

Timber-framed and weatherboarded barn on brick plinth, with old tile roofs and queen strut roof trusses.

SPARROWS, Lower Road

A two bay house in flint with brick dressings, band course, moulded eaves and plinth. There's an old tiled roof with large south stack in brick. The leaded casements, probably original.

SHRUB'S WOOD, Gorelands Lane

Substantial, pre Second World War two-storey house of monolithic reinforced concrete construction. Extensive use of ribbon window with concrete mullions and metal casements and the interior retains all its original fitted furniture, panelling and other fitments.

GARDENER'S COTTAGE, Amersham Road

Designed by Edwin Lutyens in 1913 this cottage is of red brick in stretcher bond. There is a swept hipped roof of plain clay tiles, a central brick stack with plinth and pilaster buttresses to corners.

THE COTTAGE AT CHALFONT PARK, Amersham Road

Another 1913 Edwin Lutyens' cottage T-shaped on plan but also of red brick in stretcher bond, alternate courses having one header for every three stretchers. Similar swept hipped roof of plain clay tiles but former central chimney was removed.

FORMER STABLEYARD GATEWAY TO CHALFONT PARK HOUSE, Amersham Road

This has a stable court carriage archway in red brick. There is a chamfered Tudor arch with coat of arms above and a clock in parapet. It's flanked by battlemented circular towers with cross-loops and blank arrow-slits.

ST HUBERT'S HOUSE, St Hubert's Lane

Built as a hunting lodge for the 2nd Earl of Portrench with a stag in artificial stone over the porch this is a stock brick house with stone dressings and a slate roof. Mostly two-storeys but with a three-storeyed central tower, many windows are arched aise de panier.

CHALFONT PARK HOUSE, Amersham Road

First built in 1755 then remodeled in 1836, this is a Gothic-style two-storey, eight-bayed house. Its central porch is flanked by cement rendered, battlemented turrets. The carved stone fireplace in the entrance hall is inset with contemporary bas-relief wood panels.

NEWHOUSE FARMHOUSE, Farm Lane (off Burtons Lane)

1672 two-bay, two-storey red brick farmhouse with old tiled roof. Inside is a back- to- back stack with chamfered brick jambs and four-centred arch to fireplaces.

NEWLANDS PARK COLLEGE, Gorelands Lane

Two-storey, five-bayed cement rendered house with old tile hipped roof plus cornice and parapet. There is a pergola and garden rooms with rusticated brick quoins, modillion eaves and pyramid tiled roofs.

MOPES FARMHOUSE & BARN, Denham Lane

1600s two-storey, timber-framed house with brick infill. There are two brick clad bays wings with projecting gables. The roof has cambered tie beams and collars and there are queen strut trusses and chamfered and stopped spine beams. The barn is timber-framed and weather-boarded. There are five bays and off- centre wagon entry with porch to the north elevation.

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Reference Documents

Chilterns Conservation Board (www.chilternsaonb.org)

Chalfont St Peter residents' questionnaire results Jan 2010 (CSP Parish Council)

The VDS team would also like to thank Gay Fallows, Harriet Blakeman, Jeremy Banham and Pam Bacon for their invaluable contributions.