

CHALFONT HEIGHTS ROADS COMMITTEE
Annual General Meeting
to be held on
Friday 13th March 2026, at 7.30pm
At the Parish Church Hall, Chalfont St Peter

AGENDA

- 1. Welcome**
- 2. Apologies for Absence**
- 3. Minutes**
- 4. Financial Report and Accounts for 2025**
 - a. To consider the content
 - b. To approve and adopt the Financial Report and Accounts
- 5. Chairman's Report**
 - a. To consider and accept the Chairman's report
- 6. Committee Reports for 2025**
 - a. To consider the content and matters arising from under-noted sub-sections of the Report:
 - i. Communications
 - ii. Development, Planning
 - iii. Roads, Signs and Snow
 - iv. Trees, Islands, Verges & Gates
 - v. Neighbourhood Watch
 - b. To approve and adopt the sub-sections of the report
- 7. Key decisions**
 - a. To confirm that the Annual Subscription should rise to £400 for 2026
 - b. To confirm that the basis for computation of Development Fees should remain unchanged.
- 8. Committee**
 - a. Appointment of Committee for 2026
- 9. Other Business**

If a resident would like to raise an item of any other business at the meeting, notice in writing must be sent via the website <http://www.chrc.org.uk/contact-us/> at least 7 days before the meeting.

- 10. To close the Meeting**

Only residents who have been admitted as members of Chalfont Heights Roads Committee Limited, or their proxies, are entitled to vote at the Annual General Meeting of that company, which will be held immediately after the estate AGM

CHALFONT HEIGHTS ROADS COMMITTEE LIMITED

Notice is hereby given that the Annual General Meeting of Chalfont Heights Roads Committee Limited will be held immediately after that of Chalfont Heights Roads Committee which begins at 7.30pm on Friday 13th March 2026 at the Parish Church Hall, Chalfont St Peter, to transact the following business:

1. To approve the Financial Report and Accounts for 2025

2. To raise the Annual Subscription for 2026 from £250 to £400

3. To elect Directors

The current directors are deemed to cease to hold office at the conclusion of the meeting, but may be re-elected. The following directors offer themselves for re-election:

Michael Bird

George Eykyn

Jane Greaves

Jim Greaves

Jon McGowan

Mark Simmons

Nigel Wright

Ian Dallow

In addition, Elisa Agostini offers herself for election as a new member of the Committee

4. Other business

If a member of Chalfont Heights Roads Committee Limited would like to raise an item of any other business at the Annual General Meeting of the company, notice in writing must be sent via the CHRC website <http://www.chrc.org.uk/contact-us/> or to the Chairman at Esha Ness, Lewis Lane, Chalfont St Peter, SL9 9TS at least 7 days before the meeting.

Chairman's Report

Welcome to our Annual Report for 2025-26

The workload of the Committee has been enormous this year with the members of the Committee putting in some astonishing hours and energy as if they were highly paid executives rather than unpaid volunteers. I thank those residents that have sent their appreciation of the work done.

It is dangerous to select some members of the Committee for special reference, but I will risk it. To Jim Greaves, who reviews all the development plans on the estate and affecting the estate, I say thank you for your calm and even-handed approach. Jim is assisted by Jane Greaves. Mike Bird looks after our verges and trees and walks the estate with his dog every day. In the summer Mike personally drove round the estate most days to water the newly planted trees during the long summer drought. Mike arranged the clean-up and planting of the turning area at the Sandy Rise pedestrian entrance to the estate. Thank you to the residents that help with the planting. George Eykyn looks after our communications and John McGowan looks after our website and the CCTV cameras. Whilst Mark Simmons ensures that our drains are cleared, ensures our roads remain in good condition and arranges the annual leaf sweep. Ian Dallow has focused on security including arranging the manned security of our entrances when a potential gathering in Chalfont St Peter of a large number of the Travelling community brought anxiety to some residents of the estate. Ian has also worked on potential gate designs which he will share later.

That leaves Michelle Lamb, our Treasurer. Michelle has had to resign her role due to increasing business workload. Michelle has spent hours, days and weeks unpicking the last 5 years of accounts to produce an account for each of the 201 houses on the estate and has carried out the very time-consuming work of chasing slow payers and those in arrears. Michelle has also left us with modernised accounting processes which is a super legacy for which all residents should be thankful. Thank you, Michelle, and thanks to your family for loaning you to us for the year.

We are fortunate to be able to announce that Elisa Agostini is joining the Committee as our new treasurer. Ian Kennedy has also expressed interest in joining or helping the Committee so we will work with him to find a suitable role and co-opt him accordingly. Ian Kennedy has expressed interest in joining or helping the Committee so we will work with him to find a suitable role and co-opt him during the year. One or two others have also offered their time and expertise, and of course we will try and engage them as well.

Our programme for 2025 was rather thrown off course by the proposed Taylor Wimpey development of the Butlers field. This has taken a lot of Jim's and my time. After much work and thought we held an Extraordinary General Meeting - our first ever to explain the developments and our strategy in challenging them. The Committee decided to delay and postpone our 2025 plans to conserve our financial resources to allow us to oppose the development, or at least to minimise its impact on our estate. We also felt our plans would need to change in response; but the direction of change was not immediately clear given the vagueness of the development plans. We delayed the resurfacing of Upway and Sandy Rise, the replacement of the entrance signage, installation of a third CCTV camera at the bottom of Chiltern Hill and the painting of white lines at speed bumps near the estate entrances. We have also spent time and resources in challenging the proposed replacement of Beech Lawn on Chiltern Hill with 3 substantial detached properties of similar appearance to each other which, in our view, are excessive in relation to both the size of the plot and estate character. The Committee believe these properties accelerate the decline in the unique character of the estate.

The Terms of Reference of the CHRC Ltd, as published on our website, were created when the CHRC was formed as a result of the previous Trustees of the Chalfont Heights estate wanting the legal protection of a limited company. The Trustees were gifted the CHRC assets by the original developers of the estate the Stroud family.

In summary, the Terms of Reference are:

1. To maintain and improve the roads, road signs, islands and to preserve the verges and trees thereon
2. To enforce, modify and release the restrictive covenants relating to the estate referred to in a Conveyance dated 14th September 1965 between the Stroud family and the Trustees of the Chalfont Heights estate.
3. To recover from residents the costs of exercising these functions.

In more recent years the Committee has been encouraged by a significant portion of residents to incorporate security and safety considerations into our remit. We have also accepted responsibility for preserving the character of the estate.

This estate is a semi-rural development of individual properties each with its own character and personality along quiet kerb-less roads lined with numerous different trees. Many of the houses have open frontages without gates or hedges.

If we have rows of similar houses, houses with high opaque fences, walls and gates with verges eroded and flattened by countless vehicles, many of them tradesmen parking or straying off the road and roads becoming crowded with increasingly fast traffic, much of it not associated with residents, the character of our estate will continue to decline, the quality of life in the estate will be lower and the value of our properties will be impacted. This Committee is all about stopping and reversing this decline.

As I said last at last year's AGM, this vision will drive the direction of the Committee's work.

Our programme for 2026 is:

1. Oppose the Butlers field development
2. Continue to challenge all developments not aligned with our vision of the character of the estate outlined above
3. Maintain and improve our verges and trees
4. Reduce non-resident traffic through the estate to maintain our excellent safety record, reduce wear of our roads and damage to our verges
5. Maintain our roads to a high standard.
6. Ensure all residents pay their subs.

Let me take each in turn.

1. Oppose the Butlers field development.

Our strategy is to

- wait until TW actually applies for planning permission; then we know precisely what we are opposing;
- oppose the overall development, focusing on specific points (backed by our access to expert planning advice), but not mount an all-out campaign to oppose everything in a blanket, absolute manner;
- seek to modify the development, focusing on eliminating vehicle access to our roads; seeking a development density and property size similar to our estate (especially for the land close to our estate) and resisting the building of any new car parks or roads running close to our estate.

2. Continue to challenge all developments not aligned with our vision of the character of the estate.

We will oppose developments like Beech Lawn as they palpably erode the individuality and character of the houses on the estate. The proposed houses represent over-development of the plot and are not a lot different from those we can expect to see built by Taylor Wimpey.

3. Maintain and improve our verges and trees.

Mike will share with us the proposed new Verges policy, which gives advice and guidance on how we apply the law governing the verges. Although the law is clear – that the verges on the estate belong to CHRC and not to each property-owner - we have never had a written policy explaining and offering guidance: as a consequence, it can be difficult for residents to know what is acceptable, and inconsistent standards have been applied over the years. We have planted new trees and shrubs and will continue to do so.

4. Reduce non-resident traffic through the estate.

Jim will share a letter we have from Bucks Council on the nature of our roads and use of gates. Ian will share potential gates designs to be put to a vote of all residents. We will be installing new signage and white lines next to speed humps near our entrances.

5. Keep our roads to a high standard.

We will resurface Sandy Rise in 2026 and Upway in 2027 and we have plans to build resources to resurface our roads again in 2032. We need to understand and repair the potential sink holes on Upway before resurfacing. Unfortunately it is possible that Butlers field construction traffic could use Upway, so there is little point in us resurfacing it in 2026.

6. Ensure all residents pay their subs.

Over the last 5 years each house should have paid total annual subs of £1,300. Around a third of the 201 properties have paid less than this total: most of the shortfalls are very small. We will be sending each under-paying house a statement of account. We do appreciate that we may have got our numbers wrong so are very happy to discuss and apologise where we have made a mistake. We are also aware that despite a lot of work by Michelle, residents may not be aware that they have not paid all the subs due. Where there are significant unpaid subs, we will follow up on behalf of those who have paid with a solicitor's letter. If not acted upon, this could be followed by a small claims court charge. No property with outstanding subs will have development plans approved by the CHRC. Buyers' solicitors are informed of the outstanding debt on a property before the sale and purchase transaction closes. It is part of our Terms of Reference to ensure all residents pay. We will not "name and shame" as many residents have suggested.

Finally, we hand delivered a letter to each resident last year which was well received, and we intend to do the same again this year.

Nigel Wright
Chair, CHRC

Finance (Nigel Wright, Interim Treasurer)

2025 accounts £

	2025	%	2024
Subs	49,596		42,448
Fees	6,408		8,524
Donations	1,000		0
Interest income	235		251
Way leave charges	0		185
Total income	57,239	100	51,408
Trees and verges	(22,131)	39	(21,881)
CCTV	(9,422)	16	0
Administration (secretarial, AGM and bank charges)	(365)	1	(431)
Legal	(7,566)	13	(40)
Roads, Drains, Gulleys and leaves	(19,560)	34	(12,583)
Accounting and Cossec	(2,328)	4	(1,612)
Others	(3,686)	6	(861)
Total costs	(65,058)	114	(37,408)
Surplus/(Deficit)	(7,820)		14,000

Assets	2025	2024
Bank accounts	220,521	222,033
Creditors	(7,308)	(1,000)
Net assets	213,213	221,033

Reserves	2025	2024
Accumulated reserves brought forward	221,033	207,033
(Deficit)/Surplus in year	(7,820)	14,000
Accumulated reserves carried forward	213,213	221,033

“Trees and verges” is mainly work trimming our bigger trees, felling fallen trees and planting new ones and planting on our islands. Unfortunately this expensive work will continue for many years given the maturity of our 400 plus trees.

We installed a second CCTV camera position at the top of Woodside Hill.

Legal is largely the start of work opposing the Taylor Wimpey development.

We carried out overdue and substantial work on our drains mainly at the bottom of Chiltern Hill and Woodside Hill where of course all the water, leaves, gravel and debris accumulate. We carried out our annual road sweep.

“Other costs” includes the £2.7k spent on security during the weekend travellers gathered in CSP, and £0.9k on insurance. Administration includes bank charges, the cost of committee meetings, the AGM and EGM and the gifts given to Peter Gourd and Keith Quilter at the last AGM. Accounting and company secretarial work include the costs of Nunn Hayward preparing our annual accounts to Company House standards after making comments on them.

As previously stated around a third of houses have under-paid in the last 5 years, many by small amounts. As mentioned in the Chairman’s report the Committee has agreed actions to remedy this rise in arrears, as non-payment is unfair on the vast majority of those residents who do pay each year.

The Committee has prepared a long-term financial plan, shown below. We budget to incur a substantial deficit in 2026 and then plan to restore the cash balance to around £160k - £175k by the time our roads need resurfacing in 2033. To achieve this we propose, as mentioned at the December EGM, to raise the annual subscription to £400 per property owner. The graph below shows that if we project the subs from the level of £300 charged in 2022, our subs through this 10-year period are

actually below inflation despite significant spend being forced on us by the Butlers field development and increased use of our roads partly by non-resident traffic. Please note the projected future subs are only strategic forecasts; the Committee will have to modify the plan as circumstances change.

A reminder that all owners are allowed to own one share of the CHRC Ltd per property. Legally only shareholders can vote at the AGM of the CHRC Ltd. The shares are free and incur no liability on the owner.

Strategic Plan £k

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Inflation %		3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
annual fee (£/owner)	250	400	400	400	400	450	450	450	500	500	500	500
% payment	85	85	85	85	85	85	85	85	85	85	85	86
Subs	50	68	68	68	68	77	77	77	85	85	85	86
Fees	6	5	5	5	5	6	6	6	6	6	7	7
Donations	1	0	0	0	0	0	0	0	0	0	0	0
Total income	57	73	73	74	74	82	83	83	92	92	92	93
Trees and verges	(22)	(25)	(26)	(27)	(28)	(29)	(30)	(31)	(32)	(33)	(34)	(35)
CCTV	(9)	(8)	(1)	(1)	(1)	(1)	(2)	(2)	(2)	(2)	(2)	(2)
Drains, gulleys and leaves	(20)	(20)	(5)	(5)	(5)	(6)	(6)	(6)	(6)	(6)	(7)	(7)
Legal	(8)	(70)	(15)	(3)	(3)	(3)	(3)	(3)	(4)	(4)	(4)	(4)
Gates	0	(50)	(5)	(5)	(5)	(6)	(6)	(6)	(6)	(6)	(7)	(7)
Roads/signs	0	(53)	(30)	(5)	(5)	(5)	(6)	(6)	(50)	(50)	(50)	(50)
A/c and cosec	(2)	(2)	(3)	(3)	(3)	(3)	(3)	(3)	(3)	(3)	(3)	(3)
Expenses	(0)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)
Others	(4)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)
Total spend	(65)	(231)	(87)	(51)	(53)	(55)	(57)	(59)	(105)	(107)	(109)	(111)
Net surplus/deficit	(8)	(157)	(13)	22	21	27	26	24	(13)	(15)	(17)	(18)
Opening cash	222	214	57	43	65	86	113	139	163	150	135	118
Closing cash	214	57	43	65	86	113	139	163	150	135	118	100

Trees and Verges – spend held at 2025 levels but escalated with inflation

CCTV - 3rd set to be installed in 2026 with maintenance costs thereafter

Drains, gulleys and leaves - £20k on Woodside gully repair and completion of drain repairs started in 2025

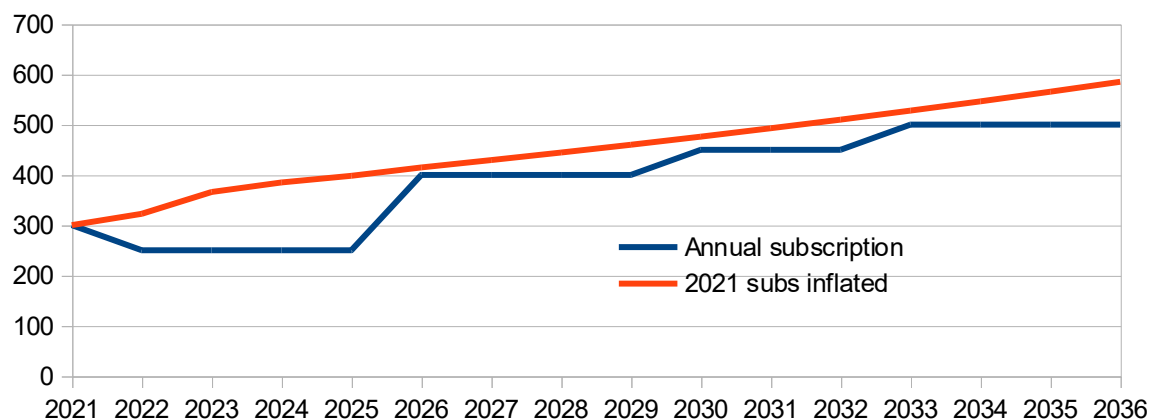
Legal – Total of £90k allocated to challenging the Butlers Field development spread over 2 years.

Gates - £50k to be spent on gates at the three entrances in 2026 and then £5k for annual maintenance

Roads and signs - £50k spent on Sandy Rise resurfacing and £3k on new entrance signs in 2026 followed by £25k on Upway resurfacing in 2027

Cash balances – Resurfacing contingency established by end 2032 ready for resurfacing of the estates roads starting with the lower part of Chiltern Hill in 2033

2021 subs inflated by RPI compared to 2026 strategic plan subs



Payment for 2026 is due by standing order by the end of May.

Bank details for Standing Orders:

Account name: Chalfont Heights Roads Committee Ltd

Account number: 11431641 Sort Code: 40-17-69.

Please use your house name as reference.

A full set of accounts will be available for display in the 2026 AGM. A hard copy will be made available to those few households genuinely unable to receive them by email who request a copy.

Communications (George Eykyn & Jon McGowan)

Email

We have maintained the range of email alerts offered on behalf of the Committee. With the exception of half a dozen properties, all households subscribe to the Roads Committee emails about the estate – ie about 95% of our residents. We also offer email alerts about council planning notifications relating to the estate.

We continue to comply with data protection as per GDPR. Our privacy policy is available on the website. All new residents are asked for their consent for their personal information to be used, and emails on estate and Neighbourhood Watch matters remind recipients of their right to withdraw their consent at any time.

In line with residents' decision back at the 2019 AGM, we continue to use primarily electronic (email) distribution of key documents like the Annual Report. For the very few residents genuinely unable to receive email, we continue to deliver a hard copy.

Website

Our website, www.chrc.org.uk, remains a useful tool and a repository of information about the estate.

WhatsApp

183 residents now belong to the "Chalfont Heights General" WhatsApp group. If you wish to join, please email geykyn@btopenworld.com.

New residents

As always, the Committee is grateful for any help from residents putting new neighbours in touch with us. It really helps. With at least an email address, we can send new residents a welcome pack and offer them the different email alerts. Please encourage new neighbours to give us their email rather than just ask to be added to the WhatsApp group – then we can welcome them and set things up properly.

It's challenging to maintain accurate records and contacts for properties owned by companies or rented out to tenants. Likewise at the moment of sale: if you sell your property and leave Chalfont Heights, please put the new owner in touch with us. This involves minimal effort for the departing resident, but can save a lot of time for us, as well as giving the new residents the best experience as they arrive in their new home. Thank you!

Development (Jim Greaves)

(Sub-Committee member: Jane Greaves)

ADJACENT DEVELOPMENTS UPDATES

Epilepsy Society Site

The public inquiry took place on the 30 September 2025, and the planning appeal (APP/X0415/W/25/3362050) is still with the Inspector, no decision yet.

Winkers Farm Site

Kebbell Homes obtained planning permission for 14 dwellings (PL/20/0586/FA) on the 21 September 2022. They subsequently received consent for discharging some of their planning conditions (18 November 2025). No further updates.

Land West of Denham Lane

Ashill (Developers) have carried out a brief public consultation for a housing scheme that would provide approx. 60 dwellings (with 50% affordable housing provision) on the land adjacent to the Kebbell Homes site which is currently being used for long stay car parking. Karen Dickson (Cllr) attended a briefing by both Ashill and Taylor Wimpey about their development proposals and circulated an email on the 16 December 2025 with an account of that meeting. Sadly, it seems that trying to prevent these schemes through the development approval process (planning) will be difficult as it seems that Bucks Council is supportive of new housing development in this area. Recent Labour changes to the National Planning Policy Framework (NPPF) have significantly weakened our Green Belt arguments to resist development. Notwithstanding this the sites are unsustainable and we will be objecting to the schemes through the planning process.

The Parish Council and Sarah Green MP are aware of the developments and await, as we do, a planning application that we can respond to.

This land does not appear to have the same restrictive covenants that apply to Butlers Field adjacent.

Land West of Denham Lane/Butlers Field

Taylor Wimpey staged a drop-in event in November to tell local residents about their general proposals for this site which comprise up to 150 dwellings with 50% affordable housing. However detail was lacking, and in our view this exercise could not be described as "consultation".

As residents know we have appointed Andrew Olins of Knights to act for the CHRC. We appointed him in 2019 when the first threat of development on the fields arose. He is an expert in deeds and restrictive covenants and has written to Taylor Wimpey (6 January 2026) reserving all the CHRC's rights over Butlers Field.

Andrew has highlighted a restriction within the deeds (item 7) whereby developments on the fields cannot create an 'annoyance' for the existing houses on the estate. In this context 'annoyance' can mean loss of a scenic view, loss of value, or controls on density.

Nothing is 100% certain in law but we believe we have a reasonable case. Taylor Wimpey have acknowledged receipt but have responded no further. We await a planning application or response to our lawyer's letter.

THE ESTATE

Gates on the entrances to Chalfont Heights

In response to our public information request, Bucks Council has advised:

Our Definitive Map and Highway Searches team have confirmed:

Due to some of these roads also carrying Public Rights of Way, they would be classed as public highways under the Highways Act 1980. The maintenance of them falls to private parties, but the Council still has authority over them to ensure they are not obstructed in any way so as to allow access to the Public Rights of Way and the wider highway network.

The placement of gates would constitute an obstruction.

The Bucks Council response added that:

CSP/27(Chiltern Hill), CSP/26 (Upway) and CSP/47 (Woodside Hill) were all dedicated in 1951.

We have forwarded this advice to our lawyer, and he is undertaking an investigation into the circumstances in 1951 which the Council says led to the dedication of the roads. Hopefully he finds grounds to challenge this statement from Bucks Council.

However, until we have advice to the contrary, we need to assume the roads are public highways and cannot be obstructed.

General

As we all know we live in very special area with unique qualities. This character is described, within the Chalfont St Peter Neighbourhood Plan as:

- *Strong rectilinear road layout and large plot sizes. The planned nature of the area gives it a strong uniform appearance.*
- *Houses are generally large, two-storey detached homes set within large plots. Front gardens are deep and contain a variety of lawns, hedges, trees and shrubs.*
- *The roads have a distinctive character with narrow carriageways and soft verges. Grass verges are planted with mature deciduous trees which are a particular feature in the street scene. The deep front gardens in this area add to the green, leafy character.*
- *Many houses do not have front boundary treatments adding to the informal feel of the area.*

Any objections that the CHRC make concerning planning applications are always framed around trying to maintain this special character that we all cherish.

Notwithstanding this, there continue to be some residents submitting planning applications to the local authority without consultation with the CHRC. Residents are reminded that they or their agents are advised to consult with the CHRC development sub-committee before applying to the Council for planning permission. Householders' Deeds contain restrictive covenants that require the consent of this Committee for new development works within the estate. If this consent is not obtained it can cause problems when the property is sold because increasingly solicitors are contacting the Committee to ensure that all fees have been paid and consents obtained. We often

contact neighbours regarding planning applications that affect them and so we recommend that applicants consult with their neighbours beforehand.

Close boarded or solid fences and structures such as car ports set within the front lawn of the dwelling have an adverse effect on the character of the estate. The CHRC recognises that residents sometimes wish to erect fences, for reasons of security, but we ask that these comprise low steel railings inset with hedge planting to preserve the green leafy character of the dwelling frontages. Gates are increasingly being installed, and we would ask that these are either timber or steel railings. Solid metal gates are discouraged because they detract from the character of the estate. *Please also note that any new fences and gates that are over 1.0 metre high and face a highway used by vehicles or a public footpath require CHRC and planning consent.*

PV (solar panel) installations on roofs are increasingly going to be a feature of the Chalfont Heights Estate. The CHRC recommends the use of the recessed type of panel (that sits flush with the roof) as it is more in keeping with the design of the houses on the estate, but alternatives can be submitted for consideration.

Utilities and Roads (Mark Simmons)

Snow

This recent winter has generally been wet and mild with a couple of “named storms”. During this period, there was a cold spell resulting in icy roads. We expect grit usage will have been light this year, once again. During our annual Spring roads inspection, we will carry out an audit of grit bins and road-salt stock and ensure that the grit bins are refilled as required.

Road Sweeping, Sewers and Gullies

The estate roads were swept on 28-29 January, to remove accumulated winter surface debris and improve the visual amenity of the estate. Various key road gully pots were also emptied/cleaned.

In last year’s report, we discussed an ongoing programme of work to cleanse and repair the road gully and soakaway network around the estate. This was successfully undertaken and completed in Feb - Apr 2025.

In 2024, we were asked to look at solutions to reduce the height difference between the road surface on Woodside Hill and the drainage channels on either side. A pilot solution was developed and installed from the Lincoln Road island down Woodside Hill on the south side, to evaluate whether the proposed concrete dish channel solution is appropriate. Following various inspections during the year, we have concluded that the pilot solution has proved to be effective, and we now plan to extend the solution to other sections of Woodside Hill.

Utilities

It has been another quiet year around the Estate with no major utility works being undertaken during 2025.

Thames Water has attended to various blocked sewers. These appear to be isolated blockages, rather than major works associated with collapsed sewers that caused road closures in recent years. You may have noticed depressions in the road surface at two locations along Upway. We have erected barriers to highlight these hazards. One of these depressions is directly over a previous Thames Water sewer repair. At this stage we are not sure that these events are linked.

BT Openreach and its contractors attend periodically to provide fibre optic cable connections to properties.

Road resurfacing and associated works

No road surfacing works were undertaken during 2025. As a result of our annual inspection last year, we concluded that resurfacing works at Sandy Rise and Upway should be deferred until 2026. These resurfacing works will now be planned for Spring/Summer this year.

We will continue to inspect and assess the condition of our roads during our annual Spring inspection. A programme of minor repair work will likely flow from this survey. The programme of work may include:

- At the two barriered-off locations at Upway noted above, we propose to backfill, compact imported fill to raise ground locally, and then reinstate the road surface and verge
- condition-based patch repair works to any damaged road surfaces
- resurfacing works to Upway and Sandy Rise
- repairs to speed bumps

Additional road reinstatement works may be required in support of any solutions arising from ongoing discussions about chicane(s) and barrier(s).

Trees, Islands and Verges (Michael Bird)

The tree-lined roads and grassed verges are a valuable asset of our attractive estate. Hundreds of trees were planted by the Stroud family (the original Title Owners) in the late 1920's and 1930's with the vision of developing the semi-rural, leafy estate we enjoy today. However, many of the original trees are approaching 100 years of age, and require careful attention to maintain their health. As a result, the cost of maintaining the trees is steadily rising, and now accounts for about a third of CHRC's expenditure. The trees are maintained by our tree surgeon, Fineland Forestry, who conduct biannual surveys to ascertain their health. We endeavour to maintain a safe environment for residents and their property by removing dead, dying or diseased trees before they become hazardous, although on occasions there are differences of opinion on whether a tree is hazardous. In such cases, we may resort to eliciting a report from a qualified arboriculturist, since CHRC does not wish to remove trees unnecessarily.

Eight dead or dying trees were removed in 2025, and in addition we initiated a programme of managed tree maintenance, which involved crown-lifting, height reduction and crown-thinning of many of the more mature trees. Low-hanging branches are removed regularly to allow traffic flow and reduce hazards.

Fifteen saplings were planted in the spring of 2025 to replace removed trees and to fill some obvious gaps. The majority of these saplings will produce medium-size trees, such as rowans and flowering cherries, which are easier to maintain. Several specialist fruit trees were planted at the Joiners Lane end of Upway, and overall, we enjoy a good diversity of tree varieties with ~ 35 different species. Where appropriate, the aim is to produce a high-up canopy effect over the roads. Newly-planted trees require regular watering, and in view of the very dry summer of 2025, I would like to thank the many residents who kindly watered the saplings during dry periods, thereby helping them to survive.

The verges were originally intended to be laid to grass to enable pedestrians to use the verges as a footpath when traffic is approaching. Although the verges are owned by CHRC, the property covenants indicate that residents should maintain the verge in front of their property, and I thank the majority of residents who do maintain their verges to a high standard. I would also like to remind residents that any alterations to the verges, including widening of driveways by encroaching onto the verge, requires permission from CHRC. In addition, because some residents are now installing metal railings on their front boundary, we request that a natural hedge is planted in front of the railings to help to maintain the green, leafy nature of our estate.

Please do not park vehicles on the verge as this can damage the verge and tree roots. The verges are regularly damaged by large, heavy vehicles used by developers/contractors, delivery services and

tradespeople, and in cases of damage, the resident is asked to ensure that the verge is restored to its original state.

The islands and bollards are maintained by our Haywarden, Mike Stevens. Mike and several residents also helped to clear the area at the bottom end of Sandy Rise (close to the turning circle) of numerous unattractive, uncontrolled wild plants and weeds, and to plant ~ 50 new shrubs and plants, which should enhance the appearance of the pedestrian entrance to Sandy Rise.

We have produced a 'Trees and Verges' policy, which I hope you will read. The new policy clearly outlines the roles and responsibilities of CHRC and Residents and/or Landlords. The policy aims to preserve and nurture the green, leafy character of our estate for the benefit of current and future residents.

I would encourage residents to report any concerns on the trees and verges via the CHRC contact email address (contact@chrc.org.uk).

Neighbourhood Watch (George Eykyn)

The Neighbourhood Watch (NHW) scheme has continued to be valued by residents, with more than 200 subscribers to the email alerts. The Chalfont Heights NHW WhatsApp group has 164 subscribers, who want to receive immediate communication of the most important information – such as any police appeals or descriptions of individuals or vehicles sought. There is also a WhatsApp group for all NHW Co-ordinators in Chalfont St Peter, so occasionally one of its messages may be shared to our members. Anyone who would like their mobile number added should email geykyn@btpopenworld.com. It should be stressed that the WhatsApp group is used very sparingly.

Since Jan 2025, there have been a total of 6 crimes in the estate formally recorded by the police on the local crime map. These were reported as

- Drugs x2, Winkers Lane, April
- Vehicle crime, Upway, August
- ASB, Halfacre Hill, August
- Theft, Woodside Hill, November
- Burglary, Halfacre Hill, November

Events not recorded on the police crime log but reported to me as NHW co-ordinator, included:

- Attempted car break-in, Winkers Close, September
- Attempted burglary, Lincoln Road, November
- Attempted burglary, Woodside Hill, November.

Clearly November was a bad month for burglary and attempted burglary. If you experience a crime, please do let me know -- it is hard to believe, but it really is haphazard whether the police inform me as NHW co-ordinator, even about events in the estate! Also I'm often not kept informed about the outcome that follows. If I know what's happened, I can then make sure residents know what they need to know (respecting individuals' privacy and confidentiality, of course).

Police advice remains unchanged:

- If you go away, please set timer switches; it is glaringly obvious that a house is unoccupied if there are no lights coming on and off.
- Please look out for your neighbours; if you see anything unusual, make a note (descriptions, vehicle registrations etc) and do not hesitate to call 101. Call 999 if a crime is in progress.
- There is also this page on the Police website which allows you to make a report of something you have seen, similar to calling 101: <https://www.thamesvalley.police.uk/tua/tell-us-about/soh/seen-or-heard/>

Estate CCTV

Our CCTV cameras are now installed in 2 locations, with 2 cameras are installed at each location, a total of 4. These are high quality CCTV cameras and come with storage devices and a suite of user-friendly software for conducting searches. These help provide a record of vehicles and people entering and the leaving our estate, which is useful if these vehicles cause damage to the estate, or if crimes take place.

The cameras are operated in accordance with GDPR, and we pay an annual Data Protection fee to the Information Commissioner's Office to comply with its regulations. The cameras are serviced on an annual basis by the installation company to ensure that both cameras and storage devices are clean and operating well.

The Committee plans 2 more cameras for an additional location on Chiltern Hill; and this final installation would cover off all entry and exit points on the Heights. The Committee will be seeking approval at the forthcoming AGM.

Committee

The current members of the Roads Committee are as follows:

Nigel Wright (Chairman; finance)	Esha Ness, Lewis Lane	890469
George Eykyn (communications)	Timbers, Chiltern Hill	888828
Jon McGowan (communications)	Tickencote, Upway	07851 296165
Mark Simmons (roads)	Old Maples, Sandy Rise	07812 985378
Michael Bird (trees, verges)	Birchwood, Lincoln Road	882530
Jane Greaves (development)	Pembroke Lodge, 19 Upway	886117
Jim Greaves (development)	Pembroke Lodge, 19 Upway	886117
Ian Dallow	Alerdale, Winkers Lane	891631
Michelle Lamb (finance)	Altera, Sandy Rise	887437

Michelle Lamb has stepped down as Treasurer and leaves the Committee. Other members of the Committee are all standing for re-election. Elisa Agostini is already working with the Committee and offers herself for election.