

Chalfont Heights Trees and Verges Policy

The Chalfont Heights Estate is designated by Buckinghamshire County Council as an Established Residential Area of Special Character.

This policy, which is designed to maintain the special character of the Estate with its tree-lined roads and grassed verges, outlines the roles and responsibilities of both the Chalfont Heights Roads Committee Ltd (CHRC) and the Estate's residents, developers and landlords.

Roles and Responsibilities of CHRC

- The verges and verge trees are owned and maintained by CHRC. The verges are intended to be laid to grass to allow pedestrians to use the verge as a footpath to avoid approaching traffic.
- The 450+ trees on the Estate are subjected to a biannual survey by tree specialists to ascertain their health. When dead, dying or diseased trees are removed, CHRC will endeavour to plant suitable replacements.
- CHRC will maintain the health of trees by conducting crown-lifting and thinning, as is deemed necessary. To ensure vehicular access and good visibility, CHRC will prune branches that overhang the roads at a low level. The intention is to maintain a canopy effect over certain sections of the roads.
- The islands are maintained by CHRC.
- CHRC reserves the right to remove any unauthorised plantings, or any other materials, from the verges. The verge is owned by CHRC.
- CHRC maintains the white bollards that are installed at the sides of speed ramps (and in certain other areas).
- CHRC will maintain appropriate directional and safety signage on Estate roads and verges.

Roles and Responsibilities of Residents, Developers and Landlords

- As stipulated in property covenants, residents are asked to maintain the verges in front of their property in keeping with the character of the Estate.
- Residents are requested not to deposit any rubbish, grass cuttings, leaves or dog poo bags on the islands, verges or roads. Please inform your gardeners or contractors of this request.
- Residents are requested not to prune branches of verge trees, although branches overhanging from a verge tree onto a resident's property can be cut back to the verge boundary from the resident's side.
- Residents are asked to contact CHRC if they need advice or have any concerns regarding the health of the trees on the verge.
- Residents are asked to water newly planted saplings, especially in dry weather, to give them the best chance of becoming established.
- Any proposals to modify the verges will require permission from CHRC, which owns them. Examples of alterations include installation of logs, bollards, rocks or kerbing aimed at minimising the likelihood of vehicles driving onto the verge.
- If installed, wooden logs should be no higher than 12" and are preferred to rocks, which could cause damage to vehicles. Small, white, plastic or wood bollards are acceptable and should be

no more than 12" high. Kerbing can be installed with permission from CHRC at the resident's expense but should be no higher than 2" above the road surface. Wooden logs can normally be provided free of charge from our tree surgeon.

- In some areas, where appropriate (for example under trees where grass cannot grow), and with CHRC approval, the planting of low-growing plants or wild flowers on the verge is permitted, provided that the plants are well-maintained by the resident and do not overhang the road. An area of grass should be retained wherever possible for pedestrians to use as a walkway.
- If house name signage is placed on the verge, the signage must not be more than 24" high.
- The parking of cars or other vehicles (including contractor's vehicles) on verges is not permitted, since this can damage the verge and tree roots. Damage to verges caused by resident's building contractors or delivery vehicles must be restored by the resident. Damage to verges caused by an unknown vehicle should be reported to CHRC.
- The vast majority of residents maintain their verges to a high standard and CHRC appreciates the care they show in helping to keep the Estate looking so attractive for the benefit of all residents.
- To preserve the rural character of Chalfont Heights, if a metal railing is installed at the front boundary of a property, then a natural hedge should also be planted and maintained along the length of the frontage and the sides of the plot, preferably in front of the railing. The live hedge should preferably be on the grass verge side of the fence to retain the natural appearance and character of the Estate. Fencing that is opaque wood, metal or plastic is not allowed. The siting of the metal railing and the consequent live hedge planted in front of it should ensure that neither encroach upon the verge, which is owned by CHRC.
- Open drive entrances are preferred to gates but, if gates are installed, wooden construction (unpainted) is preferred to metal or painted wood. Gates should not be less than 1.37m nor more than 1.83m in height.
- Existing driveways must not be widened or encroach existing verges (since the verges are owned by CHRC). As a reminder, installation of new driveways requires permission from the CHRC and a fee is payable.
- Residents are asked to report to CHRC any damage to the bollards.
- Permanently-on lighting must not shine directly onto the road or other properties; security lights should have a timing or intruder-detection mechanism.

Please contact CHRC with any queries or concerns.

Contact: contact@chrc.org.uk

February 2026