

APPENDIX A

Planning Policy Team
Chiltern District Council Offices
King George V Road
King George V House
Amersham
Bucks
HP6 5AW

Dear Chiltern and Buckinghamshire County Council.

In response to the Chiltern and South Bucks Local Plan Initial Consultation (Regulation 18) incorporating issues and Options ('The Plan') please see below my response to questions 11-12-13-17.

Firstly, I request that the green Hatched area of land owned by Chiltern District Council, presented on p40 of 'The Plan' (commonly known as Upper Stone Meadow) be protected from all future development and any 'change of use'.

Secondly I would like to make it clear that I feel very strongly about protecting a second area (in addition to the hatched area on p40 of the Local Plan) more commonly known as Lower Stone Meadow. Both Upper and Lower Stone Meadow are currently owned by Chiltern District Council see Ordinance Survey Map reference SU9993NW. Land Registry Title Number BM294098.

I request all land at Upper and Lower Stone meadow as defined in the above Title number have a binding and legal covenant imposed on it that binds Chiltern District Council to protect it for the good of the village and to never allow development of any kind, on any scale, including but not exclusively housing, commercial buildings or offices.

My supporting evidence is that this land is already recognised as An Area of National Interest. It contains a rare and precious chalk stream, wildlife, flora and fauna, and fulfils its existing classification as An Area Of Outstanding Natural Beauty in Green Belt. It is physically unsuitable for any development as it is on a flood plain, above the proposed HS2 Tunnel, in an area safeguarded by HS2 and therefore not deliverable before 2036.

I/We are opposed to any future development of the land owned by Chiltern District Council known as **Stone Meadow** (upper and lower)

1. AN AREA OF OUTSTANDING NATURAL BEAUTY (AONB)

- A. The area is designated an AONB and contains precious chalk stream river.
- B. Rich wildlife, flora and fauna including deer, woodpeckers, bats etc..
- C. Used as a key area for walkers, horse riding, scouts groups, dog walking, cyclists.
- D. Contains woodland which should be or is already protected.
- E. Contains the Chiltern Way (public right of way for walkers).

2. THE AREA SITS WITHIN THE FLOOD PLAIN

- A. The village flooded most recently 2008 - 2012- 2014 the meadows are a natural flood plain.
- B. Any building in this area would worsen future flooding for village centre
- C. Houses built on this area would be uninsurable
- D. Measures to reduce future flooding have not been implemented
- E. Governments are advising that Flood plains should be considered for development

3. IMPACT ON THE VILLAGE INFRASTRUCTURE AND CHARACTER

- A. The village resources are already stretched i.e. doctors, parking, schools etc
- B. Traffic on the A413 is already at maximum capacity at rush hour
- C. The character of the village would be negatively impacted by such a large development
- D. The character of the village has already been negatively impacted by HS2 and the possible waste transfer station
- E. Already likely to suffer congestion and impact on village resources from other plans to build near Epilepsy Centre on border with Chalfont St Peter.