

### **Suggested comments to include in your response to planning application PL/22/2898/OA**

- The proposed development is unsustainable. New residents will inevitably be car dependent due to the lack of a reliable bus service or train station within walking distance. The amenities in the village centre are not accessible on foot or cycle for most due to the topography of the village. *'Significant development should be focussed on locations which are or can be made sustainable through limiting the need to travel'* (para 105 of the NPPF).
- The application constitutes inappropriate development in the Green Belt and will have a severe detrimental impact on the landscape and character of the site. The rural nature of the ES site will be significantly harmed and result in spatial and visual harm to the openness of the Green Belt.
- The site satisfies all five Green Belt purposes well and scores highly in unbiased Green Belt assessments. Areas can only be removed from the Green Belt under *'very special circumstances'*. The applicant has not and cannot demonstrate a justifiable case for removal of the site - in part or whole, from the Green Belt, nor that development should be allowed on the site.
- A case for an organisation's financial viability does not constitute the very special circumstances required to remove land from the Green Belt or justify the severe, detrimental impact this development will have on the local community, its infrastructure, the landscape, the environment, the carbon footprint and the loss of amenity for CSP residents. Any consideration for future development should be on the as-built footprint area only and not include the undeveloped green fields or valued agricultural land.
- The Epilepsy Society's business case is unproven and based on what appear to be inappropriate assumptions. Alternative fund-raising opportunities have not been exhausted.
- The proposed development fails to provide clear defensible Green Belt boundaries. It would have a major adverse effect on the functions of Green Belt.
- The development would undoubtedly have an adverse impact on wildlife, pollution, cultural heritage, air quality and climate change. Construction beyond the current built footprint would cause a catastrophic harmful effect on almost every aspect of the amenities within Chalfont St Peter.
- The proposed development is within the Colne Valley Regional Park and would result in the loss of high-quality and fertile farmland which significantly contributes to the open character of the landscape in CSP. It would also make this land unavailable for growing food at a time of changing farming subsidies, reducing food miles and uncertainties with global grain supply. The loss of this amenity would cause significant harm.
- The development will increase CSP's population by 40%. The village has already undergone significant housing development, including the Holy Cross, Newlands Park and Chalfont Park developments, totalling in excess of 700 properties. The infrastructure is already stretched in terms of NHS facilities, parking, policing, the sewerage system, school places and Local Authority services. The need for additional housing of the proposed density in CSP is not evident, required or justified.
- The CSP Neighbourhood Plan clearly reserves the site for C2 use (community care or sheltered accommodation for the elderly or disabled). Buckinghamshire planning authority and the applicant must respect the Neighbourhood Plan.
- We may need sites for medical, education, leisure and care facilities in future to meet the needs of the increasing population within the surrounding area. The Epilepsy Society site should be retained for such future need.
- The site has already undergone sensitive redevelopment in accordance with Green Belt principles. The two C2 care home developments are complimentary to the open aspect and work well. The proposed development will cause a significant adverse effect on the vulnerable residents and their amenity.
- There is no local infrastructure to support this development and it is difficult to see how local roads could be altered to accommodate the inevitable additional car and construction vehicle traffic movements.
- Water run off in the development would cause flooding in Chalfont St Peter and could affect the water supply in the village as a whole.

The link to planning application PL/22/2898/OA comment's page can be found on the SENSE4csp website or email your comments as an attachment to [planning.comments.csb@buckinghamshire.gov.uk](mailto:planning.comments.csb@buckinghamshire.gov.uk). It's important to include your full name and address.