

Protect St Giles Green Belt
protectstgilesgreenbelt@gmail.com

25th February 2026

Please object to field off High View being included in the Buckinghamshire Local Plan for Development!

Dear Chalfont St Giles Community

We are writing to you directly as it is critical that we play our part in influencing Buckinghamshire Council in order to protect the Chalfont St Giles Green Belt from development.

On 17th February, Buckinghamshire Council launched a public consultation on a draft version of the Local Plan it is required to produce to meet the government's target for 95,500 new homes in Buckinghamshire over the next twenty years. We have to feedback by 16th March.

The draft Local Plan is attached below:

[The Local Plan for Buckinghamshire | Buckinghamshire Council](#)

Within this plan, the field off High View, a Green Belt site, is highlighted as “potential Grey Belt” which would make Planning Permission easy to achieve and could support a very high density of housing. Hill Group have recently bought the land and intend to build a large development of houses.

There is a real threat of development being defacto approved if the field off High View remains in the Local Plan.

Please feedback to Buckinghamshire Council with your objections on the field off High View being included for development via their survey **by 16th March**. It is a short form that will only take 5 minutes to fill out.

You can do this online, using the link or QR code below:

[Local Plan for Buckinghamshire sites survey - About you - Your Voice Bucks - Citizen Space](#)



or by emailing or posting your survey response, using the link or QR code below:

[local-plan-site-survey--printed-survey-v0-1.1.pdf](#)



Attached below are some areas of objection which are most relevant to the National Planning Policy Framework. Please answer in your own words, using the arguments that are meaningful to you, to ensure the Council recognize your individual concerns.

Whether you live next to High View or further away, please bear in mind the survival of Chalfont St Giles as the beautiful village that you know and love largely rests on the protection that the Green Belt gives it!

Please object by 16th March!

Kind regards,

the Protect St Giles Green Belt team

Questions and Potential Answers to the Local Plan Survey

(note the online version does not have question numbers)

Q8	Site Reference Number	685
Q9	Site Address	Field off High View Chalfont St Giles HP8 4HQ

	Question	Potential Answers
Q11	Is the site suitable in principle for the proposed use?	<ul style="list-style-type: none"> • No
Q12	Please give reasons for your answer	<ul style="list-style-type: none"> • It is not a sustainable site: It does not “limit the need to travel” and it does not “offer a genuine choice of transport modes”, both of which are key tests for whether development can be allowed. <ol style="list-style-type: none"> 1. This is a car dependant community, with very limited public transport connections. 2. No realistic possibility of walking or cycling due to the steep hill and distance to amenities. Any footpaths are unmade, unlit, steep and dangerous. There are no cycle paths. 3. The site is 1300m away from the closest amenities in Chalfont St Giles. 4. There are very limited bus services with the nearest bus stop over 800m away. The bus services are limited to 1 per hour, stop in the early evening and do not run on a Sunday. 5. Chalfont and Latimer underground station is over 5000m away. Gerrards Cross train station is over 7000m away. • It significantly merges Chalfont St Giles and Chalfont St Peter: It creates a new close connection point where the boundary of High View and the Grey Belt housing in Chesham Lane is only the width of the garden of Gorelands house. This effectively merges Chalfont St Giles and Chalfont St Peter, against the National Planning Policy Framework direction, especially when considering the merger impact added to the 2562 house proposed site on Chesham Lane. • It creates an unacceptable intrusion into the Green Belt - it would do harm to the purpose of the green belt (which was a Planning Inspector comment from the previous planning appeal) and it would remove a sense of open area providing the setting to the existing settlement • The site sits within the ‘curtilage’ of the Area of Outstanding Beauty and any downgrading from green belt to grey to allow for development will lead to that development being visible and overseen from the AONB
Q15	Infrastructure Issues that would have to be addressed in the development of the site?	<ul style="list-style-type: none"> • Prior negative feedback from the previous (rejected) planning applications from Electricity and Water suppliers: <ol style="list-style-type: none"> 1. It will need its own sub-station as the electricity supply in Stylecroft/Brow/Valentine/Kings Road is already at full capacity via the sub-station in Valentine Way (power cuts are not uncommon). 2. “The existing sewage treatment works infrastructure is unable to accommodate this development. In 2024, Chalfont St Giles village became an open sewer due to discharge of raw sewage into the protected chalk stream that is the River Misbourne. This was a direct effect of the sewage system being unable to cope with the current demand during high ground water episodes. Adding additional properties to this network without addition to the sewer network would show a flagrant disregard for the safety of the current residents of Chalfont St Giles” (quote from Parish Council comments to objection to 20 Narcot Lane planning application). • Fundamentally, the site is on a hill away from needed amenities to support development. Most of these infrastructure amenities would need to be provided closer to the site (significant shops, doctors, transport links, employment opportunities)

Q16	Other potential barriers or challenges related to the development of the site	<ul style="list-style-type: none"> • There are Prescription Easement Rights to access and use the field by residents of Gorelands Lane with formal gates for over 40 years • Development of the site would create a road entrance on High View which contravenes Government Planning direction on Street Types by creating an unsafe angle of car egress from 3 High View and 4 High View
Q17	Important Environmental features on or near the site	<ul style="list-style-type: none"> • There is a site wide Tree Protection Order (reference TPO/25/0018) quoting that the trees form “an integral part of cohesive green infrastructure corridors, linking the site to nearby woodland and contributing to the ecological connectivity and character of the area”. • The field has recorded presence from the prior planning application of Great Crested Newts and active Badger setts • There is concern about River Misbourne chalk stream protection, based on sewage treatment works not being able to cope with capacity leading to the release of raw sewage into the River Misbourne causing harm to Chalfont St Giles and Chalfont St Peter.
Q19	Important community assets near the site	<ul style="list-style-type: none"> • The Village Green application (submitted on 5 Feb 2026) needs to be fully considered by Buckinghamshire Council before any potential reclassification to Grey Belt based on over 40 years of usage and access by members of the public • Public footpaths border the site, with residents and neighbours accessing the field and footpath.
Q21	Previous promotion of this site for development	Planning permission was refused on appeal for 42 houses in 2021. Planning reference: PL/19/4421/FA
Q23	Issues raised by local residents or businesses in relation to the development of the site	<ul style="list-style-type: none"> • 2500 local residents signed a petition to object to any development on the field off High View in 2021. Amongst the many objections, the majority of petition signatures cited it was not a sustainable location as it was car dependent due to a lack of public transport infrastructure and a long, hilly journey to shops and doctors surgery in Chalfont St Giles that could only be achieved by car.
Q24	Any further local information or context relevant to the development of this site	<ul style="list-style-type: none"> • The Local Plan has achieved its housing target through the provision of sufficient brown and grey belt sites. Additional “potential grey belt” sites are not needed. • High View has never been developed. It therefore fails the first fundamental test of being prioritised for grey belt.