

**Protect St Giles Greenbelt**  
*protectstgilesgreenbelt@gmail.com*

2<sup>nd</sup> May 2026

**Please Object to the Planning Application on the Green Belt field off High View, Chalfont St Giles!**

Dear Chalfont St Giles Community

The Planning Application to build 62 houses on a green belt field in Chalfont St Giles has been submitted. And you have until the 22<sup>nd</sup> May to object.

**62 House Development with big environmental impact on an unsuitable site.**

The housing development is on High View, off Stylecroft Road in the heart of the northern part of Chalfont St Giles. It is a huge, unnecessary development on an unsuitable site reliant on non-sustainable transport links.

**Sets a precedent for allowing housing development on all green belt land within Chalfont St Giles.**

If you live close to the development, you would be impacted by increased traffic, noise and the loss of green belt on your door step.

Even if you do not live close to Stylecroft Road you would be impacted by increased pressure on local amenities, traffic congestion and the precedent that the fields near you could be developed next!

**What to object about?**

The developers argue this land should be reclassified as “grey belt” and meets the government criteria for allowing building to take place on open fields.

We strongly believe that the land does not meet these criteria and their proposed development causes harm. Plus, the draft Bucks Local Plan does not need this field developed to hit the government’s housing quota. Attached below are several arguments you can use in your objection.

Please write your preferred arguments in your own words to ensure the Council recognize your individual concerns.

**How to object?**

There are 3 ways to object:

1. On Buckinghamshire Council Planning website

You can follow the link below or search Buckinghamshire Council Planning for “High View” or PL/26/O1727/FA [PL/26/O1727/FA | Residential development of 62 dwellings, access from High View, internal accesses, open space, drainage, landscaping and all other associated works. | Land at High View Chalfont St Giles Buckinghamshire](#)

You will need to register in order to make a comment.

2. By Email to the Planning Officer

[planning.comments.csb@buckinghamshire.gov.uk](mailto:planning.comments.csb@buckinghamshire.gov.uk)

3. By Post to the Planning Officer

Write to: Elizabeth Aston at Buckinghamshire Council, Directorate for Planning, Growth and Sustainability, Walton Street Offices, Walton Street, Aylesbury, HP20 1UA

Please object to Buckinghamshire Council by the **22<sup>nd</sup> May deadline**. The number of objections matters! *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!*

Kind regards,

***the Protect St Giles Greenbelt team***

Potential Objections to Development of the field off High View

<p>It is not a Sustainable Location</p>	<ul style="list-style-type: none"> <li>• 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"> <li>1. This a car dependant community, with very limited public transport connections.</li> <li>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.</li> <li>3. The site is 1300m away from the closest amenities in Chalfont St Giles.</li> <li>4. The amenities and employment in Chalfont St Giles are limited and shopping, employment and healthcare requires a car. The Applicant claims that there is a “good range of employment options” in Chalfont St Giles. (Transport Statement Part 1, para 2.3.1). This is not true.</li> <li>5. 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.</li> <li>6. Chalfont and Latimer underground station is over 5000m away. Gerrards Cross train station is over 7000m away.</li> </ol> </li> <li>• The Applicant’s assessment of walking accessibility (Transport Statement Part 1, para 3.4) is deliberately misleading in its assumptions:             <ol style="list-style-type: none"> <li>(i) It calculates distances starting from the entrance to the site not the houses and using a steep, unlit and narrow footpath not walking on a pavement.</li> <li>(ii) It calculates walking time ignoring the steep hill needed to be climbed from Chalfont St Giles, which would increase time considerably and would limit who could do this, especially if carrying shopping or with a push chair</li> <li>(iii) It uses 1 way distances not return distances when defining that walks would be “comfortable”</li> </ol> </li> <li>• Therefore, the Travel Plan targets (section 5) are based off false data and massive underestimate car usage.</li> </ul> <p>(if you are local to the site, you can add whether you view walking as a sustainable option for you).</p>
<p>It would do harm to the Green Belt</p>	<ul style="list-style-type: none"> <li>• 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</li> <li>• 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</li> <li>• 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 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 impact of the proposed site in the draft Local Plan on Chesham Lane for an additional 2562 houses</li> </ul>
<p>Important Ecological features would be damaged, and some have been already</p>	<ul style="list-style-type: none"> <li>• The site would lose important ecological features: including grass land, large mature trees, sites for badgers, birds, great crested newts (missing from the submitted Ecology Checklist but recognized in the prior planning application)</li> <li>• The Applicant has already chopped down 5 large trees illegally (without the necessary Felling Licence from the Forestry Commission). These trees were high value, large and ancient trees (Arboricultural Survey Report, para1.1.4).</li> </ul>

	<ul style="list-style-type: none"> <li>The Visual Assessment Impact document fig 5.1 is now incorrect as many trees have been removed, houses are visible and the visual influence of the Site is greater.</li> </ul> <p>Note: The needed biodiversity net gain can only be achieved by the developer investing in land away from the Chalfont St Giles local area.</p>
The draft Local Plan did not classify this as “grey belt” and does not include this site to hit the quota	<ul style="list-style-type: none"> <li>High View has never been developed. It therefore fails the first fundamental test for being reclassified as “grey belt”.</li> <li>The latest version of the draft Local Plan did not classify the site as “grey belt” and did not plan to use the site to meet the government’s housing quota for Buckinghamshire.</li> </ul>
Current infrastructure cannot cope with more development	<ul style="list-style-type: none"> <li>Prior negative feedback from the previous (rejected) planning applications from Electricity and Water suppliers: <ol style="list-style-type: none"> <li>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).</li> <li>“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).</li> </ol> </li> </ul>
There is limited unmet need for this type of development and huge local opposition	<ul style="list-style-type: none"> <li>2500 local residents signed a petition to object to any development on the field off High View in 2021.</li> <li>Previous planning application was rejected based on a flawed assessment of unmet need</li> <li>Recent developments of &gt;300 homes within Chalfont St Giles and within 1 mile of the High View field have failed to sell: “Newlands Park” (commercial and affordable housing) &amp; “Land behind Old Beams” (affordable housing)</li> </ul>
There is an active Village Green application for this site and Prescriptive Easement rights which impact development	<ul style="list-style-type: none"> <li>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 the public</li> <li>Public footpaths border the site, with residents and neighbours accessing the field via the footpath on the south side or through their own gates and development prevents this.</li> <li>There are Prescription Easement Rights to access and use the field by residents of Gorelands Lane with formal gates for over 40 years and development prevents this.</li> </ul>
The development design does not meet required standards for space, privacy, character and noise	<ul style="list-style-type: none"> <li>Many rear gardens are very short (even 5m) which contravenes Chiltern District planning guidance. <ol style="list-style-type: none"> <li>The Applicant quotes a “back to back” garden depth of 25-40m, but this depth is driven by long gardens in existing houses. Plots 19, 48-51, 55-57, 58 and 60 all have rear gardens of 12m or less</li> <li>The Chiltern District Local Plan (which is quoted by the applicant) para 6.72 states the Council will seek a “rear garden depth of 15 metres” or more if consistent with neighbouring houses. The average rear garden depth surrounding the site is ~40m.</li> </ol> </li> <li>3 large carparks (for 19, 12 and 12 cars) are included in the plan. This is out of character with the surrounding area and will create specific localized noise which is not accounted for in the Noise Impact Assessment</li> <li>Plots 38-47 and 48-57 do not have gardens which meet “privacy and enjoyment of open space” criteria</li> </ul>