

Chesham Bois Parish Council

Parish Centre Redevelopment

Comments received either at public meeting or individual representations to the PC.

Note this is not an exhaustive list but we have tried to pick up all views to date.

Prepared by Jonathan Harbottle: Dated: 13th March 2020

Topic	Positive/ Negative Views	Comment
(a) Design, layout & appearance & impact on surrounding area	P	It is a great idea to use woodland parking.
	P	The designs are contemporary, functional, exciting and subtle. It is in keeping with the surrounding area and blends in well with the conservation area and feel of the village.
	P	The sympathetic design of the buildings will complement the semi-rural nature of the setting. It will be a beautiful building in the heart of the village.
	P	The design is exemplary in its use of natural materials, environmentally sound technology and emphasis on sustainable modes of transport.
	P	Access is currently difficult for the less able members of the community and there is poor toilet provision.
	P	The current facilities are not fit for purpose – there are cracks in the walls. It cannot serve the needs of the community in this state.
	P	The spaces for smaller groups are not suitable at the moment.
	N	Pre application advice from CDC suggested 192 spaces would be needed, when the church then planned 114 spaces.
	N	Plans do not meet the Parking and Manoeuvring Standards and are totally inadequate for the size of the scheme.
	N	There is a shortage of parking on site and no capacity for on street parking nearby.
	N	Proposals use the Kings Church in Raans Road as an example for parking capacity but fail to mention that the site is next to an industrial site which can mitigate any overflow.
	N	There is inadequate parking for all these people – 72 spaces - so the users will have to park in the local area.
	N	The proposed development is on a scale which is out of keeping with the area and will impact on the look and feel of the common.
	N	Demolishing existing buildings cannot be the most environmentally friendly way for the church to hold meetings.
	N	The design and siting of the two houses as proposed would not follow the perceived building line around the corner of North Road and Glebe Way.
	N	A large-scale American style evangelical “super” church is inappropriate for a small English village. The proposed new “super” church has been designed to attract a large congregation from outside the parish and local area.
	N	Design will dominate the rural street scene on that side of North Road as the site is not set back enough. There is little to no regard for the existing elevations in the immediate area.
	N	The creation of a car park for 72 cars will not only prove destructive environmentally to the local wildlife but also inadequate to accommodate the anticipated additional usage by the increased congregation.

(b) Highway safety & traffic generation	N	There will be increased traffic congestion on the already busy but narrow Bois Lane. The section of Bois Lane, North Road and Glebe way is already a bottleneck for traffic.
	N	There will be increased danger to children as they walk to school and increased air pollution.
	N	The overflow of traffic and parking will have an impact on the houses along Bois Lane, North and South Roads – these roads do not have the capacity to deal with this.
	N	The building is set to hold 400 people which will bring additional traffic into the area without any obvious changes to the infrastructure is problematic.
	N	Cycling is weather dependent, and the roads are not well surfaced so cycle parking provision will not reduce vehicular traffic.
	N	Parking provision is inadequate and will be a problem given that the majority of people will come from beyond walking distance. The council should be looking at ways to decrease the level of traffic and pollution, not increase it.
	N	The Church has also used an incorrect assessment of 63% of attendees attending the new Church, a number that referred to local people who walked to the Village Hall to view the Proposed development Plan.
		The vehicles of those from outside the Parish will inevitably spill over to the surrounding streets, adding to congestion and aggravating road safety concerns. The suggestion that these additional vehicles will use the Sycamore Rd car park as an 'overflow' is fanciful - especially in poor weather and at night.
(c) Impact on neighbouring properties by overshadowing, loss of privacy and/or overbearing appearance	N	The increased traffic will cause increased noise and light pollution which will disturb wildlife.
	N	Illuminated parking will impact Old Rectory, see PCBCASA Heritage report.
	N	Hedging / tree screen does not provide noise protection.
	N	Distressing for residents that live nearby with prospect of building work followed by increased use.
	N	The illuminated parking will have an impact on the Grade II listed Old Rectory.
	N	Noise and nuisance relating to the alcohol licence. The development is too commercial, and the conference centre is not appropriate for this setting.
	N	This will be an active site, with 7-day a week worship, leisure and business day and night and will alter to tranquillity of the village.
	N	Keepers Cottage" is only 3m from boundary with The Old Rectory
	N	Noise report states that "short term impact noise from door slams and engine revving might be audible in The Old Rectory" . Departing vehicles can be expected up to 11.30pm. This will affect the residents of South Road as well as North Road
	N	The Old Rectory is a listed building the windowpanes are only 3mm glass and is not allowed to have double glazing.
	N	There are plans for further planting to block car headlights and the car park low level lighting. How do you block headlights when there are no leaves in the hedgerow during autumn and winter?
	N	Glebe field, at the end of The Old Rectory Garden, is to become a car park for 64 cars

(d) Impact on Conservation Area and heritage issues	P	The distance between the new Parish Centre and the Listed buildings will increase.
	P	The new dwellings will also take a design lead from the Arts and Crafts style seen in other buildings in the adjacent part of North Road
	N	The historical character of the village will be destroyed. The Proposal would fundamentally change the Conservation Area which residents look to CBPC to protect. The historical nature of Chesham Bois and its 7 listed houses are unique.
	N	The site is at the heart of the Chesham Bois Conservation Area and so any development will be contradictory to the Council's Conservation Area Policy – proposals cannot be seen to enhance or preserve the character.
	N	Slate roof out of character.
	N	The development is not in keeping with the heritage of the area and its conservation status. No foliage in winter and will expose building to wider views.
	N	Having regard to the siting of the buildings, the established pattern of development, scale, bulk and design, the proposal would fail to preserve or enhance the character and appearance of the conservation area.
	N	concerned about the negative impact this development will have on a conservation area of historic standing. Conservation areas, by definition, are intended to be conserved and this one exists now because previous generations have adhered to this self-evident principle.
	N	The site is overdeveloped and will lead to a strain on infrastructure – it will set a precedent for the conservation area. This will lead to increased urbanisation and a loss of the distinctive semi-rural character of the village.
	N	If this development is allowed to go ahead then it the number of people using the existing St Leonards Church will dwindle and will result in its closure.
(e) Other material planning considerations	P	The café will be wonderful and well used by local schools and dog walkers. It will be a modern meeting space for the community. This replaces the café lost when Londis was built.
	P	The nursery gaining their own building will be a step forward for them as they won't need to clear equipment away every day and will gain better facilities.
	P	The rooms for hire will be used as there is a demand in the area.
	P	The increased capacity is needed to make space for our third Sunday service each week.
	P	Children at the Maryland pre-school will benefit greatly from an upgraded and purpose-built facilities.
	P	The new development improves provision for Maryland, with benefits to the 50 families that use it, the education of the pupils, staff working conditions and enabling the pre-school to access and offer places based on the 30 hours govt funding.
	P	The current hall provides a Youth Club, which is the only one in the immediate local area (I suspect this is because the Amersham one in the civic centre has now shut), and which would be better served by new building.
	N	No measures are being put in place to protect the existing hedgerows.
	N	It has been confirmed that over 20 trees have been lost since 2015 on the church's site and a further 18 trees are to be cut down.
	N	Bats and the great crested newt principally are under threat.
	N	Cutting trees to make space for cars is very damaging and will result in reduced insects and bird population.

	N	Issue with land use class as D1 includes health centre, schools, museums and what would happen if it is sold on?
	N	The Proposal fails to provide any evidence of financial sustainability. The existing church's listed building has to be protected and maintained. The Plan confirms the need to hold Commercial Activities - weddings/fairs/markets and Conferences in order to bring in revenues to pay for the building and running of the facility.
	N	This development will set a precedent for future unwanted development on the common.
	N	Many of us paid a premium to acquire a Listed property in a unique area of Buckinghamshire and there must be a risk that property prices will be adversely affected if this Proposal was given the go ahead.
	N	The application is for a new church and given the number of existing churches in Amersham (9) there is no need for another one. Not required given provision elsewhere in Amersham (e.g. Kings Church).
	N	There are many underused halls available in the area with more safer transport links. Updating and retrofitting the existing vicarage and parish hall would be a better idea.
	N	There is no evidence to suggest there is a demand for such a venue in Chesham Bois.
	N	The Beacon School is a better place for the church to expand – it is on a main road with lots of parking.
	N	How is the site going to be secured to stop encampments?
	N	The current building only needs repairing.