

ABOUT TAYLOR WIMPEY



SCAN TO VISIT
THE LAND
AT WEST OF
DENHAM LANE
BUTLERS
FIELD
WEBSITE



Taylor Wimpey is one of the UK's largest residential developers, building over 10,000 homes each year. The company was formed by the merger of George Wimpey and Taylor Woodrow in 2007, but has a history dating back to the 19th Century.



Planning sustainable communities



More than building homes



Green spaces



Energy efficient homes



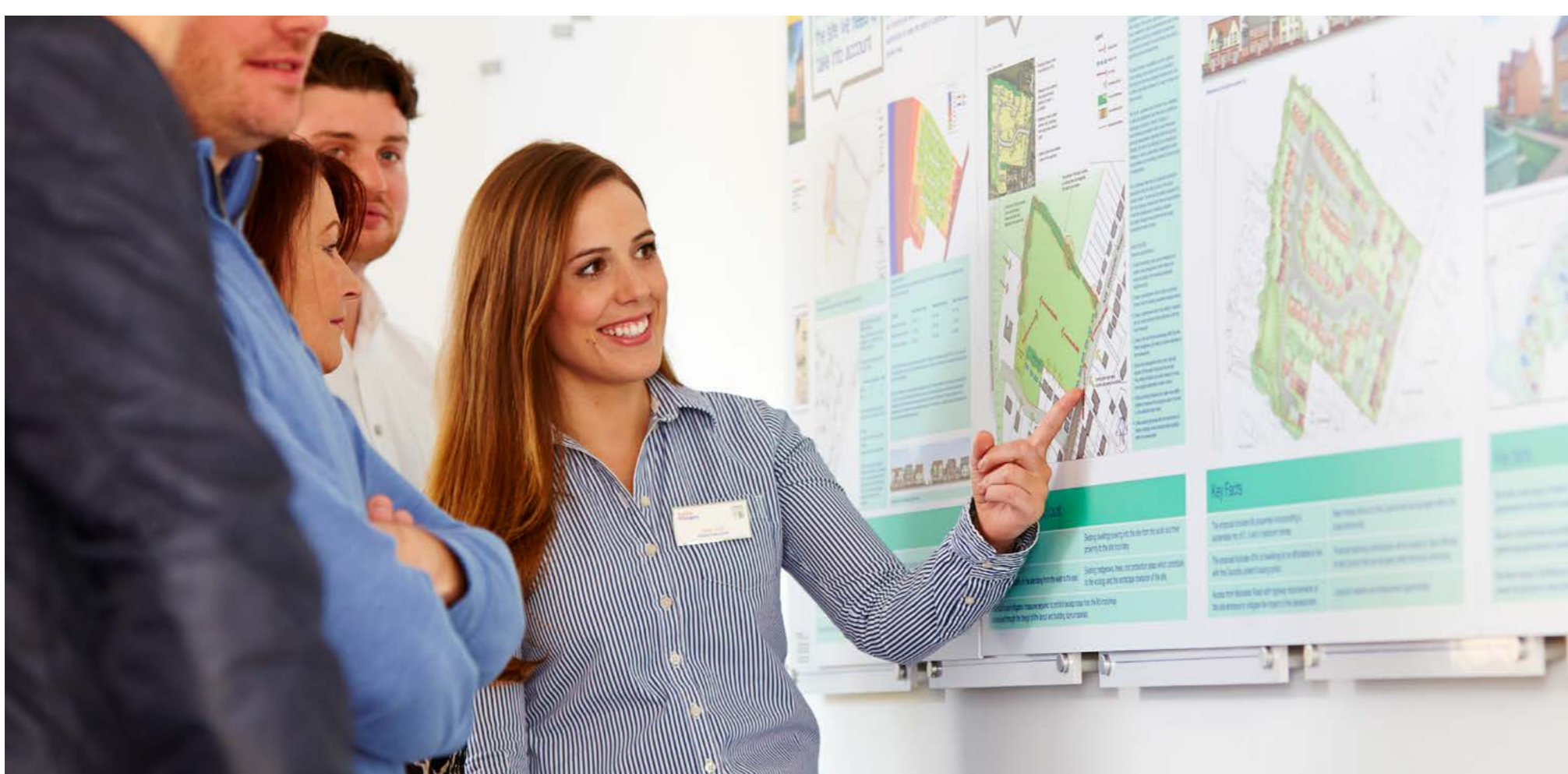
We embrace diversity and inclusion in our policies and practices



Engaging with local people

"Our aim is to be the nation's leading residential developer for creating value and delivering quality. We are passionate about working with local people, businesses, local authorities and our customers to build aspirational homes"

Scan to view the Taylor Wimpey website



Taylor Wimpey lays the foundations for thriving communities

10,000
homes built and sold in 2024

£345m
invested in areas in which we built in 2024



Improvements to local routes to improve connectivity



Landscaping, sports and play areas



Thank you for coming to our exhibition today. This is an opportunity for you to learn more about the scheme proposals, and share your views with us.

Taylor Wimpey are in the process of preparing an outline planning application (with all matters reserved except access) for a high quality, landscape-led residential development on the Land at west of Denham Lane (known as Butler's Field), Chalfont St Peter, Buckinghamshire.

It is expected that an outline application for up to 150 new homes will be submitted by the end of the year. 50% of the homes will be defined as Affordable Housing, to meet specific local needs; the remainder will be for private market sale.

The Site is located in the Green Belt and was formerly allocated for residential-led development in the draft Chiltern and South Bucks Local Plan, which was withdrawn in 2020.

Proposals are being prepared at this time because:

1. The Site is considered to meet the definition of 'Grey Belt' and can address the requirements of the 'Golden Rules', including the provision of 50% affordable homes.
2. There is a severe shortfall in housing coming forward in the area. Since the start of the Core Strategy period in 2006/07, there has been a persistent under-delivery of affordable housing in the former Chiltern District Area.

Key Benefits

- A range of homes for all
- Access to quality open space
- Spaces for people to meet and interact
- Improved walking & cycling routes
- Biodiversity net gain
- A characterful place
- Up to 75 affordable homes
- Areas for play & recreation
- Addressing local housing shortage

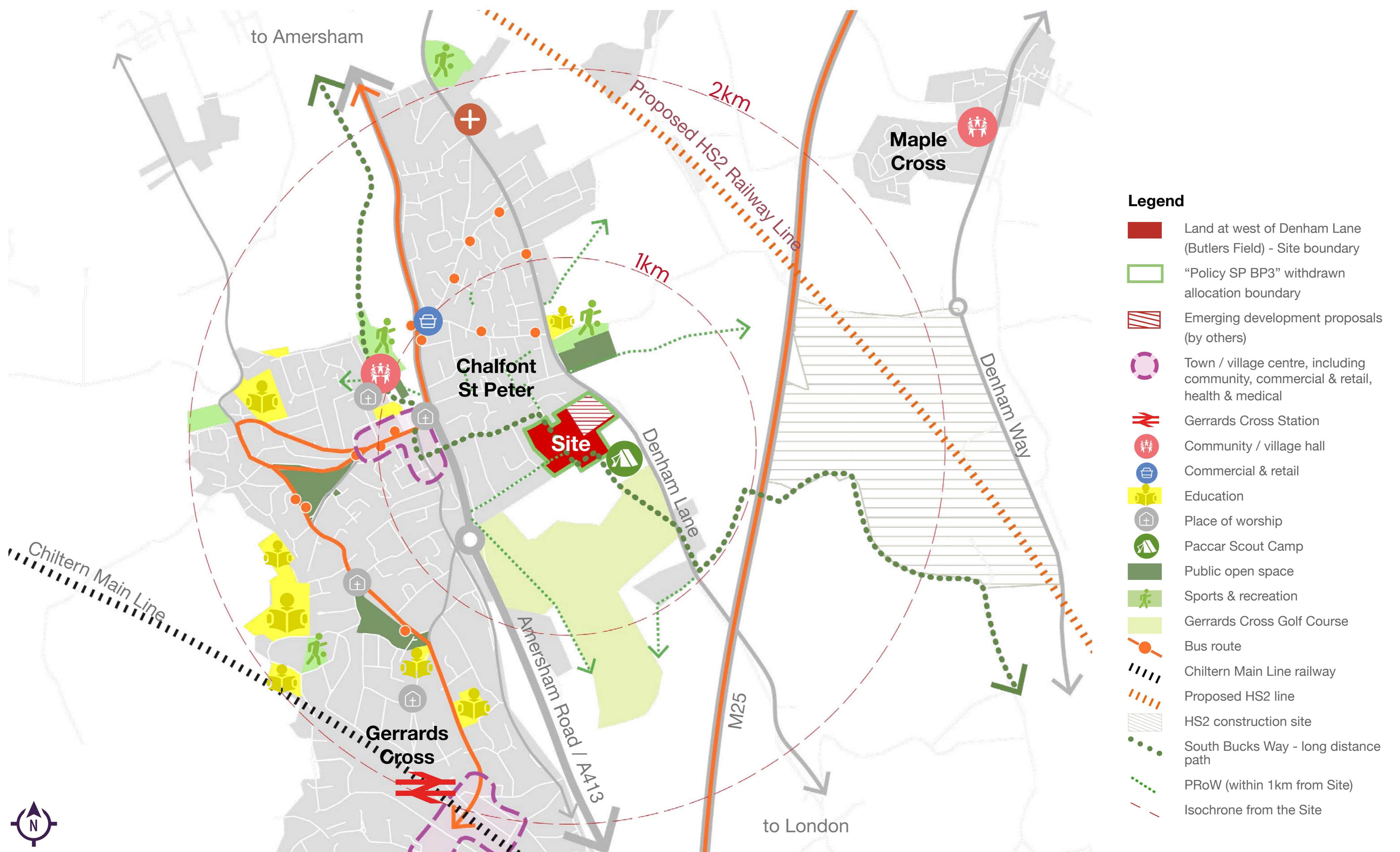




Safe and convenient connections to facilities and services in Chalfont.

The Site lies directly to the south and east of existing residential development, and is within walking and cycling distance of schools, GP services, and open spaces.

Land immediately to the east is controlled by Ashill Developments, who are promoting a development of c.60 dwellings which would provide vehicular access to the Site



Opportunities & Response

- A short walk to schools, shops, the Community Centre and health services available in Chalfont St Peter's Market Place and High Street.
- A low-speed, safe scheme to encourage active travel and provide a safe and enjoyable living environment.
- Support walking and cycling, with shared cycleways to encourage active travel and reduce reliance on cars, while providing connections to the key strategic bus stops and Gerrards Cross train station.
- The proposals would comply with Buckinghamshire Council's car parking standards, and all properties would be provided with access to an Electric Vehicle Charging Point.



SITE CONSIDERATIONS & OPPORTUNITIES



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Key considerations and opportunities that will influence the emerging design.

Taylor Wimpey

An assessment of the Site and the surrounding area is necessary for the design of the scheme. This includes understanding local architecture, landscape, flood risk as well as ecology constraints that give Chalfont St Peter its distinct character, to help us design a scheme that will positively respond to its context and enhance the quality of the area. We envisage a characterful place, that respects its setting, and reinforces the sense of community.

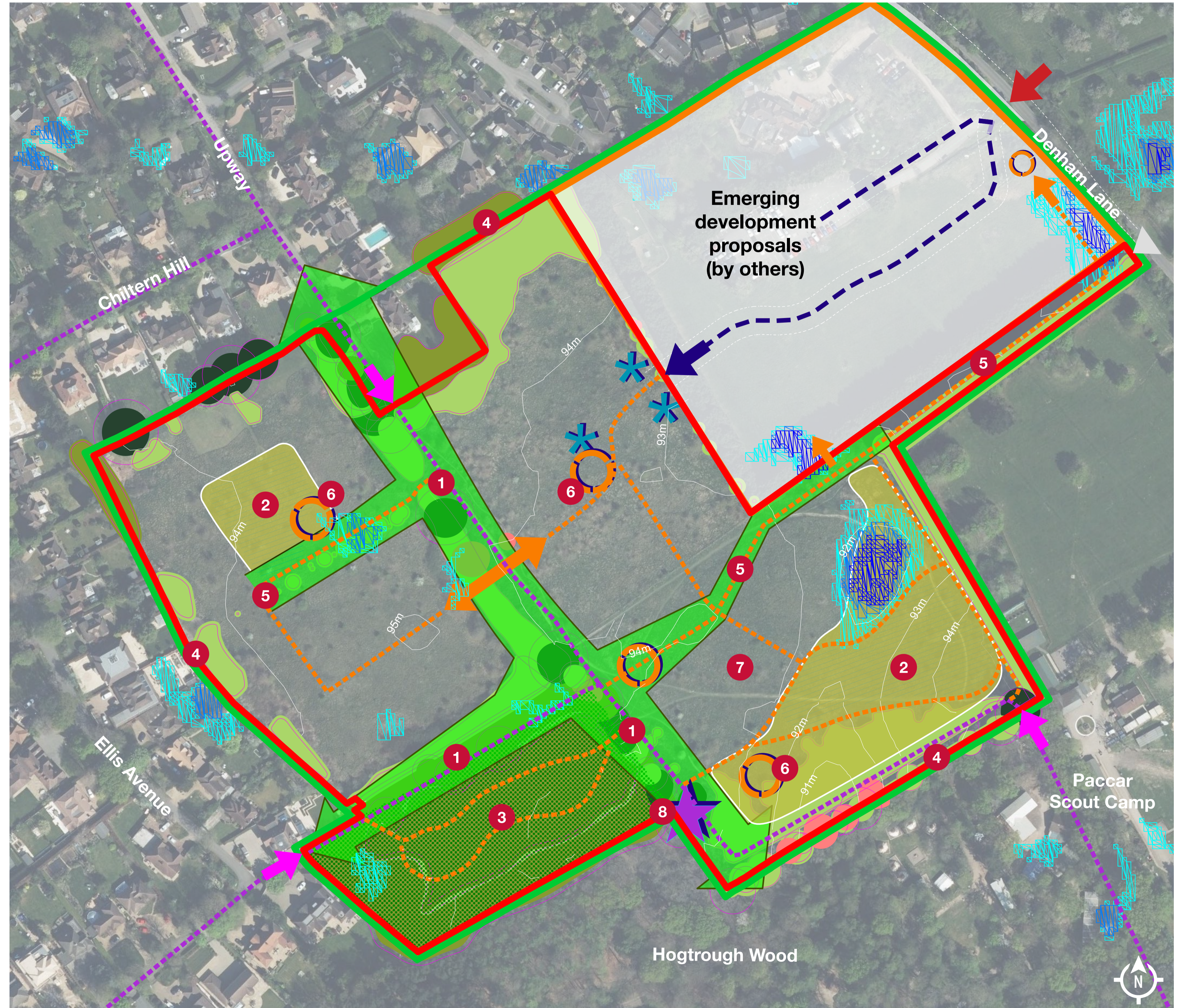
Considerations & Opportunities

- 1 Green Links along existing vegetation corridors and public footpaths to enhance wider connectivity to community facilities and open space while preserving ecological value.
- 2 Naturalistic open space to enhance biodiversity, incorporate sustainable drainage and provide access to informal recreation.
- 3 Retention of existing vegetation with opportunities for ecological optimisation and enhancement.
- 4 Existing trees and hedgerows along the boundaries of the Site to be retained and enhanced where possible.
- 5 Opportunity for a robust green infrastructure network that accommodates pedestrian / cycle routes and connections.
- 6 A combination of formal and informal play areas strategically located to support recreation.
- 7 Opportunity to create a new, positive settlement edge for Chalfont St Peter that fronts onto the new public open space, whilst respecting the local character and landscape setting.
- 8 Preservation of the existing "Phoenix tree" that celebrates nature and reinforces the identity of the site.

Legend

- | | |
|--|---|
| Land at west of Denham Lane (Butlers Field) - Site boundary | Main Site access point from Denham Lane |
| "Policy SP BP3" withdrawn allocation boundary | Main Site access point |
| Emerging development proposals (by others) | Existing pedestrian access point |
| Existing tree / groups | Potential emergency access point from existing vehicular access |
| Area of Risk of Surface Water Flooding | Potential pedestrian / cycle link |
| Proposed 'Green Link' | Potential location for connection across 'Green Link' |
| Naturalistic Parkland / open space, to incorporate drainage infrastructure | Public Right of Way |
| Opportunity for ecological enhancement | Proposed pedestrian / cycle route |
| Indicative alignment of potential future access street to Denham Lane | Indicative location for play areas |
| | Preservation of the Phoenix Tree |
| | Opportunity for a gateway feature |

Site Analysis Plan





Our vision is to create a landscaped, sustainable development in Chalfont St Peter through the opportunity it provides to address local housing needs, including affordable homes while delivering high quality public open space and enhancing connectivity for existing and new residents.

Shaped by Landscape

A landscape design-led approach that respects and celebrates existing features and positively sits in the local setting.



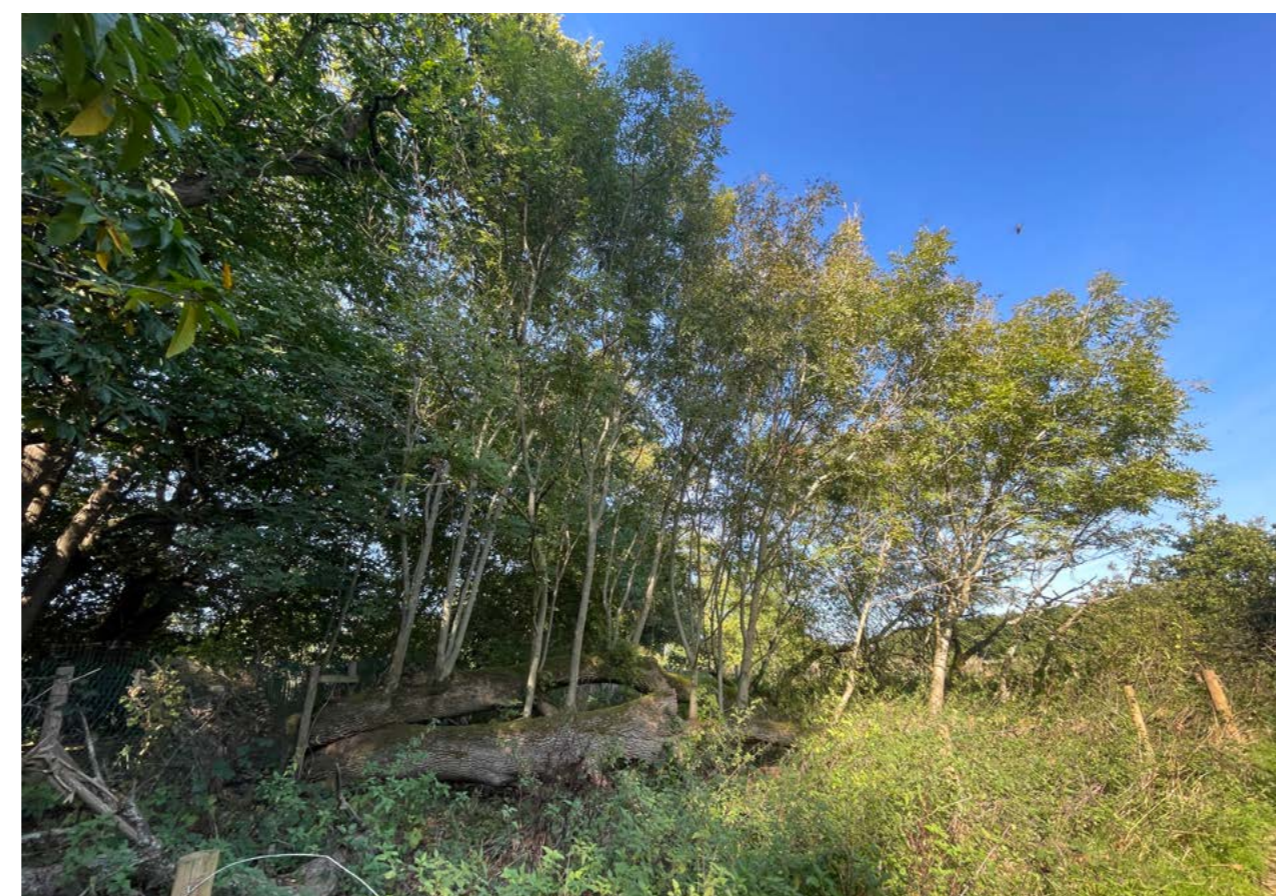
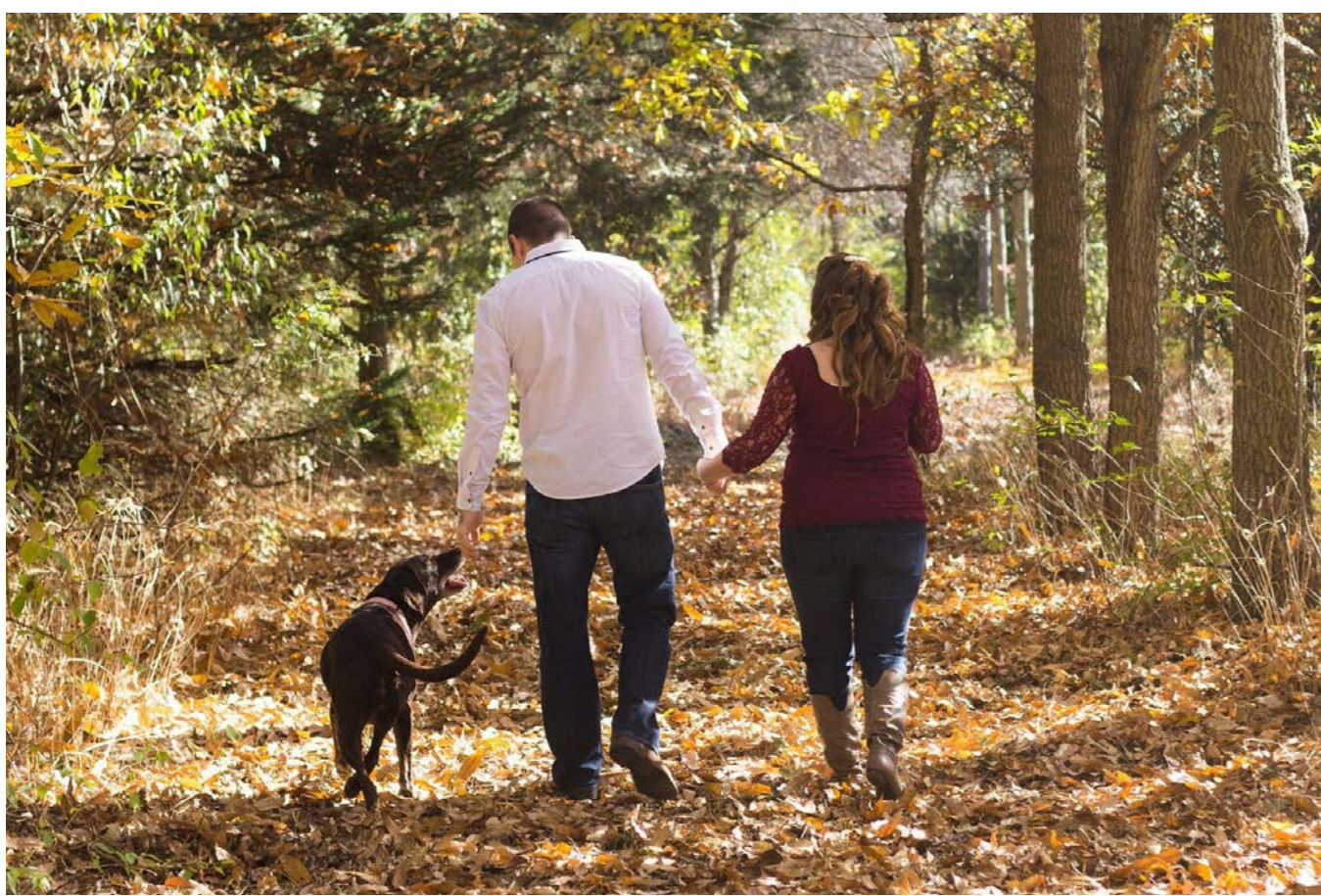
Integrated

An accessible development that emphasizes sustainable travel and is connected to the wider movement network through the provision of an integrated green infrastructure that facilitates community interaction.



Character

A distinctive and characterful development that responds to the local context and provides a range of housing typologies to meet local demands.



Shaped by Landscape

- 1 Green Links along the existing vegetation corridors and PRoWs, improving wider connectivity, preserving ecological value and facilitating access to green open space
- 2 Hedgerows and trees along the Site boundaries are retained and enhanced to form a robust landscape edge between the adjacent properties and the existing woodland to the south..
- 3 Lower-lying parts of the Site to be kept free of development: providing sustainable drainage and opportunities for ecological enhancement and provision of open space.
- 4 Naturalistic, informal play area strategically located to celebrate nature and support learning through play.
- 5 Formal areas of play centrally located.
- 6 Tree lined street, overlooked by residential properties, reflective of the local character.
- 7 Preserve the existing Phoenix Tree as a distinctive feature within the Site



VISION & DESIGN PRINCIPLES



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Integrated

- 1 Main Site access through the proposed future development with further access to Denham Lane;
- 2 Preserving and enhancing existing PRowS as active travel routes that connect the new development with existing facilities and allow pedestrian and cycling access to the site and its offer of open space.
- 3 Proposed additional active travel and leisure routes to create a permeable network that allows access to public open spaces.
- 4 A legible network of streets and spaces within the site, to promote sustainable movement and responding towards more sensitive edges of the Site.



Character

- 1 Visually attractive and well-overlooked development by appropriate urban form that address the local character of and distinctive landscape setting.
- 2 A range of homes for all, including a variety of sizes, forms and tenures.
- 3 Enhancement and preservation of distinctive features such as the Deciduous Forest and "Phoenix Tree" as key spaces for the community.
- 4 Continuation of distinctive urban patterns characteristic of the existing block structure with the use of front gardens, green verges, rural streets/lanes and tree lines.
- 5 Loose arrangement of built form on sensitive edges with densities responding to the context.
- 6 Strategically located properties to create legible spaces with gateways, key corners and vista terminations.



DEVELOPMENT PROPOSAL



How it could look



View A - Retained and enhanced Public Right of Way



View B - Proposed open space

Legend

- Land at west of Denham Lane (Butlers Field) - Site boundary
- "Policy SP BP3" withdrawn allocation boundary
- Emerging development proposals
- Main access point from Denham Lane
- Main Site access point
- Existing pedestrian access point
- Potential pedestrian / cycling link
- Potential emergency access point
- Alignment of potential future access street to Denham Lane
- Public Right of Way
- Indicative residential frontage to positively address public realm
- Existing trees, hedgerows and scrub
- Proposed street and native trees
- Proposed orchard trees
- Multi-functional sustainable drainage feature
- Play area

Illustrative Masterplan





What will our development bring to the area?

Our development is expected to bring a number of social, environmental and economic benefits to the existing and new residents of the local area both during construction and afterwards. The figures below are based on UK-wide statistical data and they will be refined as our proposals develop.



Social, Environmental & Economic Benefits



50% affordable housing and delivery of smaller house types to address local housing needs



Circa 50% of the Site will remain undeveloped and retained as green space



Areas for play and recreation e.g. children's play areas, pocket greens & orchard planting



Access to nature and quality open spaces for existing and new residents



Improved walking and cycling routes



Local infrastructure improvements secured via S106 Agreement and Community Infrastructure Levy



Increased in local spending by future residents of the new development

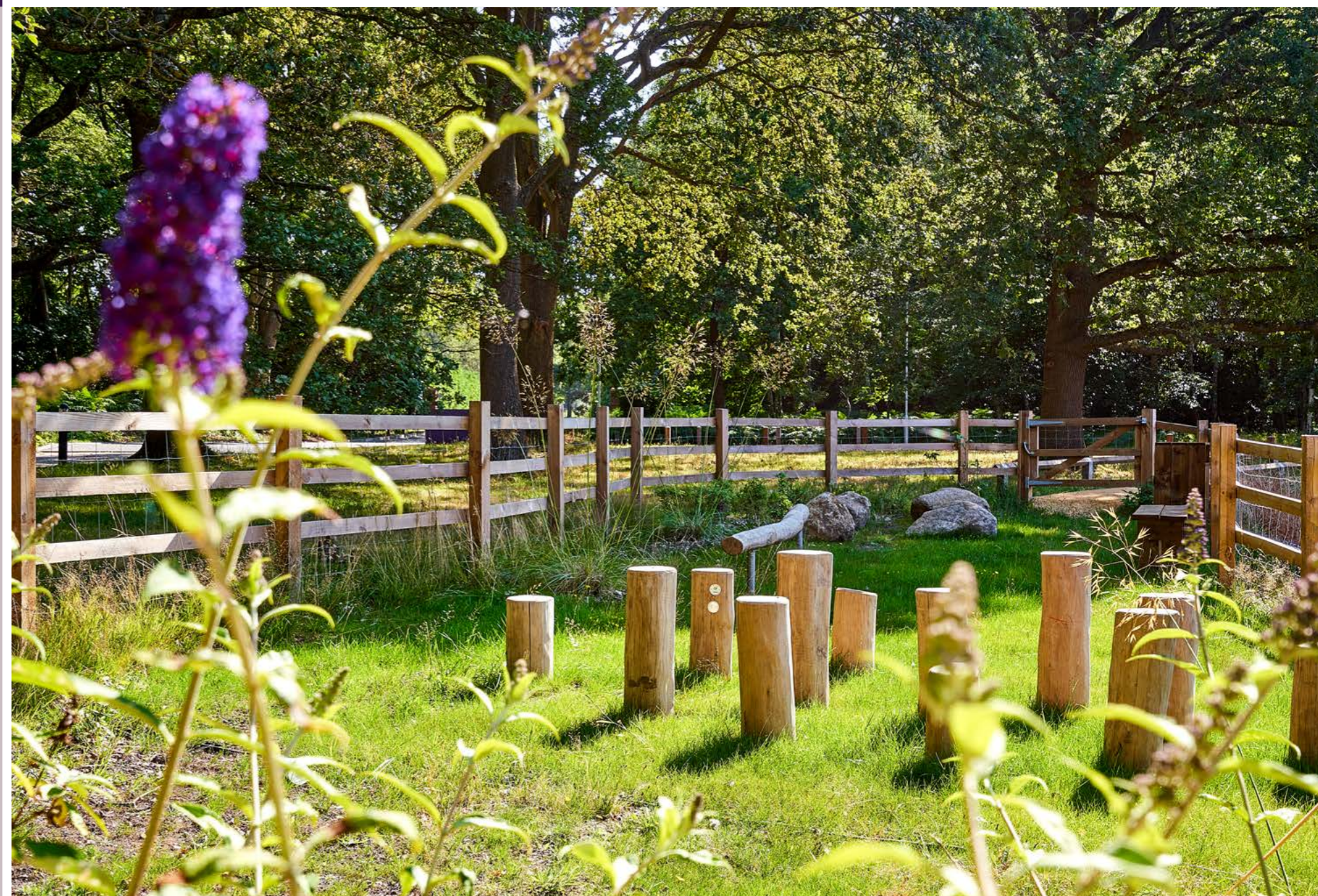


Job and apprenticeship creation through development / construction process



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Thank you for taking the time to attend this public exhibition today. We hope you've found it useful and informative.



As we update our plans, we will review all comments received so please do leave your comments on our proposals shared with you today by completing our feedback form and post in the boxes provided. You can also complete this form online by visiting our website or scanning the QR code below.

If you would prefer to take the form away with you, please ask a member of the team for a freepost envelope.

In order for us to consider your feedback, please return your form to us by Monday the 24th November 2025.

When a planning application is submitted, Buckinghamshire Council will write to neighbours, giving details of the application and information on how you can make further comments should you wish to do so.

Target Project Timeline



Please use the QR code to visit our Land at west of Denham Lane (Butlers Field) website for more information.

Thank you for attending today, your views make a real difference.