



**DEMOCRATIC AND ELECTORAL SERVICES**

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Date:	23 March 2015	Direct Line:	01895 837225

Dear Councillor

**CABINET**

The next meeting of the Cabinet will be held as follows:

**DATE: TUESDAY, 31ST MARCH, 2015**  
**TIME: 6.00 PM**  
**VENUE: ROOM 6, CAPSWOOD, OXFORD ROAD, DENHAM**

Yours faithfully

Jim Burness

**Director of Resources**

To: The Cabinet

Mr Busby (Leader)  
Mrs Cranmer  
Mr Naylor  
Mr D Smith  
Mrs Woolveridge

Mr Reed (Deputy Leader)



## Declarations of Interest

Any Member attending the meeting is reminded of the requirement to declare if he/she has a personal interest in any item of business, as defined in the Code of Conduct. If that interest is a prejudicial interest as defined in the Code the Member should also withdraw from the meeting.

## A G E N D A

	(Pages)
<b>8. Sustainable Development</b>	
To note the Part I minutes of the meeting of the PAG held on 17 March 2015 ( <b>to follow</b> ) and consider the Portfolio Holder's recommendations as set out in:	<b>(1 - 308)</b>
Minute 27 - Wilton Park Supplementary Planning Document (Report and appendices circulated separately)	

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<b>SUBJECT:</b>	<b>Wilton Park Development Brief Supplementary Planning Document</b>
<b>REPORT OF:</b>	<b>Officer Management Team - Director of Services</b> <b>Prepared by - Head of Sustainable Development</b>

## 1. Purpose of Report

### 1.1 The purpose of this report is to:

- give feedback on the formal public consultation on the draft Wilton Park Development Brief Supplementary Planning Document which took place between 17 January 2014 and 28 February 2014;
- outline the changes made to the Supplementary Planning Document and supporting documents following the consultation;
- recommend that Sustainable Development PAG advise the Portfolio Holder to recommend to Cabinet that the Wilton Park Development Brief Supplementary Planning Document is adopted (subject to any further amendments required and agreed in consultation with the Head of Sustainable Development).

## 2. Links to Council Policy Objectives

- 2.1 The Development Brief Supplementary Planning Document (SPD) for the Wilton Park Opportunity Site relates directly to the delivery of Core Strategy Policy 14. Wilton Park is designated as a Major Developed Site (MDS) in the Green Belt and Core Policy 14 establishes a positive framework for the comprehensive redevelopment of the site to deliver a high quality mix of residential and employment uses, community facilities, open space, sport and recreation facilities and other necessary infrastructure, including a new vehicle access off the Pyebush Roundabout (or an alternative appropriate access). The draft SPD also relates directly to a number of other Core Strategy policies, including Core Policy 7 which recognises the problem of existing traffic congestion to the east of Beaconsfield and states that this will be addressed by measures which could include provision of an A355/A40 relief road later in the Plan period. The supporting text indicates that the first part of a relief road would be achieved by a new access into Wilton Park from the Pyebush Roundabout.
- 2.2 The SPD also directly supports delivery of each set of priority action areas set out in the South Bucks Sustainable Community Strategy:
- A sustainable environment
  - A thriving economy
  - Safe communities
  - Health and well being for all
  - Cohesive and strong communities.

## 3. Background

- 3.1 Wilton Park is a 37.5 hectare site located just to the east of Beaconsfield in the Green Belt. Home to the Ministry of Defence (MOD) School of Languages until the School closed in March 2014, the site was disposed of the MOD's Defence Infrastructure Organisation (DIO) in May 2014. The whole site was purchased by Inland Homes plc who already owned adjacent land immediately to the north of the A40 between the Pyebush Roundabout and Wilton Park. Inland Homes were the DIO's 'preferred bidder' for Wilton Park. Apart from housing making up two areas of Service Family Accommodation (SFA) and a building used by local Air Training Cadets, the other buildings and structures are all unused and have been abandoned. Two buildings (the former Defence Housing Executive's offices and the NAAFI shop) have been demolished by the new landowner.
- 3.2 Core Policy 14 requires a Development Brief to be prepared for the Wilton Park Opportunity Site by the landowners / developers in conjunction with the Council, prior to a planning application (or applications) being submitted. Core Policy 14 also indicates that the Development Brief will be adopted as a SPD. The SPD is also included in the approved Local Development Scheme.
- 3.3 In November 2012, South Bucks District Council (and Buckinghamshire County Council) entered into a Planning Performance Agreement (PPA) with Inland Homes in connection with the preparation of a Development Brief for Wilton Park. Inland Homes carried out extensive stakeholder engagement and informal public consultation during late 2012 and in 2013, the scope and results of which were reported to a Sustainable Development PAG meeting on 6 June 2013 with a summary report published shortly afterwards by HardHat (the communications consultants for Inland Homes). Inland Homes also commissioned technical advice from specialist consultants. The District Council provided planning policy advice throughout, and Bucks County Council provided advice on matters related to County functions and responsibilities, including highways and education issues.
- 3.4 Although the draft SPD was the result of collaborative work, ownership of the document rested with the District Council. The draft SPD was finalised by South Bucks District Council officers. The draft SPD was considered by Members of Sustainable Development PAG on 17 December 2013. Sustainable Development PAG advised the Portfolio Holder to approve the publication of the draft Wilton Park Development Brief SPD for a six week period of public consultation starting early in 2014.
- 3.5 The draft SPD was published for public consultation on 17 January 2014. The consultation ran for a period of six weeks. This is longer than the minimum four weeks required by the 2012 Regulations and the Council's Statement of Community Involvement. The longer consultation period reflected the significance of the site for Beaconsfield and for South Bucks District as a whole, and the exceptional level of public interest in the public exhibition held in 2013.
- 3.6 The Council also published the following documents alongside the draft SPD:
- Public Consultation Statement
  - Sustainability Appraisal Report
  - Habitats Regulations Assessment Screening Report
  - Equalities Impact Assessment Screening Report.
- 3.7 The Council used the following consultation methods for the Wilton Park Development Brief draft SPD, in accordance with the Council's Statement of Community Involvement.
- Formal notices were placed on notice boards at Beaconsfield Town Council and at Gerrards Cross Parish Council.
  - Paper copies of the draft SPD and supporting documents were available to view at the Council offices in Denham; in the public libraries at Beaconsfield and Gerrards Cross; and at the Beaconsfield Town Council and Gerrards Cross Parish Council offices.
  - Letters and a copy of the representation form, or emails with a link to an electronic version of the representation form, were sent to the statutory consultees (including relevant organisations under the Duty to Co-operate).
  - Letters and a copy of the representation form, or emails with a link to an electronic version of the representation form, were sent to those on the Council's planning policy database.
  - Links to the draft SPD and supporting documents were posted on the Planning Policy, News and Have Your Say pages of the Council's web site.

- The Council posted details of the consultation on Twitter and Facebook.
- A Press Briefing Note was published on 9 December 2013 and a number of articles appeared in the local press during the public consultation period.

Further information is included in the Consultation Statement Update to be published alongside the SPD.

#### 4. Discussion

##### **Purpose, scope and status of the Wilton Park Development Brief SPD**

- 4.1 The purpose of the SPD is to establish more detailed principles that will guide the future redevelopment of Wilton Park. The SPD aims to ensure that the new development is comprehensive, of exceptional quality, respects its location and setting, delivers benefits to the local community and that the necessary infrastructure is put in place within agreed timescales. The SPD is not a masterplan for the site; rather, it explains how the redevelopment will be delivered sustainably and in full accordance with policy requirements. Much of the detailed work will be undertaken in support of future planning applications.
- 4.2 Members should note that the land formerly owned by the MOD comprised a slightly larger area of land than the MDS, including Minerva Way and a small area of land within Chiltern District. The SPD relates only to the redevelopment of the land located entirely within South Bucks District.
- 4.3 Also, as required by the Core Strategy, the SPD deals with access for vehicles, cyclists, pedestrians and public transport (including the mitigation of transport impacts on the strategic and local road networks), and with other necessary infrastructure. The SPD also explains how issues such as landscape, water quality, biodiversity and new school places should be dealt with in future planning applications. The scope of the document therefore covers matters that relate to a wider area than the MDS boundary where they are relevant to the redevelopment of Wilton Park.
- 4.4 The land immediately to the north of the A40 between Wilton Park and the Pyebush Roundabout is not within the MDS and is subject to national and local Green Belt policies. As such there are no proposals in this SPD for development of the land other than to provide vehicle and sustainable transport access as set out in Core Policy 14.
- 4.5 Planning permission for a new access road to Wilton Park was granted to Inland Homes in October 2014. The scheme involves the demolition of existing residential and non-residential buildings at Wilton Park and the construction of a new road from the A40 Pyebush Roundabout to the northern boundary of the Wilton Park site to provide access to Wilton Park and to form Phase 1 of a Beaconsfield A355 Relief Road. The A355 Relief Road (as part of an A355 corridor scheme also involving improvements to Gore Hill) is included in the Buckinghamshire Thames Valley Growth Deal covering the period to 2021. With the aim of improving north-south connectivity and accelerating the delivery of housing, the Buckinghamshire Thames Valley LEP has committed to secure investment of £3.3m in public and private sector contributions into the A355 Improvement Scheme and central Government has committed to fund £6.1m.
- 4.6 The SPD does not include new policies and does not form part of the Council's Development Plan. (If adopted) the SPD will form a material consideration in the determination of planning applications and will be considered alongside Core Policy 14 and other local planning policies. If adopted, the SPD will be a Local Development Document (LDD), will form part of the South Bucks Local Development Framework (LDF) and as such will expect to have significant weight in the determination of relevant planning applications.

##### **Comments received in response to the public consultation and proposed changes to the Supplementary Planning Document**

- 4.7 204 consultation responses were received. The Council was subsequently informed by one of the respondents (Jansons Properties Ltd) that their comments should be disregarded by the Council and would not be pursued. With that one exception, the consultation responses received were duly considered.
- 4.8 The following table sets out the main issues raised in the public consultation responses to the draft SPD and how they have been addressed in the final SPD. The issues are not listed in order of importance, but broadly follow the order set out in Sections 6 (Achieving Sustainable Development) and 7 (Delivery), followed by issues linked to site constraints and opportunities (Section 5) and comments on consistency with policy (Section 3). The table also appears in Section 4 of the SPD and in the Consultation Statement Update.



Wilton Park Development Brief SPD Consultation Draft: Summary of Comments and Response		
	Summary of Comments	Response in Final SPD
Document Overall	A number of respondents commented positively on the structure and comprehensive scope of the Draft SPD, its clarity and the way in which the document has sought to address the results of the earlier informal public consultation.	<ul style="list-style-type: none"> <li>No changes</li> </ul>
Land Uses		
<ul style="list-style-type: none"> <li>Affordable housing</li> </ul>	The comments argue for all (or at least a very high proportion) of the affordable housing to be provided on-site.	<ul style="list-style-type: none"> <li>The level of affordable housing required is appropriate taking into account the Core Strategy and national planning policy and guidance.</li> <li>No changes</li> </ul>
<ul style="list-style-type: none"> <li>Community uses</li> </ul>	One of the issues generating most comments. A large number of these are duplicated comments from Beaconsfield Holtspur Football Club and its membership who support the approach set out in the Draft SPD. Also a large number of respondents from other sports clubs in Beaconsfield who argue that they believe the new facilities will be used solely by the Football Club, and that instead there should be a new clubhouse facility for joint use by the Football, Cricket and Squash Clubs. Some of these comments suggested more lateral thinking was required in the SPD which may result in some Green Belt being accepted as development opportunities as exceptions that benefit the community. Others argue that instead of provision for sport, there should be a purpose-built space for performing arts. Others responding suggest that a multi-purpose community hub will merely duplicate existing provision in Beaconsfield and that the aim should be to provide a new community building that complements facilities already available in the town. A number of respondents have commented that separate space should be made available for the Air Training Cadets (ATC).	<ul style="list-style-type: none"> <li>The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so.</li> <li>The approach to Green Belt in the SPD must be consistent with national and local planning policies.</li> <li>The aim is to provide a new community building (or buildings) that will add to the quantum of community facilities already available in Beaconsfield and should not result in any reduction in the existing level of facilities to serve the town.</li> <li>The community hub could include a multi-use community facility, or it could be a sports-oriented facility or arts-oriented facility.</li> <li>Separate space should be provided for the ATC.</li> <li>Changes made to paragraph 6.27</li> </ul>

Open Spaces		
<ul style="list-style-type: none"> <li>▪ <b>Formal playing pitches</b></li> </ul>	<p>The single issue attracting the most comments, though the vast majority of these are duplicates from Beaconsfield Holtspur Football Club and its membership. The response from the Club itself is supportive of the approach set out in the Draft SPD, though wishes to see 3 hectares of pitches (rather than 2) in order to meet current demand, with flood-lighting and an artificial grass pitch for multi-sports use. The comments from the Football Club membership all emphasise that the playing pitches provided at Wilton Park should all be made available to the Football Club.</p>	<ul style="list-style-type: none"> <li>▪ It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s). The SPD has been amended to indicate that the District Council as local planning authority would support the use of the pitches for football. There may be scope within the development for an artificial pitch or pitches. The developer should discuss this with the local planning authority. Any proposal for an artificial pitch (or pitches) would have to demonstrate that the impacts on the locality of the pitch(es) and any associated infrastructure (eg. flood-lighting and or fencing) would be acceptable in planning terms.</li> <li>▪ <i>Changes made to paragraph 6.34</i></li> </ul>
Access and Movement		
<ul style="list-style-type: none"> <li>▪ <b>Vehicle access</b></li> </ul>	<p>Comments from a limited number of respondents, but with a range of views that include support for a vehicle access from the Pyebush Roundabout, or support for an alternative vehicle access (via the road to Jordans or direct on to the A40 to the east of the Pyebush Roundabout). Several respondents consider that more information is required as to why the Pyebush Roundabout has been chosen as the preferred vehicle access.</p>	<ul style="list-style-type: none"> <li>▪ Core Strategy Core Policy 14 refers to a new vehicle access off the Pyebush Roundabout or an alternative appropriate access. The public consultation has not identified a deliverable alternative appropriate access.</li> <li>▪ <i>No change</i></li> </ul>
<ul style="list-style-type: none"> <li>▪ <b>Relief Road</b></li> </ul>	<p>Although an A355 Relief Road north of Minerva Way is beyond the scope of the SPD, it is the subject of many comments. The great majority of these consider that the redevelopment of Wilton Park should be dependent on the delivery of the whole of a Relief Road, with various views as to an appropriate location for a junction with the A355. Only a very small number of respondents do not support a Relief Road. Some respondents question how the first stage of a Relief Road (between the Pyebush Roundabout and Minerva Way) would operate</p>	<ul style="list-style-type: none"> <li>▪ The first stage of a possible future A355 Relief Road was granted planning permission on 29 October 2014. Adopted local planning policy does not require the whole of an A355 Relief Road to be provided before Wilton Park is redeveloped. Funding for an A355 Relief Road was confirmed in the Buckinghamshire Thames Valley Growth Deal 2016/17 to 2021 announced in July 2014. The location of a junction between the A355 and a Relief Road will be decided through a separate</li> </ul>

	effectively as a strategic route whilst also allowing safe and convenient east/west movements for pedestrians and cyclists.	<ul style="list-style-type: none"> <li>planning process.</li> <li><i>Factual updates made to paragraphs 3.26 &amp; 7.1</i></li> </ul>
<ul style="list-style-type: none"> <li><b>London End Roundabout</b></li> </ul>	Comments support the acknowledgement in the SPD that traffic congestion needs to be addressed and that the Roundabout needs to be made safe for pedestrians and cyclists.	<ul style="list-style-type: none"> <li><i>No change</i></li> </ul>
<ul style="list-style-type: none"> <li><b>Pedestrians &amp; cyclists</b></li> </ul>	Comments are generally supportive of the approach in the Draft SPD that seeks to provide high quality and safe linkages for pedestrians and cyclists, with a number of respondents recognising the importance of Minerva Way. There is a range of suggestions as to the form and routes that these linkages might take. Some respondents thought that greater emphasis should be placed on a route for pedestrians and cyclists to Seer Green and Jordans Railway Station; others pointed towards landownership constraints that currently preclude such a route.	<ul style="list-style-type: none"> <li><i>No change</i></li> </ul>
<ul style="list-style-type: none"> <li><b>Public transport</b></li> </ul>	The comments are supportive that the SPD establishes the principle of bus access. A number of respondents agree that Minerva Way is not suitable for a two-way bus service. Some suggest that more information is required on bus services.	<ul style="list-style-type: none"> <li>A Transport Assessment and Travel Plan will be required in support of the planning application for the site.</li> <li><i>No change</i></li> </ul>
<ul style="list-style-type: none"> <li><b>Car parking</b></li> </ul>	A relatively small number of comments representing a range of views. Generally, it seems to be felt that the proposed approach to car parking at Wilton Park would help relieve parking problems in the Old Town, but that additional spaces would also be required.	<ul style="list-style-type: none"> <li>The potential management of the car parking provision as part of a comprehensive car parking management plan should be explored with the District Council's off-street parking service.</li> <li><i>Additional text included at paragraph 6.29</i></li> </ul>
<ul style="list-style-type: none"> <li><b>Development layout</b></li> </ul>	A relatively small number of comments received, generally supportive of the proposed approach which seeks a development layout that aims to promote integration with the Town and avoids a separate gated community. Concerns from some that 4-storey buildings would be inappropriate at Wilton Park.	<ul style="list-style-type: none"> <li>Only Area A is likely to accommodate any 4-storey buildings. Any proposals for such buildings will be assessed against national and local planning policies.</li> <li><i>No change</i></li> </ul>

Infrastructure		
<ul style="list-style-type: none"> <li>▪ <b>General</b></li> </ul>	<p>Large numbers of comments expressing concerns that the Draft SPD does not fully address and safeguard against the impact of development on existing infrastructure: traffic, rail services, provision for pedestrians and cyclists, public transport, power, sewerage, household waste, education, health care, emergency services and water.</p>	<ul style="list-style-type: none"> <li>▪ The SPD states that prior to the granting of planning permission, the applicant will need to demonstrate that the necessary infrastructure can be put in place within agreed timescales. Organisations responsible for key infrastructure and services will also be consulted on planning applications and their views taken into account.</li> <li>▪ <i>No change</i></li> </ul>
<ul style="list-style-type: none"> <li>▪ <b>Education</b></li> </ul>	<p>Respondents are concerned that the redevelopment of Wilton Park will make additional demands on school places.</p>	<ul style="list-style-type: none"> <li>▪ The consultation response from the Education Authority confirmed that the Draft SPD correctly reflected the requirements for additional school places and financial contributions.</li> <li>▪ <i>No change</i></li> </ul>
<ul style="list-style-type: none"> <li>▪ <b>Health</b></li> </ul>	<p>Most of the comments on health care facilities form part of more general comments about infrastructure provision for Wilton Park and Beaconsfield. The provider of primary health care does not consider that either of the options put forward in the Draft SPD (on-site as part of the community hub or developer contributions to fund off-site provision) would provide a viable long-term solution. Instead a purpose-built facility should be made available at Wilton Park.</p>	<ul style="list-style-type: none"> <li>▪ Wilton Park would not be a sustainable location for a new purpose-built facility of the type proposed by NHS England. Such a facility may also go beyond meeting the needs of residents from the proposed development and so cannot be expected to be funded by the development.</li> <li>▪ <i>Additional text included at paragraph 7.11 to emphasise the importance of pre-application discussions between the developer and the primary health care provider</i></li> </ul>

<ul style="list-style-type: none"> <li>Waste water</li> </ul>	<p>Concerns from some that adequate infrastructure needs to be put in place at Wilton Park to avoid exacerbating existing problems in Beaconsfield.</p>	<ul style="list-style-type: none"> <li>The SPD states that prior to the granting of planning permission, the applicant will need to demonstrate that the necessary infrastructure can be put in place within agreed timescales.</li> <li><i>Factual update at paragraph 5.20 to clarify the ownership and management of the on-site wastewater treatment works</i></li> </ul>
<p>Constraints &amp; Opportunities</p>		
<ul style="list-style-type: none"> <li>Historic environment</li> </ul>	<p>Approach generally welcomed, though a number of comments suggest that the World War II and Cold War historical significance of the site should be recognised and reflected within the new development. The remains of the foundations of the former mansion and historic routeways should be acknowledged as opportunities for interpretation.</p>	<ul style="list-style-type: none"> <li>There is potential for the new development to better recognise the historic environment.</li> <li><i>Additional text included in paragraphs 5.19, 5.40 and 6.6</i></li> </ul>
<ul style="list-style-type: none"> <li>Trees &amp; woodland</li> </ul>	<p>A significant number of comments, generally supportive of the approach proposed in the Draft SPD with suggested amendments to clarify the approach to trees and woodland.</p>	<ul style="list-style-type: none"> <li><i>Additional text included in sections 5 &amp; 6</i></li> </ul>
<ul style="list-style-type: none"> <li>Burnham Beeches</li> </ul>	<p>Confirmation that a recent technical study concludes that there is no hydrological connection between Wilton Park and Burnham Beeches. Although one respondent considers that the redevelopment of Wilton Park is likely to increase visitor numbers at Burnham Beeches, Natural England has confirmed that it has no reason to disagree with the 'no significant effects' conclusion of the HRA Screening of the Draft SPD.</p>	<ul style="list-style-type: none"> <li>Factual updates to remove references to a hydrological connection between Wilton Park and Burnham Beeches.</li> <li><i>Paragraph 5.20 &amp; 7.17 of the Draft SPD deleted; paragraphs 2.39, 5.21 &amp; 7.23 updated</i></li> </ul>
<ul style="list-style-type: none"> <li>Biodiversity</li> </ul>	<p>A small number of comments that more could and should be done to make the most of opportunities for biodiversity.</p>	<ul style="list-style-type: none"> <li><i>Additional text included at paragraphs 5.39, 6.33, 6.42, 7.17 &amp; 7.23</i></li> </ul>

Consistency with Policy		
<ul style="list-style-type: none"> <li>Consistency with the NPPF</li> </ul>	<p>One respondent suggests that the SPD should refer to the policy tests for planning obligations.</p>	<ul style="list-style-type: none"> <li><i>Additional text included in section 3.</i></li> </ul>
<ul style="list-style-type: none"> <li>Conformity with the Core Strategy</li> </ul>	<p>One respondent argues that the Draft SPD is not consistent with the Core Strategy because the proposed dwelling range of 250-350 amends policy.</p>	<ul style="list-style-type: none"> <li>Core Policy 14 does not refer to the number of dwellings to be provided at Wilton Park. The reference in the Core Strategy is to around 300 dwellings and it appears in the Spatial Strategy section rather than in a policy. The SPD is not amending policy.</li> <li><i>No change</i></li> </ul>

- 4.9 The main factual updates not covered in the above table are (broadly in the order in which they appear in the SPD):
- i. Change in landownership and in the status and timescale for disposal of the SFA housing.
  - ii. Change in use of the buildings at Wilton Park and confirmation that two buildings have been demolished.
  - iii. Clarification that Minerva Way also provides vehicle access to a fishing pond immediately to the north of the cricket ground.
  - iv. Removal of the reference to a possible land swap to create controlled on-street parking in Beaconsfield Old Town.
  - v. Additional information on public consultation, to include details of the consultation that took place in January and February 2014.
  - vi. Reference to the National Planning Practice Guidance.
  - vii. Information on the independent survey of ancient woodland commissioned by South Bucks District Council in May 2014 and the Woodland Tree Preservation Order granted on 20 May 2014.
  - viii. Updated (2014) national advice for ancient woodland and trees.
- 4.10 Changes have also been made to correct a very small number of minor factual inaccuracies in the Draft SPD.
- 4.11 A detailed summary of the comments received and issues raised is set out in Annex 6 of the Public Consultation Statement. Annex 6 also sets out in detail how the comments made on the draft SPD have been addressed in the final version of the SPD. Where the SPD does not reflect a view expressed through the consultation, this is noted and the reason(s) why are given.
- 4.12 The consultation responses have been carefully considered and a number of changes have been made to the SPD and supporting documents as a result of the public consultation. Other changes have been made to reflect the need for factual updating of the documents. None of these changes is significant in that they do not have a major impact on the scope and content of the SPD. Further public consultation on the document is therefore not required.

#### **Sustainability Appraisal Report**

- 4.13 Only one comment was made (other than those subsequently withdrawn by the respondent). The comment - relating to waste water - does not require a change to the SPD.

#### **Habitats Regulations Assessment Screening Report**

- 4.14 A Habitats Regulation Assessment (HRA) screening exercise was undertaken to identify the potential effects that redevelopment at Wilton Park could have on Burnham Beeches Special Area of Conservation. The HRA screening concluded that the proposals set out in the draft SPD, alone or in combination with other projects, are unlikely to cause significant adverse effects on the Burnham Beeches SAC.
- 4.15 Four sets of comments were received in response to the HRA Screening Assessment. A number of these relate to the likely impact of the Wilton Park development in terms of visitor numbers at Burnham Beeches. The 2014 Visitor Survey commissioned by the Corporation of London and South Bucks District Council estimates that Wilton Park will generate 110 additional visitors per year. The HRA Screening Assessment has been updated accordingly.
- 4.16 Other comments on the HRA Screening note that a recent study for South Bucks District Council concludes that there is no hydrological connection between Wilton Park and Burnham Beeches. The comments from Natural England conclude that there is no reason to disagree that the SPD will have no likely significant effects on Burnham Beeches SAC.
- 4.17 The HRA Screening Assessment and SPD have been updated to reflect the findings of the two studies. Because, with the implementation of mitigation measures, the proposals are unlikely to

have a significant effect on the interest features of Burnham Beeches SAC, an appropriate assessment in accordance with Regulation 61 of the Conservation of Habitats and Species Regulations 2010 is not required.

#### **Changes to the Public Consultation Statement**

- 4.18 The Public Consultation Statement has been prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 and the Council's Statement of Community Involvement. It outlines the way in which the community and other stakeholders have been engaged in the preparation of the SPD. Informal public consultation and stakeholder engagement made a very positive contribution to the content of the draft SPD. Table 1 of the Public Consultation Statement summarises the main issues raised during the preparation of the draft SPD and explains how those issues were addressed in the draft SPD. In nearly all cases, the draft SPD directly reflected the majority of responses on a particular issue. In the small number of cases where the draft SPD did not reflect the overall preference expressed through the consultation, the alternative approach and the reason(s) why are explained.
- 4.19 The Public Consultation Statement has been updated to include the six week formal public consultation that took place in January and February 2014. The February 2015 update published alongside the final SPD explains how the public and stakeholders were consulted, summarises the points made in response to the draft SPD and supporting documents, and explains whether and how the comments received have been reflected in amendments to the final version of the SPD and supporting documents.

#### **Equalities Impact Assessment Screening Report**

- 4.20 No comments were received on the Equalities Impact Assessment Screening report (EqIA) published with the draft SPD. The recommended changes to the SPD are not considered material enough to require a revised EqIA to be carried out.

#### **Next steps**

- 4.21 Subject to the views of Members of the Sustainable Development PAG, and the Portfolio Holder's recommendation to Cabinet, the Cabinet will be asked to consider the SPD for formal adoption.
- 4.22 The SPD will act as a 'stepping stone' between the policy framework established in the Core Strategy and the detailed work that will need to be undertaken in support of future planning applications. The Council expects applicants to engage with the local community before submitting major planning applications. The Council's expectations in terms of public consultation by prospective applicants are set out in the Statement of Community Involvement. The Council encourages prospective applicants to consult with the community and to submit a statement explaining what pre-application consultation has taken place and how the comments received have been taken into account.

### **5. Resources, Risk and Other Implications**

- 5.1 One of the purposes of the SPD is to make it clear to developers what the Council requires and when. The planning application (or applications) for Wilton Park will inevitably be complex. Adoption of the Wilton Park Development Brief SPD and pre-application discussions with the developer will greatly enhance the Council's ability to deal with the application(s) within the requisite period and help to reduce the potential resource implications for the Development Management, Planning Policy, Housing and Legal teams.
- 5.2 During 2014, a third party applied for judicial review of the MOD's decision to sell Wilton Park to Inland Homes. That legal challenge created risk and uncertainty for the SPD. The challenge was dropped in October 2014 removing that element of risk and uncertainty.
- 5.3 Any person aggrieved by a decision by the District Council to adopt the SPD may make an application to the High Court for permission to apply for judicial review of the decision. Any such claim must be made promptly and in any event not later than 3 months after the date on which the SPD is adopted. The Council has carefully considered all the responses received during the public



consultation, and has made a number of changes to the SPD as a result. It has also sought legal opinion on a number of matters.

## 6. Summary

- 6.1 Members of the Sustainable Development PAG are requested to note the changes made to the Wilton Park Development Brief SPD and supporting documents as a result of the public consultation.
- 6.2 It is recommended that Members of the Sustainable Development PAG advise the Portfolio Holder to recommend to Cabinet that the Wilton Park Development Brief SPD is adopted (subject to any further amendments required and agreed in consultation with the Head of Sustainable Development).

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<b>Supporting papers circulated separately:</b>	Wilton Park Development Brief Supplementary Planning Document, March 2015 Wilton Park Development Brief Supplementary Planning Document - Habitat Regulations Assessment Screening Report Update (February 2015) Wilton Park Development Brief Supplementary Planning Document - Public Consultation Statement Update (February 2015)

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# Wilton Park Development Brief

## Supplementary Planning Document

Post Consultation Draft, March 2015



**South Bucks**  
District Council



Aerial View of Wilton Park former Defence School of Languages, from the North

# Foreword

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This adopted Supplementary Planning Document (SPD) will guide the preparation of detailed plans that will help applicants deliver high quality redevelopment of the Wilton Park Opportunity Site in a way that benefits the local community through infrastructure delivery. The principles contained within this document build on the requirements set out in the adopted South Bucks Core Strategy 2011. The Core Strategy – particularly Core Policy 14 – establishes the principle of redevelopment for a mix of residential and employment uses, community facilities, open space and supporting infrastructure.

This SPD is the result of collaborative work by South Bucks District Council, Buckinghamshire County Council and Inland Homes plc.

The scope and content of the SPD has been informed by feedback received from local residents and stakeholders. Informal public consultation was held during late 2012 and in 2013. Discussions with local groups and organisations, followed by valuable feedback provided in response to options and questions presented at a public exhibition held in Beaconsfield, helped shape the scope and content of a draft SPD. The draft SPD was approved for formal public consultation by the Portfolio Holder for Sustainable Development following a meeting of the South Bucks District Council Sustainable Development Policy Advisory Group on 17 December 2013. A six week period of public consultation on the draft SPD ran between 17

January 2014 and 28 February 2014. Alongside the draft SPD, the Council published a Public Consultation Statement, Sustainability Appraisal, Habitats Regulations Assessment Screening Report and Equalities Impact Assessment Screening Report.

204 sets of comments were received in response to the formal public consultation on the Draft SPD and accompanying documents. These have been reviewed and summarised in an updated Public Consultation Statement which has been published alongside the SPD.

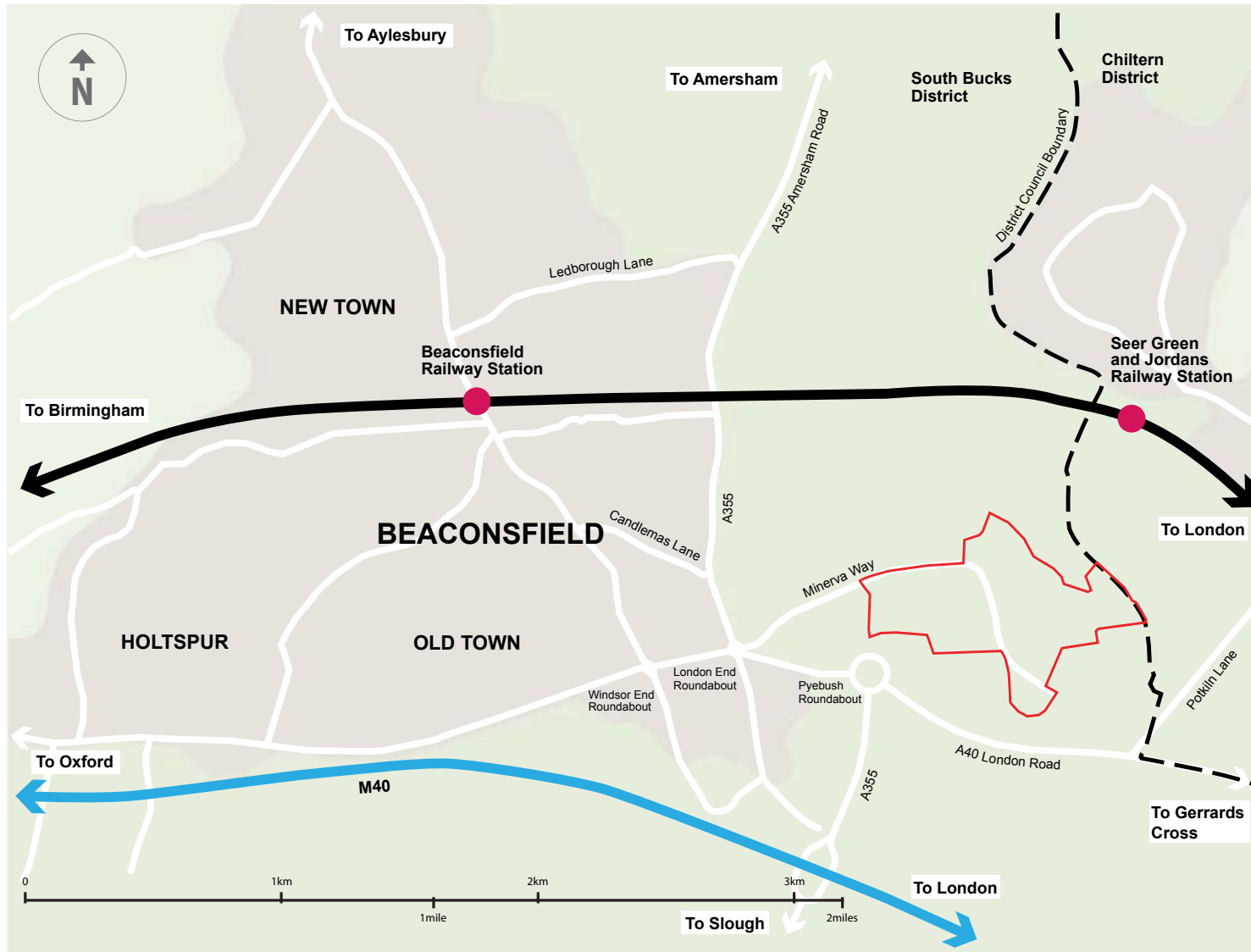
The Council has carefully considered all the responses received during the public consultation, and has made a number of changes to the SPD as a result. These are reflected in this final version which was considered by the Sustainable Development Policy Advisory Group on 17 March 2015 and, following the Portfolio Holder's approval, was considered by the Cabinet on \*\* \*\*\*\*\* 2015. This Supplementary Planning Document was adopted on \*\* \*\*\*\*\* 2015.

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# 1.0 Introduction



Plan 1.1 : Wilton Park Opportunity Site - Location Plan

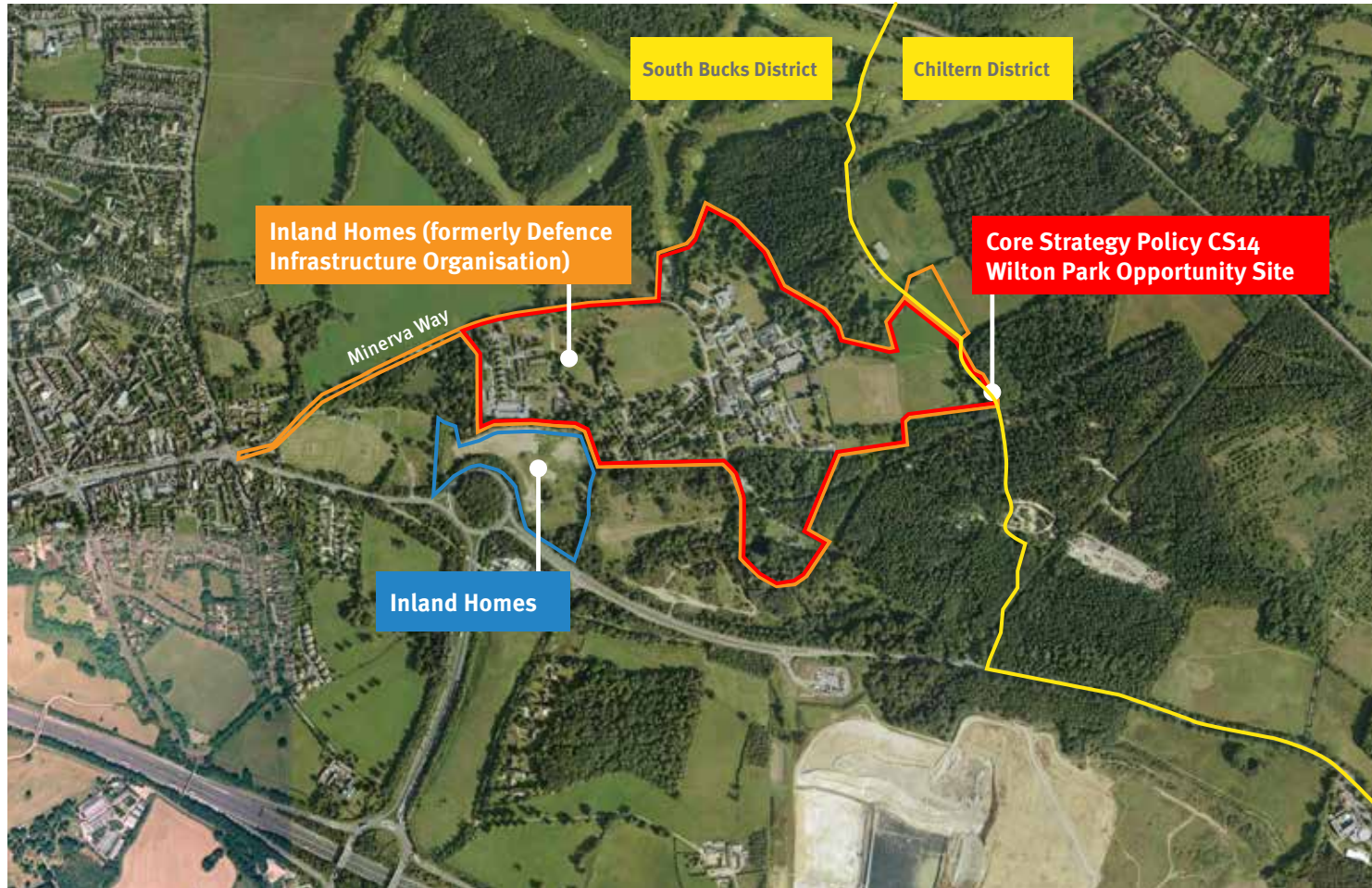
**1.1** South Bucks District Council adopted its Core Strategy on the 22nd February 2011. Core Policy 14 of the Core Strategy identifies an opportunity for the comprehensive redevelopment of 37.5 hectares of land at Wilton Park, just to the east of Beaconsfield. The location of the Wilton Park Opportunity Site within its wider context is shown on Plan 1.1.

**1.2** Wilton Park was formerly home to the Ministry of Defence School of Languages. The School closed in March 2014 and the whole site was sold by the MOD's Defence Infrastructure Organisation to Inland Homes plc in May 2014. Inland Homes plc already owned adjacent land immediately to the north of the A40 between the Pyebush Roundabout and Wilton Park.

## KEY

Core Policy 14 Wilton Park Opportunity Site





Plan 1.2 : Aerial View Showing Wilton Park Opportunity Site

1.3 Wilton Park is designated as a Major Developed Site (MDS) in the Green Belt. Core Policy 14 requires comprehensive redevelopment to deliver a high quality mix of residential and employment uses, community facilities, open space and recreation facilities. The Core Strategy also requires that other necessary infrastructure is put in place, including a new vehicle access off the Pyebush Roundabout (or an alternative appropriate access).

1.4 A slightly larger area of land than the MDS was formerly owned and occupied by the MOD. The MOD ownership included Minerva Way and a small area of land within Chiltern District. The land within Chiltern District is Green Belt. This SPD only relates to the redevelopment of the land located entirely within South Bucks District (Plan 1.2).



- 1.5** As required by the Core Strategy, this SPD deals with access for vehicles, cyclists, pedestrians and public transport, including the mitigation of transport impacts on the strategic and local road networks, and with other necessary infrastructure. The SPD also explains how issues such as landscape, water quality, biodiversity and new school places should be dealt with in future planning applications. The scope of this document therefore covers matters that relate to a wider area than the MDS boundary where they are relevant to the redevelopment of Wilton Park.
- 1.6** The land identified with a blue boundary on [Plan 1.2](#) and owned by Inland Homes plc is not within the MDS. The Core Strategy expects the delivery of a new vehicle access to Wilton Park from the Pyebush Roundabout and therefore across this land, with

the access road constructed so that it could be upgraded (if required) and extended northward to the A355 to form the first stage of a future A355 Relief Road for Beaconsfield. The land shown with a blue boundary on [Plan 1.2](#) and owned by Inland Homes plc is subject to national and local Green Belt policies. As such there are no proposals in this SPD for development of the land other than to provide vehicle and sustainable transport access as set out in Core Policy 14.

### **Purpose and status of this Supplementary Development Document**

- 1.7** Core Policy 14 requires a Development Brief to be prepared for the Wilton Park Opportunity Site by the landowners and/or developers,

in conjunction with the District Council. Prior to any planning application being submitted for development. Core Policy 14 states that the Development Brief will be adopted as a Supplementary Planning Document. This SPD is the result of collaborative work between South Bucks District Council, Buckinghamshire County Council and Inland Homes plc.

- 1.8** The Development Brief was prepared within the framework of a Planning Performance Agreement (PPA) between South Bucks District Council (and Buckinghamshire County Council) and Inland Homes plc. A PPA is a project management tool used as part of the formal planning system. It provides a framework agreed between a local planning authority and a developer about how development proposals should be managed through the planning process. PPAs are

based on commitment to the principles of collaboration, a shared purpose and clear and structured project management.

- 1.9** Inland Homes plc carried out stakeholder engagement, informal public consultation and commissioned technical studies from specialist consultants. The District Council provided planning policy advice throughout, and Buckinghamshire County Council provided advice on matters related to County functions and responsibilities, including highways and education issues. The draft and final versions of the SPD were prepared by South Bucks District Council.
- 1.10** The purpose of this draft SPD is to establish the principles that will guide the future redevelopment of Wilton Park. A key objective for the SPD is to ensure that the future redevelopment of Wilton Park

is comprehensive, of high quality, respects its location and setting, delivers benefits to the local community and that the necessary infrastructure is put in place within agreed timescales. The SPD explains how the redevelopment will be delivered sustainably and in full accordance with policy requirements. It will act as a ‘stepping stone’ between the policy framework established in the Core Strategy (in particular, Core Policy 14) and the detailed work that will need to be undertaken in support of future planning applications.

**1.11** The SPD does not include new policies and does not form part of the Council’s Development Plan. The SPD does however form a material consideration in the determination of planning applications and will be considered alongside Core Policy 14 and other local planning policies. When

adopted, the SPD will be a Local Development Document (LDD) and will form part of the South Bucks Local Development Framework (LDF).

### Consultation and Timescale

**1.12** From late 2012 through to early 2013 a range of local stakeholders (including community and interest groups) were consulted. The aim of the early contact at the formative stage of the SPD was to gain a better understanding of the main issues of local concern relating to the redevelopment of Wilton Park.

**1.13** A public exhibition was held in March 2013, at which a number of different options were presented to local residents and stakeholders. The feedback received at and following the exhibition was carefully considered in preparing the draft SPD. Consideration was also given to

the findings of various studies and assessments and to the national and local planning policies relevant to the future redevelopment of Wilton Park.

**1.14** A draft SPD and supporting documents were approved for public consultation by the Portfolio Holder for Sustainable Development following a meeting of the South Bucks District Council Sustainable Development Policy Advisory Group on 17 December 2013. A six week period of public consultation on the draft SPD and accompanying documents ran between 17 January 2014 and 28 February 2014.

**1.15** The six week public consultation period was longer than the four weeks required by the latest (2012) Regulations and the Council’s Statement of Community Involvement. The longer consultation period reflected the significance of the site for Beaconsfield and for South Bucks District as a

whole, and the exceptional level of public interest in the public exhibition held in 2013. Information about the public consultation was available on the Council’s web site and those on the Council’s planning policy consultation database were informed of the opportunity to comment. Copies of the draft SPD and supporting documents were placed in local libraries, with Beaconsfield Town Council and Gerrards Cross Parish Council and at the District Council offices.

**1.16** 204 consultation responses were received. The Council was subsequently informed by one of the respondents that their comments should be disregarded by the Council and would not be pursued. With that one exception, the consultation responses received were duly considered and amendments made to the draft SPD and supporting

documents where appropriate. The final version of the SPD was considered by the Sustainable Development PAG on 17 March 2015 and, following the Portfolio Holder's approval, considered by Cabinet on \*\* \*\*\*\*\* 2015. The SPD was formally adopted on \*\* \*\*\*\*\* 2015.

## Format of this Supplementary Planning Document

**1.17** The format of the SPD is as follows:

- **Chapter 2** - Site Context and Setting - This chapter outlines the existing characteristics of Wilton Park, with particular regard to access, the environment and the site's setting.
- **Chapter 3** - Planning Policy Overview - This chapter establishes the relevant national and local planning policy considerations that have influenced the content of this SPD, and which will be relevant in assessing any future planning applications for development at Wilton Park.
- **Chapter 4** - Consultation Process and Feedback – This chapter summarises the approach taken to engaging with local residents and other stakeholders. It includes a summary of the pre-exhibition stakeholder engagement and an overview of the feedback received at and following the public exhibition held in March 2013. The way in which that feedback helped shape the draft SPD is summarised in Appendix 1. Chapter 4 also outlines the formal public consultation undertaken in 2014, summarises the main points made in response to the draft SPD and supporting documents and explains whether and how the comments received have been reflected in amendments to the final version of the SPD and supporting documents.
- **Chapter 5** - Constraints and Opportunities - This chapter identifies the main constraints and opportunities that will influence the scale, form and location of future development at Wilton Park.
- **Chapter 6** - Achieving Sustainable Development - This chapter sets out the sustainable development requirements and design principles that will provide a framework for future comprehensive redevelopment of Wilton Park, responding to relevant policy requirements, the results of the stakeholder engagement and public consultation, and relevant constraints and opportunities identified in previous chapters.
- **Chapter 7** - Delivery - This chapter sets out the infrastructure required to support the development at Wilton Park, the likely phasing strategy and outlines the required content of any future planning applications. It sets out how a comprehensive approach to the future redevelopment of Wilton Park Opportunity Site will be ensured, and identifies the headline matters to be addressed through Section 106 and any other appropriate legal agreements.

# 2.0 The Site and its Surroundings

## Wilton Park

- 2.1 Wilton Park occupies 37.5 hectares of Green Belt land just to the east of Beaconsfield Old Town and north of the A40 London Road. Although the western boundary of the site is only 0.5 km from the eastern edge of Beaconsfield Old Town at the A355, the large scale and the shape of Wilton Park (1.1 km east to west and 0.6 km north to south) means that the site extends up to 1.6 km east of Beaconsfield (Plan 1.1).
- 2.2 Minerva Way, a narrow road providing access for vehicles, pedestrians and cyclists, currently connects Wilton Park to Beaconsfield Old Town at the London End Roundabout.

- 2.3 Wilton Park was home to the Ministry of Defence School of Languages. The School of Languages closed in 2014 and the whole site was sold by the Ministry of Defence. The site is divided into a non-secure area with housing for armed service families and associated open space, sports pitches and a number of other buildings (one in community use), and a secure area mainly comprising educational buildings, accommodation and sports and recreation facilities for students, and open space.



Housing for armed service families

## History of Wilton Park

- 2.4** The original Wilton Park estate featured an early 18th century country house, remodelled in the Palladian style in 1779 by Richard Jupp for Josias DuPre. Due to its striking stucco exterior, it was also known as the 'White House'. The building remained in the ownership of the DuPre family for the next 160 years.
- 2.5** Wilton Park was leased to the War Office during WWII for use as an interrogation centre. The main house became the Officers' mess, nissen huts were built for military staff, and prisoners were housed in a compound of concrete cells.
- 2.6** The interrogation centre closed at the end of 1945, after which Wilton Park was taken over by the Foreign Office, becoming a centre for the 'de-Nazification' of Prisoners Of War. The military returned to the estate in the late 1940s, when it became the home of the Army Schools of Administration and Education. The language school was established in the 1960's.
- 2.7** The original estate buildings were demolished throughout the 1960's, including the mansion in 1968 to make way for a 16-storey residential tower block. The only remnants of the 18th century estate are part of the kitchen garden wall and fragments of the landscape setting.



Wilton Park 'White House'

## 2.0 Site Context and Setting

### Existing Buildings and Uses

**2.8** The existing buildings at Wilton Park were developed throughout the 1950s, 60s and 70s by the MOD under ‘Crown Immunity’ from planning control. These included a heavily fortified bunker built in 1954 as the Eastern Command Armed Forces Head Quarters (AFHQ) and also the London District War HQ and Communication Centre.

**2.9** The site is currently separated into ‘secure’ and ‘non-secure’ areas by a security fence. The ‘non-secure’ part of the site lies to the west and contains primarily residential properties providing Service Family Accommodation (SFA) and open space. The ‘secure’ area towards the east was only accessible to MOD-authorized personnel. The gated entrance is at the junction of Minerva Way and Gorell Road. The Defence School of Languages, with associated accommodation and sports

and recreation facilities for students, was located within the secure area.

**2.10** The key buildings and uses currently occupying the Wilton Park Opportunity Site are shown on [Plan 2.1](#).

#### Non-Secure Area (outside the security fence):

1. 86 no. 2-storey SFA houses. These houses are split between two areas: SFA west comprising 40 no. 2 and 3-bed houses, and SFA south comprising 46 no. 3 and 4-bed houses. The two areas include car parking, garages and children’s play areas. SFA west has a poorly designed layout and comprises poorer quality housing than that which makes up SFA south. The SFA housing was sold along with the rest of the site in 2014 and is currently leased back to MOD housing.

2. Former children’s nursery. This single storey building operated for the benefit of service families and Beaconsfield residents.
3. The Royal Air Force (RAF) Air Training Cadets (ATC) facility, comprising a hall and external operations area. In use.
4. Defence Housing Executive manager’s offices. Demolished.
5. NAAFI (Navy, Army and Air Force Institutes) shop. Demolished.
6. 3 sports pitches currently leased to a local youth football club for use at weekends. The pitches are located in the middle of the site and set to the east of a grassed area used for informal recreation and a children’s play area.



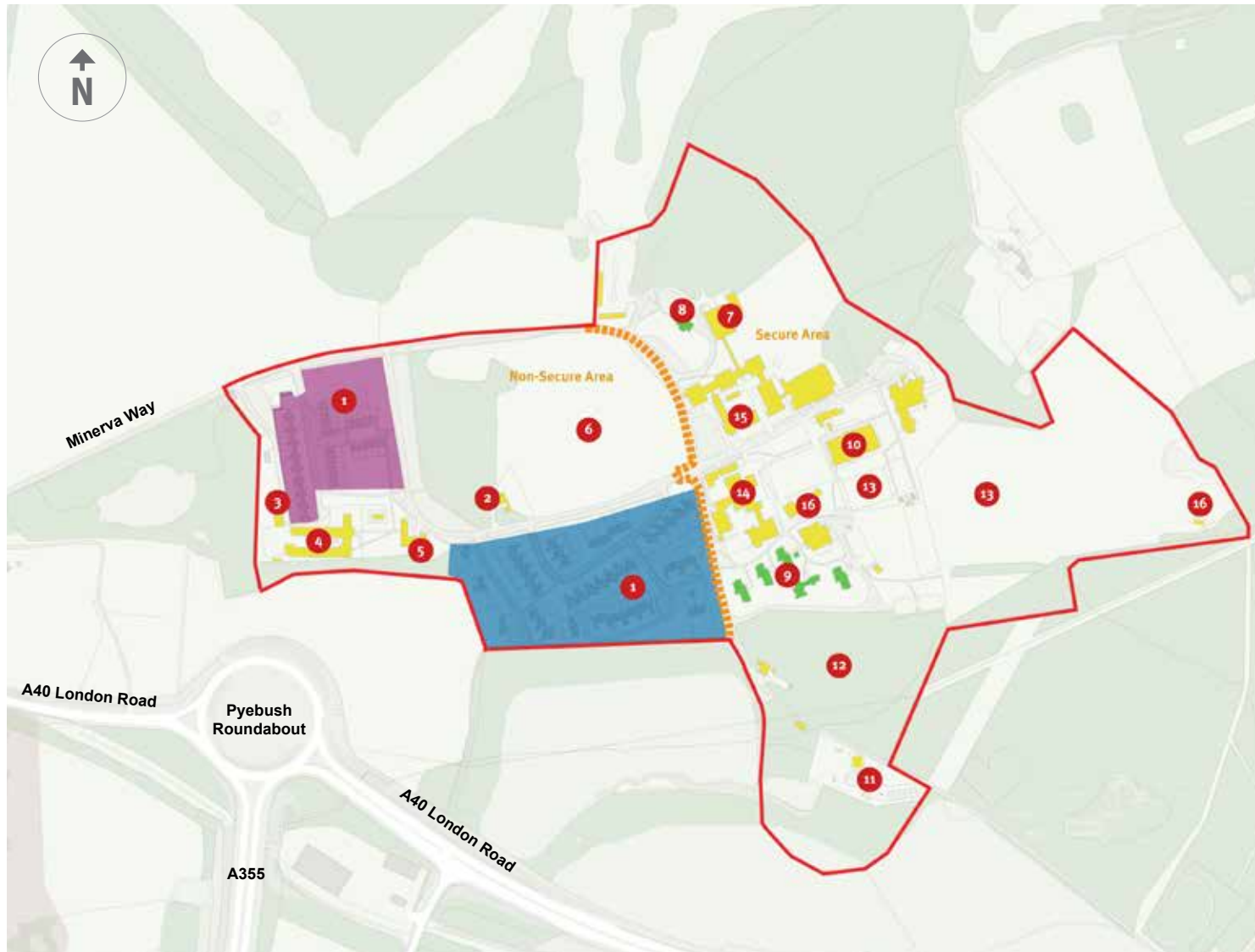
Existing Services Family Accommodation



Sports Pitches (Central Green)



Tower and Officers Mess



**KEY**

- Core Policy 14 Wilton Park Opportunity Site
- Military/Education
- SFA Housing (West)
- SFA Housing (South)
- Student/Military accommodation
- Non-Secure/Secure Areas Fence Line

**Non-Secure Area**

- 1** 86 no. two storey houses (Service Family Accommodation)
- 2** Children's nursery
- 3** RAF Air Training Cadets (ATC)
- 4** Defence Housing Executive manager's office (now demolished)
- 5** NAAFI (Navy, Army and Air Force Institutes) shop (now demolished)
- 6** Sports pitches available for non-MOD use

**Secure Area** (inside the security fence)

- 7** Two and three-storey education buildings, and supporting facilities
- 8** Residential tower block
- 9** Three-storey accommodation buildings for students
- 10** Concrete bunker
- 11** Waste water treatment works
- 12** Woodlands
- 13** Sports pitches and tennis courts
- 14** Indoor sports and leisure facilities
- 15** Theatre for use by students
- 16** Shooting ranges

**Plan 2.1 :** Wilton Park Opportunity Site - Existing and Former Buildings and Uses

## 2.0 Site Context and Setting

### Secure Area (inside the security fence):

1. Unused 2 and 3-storey education buildings and supporting facilities for DSL.
2. Residential tower block (16-storeys) set close to the location of the original Wilton House. The tower block is unused.
3. Unused 3-storey accommodation buildings for students, located principally within the southern section of the secure area.
4. Concrete bunker which sits predominantly above ground within the middle of the site. The bunker is in a very poor condition: the interior is flooded; the internal non-structural walls have collapsed; there is significant structural steel erosion; there are considerable levels of asbestos; and the structure has no ventilation system.
5. Waste water treatment works and other supporting maintenance buildings located within the woodland in the most southerly part of the site. The treated water discharges into an agreed outfall within the Chilterns Woodland Burial Park.
6. Private woodlands crossed by Public Footpath BEA/17/1.
7. Sports pitches and outdoor tennis courts for DSL staff and students. Although laid out, the facilities are in very poor condition and unused.
8. Unused indoor sports and leisure facilities for students, including a sports hall and squash court.
9. Theatre that was used solely by students.
10. Unused shooting ranges (indoor and outdoor).



Tower Block



Bunker



Woodland Along South Western Boundary



Language School



Language School and Tower Block





Aerial view of Wilton Park Opportunity Site

## 2.0 Site Context and Setting

**2.11** Plan 2.2 shows the existing building heights. Table 2.1 sets out the heights and footprints of the buildings on the site, together with the extent of the land used for roads and hard-standings and the space in general amenity use. The footprint of the buildings at Wilton Park amounts to approximately 26,900 sq.m. The total gross floorspace is approximately 45,200 sq.m. (Note: the subdivision of the site shown in Table 2.1 and in the accompanying Area Assessment Plan is for analytical purposes only).

**Table 2.1 :** Analysis of Extent of Existing Buildings, Hard-standings and General Amenity Spaces

Part of Site	Max Building Heights (storeys / m)	Footprint GEA (sq.m)	Overall Floorspace (sq.m)	Roads and Hard-standings (sq.m)	General Amenity (sq.m)
A1 (4.2 ha)	1-2 Storeys / up to 7m	4,958	6,871	9,579	23,337
A2 (6.4 ha)	1 Storey / 4m	174	174	4,867	57,498
A3 (4.2 ha)	2 Storey / up to 7.1m	4,613	8,012	4,493	18,887
A4 (6.9 ha)	1-16 Storeys / up to 50m	6,859	15,104	9,915	52,351
A5 (5.7 ha)	1-3 Storeys / up to 10m	9,589	14,306	16,267	31,259
A6 (4.8 ha)	1 Storey / up to 4m	627	627	7,076	40,519
A7 (5.3 ha)	1 Storey / 5m	58	58	0	52,788
<b>37.5 ha</b>	-	<b>26,878</b>	<b>45,152</b>	<b>52,197</b>	<b>276,639</b>

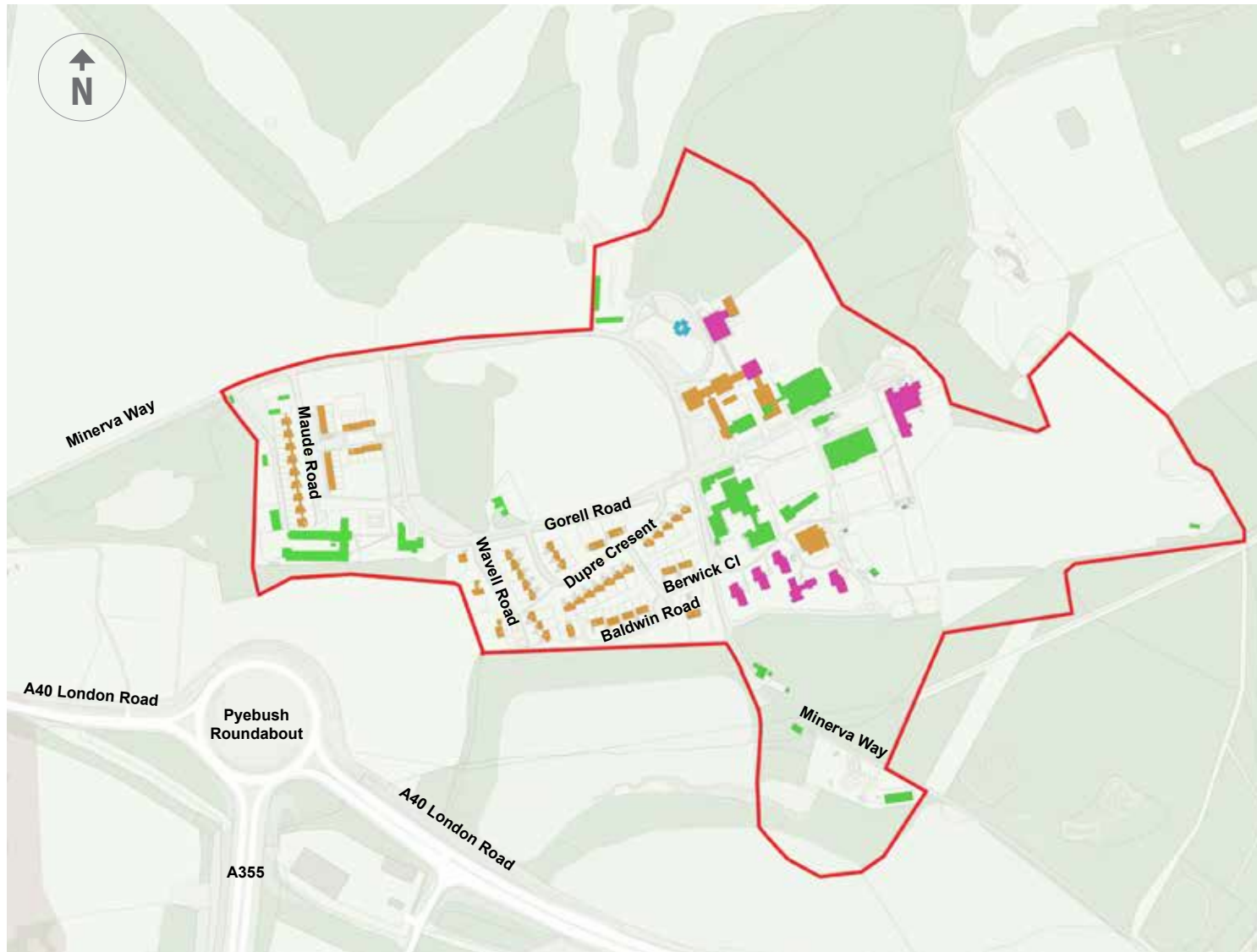
**Notes:**

**GEA** – Gross External Area

**General Amenity Space** - Public areas of landscaping – including parkland, sports pitches, landscaping between buildings, and structural landscaping

Survey work undertaken by Phoenix Survey Services Ltd and data compiled by Inland Homes plc. Footprints and heights checked by SBDC.





**KEY**

Core Policy 14 Wilton Park Opportunity Site



**Building Heights**

1 Storey



2 Storey



3 Storey

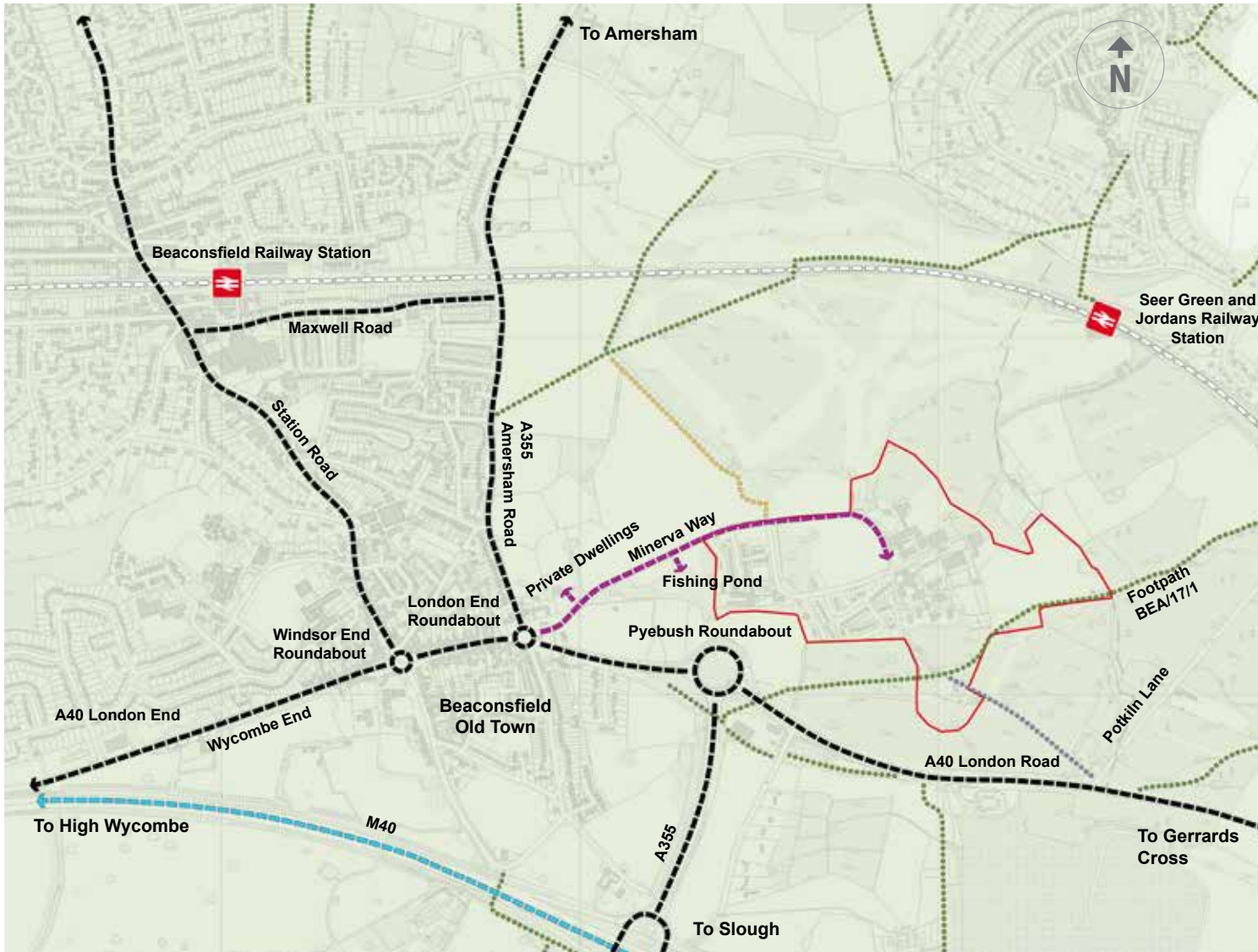


16 Storey











Plan 2.2 : Wilton Park Opportunity Site - Existing Building Heights

## 2.0 Site Context and Setting



### KEY

- Core Policy 14 Wilton Park Opportunity Site 
- Permissive footpath 
- Definitive footpath 
- Existing bus routes 
- Minerva Way (vehicles, cyclists, pedestrians) 
- Railway station 
- Railway line 
- Grass track to Potkiln Lane 

Plan 2.3 : Wilton Park Opportunity Site - Existing Access and Links

## Access

**2.12** Wilton Park currently has limited points of access for vehicles, cyclists and pedestrians, and no direct connections to public transport, with the nearest bus stops on the A40 near to the London End Roundabout. The site does, however, benefit from its close proximity to the strategic road network, including both the M40 (providing links to London, Oxford, Birmingham and beyond) and the M25.

## Roads and Car Parking

**2.13** The site is accessed off the London End Roundabout via Minerva Way (Plan 2.3). The primary function of this unadopted road is to provide vehicle (and cycle and pedestrian) access to the former DSL, the SFA housing and to the community facilities and sports pitches currently accessible to the public.

Importantly, Minerva Way also provides vehicle access to a small number of private houses close to the London End Roundabout and to a fishing pond to the north of the cricket ground.

**2.14** Minerva Way is a narrow route with a footpath on one side only. It varies in width: at its narrowest it is 5.1 metres wide with a 1.5 metre footway. Minerva Way extends 550 metres to the east of London End Roundabout where it meets the Gorell Road T-junction. Minerva Way then extends further eastwards (albeit unused) before turning south to cross the site along the line of the security fence.

**2.15** There is an additional vehicle access to the south-east of the site which leads to the waste water treatment facility. This is a narrow grassed track linking to Potkilm Lane through woodland. The track is not open to the public.

**2.16** London End Roundabout is a small four arm junction between Minerva Way, A355 (Park Lane to Amersham Road), A40 London End and A40 London Road. Lakes Lane which, given its proximity, also forms a fifth part of this junction, is a left-in/left-out priority junction off the A40 London Road. The A40 and A355 are busy throughout the day, and particularly at peak times. The layout of this junction is not sufficient to cater for the traffic that uses it. This junction therefore creates problems throughout the day, but congestion is pronounced on Park Lane in the morning, and on London End and London Road in both the morning and the evening. There is no formal crossing provision for pedestrians and cyclists at this junction.

**2.17** On the A40, to the south of the site, the Pyebush Roundabout is a large three arm junction between A40 London Road and A355. The vehicle traffic using this junction suffers relatively little delay.

**2.18** The Windsor End Roundabout is a busy junction in the heart of Beaconsfield Old Town with pedestrian crossings on each arm. The junction is between Aylesbury End, London End, Windsor End and Wycombe End.

**2.19** Wilton Park provided a number of formal car parks and garages for the use of staff, students and other military personnel only. Beyond the site, in Beaconsfield Old Town, car parking is a problem. Much of the parking in the Old Town is on 'common land' and therefore uncontrolled parking which cannot be enforced, leading to a lack of short-stay parking.

## 2.0 Site Context and Setting

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### Public Transport

- 2.20** Bus stops are located on the A40 (London Road), approximately 100 metres to the east of the London End Roundabout. The bus stops are served by at least 5 buses per hour in each direction Monday to Saturday, with limited services on a Sunday (Services 74, 581, 740 & A40). The services provide connections to Beaconsfield Railway Station, High Wycombe, Gerrards Cross, Denham, Uxbridge, Slough and Heathrow Airport.
- 2.21** Beaconsfield Railway Station is just over 1.6 km from the London End Roundabout (Plan 1.1) and 2.4 km from Maude Road at the western end of the Wilton Park site. Services provided by Chiltern Railways link to London Marylebone and to High Wycombe, Banbury, Warwick and Birmingham, with new links to Oxford expected to open in 2015/2016. There are 5

trains in each direction during the morning peak hour. The station car park has capacity for 696 vehicles. Several secure, CCTV-monitored, covered storage areas are provided for bicycles.

- 2.22** Chiltern Railways also operates from Seer Green and Jordans Railway Station which provides less frequent services on the same line as Beaconsfield. This station is approximately 600 metres from the north-eastern corner of the Wilton Park Opportunity Site. However, there is no existing public footpath linking the site to the Station across the privately owned land (Plan 2.5). Gerrards Cross Railway Station, further east, is also on the same line, with a similar frequency of services to Beaconsfield. Gerrards Cross station is approximately 6 km by road from Wilton Park.

### Pedestrian and Cycle Connections

- 2.23** Links for pedestrians and cyclists are currently limited, with no designated cycle routes or cycle paths connecting the site with key destinations in Beaconsfield, including the Old Town, local schools and the Railway Station. There is only one public right of way (Footpath BEA/17/1). This passes through the southern part of the site, connecting with Potkiln Lane to the north-east and the A40 London Road at the Pyebush Roundabout.
- 2.24** Both the secure and non-secure parts of Wilton Park are accessed using Minerva Way, which pedestrians and cyclists share with cars and other vehicles. Minerva Way connects the site with Beaconsfield Old Town at the London End Roundabout (leading, via existing routes, to the New Town and Holtspur).



Traffic congestion at London End roundabout

London End Roundabout is a busy and often congested junction which forms a hostile environment for pedestrians and cyclists who find it difficult to cross the A355 to and from Minerva Way.

- 2.25 The western boundary of Wilton Park is approximately 1 km from the shops and services located in the Old Town. A wider range of shops and services, located in the New Town on Station Road, is approximately 1.9 km from the site’s western boundary.

### Landscape Context and Character

- 2.26 Wilton Park Opportunity Site occupies a relatively flat plateau but there is a fall in levels of approximately 10 metres to the north-east and south-east.
- 2.27 The Chilterns Area of Outstanding Natural Beauty is less than 1 km to the north of the site.

- 2.28 Wilton Park is enclosed by existing mature vegetation on and off the site which screens it from most views from roads and public footpaths beyond the site boundary. However, there are some limited local views from surrounding public footpaths, Beaconsfield Golf Club and Forestry Commission woodlands. The only element of built form that is notably visible from outside the site is the tower block.

- 2.29 The western end of Minerva Way is located within the Beaconsfield Old Town Conservation Area. The main part of the Conservation Area is located to the west of the A355/Amersham Road/Lakes Lane junction. The Beaconsfield Old Town Conservation Area Character Appraisal notes that the high visibility of the Wilton Park gateway (off the London End Roundabout at the end of Minerva Way), Lodge and

Wilton Farm buildings help to preserve the important historic link with one of the three great estates which shaped Beaconsfield. It also recognises the rural character of Minerva Way, enclosed by hedges, as it passes Wilton Lodge and Latchmoor.

- 2.30 There are three substantial broadleaf woodland blocks (Walk Wood, Wheatsheaf Wood and Pitland Wood) lying to the east and north of Wilton Park. They are managed by the Forestry Commission. The woodland associated with Beaconsfield Golf Course is more recent and is privately managed. Between the woodland blocks are agricultural fields (mainly arable with some ‘set aside’) and managed grass (the fairway and greens of the Golf Course).

- 2.31 The land to the south of the site (separating it from the A40) is unmanaged and has been colonised by scrub, rank vegetation and woodland.

### Ecology

- 2.32 The semi-natural habitats at the site include woodland, grassland, ponds and scrub. Ecological surveys show evidence of, or the potential for, protected species.

### Trees and Woodland

- 2.33 There are numerous mature trees and woodland on the site which make an important contribution to the site’s special character, help to screen it when viewed from outside and offer the potential to support a range of species. A Woodland Tree Preservation Order applies in the south of and to the south-west of the site.

## 2.0 Site Context and Setting

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**2.34** There are significant numbers of Category A mature trees (trees of high quality with an estimated remaining life expectancy of at least 40 years) on the site (Plan 2.4). Surveys have shown that there are 51 individual trees and 5 groups of trees in this category. Examples are found across most of the site, but with particular clusters in the area to the north of the tower block, to the west of the football pitches on the non-secure part of the site, between DSL's education buildings and the site boundary with Wheatsheaf Farm, and in the woodland areas in the south of the site. Some of these trees are likely to have been part of the original Wilton Park landscape.

**2.35** There are also nearly 300 individual trees and 40 groups of trees in Category B (Plan 2.4). These are trees of moderate quality with an expected remaining life expectancy of at least 20 years. Some of these are located around the site boundaries, including along Minerva Way but others are present as groups (in the areas to the north of the tower block and to the east of the DSL education buildings, for example) or as woodland (in the south of the site).

**2.36** An area of woodland to the south of the waste water treatment works has recently been designated by Natural England as Ancient Semi-Natural Woodland (ASNW). This area of ancient woodland is subject to a Woodland Tree Preservation Order that also extends beyond the site. There are three areas of ASNW

immediately beyond Wilton Park's northern, south-eastern and southern boundaries.

**2.37** Two parcels of woodland (Walk Wood and Wheatsheaf Wood), both in close proximity to Wilton Park, have been dedicated by the Forestry Commission as 'open access land' under Section 16 Countryside & Rights of Way Act 2000.










**2.38** There are no other nature conservation designations on or adjoining the site.

**2.39** Wilton Park is located approximately 3.2 km from the northern edge of the Burnham Beeches Special Area of Conservation (SAC). A recent study has confirmed that there is no hydrological connection between Wilton Park and Burnham Beeches.





**KEY**

- Core Policy 14  
Wilton Park Opportunity Site 
- Category A tree(s) 
- Category B tree(s) 
- Ancient semi-natural woodland 
- Sports pitches available for non-MOD use 
- Private recreational space 
- Open space (pasture, ecology) 
- Sports pitches previously for military personnel - now unused 
- Woodland Tree Preservation Order (TPO) 

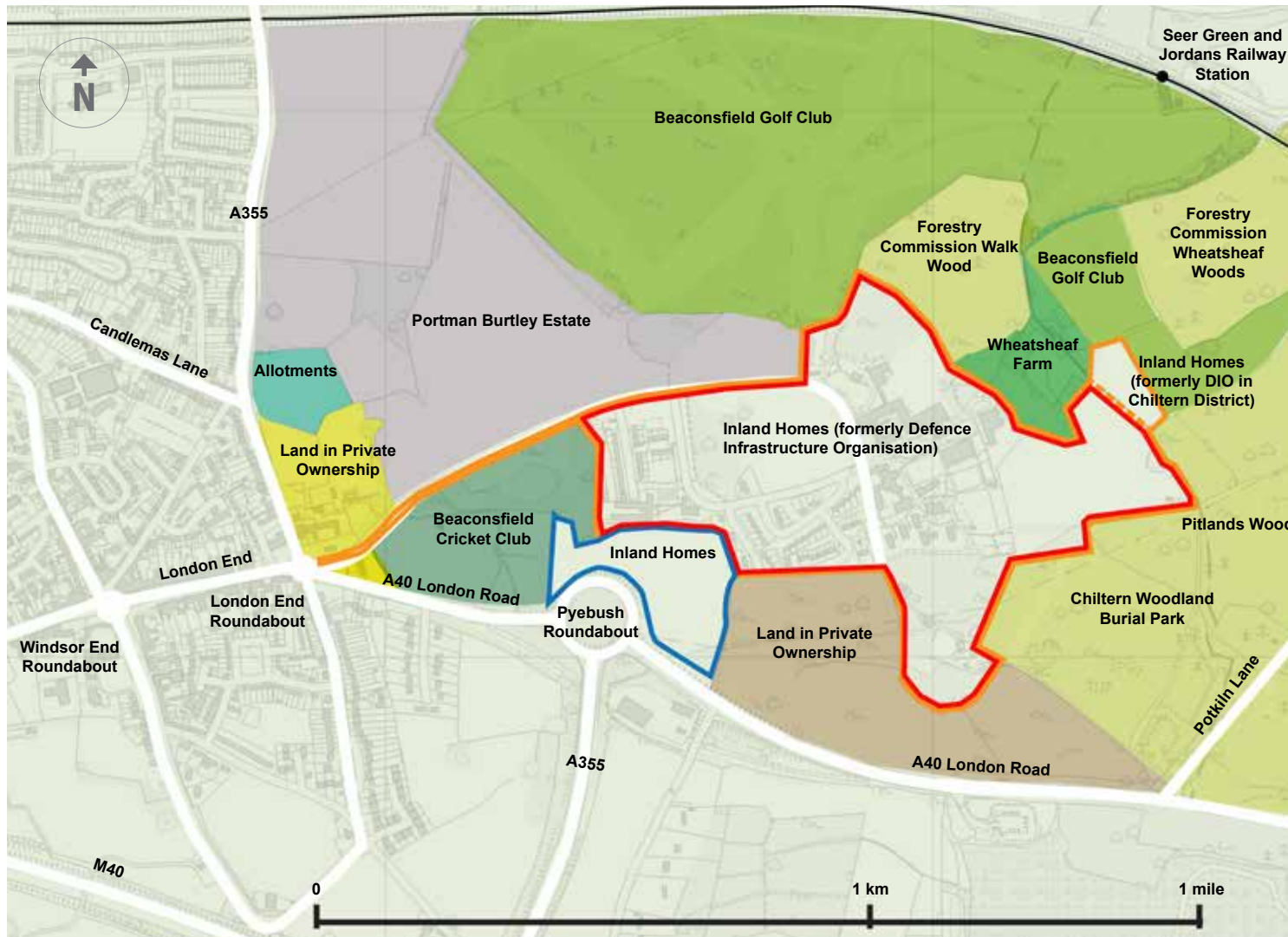
**Plan 2.4 :** Wilton Park Opportunity Site - Biodiversity and Green Spaces

### Historic Environment

- 2.40** None of the existing buildings or structures on the site is included on the List of Buildings of Special Architectural or Historic Interest. This follows a recent assessment of buildings and other features at Wilton Park by English Heritage. There are though features of historic interest at the site and an interesting military heritage.
- 2.41** Wheatsheaf Farm, to the east of Wilton Park in Chiltern District, is Grade II listed.

### Surrounding Land Ownership

- 2.42** As shown on [Plan 2.5](#), the site is surrounded by:
- Private residential properties on the north and south sides of Minerva Way close to the London End Roundabout
  - Portman Burtley Estate to the north of Minerva Way
  - Beaconsfield Golf Club to the north
  - Forestry Commission managed woodland to the east, north-east and south-east (including Chiltern Woodland Burial Park)
  - Wheatsheaf Farm to the east
  - A small parcel of former DIO land outside the Wilton Park Opportunity Site MDS, within Chiltern District
- Land in private ownership between the south of the site and the A40
  - Land owned by Inland Homes plc adjacent to the Pyebush Roundabout
  - Beaconsfield Cricket Club pitches and clubhouse to the south of Minerva Way.



**KEY**

Core Policy 14 Wilton Park Opportunity Site



Former DIO land now owned by Inland Homes



Plan 2.5 : Wilton Park Opportunity Site - Land Ownership

# 3.0 Planning Policy Overview

## National Planning Policy

**3.1** The National Planning Policy Framework (NPPF) was published on 27 March 2012. It sets out the Government's planning policies for England and confirms that the purpose of planning is to help achieve sustainable development.

**3.2** The twelve core principles included in the NPPF are that planning should:

1. Be genuinely plan-led, empowering local people to shape their surroundings. Plans should be kept up-to-date and provide a practical framework within which decisions on planning applications can be made;
2. Be a creative exercise in enhancing and improving the places in which people live their lives;
3. Proactively drive and support sustainable economic development to deliver homes, businesses

- and infrastructure, taking account of market signals;
4. Seek to secure high quality design and a good standard of amenity;
5. Take account of the different roles and character of different areas, promoting the vitality of urban areas, protecting the Green Belt and recognising the intrinsic character and beauty of the countryside;
6. Support the transition to a low carbon future in a changing climate;
7. Contribute to conserving and enhancing the natural environment and reducing pollution;
8. Encourage the effective use of land by reusing previously developed (brownfield) land;
9. Promote mixed-use developments;

10. Conserve heritage assets (designated and undesignated) in a manner appropriate to their significance;
11. Actively manage patterns of growth, to make fullest use of public transport, walking and cycling and focus significant development in sustainable locations; and
12. Take account of and support local strategies to improve health, social and cultural well-being and deliver community and cultural facilities and services to meet local needs.

**3.3** The NPPF seeks to significantly boost the supply of housing, with a mix of housing types, sizes and tenure. Great importance is attached to ensuring high quality and inclusive design, with the NPPF indicating that permission should be refused for development of poor design.

**3.4** The complete redevelopment of previously developed sites in the Green Belt is allowed for in the NPPF, provided that new development would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

**3.5** The NPPF also confirms that the planning system should contribute to and enhance the natural environment, protect and enhance valued landscapes, minimise impacts on biodiversity, and provide net gains in biodiversity where possible.

**3.6** The NPPF sets out the policy tests for planning obligations. Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be

used where it is not possible to address unacceptable impacts through a planning condition and where they meet all of the following tests:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and,
- fairly and reasonably related in scale and kind to the development.

**3.7** South Bucks District Council’s adopted Core Strategy policies (and the saved Local Plan policies) were adopted before the NPPF was published. Decision-makers should give due weight to relevant local policies in existing plans according to their degree of consistency with the NPPF. In general terms, the adopted Core Strategy policies are in conformity with the policies and requirements of the NPPF. Most of the saved Local Plan policies are also in broad

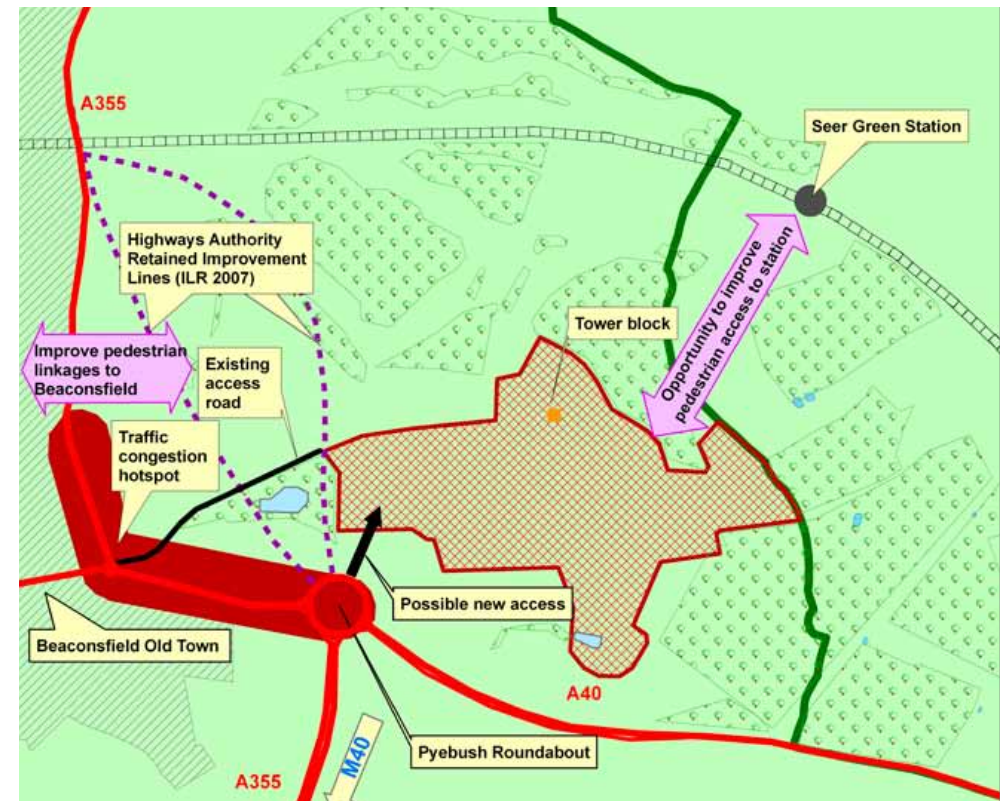
conformity, despite being adopted and prepared some time ago.

**3.8** The National Planning Practice Guidance will be a material consideration in the determination of planning applications for the redevelopment of Wilton Park.

### Local Planning Policy

**3.9** The South Bucks Core Strategy was adopted in February 2011. The Spatial Vision states that by 2026 ‘*Opportunities presented by redevelopment of key sites such as Wilton Park, Mill Lane and Court Lane will have been maximised to deliver environmental enhancements, recreational opportunities and new housing and employment accommodation*’.

**3.10** The Core Strategy suggests that the Wilton Park site is likely to come forward during the 2011-21 period and ‘*could deliver 300 new homes (with more than 100 new affordable*



Plan 3.1 : South Bucks Core Strategy Map 4 – Wilton Park Opportunity Site

homes), alongside improved sports and recreational facilities for the local community'. It also suggests that 'Traffic congestion in Beaconsfield will be addressed over the Plan period through a range of measures, which could include provision of an A355 Relief Road later in the Plan period'.

### Core Policy 14

**3.11** Core Policy 14 and its supporting text relates specifically to the Wilton Park Opportunity Site. The policy establishes a positive framework for the comprehensive redevelopment of the site to deliver a high quality mix of housing, employment, recreation and community facilities and open space and improved integration with nearby Beaconsfield. The Policy requires a coordinated package of measures to improve accessibility, with new and

enhanced routes and facilities for pedestrians, cyclists and public transport users. A new vehicle access is required for Wilton Park. Core Policy 14 refers to a new exit off the Pyebush Roundabout or an alternative appropriate access. However, the Core Strategy clearly expects that the access will be off the Pyebush Roundabout and constructed so that it is capable of forming the southern section of an A355 Relief Road:

*'The current access to the site via Minerva Way feeds into the small roundabout at the junction of London End/A40/A355. This is an existing congestion hotspot which the Highways Authority has indicated would not be acceptable for accommodating any increase in traffic arising from the redevelopment of Wilton Park. It is therefore expected that a new access off the Pyebush Roundabout will be required. As only one*

*access point could be taken off the Pyebush Roundabout, the access road serving Wilton Park must be constructed so that it could be upgraded and extended northward to the A355, and would hence serve as the first stage of a future A355 Relief Road for Beaconsfield...'* (paragraph 3.6.13).

### Core Policy 14: Wilton Park (Opportunity Site)

The Wilton Park site as defined on the Proposals Map is identified as a Major Developed Site in the Green Belt.

Any redevelopment proposals should be comprehensive, delivering a high quality mix of residential and employment facilities and open space. Any redevelopment proposals should:

- See the tower block demolished.

- Result in no greater impact on the openness of the Green Belt.
- Retain the existing level of sports and recreational facilities, with qualitative improvements where appropriate, making them available for local clubs and public use. A large proportion of open space on the site should be provided in the form of a good quality local park.
- Ensure open space areas are integrated with the surrounding area and existing countryside access.
- Deliver a net gain in Biodiversity resources.
- Ensure an acceptable means of vehicular access. Any access off the Pyebush roundabout must be constructed so that it is capable of future upgrading and extension to form an A355 Relief Road.

- Mitigate traffic impacts on the local and strategic road networks, for example, through the provision of high quality walking, cycling and public transport routes – with the links to Beaconsfield New Town being of particular importance.
- Explore options for a safe and attractive pedestrian and cycle link to Seer Green Station.
- Incorporate decentralised and renewable or low carbon technologies (for example, combined heat and power), unless it is clearly demonstrated that this is not viable or feasible. This should ensure that at least 10% of the energy needs for the development are secured from these sources, in accordance with Core Policy 12.
- Demonstrate, prior to the granting of planning permission, that the

necessary infrastructure can be put in place within agreed timescales, including adequate water and waste water capacity, and a new exit off the Pyebush Roundabout (or alternative appropriate access).

- Include the investigation and remediation of potential land contamination on the site, to help protect the quality of ground/surface water resources at Burnham Beeches. Proposals should also ensure that water flows to the Beeches remain intact.
- A Development Brief must be produced for the site by the landowners/developers, in conjunction with the Council, prior to a planning application being submitted. The Development Brief will be adopted as a Supplementary Planning Document.

**3.12** The development principles contained within Core Policy 14 relate to a number of key planning policy issues that are associated with the site:

1. Land use
2. Green Belt
3. Local infrastructure
4. Parking standards
5. Sustainability
6. Natural features and open space
7. Conservation and heritage
8. Design and setting

**3.13** Relevant planning policies contained within the South Bucks Core Strategy and the South Bucks Local Plan (1999) are identified below. South Bucks District Council’s Local Development Scheme includes a new District-wide Local Plan. Work on the new Plan is at a very early stage. Depending on Plan preparation progress, and the timing of future planning applications, emerging or adopted Local Plan policies may be relevant in assessing proposals for development at Wilton Park.

### Land Use – Residential

**3.14** The principle of residential use at Wilton Park is supported through Core Strategy Core Policy 1 (Housing Provision and Delivery) and Core Policy 14.

**3.15** In addition, Core Policy 3 (Affordable Housing) states that 40% of all dwellings in schemes of 5 units or more should be affordable, unless it is clearly demonstrated that this is not economically viable. The policy states that affordable housing provision should normally be made on site and that two-thirds of affordable units should be social or affordable rent and the remainder in intermediate tenures. The Affordable Housing Supplementary Planning Document (2013) builds on the requirements of Core Policy 3 to explain how South Bucks District Council will implement its affordable housing policy through the planning process.

**3.16** The Strategic Housing Market Assessment (SHMA, 2008) suggests that the need for affordable housing in South Bucks is:

- One bedroom: 38%
- Two bedrooms: 25%
- Three bedrooms: 34%
- Four or more bedrooms: 3%

However, in practice, the Council's preference is for a higher proportion of affordable housing units with two or more bedrooms, as these provide greater flexibility in matching needs with provision.

**3.17** For market units, Core Policy 2 (Housing Type and Size) encourages provision of a range of housing types and sizes that takes account of the existing housing mix in the area. The policy also requires provision of a proportion of all new homes to 'Lifetime Homes' standard.

**3.18** Core Policy 2 supports and encourages the provision of sufficient new accommodation for older people, including nursing accommodation and extra care units. Saved Local Plan Policy H6 (Specialist Residential Accommodation) only permits nursing/care homes and sheltered housing in locations with good access to shops, services and public transport, and where adequate garden space and parking is provided.

### Land Use – Employment

**3.19** Core Policy 10 (Employment) states that new employment development will be accommodated in a range of locations, including on the Opportunity Sites, where there is good access by a variety of transport modes.

**3.20** Core Policy 14 states that the Wilton Park Opportunity Site should deliver a high quality mix of residential and employment development. No further guidance is given on the type or amount of employment floorspace that should be provided.



## Green Belt

**3.21** The Core Strategy identifies Wilton Park as a Major Developed Site (MDS) in the Green Belt. Government policy on the redevelopment of such sites is now set out in the NPPF (see above). One of the essential characteristics of the Green Belt is its openness. The NPPF no longer refers to MDS but specifies that the partial or complete redevelopment of previously developed sites (or brownfield land) should not have a greater impact on the openness of the Green Belt and the purposes of including land within it, than the existing development. Openness is not defined, but is commonly taken to be the absence of built development.

**3.22** The following principles – already incorporated in the Core Strategy – will be relevant considerations in the context of the comprehensive redevelopment of the Wilton Park Opportunity Site:

- The development proposals should contribute to the achievement of the objectives for the use of land in the Green Belt;
- The development proposals should not occupy a larger area of floor space than the existing buildings;
- The height, massing and distribution of the proposed development should have no greater impact than existing development on the openness of the Green Belt.

**3.23** At the planning application stage, the Council will apply these ‘tests’ as part of its overall assessment of redevelopment proposals for the Wilton Park Opportunity Site.

## Local Infrastructure

**3.24** Core Policy 7 (Accessibility and Transport) supports a sustainable transport network and encourages development that:

1. Is accessible by public transport, walking and cycling;
2. Encourages safe and attractive improvements to pedestrian and cycle routes and facilities;
3. Supports the greater use of rail services; and

4. Ensures that the impact on the road network is minimised and mitigated through the use of ‘mobility management’ measures (such as Travel Plans, parking charges and car parking levels).

**3.25** Core Policy 7 also recognises the problem of existing traffic congestion to the east of Beaconsfield and states that this will be addressed through a range of measures ‘which could include provision of an A355/A40 Relief Road later in the Plan period’, with the supporting text indicating that the first part of this is to be achieved by the new access into Wilton Park from the Pyebush Roundabout.

**3.26** The A355 Relief Road (as part of an A355 corridor scheme also involving improvements to Gore Hill) is one of the projects included in the Buckinghamshire Thames Valley Growth Deal covering the period to 2021. With the aim of improving north-south connectivity and accelerating the delivery of housing, the Buckinghamshire Thames Valley LEP has committed to secure investment of £3.3m in public and private sector contributions into the A355 Improvement Scheme and central Government has committed to fund £6.1m. Planning permission for a new access road to Wilton Park was granted to Inland Homes in October 2014. The scheme involves the demolition of existing residential and non-residential buildings at Wilton Park and the construction of a new road from the A40 Pyebush Roundabout to the northern boundary of the

Wilton Park site to provide access to Wilton Park and to form Phase 1 of a Beaconsfield A355 Relief Road.

**3.27** Saved Local Plan Policy TR5 (Accesses, Highway Works and Traffic Generation) states that regard should be had to safety, congestion and the environment. Proposals should comply with relevant Highways Authority standards.

**3.28** Core Policy 6 (Local Infrastructure Needs) requires new development to provide for the necessary infrastructure needs arising from a proposal, either directly or via an appropriate financial contribution. Existing physical, social and Green Infrastructure will be protected (unless it is clear that it is no longer needed, or alternative provision has been made elsewhere). Infrastructure is broadly defined, to

encompass all elements of physical infrastructure (such as roads, cycle routes, public transport and utilities), social infrastructure (for example, education, health and cultural facilities) and Green Infrastructure (green spaces that include woodlands, parks, rights of way and the open countryside).

**3.29** The Council will use planning conditions and obligations to secure the timely provision of essential infrastructure directly and reasonably related to the Wilton Park development. Any planning obligations to meet the costs of additional education infrastructure required as a result of the development of Wilton Park will be based on the Buckinghamshire County Council Guidance on Planning Obligations for Education Provision (2010) or updates to that guidance.

### Parking Standards

**3.30** The normal minimum car parking requirements contained in the Local Plan (saved Policy TR7 and Appendix 6) include the following:

Residential use:

- 1 bedroom: 1 space per dwelling
- 2/3 bedrooms: 2 spaces per dwelling
- 4 or more bedrooms: 3 spaces per dwelling

Residential institutions:

- 1 space per 4 residents
- 1 space per resident member of staff

Retail use:

- 1 space per 30 sq.m gross floor area

Nursery

- 1 space per 2 members of staff, plus provision for set-down and pick-up

**B1 Business**

- 1 space per 25 sq.m gross floor area (lorry parking may also be required if floorspace exceeds 500 sq.m)

**3.31** Buckinghamshire County Council is working with the District Councils in Buckinghamshire to update parking standards. The new standards may supersede the current Local Plan standards before a planning application is submitted for the development of Wilton Park. The development proposals should, therefore, have regard to whatever standards for car, cycle, motorcycle and disability parking are applicable at the time.

**Sustainability**

**3.32** Core Policy 12 (Sustainable Energy) contains the requirement to secure at least 10% of a development's energy from decentralised

and renewable or low-carbon sources, which should be incorporated into the scheme (unless demonstrated that it is not feasible or financially viable).

**3.33** Core Policy 13 (Environmental and Resource Management) promotes best practice in sustainable design and construction and requires new development to be water efficient and incorporate Sustainable Drainage Systems (SUDS) where feasible. Water quality should be protected and enhanced, with contaminated land remediated to bring it back to beneficial use. Particular regard should be had to maintaining the integrity of Burnham Beeches SAC.

**3.34** Core Policy 8 (Built and Historic Environment) states that new development should be 'designed to help to tackle the causes of, and be resilient to, the effects of climate change'.

**Open Space and Natural Environment**

**3.35** Core Policy 5 (Open Space, Sport and Recreation) recognises the potential that Wilton Park has to provide and improve access to open space. This is particularly important given that the 2008 Open Space, Sports and Recreational Facilities Strategy for South Bucks identifies a deficiency in provision of parks and gardens and local play areas in Beaconsfield. Core Policy 5 goes on to state that: '*New residential development should be supported by adequate open space and recreation facilities in terms of quantity, quality and accessibility*'.

**3.36** Core Policy 9 (Natural Environment) states that development that would harm landscape character or conservation interests will not generally be supported. There is a presumption in favour of an approach that

seeks the '*conservation, enhancement and net gain in local biodiversity resources*'. Consideration should be given to the South Bucks District Landscape Character Assessment 2011.

**3.37** Consideration should also be given to the Buckinghamshire Green Infrastructure Strategy 2009 and the Green Infrastructure Delivery Plan 2013. The Strategy aims to ensure that pressure on natural and historic Green Infrastructure assets are minimised, and that opportunities to enhance them for the benefits of people and biodiversity are maximised. The Delivery Plan identifies specific proposals and projects and guidance on how these can be achieved. The whole of South Bucks District falls within Priority Action Area 3.

### Conservation and Heritage

- 3.38** The Beaconsfield Old Town Conservation Area Character Appraisal was adopted by the District Council in 2008. Any proposals for land inside the Beaconsfield Old Town Conservation Area or proposals which will affect its setting will be expected to preserve or enhance its character or appearance in accordance with Core Policy 8 (Built and Historic Environment). Core Policy 8 also relates to locally important heritage features and settings. These make an important contribution to the creation of distinctive and sustainable places and will be protected, conserved and enhanced where appropriate. Historic landscapes will also be protected and enhanced where appropriate.

### Design and Setting

- 3.39** Core Policy 8 (Built and Historic Environment) states that all new development must be of a high standard of design and make a positive contribution to the character of the surrounding area and should accord with Secured by Design principles.
- 3.40** Saved Local Plan Policy EP3 (Use, Design and Layout of Development) states that *‘Development will only be permitted where its scale, layout, siting, height, design, external materials and use are compatible with the character and amenities of the site itself, and adjoining development and the locality in general’.*
- 3.41** Saved Policy EP4 (Landscaping) promotes appropriate hard and soft landscaping measures within development proposals. Policy EP5 (Sunlight and Daylight) seeks to ensure adequate sunlight and daylight

into and between buildings, whilst Policy EP6 (Designing to Reduce Crime) requires development to be designed to reduce opportunities for crime.

- 3.42** Saved Policy H9 (Residential Layout and Design) contains criteria relating to the residential layout and design of developments, which include:
- i. Being compatible with the character of the surrounding area;
  - ii. Not adversely affecting the character or amenities of nearby properties or the locality in general;
  - iii. Containing usable amenity space; and
  - iv. Ensuring satisfactory access for emergency vehicles and refuse collection.

### Residential Design Guide Supplementary Planning Document

- 3.43** South Bucks District Council adopted the Residential Design Guide SPD in 2008. It promotes secure, well designed and sustainable residential development. The guide contains the following design objectives:
1. To encourage efficient and effective use of land.
  2. To ensure a balanced mix of dwelling types and sizes, including affordable housing.
  3. To ensure new development reflects the accessibility of the location.
  4. To ensure new development is in context with the existing character of the area in terms of built form, landscape and townscape.

5. To ensure development maintains the amenity and privacy of existing residential development.
6. To ensure new development incorporates well designed open space for occupiers.
7. To ensure development is well connected to the surroundings.
8. To protect important species and habitats and to encourage proposals to incorporate beneficial biodiversity or geological features within design.
9. To reduce crime through the creation of safer places to live.
10. To reduce the risk of flooding to people and property.
11. To ensure a clear definition between public and private areas.
12. To promote measures to mitigate and adapt to the forecast effects of climate change, including the use of renewable energy and sustainable construction and design.

## Local Transport Plan

**3.44** Buckinghamshire County Council's Local Transport Plan 2011-2016 (LTP3) describes the transport challenges facing the County, the LTP3 objectives and the strategy to deliver them. LTP3 recognises the need for a joined-up, holistic transport strategy to successfully manage congestion, reduce out-commuting, improve connectivity and support regeneration.

**3.45** The LTP approach to achieving these objectives is through TRIM (Transfer, Reroute, Intercept and Manage). In practice, this means:

1. Transferring journeys from the car to walking, cycling, bus and rail.
2. Re-routing cross-town journeys using inappropriate residential roads on to appropriate distributor roads.

3. Intercepting longer distance journeys with public transport services, including park and ride, supported by journey information and signage.
4. Managing the transport network to improve journey time, reliability and network resilience and to accommodate growth.

**3.46** The LTP Urban Strategy for Beaconsfield identifies three key priorities within the local area strategy, which are to:

1. Manage the challenge of residential and employment growth.
2. Manage congestion hotspots in the town – notably the A40 and A355.
3. Review parking problems in Beaconsfield.

## 3.0 Planning Policy Overview

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3.47 The approach to transport improvements in the town is to:

- Enhance access to the town centre by walking, cycling and public transport to minimise traffic growth and its negative impacts, and to encourage more active forms of travel.
- Maintain highway infrastructure to cater for all types of access requirements in the interests of an attractive urban environment.
- Better manage parking problems within the Old Town and for rail users in the New Town.
- Manage and mitigate the impact of growth.
- Ensure that the Wilton Park development and any other developments that come forward are safely accessible from the public highway. The impacts of development will be properly mitigated so that it is not to the detriment of the local highway network operation. In particular this refers to the A355 in Beaconsfield.
- Ensure any developments are fully integrated with the town by providing attractive walking and cycling links to the town centres and local transport connections.
- Ensure new developments have travel plans to encourage sustainable forms of transport.
- Enhance public transport provision to improve accessibility to the town from outlying areas, and between the town and larger centres and key destinations.

# 4.0 Consultation Process and Feedback

**4.1** The matters addressed in the SPD have been strongly influenced by the views of stakeholders and local residents. Discussions with local groups and organisations, followed by valuable feedback provided in response to options and questions presented at a public exhibition held in Beaconsfield, helped shape the scope and content of a draft SPD. A six week period of public consultation on the draft SPD ran between 17 January 2014 and 28 February 2014. Alongside the draft SPD, the Council published a Public Consultation Statement, Sustainability Appraisal, Habitats Regulations Assessment Screening Report and Equalities Impact Assessment Screening Report.

**4.2** The programme of engagement set out below accords with the requirements of the 2012 Local Planning Regulations<sup>1</sup>, and the requirements of the South Bucks Statement of Community Involvement.

## Pre-Exhibition Stakeholder Engagement

**4.3** From late 2012 through to early 2013, a range of local stakeholders (including local community and interest groups<sup>2</sup>) were contacted for their views and ideas on the Wilton Park Opportunity Site. Meetings were held with the majority of them. The aim of

the early contact was to gain a better understanding of the main issues of local concern. Seven issues were consistently raised during the meetings:

1. Desire for an A355 Relief Road to ease existing traffic congestion and reduce pressure on the London End Roundabout.
2. Addressing other traffic issues and improving parking in the Old Town, particularly London End.
3. Ensuring that the new development is part of Beaconsfield and not a separate gated community.
4. Providing community, sports and leisure facilities that will be of real benefit to Beaconsfield.
5. Considering community needs including education, health, infrastructure, and housing for the elderly and those who cannot afford market housing.
6. Protecting the environment and improving access to open space and parkland.
7. Ensuring that development is green and sustainable.

<sup>1</sup> Regulation 12 (a) Town and Country Planning (Local Planning) (England) Regulations 2012.

<sup>2</sup> Stakeholders and community groups consulted include: Beaconsfield Town Council; Beaconsfield Old Town Residents Association; Beaconsfield Society; Holtspur Football Club; Beaconsfield Rugby and Squash Clubs; Millbarn Medical Centre; and adjoining landowners. A full list is provided in the accompanying Consultation Statement and accompanying Consultation Report.



Example Exhibition Boards

## Public Exhibition

- 4.4 A major focus of the public engagement process was a public exhibition held on 14 and 16 March 2013.
- 4.5 The exhibition was publicised widely through the following means:
  1. Personal invitations were posted to 177 local groups, organisations, schools and religious institutions.
  2. Personal invitations were sent to all South Bucks District Councillors and Buckinghamshire County Councillors and the local MP, Dominic Grieve QC.
  3. 6,000 information flyers were distributed to local homes and businesses, providing details of the public exhibition and an overview of what the exhibition would include.
  4. Flyers were made available in the reception area at the South Bucks District Council offices and an electronic version of the flyer was emailed to 300 people/organisations on the South Bucks planning policy mailing list.
  5. Posters advertising the public exhibition were displayed in local community facilities such as the Curzon Centre and Beaconsfield High School and in the District Council offices reception area.
  6. There was extensive press coverage in the Beaconsfield Advertiser over a number of weeks.



7. A dedicated website ([www.wiltonparkfuture.com](http://www.wiltonparkfuture.com)) was established to provide details of the consultation. Following the exhibitions, copies of the exhibition displays and questionnaire were posted to the website.
8. Details of the exhibition were provided on the South Bucks District Council website, with a link to [www.wiltonparkfuture.com](http://www.wiltonparkfuture.com).
9. A dedicated Housing Hotline was set up by Inland Homes plc to deal with enquiries from residents.

- 4.6** The exhibition was held in the school hall of The Beaconsfield School, in the Old Town. It was open between the following times:
- Thursday 14 March: 16:30 – 21.00
  - Saturday 16 March: 10:00 – 16.00

The exhibition was staffed by representatives of Inland Homes plc, and planning officers from South Bucks District Council and Buckinghamshire County Council.

- 4.7** The exhibition boards provided background information on the Wilton Park site, planning and transport policies, and the SPD process and timescale. The boards also addressed the key issues affecting development and sought feedback on various options relating to:

1. Access, movement and parking
2. Built form, height and layout
3. Sport and leisure provision
4. Other community benefits and land uses
5. Sustainable development



The Public Exhibition

**4.8** A total of 521 people visited the exhibition. All of those who attended were given a questionnaire which could be completed at the exhibition or taken away and returned by post to a freepost address (with a deadline for responses of 16 April 2013). 242 completed questionnaires were received: 132 were completed and left at the exhibition, and a further 110 were returned by post.

**4.9** Following the exhibition, a representative of Inland Homes plc attended a public meeting arranged by the Beaconsfield Society and Beaconsfield Old Town Residents Association, in order to answer any questions arising after the exhibition.

### Feedback

**4.10** The questionnaire for the exhibition provided an opportunity for visitors to respond to 16 questions on a range of issues and options relating to the preparation of the SPD and the broad proposals for the Wilton Park Opportunity Site. The questions covered the following topics:

1. Issues to be covered in the SPD
2. Route and character of an access road from the Pyebush Roundabout
3. Traffic and transport, including cycle, parking and pedestrian provision
4. Location, heights and density of new development
5. Location of parkland, recreation space and formal sports facilities
6. Community benefits
7. Employment opportunities and other potential uses.

**4.11** For most questions, attendees were asked to express a preference for one of a number of choices or options based on the text and drawings on the exhibition boards. The numbers of ‘don’t know’ responses were recorded and reported but excluded from analysis of the answers to the 16 questions. Respondents were also given the opportunity to provide further written feedback in response to each question.

**4.12** The analysis of the returned questionnaires revealed that:

1. 59% of respondents who expressed a view considered that not all of the key issues associated with the redevelopment of Wilton Park had been identified on the exhibition boards. Of those who responded negatively, 41 (19%) raised the lack of capacity in local schools, 33

(15%) raised traffic issues and the potential Relief Road, and 25 (12%) raised lack of capacity in respect of healthcare facilities. Other issues raised included car parking, the capacity of utilities, over-development of Wilton Park, and the safety of cyclists and pedestrians. All of these issues were mentioned on the exhibition boards.

2. A small majority of respondents preferred the option B route for a new access road from the Pyebush Roundabout, which would bring traffic further eastwards into Wilton Park (57% of those who expressed a preference). There was also considerable support for this to be a more integrated route, with a focus on pedestrians and cyclists rather than higher vehicle speeds (69%) and

set within a landscaped space which opens up views of the surrounding area (81%).

3. Respondents considered that it was important or very important to improve traffic flows (99% of those expressing a preference) and to enhance pedestrian and cycle connections (83% of those providing a view in favour) across the London End Roundabout and into Wilton Park via Minerva Way.
4. A majority of responses to the questionnaire considered that, if it were possible, the provision of additional parking at Wilton Park could be of benefit in providing a solution to concerns over parking in London End (70% of those providing a view). However, most of the written feedback that was received on this issue was sceptical, as it was felt that Wilton Park is too far from the Old Town to alleviate current parking problems.
5. Public transport was a key issue with a clear majority (82% of those expressing a view) believing that new bus connections between Wilton Park and Beaconsfield will be important. Most people responding to the question about opportunities for pedestrians, cyclists and new transport infrastructure did not know whether all the possibilities had been identified.
6. The majority of respondents (70% of those expressing a preference) preferred new built development to be spread across Wilton Park, as opposed to being concentrated in either the west or east of the site. 80% of those expressing a preference favoured low to medium height buildings evenly distributed across the site (2 to 3-storey), with no greater footprint than currently exists and with the existing tower block demolished.
7. There was a small majority in favour of parkland and informal public open space being dispersed throughout the new development (55% of those expressing a preference), as opposed to provision being concentrated at either the eastern or western end of Wilton Park. Half wanted formal sports facilities to be dispersed throughout the site.
8. Most thought that sports facilities should be available for use by all Beaconsfield residents, as well as specific local sports organisations such as Beaconsfield Holtspur FC.
9. Some respondents suggested the inclusion of additional sports facilities within the development. The most popular request was for a swimming pool (mentioned by 23% of respondents). Other facilities mentioned included a gym (5%), leisure centre (4%), cultural facilities (4%), cricket pitch (3%), squash courts (3%), rugby pitches (3%), bowls (2%) and a sports hall (2%).
10. In terms of other community benefits, respondents were asked to rank 13 potential community benefits that the scheme could help deliver. The most popular aspiration was for provision of a Relief Road, followed by access to schools, healthcare, public parkland and recreation areas and affordable housing.

11. Responses were split between agreeing that the exhibition boards had described appropriate potential employment uses (offices, supporting retail, gym, care homes and housing for the elderly and a hotel) and being unsure that the uses would be appropriate. Comments from respondents indicated particular support for small scale retail and housing for the elderly/care home. Conversely, there was little support and some opposition to a hotel.

**4.13** The Public Consultation Statement and accompanying Consultation Report published alongside the draft SPD provided further information on the arrangements for the public exhibition and detailed feedback received from local residents and other stakeholders. The feedback was very carefully considered in preparing the draft SPD.

### Formal public consultation process

**4.14** The draft SPD was published for public consultation on 17 January 2014. The consultation ran for a period of six weeks. This is longer than the minimum four weeks required by the 2012 Regulations and the Council's Statement of Community Involvement. The longer consultation period reflected the significance of the site for Beaconsfield and for South Bucks District as a whole, and the exceptional level of public interest in the public exhibition held in 2013.

**4.15** The Council used the following consultation methods for the Wilton Park Development Brief Draft Supplementary Planning Document in accordance with the Council's Statement of Community Involvement.

1. Formal notices were placed on notice boards at Beaconsfield Town Council and at Gerrards Cross Parish Council.

2. Paper copies of the draft SPD and supporting documents were available to view at the Council offices in Denham; in the public libraries at Beaconsfield and Gerrards Cross; and at the Beaconsfield Town Council and Gerrards Cross Parish Council offices.
3. Letters and a copy of the representation form, or emails with a link to an electronic version of the representation form, were sent to the statutory consultees.
4. Letters and a copy of the representation form, or emails with a link to an electronic version of the representation form, were sent to those on the Council's planning policy database.

5. Links to the draft SPD and supporting documents were posted on the Planning Policy, News and Have Your Say pages of the Council's web site.
  6. The Council posted details of the consultation on Twitter and Facebook.
  7. A Press Briefing Note was published on 9 December 2013 and a number of articles appeared in the local press during the public consultation period.
- 4.16** Further information is included in the Consultation Statement Update published alongside this SPD.

### Responses

- 4.17** 204 consultation responses were received. The Council was subsequently informed by one of the respondents (Jansons Properties Ltd) that their comments should be disregarded by the Council

and would not be pursued. With that one exception, the consultation responses received were duly considered. A Consultation Statement Update published alongside this SPD summarises the consultation responses and details how they have been addressed in the SPD.

- 4.18** The consultation responses have been carefully considered and a number of changes have been made to the SPD and supporting documents as a result of the public consultation. Other changes have been made to reflect the need for factual updating of the documents. None of these changes is significant in that they do not have a major impact on the scope and content of the SPD. Further public consultation on the document is therefore not required.

## Main issues raised and how they have been addressed in the final SPD

- 4.19** The following table sets out the main issues that were raised in the public consultation responses and how they have been addressed in this final document. The issues are not listed in order of importance, but broadly follow the order set out in Sections 6 and 7, followed by issues linked to site constraints and opportunities (Section 5) and comments on consistency with policy (Section 3).

## Wilton Park Development Brief SPD Consultation Draft: Summary of Comments and Response in Supplementary Planning Document

	Summary of Comments	Response in Final SPD
<b>Document Overall</b>	A number of respondents commented positively on the structure and comprehensive scope of the Draft SPD, its clarity and the way in which the document has sought to address the results of the earlier informal public consultation.	<i>No changes</i>
<b>Land Uses</b>		
<b>Affordable housing</b>	The comments argue for all (or at least a very high proportion) of the affordable housing to be provided on-site.	The level of affordable housing required is appropriate taking into account the Core Strategy, national planning policy and guidance.  <i>No changes</i>
<b>Community uses</b>	One of the issues generating most comments. A large number of these are duplicated comments from Beaconsfield Holtspur Football Club and its membership who support the approach set out in the Draft SPD. Also a large number of respondents from other sports clubs in Beaconsfield who argue that they believe the new facilities will be used solely by the Football Club, and that instead there should be a new clubhouse facility for joint use by the Football, Cricket and Squash Clubs. Some of these comments suggested more lateral thinking was required in the SPD which may result in some Green Belt being accepted as development opportunities as exceptions that benefit the community. Others argue that instead of provision for sport, there should be a purpose-built space for performing arts. Others responding suggest that a multi-purpose community hub will merely duplicate existing provision in Beaconsfield and that the aim should be to provide a new community building that complements facilities already available in the town. A number of respondents have commented that separate space should be made available for the Air Training Cadets (ATC).	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so.  The approach to Green Belt in the SPD must be consistent with national and local planning policies.  The aim is to provide a new community building (or buildings) that will add to the quantum of community facilities already available in Beaconsfield and should not result in any reduction in the existing level of facilities to serve the town.  The community hub could include a multi-use community facility, or it could be a sports-oriented facility or arts-oriented facility.  Separate space should be provided for the ATC.  <i>Changes made to paragraph 6.27</i>

Open Spaces		
<b>Formal playing pitches</b>	<p>The single issue attracting the most comments, though the vast majority of these are duplicates from Beaconsfield Holtspur Football Club and its membership. The response from the Club itself is supportive of the approach set out in the Draft SPD, though wishes to see 3 hectares of pitches (rather than 2) in order to meet current demand, with flood-lighting and an artificial grass pitch for multi-sports use. The comments from the Football Club membership all emphasise that the playing pitches provided at Wilton Park should all be made available to the Football Club.</p>	<p>It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s). The SPD has been amended to indicate that the District Council as local planning authority would support the use of the pitches for football. There may be scope within the development for an artificial pitch or pitches. The developer should discuss this with the local planning authority. Any proposal for an artificial pitch (or pitches) would have to demonstrate that the impacts on the locality of the pitch(es) and any associated infrastructure (eg. flood-lighting and or fencing) would be acceptable in planning terms.</p> <p><i>Changes made to paragraph 6.34</i></p>
Access and Movement		
<b>Vehicle access</b>	<p>Comments from a limited number of respondents, but with a range of views that include support for a vehicle access from the Pyebush Roundabout, or support for an alternative vehicle access (via the road to Jordans or direct on to the A40 to the east of the Pyebush Roundabout). Several respondents consider that more information is required as to why the Pyebush Roundabout has been chosen as the preferred vehicle access.</p>	<p>Core Strategy Core Policy 14 refers to a new vehicle access off the Pyebush Roundabout or an alternative appropriate access. The public consultation has not identified a deliverable alternative appropriate access.</p> <p><i>No change</i></p>

<b>Relief Road</b>	Although an A355 Relief Road north of Minerva Way is beyond the scope of the SPD, it is the subject of many comments. The great majority of these consider that the redevelopment of Wilton Park should be dependent on the delivery of the whole of a Relief Road, with various views as to an appropriate location for a junction with the A355. Only a very small number of respondents do not support a Relief Road. Some respondents question how the first stage of a Relief Road (between the Pyebush Roundabout and Minerva Way) would operate effectively as a strategic route whilst also allowing safe and convenient east/west movements for pedestrians and cyclists.	The first stage of a possible future A355 Relief Road was granted planning permission on 29 October 2014. Adopted local planning policy does not require the whole of an A355 Relief Road to be provided before Wilton Park is redeveloped. Funding for an A355 Relief Road was confirmed in the Buckinghamshire Thames Valley Growth Deal 2016/17 to 2021 announced in July 2014. The location of a junction between the A355 and a Relief Road will be decided through a separate planning process. <i>Factual updates made to paragraphs 3.26 &amp; 7.1</i>
<b>London End Roundabout</b>	Comments support the acknowledgement in the SPD that traffic congestion needs to be addressed and that the Roundabout needs to be made safe for pedestrians and cyclists.	<i>No change</i>
<b>Pedestrians &amp; cyclists</b>	Comments are generally supportive of the approach in the Draft SPD that seeks to provide high quality and safe linkages for pedestrians and cyclists, with a number of respondents recognising the importance of Minerva Way. There is a range of suggestions as to the form and routes that these linkages might take. Some respondents thought that greater emphasis should be placed on a route for pedestrians and cyclists to Seer Green and Jordans Railway Station; others pointed towards landownership constraints that currently preclude such a route.	<i>No change</i>
<b>Public transport</b>	The comments are supportive that the SPD establishes the principle of bus access. A number of respondents agree that Minerva Way is not suitable for a two-way bus service. Some suggest that more information is required on bus services.	A Transport Assessment and Travel Plan will be required in support of the planning application for the site. <i>No change</i>



<b>Car parking</b>	A relatively small number of comments representing a range of views. Generally, it seems to be felt that the proposed approach to car parking at Wilton Park would help relieve parking problems in the Old Town, but that additional spaces would also be required.	The potential management of the car parking provision as part of a comprehensive car parking management plan should be explored with the District Council's off-street parking service. <i>Additional text included at paragraph 6.29</i>
<b>Development layout</b>	A relatively small number of comments received, generally supportive of the proposed approach which seeks a development layout that aims to promote integration with the Town and avoids a separate gated community. Concerns from some that 4-storey buildings would be inappropriate at Wilton Park.	Only Area A is likely to accommodate any 4-storey buildings. Any proposals for such buildings will be assessed against national and local planning policies. <i>No change</i>
<b>Infrastructure</b>		
<b>General</b>	Large numbers of comments expressing concerns that the Draft SPD does not fully address and safeguard against the impact of development on existing infrastructure: traffic, rail services, provision for pedestrians and cyclists, public transport, power, sewerage, household waste, education, health care, emergency services and water.	The SPD states that prior to the granting of planning permission, the applicant will need to demonstrate that the necessary infrastructure can be put in place within agreed timescales. Organisations responsible for key infrastructure and services will also be consulted on planning applications and their views taken into account. <i>No change</i>
<b>Education</b>	Respondents are concerned that the redevelopment of Wilton Park will make additional demands on school places.	The consultation response from the Education Authority confirmed that the Draft SPD correctly reflected the requirements for additional school places and financial contributions. <i>No change</i>

<b>Health</b>	Most of the comments on health care facilities form part of more general comments about infrastructure provision for Wilton Park and Beaconsfield. The provider of primary health care does not consider that either of the options put forward in the Draft SPD (on-site as part of the community hub or developer contributions to fund off-site provision) would provide a viable long-term solution. Instead a purpose-built facility should be made available at Wilton Park.	Wilton Park would not be a sustainable location for a new purpose-built facility of the type proposed by NHS England. Such a facility may also go beyond meeting the needs of residents from the proposed development and so cannot be expected to be funded by the development. <i>Additional text included at paragraph 7.11 to emphasise the importance of pre-application discussions between the developer and the primary health care provider</i>
<b>Waste water</b>	Concerns from some that adequate infrastructure needs to be put in place at Wilton Park to avoid exacerbating existing problems in Beaconsfield.	The SPD states that prior to the granting of planning permission, the applicant will need to demonstrate that the necessary infrastructure can be put in place within agreed timescales. <i>Factual update at paragraph 5.20 to clarify the ownership and management of the on-site waste water treatment works</i>
<b>Constraints &amp; Opportunities</b>		
<b>Historic environment</b>	Approach generally welcomed, though a number of comments suggest that the World War II and Cold War historical significance of the site should be recognised and reflected within the new development. The remains of the foundations of the former mansion and historic routeways should be acknowledged as opportunities for interpretation.	There is potential for the new development to better recognise the historic environment. <i>Additional text included in paragraphs 5.19, 5.40 and 6.6</i>
<b>Trees &amp; woodland</b>	A significant number of comments, generally supportive of the approach proposed in the Draft SPD with suggested amendments to clarify the approach to trees and woodland.	<i>Additional text included in sections 5 &amp; 6</i>

<b>Burnham Beeches</b>	Confirmation that a recent technical study concludes that there is no hydrological connection between Wilton Park and Burnham Beeches. Although one respondent considers that the redevelopment of Wilton Park is likely to increase visitor numbers at Burnham Beeches, Natural England has confirmed that it has no reason to disagree with the 'no significant effects' conclusion of the HRA Screening of the Draft SPD.	Factual updates to remove references to a hydrological connection between Wilton Park and Burnham Beeches. <i>Paragraph 5.20 &amp; 7.17 of the Draft SPD deleted; paragraphs 2.39, 5.21 &amp; 7.23 updated</i>
<b>Biodiversity</b>	A small number of comments that more could and should be done to make the most of opportunities for biodiversity.	<i>Additional text included at paragraphs 5.39, 6.33, 6.42, 7.17 &amp; 7.23</i>
<b>Consistency with Policy</b>		
<b>Consistency with the NPPF</b>	One respondent suggests that the SPD should refer to the policy tests for planning obligations.	<i>Additional text included in section 3.</i>
<b>Conformity with the Core Strategy</b>	One respondent argues that the Draft SPD is not consistent with the Core Strategy because the proposed dwelling range of 250-350 amends policy.	Core Policy 14 does not refer to the number of dwellings to be provided at Wilton Park. The reference in the Core Strategy is to around 300 dwellings and it appears in the Spatial Strategy section rather than in a policy. The SPD is not amending policy.  <i>No change</i>

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## Equalities Impact Assessment Screening report

- 4.20** No comments were made on the Equalities Impact Assessment Screening report. The changes to the SPD are not material enough to require a revised Equalities Impact Assessment Screening to be carried out.

## HRA Screening Assessment for Burnham Beeches Special Area of Conservation

- 4.21** Comments were received from four respondents.
- 4.22** A number of comments related to the likely impact of the Wilton Park development in terms of visitor numbers at Burnham Beeches. The 2014 Visitor Survey commissioned by the Corporation of London and South Bucks District Council estimates that Wilton Park will generate 110 additional visitors per year. The HRA Screening Assessment has been updated accordingly.

- 4.23** The comments also note that a recent study for South Bucks District Council concludes that there is no hydrological connection between Wilton Park and Burnham Beeches. The HRA Screening Assessment and SPD have been updated accordingly.

## Sustainability Appraisal report

- 4.24** Only one comment was made (other than those subsequently withdrawn by the respondent). The comment (on waste water) did not require a change to be made to the SPD.

# 5.0 Constraints and Opportunities

## Introduction

**5.1** The comprehensive redevelopment of Wilton Park offers the opportunity to make effective use of previously developed land to deliver high quality new homes (including much needed affordable housing) and to support and sustain employment opportunities in such a way that those living and working close to the development benefit from the changes taking place. In particular, there is the opportunity to provide new community, sports and recreation facilities, to improve access to open space and the countryside, to address existing transport problems in the area, and to conserve and enhance the local environment, including removal of the tower block.

**5.2** There is also a range of site constraints that will influence the scale, form and location of future development at Wilton Park.

**5.3** This chapter identifies the principal opportunities and constraints that will need to be taken into account in determining the form, scale and location of future development. A number of the issues are analysed as both constraints and opportunities. The constraints are shown on [Plan 5.1](#) and the opportunities on [Plan 5.2](#).

## Constraints

### Green Belt

**5.4** The location of the site within the Green Belt must be carefully considered as it will influence the location, scale and massing of future development. In accordance with the NPPF and Core Policy 14, new development should not have a greater impact on the openness of the Green Belt than the existing development. This means that the new development must retain the largely open character of the site.

**5.5** In principle, new development should not occupy a larger footprint than the existing buildings (to be demolished). However, such matters as reducing the heights and bulk of existing structures and the overall distribution of development will be taken into account when assessing the

overall impact on the Green Belt. This assessment will be particularly relevant to the removal of the tower block.

### Poor Connections













**5.6** The site is physically separated from Beaconsfield with its existing local facilities and services by open Green Belt land (Beaconsfield Cricket Club's ground) and by the A355 and its junction with the A40 at the London End Roundabout.

**5.7** The size and shape of Wilton Park (over 1 km from west to east) exacerbate the actual and perceived separation of the site from the built up area. The layout of the new development will need to enable new residents to access facilities and services in Beaconsfield and minimise travel distances to support and encourage travel by public transport, walking and cycling.

## 5.0 Constraints and Opportunities



### KEY

Core Policy 14 Wilton Park Opportunity Site	
Buildings to be retained	
Minerva Way: Not suitable for private vehicle access Constrained for two-way bus access	
Ecological habitat areas	
Ancient semi-natural woodland	
Example 15 metre buffer to ancient semi-natural woodland	
Ponds	
Category A tree(s)	
Category B tree(s)	
Potential localised contamination: 1. former rubbish tip 2. bunker 3. incinerator 4. rifle range	
Waste water treatment works	
Woodland Tree Preservation Order (TPO)	

Plan 5.1 : Wilton Park Opportunity Site - Constraints

The layout will also need to recognise the importance attached to making the new open space and other community, sports and recreation facilities easily accessible to those already living in Beaconsfield.

- 5.8** Vehicles, pedestrians and cyclists travelling to and from Wilton Park all currently depend on Minerva Way. Minerva Way is a narrow tree-lined route with a footway on one side only. It will not be acceptable as the general vehicle access to the new development. Minerva Way also forms the vehicle access for dwellings adjacent to Park Lane and London Road. Two-way access to these properties will need to be retained. Minerva Way also provides access to a fishing pond.

- 5.9** London End Roundabout is the subject of considerable delay for vehicles. Queues on each arm can extend back considerably on each arm during the AM and PM peaks in particular. This is the result of the junction having insufficient operational capacity to accommodate the typical volumes (3,000 vehicles per hour) of traffic. Minerva Way carries around 115 cars in the peak hours, but the exit onto the Roundabout is very difficult for drivers to negotiate. There is an opportunity to significantly reduce the level of vehicle traffic on Minerva Way as a result of implementing alternative highway access arrangements to Wilton Park. The Transport Assessment that supports the planning application for the site will

need to demonstrate to the Highways Authority's satisfaction an acceptable level of traffic performance at London End Roundabout and evidence that any residual cumulative impacts of the development on this junction and elsewhere in Beaconsfield are acceptable.

- 5.10** Although pedestrians and cyclists use Minerva Way to reach Beaconsfield, the crossing facilities at the London End Roundabout and Park Lane are poor, creating a barrier to safe pedestrian and cycle movement. Ease of safe movement across the junction will need to be addressed if Minerva Way is to be used as a pedestrian and cycle link between the new development and Beaconsfield.

- 5.11** There are no public transport services currently serving Minerva Way, and the route's use for two-way bus operation is constrained by its width and by the geometry of the junction with London End Roundabout.

- 5.12** The Manual for Streets, formally adopted as design guidance by the Highway Authority, states that a carriageway width of at least 6.0 metres is required to accommodate a two-way bus route. Minerva Way is generally 5.5 metres wide, and 5.1 metres at its narrowest point, which is too narrow for buses to pass. The footpath offers no opportunity to widen the carriageway – it would have to be removed completely to create a two-way bus route along Minerva Way.

## 5.0 Constraints and Opportunities

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**5.13** Bus access off the London End Roundabout is difficult, with the layout not lending itself to acute turning manoeuvres by larger vehicles. A bus cannot easily enter Minerva Way from Park Lane under two way conditions (which will be required for vehicles to access the dwellings at the London End of Minerva Way). Buses can travel to or from Minerva Way from London End – albeit Minerva Way is constrained by its width for a two-way operation involving buses.

**5.14** Reliance on one-way operation of buses via Minerva Way is unlikely to present an adequate public transport solution for Wilton Park.

### Surrounding Land Ownership

**5.15** The Wilton Park site is surrounded by land that is in different uses and different ownerships. This is a potential constraint to creating any off-site linkages, such as pedestrian or cycle links to Seer Green and Jordans Railway Station.

### SFA Housing

**5.16** It is anticipated that the whole of the Wilton Park site will be within one ownership when a planning application is submitted. This will therefore include the existing SFA housing (west and south). In the short-term, both areas of SFA housing will continue to be required for military use. It is likely that the two areas of SFA housing will be vacated by the military at different times. SFA west is expected to be released from military use at the end of January 2016, followed by

SFA south at the end of January 2017. This may impact on the phasing of development and the exact location of an access from the Pyebush Roundabout.

### Historic Environment

**5.17** No structures on the site are included on the List of Buildings of Special Architectural or Historic Interest.

**5.18** There is a stone font and stone planter located to the west of the tower block which may have been rescued from the former mansion. These would be worthy of inclusion within the new development, as would the remaining parts of the original kitchen garden wall.

**5.19** The potential for the remains of the foundations of the former mansion and historic route ways across the site should be assessed, as these may give rise to some constraints to development

but also opportunities for interpretation. It will also be important to consider how the inherited character of the parkland can contribute to the future development of Wilton Park.

### Drainage

**5.20** There is an existing waste water treatment works within the site that served (and continues to serve) the various buildings at Wilton Park. The wastewater treatment works is now owned by Inland Homes and operated and maintained by Severn Trent on behalf of Thames Water. If this lacks capacity or cannot be retained, alternative measures for dealing with foul water drainage from the site will need to be prepared and agreed with the Environment Agency.



### Land Contamination

**5.21** Potential contamination on this site is an important issue, not only in terms of ensuring a high quality and safe environment for future residents, but also because of sensitive groundwater supplies.

**5.22** Initial ground investigations have not identified any major areas of contamination that would inhibit redevelopment. However, a number of potential localised sources of contamination have been identified and will need to be addressed. These include:

- Former rubbish tip (pre-1969). This is in the area of woodland located to the north of the waste water treatment works

- Petrol/oil/lubricant storage in various locations, including heating oil tanks and fuel storage in the bunker
- Incinerator
- Rifle ranges (one indoor and one outdoor at the eastern extreme of the site)
- Asbestos in buildings.

### Biodiversity

**5.23** The semi-natural habitats on the site include woodland, grassland, ponds and scrub. These areas have been the subject of a number of ecological surveys undertaken in 2009 and 2010.

**5.24** The key findings of the ecological surveys were:

- Badgers: A Phase 2 survey (2009) found no main setts or latrines on the site, but did identify two active outlier setts.
- Bats: Most of the buildings on site are still in use. They have been assessed externally and most of them contain at least some bat potential.
- Birds: A Phase 2 breeding and wintering bird survey (2010) found no nationally important species to be present. The site is of local importance providing a habitat for a moderate to good number of common birds.

- Great crested newts and other reptiles: A Phase 2 survey (2009) found newts to be present in two ponds (located at the eastern and southern ends of the site). These habitats must be protected. In addition, a Phase 2 reptile survey (2010) found grass snakes and common lizards to be present at the northern, eastern and southern ends of the site.
- No evidence of dormice (Phase 2 survey 2010), otters or water voles (Wetland Survey 2010) has been found across the site.

**5.25** The ecological surveys will need to be updated for any planning application. Development of the site should protect and, where practicable, enhance significant habitats.

### Trees and Woodland

**5.26** The mature trees and woodland on the site make an important contribution to the site's landscape character and help to screen it when viewed from outside. There is one Woodland Tree Preservation Order. The results of a survey of over 500 trees, one hedgerow, one woodland and one hundred groups of trees are set out in Section 2 and on [Plan 2.4](#). The predominant species on site are *Quercus* and *Tilia*. The individual tree stock comprises 91% broadleaf and 9% coniferous, and the recorded tree groups 90% broadleaf and 10% coniferous. The age diversity of the individual tree stock is as follows: young 15%; semi/early mature 80%; and over mature/veteran 5%. The age diversity of recorded groups is: young 50%; semi/early mature 45%; and over mature/veteran 5%.

**5.27** The 51 Category A trees are established and mature. Likely to have been part of the original Wilton Park House landscaping, they are all trees with high individual quality and landscape value. Category A trees should be considered a constraint on development (above and below ground), incorporated into the proposed development design and protected during demolition and construction. There are some particularly fine examples of trees in the area to the north of the tower block, contributing to the sensitivity of this part of the site.

**5.28** 283 individual trees and forty groups of trees are Category B – moderate trees making up the bulk of cover on the site. These trees should also be treated as a constraint on development (above and below ground) and every attempt should be made to incorporate

them in the new development with protection during demolition and construction.

**5.29** There are 173 individual trees and 54 groups of trees in Category C. They are low value, either inherently, because of structural faults, or because of their size. Whilst the trees have some value they are not considered a constraint to development.

**5.30** The 32 individual and a single group of Category U trees could be removed as part of the redevelopment.

**5.31** Ancient woodland is an irreplaceable resource of great importance for its wildlife, its history and the landscape contribution it makes. The woodland towards the southern end of the site includes an area designated as Ancient Semi-Natural Woodland (ASNW).

**5.32** An independent survey of this area of woodland was commissioned by South Bucks District Council and undertaken in May 2014. The purpose of the survey was to confirm whether the ancient woodland designation is correct. The study concluded that the woodland could be ancient and that based on the precautionary principle it should be regarded as such. The study also concluded that the woodland is worth conserving in its own right for its veteran trees and historic parkland past. A Woodland Tree Preservation Order was granted on 20 May 2014.

**5.33** National policy recognises the importance of ancient woodland as an irreplaceable habitat and states that planning permission should be refused for development resulting in the loss or deterioration of ancient woodland. The

District Council will take into account the Forestry Commission and Natural England Standing Advice as a material consideration when determining planning applications for Wilton Park, including the management and mitigation of any proposed public access to the ASNW for recreational use. Current advice is that development must be kept as far as possible from ancient woodland, with a buffer area maintained between the ancient woodland and any development boundary. An appropriate buffer depends on the local circumstances and the type of development. The permanent retention of buffer zones will be secured as part of any planning permission and they should be allowed to develop into semi-natural habitat. Developments such as gardens must not be included in buffer zones.

### Chilterns AONB

- 5.34** The site is less than 1 km to the south of the Chilterns Area of Outstanding Natural Beauty (AONB). It will be necessary to ensure that redevelopment proposals do not have an adverse impact on the AONB.

### Beaconsfield Old Town Conservation Area

- 5.35** The western end of Minerva Way falls within the Beaconsfield Old Town Conservation Area. Any proposals for land inside the Conservation Area or proposals which will affect its setting will be expected to preserve or enhance its character or appearance.

### Opportunities

#### Environmental enhancements and a sense of a place

- 5.36** There is the potential for the future development on the Wilton Park site to result in significant environmental enhancements. The site's landscape setting and topography, its trees and woodland and the surrounding countryside create a set of natural features. There is the opportunity to make the most of these assets by using them to create a sense of place by reflecting or including them in the development.
- 5.37** The quality of the existing built environment at Wilton Park is poor. There are opportunities to use the scale, form, character and design of the new development to achieve significant environmental improvements, meet other objectives and address the

identified constraints. The tower block and other buildings should be demolished (with the likely exception of the southern area of SFA housing) and replaced with new development that respects the character and setting of the site.

- 5.38** There is the opportunity to create Green Infrastructure networks or corridors through the site, linking the new development to Beaconsfield, the existing network of public footpaths and the countryside. High quality green links should be created for pedestrian and cycle routes; recreation and amenity space; ecological enhancement; and SUDS. The green corridors should reflect the principles set out in the Buckinghamshire County Council Green Infrastructure Strategy. There may be scope for new planting and landscaping to better connect areas of ancient woodland.

Recreational use of woodland should generally be directed towards the non-ancient woodland.

- 5.39** The redevelopment proposals should deliver a net gain in biodiversity resources. Development should make the most of the opportunities to create or improve habitats through, for example, the management of the open space; retention, where possible of mature trees; use of native species in tree-planting and landscaping; and installation of bird and bat boxes. There are particular opportunities for biodiversity enhancement in the eastern and southern parts of the site.
- 5.40** There is the opportunity to protect and enhance important views within and into the site. Consideration should be given to providing a new building in place of the old Wilton Park House, retaining the historic vistas associated

with the former House. There are also opportunities to better understand the historic significance of the site, including its military heritage in terms of World War II and the Cold War.

#### New Homes

- 5.41** The size of the site means there is the opportunity to provide a range of dwelling types and sizes, from large detached dwellings to smaller flats, to meet market demand, and affordable housing to meet local housing needs.
- 5.42** There may also be an opportunity to retain and refurbish some or all of the existing homes in SFA south.



Plan 5.2: Wilton Park Opportunity Site - Opportunities

### Economic Opportunities

- 5.43** The redevelopment of Wilton Park offers the potential for a range of new economic opportunities in a location with potential for good accessibility by a variety of transport modes. There should be new employment uses providing local jobs, training opportunities such as apprenticeship schemes and – depending on the type of commercial floorspace provided – new services or facilities for Beaconsfield.
- 5.44** Given the site’s characteristics and setting, and that the development will also include new homes, only a specified range of employment uses will be acceptable at Wilton Park.

### Improved Vehicle Access and Car Parking

- 5.45** Wilton Park will require a new means of vehicle access; the Core Strategy expects that the access will be off the Pyebush Roundabout. Provision of a new access road into the site from the Pyebush Roundabout provides the opportunity to realise the first stage of an A355 Relief Road between the Pyebush Roundabout and Minerva Way. The access road should be constructed so that it is capable of being extended to form part of a Relief Road but designed in a way that is sensitive to its context to facilitate safe and convenient access between Beaconsfield and Wilton Park for pedestrians and cyclists, as well as local vehicle access to Wilton Park.

- 5.46** Minerva Way could potentially be retained as a one-way route for bus services and as secondary access to Wilton Park for emergency vehicles only. Minerva Way will not be acceptable for general vehicle access.

- 5.47** Consideration could be given to providing car parking spaces to help relieve parking issues elsewhere in Beaconsfield, as part of a comprehensive car parking management plan.

### Public Transport Connections

- 5.48** It is important that the new development at Wilton Park is sustainable. This means that it must be accessible by bus with good links to nearby rail services at Beaconsfield and Gerrards Cross Stations. A two-way bus connection for new residents at Wilton Park will improve accessibility to a range of local services and facilities,

including schools and shops in Beaconsfield, and a direct unbroken connection to the rail network. The public transport provision could also offer convenient connections with wider regional destinations including High Wycombe, London and Heathrow Airport, for example.

- 5.49** There will be an opportunity to bring some of the existing bus services into the heart of Wilton Park, either via Minerva Way (one-way), from an A355 Relief Road (by changing the routing of existing services, helping to improve journey time and reliability of these services ) or off the Pyebush Roundabout via a short diversion of 400 metres (or an additional 45 seconds). The strategy should be to provide convenient and accessible bus stop locations in order to minimise walking distances to the stops and to serve the site with frequent

high quality public transport services. Any new or altered bus services would need to be financially viable in the long-term.

- 5.50** Connections to Beaconsfield and Gerrards Cross Railway Stations are particularly important because those stations provide the most frequent rail services. Although Seer Green and Jordans railway station is the closest to the site (approximately 1 km from its centre) land ownership constraints currently preclude a direct route for pedestrians and cyclists. However, the potential opportunity for a link to Seer Green and Jordans Station in the future should be considered.

### Improved Access for Pedestrians and Cyclists

- 5.51** Much of Wilton Park has had limited public access for at least 70 years. There is the potential to improve pedestrian and cycle facilities to provide better connections to local schools, shops, rail stations and other facilities in Beaconsfield for Wilton Park residents. There is also the opportunity to improve access to sports, recreation and community facilities, open space and surrounding countryside for new and existing residents. Increased public access to the woodland and open space will need to be carefully balanced with conservation and enhancement of sensitive habitats within the site.

- 5.52** Removing private vehicle traffic from Minerva Way (except for access to the existing homes adjacent to Park Lane and London Road and the fishing pond), creates the opportunity for it to become a more attractive and safer direct link between Wilton Park and Beaconsfield for pedestrians and cyclists.

- 5.53** Other opportunities to improve pedestrian and cycle connections include: providing a direct route from Minerva Way to Candlemas Lane to minimise journey times into Beaconsfield; providing a footway/cycle path on the eastern side of Park Lane; and, creating new pedestrian and cycle crossings on Park Lane. There may be an opportunity to promote sustainable travel to and from Wilton Park by connecting to a wider network of locally proposed cycle routes. There is also the potential to improve the

Footpath 17 connection with London Road and Beaconsfield Old Town, with dropped curbs and improvements to widths and surfaces.

### Broadband

- 5.54** In addition to new and improved physical links, there is the opportunity to improve connectivity through technology. Superfast broadband can bring several benefits:
- It can support business start-ups, helping them to innovate, compete and grow.
  - It enables flexible and remote working.
  - It improves access to leisure and learning.
  - It can transform health care by helping people to live independently in their own homes and allowing medical supervision without the need to travel.

### Improved Access to Sports, Recreation and Open Space

**5.55** The public currently has only limited access to the sports and recreation facilities and open space at Wilton Park. Comprehensive redevelopment of the site offers the potential for improved access to a larger area and qualitative improvements. As well as extensive formal and informal public open space, the new development will provide for at least the existing level of sports and recreation facilities. The sports facilities should be available for use by local residents and clubs throughout the week. There is also the potential to consider where best on the site to locate facilities such as sports pitches

to help ensure they are easily accessible to existing residents in Beaconsfield and to encourage walking and cycling, rather than car use.

**5.56** The opportunity should be taken to provide new high quality areas of formal and informal play space for children, and a network of new safe and easy-to-use footpaths and cycleways within the existing semi-natural landscape and the new landscaped spaces that will be provided.

**5.57** There is the opportunity to create walks and open spaces of a quality and type that will be sufficiently attractive to existing residents of Beaconsfield and new residents on the site to divert some visitors away from

Burnham Beeches. Where possible, there should be connections to other local footpaths to provide circular routes and a range of semi-natural features along the way.

### A New Community Facility

**5.58** The new development offers the potential to provide a new community facility suitable for a wide range of uses and available for the whole of Beaconsfield, including the new residents at Wilton Park. The new users could include the ATC which will remain at Wilton Park but which is likely to need new accommodation when the site is redeveloped. The new facility could also provide changing rooms for those using the sports pitches. There may also be scope to accommodate health care facilities within the community hub.



# 6.0 Achieving Sustainable Development

- 6.1** The development and design principles set out in this chapter seek to respond to the site context, relevant planning policies, the results of the stakeholder engagement and public consultation and the principal opportunities and constraints by providing a firm but flexible framework for the future comprehensive redevelopment of the Wilton Park Opportunity Site.
- 6.2** The Council will be looking for exemplary and imaginative proposals which include a high quality approach to all aspects of design and implementation. This is a unique and significant site for Beaconsfield and for South Bucks District as a whole, which warrants a redevelopment scheme of an exceptional standard. Overall, the vision is to provide a well connected development of new homes and employment uses set within a rural landscape with a new community building, sports facilities and local park for Beaconsfield at its heart.
- 6.3** The development and design principles have particular regard to the Green Belt location of the site and its wider environmental and visual sensitivity, the need for development of the highest quality and the Council’s aspirations for the redevelopment of the site set out in Core Strategy Policy 14. In arriving at the design principles, particular consideration has been given to the Council’s Residential Design Guide (adopted 2008) and best practice in urban design.
- 6.4** The Development and Design Principles address:
1. Green Belt
  2. Land uses
  3. Open space, landscape setting and biodiversity
  4. Access and movement
  5. Layout
  6. Appearance
  7. Sustainable design.
- 6.5** More specifically, the development and design principles aim to address the following key matters:
- a. **Green Belt** – the need to ensure that redevelopment has no greater impact on the openness of the Green Belt.
  - b. **Access** – the provision of a new vehicle access into the site from the Pyebush Roundabout. The design and alignment of this road is important not only to provide the first section of a Relief Road for Beaconsfield, but also to facilitate strong pedestrian and cycle linkages between the site and Beaconsfield to support travel by sustainable transport modes. Through context sensitive design to define its character, there is the potential for a stretch of road that performs an effective strategic function whilst avoiding the creation of a physical barrier between Beaconsfield and the new development.
  - c. **Linkages** – the need to provide direct, safe and attractive routes for cyclists and pedestrians, particularly between the site and Beaconsfield, as well as links that serve to maximise the accessibility of the site by public transport.
  - d. **Open Space** – the need to retain the existing level of sports and recreational facilities and to improve their quality, as well as increasing public access to more land for informal recreation.

## 6.0 Achieving Sustainable Development

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**6.6** While the structure and layout of development will be a matter for consideration at the detailed planning application stage, the following should be incorporated in the masterplan proposals for the site.

- A design and layout that is sensitive to its surroundings, with development areas that are defined by the landscape framework, avoid constrained areas and have regard to the impact on the openness of the Green Belt.
- A mix of land uses, with new homes and employment and a community building.
- An access road from the Pyebush Roundabout that is capable of forming part of a future Relief Road.
- A main area of formal public open space, comprising sports pitches and a local park, located at the

western side of the site to be easily accessible from Beaconsfield, together with other areas accessible to the public for informal recreation.

- A network of open spaces and streets and a clearly defined street hierarchy.
- A feature (or features) that recognises the military heritage of Wilton Park, including its role in World War II.
- A layout that is accessible, permeable, easy to understand and navigate ('legible').
- A development in which all potential users, no matter what their disability or age, will be able to access and move around the site, enter the buildings and use the facilities.
- Strong and clearly defined green corridors ('greenways') through the

site that connect the main areas of development and open space and provide linkages to the surrounding countryside and Beaconsfield.

- A development that will be safe, incorporating 'secured by design' principles.

### Green Belt

**6.7** The complete redevelopment of previously developed sites in the Green Belt (such as the Wilton Park Opportunity Site) is accepted in the NPPF provided the new development would not have a greater impact on the openness of the Green Belt than the development it replaces. To address this requirement, new development at Wilton Park should not generally exceed the height of the existing buildings (excluding the tower), though there may be scope for a pitched roof 4-storey building (or buildings) on part of

the site – see the section on Development Layout. In addition, the Council will need to be satisfied that the height, massing and distribution of the proposed development has no greater impact on the openness of the Green Belt than existing development. This test means that not all of the land that is potentially developable at Wilton Park will be developed.

**6.8** The Council will require the planning application to be accompanied by a masterplan for the whole site. The Council will use the masterplan and baseline information on the footprint, height and spread of existing development to inform its assessment of the relative impact of existing and proposed development on the openness of the Green Belt. Importantly, the Council will assess matters in the round. In addition to the height and footprint of existing and proposed development,

consideration will also be given to the spread of proposed development and the impact of land uses and associated features on the openness of the Green Belt.

**6.9** The location of the new development is unlikely to be exactly the same as the existing development. This reflects the fact that this is new development with a different built form and uses (and users) compared with those that currently exist on the site. The Council accepts the general principle of retaining the quantum of floor space, including from the demolition of the tower and SFA west housing. As such, new development could be located on currently undeveloped areas, provided that, overall, there is no greater impact on the Green Belt and all other objectives of this SPD and the Core Strategy are met.

**6.10** Reflecting the responses to the public consultation, the characteristics of the site, and the need to have regard to the impact on the openness of the Green Belt, the new development is likely to take the form of high quality landscaped clusters dispersed across the site.

**6.11** The actual scale of replacement development that is appropriate and the acceptability of its precise location can only be determined as development proposals are being prepared, and the likely impact of the development can be appraised.

### Land Uses

**6.12** When assessing the scale and mix of potential development at Wilton Park, the Council will have particular regard to:

- The need to ensure that development has no greater impact on the openness of

the Green Belt, and retains the largely open character of the site.

- The need for the scale, siting and design of new development to be sympathetic to the character of the site and its surroundings.
- The need to focus higher density development closer to Beaconsfield in order to minimise the impact of the distance of the site from existing services and facilities.
- The timely provision of the range of supporting infrastructure, services and facilities that will be needed to make the development acceptable in planning terms, including a package of measures to mitigate impacts on the transport network.

### Housing

**6.13** The development should provide for a range of housing, including provision for affordable housing, with a broad mix of dwelling sizes to be agreed at the time of the application submission. Given the location of the site, there is scope to provide a greater proportion of larger family dwellings.

**6.14** The Core Strategy Spatial Strategy refers to around 300 additional dwellings being delivered at Wilton Park. This is a broad guideline. The final number of units provided should arise from a well designed scheme that meets the objectives of this document and local planning policies. It is expected that the total number of homes at Wilton Park is likely to be between 250 and 350, including any units of Service Family Accommodation that are retained for non-MOD use once vacated by the military.

## 6.0 Achieving Sustainable Development

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**6.15** The level of affordable housing provided will be in accordance with Core Policy 3. The Policy requires 40% affordable housing, unless it is clearly demonstrated that this is not economically viable. In assessing viability, the Council will give limited weight to the price paid for the site. This is because the developer should have been mindful of the Council's affordable housing requirements when entering into a contract to purchase the site.

**6.16** In delivering affordable housing on the Wilton Park site, the following principles should be adhered to:

- i. About two-thirds of the affordable units should be social rented with the remainder provided as intermediate affordable homes.

- ii. A mix of unit sizes and dwelling types will be encouraged and should have regard to the Council's Strategic Housing Market Assessment (or any updated assessment of housing needs), the needs of applicants on the Council's Housing Register, the Council's statutory duty to house homeless people, the Homebuy Agent's Shared Ownership Register and the experience and outcomes of recent affordable housing provision in the area.

- iii. Affordable housing should provide modest, high quality units of accommodation designed with maximum occupancy, flexibility, adaptability and daily living in mind.

- iv. The location of the affordable housing should be integrated within the wider residential

- v. development, avoiding large clusters but mindful of achieving management efficiencies.

- v. Design features that create high maintenance or service charges such as lifts and underground parking should be avoided. Service charges on the affordable housing for communal open space should also be avoided.

- vi. The design of mixed tenure blocks should consider potential management issues and the ability to obtain a mortgage.

**6.17** The developer must ensure that the affordable housing is genuinely affordable to those who cannot afford to meet their own needs in the main housing market. The developer should engage with Registered Provider(s) and should ensure that shared ownership units demonstrate comparable value to the Council's Your Choice product.

**6.18** It may be appropriate to explore the possibilities of supported housing provision if the need is identified and the necessary funding secured.

**6.19** Core Policy 3 recognises that there may be circumstances where an alternative to the provision of affordable housing on-site may be appropriate because it results in better housing outcomes for local people. The acceptance of a financial contribution (or commuted sum payment) in lieu of a proportion of the on-site affordable housing provision at Wilton Park may be acceptable but is purely at the Council's discretion. Such an approach will only be agreed if it is robustly justified by the developer and if the Council is satisfied that it will result in better housing outcomes than would have been provided on-site. It is expected that a significant proportion of the affordable housing will be provided on-site at Wilton Park.

**6.20** In considering the case for a commuted sum payment, the Council will take in to account recent delivery of affordable housing and the precise make-up of housing need. Any commuted sum must be of at least equivalent value to the cost to the developer of on-site affordable housing provision. Wilton Park is a higher value area for the purposes of calculating any commuted sum payments, as set out in the Affordable Housing SPD.

### Employment Uses

**6.21** To accord with the requirement for a mixed use scheme, the development will incorporate commercial floorspace. Whilst the form and quantum of the commercial floorspace will need to be the subject of a more detailed market assessment at the planning application stage, the Council would support good quality B1 office accommodation at Wilton Park.

**6.22** In addition to the provision of B1 office space, other acceptable employment generating uses within the site would include a care home, crèche or childrens nursery and small scale local retail provision.

**6.23** In assessing any future planning application (or applications) the Council will give careful consideration to the scale and form of the commercial floorspace proposed – with a view to ensuring that a truly mixed use scheme is delivered on the Wilton Park site, in accordance with Core Policy 14.

**6.24** The Council will also encourage the inclusion of small-scale purpose-designed live-work units to help reinforce the mixed use of the new development. Live-work units are specifically and flexibly designed for dual residential and business use. They are distinct from space for home

working which is usually informal and often temporary within the home. Living alongside purpose-designed work space generates savings in terms of costs and time and can enhance environmental sustainability. Live-work units at Wilton Park could form a cluster of micro-businesses benefiting from proximity to one another and strongly performing economic sectors in South Bucks, helping to increase the presence of high value and knowledge-based business.

### Community Uses

**6.25** The development at Wilton Park should include new community facilities in the form of a multi-functional ‘community hub’. The building (or buildings) and associated outside space should be designed and managed as a true shared facility, allowing for flexible and shared use for a range of

activities for new residents at Wilton Park and for those already living in Beaconsfield.

**6.26** To ensure that the new facility is accessible to new and existing residents, and to minimise car trips, the community hub should be located towards the western end of the site and close to the re-located sports pitches and open space, with excellent pedestrian and cycle links and easily accessible by public transport. There should also be appropriate access for maintenance and emergency vehicles.

**6.27** The new community hub at Wilton Park will add to the quantum of community facilities already available in Beaconsfield and should not result in any reduction in the existing level of facilities available to serve the town. The community hub could include a multi-use community

facility incorporating WCs, kitchen space and storage. Alternatively, it could be a sports-orientated facility or an arts-orientated facility. The community hub should comprise buildings of between 1,500 and 2,000 sq.m (GEA) which include (but are not necessarily limited to):

1. Separate new ATC accommodation of approximately 225 sq.m
2. Sports changing facilities of approximately 200 sq.m for the adjacent playing pitches
3. Community facilities management centre of approximately 100 sq.m
4. Flexible A1 and/ or A3 space of approximately 200 sq.m

There may also be scope for the community hub to accommodate health care facilities if these are required to mitigate the impact of the development at Wilton Park.

**6.28** The design of the community hub should respect the site's setting and natural features and be compatible with surrounding development. It should be equivalent in height to a maximum of two storeys.

**6.29** The community hub (and possibly also the employment uses) should have a flexible approach to car parking, allowing for daytime and weekday use to operate and be shared with weekend, more sports-orientated requirements. The car parking could be used during the day to help relieve parking issues elsewhere in Beaconsfield. The potential management of car parking provision as part of a comprehensive car parking management plan should be explored with the Council's off-street parking service. It is envisaged that there would be a need to provide car parking for approximately 100

vehicles at the community hub. Provision should also be made for cycle storage consistent with the appropriate standards that are applicable at the time.

**6.30** The developer will construct the community hub. Management of this facility will need to be further discussed at the planning application stage with the local planning authority and local community groups. The developer will be expected to demonstrate that mechanisms have been put in place to secure the long-term management and maintenance of the community hub. It is expected that the arrangements will include a management company and not the local authority. Matters of principle are covered in Section 7.

### Open Spaces, Landscaping and Biodiversity

**6.31** The provision of formal sports and recreation facilities and other open space are key to the success of the proposed redevelopment of Wilton Park. As required in Core Policy 14, development proposals must retain the existing levels of sport and recreational facilities with qualitative improvements where appropriate, making them available for local clubs and public use.

**6.32** A range of types of open spaces will be provided within the redevelopment proposals for the site. These will include formal sports pitches, to replace the existing facilities currently on the non-secure part of the site, large spaces for informal recreation (including circular routes for walking and jogging) and smaller areas for children's play

and for the general amenity of the residential areas. In total there will be at least 17 hectares of accessible open space (excluding landscaped areas that will be of a more private nature by virtue of their relationship with the new development). This compares with the 2 hectares of sports pitches currently leased to a local football club at weekends and represents a substantial increase in the amount of green space that is accessible to the public. The developer will be expected to put in place arrangements for the long-term management and maintenance of the sports pitches and all other open space.

- 6.33** The redevelopment proposals should include a net gain in biodiversity resources. The proposed development should provide new opportunities for newts, bats, badgers and nesting and breeding birds. There are particular opportunities in the eastern

part of the site, which could also form part of mitigation measures for Burnham Beeches, and through sympathetic maintenance of space around the sports pitches. Any development proposals should also provide additional biodiversity enhancements within areas not 'zoned' for biodiversity, including appropriate locations within the built environment.

### Formal Playing Pitches

- 6.34** The proposals will deliver at least 2 hectares of formal open-air sports pitches to directly replace the existing amount of land at Wilton Park currently made available for use as public space. The developer should discuss with the local planning authority whether there is scope to provide at least one artificial pitch. Any proposal for an artificial pitch (or pitches) will have to demonstrate that the impacts in the locality of the

pitch(es) and any associated infrastructure (eg. flood-lighting and/or fencing) would be acceptable in planning terms. The sports pitches are likely to be relocated from their current position, towards the western boundary of the site, where they will be within easy walking and cycling distance of Beaconsfield, and easily accessible by bus or car via a new vehicle access off the Pyebush Roundabout. The replacement land and facilities must be of at least the same standard as that which currently exists. This document makes no assumptions and sets no requirements about the use to which the pitches will be put or the local clubs which will use them. However, it is expected that the pitches will be used to the maximum benefit of the local community, and the District Council, as local planning authority, would support the use of pitches for football.

- 6.35** Car parking for the sports pitches will be available adjacent to the community hub.
- 6.36** Proposals demonstrating that the pitches will be retained in perpetuity for the use of local clubs will need to be submitted by the developer as part of the planning application for the site.
- 6.37** The timing of the delivery of the new sports pitches and associated changing facilities at the community hub should be included in a detailed phasing plan. This will need to address the time required to construct the new facilities such that they are ready for use. The phasing plan should seek to minimise disruption to sports provision by ensuring that at least 2 hectares of land is fully and readily available as open-air sports pitches throughout the construction period, either in their current location or elsewhere on the site.

### Recreation Areas

**6.38** In addition to the formal sports pitches, provision of new informal open space is also required. The development should provide a range of publicly accessible spaces. The scale and type of spaces should vary across the site based on consideration of the following factors:

1. Existing topography and landscaping
2. Location of built form to ensure there is no greater impact on the openness of the Green Belt
3. Connections with new and existing pedestrian and cycle routes
4. Existing ecological areas and the need to enhance ecology and biodiversity
5. The need to generate a variety of recreational opportunities for new

residents and for existing Beaconsfield residents

6. The need to create a landscape setting that responds to the existing constraints and creates a new high quality environment
7. Integration with the adjacent woodlands and countryside
8. The need to accommodate SUDS measures
9. The need for a phased strategy to ensure that such areas are delivered alongside other land uses
10. The cost, maintenance and management of all areas of landscaping and Green Infrastructure.

**6.39** Any planning application(s) should consider the impact from an increase in footfall at the indigenous woodland (on site and adjacent) and other

ecologically sensitive areas. Footfall should be minimised in the most sensitive areas. Measures should be taken to prevent access to these areas by cycles and motorcycles. Footpaths on the Wilton Park site should be clearly signed, follow existing and new desire lines, and be informal in their construction. They should be routed away from any large veteran trees and be designed to encourage walkers to remain on the paths. Structural landscaping, boundary treatments and landscaping providing connectivity should be a key part of the landscape proposals for the development of the site.

### Local Park

**6.40** A local park comprising historic tree planting, grassed open spaces and a locally equipped children's play area (sometime known as a LEAP) will be a key feature of the

new development. The park must be at least 2 hectares, which is similar to the area currently available as private recreational open space between the sports pitches and SFA west. The aim is to create a local park that will form a key destination point for both the new community at Wilton Park and for existing residents of Beaconsfield. The area should provide high quality, well designed and safe open space that forms an attractive place for people to visit. As well as play facilities for children, the park could incorporate other facilities such as a trim trail. The local park should have a strong relationship with the community hub.

**6.41** There should also be additional smaller play areas for younger children to be provided to meet the needs of new residents. The location and size of such play areas will be established at the planning application



stage when further details of the location and scale of development have been finalised.

### Informal Recreation Areas

**6.42** There will be two additional main areas for informal recreation: the indigenous woodland in the southern part of the site; and an area of open space at the far eastern end of the site. Apart from the public footpath that crosses west to east through the woodland and then heads east across the site close to Wilton Park's southern boundary, there is currently no public access to either of these areas. In both areas there are potential tensions between public access and the need to maintain and enhance biodiversity. In principle, public access should be encouraged, albeit in a carefully managed fashion. The creation of new habitat, to off-set potential impacts to ecologically sensitive areas, will be encouraged.

**6.43** The southern area of accessible woodland should be approximately 4.8 hectares, including managed woods and ecological zones. It could be opened up along the section of the existing public footpath, though recreational use of the woodland should generally be directed towards the non-ancient woodland. There is the potential to connect these woodlands with the Forestry Commission's Chilterns Woodland Burial Park.

**6.44** The other main area of open space will be at the far eastern end of the site. This area is not currently accessible to the public but it is important to retain this as open land within the Green Belt. Access to this area, through the development, would be via 'greenways' provided as part of the landscape framework.

**6.45** Although open to public access, this area occupies the part of the site that is furthest

from Beaconsfield and is therefore likely to be used less intensively than the areas in the west of the site. The land also includes an ecologically sensitive area and is adjacent to open countryside. This area should cover approximately 4.8 hectares, comprising the following elements:

- a. An ecological zone for a number of protected species found in this part of the site
- b. The existing public footpath
- c. The majority of the area should be retained as grassland and used for informal recreation.

Detailed designs for the boundaries of this area of open space, together with the nature of planting and screening, should seek to encourage and increase the range of on-site biodiversity. The design proposals for this part of the site should ensure that there is a strong relationship between

this area of open space and the built development and associated landscaping closest to it.

### Access and Movement

**6.46** Consistent with the expectations set out in the Core Strategy, the vehicle access serving the development at Wilton Park should be a new road taken from the northern section of the Pyebush Roundabout into the south-western area of the site. This stretch of road should be designed to fulfil strategic and local access requirements and ensure that the resulting designs are sensitive to their context and take due consideration of environmental constraints including site levels and existing landscape and trees. It should form part of the first stage of a future A355 Relief Road for Beaconsfield and constructed to a standard

## 6.0 Achieving Sustainable Development

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suitable for a Relief Road. Provided as part of the first phase of the redevelopment, the new access road will be used by all construction traffic entering and leaving Wilton Park.

**6.47** As the road enters the site and heads north towards Minerva Way, it should change character and be more than just a transport corridor. It should incorporate the principles set out in the Department for Transport's 'Manual for Streets'. The Manual aims to change street design for the better, reducing the impact of vehicles and giving a higher priority to the needs of pedestrians and cyclists, with direct, attractive, safe, well connected, permeable street networks. The route should be part of the first stage of a future A355 Relief Road. It must therefore be carefully designed to perform an effective strategic function

whilst also helping deliver a development that is accessible and well integrated with its surroundings.

**6.48** The access road from the Pyebush Roundabout should therefore connect with a suitable junction or 'gateway' that would allow the road to change character in a manner that encourages integration with the site's highway network and allows easy passage of pedestrians and cyclists in an east/west direction. The next section of the road (running broadly parallel with the western boundary of Wilton Park) should terminate on the northern boundary of the site with a junction that will allow the road character to change again, once future connection can be made to the final section of an A355 Relief Road across private land up to the Amersham Road. Detailed work on the design concepts for these two connecting points, the form of the junctions and

their locations will be required at planning application stage and in consultation with the Highway Authority.

**6.49** The route of the access road across the site should be to the west of the proposed new sports facilities and community hub. It should have regard to the potential to retain existing tree planting and be designed not to act as a physical barrier between Beaconsfield and the site, incorporating cycle routes and pedestrian footpaths with safe at-grade crossing points to connect the new development with the surrounding area's schools, shops and other services and facilities.

**6.50** Minerva Way, which extends from the London End Roundabout through the site to Potkiln Lane, should be retained and enhanced. It should be closed to private vehicle access, save for the existing houses located near to the London End Roundabout and to provide access to the

fishing pond. There may also be scope to incorporate Minerva Way as a one-way bus route and to provide a secondary access to Wilton Park for emergency vehicles.

**6.51** Minerva Way should form a key part of the delivery of the scheme and provide a high quality, attractive and safe pedestrian/cycle route between Beaconsfield and the site. This route should provide quality as a place, as well as function effectively for movement. It should be locally distinctive, well landscaped and lit appropriately. Minerva Way should provide linkages to the new homes, community facilities and employment uses and connect with other routes in the surrounding area.

**6.52** The London End Roundabout should be reconfigured or remodelled to improve pedestrian and cycle connectivity between Beaconsfield Old Town and Minerva Way. The

applicant will be expected to demonstrate proposals that deliver improved provision for pedestrians and cyclists whilst maximising the operational performance of the junction for vehicle traffic.

- 6.53 Vehicles will not be allowed to access the site using the grassed track that connects with Potkiln Lane.
- 6.54 Road designs will be based on the principles of integration rather than segregation with pedestrians and cyclists at the top of a road user hierarchy. Vehicle speeds should be slow and steady to encourage safe and sustainable journeys for pedestrians and cyclists. Internal residential roads should be designed in accordance with Home Zone principles and should contribute to high quality spaces and the creation of pleasant places in which to reside.

6.55 The proposed development of the site should be fully accessible for cyclists and pedestrians, including disabled people. Routes will need to be direct, connected, attractive, comfortable and safe with appropriate surfaces. Specifically, new connections should be made to the community hub, proposed new bus stops, new residential areas and the existing public footpaths to the south, surrounding woodland and Beaconsfield via Park Lane, London End and Candlemas Lane. Key routes should be clearly signposted with travel times to key locations. These routes should ensure that residents of Beaconsfield will be able to walk or cycle to and through the site and (where appropriate) into the woodlands and countryside beyond. On-site cycle parking provision should be provided at key destinations and facilities.

6.56 Given the frequency of services from Beaconsfield Railway Station, Beaconsfield should be the focus for creating rail service connections for Wilton Park. Development proposals should demonstrate how walking and cycling routes will be improved to allow direct and safe access between the site and Beaconsfield Railway Station. Consideration has been given to the potential for a connection between the site and Seer Green and Jordans Railway Station. This is currently not possible, primarily because of land ownership issues but also because it will be challenging to create a route that is comfortable and safe to use. However the design proposals for Wilton Park should protect and accommodate the potential to make this connection in the future. This should be explored in further detail at the planning application stage. Any future

pedestrian/cycle link should not compromise the integrity of the existing woodlands and green space between the site and Seer Green and Jordans Station.

- 6.57 Bus access into the site linked to the wider bus network will help encourage sustainable travel patterns at the new development. The development should therefore accommodate bus services. There is the potential to introduce dedicated bus routes to serve the site and key destinations in Beaconsfield. Any existing bus routes that are extended or diverted into the site will need to be financially self-sustaining in the longer-term. Following the completion of an A355 Relief Road, it may be possible to re-route existing services along the A355. If any services are diverted into Wilton Park from the A40, then as a minimum bus stops should be located on

## 6.0 Achieving Sustainable Development

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the access road between the Pyebush Roundabout and the southern boundary of the MDS. However, the aim should be to achieve a greater degree of bus penetration at Wilton Park, with most houses no more than 400 metres from a bus stop where practicable.

- 6.58** A road on the line of Gorell Road will allow early access to the SFA housing and bus access into the site from the Pyebush Roundabout.
- 6.59** A Transport Assessment Scoping Report will need to be produced by the applicant in order to define the approach to the Assessment and the relevant technical assumptions for agreement with the Highway Authority. The applicant will then prepare a Transport Assessment and a Travel Plan for the site using the agreed methodology consistent with the Scoping Report in order

to demonstrate the transport impacts of the proposals, how the development will contribute to sustainable travel and how any significant transport impacts will be mitigated.

### Development Layout

- 6.60** This section sets out the more detailed considerations to guide the appropriate scale, form, density and character of development in different parts of the site. The planning authority will seek to resist a development layout that creates a separate, gated community.
- 6.61** The SFA housing west should be demolished to allow for the creation of new, replacement sports pitches. This part of the site will also form the alignment of a Relief Road.

- 6.62** Residential development should be located within unconstrained areas and should be defined by the landscape framework and the location of public open space described above. In general, higher density residential development should be located towards the centre of the site. Employment uses should be provided in those parts of the site with the greatest potential accessibility by public transport.
- 6.63** Whilst the development areas may vary with the detailed design at the application stage, the overall character of the development should accord with the following framework for different parts of the site. These potential development areas are shown on [Plan 6.1](#). The boundaries of the potential development areas are indicative only.

- 6.64 Area A** – This area is within the centre of the site and, as such, development here would have less impact on views from the surrounding countryside. This part of the site could accommodate buildings of 2 to 4-storeys with a mixture of apartments and 2 and 3-storey houses. Development in this area could have a relatively formal character. This could allow for the potential to provide an appropriate setting for a new building, of the scale and style of Wilton House, to be located on a similar site to the original House. Density should be medium to high.
- 6.65 Area B** – This area is set along the northern boundary of the site and is, to some extent, screened from the north by the existing trees along Minerva Way. This limits, though does not entirely remove, the visual impact to the north and careful consideration will need to be given to the design in the

northern part of this area. Buildings in this area should address the key Minerva Way frontage and the east/west route and should form a new frontage to the parkland to the west. Building should be a maximum of 3-storeys in height. Density should be medium to high.

**6.66** The scale of the built form in Areas A and B should be a broad replacement for the western area of SFA housing which will be demolished. The design, scale and massing of the relocated development should contribute to a reduction in the overall impact of development on the Green Belt, as well as creating a better sense of place.

**6.67 Area C** – This area slopes towards the north. It contains significant numbers of Category A and B trees that constrain development in their own right

but also contribute to the high quality landscape in this part of the site. Dense woodland beyond the site (Walk Wood) forms the backdrop to Area C. Development in this area will be limited, set well back from the boundaries and particularly sensitive to its surroundings. In particular it should not put trees under pressure. Development should be limited to larger 2-storey houses with shared or private space.

**6.68 Area D** – Buildings in this area should respond to the large tree belt along the north-east boundary of the site. Buildings should largely follow the existing development footprint and should encourage the reinstatement of the historic Wilton House views to the north-east of the site. The buildings should be set back from the site boundary, allowing the existing trees to be retained and a green buffer

to be incorporated adjacent to Walk Wood. This area should be characterised by 2 and 3-storey housing with higher density built form on Minerva Way and lower density 2-storey housing towards the site boundary. Density should be low to medium.

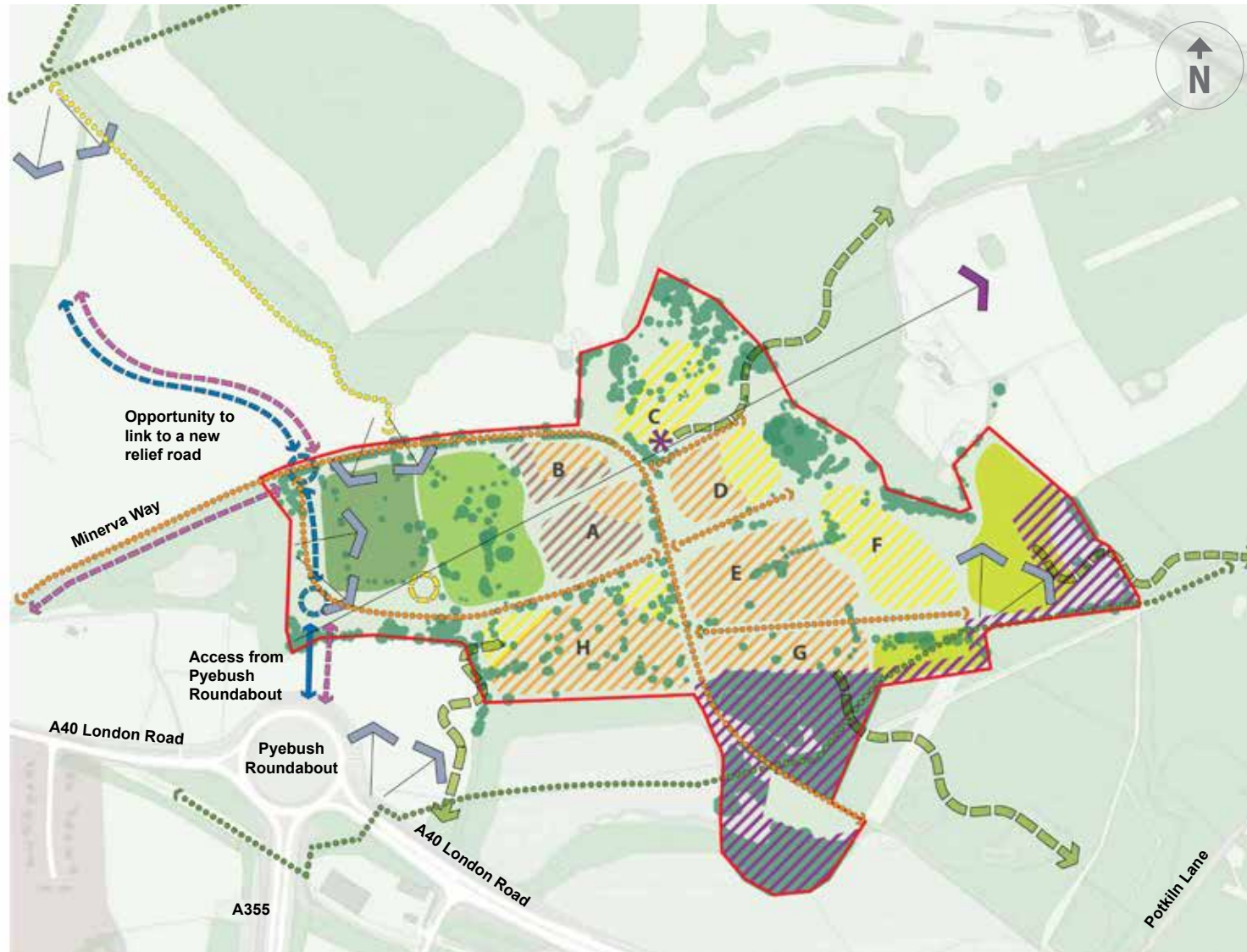
**6.69 Area E and Area G** – In these areas the distribution of built form should connect visually with Minerva Way and with the woodlands to the south. Tree groups within this area should be incorporated within the design. Consideration should also be given to the scope to incorporate the line of the original walled garden that still remains on the site close to the bunker. These two areas should be characterised by 2 and 3-storey houses and a limited number of apartments. Density should be medium.

**6.70 Area F** – There is scope to provide some new development here. It should be characterised by low density housing that provides a design solution that ensures a strong relationship with the eastern area of open space. Of key importance will be the need to set the development back from the northern boundary and to provide visual permeability overlooking the woodlands to the east.

**6.71 Area H** – This area comprises the existing SFA south housing. Density is low to medium and the visual impact on surrounding areas is limited due to the existing tree planting. The housing fits well with the design and development principles for the site and could, therefore, be retained and enhanced. There is also scope to improve the



Plan 6.1 : Wilton Park Opportunity Site - Character Areas



**KEY**

Core Policy 14	
Wilton Park Opportunity Site	
Potential landmark building	
Historic view line	
Vistas providing setting for the development	
Permissive footpath	
Definitive footpath	
Potential future relief road	
Access from Pyebush roundabout	
Potential bus access	
Links to wider countryside	
Potential pedestrian/cycle routes or 'greenways'	
Relief road node	
Trees and woodland	
Sports pitches (enhanced formal recreational areas)	
Informal recreational open space	
Local park (formal public open space)	
Community hub	
High density development	
Medium density development	
Low density development	
Enhanced ecological areas	
SFA housing south - existing housing likely to be retained	

Plan 6.2 : Wilton Park Opportunity Site - Indicative Masterplan

quality of the layout and to make more efficient use of land in this area of the site through some limited infilling (subject to the provisions of this SPD and local planning policies). Alternatively, this area could be redeveloped to provide new housing or employment opportunities.

- 6.72** Overall, the development principles described above, subject to detailed design proposals, could provide:
- Development site area: 37.5 hectares
  - Landscape and publicly accessible open space: at least 17 hectares
  - Development areas: 14 hectares
  - Infrastructure, boundary treatment and access road: 7 hectares.

The overall indicative masterplan is shown on **Plan 6.2**.

### Appearance

- 6.73** The design of buildings must be appropriate to the sensitive location of the site, with the overall architectural theme respecting the site's rural setting. A clear design strategy must form part of the proposals at the planning application stage. The strategy should ensure that the appearance of buildings:

1. Reflects the general scale and massing principles outlined in this document
2. Enhances or preserves key viewing corridors and sensitive areas of the site
3. Is derived from a cohesive palette of high quality materials
4. Reflects and enhances the landscape setting of the site.

### Sustainable Design

- 6.74** As a general principle, new development at Wilton Park will employ high standards of sustainable design and construction. Future planning applications for the site must be supported by information which demonstrates how the following environmental design principles will be delivered. As a minimum, this will include:

- The production of an energy assessment which makes use of approved energy modelling software in order to demonstrate how energy and emissions have been minimised in accordance with the energy hierarchy.
- A sustainability assessment, which explains how the environmental design principles set out below will be accommodated in any new development.

### Principle 1 - Sustainability Standards

- 6.75** New development must meet nationally prescribed Building Regulations relevant at the time of construction, and will be encouraged to apply recognised sustainability standards as part of best practice.

- All development must accord with the National Building Regulations path to low carbon buildings as set out under Part L - Conservation of Fuel and Power. At present this should deliver zero carbon homes by 2016 and zero carbon non-domestic buildings by 2019.
- The community facility should be taken forward as a flagship of sustainable design and construction. The Building Research Establishment's Environmental Assessment



Method (BREEAM) should be applied to this building, with an aspiration for this to achieve a BREEAM ‘Excellent’ rating. Elsewhere, BREEAM is encouraged to guide the sustainable design of buildings.

- New homes will be expected to meet the latest sustainability standards set out in the Code for Sustainable Homes and reflected in Building Regulations. As a minimum, new residential development should meet the more demanding of either the progressive mandatory requirements for CO<sub>2</sub> reduction and water efficiency within the Code or the requirements of Core Strategy Policies 12 and 13.

### Principle 2 - Energy and Climate Change Mitigation

**6.76** The Council is committed to tackling climate change through proactive policies to

reduce the energy demands of new development. Any new development should be designed in accordance with the energy hierarchy, which promotes the reduction of energy use, before deploying renewable energy and low carbon systems.

- Although a large site, Wilton Park is not at the scale where the application of a decentralised energy network would present a feasible or viable option for the new development. However full consideration should be given to the application of Combined Heat and Power (CHP) for the community facility.
- New development will be expected to incorporate renewable energy to generate at least 10% of the development’s energy demand. An analysis of feasible technologies will be required in support of any planning application.

- The sustainable retrofit of any SFA housing should be encouraged, where these units are retained after they have been vacated by the military. The developer should encourage and support occupants of this housing to explore energy efficiency retrofitting through measures available at the time, such as the Government’s Green Deal.
- Innovative low energy lighting should be included in public realm areas.
- Provision should be made for electric vehicle charging in the design of community car parking areas, where feasible.

### Principle 3 - Climate Change Adaption and Drainage

**6.77** New development must be designed to be resilient to the effects of climate change, including heat waves and

drought, intense rainfall and flash flooding. The following principles should be addressed in design:

- New development should have regard to passive measures, including building orientation and servicing strategies to reduce the need for active cooling.
- Green infrastructure should be incorporated into new development, ensuring summer shading for public areas.
- Sustainable drainage must be employed for all new development, taking account of the SUDS hierarchy and the national SUDS standards. Opportunities should be taken to use SUDS to enhance biodiversity, recreation and amenity.
- Water efficiency targets for new dwellings should follow

the Code for Sustainable Homes standards reflected in Building Regulations Part G or Core Strategy Policy 13 (whichever is the more demanding).

- Non-domestic buildings should include appropriate water efficiency measures. The benefits and feasibility of rainwater harvesting should be evaluated for the community facility.

### Principle 4 – Sustainable Waste Management

**6.78** The design and construction of new development should follow the Government’s waste hierarchy, which favours the prevention of waste, before reduction, re-use, recycling and disposal.

- Development should aim to reuse resources. Prior to demolition, existing buildings should be audited for opportunities to recover materials on site.

- All new residential developments should follow the Code for Sustainable Homes design standards for waste recycling facilities.
- Non-domestic development should include facilities appropriate to the scale and nature of their operations.
- Community recycling facilities should be integrated into the new development at the masterplan level.

### Principle 5 - Sustainable Materials

**6.79** New development should promote the use of sustainable materials which have a low impact on the environment. As part of any future planning application, an explanation must be provided as to how sustainable materials would be applied. This shall include:

- The use of local materials.
- The use of secondary or recycled materials.

- The use of highly rated sustainable materials using BRE’s ‘green guide’ criteria.

### Principle 6 - Pollution Control

**6.80** Future development should be designed to respect environmental limits, and have:

- Due regard to the impacts from light, noise and air pollution in the location, design and construction of new development.
- Be designed to avoid pollution to groundwater, through the use of SUDS, for example.
- Be registered with the Considerate Constructors Scheme.

### Principle 7 - Liveability and Lifetime Homes

**6.81** New development should contribute to place-making, ensuring that buildings are comfortable, secure and promote well-being. Any future planning application must be submitted with a Design and Access Statement which explains how the following have been addressed:

- New residential development should meet the Council’s requirements for Lifetime Homes.
- The development should be accessible and inclusive so that all members of society will be able to access and move around the site, enter the buildings and use the facilities.
- New development should incorporate the principles of Secured by Design, and achieve the physical design measures.

# 7.0 Delivery

**7.1** Full planning permission for a new access road to Wilton Park was granted to Inland Homes in October 2014. The scheme involves the demolition of existing residential and non-residential buildings at Wilton Park and the construction of a new road from the A40 Pyebush Roundabout to the northern boundary of the Wilton Park site to provide access to Wilton Park and to form Phase 1 of a Beaconsfield A355 Relief Road. It is anticipated that the redevelopment proposals for the rest of the site will come forward as a planning application covering the whole of Wilton Park Opportunity Site.

**7.2** The application will need to demonstrate how the whole of the Opportunity Site can be comprehensively redeveloped in accordance with the Core Strategy and other local planning policies and enable the key parameters for the scheme to be agreed.

## Phasing

**7.3** Given the size of Wilton Park and the comprehensive approach to its redevelopment required by the Core Strategy, a phased approach to development will be appropriate. Phasing of the Wilton Park redevelopment should have regard to the aim of achieving sustainable development from the outset and as the development progresses. A Phasing and Delivery Strategy should be submitted with the outline planning application for approval by the local planning authority. The Phasing and

Delivery Strategy will include the timely provision of affordable housing, community facilities, other on-site infrastructure (including landscaping and public rights-of-way), off-site infrastructure (including additional school places), and the release of the SFA housing. Where appropriate, trigger points will be set to bring services, facilities and infrastructure on line. The Phasing and Delivery Strategy should also ensure that the amount and standard of land required for use as publicly accessible sports pitches remains available for use throughout the construction programme.

**7.4** The first phase of development will include the delivery of a new access into Wilton Park. This will ensure that all construction traffic enters and leaves Wilton Park via the Pyebush Roundabout. No construction traffic will use Minerva Way.

**7.5** The Phasing and Delivery Strategy should provide a degree of flexibility to allow for changes in market conditions and planning requirements over time.

**7.6** Other planning applications for development of the Wilton Park Opportunity Site may be submitted over time, and would need to be considered in the context of national planning policy and guidance, the then current Development Plan for South Bucks and the principles established in this and any other relevant SPDs.

## Infrastructure

**7.7** In accordance with Core Policy 14, prior to the granting of planning permission, any applicant will need to demonstrate that the necessary infrastructure can be put in place within agreed timescales. This should be addressed in the Phasing Plan and Delivery Strategy. Planning

permission will only be granted where there are suitable arrangements to improve or to provide and phase the infrastructure, services and facilities that will make the development acceptable in planning terms. The provision of infrastructure will be timed to relate to the start of development, to the relevant phase of development or to the first occupation of homes or other land use(s).

**7.8** In addition to the provision of utilities and essential services (including adequate water and waste water capacity), there are several key pieces of new infrastructure that are particular to the Wilton Park Opportunity Site. These are as follows:

1. A new access road off the Pyebush Roundabout. This should be designed and constructed so that it is capable of forming part of an A355 Relief Road.
2. Alterations to Minerva Way to create a shared pedestrian/cycle route to Beaconsfield, and if necessary, a one-way route for bus services and a secondary access to Wilton Park for emergency service vehicles. Private vehicle access will be restricted to serving existing properties at the Old Town end of Minerva Way and the fishing pond.
3. New or improved footpaths and cycle links, connecting to existing routes, key destinations within Beaconsfield and the surrounding countryside following the principles of the Buckinghamshire County Council Green Infrastructure Strategy.
4. Off-site improvements to London End Roundabout.
5. A new community facility.

6. Additional primary school places for Beaconsfield and additional places in secondary/grammar schools serving South Bucks.

**7.9** Beaconsfield has seen an increase in demand for primary school places since 2010. The County Council's short and long-term projections suggest this demand will continue. There is currently no surplus primary school capacity in the area to allow for volatility in preferences and meet the 5-10% surplus capacity recommended by the Audit Commission. Projections for 2016/17 show a shortfall in capacity in Beaconsfield schools, even allowing for the additional capacity provided at St Mary and All Saints CE School. There is also a projected shortfall in secondary school and grammar school capacity across the

wider area serving South Bucks, though works are planned to increase capacity at a number of secondary and grammar schools.

**7.10** The developer will be expected to meet the demands for education infrastructure arising from the proposals for Wilton Park. The number of additional pupils generated by the development will depend on the type of homes provided (flats or houses) and their size (1, 2, 3 or 4 or more bedrooms) and on the number of the existing SFA homes that are demolished. Average pupil generation rates by dwelling type per 100 dwellings are set out in the Education Developer Contributions Policy. The scale of residential development proposed at Wilton Park will not require a new school. However, additional education infrastructure will be required

to support the new housing at Wilton Park. Additional primary school places will be required for Beaconsfield and additional secondary/grammar school places will be required in the wider area serving South Bucks. Buckinghamshire County Council will also assess any increase in demand for pre-school places for 3-4 year olds. The additional education infrastructure will be funded by the developer through Section 106 contributions as set out in the Guidance on Planning Obligations for Education Provision or any update to the guidance.

- 7.11** If additional health care facilities are required to support the new development, these may be provided either on-site (as part of the community hub) or off-site, funded through Section 106

contributions. The developer should contact the NHS at an early stage to discuss the health care facilities required and a viable long-term solution for their provision.

- 7.12** To enable use of products and services that need high broadband speeds, and to make the most of future advances in broadband technology, the community hub, homes and businesses within the new development should, as far as possible, have fibre optic cabling installed.
- 7.13** It is anticipated that the infrastructure to support and to mitigate the impacts of the new development will either form part of an outline planning application, or will be submitted alongside as part of separate but linked planning applications. In assessing economic viability the Council will give limited weight to the

price paid for the site because the developer should have been mindful of the Council's infrastructure requirements when entering into a contract to purchase the site.

- 7.14** The Council will use planning conditions and obligations to secure the timely provision of infrastructure. A legal agreement between the Council and developer, to be agreed at planning application stage, will be required with regard to the required implementation, financing and timing of infrastructure provision. The Council will pay particular attention to ensuring that the infrastructure provided in association with the first phases of development (including access from the Pyebush Roundabout and improvements to Minerva Way) has sufficient capacity to serve existing and potential future development and that the potentially less profitable

elements of any comprehensive redevelopment scheme are delivered alongside the proposed residential development. This will include the provision of affordable housing.

### Management of Formal and Informal Recreation and Community Facilities

- 7.15** Appropriate arrangements will be required for the management and maintenance of sports, recreation, open space and community facilities. The developer will be required to demonstrate what arrangements will be put in place. It is anticipated that the developer will construct the facilities identified within the SPD and these will be transferred into a separate management company, which will then be responsible for their long-term management and maintenance.

**7.16** The transfer of each facility, and sustainable mechanisms for long-term management and maintenance, are issues that will be addressed in a Section 106 planning legal agreement. The costs of the maintenance and management of these facilities will be assessed within the on-going financial viability of the whole development.

### Sustainable Urban Drainage Systems

**7.17** The development should include SUDS to reduce any increases in surface water drainage. SUDS can also provide significant biodiversity value. The standard of construction and placement of SUDS should be agreed with the District Council before construction begins.

### Planning Applications

**7.18** The outline planning application should be supported by a Masterplan and Design Code which will define the key criteria by which subsequent 'Reserved Matters' submissions will be assessed. These two documents will define the key parameters of the proposals, including:

1. Development boundaries
2. Development footprint
3. Overall scale and massing of new buildings
4. Architectural character
5. Land uses, including residential, employment, recreation, community facilities and open space
6. Structural landscaping and landscape strategy

7. Infrastructure, including highways and routes for pedestrians and cyclists
8. Community benefits and off-site works
9. Sustainable drainage strategy.

**7.19** Subsequent 'Reserved Matters' applications relating to particular parts of the Wilton Park Opportunity Site will address the more detailed issues, including the scale and massing of individual buildings, their external appearance, and detailed landscaping proposals.

**7.20** Planning permission will only be granted for a scheme based on exceptional standards of design and implementation. To help achieve exemplary and imaginative proposals that are of the highest quality, the Council is likely to seek the views of the Design Council/ CABI on proposals for the redevelopment of Wilton Park.

Any applicant is advised to seek early engagement with the Design Council/CABI.

**7.21** Once applications are being formulated in more detail, any applicant is advised to seek early engagement with consultees including the Environment Agency, Highway Authority, Natural England and English Heritage. The more issues that can be resolved at pre-application stage, the greater the benefits in terms of efficiency and effectiveness of the planning application process, and the better the prospects for improved outcomes for the local community.

**7.22** As this is a large and relatively complex site that will be comprehensively redeveloped, a large amount of information will be required to support the outline planning application. This will include a Construction

Environmental Management Plan, demonstrating how noise, traffic and dust from demolition and construction will be mitigated during development, with a plan identifying appropriate routes to the Wilton Park Opportunity Site for construction vehicles.

**7.23** The supporting documents / topic areas that are likely to be required to support a planning application are:

1. Planning Statement
2. Masterplan
3. Design Code
4. Stakeholder and Community Involvement Report
5. Design and Access and Sustainability Statement
6. Affordable Housing Statement
7. Phasing and Delivery Strategy (including affordable housing)
8. Transport Assessment and Travel Plan
9. Details of on-site highways and off-site works to London End Roundabout
10. Land Contamination Assessment
11. Flood Risk and Drainage Assessment
12. Biodiversity Mitigation and Enhancement Strategy
13. Landscape Character and Visual Impact Assessment (including lighting)
14. Phase 1 Habitat Survey
15. Biodiversity surveys: badgers (Phase 2); internal inspections of buildings for bats; bat activity (Phase 2); great crested newts (Phase 2); and reptiles (Phase 2)
16. Ecological Impact Assessment
17. Wildlife Management Plan
18. Tree Survey / Arboricultural Statement and Tree Management Plan
19. Landscape Strategy, including proposals for management of the landscape, open space and footpaths
20. Archaeological Investigations
21. Energy Statement
22. Construction Environmental Management Plan
23. Heads of Terms for legal agreements which may include: the new access road; improvements to Minerva Way; new and improved footpaths and cycle ways; improvements to London End Roundabout; public transport improvements; public open space provision; sports, recreation and other community provision and management; biodiversity enhancements; affordable housing; education contributions; healthcare contributions; and a Travel Plan.

## Appendix 1: How feedback from the informal public consultation was addressed in the draft Supplementary Planning Document

Issue Raised	Response in Draft Supplementary Planning Document	Document Reference
Future provision of a Relief Road to relieve congestion on the A355, particularly at the London End Roundabout	<p>The vehicle access serving Wilton Park should be a new road taken from the northern section of the Pyebush Roundabout. After it enters Wilton Park, the road should head north across the site towards Minerva Way. The road should form the first stage of a future A355 Relief Road for Beaconsfield. The road should terminate on the site's northern boundary with a junction that will allow future connection to the final section of an A355 Relief Road across private land up to the Amersham Road.</p> <p>The A355 Relief Road is on a list of 5 priority transport schemes for Buckinghamshire being supported by the Highways Authority, Local Enterprise Partnership and Local Transport Body. The list has been submitted to the Department for Transport. Buckinghamshire County Council has committed funding for feasibility and design work.</p>	3.24, 6.5 (b) & 6.46
Preferred north-eastern route for a new access from the Pyebush Roundabout and across the site to Minerva Way	The road should run along the western boundary of the site. This will allow the provision of a large unbroken area of open space comprising the local park and open-air sports pitches, together with a community hub and associated car parking.	6.34 & 6.49
Character of the first stage of a Relief Road should be slower, with a focus on pedestrians and cyclists	A road should be designed to fulfil strategic and local requirements. A road between the Pyebush Roundabout and Minerva Way should be designed as a 'street', helping to deliver a development that is accessible and well integrated with its surroundings. The design should allow easy passage of pedestrians and cyclists, including east-west and west-east movements.	6.46-6.49
New access road should be set in a landscaped area	Design of the road and junctions will be sensitive to its context and take due consideration of environmental constraints including existing landscape and trees. The road should be framed by the new public park and sports fields to the east and trees to the west and form part of the landscaping scheme for the new development.	6.46



Issue Raised	Response in Draft Supplementary Planning Document	Document Reference
New development should be integrated with Beaconsfield, and not a separate gated community	<p>To overcome the site's physical separation and poor connections, the overall vision set out in the draft SPD is to provide a development that is well connected to Beaconsfield and includes new infrastructure that benefits the local community. There will be: a new community hub; open-air sports pitches; a local park; informal recreation space; and new links for private vehicles, buses, pedestrians and cyclists. Green corridors (or 'greenways') through the site will connect the main areas of development and open space and provide linkages to the surrounding countryside and Beaconsfield.</p> <p>The SPD makes it clear that the development layout should not create a separate gated community.</p>	5.6-5.14 and Section 6
Pedestrian and cycle connections across London End Roundabout and into the site via Minerva Way should be improved	<p>The draft SPD acknowledges that the crossing facilities for pedestrians and cyclists at the London End Roundabout are poor, creating a barrier to safe pedestrian and cycle movement. London End Roundabout should be reconfigured or remodelled to improve pedestrian and cycle connectivity between Beaconsfield Old Town and Minerva Way.</p> <p>Minerva Way will be retained and enhanced. It will be closed to private vehicles (save for the existing houses located near to the London End Roundabout) to provide a high quality, attractive and safe pedestrian/cycle route between Beaconsfield and the site. It should be locally distinctive, landscaped and appropriately lit. Minerva Way will provide linkages to the new homes, community facilities and employment uses.</p>	5.10, 6.52 & 6.53
Traffic flow at the London End Roundabout should be improved	<p>The draft SPD recognises that London End Roundabout is the subject of considerable delay for vehicles. The Transport Assessment that supports the planning application for the site will need to demonstrate to the Highways Authority's satisfaction an acceptable level of traffic performance at London End Roundabout.</p> <p>Proposals to deliver improved provision for pedestrians and cyclists at London End Roundabout should also maximise the operational performance of the junction for vehicle traffic.</p>	5.9 & 6.52

Issue Raised	Response in Draft Supplementary Planning Document	Document Reference
There should be a new bus route (or routes) between Wilton Park and Beaconsfield (including the Railway Station)	The draft SPD acknowledges that bus access into the site linked to the wider bus network will help encourage sustainable travel patterns at the new development. Technical studies show that Minerva Way is constrained for two-way bus operation. Reliance on one-way operation of buses via Minerva Way is unlikely to present an adequate public transport solution for Wilton Park. There may also be potential for bus access off the Pyebush Roundabout or via a new A355 Relief Road. The aim will be to ensure that most houses in the new development are no more than 400 metres from a bus stop where practicable. The draft SPD recognises that any bus routes that are extended or diverted into the site will need to be financially self-sustaining in the longer-term.	5.13-5.14 & 6.57
Additional car parking at Wilton Park to help alleviate parking problems in Beaconsfield Old Town	The draft SPD seeks a flexible approach to car parking at the community hub, allowing the parking to be used during the day to help relieve pressure on spaces in Beaconsfield Old Town, as part of a comprehensive car parking management plan.	6.29
Rather than concentrated in either the west or the east of the site, new development should be evenly distributed	Reflecting the characteristics of the site and its surroundings, and the need to have regard to the impact on the openness of the Green Belt, the new development will take the form of high quality landscaped clusters dispersed across the site.	6.10 & 6.64-71
Preference for low to medium building heights (2 to 4-storeys)	The draft SPD proposes development clusters with buildings that are principally 2 or 3-storeys but allows the potential for 4-storey buildings on part of the site.	6.7 & 6.64-6.71
There should be a range of different house types and sizes, including affordable housing	<p>The draft SPD makes provision for a range of housing types and sizes. The mix will be agreed as part of the planning application. The final number of homes provided will arise from a well designed scheme. It is expected that the final number is likely to be between 250 and 350 homes (including any units of SFA accommodation retained for non-MOD use).</p> <p>The developer will be required to provide 40% affordable housing. The Council may accept a financial contribution in lieu of a proportion of the on-site affordable housing at Wilton Park.</p>	6.13-6.20

Issue Raised	Response in Draft Supplementary Planning Document	Document Reference
Architecture should be appropriate and sympathetic to the site surroundings	<p>The draft SPD requires that the design of buildings must be appropriate to the sensitive location of the site, with an overall architectural theme that respects the site's rural setting. A clear design strategy must form part of the proposals at planning application stage.</p> <p>The draft SPD states that planning permission will only be granted for a scheme based on exceptional standards of design and implementation. The draft SPD advises that the applicant should seek early engagement with the Design Council/CABE.</p>	6.73
New sports facilities should be included as part of the new development	<p>The draft SPD makes provision for at least 2 hectares of formal open-air sports pitches to directly replace the existing amount of land at Wilton Park currently made available for use as public space. The draft SPD also includes associated changing facilities (as part of the community hub) and car parking for the sports pitches.</p> <p>The replacement land for the sports pitches must be of at least the same standard as that which currently exists. To minimise disruption during construction, the phasing plan should ensure that at least 2 hectares of land is available as open-air sports pitches throughout the construction period.</p> <p>The draft SPD makes no assumptions and sets no requirements about the use to which the pitches will be put or the local clubs which will use them.</p>	6.34-6.37
Sports facilities should be dispersed throughout the site	<p>In order to ensure that the sports facilities are within easy walking and cycling distance of Beaconsfield, easily accessible by bus or car via a new vehicle access off the Pyebush Roundabout, and to make the most of the opportunities for new changing facilities and car parking at the community hub, it is proposed that the sports pitches should be located in one area, towards the western boundary of the site.</p>	6.34 & 6.35
The new development should include a swimming pool	<p>The draft SPD does not include a proposal for a new swimming pool. In preparing the draft SPD, consideration has been given to the wide range of possible new community facilities identified through the public consultation, to the impact on development layout and built form and to the costs of provision, operation and maintenance. It was concluded that a new swimming pool would not be the best use of available resources.</p>	

Issue Raised	Response in Draft Supplementary Planning Document	Document Reference
The new development should include community buildings	<p>The new development will include community facilities in the form of a multi-purpose community hub. The building (or buildings) and associated outside space (including car parking) should be designed and managed as a shared facility, allowing for flexible and shared use for a range of activities for new residents at Wilton Park and for those already living in Beaconsfield.</p> <p>The exact design will be determined as part of the future planning application, but will include: new ATC accommodation; a children’s nursery; shared space and storage; and sports changing facilities. There may also be space to accommodate health care facilities if required.</p> <p>The developer will have to demonstrate that mechanisms have been put in place to secure the long-term management and maintenance of the community hub.</p>	6.25-6.30 & 7.15-7.16
The new development should include a theatre	The draft SPD does not include a proposal for a new theatre. Instead it includes a new multi-functional community hub. The new building (or buildings) should be designed and managed as a shared facility, allowing for flexible and shared use for a range of activities.	
Employment uses at Wilton Park	To accord with the requirement for a mixed use scheme, the new development will incorporate commercial floorspace. The form and quantum of uses will be the subject of more detailed assessment at planning application stage. In addition to office space, other acceptable employment generating uses within the site would include a care home, crèche and small scale local retail provision.	6.21-6.24
Removal of the tower	The draft SPD confirms that the tower will be demolished.	5.36 & 6.9

Issue Raised	Response in Draft Supplementary Planning Document	Document Reference
Parkland and informal public space should be dispersed throughout the site	<p>The new development will incorporate open-air sports pitches, a local park, two additional large areas for informal recreation, smaller areas for children’s play, woodland and ecology areas. The spaces will be linked by green corridors that connect the main areas of development and open space and provide linkages to the surrounding countryside. The areas of open space will be dispersed across the site, with the local park and the sports pitches located towards the western boundary of the site, within easy walking and cycling distance of Beaconsfield.</p> <p>The developer will have to put in place mechanisms to secure the long-term management and maintenance of the open space.</p>	6.31-6.45 & 7.15-7.16
Need for additional school places	The developer will be expected to meet the demands for education infrastructure arising from the proposals for Wilton Park. The scale of development will not require a new school but additional places at existing schools will be required. Additional primary school places will be required for Beaconsfield and additional secondary/grammar school places will be required in the wider area serving South Bucks. There may also be a need for pre-school places. The additional education infrastructure will be funded by the developer through Section 106 contributions.	7.8-7.10
Need for additional health care facilities	If additional health care facilities are required to support the new development, these may be provided on-site (as part of the community hub) or off-site, funded through Section 106 contributions.	6.27 & 7.11

## Appendix 2: Background Documents

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ACD Ecology, *Wilton Park Development Brief Draft Supplementary Planning Document Habitats Regulations Assessment Screening Report*, 2013

ACD Ecology, *Wilton Park Development Brief Supplementary Planning Document Habitats Regulations Assessment Screening Report Update*, 2015

Buckinghamshire County Council, *Green Infrastructure Strategy*, 2009

Buckinghamshire County Council, *Guidance on Planning Obligations for Education Provision*, 2010

Buckinghamshire County Council, *Local Transport Plan 3 (2011 – 2016)*, April 2011

Buckinghamshire County Council, *Local Transport Plan Local Area Strategies*, 2011

Buckinghamshire County Council, *Rights of Way Improvement Plan (2008 – 2018)*, March 2008

Cabinet Office, *Buckinghamshire Thames Valley Additional Growth Deal Funding Factsheet*, 2015

Chilterns Woodland Project, *Wilton Park Ancient Woodland Survey*, 2014

Communities and Local Government, *National Planning Policy Framework*, 2012

Communities and Local Government, *National Planning Practice Guidance*  
Department for Transport, *Manual for Streets 2*, 2010

Envision, *Wilton Park Development Brief Draft Supplementary Planning Document Sustainability Appraisal Report*, 2013

Footprint Ecology, *Burnham Beeches Visitor Survey*, 2014

Fordham Research, *Buckinghamshire Strategic Housing Market Assessment*, 2008

Forestry Commission England and Natural England, *Standing Advice for Ancient Woodland and Trees*, 2014

Land Use Consultants, *South Bucks District Landscape Character Assessment*, 2011

Land Use Consultants for the Buckinghamshire and Milton Keynes Natural Environment Partnership, *Buckinghamshire Green Infrastructure Delivery Plan*, 2013

South Bucks District Council, *Affordable Housing Supplementary Planning Document*, 2013

South Bucks District Council, *Beaconsfield Old Town Conservation Area Character Appraisal*, 2008

South Bucks District Council, *Core Strategy*, 2011

South Bucks District Council, *Local Development Scheme*, 2015

South Bucks District Council, *Local Plan*, 1999 (consolidated 2007 and 2011)

South Bucks District Council, *Open Space, Sports and Recreational Facilities Strategy*, 2008

South Bucks District Council, *Residential Design Guide Supplementary Planning Document*, 2008

South Bucks District Council, *Statement of Community Involvement*, 2013

South Bucks District Council, *Wilton Park Development Brief Draft Supplementary Planning Document*, 2014

South Bucks District Council, *Wilton Park Development Brief Draft Supplementary Planning Document Equalities Impact Assessment Screening Report*, 2013

South Bucks District Council, *Wilton Park Development Brief Draft Supplementary Planning Document Public Consultation Statement*, 2013

South Bucks District Council, *Wilton Park Development Brief Supplementary Planning Document Consultation Statement Update*, 2015

Wallingford Hydro Solutions, *Burnham Beeches Hydrology Study*, 2013





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# Wilton Park Development Brief Supplementary Planning Document

## Public Consultation Statement Update

Regulation 12 (a) Town and Country Planning  
(Local Planning) (England) Regulations 2012

February 2015

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**South Bucks**  
District Council

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## **1. Purpose of this Consultation Statement Update**

- 1.1 This Consultation Statement Update outlines the ways in which the community and other stakeholders have been engaged in the preparation of a Development Brief Supplementary Planning Document for Wilton Park.
- 1.2 The Consultation Statement Update provides information on the steps taken to formally consult the public and stakeholders on a Draft Supplementary Planning Document. It also summarises the comments received and confirms how the issues have been addressed in the Supplementary Planning Document. This Update is additional to and should be read alongside the Public Consultation Statement (December 2013) which was published with the Draft Supplementary Planning Document. The 2013 Public Consultation Statement provided information on informal engagement with key local groups, community representatives, stakeholders and members of the public. The 2013 Public Consultation Statement is attached as Annex 7 to this 2015 Update.
- 1.3 This Consultation Statement has been prepared in accordance with Regulation 12 of the Town and Country Planning (Local Planning) (England) Regulations 2012 which requires, alongside the publication of a SPD, a statement setting out:
- The persons the local planning authority consulted when preparing the SPD;
  - A summary of the main issues raised by those persons; and,
  - How those issues have been addressed in the SPD.

## **2. Background**

- 2.1 The South Bucks Core Strategy identifies an opportunity for the comprehensive redevelopment of 37.5 hectares of land at Wilton Park, just to the east of Beaconsfield. Wilton Park was formerly home to the Ministry of Defence School of Languages. The School closed in 2014 and the whole site was sold by the MOD's Defence Infrastructure Organisation (DIO) to Inland Homes plc in May 2014.
- 2.2 Wilton Park is designated as a Major Developed Site (MDS) in the Green Belt. Core Policy 14 of the Core Strategy requires a high quality redevelopment to deliver new homes and employment uses in a way that respects the location and setting of the site, delivers benefits to the local community and ensures that the necessary infrastructure is put in place within agreed timescales, including a new vehicle access off the Pyebush Roundabout (or an alternative appropriate access).
- 2.3 The purpose of the SPD is to establish the principles that will guide the future redevelopment of Wilton Park. It explains how the redevelopment will be delivered sustainably and in full accordance with the requirements of Core Policy 14 and other relevant policies. The SPD will act as a 'stepping stone' between the policy framework and the detailed work that will need to be undertaken in support of future planning applications.
- 2.4 The SPD does not include new policies and does not form part of the Council's Development Plan. Once adopted, the SPD will be a Local Development Document and form part of the South Bucks Local Development Framework. The adopted SPD will expect to have significant weight in the determination of relevant planning applications, alongside Core Policy 14 and other local planning policies.

### **3. Informal public consultation and stakeholder engagement**

- 3.1 From late 2012 through to early 2013, a range of local stakeholders (including community and interest groups) were contacted for their views and ideas on the Wilton Park Opportunity Site. Meetings were held with the majority of them. A public exhibition was held in March 2013 to provide the wider community with an opportunity to consider the initial assessment of the issues and options for the redevelopment of Wilton Park.
- 3.2 Further information on the informal public consultation and stakeholder engagement, the issues raised and the way in which they were addressed in the Wilton Park Development Brief Draft Supplementary Planning Document is set out in the December 2013 Public Consultation Statement (see Annex 7).

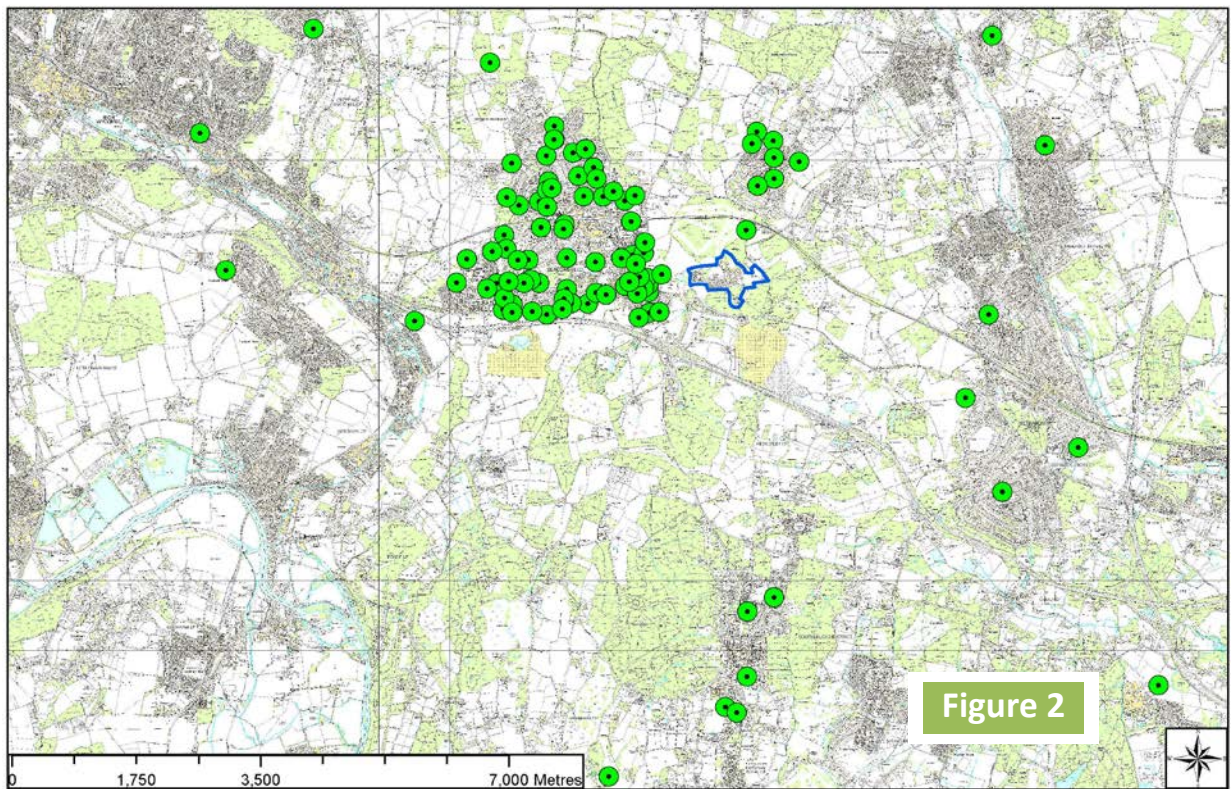
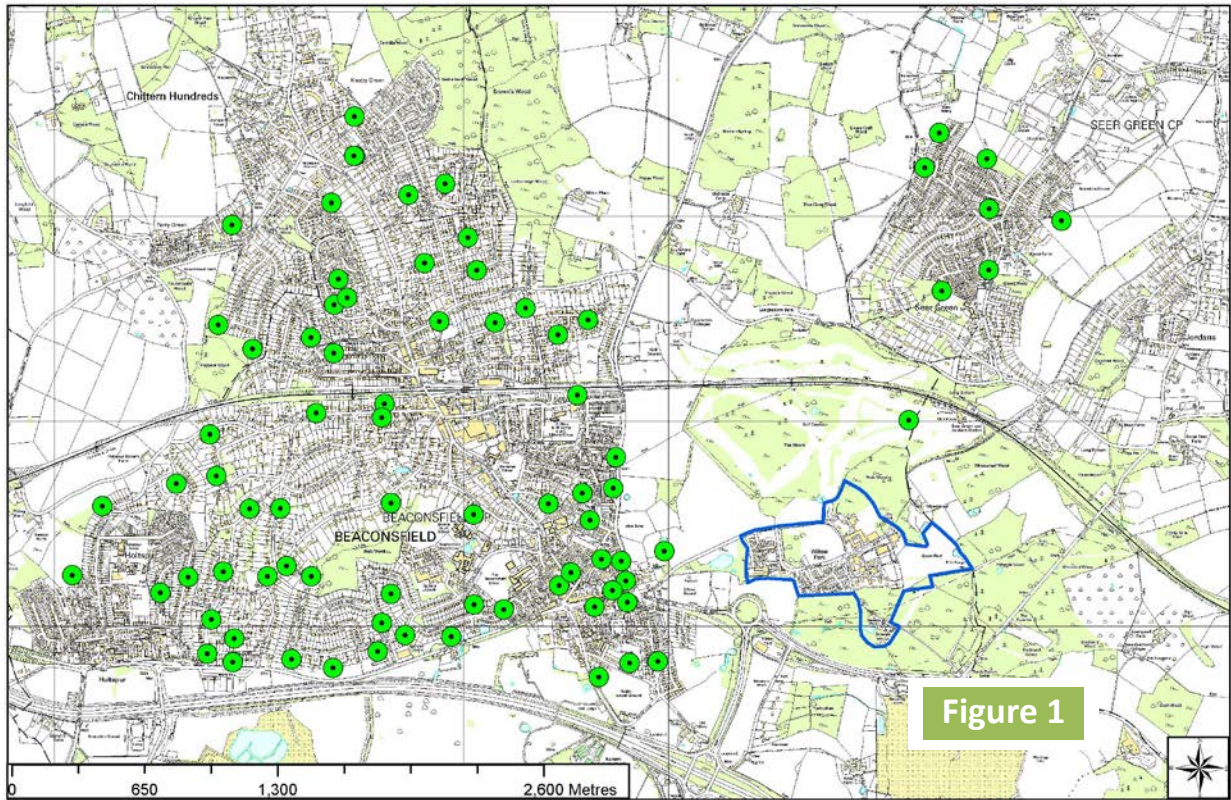
### **4. Public consultation on the draft Supplementary Planning Document**

- 4.1 The draft SPD was published for public consultation on 17 January 2014. The consultation ran for a period of six weeks. This is longer than the minimum four weeks required by the 2012 Regulations and the Council's Statement of Community Involvement. The longer consultation period reflected the significance of the site for Beaconsfield and for South Bucks District as a whole, and the exceptional level of public interest in the public exhibition held in 2013.
- 4.2 The Council also published the following documents alongside the draft SPD:
- Public Consultation Statement
  - Sustainability Appraisal Report
  - Habitats Regulations Assessment Screening Report
  - Equalities Impact Assessment Screening Report.
- 4.3 The Council used the following consultation methods for the Wilton Park Development Brief draft SPD, in accordance with the Council's Statement of Community Involvement.
- Formal notices were placed on notice boards at Beaconsfield Town Council and at Gerrards Cross Parish Council.
  - Paper copies of the draft SPD and supporting documents were available to view at the Council offices in Denham; in the public libraries at Beaconsfield and Gerrards Cross; and at the Beaconsfield Town Council and Gerrards Cross Parish Council offices.
  - Letters and a copy of the representation form, or emails with a link to an electronic version of the representation form, were sent to the statutory consultees (including relevant organisations under the Duty to Co-operate).
  - Letters and a copy of the representation form, or emails with a link to an electronic version of the representation form, were sent to those on the Council's planning policy database.
  - Links to the draft SPD and supporting documents were posted on the Planning Policy, News and Have Your Say pages of the Council's web site.
  - The Council posted details of the consultation on Twitter and Facebook.

- A press briefing note was published on 9 December 2013 and a number of articles appeared in the local press during the public consultation period.

## **5. Comments received in response to the public consultation and how they have been addressed in the final Supplementary Planning Document**

- 5.1 204 consultation responses were received. The Council was subsequently informed by one of the respondents (Jansons Properties Ltd) that their comments should be disregarded by the Council and would not be pursued. With that one exception, the consultation responses received were duly considered.
- 5.2 Figures 1 and 2 show the geographical distribution of the majority of the respondents to the consultation in relation to the Wilton Park Opportunity Site (where a postcode was provided).
- 5.3 Table 1 sets out the main issues raised in the public consultation responses to the draft SPD and how they have been addressed in the final SPD. The issues are not listed in order of importance, but broadly follow the order set out in Sections 6 (Achieving Sustainable Development) and 7 (Delivery), followed by issues linked to site constraints and opportunities (Section 5) and comments on consistency with policy (Section 3). The table also appears in Section 4 of the SPD.
- 5.4 A detailed summary of the comments received and issues raised is set out in a Schedule of Representations in Annex 6 of this Public Consultation Statement Update. Annex 6 also sets out in detail how the comments made on the draft SPD have been addressed in the final version of the SPD. Where the SPD does not reflect a view expressed through the consultation, this is noted and the reason(s) why are given.



**Table 1: Wilton Park Development Brief SPD Consultation Draft Summary of Comments and Response**

	Summary of Comments	Response in Final SPD
<b>Document Overall</b>	A number of respondents commented positively on the structure and comprehensive scope of the Draft SPD, its clarity and the way in which the document has sought to address the results of the earlier informal public consultation.	<ul style="list-style-type: none"> <li>▪ <i>No changes</i></li> </ul>
<b>Land Uses</b>		
<ul style="list-style-type: none"> <li>▪ <b>Affordable housing</b></li> </ul>	The comments argue for all (or at least a very high proportion) of the affordable housing to be provided on-site.	<ul style="list-style-type: none"> <li>▪ The level of affordable housing required is appropriate taking into account the Core Strategy and national planning policy and guidance.</li> <li>▪ <i>No changes</i></li> </ul>
<ul style="list-style-type: none"> <li>▪ <b>Community uses</b></li> </ul>	One of the issues generating most comments. A large number of these are duplicated comments from Beaconsfield Holtspur Football Club and its membership who support the approach set out in the Draft SPD. Also a large number of respondents from other sports clubs in Beaconsfield who argue that they believe the new facilities will be used solely by the Football Club, and that instead there should be a new clubhouse facility for joint use by the Football, Cricket and Squash Clubs. Some of these comments suggested more lateral thinking was required in the SPD which may result in some Green Belt being accepted as development opportunities as exceptions that benefit the community. Others argue that instead of provision for sport, there should be a purpose-built space for performing arts. Others responding suggest that a multi-purpose community hub will merely duplicate existing provision in Beaconsfield and that the aim should be to provide a new community building that complements facilities already available in the town. A number of respondents have commented that separate space should be made available for the Air Training Cadets (ATC).	<ul style="list-style-type: none"> <li>▪ The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so.</li> <li>▪ The approach to Green Belt in the SPD must be consistent with national and local planning policies.</li> <li>▪ The aim is to provide a new community building (or buildings) that will add to the quantum of community facilities already available in Beaconsfield and should not result in any reduction in the existing level of facilities to serve the town.</li> <li>▪ The community hub could include a multi-use community facility, or it could be a sports-oriented facility or arts-oriented facility.</li> <li>▪ Separate space should be provided for the ATC.</li> <li>▪ <i>Changes made to paragraph 6.27</i></li> </ul>

	Summary of Comments	Response in Final SPD
<b>Open Spaces</b>		
<ul style="list-style-type: none"> <li><b>Formal playing pitches</b></li> </ul>	<p>The single issue attracting the most comments, though the vast majority of these are duplicates from Beaconsfield Holtspur Football Club and its membership. The response from the Club itself is supportive of the approach set out in the Draft SPD, though wishes to see 3 hectares of pitches (rather than 2) in order to meet current demand, with flood-lighting and an artificial grass pitch for multi-sports use. The comments from the Football Club membership all emphasise that the playing pitches provided at Wilton Park should all be made available to the Football Club.</p>	<ul style="list-style-type: none"> <li>It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s). The SPD has been amended to indicate that the District Council as local planning authority would support the use of the pitches for football. There may be scope within the development for an artificial pitch or pitches. The developer should discuss this with the local planning authority. Any proposal for an artificial pitch (or pitches) would have to demonstrate that the impacts on the locality of the pitch(es) and any associated infrastructure (eg. flood-lighting and or fencing) would be acceptable in planning terms.</li> <li><i>Changes made to paragraph 6.34</i></li> </ul>
<b>Access and Movement</b>		
<ul style="list-style-type: none"> <li><b>Vehicle access</b></li> </ul>	<p>Comments from a limited number of respondents, but with a range of views that include support for a vehicle access from the Pyebush Roundabout, or support for an alternative vehicle access (via the road to Jordans or direct on to the A40 to the east of the Pyebush Roundabout). Several respondents consider that more information is required as to why the Pyebush Roundabout has been chosen as the preferred vehicle access.</p>	<ul style="list-style-type: none"> <li>Core Strategy Core Policy 14 refers to a new vehicle access off the Pyebush Roundabout or an alternative appropriate access. The public consultation has not identified a deliverable alternative appropriate access.</li> <li><i>No change</i></li> </ul>



	Summary of Comments	Response in Final SPD
<ul style="list-style-type: none"> <li>Relief Road</li> </ul>	<p>Although an A355 Relief Road north of Minerva Way is beyond the scope of the SPD, it is the subject of many comments. The great majority of these consider that the redevelopment of Wilton Park should be dependent on the delivery of the whole of a Relief Road, with various views as to an appropriate location for a junction with the A355. Only a very small number of respondents do not support a Relief Road. Some respondents question how the first stage of a Relief Road (between the Pyebush Roundabout and Minerva Way) would operate effectively as a strategic route whilst also allowing safe and convenient east/west movements for pedestrians and cyclists.</p>	<ul style="list-style-type: none"> <li>The first stage of a possible future A355 Relief Road was granted planning permission on 29 October 2014. Adopted local planning policy does not require the whole of an A355 Relief Road to be provided before Wilton Park is redeveloped. Funding for an A355 Relief Road was confirmed in the Buckinghamshire Thames Valley Growth Deal 2016/17 to 2021 announced in July 2014. The location of a junction between the A355 and a Relief Road will be decided through a separate planning process.</li> <li><i>Factual updates made to paragraphs 3.26 &amp; 7.1</i></li> </ul>
<ul style="list-style-type: none"> <li>London End Roundabout</li> </ul>	<p>Comments support the acknowledgement in the SPD that traffic congestion needs to be addressed and that the Roundabout needs to be made safe for pedestrians and cyclists.</p>	<ul style="list-style-type: none"> <li><i>No change</i></li> </ul>
<ul style="list-style-type: none"> <li>Pedestrians &amp; cyclists</li> </ul>	<p>Comments are generally supportive of the approach in the Draft SPD that seeks to provide high quality and safe linkages for pedestrians and cyclists, with a number of respondents recognising the importance of Minerva Way. There is a range of suggestions as to the form and routes that these linkages might take. Some respondents thought that greater emphasis should be placed on a route for pedestrians and cyclists to Seer Green and Jordans Railway Station; others pointed towards landownership constraints that currently preclude such a route.</p>	<ul style="list-style-type: none"> <li><i>No change</i></li> </ul>
<ul style="list-style-type: none"> <li>Public transport</li> </ul>	<p>The comments are supportive that the SPD establishes the principle of bus access. A number of respondents agree that Minerva Way is not suitable for a two-way bus service. Some suggest that more information is required on bus services.</p>	<ul style="list-style-type: none"> <li>A Transport Assessment and Travel Plan will be required in support of the planning application for the site.</li> <li><i>No change</i></li> </ul>

	Summary of Comments	Response in Final SPD
<ul style="list-style-type: none"> <li>Car parking</li> </ul>	<p>A relatively small number of comments representing a range of views. Generally, it seems to be felt that the proposed approach to car parking at Wilton Park would help relieve parking problems in the Old Town, but that additional spaces would also be required.</p>	<ul style="list-style-type: none"> <li>The potential management of the car parking provision as part of a comprehensive car parking management plan should be explored with the District Council's off-street parking service.</li> <li><i>Additional text included at paragraph 6.29</i></li> </ul>
<ul style="list-style-type: none"> <li>Development layout</li> </ul>	<p>A relatively small number of comments received, generally supportive of the proposed approach which seeks a development layout that aims to promote integration with the Town and avoids a separate gated community. Concerns from some that 4-storey buildings would be inappropriate at Wilton Park.</p>	<ul style="list-style-type: none"> <li>Only Area A is likely to accommodate any 4-storey buildings. Any proposals for such buildings will be assessed against national and local planning policies.</li> <li><i>No change</i></li> </ul>
<b>Infrastructure</b>		
<ul style="list-style-type: none"> <li>General</li> </ul>	<p>Large numbers of comments expressing concerns that the Draft SPD does not fully address and safeguard against the impact of development on existing infrastructure: traffic, rail services, provision for pedestrians and cyclists, public transport, power, sewerage, household waste, education, health care, emergency services and water.</p>	<ul style="list-style-type: none"> <li>The SPD states that prior to the granting of planning permission, the applicant will need to demonstrate that the necessary infrastructure can be put in place within agreed timescales. Organisations responsible for key infrastructure and services will also be consulted on planning applications and their views taken into account.</li> <li><i>No change</i></li> </ul>
<ul style="list-style-type: none"> <li>Education</li> </ul>	<p>Respondents are concerned that the redevelopment of Wilton Park will make additional demands on school places.</p>	<ul style="list-style-type: none"> <li>The consultation response from the Education Authority confirmed that the Draft SPD correctly reflected the requirements for additional school places and financial contributions.</li> <li><i>No change</i></li> </ul>

	Summary of Comments	Response in Draft SPD
<ul style="list-style-type: none"> <li>Health</li> </ul>	<p>Most of the comments on health care facilities form part of more general comments about infrastructure provision for Wilton Park and Beaconsfield. The provider of primary health care does not consider that either of the options put forward in the Draft SPD (on-site as part of the community hub or developer contributions to fund off-site provision) would provide a viable long-term solution. Instead a purpose-built facility should be made available at Wilton Park.</p>	<ul style="list-style-type: none"> <li>Wilton Park would not be a sustainable location for a new purpose-built facility of the type proposed by NHS England. Such a facility may also go beyond meeting the needs of residents from the proposed development and so cannot be expected to be funded by the development.</li> <li><i>Additional text included at paragraph 7.11 to emphasise the importance of pre-application discussions between the developer and the primary health care provider</i></li> </ul>
<ul style="list-style-type: none"> <li>Waste water</li> </ul>	<p>Concerns from some that adequate infrastructure needs to be put in place at Wilton Park to avoid exacerbating existing problems in Beaconsfield.</p>	<ul style="list-style-type: none"> <li>The SPD states that prior to the granting of planning permission, the applicant will need to demonstrate that the necessary infrastructure can be put in place within agreed timescales.</li> <li><i>Factual update at paragraph 5.20 to clarify the ownership and management of the on-site waste water treatment works</i></li> </ul>
<p>Constraints &amp; Opportunities</p>		
<ul style="list-style-type: none"> <li>Historic environment</li> </ul>	<p>Approach generally welcomed, though a number of comments suggest that the World War II and Cold War historical significance of the site should be recognised and reflected within the new development. The remains of the foundations of the former mansion and historic routeways should be acknowledged as opportunities for interpretation.</p>	<ul style="list-style-type: none"> <li>There is potential for the new development to better recognise the historic environment.</li> <li><i>Additional text included in paragraphs 5.19, 5.40 and 6.6</i></li> </ul>

	Summary of Comments	Response in Final SPD
<ul style="list-style-type: none"> <li>Trees &amp; woodland</li> </ul>	A significant number of comments, generally supportive of the approach proposed in the Draft SPD with suggested amendments to clarify the approach to trees and woodland.	<ul style="list-style-type: none"> <li>Additional text included in sections 5 &amp; 6</li> </ul>
<ul style="list-style-type: none"> <li>Burnham Beeches</li> </ul>	Confirmation that a recent technical study concludes that there is no hydrological connection between Wilton Park and Burnham Beeches. Although one respondent considers that the redevelopment of Wilton Park is likely to increase visitor numbers at Burnham Beeches, Natural England has confirmed that it has no reason to disagree with the 'no significant effects' conclusion of the HRA Screening of the Draft SPD.	<ul style="list-style-type: none"> <li>Factual updates to remove references to a hydrological connection between Wilton Park and Burnham Beeches.</li> <li>Paragraph 5.20 &amp; 7.17 of the Draft SPD deleted; paragraphs 2.39, 5.21 &amp; 7.23 updated</li> </ul>
<ul style="list-style-type: none"> <li>Biodiversity</li> </ul>	A small number of comments that more could and should be done to make the most of opportunities for biodiversity.	<ul style="list-style-type: none"> <li>Additional text included at paragraphs 5.39, 6.33, 6.42, 7.17 &amp; 7.23</li> </ul>
<b>Consistency with Policy</b>		
<ul style="list-style-type: none"> <li>Consistency with the NPPF</li> </ul>	One respondent suggests that the SPD should refer to the policy tests for planning obligations.	<ul style="list-style-type: none"> <li>Additional text included in section 3.</li> </ul>
<ul style="list-style-type: none"> <li>Conformity with the Core Strategy</li> </ul>	One respondent argues that the Draft SPD is not consistent with the Core Strategy because the proposed dwelling range of 250-350 amends policy.	<ul style="list-style-type: none"> <li>Core Policy 14 does not refer to the number of dwellings to be provided at Wilton Park. The reference in the Core Strategy is to around 300 dwellings and it appears in the Spatial Strategy section rather than in a policy. The SPD is not amending policy.</li> <li>No change</li> </ul>

## **6. Habitats Regulations Assessment Screening Report**

- 6.1 Four sets of comments were received in response to the HRA Screening Assessment. A number of these relate to the likely impact of the Wilton Park development in terms of visitor numbers at Burnham Beeches. The 2014 Visitor Survey commissioned by the Corporation of London and South Bucks District Council estimates that Wilton Park will generate 110 additional visitors per year. The HRA Screening Assessment has been updated accordingly.
- 6.2 Other comments on the HRA Screening note that a recent study for South Bucks District Council concludes that there is no hydrological connection between Wilton Park and Burnham Beeches. The comments from Natural England conclude that there is no reason to disagree that the SPD will have no likely significant effects on Burnham Beeches SAC.
- 6.3 The HRA Screening Assessment and SPD have been updated to reflect the findings of the two studies.

## **7. Equalities Impact Assessment Screening Report**

- 7.1 No comments were received on the Equalities Impact Assessment Screening report (EqIA) published with the draft SPD.

## **8. Sustainability Appraisal Report**

- 8.1 Only one comment was made (other than those subsequently withdrawn by the respondent). The comment – relating to waste water – does not require a change to the SPD.

## **9. Conclusion**

- 9.1 The Wilton Park Development Brief SPD has been subject to considerable community and stakeholder consultation. The process has made a very positive contribution to the content of the SPD and supporting documents.

## Annex 1: Copy of notice posted at Beaconsfield Town Council and Gerrards Cross Parish Council

**Public Consultation**  **South Bucks**  
District Council

### Wilton Park Development Brief Draft Supplementary Planning Document

South Bucks District Council is currently consulting the public on a draft Development Brief Supplementary Planning Document (SPD) for Wilton Park, Beaconsfield.



Wilton Park Development Brief  
Supplementary Planning Document  
Consultation Draft, January 2014

**The consultation runs from Friday 17 January 2014. Comments should be submitted by 5 pm on Friday 28 February 2014.**

If you would like to find out more about the planning proposals for Wilton Park, please visit the District Council's website: [www.southbucks.gov.uk](http://www.southbucks.gov.uk) You can also contact the Council's Planning Policy Team.

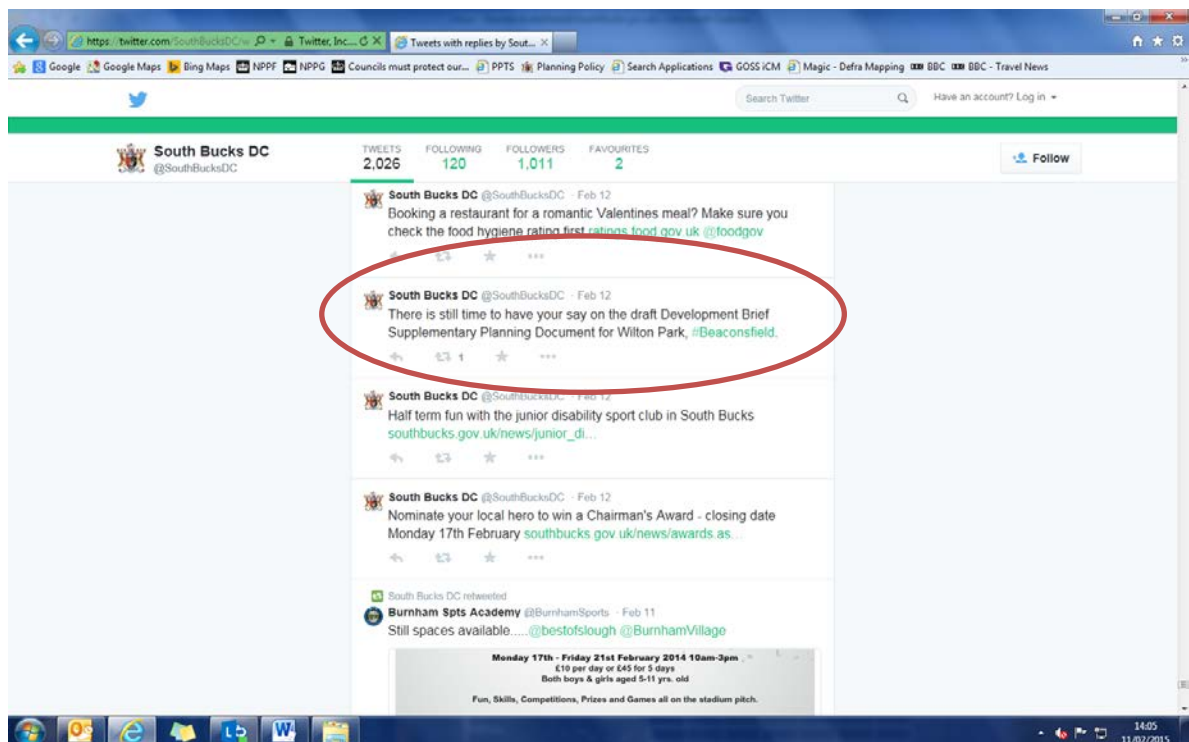
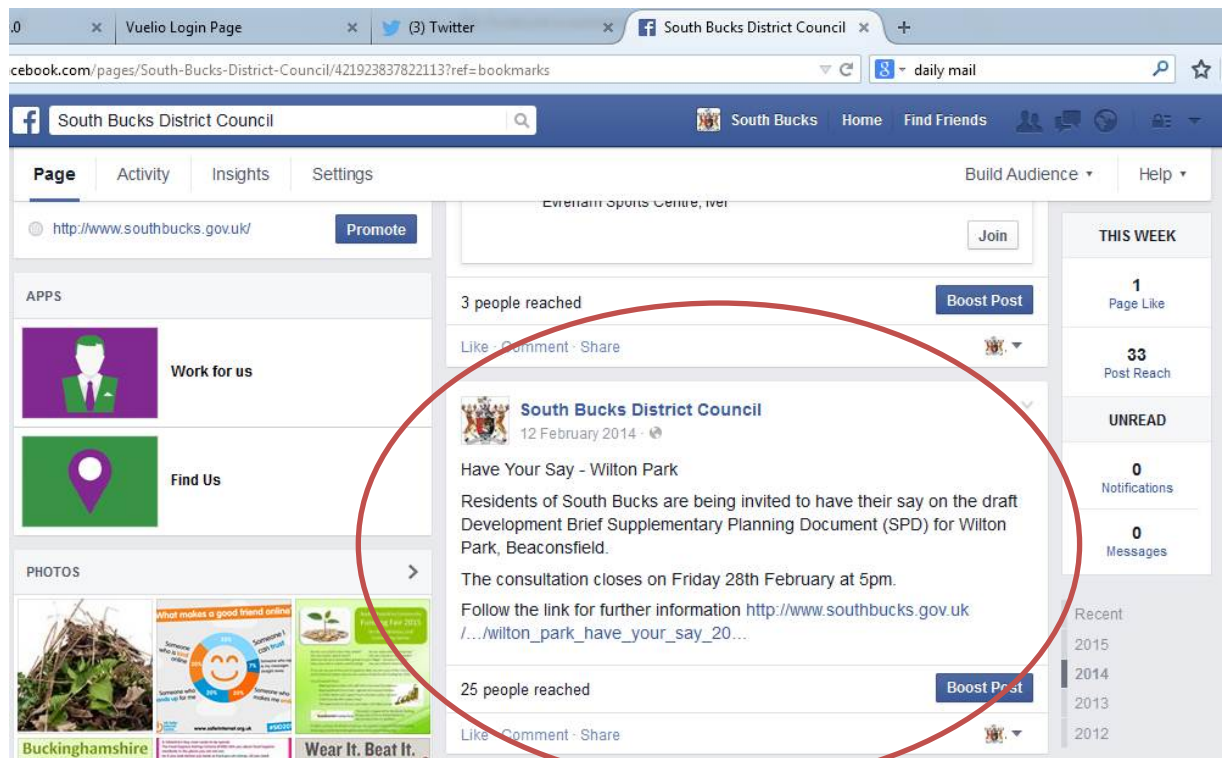
Paper copies of the consultation documents are available to view at: the South Bucks District Council offices in Denham; Beaconsfield Town Council; Gerrards Cross Parish Council; and Beaconsfield and Gerrards Cross Libraries.

Comments can be submitted by email to [ldf@southbucks.gov.uk](mailto:ldf@southbucks.gov.uk) or by post to the Planning Policy Team at the South Bucks District Council offices.

## Annex 2: Representation form (front page)

	
<h1>Representation Form</h1>	
<h2>South Bucks District Council</h2>	
<h3>Wilton Park Development Brief Draft Supplementary Planning Document Public Consultation</h3>	
<p><i>This form has two parts - PART A (Respondent Details) which will not be published and PART B for comments, which may be published.</i></p>	
<p><b>All comments must be received by no later than 5.00 pm on Friday 28 February 2014</b> Comments received after this deadline will not be accepted</p>	
<h4>PART A - RESPONDENT DETAILS</h4>	
<b>*Personal Details</b>	<b>Agent's Details (if applicable)</b>
<p><i>If an agent is appointed, please complete only the title, name and organisation in the left hand column, but complete the full contact details for the agent in the right hand column. *Mandatory Fields</i></p>	
*Title	
*First Name	
*Last Name	
Job Title (if applicable)	
Organisation (if applicable)	
*Address	
Telephone Number	
Email Address	
*Signature of Agent or Respondent  (please type name if submitting electronically)	Date:
<p>South Bucks District Council is the Data Controller for the purposes of the Data Protection Act 1998.</p> <p>*Please note: Representations received on the Wilton Park Development Brief Draft Supplementary Planning Document cannot be treated as confidential. All comments that have been duly made will be available for public inspection and may be published on the Council's website. However, no personal details, other than the Respondent's or Agent's name, will be made public and/or published.</p>	

### Annex 3: Social media screenshots





## Annex 4



### PRESS BRIEFING NOTE

#### Wilton Park Development Brief Draft Supplementary Planning Document

##### What is the background?

Wilton Park is currently occupied by the Ministry of Defence (MOD) School of Languages. The School is due to close soon and the MOD's Defence Infrastructure Organisation (DIO) will be disposing of the whole site in 2014.

South Bucks District Council's adopted Core Strategy requires a Development Brief to be prepared by the landowner / developer, working in collaboration with the Council. Council planning policies require redevelopment of the site to provide new homes and employment, together with community, sport and recreation facilities, public open space and other necessary infrastructure, including a new access for vehicles.

##### What is the Wilton Park Development Brief Draft Supplementary Planning Document (SPD)?

The Draft SPD establishes in more detail the principles that will guide the future redevelopment of Wilton Park. The aim is to ensure that the development is of exceptional quality and delivers benefits to the local community, including a new community building, sports pitches, a park and other open space, new and improved transport infrastructure and additional school places. The draft SPD is not a detailed masterplan for the site; the masterplan will form part of a planning application.

##### What is happening at the meeting of the South Bucks District Council Sustainable Development Policy Advisory Group on 17 December?

South Bucks District Councillors will discuss the Draft Supplementary Planning Document for Wilton Park. The Portfolio Holder for Sustainable Development will then decide whether it should be published for public consultation.

##### Who has prepared the Draft Supplementary Planning Document?

The Draft Supplementary Planning Document that will be discussed by Councillors on 17 December has been written by District Council officers. It is the result of collaborative work by South Bucks District Council, Buckinghamshire County Council and Inland Homes. Inland Homes has carried out extensive stakeholder engagement and informal public consultation in Beaconsfield and has commissioned technical studies. Bucks County Council has advised on matters such as highways and education. South Bucks District Council has provided planning policy advice and has prepared the version of the Draft SPD that will be discussed by Councillors.

##### What happens next?

Subject to the Draft Supplementary Planning Document being approved, a 6 week period of public consultation will start early in 2014 (dates to be confirmed). This is longer than the minimum 4 weeks, reflecting the significance of the Wilton Park site and the exceptional level of public interest in the public exhibition held earlier this year. The consultation will be publicised and people will be able to submit their comments to the District Council.

At the end of the consultation, the responses will be considered and amendments made to the Draft Supplementary Planning Document where appropriate. Councillors will be asked to consider whether they wish to formally adopt the revised version, probably mid-2014. It will then be for the landowner / developer to bring forward a planning application for Wilton Park.

There will be further opportunities for the public to comment before a planning application is submitted.

Ends

##### Notes to Editors:

Enquiries about the sale of Wilton Park should be made to the Defence Infrastructure Organisation: Tony Moran, Senior Communications Officer 0121 311 3879 or email [tony.moran572@mod.uk](mailto:tony.moran572@mod.uk)

Please note that the Sustainable Development Policy Advisory Group (PAG) is a closed meeting.

9<sup>th</sup> December 2013

SOUTH BUCKS  
DISTRICT COUNCIL  
CAPSWOOD  
OXFORD ROAD  
DENHAM  
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UB9 4LH

Tel: 01895 837200  
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ALAN GOODRUM  
CHIEF EXECUTIVE

For further information  
on this briefing note  
please contact:-

Kate Murray  
PR and  
Communications  
Support

Tel: 01895 837390  
Fax: 01895 837277

Reference: 71/13

Annex 5: Example articles from the local press



## Extra chat time for Wilton Park

### Extended consultation on 300 homes

By Jo-Anne Rowney  
jo.ane@bucksfreepress.co.uk

PEOPLE will be given two extra weeks to comment on a draft plan for a site earmarked for 300 homes.

A consultation asking for people's comments on a draft development brief for Wilton Park, in London End, Beaconsfield, is due to start on Friday.

The consultation will run until February 28, giving people six weeks to comment, rather than the usual four.

South Bucks District Council said the extra time is due to the overwhelming interest in the development.

The draft development brief gives a rough guide as to what could go on the site, but will not stipulate where it will go or finer details.

The brief was approved by South Bucks District Council's planning committee last year and awaits public approval.

A public meeting and a special town council meeting will also be held to consider the document.

Hundreds of people have already offered suggestions for the site, which has been earmarked for 300 homes as well as recreational facilities.

People have also been invited to a meeting hosted by Wilton Park Watch, a lobbying group, to discuss and explain the brief on Wednesday, February 12, at Beaconsfield's Curzon Centre, in Maxwell Road.

The lobbying group held a similar meeting last year after the two-day informal consultation held in Beaconsfield School where people were shown plans for the site for the first time.

Beaconsfield Town Council has also confirmed it will hold a special meeting, though the date has not yet been set to look at the brief.

Wilton Park Watch member Mike Elliott said: "We revised the date of the meeting to give us more time to look at the draft brief before the meeting. Everyone is welcome to come along and hopefully we will be able to have as fruitful discussion as last time."

Chairman of the town council planning committee Alan Walters said: "We know we will have a special meeting and will confirm the details at a later date. We will be able to get a better idea of the plans for the site once the document is out to consultation."

**OPEN TO DISCUSSION:**  
Wilton Park Watch member Mike Elliott



### Wilton Park - the story so far

- South Bucks District Council's Core Strategy earmarked Wilton Park as a key site for development over the next few years, suggesting 300 homes could be built there.
- The Ministry of Defence, which owned the Wilton Park site, in London End, Beaconsfield announced in 2012 it would be vacating the site. The Defence School of Languages has since closed with its farewell ceremony held before Christmas.
- Developer Inland Homes began talks with South Bucks District Council and Bucks County Council in 2012, and Jansons Property also looked at the land in 2013.
- A public consultation was held by Inland Homes in March last year at The Beaconsfield School to showcase ideas for the site.
- The results of the consultation suggested 300 homes, recreational facilities and suggested ways to tackle congestion in London End. Other ideas included a health centre and theatre.
- The Ministry of Defence announced Inland Homes had secured the site at the end of last year. Since then Inland Homes has had its draft development brief approved by South Bucks District Council.
- A consultation will now be held on the draft document before Inland Homes can draw up a development brief to be put before the planning committee for approval later this year.

No.	Respondent	Para. No.	Issue	Comment	SBDC Response
001	Heathrow Airport Ltd			No aerodrome safeguarding concerns.	Noted. <i>No change required.</i>
002	Crossrail Ltd			No comments.	Noted. <i>No change required.</i>
003	A Bartlett		Relief Road	Supports approach to redevelopment at Wilton Park that will not prevent provision of A355 Relief Road. The SPD should give an indication of the timescale for provision of the Relief Road.	<i>Funding for an A355 Relief Road was confirmed in the Buckinghamshire Thames Valley Growth Deal 2016/17 to 2021 announced in July 2014. Factual update made to paragraph 3.26.</i>
004	Canal & River Trust			No comments.	Noted. <i>No change required.</i>
005	R King		Car Parking	Car parking in Beaconsfield Old Town is impossible.	Noted. The SPD includes proposals for car parking spaces to help relieve parking issues elsewhere in Beaconsfield. <i>No change required.</i>
005	R King		Infrastructure - General	Existing facilities in Beaconsfield are over-crowded.	Noted. The SPD requires that prior to the granting of planning permission, the applicant will need to demonstrate that the necessary infrastructure can be put in place within agreed timescales. <i>No change required.</i>
005	R King		London End Roundabout	Traffic queues on the A355 make access to Crossways difficult.	<i>Funding for an A355 Relief Road was confirmed in the Buckinghamshire Thames Valley Growth Deal 2016/17 to 2021 announced in July 2014. Factual update made to paragraph 3.26.</i>
006	Three Rivers DC			No objections	Noted. <i>No change required.</i>
007	H Wilson		Affordable Housing	Affordable housing should be on site. The affordable housing should be managed by a local housing association.	Noted. <i>No change required.</i>
007	H Wilson		Development Layout	Allowing development closer to Beaconsfield would improve integration. This should be achieved by a land swap between the existing Wilton Park and land adjacent to the Amersham Road and the Relief Road passing to the east of the new development.	Such a change is beyond the remit of the SPD and would be contrary to local planning policies. <i>No change required.</i>
007	H Wilson		Green Belt	Green Belt land to the east of the A355 between the Pyebush Roundabout and the railway line should be designated as land for development.	Such a change is beyond the remit of the SPD and would be contrary to local planning policies. <i>No change required.</i>
007	H Wilson		Green Spaces	All new dwellings should have gardens. Small copses of trees and allotments should be provided.	Noted. <i>No change required.</i>
007	H Wilson		Relief Road	The road should consist of two carriageways plus cycle lanes and extend to Amersham.	The first stage of a possible future A355 Relief Road was granted planning permission on 29 October 2014. <i>No change required.</i>
008	B Edgerton		Infrastructure - General	Existing facilities are over-crowded.	Noted. The SPD requires that prior to the granting of planning permission, the applicant will need to demonstrate that the necessary infrastructure can be put in place within agreed timescales. <i>No change required.</i>

South Bucks District Council Wilton Park Development Brief SPD Consultation Draft  
Schedule of Representations

No.	Respondent	Para. No.	Issue	Comment	SBDC Response
008	B Edgerton		London End Roundabout	The existing access at London End Roundabout is already dangerous.	The SPD states that the vehicle access serving Wilton Park should be a new road taken from the northern section of the Pyebush Roundabout. London End Roundabout should be reconfigured or remodelled to improve pedestrian and cycle connectivity. <i>No change required.</i>
009	J McManus		Relief Road	A medium/long-term solution is required. The Relief Road should be dual carriageway, 'fly over' Minerva Way and join the A355 north of the railway line. The road should be funded through Section 106 contributions from the development at Wilton Park.	<i>Funding for an A355 Relief Road was confirmed in the Buckinghamshire Thames Valley Growth Deal 2016/17 to 2021 announced in July 2014. Factual update made to paragraph 3.26.</i>
010	H Ayres			No comments.	<i>Noted. No change required.</i>
011	T Aspinall		Document Overall	In general, a comprehensive and very professional document.	<i>Noted. No change required.</i>
011	T Aspinall		Relief Road	The draft SPD will exacerbate traffic problems in Beaconsfield by increasing traffic on the A40 from the Pyebush Roundabout into the town. The planned first part of a Relief Road will therefore do nothing to solve traffic problems. The SPD should require the developer of Wilton Park to fund a major part of a Relief Road north of Minerva Way.	<i>Adopted local planning policy does not require the whole of an A355 Relief Road to be provided before Wilton Park is redeveloped. Funding for an A355 Relief Road was confirmed in the Buckinghamshire Thames Valley Growth Deal 2016/17 to 2021 announced in July 2014. Factual update made to paragraph 3.26.</i>
012	P Coles	2.22	Public Transport	The rail service from Seer Green Station is not sufficiently frequent or fast to make this an attractive option for those living at Wilton Park; people will want to drive to Beaconsfield Station instead.	The SPD states that Beaconsfield Railway Station should be the focus for creating rail service connections to Wilton Park. <i>No change required.</i>
012	P Coles	2.16	Relief Road	The draft SPD will exacerbate traffic problems at Park Lane/London End/London End Roundabout by increasing traffic using the A40 from the new access into Wilton Park at the Pyebush Roundabout. The development should not go ahead without the full A355 Relief Road.	<i>Adopted local planning policy does not require the whole of an A355 Relief Road to be provided before Wilton Park is redeveloped. Funding for an A355 Relief Road was confirmed in the Buckinghamshire Thames Valley Growth Deal 2016/17 to 2021 announced in July 2014. Factual update made to paragraph 3.26.</i>
013	P Coles	3.16	Relief Road	The draft SPD will exacerbate traffic problems at Park Lane/London End/London End Roundabout by increasing traffic using the A40 from the new access into Wilton Park at the Pyebush Roundabout. The development should not go ahead without the full A355 Relief Road.	<i>Adopted local planning policy does not require the whole of an A355 Relief Road to be provided before Wilton Park is redeveloped. Funding for an A355 Relief Road was confirmed in the Buckinghamshire Thames Valley Growth Deal 2016/17 to 2021 announced in July 2014. Factual update made to paragraph 3.26.</i>

South Bucks District Council Wilton Park Development Brief SPD Consultation Draft  
 Schedule of Representations

No.	Respondent	Para. No.	Issue	Comment	SBDC Response
014	H Morgan		Formal Playing Pitches	At least 2 hectares of good standard and well-drained, flood-lit, artificial sports pitches should be allocated for use by Beaconsfield Holtspur Football Club. The pitches should be available for use during the construction period. There should be a club house with changing facilities.	The SPD proposes at least 2 hectares of formal open-air sports pitches to be available throughout the construction period. The SPD also proposes new changing facilities at the community hub. It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s), though the District Council as local planning authority would support the use of the pitches for football. Flood-lighting could have a detrimental impact on landscape character and conservation interests. There may be scope within the development for an artificial pitch or pitches. <i>Change made to paragraph 6.34 to include a reference to artificial pitch or pitches.</i>
015	F Morgan		Formal Playing Pitches	At least 2 hectares of good standard and well-drained, flood-lit, artificial sports pitches should be allocated for use by Beaconsfield Holtspur Football Club. The pitches should be available for use during the construction period. There should be a club house with changing facilities.	The SPD proposes at least 2 hectares of formal open-air sports pitches to be available throughout the construction period. The SPD also proposes new changing facilities at the community hub. It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s), though the District Council as local planning authority would support the use of the pitches for football. Flood-lighting could have a detrimental impact on landscape character and conservation interests. There may be scope within the development for an artificial pitch or pitches. <i>Changes made to paragraph 6.34 to include references to artificial pitch or pitches and to support for football use.</i>
016	G Morgan		Formal Playing Pitches	At least 2 hectares of good standard and well-drained, flood-lit, artificial sports pitches should be allocated for use by Beaconsfield Holtspur Football Club. The pitches should be available for use during the construction period. There should be a club house with changing facilities. There should be at least 100 car parking spaces.	The SPD proposes at least 2 hectares of formal open-air sports pitches to be available throughout the construction period. The SPD also proposes new changing facilities at the community hub. It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s), though the District Council as local planning authority would support the use of the pitches for football. Flood-lighting could have a detrimental impact on landscape character and conservation interests. There may be scope within the development for an artificial pitch or pitches. <i>Changes made to paragraph 6.34 to include references to artificial pitch or pitches and to support for football use.</i>

South Bucks District Council Wilton Park Development Brief SPD Consultation Draft  
Schedule of Representations

No.	Respondent	Para. No.	Issue	Comment	SBDC Response
017	S Adams		Formal Playing Pitches	At least 2 hectares of good standard and well-drained, flood-lit, artificial sports pitches should be allocated for use by Beaconsfield Holtspur Football Club. The pitches should be available for use during the construction period. There should be a club house with changing facilities and car parking.	The SPD proposes at least 2 hectares of formal open-air sports pitches to be available throughout the construction period. The SPD also proposes new changing facilities at the community hub. It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s), though the District Council as local planning authority would support the use of the pitches for football. Flood-lighting could have a detrimental impact on landscape character and conservation interests. There may be scope within the development for an artificial pitch or pitches. <i>Changes made to paragraph 6.34 to include references to artificial pitch or pitches and to support for football use.</i>
018	N Robbins		Formal Playing Pitches	There should be least 3 hectares of sports pitches for with one flood-lit, artificial pitch, all for use by Beaconsfield Holtspur Football Club. The pitches should be available for use during the construction period. There should be a community hub with changing facilities and car parking for 100 cars.	The SPD proposes at least 2 hectares of formal open-air sports pitches to be available throughout the construction period. The SPD also proposes new changing facilities at the community hub. It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s), though the District Council as local planning authority would support the use of the pitches for football. Flood-lighting could have a detrimental impact on landscape character and conservation interests. There may be scope within the development for an artificial pitch or pitches. <i>Changes made to paragraph 6.34 to include references to artificial pitch or pitches and to support for football use.</i>
019	L Bruce	3.45	Relief Road	The SPD should state that the Relief Road will be built at the start of the redevelopment of Wilton Park.	<i>Funding for an A355 Relief Road was confirmed in the Buckinghamshire Thames Valley Growth Deal 2016/17 to 2021 announced in July 2014. Factual update made to paragraph 3.26.</i>
020	S & A Park		Formal Playing Pitches	There should be least 3 hectares of sports pitches with one flood-lit, artificial pitch, all for use by Beaconsfield Holtspur Football Club. The pitches should be available for use during the construction period. There should be a community hub with changing facilities and car parking for 100 cars.	The SPD proposes at least 2 hectares of formal open-air sports pitches to be available throughout the construction period. The SPD also proposes new changing facilities at the community hub. It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s), though the District Council as local planning authority would support the use of the pitches for football. Flood-lighting could have a detrimental impact on landscape character and conservation interests. There may be scope within the development for an artificial pitch or pitches. <i>Changes made to paragraph 6.34 to include references to artificial pitch or pitches and to support for football use.</i>
021	S Jameson		Infrastructure - General	There is insufficient consideration of impacts on traffic, medical facilities, shopping, school places and services. The plan is vague on the subject of a relief road and how Wilton Park will be integrated with Beaconsfield. The project should be shelved until questions are answered	The SPD requires that prior to the granting of planning permission, the applicant will need to demonstrate that the necessary infrastructure can be put in place within agreed timescales. <i>No change required.</i>

South Bucks District Council Wilton Park Development Brief SPD Consultation Draft  
Schedule of Representations

No.	Respondent	Para. No.	Issue	Comment	SBDC Response
022	M Jolly		Community Hub	Provision should be made for new indoor sports and cultural facilities.	The SPD makes provision for new community uses. <i>No change required.</i>
022	M Jolly		Housing Mix	The Draft SPD does not address the need for affordable housing or homes for the elderly.	The SPD requires that the development provides for a range of housing. <i>No change required.</i>
022	M Jolly		Infrastructure - General	The Draft SPD ignores the capacity of existing facilities and services to cope with new development.	The SPD requires that prior to the granting of planning permission, the applicant will need to demonstrate that the necessary infrastructure can be put in place within agreed timescales. <i>No change required.</i>
022	M Jolly		Pedestrians & Cyclists	There should be more detail on how pedestrians and cyclists will be able to safely cross roads and junctions.	The SPD stresses that the development should be fully accessible for cyclists and pedestrians. Matters of details will be dealt with at planning application stage. <i>No change required.</i>
022	M Jolly		Relief Road	Development at Wilton Park should be dependent on construction of an A355 Relief Road.	<i>Adopted local planning policy does not require the whole of an A355 Relief Road to be provided before Wilton Park is redeveloped. Funding for an A355 Relief Road was confirmed in the Buckinghamshire Thames Valley Growth Deal 2016/17 to 2021 announced in July 2014. Factual update made to paragraph 3.26.</i>
022	M Jolly		Waste Water	No development should be permitted without incorporating measures to remedy existing problems in Old Beaconsfield.	New infrastructure will be required to support and mitigate the impact of the new development. <i>No change required.</i>
023	Beaconsfield Holtspur Football Club	6.25	Community Hub	Supports the development of a new community facility and the proposal that it includes changing rooms. The changing facility should be around 350 sq.m.	Noted. <i>No change required.</i>
023	Beaconsfield Holtspur Football	6.25	Community Hub	Supports the statement that the design of the community hub should reflect the site's setting and features.	Noted. <i>No change required.</i>
023	Beaconsfield Holtspur Football Club	6.34	Formal Playing Pitches	Supports the proposal for at least 2 hectares (preferably at least 3 hectares) of good quality formal sports pitches towards the western boundaries. These pitches should be used for football.	It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s), though the District Council as local planning authority would support the use of the pitches for football. <i>Change made to paragraph 6.34 to support for football use</i>
023	Beaconsfield Holtspur Football Club	6.34	Formal Playing Pitches	There should be a flood-lit, all weather artificial grass pitch for multi-sports use.	Flood-lighting could have a detrimental impact on landscape character and conservation interests. There may be scope within the development for an artificial pitch or pitches. <i>Change made to paragraph 6.34 to include a reference to artificial pitch or pitches.</i>
023	Beaconsfield Holtspur Football Club	6.35	Formal Playing Pitches	Support for provision of car parking adjacent to the community hub.	Noted. <i>No change required.</i>
023	Beaconsfield Holtspur Football Club	6.36	Formal Playing Pitches	Supports the proposal that the sports pitches should be retained in perpetuity for local clubs.	Noted. <i>No change required.</i>
023	Beaconsfield Holtspur Football Club	6.37	Formal Playing Pitches	Supports the requirement that pitches should be available throughout the construction period.	Noted. <i>No change required.</i>

South Bucks District Council Wilton Park Development Brief SPD Consultation Draft  
Schedule of Representations

No.	Respondent	Para. No.	Issue	Comment	SBDC Response
024	S Wright		Formal Playing Pitches	There should be least 3 hectares of sports pitches with one flood-lit, artificial pitch, all for use by Beaconsfield Holtspur Football Club. The pitches should be available for use during the construction period. There should be a community hub with changing facilities and car parking for 100 cars.	The SPD proposes at least 2 hectares of formal open-air sports pitches to be available throughout the construction period. The SPD also proposes new changing facilities at the community hub. It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s), though the District Council as local planning authority would support the use of the pitches for football. Flood-lighting could have a detrimental impact on landscape character and conservation interests. There may be scope within the development for an artificial pitch or pitches. <i>Changes made to paragraph 6.34 to include references to artificial pitch or pitches and to support for football use.</i>
025	R Marsh		Formal Playing Pitches	There should be least 3 hectares of sports pitches with one flood-lit, artificial pitch, all for use by Beaconsfield Holtspur Football Club. The pitches should be available for use during the construction period. There should be a community hub with changing facilities and car parking for 100 cars.	The SPD proposes at least 2 hectares of formal open-air sports pitches to be available throughout the construction period. The SPD also proposes new changing facilities at the community hub. It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s), though the District Council as local planning authority would support the use of the pitches for football. Flood-lighting could have a detrimental impact on landscape character and conservation interests. There may be scope within the development for an artificial pitch or pitches. <i>Changes made to paragraph 6.34 to include references to artificial pitch or pitches and to support for football use.</i>
026	I Cox		Formal Playing Pitches	There should be least 3 hectares of sports pitches for with one flood-lit, artificial pitch, all for use by Beaconsfield Holtspur Football Club. The pitches should be available for use during the construction period. There should be a community hub with changing facilities and car parking for 100 cars.	The SPD proposes at least 2 hectares of formal open-air sports pitches to be available throughout the construction period. The SPD also proposes new changing facilities at the community hub. It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s), though the District Council as local planning authority would support the use of the pitches for football. Flood-lighting could have a detrimental impact on landscape character and conservation interests. There may be scope within the development for an artificial pitch or pitches. <i>Changes made to paragraph 6.34 to include references to artificial pitch or pitches and to support for football use.</i>
027	Wooburn Green & Bourne End Parish Council			No comments.	Noted. <i>No change required.</i>



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028	T Healey		Formal Playing Pitches	There should be least 3 hectares of good standard sports pitches for with one flood-lit, artificial pitch, all for use by Beaconsfield Holtspur Football Club. The pitches should be available for use during the construction period. There should be a community hub with changing facilities and car parking. Supports the location of the pitches to the western edge of the site.	The SPD proposes at least 2 hectares of formal open-air sports pitches to be available throughout the construction period. The SPD also proposes new changing facilities at the community hub. It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s), though the District Council as local planning authority would support the use of the pitches for football. Flood-lighting could have a detrimental impact on landscape character and conservation interests. There may be scope within the development for an artificial pitch or pitches. <i>Changes made to paragraph 6.34 to include references to artificial pitch or pitches and to support for football use.</i>
029	D Cameron		Community Hub	The expectation is that the new facilities will be used by Beaconsfield Holtspur Football Club. There should be new single clubhouse facility for use by the football club and Beaconsfield Cricket Club and <u>Beaconsfield Squash Club.</u>	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. <i>No change required.</i>
030	T & L Fricker		Formal Playing Pitches	There should be least 3 hectares of sports pitches for with one flood-lit, artificial pitch, all for use by Beaconsfield Holtspur Football Club. The pitches should be available for use during the construction period. There should be a community hub with changing facilities and car parking for 100 cars.	The SPD proposes at least 2 hectares of formal open-air sports pitches to be available throughout the construction period. The SPD also proposes new changing facilities at the community hub. It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s), though the District Council as local planning authority would support the use of the pitches for football. Flood-lighting could have a detrimental impact on landscape character and conservation interests. There may be scope within the development for an artificial pitch or pitches. <i>Changes made to paragraph 6.34 to include references to artificial pitch or pitches and to support for football use.</i>
031	Not assigned				
032	G Rees		Community Hub	The expectation is that the new facilities will be used by Beaconsfield Holtspur Football Club. There should be new single clubhouse facility for use by the football club and Beaconsfield Cricket Club and <u>Beaconsfield Squash Club.</u>	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. <i>No change required.</i>
033	L Morgan		Community Hub	The expectation is that the new facilities will be used by Beaconsfield Holtspur Football Club. There should be new single clubhouse facility for use by the football club and Beaconsfield Cricket Club and <u>Beaconsfield Squash Club.</u>	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. <i>No change required.</i>
034	H Suter		Community Hub	The expectation is that the new facilities will be used by Beaconsfield Holtspur Football Club. There should be new single clubhouse facility for use by the football club and Beaconsfield Cricket Club and <u>Beaconsfield Squash Club.</u>	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. <i>No change required.</i>
035	T Gosal		Community Hub	The expectation is that the new facilities will be used by Beaconsfield Holtspur Football Club. There should be new single clubhouse facility for use by the football club and Beaconsfield Cricket Club and <u>Beaconsfield Squash Club.</u>	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. <i>No change required.</i>

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No.	Respondent	Para. No.	Issue	Comment	SBDC Response
036	S Brosnan		Formal Playing Pitches	There should be least 3 hectares of good standard sports pitches for with one flood-lit, artificial pitch, all for use by Beaconsfield Holtspur Football Club. The pitches should be available for use during the construction period. There should be a community hub with changing facilities and car parking.	The SPD proposes at least 2 hectares of formal open-air sports pitches to be available throughout the construction period. The SPD also proposes new changing facilities at the community hub. It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s), though the District Council as local planning authority would support the use of the pitches for football. Flood-lighting could have a detrimental impact on landscape character and conservation interests. There may be scope within the development for an artificial pitch or pitches. <i>Changes made to paragraph 6.34 to include references to artificial pitch or pitches and to support for football use.</i>
037	R Abrahams		Community Hub	The expectation is that the new facilities will be used by Beaconsfield Holtspur Football Club. There should be new single clubhouse facility for use by the football club and Beaconsfield Cricket Club and <u>Beaconsfield Squash Club</u> .	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. <i>No change required.</i>
038	L Brosnan		Formal Playing Pitches	There should be least 3 hectares of good standard sports pitches for with one flood-lit, artificial pitch, all for use by Beaconsfield Holtspur Football Club. The pitches should be available for use during the construction period. There should be a community hub with changing facilities and car parking for 100 cars.	The SPD proposes at least 2 hectares of formal open-air sports pitches to be available throughout the construction period. The SPD also proposes new changing facilities at the community hub. It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s), though the District Council as local planning authority would support the use of the pitches for football. Flood-lighting could have a detrimental impact on landscape character and conservation interests. There may be scope within the development for an artificial pitch or pitches. <i>Changes made to paragraph 6.34 to include references to artificial pitch or pitches and to support for football use.</i>
039	J Pottage		Formal Playing Pitches	There should be least 3 hectares of good standard sports pitches for with one flood-lit, artificial pitch, all for use by Beaconsfield Holtspur Football Club. The pitches should be available for use during the construction period. There should be a community hub with changing facilities and car parking for 100 cars.	The SPD proposes at least 2 hectares of formal open-air sports pitches to be available throughout the construction period. The SPD also proposes new changing facilities at the community hub. It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s), though the District Council as local planning authority would support the use of the pitches for football. Flood-lighting could have a detrimental impact on landscape character and conservation interests. There may be scope within the development for an artificial pitch or pitches. <i>Changes made to paragraph 6.34 to include references to artificial pitch or pitches and to support for football use.</i>

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No.	Respondent	Para. No.	Issue	Comment	SBDC Response
040	F McGurk		Formal Playing Pitches	There should be least 3 hectares of good standard sports pitches for with one flood-lit, artificial pitch, all for use by Beaconsfield Holtspur Football Club. The pitches should be available for use during the construction period. There should be a community hub with changing facilities and car parking for 100 cars.	The SPD proposes at least 2 hectares of formal open-air sports pitches to be available throughout the construction period. The SPD also proposes new changing facilities at the community hub. It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s), though the District Council as local planning authority would support the use of the pitches for football. Flood-lighting could have a detrimental impact on landscape character and conservation interests. There may be scope within the development for an artificial pitch or pitches. <i>Changes made to paragraph 6.34 to include references to artificial pitch or pitches and to support for football use.</i>
041	R Richards		Car Parking	The spaces at the Community Hub are welcome, but additional spaces are also required.	The number of car parking spaces is considered appropriate for the community facilities proposed in the SPD. <i>No change required.</i>
041	R Richards		Document Overall	The Draft SPD covers many of the issues identified in the Core Strategy in a reasonably positive way.	Noted. <i>No change required.</i>
041	R Richards		Infrastructure - General	Are adequate long-term plans in place to provide for necessary social infrastructure?	The SPD requires that prior to the granting of planning permission, the applicant will need to demonstrate that the necessary infrastructure can be put in place within agreed timescales. <i>No change required.</i>
041	R Richards		Integration with Beaconsfield	It is not clear how the old and new communities will be amalgamated.	The SPD aims to secure a well connected development that respects its surroundings and provides new community facilities, sports pitches and a local park for Beaconsfield. <i>No change required.</i>
041	R Richards		Vehicle Access	Do the proposals take into account additional vehicle movements?	Additional vehicle movements have been considered. <i>No change required.</i>
041	R Richards		Relief Road	Development at Wilton park should be dependent on construction of an A355 Relief Road.	<i>Adopted local planning policy does not require the whole of an A355 Relief Road to be provided before Wilton Park is redeveloped. Funding for an A355 Relief Road was confirmed in the Buckinghamshire Thames Valley Growth Deal 2016/17 to 2021 announced in July 2014. Factual update made to paragraph 3.26.</i>
041	R Richards		Waste Water	How is foul water and surface water drainage dealt with?	The SPD requires that the development includes SUDS. A Flood Risk and Drainage Assessment will be required to support a planning application. <i>No change required.</i>
042	C Mitchell		Relief Road	Aspiration for a Relief Road is understandable. It should be considered in the context of wider solutions. The proposed route for a Relief Road is not compatible with either of the two Highways Authority Retained Improvement Lines. It is not clear how the road within the development can operate as a street and as a Relief Road. Will the wedge of land created between a Relief Road and the A355 be regarded as land for development in the future?	<i>The first stage of a possible future A355 Relief Road was granted planning permission on 31 October 2014. The alignment of the remainder of an A355 Relief Road would be determined through a separate planning process. Factual update made to paragraph 3.26.</i>

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No.	Respondent	Para. No.	Issue	Comment	SBDC Response
043	T Hill		Community Hub	The community hub will duplicate existing facilities. The proposals should include a theatre.	The responses to the public consultation include a wide range of conflicting views as to what community facilities should be provided at Wilton Park. <i>Change made to paragraph 6.27 emphasising that the aim is to provide a new community building (or buildings) that will add to the quantum of community facilities already available in Beaconsfield and should not result in any reduction in the existing level of facilities available to serve the town.</i>
044	C Wright		Formal Playing Pitches	There should be least 3 hectares of good standard sports pitches for with one flood-lit, artificial pitch, all for use by Beaconsfield Holtspur Football Club. The pitches should be available for use during the construction period. There should be a community hub with changing facilities and car parking for 100 cars.	The SPD proposes at least 2 hectares of formal open-air sports pitches to be available throughout the construction period. The SPD also proposes new changing facilities at the community hub. It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s), though the District Council as local planning authority would support the use of the pitches for football. Flood-lighting could have a detrimental impact on landscape character and conservation interests. There may be scope within the development for an artificial pitch or pitches. <i>Changes made to paragraph 6.34 to include references to artificial pitch or pitches and to support for football use.</i>
045	M Wright		Formal Playing Pitches	There should be least 3 hectares of good standard sports pitches for with one flood-lit, artificial pitch, all for use by Beaconsfield Holtspur Football Club. The pitches should be available for use during the construction period. There should be a community hub with changing facilities and car parking for 100 cars.	The SPD proposes at least 2 hectares of formal open-air sports pitches to be available throughout the construction period. The SPD also proposes new changing facilities at the community hub. It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s), though the District Council as local planning authority would support the use of the pitches for football. Flood-lighting could have a detrimental impact on landscape character and conservation interests. There may be scope within the development for an artificial pitch or pitches. <i>Changes made to paragraph 6.34 to include references to artificial pitch or pitches and to support for football use.</i>
046	K Wattret		Formal Playing Pitches	There should be least 3 hectares of good standard sports pitches for with one flood-lit, artificial pitch, all for use by Beaconsfield Holtspur Football Club. The pitches should be available for use during the construction period. There should be a community hub with changing facilities and car parking for 100 cars.	The SPD proposes at least 2 hectares of formal open-air sports pitches to be available throughout the construction period. The SPD also proposes new changing facilities at the community hub. It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s), though the District Council as local planning authority would support the use of the pitches for football. Flood-lighting could have a detrimental impact on landscape character and conservation interests. There may be scope within the development for an artificial pitch or pitches. <i>Changes made to paragraph 6.34 to include references to artificial pitch or pitches and to support for football use.</i>

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No.	Respondent	Para. No.	Issue	Comment	SBDC Response
047	City of London Corporation	5.38	Biodiversity	The planting scheme should incorporate the use of native species.	Noted. No change required.
047	City of London Corporation	5.56	Burnham Beeches	Notes the aim to divert visitors to Burnham Beeches by incorporating high quality landscaping, but believes that the additional housing will result in more visitors.	Although there may be more visitors to Burnham Beeches, the numbers involved are likely to be very small. The 2014 Visitor Survey commissioned by the Corporation of London and South Bucks District Council, predicts that Wilton Park will generate 110 additional visitors per year. <i>No change required.</i>
047	City of London Corporation	6.33	Burnham Beeches	The proposed mitigation is unlikely to be successful as Burnham Beeches is a SAC for beech woodland.	The proposals include managed, informal recreational use of woodland. <i>No change required.</i>
047	City of London Corporation	7.17	Burnham Beeches	Based on the recent study, it is unlikely that there is a surface water hydrological connection between Wilton Park and Burnham Beeches. A subterranean connection cannot be ruled out but is unlikely.	Noted. <i>Factual updates made to paragraphs 2.39, 5.20 and 7.17.</i>
047	City of London Corporation	5.28-5.31	Trees & Woodland	Supports the retention of high value trees.	Noted. <i>No change required.</i>
047	City of London Corporation	5.32	Trees & Woodland	Fully endorses and encourages the retention of ancient woodland and the measures out in place to protect it (eg. buffer zones).	Noted. <i>No change required.</i>
048	C Lloyd		Community Hub	The expectation is that the new facilities will be used by Beaconsfield Holtspur Football Club. There should be new single clubhouse facility for use by the football club and Beaconsfield Cricket Club and <u>Beaconsfield Squash Club</u>	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. <i>No change required.</i>
049	A & K Dexter		Relief Road	Development at Wilton park should be dependent on construction of an A355 Relief Road.	<i>Adopted local planning policy does not require the whole of an A355 Relief Road to be provided before Wilton Park is redeveloped. Funding for an A355 Relief Road was confirmed in the Buckinghamshire Thames Valley Growth Deal 2016/17 to 2021 announced in July 2014. Factual update made to paragraph 3.26.</i>
050	W Kirkpatrick		Community Hub	The expectation is that the new facilities will be used by Beaconsfield Holtspur Football Club. There should be new single clubhouse facility for use by the football club and Beaconsfield Cricket Club and <u>Beaconsfield Squash Club</u> .	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. <i>No change required.</i>
051	S Kirkby		Formal Playing Pitches	There should be least 3 hectares of good standard sports pitches for with one flood-lit, artificial pitch, all for use by Beaconsfield Holtspur Football Club. The pitches should be available for use during the construction period. There should be a community hub with changing facilities and car parking for 100 cars.	The SPD proposes at least 2 hectares of formal open-air sports pitches to be available throughout the construction period. The SPD also proposes new changing facilities at the community hub. It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s), though the District Council as local planning authority would support the use of the pitches for football. Flood-lighting could have a detrimental impact on landscape character and conservation interests. There may be scope within the development for an artificial pitch or pitches. <i>Changes made to paragraph 6.34 to include references to artificial pitch or pitches and to support for football use.</i>

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No.	Respondent	Para. No.	Issue	Comment	SBDC Response
052	M Reyner	6.25	Community Hub	Supports the development of a new community facility and the proposal that it includes changing rooms. The changing facility should be around 350 sq.m.	Noted. <i>No change required.</i>
052	M Reyner	6.25	Community Hub	Supports the statement that the design of the community hub should reflect the site's setting and features.	Noted. <i>No change required.</i>
052	M Reyner	6.34	Formal Playing Pitches	Supports the proposal for at least 2 hectares (preferably at least 3 hectares) of good quality formal sports pitches towards the western boundaries. These pitches should be used for football.	It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s), though the District Council as local planning authority would support the use of the pitches for football. <i>Change made to paragraph 6.34 to support for football use</i>
052	M Reyner	6.34	Formal Playing Pitches	There should be a flood-lit, all weather artificial grass pitch for multi-sports use.	Flood-lighting could have a detrimental impact on landscape character and conservation interests. There may be scope within the development for an artificial pitch or pitches. <i>Change made to paragraph 6.34 to include a reference to artificial pitch or pitches.</i>
052	M Reyner	6.35	Formal Playing Pitches	Support for provision of car parking adjacent to the community hub.	Noted. <i>No change required.</i>
052	M Reyner	6.36	Formal Playing Pitches	Supports the proposal that the sports pitches should be retained in perpetuity for local clubs.	Noted. <i>No change required.</i>
052	M Reyner	6.37	Formal Playing Pitches	Supports the requirement that pitches should be available throughout the construction period.	Noted. <i>No change required.</i>
053	C Price		Community Hub	The expectation is that the new facilities will be used by Beaconsfield Holtspur Football Club. There should be new single clubhouse facility for use by the football club and Beaconsfield Cricket Club and Beaconsfield Squash Club	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. <i>No change required.</i>
054	A Giles		Formal Playing Pitches	There should be least 3 hectares of good standard sports pitches for with one flood-lit, artificial pitch, all for use by Beaconsfield Holtspur Football Club. The pitches should be available for use during the construction period. There should be a community hub with changing facilities and car parking for 100 cars.	The SPD proposes at least 2 hectares of formal open-air sports pitches to be available throughout the construction period. The SPD also proposes new changing facilities at the community hub. It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s), though the District Council as local planning authority would support the use of the pitches for football. Flood-lighting could have a detrimental impact on landscape character and conservation interests. There may be scope within the development for an artificial pitch or pitches. <i>Changes made to paragraph 6.34 to include references to artificial pitch or pitches and to support for football use.</i>
055	C Green		Community Hub	The expectation is that the new facilities will be used by Beaconsfield Holtspur Football Club. There should be new single clubhouse facility for use by the football club and Beaconsfield Cricket Club and Beaconsfield Squash Club	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. <i>No change required.</i>
056	P Kaye		Community Hub	There should be a shared clubhouse facility for Beaconsfield Cricket Club and Beaconsfield Holtspur Football Club.	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. <i>No change required.</i>

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No.	Respondent	Para. No.	Issue	Comment	SBDC Response
057	P Swindle		Community Hub	There should be a shared clubhouse facility for Beaconsfield Cricket Club and Beaconsfield Holtspur Football Club.	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. <i>No change required.</i>
058	A Patton		Community Hub	There should be a shared clubhouse facility for Beaconsfield Cricket Club and Beaconsfield Holtspur Football Club.	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. <i>No change required.</i>
059	C Nightingale		Community Hub	There should be a shared clubhouse facility for Beaconsfield Cricket Club and Beaconsfield Holtspur Football Club.	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. <i>No change required.</i>
060	R Lally		Green Spaces	Green spaces should be good quality.	Noted. <i>No change required.</i>
060	R Lally		Housing	The new homes should be good quality and blend with those in Beaconsfield.	Noted. <i>No change required.</i>
060	R Lally		Relief Road	A Relief Road should be provided.	<i>Adopted local planning policy does not require the whole of an A355 Relief Road to be provided before Wilton Park is redeveloped. Funding for an A355 Relief Road was confirmed in the Buckinghamshire Thames Valley Growth Deal 2016/17 to 2021 announced in July 2014. Factual update made to paragraph 3.26.</i>
061	English Heritage	2.4	Historic Environment	Although it is correct that there are no listed buildings or structures, there is historic interest at the site and this should be recognised in this paragraph.	Noted. <i>Factual amendment made to paragraph 2.40.</i>
061	English Heritage	3.36	Historic Environment	Reference should also be made to locally important heritage assets in line with Core Policy 8.	Noted. <i>Additional text included in paragraph 3.36.</i>
061	English Heritage	5.18	Historic Environment	Welcome references to the stone font and planter and remaining parts of the original kitchen garden.	Noted. <i>No change required.</i>
061	English Heritage	5.19	Historic Environment	The remains of the foundations of the former mansion and historic routeways should be acknowledged as opportunities for interpretation rather than just constraints. Welcome reference to the inherited character of the parkland. There should also be a reference to the Shean Block and the bunker	Noted. <i>Additional reference to former mansion and historic routeways included in paragraph 5.19. The Shean Block was demolished by the landowner in 2014.</i>
061	English Heritage	5.39	Historic Environment	Welcome references to the opportunity to protect and enhance important views. There should also be a reference to the opportunity to better understand the historic significance of the site.	Noted. <i>Additional reference to historic significance of the site included in paragraph 5.40.</i>
061	English Heritage	6.69	Historic Environment	The reference to the original walled garden should include a stronger requirement that it will be incorporated.	The existing reference is considered appropriate given that the structure is not listed. <i>No change required.</i>

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No.	Respondent	Para. No.	Issue	Comment	SBDC Response
062	N Rodgers		Formal Playing Pitches	There should be least 3 hectares of good standard sports pitches for with one flood-lit, artificial pitch, all for use by Beaconsfield Holtspur Football Club. The pitches should be available for use during the construction period. There should be a community hub with changing facilities and car parking for 100 cars.	The SPD proposes at least 2 hectares of formal open-air sports pitches to be available throughout the construction period. The SPD also proposes new changing facilities at the community hub. It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s), though the District Council as local planning authority would support the use of the pitches for football. Flood-lighting could have a detrimental impact on landscape character and conservation interests. There may be scope within the development for an artificial pitch or pitches. <i>Changes made to paragraph 6.34 to include references to artificial pitch or pitches and to support for football use.</i>
063	H Coales		Relief Road	A Relief Road should be provided.	<i>Adopted local planning policy does not require the whole of an A355 Relief Road to be provided before Wilton Park is redeveloped. Funding for an A355 Relief Road was confirmed in the Buckinghamshire Thames Valley Growth Deal 2016/17 to 2021 announced in July 2014. Factual update made to paragraph 3.26.</i>
064	H Bartlett		Community Hub	The expectation is that the new facilities will be used by Beaconsfield Holtspur Football Club. There should be new single clubhouse facility for use by the football club and Beaconsfield Cricket Club and Beaconsfield Squash Club.	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. <i>No change required.</i>
064	H Bartlett		Relief Road	A Relief Road would provide the best solution. If it is not going to be provided then alternative sustainable solutions are required.	<i>Adopted local planning policy does not require the whole of an A355 Relief Road to be provided before Wilton Park is redeveloped. Funding for an A355 Relief Road was confirmed in the Buckinghamshire Thames Valley Growth Deal 2016/17 to 2021 announced in July 2014. Factual update made to paragraph 3.26.</i>
065	A Sargent		Community Hub	The expectation is that the new facilities will be used by Beaconsfield Holtspur Football Club. There should be new single clubhouse facility for use by the football club and Beaconsfield Cricket Club and Beaconsfield Squash Club.	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. <i>No change required.</i>
066	J Pell		Affordable Housing	Affordable housing should be provided on site.	Noted. <i>No change required.</i>
066	J Pell		Car Parking	The proposed level of car parking is inadequate.	Noted. The SPD includes proposals for car parking spaces to help relieve parking issues elsewhere in Beaconsfield. <i>No change required.</i>
066	J Pell		Employment	Provision should be made for light industrial units.	The mix of employment uses listed in the SPD is considered more appropriate given the mainly residential nature of the redevelopment. <i>No change required.</i>
066	J Pell		Green Spaces	Woodlands and parkland will only benefit new residents.	The woodland and other open space will be accessible to the public. <i>No change required.</i>
066	J Pell		Infrastructure - General	Provision should be made for nurseries, schools and health facilities. The proposals in the Draft SPD will be of little benefit to the town.	The SPD states that prior to the granting of planning permission, the applicant will need to demonstrate that the necessary infrastructure can be put in place within agreed timescales. <i>No change required.</i>



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No.	Respondent	Para. No.	Issue	Comment	SBDC Response
066	J Pell		Relief Road	Development at Wilton park should be dependent on construction of an A355 Relief Road.	<i>Adopted local planning policy does not require the whole of an A355 Relief Road to be provided before Wilton Park is redeveloped. Funding for an A355 Relief Road was confirmed in the Buckinghamshire Thames Valley Growth Deal 2016/17 to 2021 announced in July 2014. Factual update made to paragraph 3.26.</i>
066	J Pell		Sports Facilities	A swimming pool is the only sports facility that is needed in Beaconsfield.	<i>Noted. No change required.</i>
067	G Bryant		Formal Playing Pitches	There should be least 3 hectares of good standard sports pitches for with one flood-lit, artificial pitch, all for use by Beaconsfield Holtspur Football Club. The pitches should be available for use during the construction period. There should be a community hub with changing facilities and car parking for 100 cars.	The SPD proposes at least 2 hectares of formal open-air sports pitches to be available throughout the construction period. The SPD also proposes new changing facilities at the community hub. It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s), though the District Council as local planning authority would support the use of the pitches for football. Flood-lighting could have a detrimental impact on landscape character and conservation interests. There may be scope within the development for an artificial pitch or pitches. <i>Changes made to paragraph 6.34 to include references to artificial pitch or pitches and to support for football use.</i>
068	I & P Buswell		Community Hub	The expectation is that the new facilities will be used by Beaconsfield Holtspur Football Club. There should be new single clubhouse facility for use by the football club and Beaconsfield Cricket Club and Beaconsfield Squash Club.	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. <i>No change required.</i>
069	S Finlay		Pedestrians & Cyclists	An underpass will be necessary to allow safe passage across the A355 for pedestrians and cyclists. In any event, the distance between the new development and amenities in Beaconsfield is too great to reduce the traffic generated by the new development.	The SPD requires alterations to Minerva Way to create a shared pedestrian/cycle route to Beaconsfield and off-site improvements to London End Roundabout. <i>No change required.</i>
069	S Finlay		Relief Road	Statements in the Draft SPD about the Relief Road are too vague. Development at Wilton Park should be dependent on construction of an A355 Relief Road.	<i>Adopted local planning policy does not require the whole of an A355 Relief Road to be provided before Wilton Park is redeveloped. Funding for an A355 Relief Road was confirmed in the Buckinghamshire Thames Valley Growth Deal 2016/17 to 2021 announced in July 2014. Factual update made to paragraph 3.26.</i>

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No.	Respondent	Para. No.	Issue	Comment	SBDC Response
070	C Chapman		Community Hub	There should be more specific proposals for a swimming pool, theatre or sports centre.	The responses to the public consultation include a wide range of conflicting views as to what community facilities should be provided at Wilton Park. It is important that the new facilities complement rather than duplicate existing provision in Beaconsfield. <i>Change made to paragraph 6.27 emphasising that the aim is to provide a new community building (or buildings) that will add to the quantum of community facilities already available in Beaconsfield and should not result in any reduction in the existing level of facilities available to serve the town. The community hub could be a multi-use community facility, a sports-oriented facility or an arts-oriented facility.</i>
070	C Chapman		Relief Road	Development at Wilton Park should be dependent on construction of an A355 Relief Road.	<i>Adopted local planning policy does not require the whole of an A355 Relief Road to be provided before Wilton Park is redeveloped. Funding for an A355 Relief Road was confirmed in the Buckinghamshire Thames Valley Growth Deal 2016/17 to 2021 announced in July 2014. Factual update made to paragraph 3.26.</i>
070	C Chapman		Waste Water	Provision should be made for new sewage treatment facilities for the new homes.	The SPD requires that adequate waste water infrastructure must be in place to serve the new development prior to occupation. <i>No change required.</i>
071	R Maynard		Community Hub	The expectation is that the new facilities will be used by Beaconsfield Holtspur Football Club. There should be new single clubhouse facility for use by the football club and Beaconsfield Cricket Club and Beaconsfield Squash Club.	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. <i>No change required.</i>
072	C Platts		Infrastructure - General	Greater thought needs to be given to the impact on Beaconsfield in terms of traffic, sewerage and drainage.	The SPD states that prior to the granting of planning permission, the applicant will need to demonstrate that the necessary infrastructure can be put in place within agreed timescales. <i>No change required.</i>
073	R Heard		Community Hub	The expectation is that the new facilities will be used by Beaconsfield Holtspur Football Club. There should be new single clubhouse facility for use by the football club and Beaconsfield Cricket Club and Beaconsfield Squash Club.	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. <i>No change required.</i>
074	Beaconsfield Cricket Club Colts		Community Hub	The expectation is that the new facilities will be used by Beaconsfield Holtspur Football Club. There should be new single clubhouse facility for use by the football club and Beaconsfield Cricket Club and Beaconsfield Squash Club.	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. <i>No change required.</i>
075	J Budzynski		Community Hub	The expectation is that the new facilities will be used by Beaconsfield Holtspur Football Club. There should be new single clubhouse facility for use by the football club and Beaconsfield Cricket Club and Beaconsfield Squash Club.	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. <i>No change required.</i>

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No.	Respondent	Para. No.	Issue	Comment	SBDC Response
076	R Dunkley		Formal Playing Pitches	There should be least 3 hectares of good standard sports pitches for with one flood-lit, artificial pitch, all for use by Beaconsfield Holtspur Football Club. The pitches should be available for use during the construction period. There should be a community hub with changing facilities and car parking for 100 cars.	The SPD proposes at least 2 hectares of formal open-air sports pitches to be available throughout the construction period. The SPD also proposes new changing facilities at the community hub. It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s), though the District Council as local planning authority would support the use of the pitches for football. Flood-lighting could have a detrimental impact on landscape character and conservation interests. There may be scope within the development for an artificial pitch or pitches. <i>Changes made to paragraph 6.34 to include references to artificial pitch or pitches and to support for football use.</i>
077	P Courtenay-Luck		Sports Facilities	The development should include provision for squash facilities.	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. <i>No change required.</i>
078	C Hobbs		Sports Facilities	The development should include a swimming pool and gym plus a new club house for the squash club.	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. <i>No change required.</i>
079	C Reyner		Formal Playing Pitches	There should be least 3 hectares of good standard sports pitches for with one flood-lit, artificial pitch, all for use by Beaconsfield Holtspur Football Club. The pitches should be available for use during the construction period. There should be a community hub with changing facilities and car parking for 100 cars.	The SPD proposes at least 2 hectares of formal open-air sports pitches to be available throughout the construction period. The SPD also proposes new changing facilities at the community hub. It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s), though the District Council as local planning authority would support the use of the pitches for football. Flood-lighting could have a detrimental impact on landscape character and conservation interests. There may be scope within the development for an artificial pitch or pitches. <i>Changes made to paragraph 6.34 to include references to artificial pitch or pitches and to support for football use.</i>
080	G Poulton		Community Hub	The expectation is that the new facilities will be used by Beaconsfield Holtspur Football Club. There should be new single clubhouse facility for use by the football club and Beaconsfield Cricket Club and <u>Beaconsfield Squash Club</u>	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. <i>No change required.</i>
081	S Burgess		Relief Road	Development at Wilton Park should be dependent on construction of an A355 Relief Road.	<i>Adopted local planning policy does not require the whole of an A355 Relief Road to be provided before Wilton Park is redeveloped. Funding for an A355 Relief Road was confirmed in the Buckinghamshire Thames Valley Growth Deal 2016/17 to 2021 announced in July 2014. Factual update made to paragraph 3.26.</i>
082	H Whittaker		Document Overall	Opposes the proposals for Wilton Park, HS2 and a Garden City at Gerrards Cross.	Noted. <i>No change required.</i>

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No.	Respondent	Para. No.	Issue	Comment	SBDC Response
083	Buckinghamshire County Council	5.26	Biodiversity	There should be a greater commitment to encouraging applicants to achieve overall biodiversity net gain (in line with Core Policy 14).	<i>Noted. Additional text included at paragraphs 5.39 &amp; 6.33.</i>
083	Buckinghamshire County Council	6.32 & 6.38	Biodiversity	Sympathetic maintenance of areas of redundant space in and around sports fields is an opportunity to promote biodiversity.	<i>Noted. Additional text included at paragraphs 5.39 &amp; 6.33.</i>
083	Buckinghamshire County Council	6.33	Biodiversity	Features for biodiversity should be encouraged at appropriate locations within the built environment.	<i>Noted. Additional text included at paragraph 6.33.</i>
083	Buckinghamshire County Council	6.38 & 7.18	Biodiversity	SUDS can provide significant biodiversity value. This should be required of any development.	<i>Noted. Additional text included at paragraph 7.17.</i>
083	Buckinghamshire County Council		Document Overall	Supports the content of the Draft SPD and the general principle of development at Wilton Park.	<i>Noted. No change required.</i>
083	Buckinghamshire County Council		Document Overall	The principle of the proposed development appears acceptable in highways terms. The following issues will need to be addressed as part of any formal planning application: a new access into the site from the Pyebush Roundabout; a first stage of a Relief Road to relieve congestion on the A355 and at London End Roundabout; integration of the new development with Beaconsfield; good pedestrian and cycle links between the site and Beaconsfield along Minerva Way; a new bus route. The Draft SPD highlights all of these issues and recognises that a Transport Assessment and Travel Plan will be required that addresses to the satisfaction of the Highway Authority.	<i>Noted. No change required.</i>
083	Buckinghamshire County Council	2.32 to 2.39	Ecology	The section on ecology should not include reference to arboriculture designations. It should reflect just the ecology and biodiversity interest.	<i>Noted. Heading revised.</i>
083	Buckinghamshire County Council	Plan 2.4	Ecology	The Plan should be amended to more accurately reflect known habitats on the site.	A Habitat Survey will be required in support of the planning application. <i>No change required.</i>
083	Buckinghamshire County Council	6.42 to 6.45	Green Spaces	Extra access to the informal recreation areas needs to be carefully planned and managed. New habitat as offset to potential impacts to ecologically sensitive areas should be encouraged.	<i>Noted. Additional text included at paragraph 6.42.</i>
083	Buckinghamshire County Council		Green Spaces	Welcomes the inclusion of the relevant green infrastructure guidance.	<i>Noted. No change required.</i>
083	Buckinghamshire County Council		Green Spaces	Green infrastructure requirements should be clearly set out in the Draft SPD based on the Green Infrastructure Strategy and Delivery Plan.	<i>Noted. No change required.</i>
083	Buckinghamshire County Council		Green Spaces	The new local park could be designated as green space.	<i>Noted. No change required.</i>
083	Buckinghamshire County Council		Green Spaces	Reference should be made to Priority Action Area 3 of the Buckinghamshire Green Infrastructure Strategy.	<i>Noted. Additional text included at paragraph 3.35.</i>
083	Buckinghamshire County Council		Green Spaces	There is opportunity for the site to improve linkages with surrounding woods, pasture and parkland.	<i>Noted. No change required.</i>
083	Buckinghamshire County Council		Infrastructure - General	The Draft SPD incorporates the Bucks CC requirement for additional school places/financial contributions.	<i>Noted. No change required.</i>

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No.	Respondent	Para. No.	Issue	Comment	SBDC Response
083	Buckinghamshire County Council		Landscape	Reference should also be made to the South Bucks Landscape Character Assessment 2011 and to County Council projects in <u>Historic Town Assessment</u> .	Noted. <i>Additional text included at paragraph 3.34.</i>
083	Buckinghamshire County Council		Minerva Way	Minerva Way could help address the current deficit of Green Infrastructure linkages between the site and Beaconsfield through <u>improved walking and cycling routes</u> .	Noted. <i>No change required.</i>
083	Buckinghamshire County Council		Pedestrians & Cyclists	Supports the intention to improve sustainable transport links.	Noted. <i>No change required.</i>
083	Buckinghamshire County Council		Planning Application	Supports advice that the applicant seeks early engagement with <u>English Heritage</u> .	Noted. <i>No change required.</i>
083	Buckinghamshire County Council		Planning Application	Reference should be to 'archaeological investigations' rather 'archaeological evaluations'.	Noted. <i>Text amended at paragraph 7.23.</i>
083	Buckinghamshire County Council	7.19 & 7.24	Planning Application	A Biodiversity Mitigation and Enhancement Strategy should be <u>required</u> .	Noted. <i>Text amended at paragraph 7.23.</i>
083	Buckinghamshire County Council		Public Transport	Supports the intention to improve sustainable transport links.	Noted. <i>No change required.</i>
083	Buckinghamshire County Council		Relief Road	Supports the concept of the Relief Road and its provision as part of <u>the SPD proposals</u> .	Noted. <i>No change required.</i>
083	Buckinghamshire County Council	5.27	Trees & Woodland	There should be a description of the tree species composition.	Noted. <i>Text amended at paragraph 5.27.</i>
083	Buckinghamshire County Council	5.32	Trees & Woodland	Supports use of NE standing advice.	Noted. <i>No change required.</i>
083	Buckinghamshire County Council	5.32	Trees & Woodland	New planting and landscaping could better connect ancient woodlands.	Noted. <i>Text amended at paragraph 5.37.</i>
083	Buckinghamshire County Council		Trees & Woodland	Recreational woodland use should generally be directed to non-ancient woodland. Where access is required to ancient woodland, developers should be encouraged to promote awareness.	Noted. <i>Text amended at paragraph 5.37 &amp; 6.43.</i>
083	Buckinghamshire County Council	Plan 5.1	Trees & Woodland	Supports use of buffers to the ancient woodland in/to the south of the site. A similar approach should be taken in the north of the site.	Noted. <i>No change required.</i>
083	Buckinghamshire County Council	6.39	Trees & Woodland	Access to woodland should be managed to reduce footfall in the <u>most sensitive areas, creating refuge areas for wildlife</u> .	Noted. <i>Additional text included at paragraph 6.39.</i>
083	Buckinghamshire County Council		Trees & Woodland	There should be a clear relationship with the northern edge of the Burnham Beeches SAC.	Although there may be more visitors to Burnham Beeches, the numbers involved are likely to be very small. The 2014 visitor survey commissioned by the Corporation of London and South Bucks District Council, predicts that Wilton Park will generate 110 additional visitors per year. <i>No change required.</i>
083	Buckinghamshire County Council		Vehicle Access	Support the provision of shared-use design principles, except the Relief Road where strategic traffic movement will need to be <u>prioritised</u> .	Noted. <i>No change required.</i>

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No.	Respondent	Para. No.	Issue	Comment	SBDC Response
084	Beaconsfield Rifle Club		Sports Facilities	The shooting ranges are not mentioned in the consultation document and the Rifle Club has not been included in the informal discussions with local clubs. The club is currently homeless and would like target shooting included as a sports amenity in the Wilton Park development, either re-using the existing ranges (in a proposed ecological area) or through the provision of target shooting facilities elsewhere within the Wilton Park development. Funds may be available for grant-aiding an elite shooting centre.	The SPD refers to the shooting ranges at Plan 2.1. The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. <i>No change required.</i>
085	J & J McEvoy		Formal Playing Pitches	There should be least 3 hectares of good standard sports pitches for with one flood-lit, artificial pitch, all for use by Beaconsfield Holtspur Football Club. The pitches should be available for use during the construction period. There should be a community hub with changing facilities and car parking for 100 cars.	The SPD proposes at least 2 hectares of formal open-air sports pitches to be available throughout the construction period. The SPD also proposes new changing facilities at the community hub. It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s), though the District Council as local planning authority would support the use of the pitches for football. Flood-lighting could have a detrimental impact on landscape character and conservation interests. There may be scope within the development for an artificial pitch or pitches. <i>Changes made to paragraph 6.34 to include references to artificial pitch or pitches and to support for football use.</i>
086	R Johnston		Relief Road	Development at Wilton Park should be dependent on construction of an A355 Relief Road.	<i>Adopted local planning policy does not require the whole of an A355 Relief Road to be provided before Wilton Park is redeveloped. Funding for an A355 Relief Road was confirmed in the Buckinghamshire Thames Valley Growth Deal 2016/17 to 2021 announced in July 2014. Factual update made to paragraph 3.26.</i>
087	L Roach		Formal Playing Pitches	There should be least 3 hectares of good standard sports pitches for with one flood-lit, artificial pitch, all for use by Beaconsfield Holtspur Football Club. The pitches should be available for use during the construction period. There should be a community hub with changing facilities and car parking for 100 cars.	The SPD proposes at least 2 hectares of formal open-air sports pitches to be available throughout the construction period. The SPD also proposes new changing facilities at the community hub. It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s), though the District Council as local planning authority would support the use of the pitches for football. Flood-lighting could have a detrimental impact on landscape character and conservation interests. There may be scope within the development for an artificial pitch or pitches. <i>Changes made to paragraph 6.34 to include references to artificial pitch or pitches and to support for football use.</i>

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No.	Respondent	Para. No.	Issue	Comment	SBDC Response
088	D Sanders		Community Hub	The proposals are not sufficient; there needs to be primary care provision and arts facilities.	The SPD states that if additional health care facilities are required to support the new development, they may be provided on-site or off-site funded through Section 106 contributions. The responses to the public consultation include a wide range of conflicting views as to what community facilities should be provided at Wilton Park. <i>Change made to paragraph 6.27 emphasising that the aim is to provide a new community building (or buildings) that will add to the quantum of community facilities already available in Beaconsfield and should not result in any reduction in the existing level of facilities available to serve the town. The community hub could be a multi-use community facility, a sports-oriented facility or an arts-oriented facility.</i>
088	D Sanders		Relief Road	There needs to be well designed roads including a Beaconsfield Relief Road.	<i>Adopted local planning policy does not require the whole of an A355 Relief Road to be provided before Wilton Park is redeveloped. Funding for an A355 Relief Road was confirmed in the Buckinghamshire Thames Valley Growth Deal 2016/17 to 2021 announced in July 2014. Factual update made to paragraph 3.26.</i>
089	S Badcock		Formal Playing Pitches	There should be least 3 hectares of good standard sports pitches for with one flood-lit, artificial pitch, all for use by Beaconsfield Holtspur Football Club. The pitches should be available for use during the construction period. There should be a community hub with changing facilities and car parking for 100 cars.	The SPD proposes at least 2 hectares of formal open-air sports pitches to be available throughout the construction period. The SPD also proposes new changing facilities at the community hub. It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s), though the District Council as local planning authority would support the use of the pitches for football. Flood-lighting could have a detrimental impact on landscape character and conservation interests. There may be scope within the development for an artificial pitch or pitches. <i>Changes made to paragraph 6.34 to include references to artificial pitch or pitches and to support for football use.</i>
090	P Osler		Formal Playing Pitches	There should be least 3 hectares of good standard sports pitches for with one flood-lit, artificial pitch, all for use by Beaconsfield Holtspur Football Club. The pitches should be available for use during the construction period. There should be a community hub with changing facilities and car parking for 100 cars.	The SPD proposes at least 2 hectares of formal open-air sports pitches to be available throughout the construction period. The SPD also proposes new changing facilities at the community hub. It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s), though the District Council as local planning authority would support the use of the pitches for football. Flood-lighting could have a detrimental impact on landscape character and conservation interests. There may be scope within the development for an artificial pitch or pitches. <i>Changes made to paragraph 6.34 to include references to artificial pitch or pitches and to support for football use.</i>

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No.	Respondent	Para. No.	Issue	Comment	SBDC Response
091	S & D Gordon		Formal Playing Pitches	There should be least 3 hectares of good standard sports pitches for with one flood-lit, artificial pitch, all for use by Beaconsfield Holtspur Football Club. The pitches should be available for use during the construction period. There should be a community hub with changing facilities and car parking for 100 cars.	The SPD proposes at least 2 hectares of formal open-air sports pitches to be available throughout the construction period. The SPD also proposes new changing facilities at the community hub. It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s), though the District Council as local planning authority would support the use of the pitches for football. Flood-lighting could have a detrimental impact on landscape character and conservation interests. There may be scope within the development for an artificial pitch or pitches. <i>Changes made to paragraph 6.34 to include references to artificial pitch or pitches and to support for football use.</i>
092	A Gallagher		Community Hub	The expectation is that the new facilities will be used by Beaconsfield Holtspur Football Club. There should be new single clubhouse facility for use by the football club and Beaconsfield Cricket Club and <u>Beaconsfield Squash Club</u> .	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. <i>No change required.</i>
093	J Fleming		Community Hub	The expectation is that the new facilities will be used by Beaconsfield Holtspur Football Club. There should be new single clubhouse facility for use by the football club and Beaconsfield Cricket Club and <u>Beaconsfield Squash Club</u> .	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. <i>No change required.</i>
094	L Baker		Community Hub	Beaconsfield requires a dedicated arts space rather than another multi-purpose space. This is an opportunity to provide a new dedicated theatre space.	The responses to the public consultation include a wide range of conflicting views as to what community facilities should be provided at Wilton Park. <i>Change made to paragraph 6.27 emphasising that the aim is to provide a new community building (or buildings) that will add to the quantum of community facilities already available in Beaconsfield and should not result in any reduction in the existing level of facilities available to serve the town. The community hub could be a multi-use community facility, a sports-oriented facility or an arts-oriented facility.</i>
095	G Buhrkohl		Formal Playing Pitches	There should be least 3 hectares of good standard sports pitches for with one flood-lit, artificial pitch, all for use by Beaconsfield Holtspur Football Club. The pitches should be available for use during the construction period. There should be a community hub with changing facilities and car parking for 100 cars.	The SPD proposes at least 2 hectares of formal open-air sports pitches to be available throughout the construction period. The SPD also proposes new changing facilities at the community hub. It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s), though the District Council as local planning authority would support the use of the pitches for football. Flood-lighting could have a detrimental impact on landscape character and conservation interests. There may be scope within the development for an artificial pitch or pitches. <i>Changes made to paragraph 6.34 to include references to artificial pitch or pitches and to support for football use.</i>



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No.	Respondent	Para. No.	Issue	Comment	SBDC Response
096	P Richardson		Community Hub	The expectation is that the new facilities will be used by Beaconsfield Holtspur Football Club. There should be new single clubhouse facility for use by the football club and Beaconsfield Cricket Club and Beaconsfield Squash Club.	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. <i>No change required.</i>
097	H Sendell		Community Hub	There should be greater clarity about the facilities (including the amount of space) and uses. A nursery, café and shop should not form part of the community hub as they will be run as private businesses. The community hub should comprise a genuinely useful hall that can accommodate every possible activity.	The SPD envisages that the hub will include but not necessarily be limited to community uses. The responses to the public consultation include a wide range of conflicting views as to what community facilities should be provided at Wilton Park. <i>Change made to paragraph 6.27 emphasising that the aim is to provide a new community building (or buildings) that will add to the quantum of community facilities already available in Beaconsfield and should not result in any reduction in the existing level of facilities available to serve the town. The community hub could be a multi-use community facility, a sports-oriented facility or an arts-oriented facility.</i>
097	H Sendell		Document Overall	The Draft SPD does not address social and cultural well-being.	The SPD seeks to secure sustainable development. <i>No change required.</i>
097	H Sendell		Relief Road	Development at Wilton Park should be dependent on construction of an A355 Relief Road.	<i>Adopted local planning policy does not require the whole of an A355 Relief Road to be provided before Wilton Park is redeveloped. Funding for an A355 Relief Road was confirmed in the Buckinghamshire Thames Valley Growth Deal 2016/17 to 2021 announced in July 2014. Factual update made to paragraph 3.26.</i>
098	R Tincknell		Community Hub	The community hub will replace existing facilities rather than include innovative new facilities.	The responses to the public consultation include a wide range of conflicting views as to what community facilities should be provided at Wilton Park. <i>Change made to paragraph 6.27 emphasising that the aim is to provide a new community building (or buildings) that will add to the quantum of community facilities already available in Beaconsfield and should not result in any reduction in the existing level of facilities available to serve the town. The community hub could be a multi-use community facility, a sports-oriented facility or an arts-oriented facility.</i>
098	R Tincknell		Pedestrians and Cyclists	Insufficient consideration has been given to a footpath / cycleway to Seer Green Station.	The potential for a connection to Seer Green Railway Station has been explored, but landownership constraints currently preclude a direct route for pedestrians and cyclists. <i>No change required.</i>
098	R Tincknell		Relief Road	Development at Wilton Park should be dependent on construction of an A355 Relief Road. This should be reflected in the Phasing Plan and Delivery Strategy.	<i>Adopted local planning policy does not require the whole of an A355 Relief Road to be provided before Wilton Park is redeveloped. Funding for an A355 Relief Road was confirmed in the Buckinghamshire Thames Valley Growth Deal 2016/17 to 2021 announced in July 2014. Factual update made to paragraph 3.26.</i>

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No.	Respondent	Para. No.	Issue	Comment	SBDC Response
099	H Fry		Historic Environment	The military heritage of the site should be retained. The Shean Block dates from WW2 and could become a heritage centre or museum.	<i>The Shean Block was demolished by the landowner in 2014. However, there is potential for the new development to recognise the military heritage of the site. Additional reference to historic significance of the site included in paragraphs 5.40 &amp; 6.6.</i>
100	S Littlewood		Community Hub	The expectation is that the new facilities will be used by Beaconsfield Holtspur Football Club. There should be new single clubhouse facility for use by the football club and Beaconsfield Cricket Club and Beaconsfield Squash Club.	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. <i>No change required.</i>
101	D & S Smith		Formal Playing Pitches	There should be least 3 hectares of good standard sports pitches for with one flood-lit, artificial pitch, all for use by Beaconsfield Holtspur Football Club. The pitches should be available for use during the construction period. There should be a community hub with changing facilities and car parking for 100 cars.	The SPD proposes at least 2 hectares of formal open-air sports pitches to be available throughout the construction period. The SPD also proposes new changing facilities at the community hub. It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s), though the District Council as local planning authority would support the use of the pitches for football. Flood-lighting could have a detrimental impact on landscape character and conservation interests. There may be scope within the development for an artificial pitch or pitches. <i>Changes made to paragraph 6.34 to include references to artificial pitch or pitches and to support for football use.</i>
102	Chiltern Society		Relief Road	Development at Wilton Park should be dependent on construction of an A355 Relief Road. This should be reflected in the Phasing Plan and Delivery Strategy.	<i>Adopted local planning policy does not require the whole of an A355 Relief Road to be provided before Wilton Park is redeveloped. Funding for an A355 Relief Road was confirmed in the Buckinghamshire Thames Valley Growth Deal 2016/17 to 2021 announced in July 2014. Factual update made to paragraph 3.26.</i>
102	Chiltern Society		Pedestrians & Cyclists	Insufficient consideration has been given to a footpath / cycleway to Seer Green Station.	The potential for a connection to Seer Green Railway Station has been explored, but landownership constraints currently preclude a direct route for pedestrians and cyclists. <i>No change required.</i>
102	Chiltern Society		Community Hub	The community hub will replace existing facilities rather than include innovative new facilities.	The responses to the public consultation include a wide range of conflicting views as to what community facilities should be provided at Wilton Park. <i>Change made to paragraph 6.27 emphasising that the aim is to provide a new community building (or buildings) that will add to the quantum of community facilities already available in Beaconsfield and should not result in any reduction in the existing level of facilities available to serve the town. The community hub could be a multi-use community facility, a sports-oriented facility or an arts-oriented facility.</i>
103	S Paterson		Historic Environment	The military heritage of the site should be retained. The Shean Block dates from WW2 and could become a heritage centre or museum.	<i>The Shean Block was demolished by the landowner in 2014. However, there is potential for the new development to recognise the military heritage of the site. Additional reference to historic significance of the site included in paragraphs 5.40 &amp; 6.6.</i>

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No.	Respondent	Para. No.	Issue	Comment	SBDC Response
103	S Paterson	5.19	Historic Environment	Supports the importance attached to the kitchen garden wall.	Noted. <i>No change required.</i>
104	G Walley		Community Hub	Supports the consideration that has been given to these facilities.	Noted. <i>No change required.</i>
104	G Walley		Sports Facilities	Supports the consideration that has been given to these facilities.	Noted. <i>No change required.</i>
104	G Walley		Infrastructure - General	Concerned that additional demands will be placed on schools, fire, police, GP and rail services.	The SPD states that prior to the granting of planning permission, the applicant will need to demonstrate that the necessary infrastructure can be put in place within agreed timescales. <i>No change required.</i>
104	G Walley		Car Parking	Concerned that there will be additional demands for car parking in Beaconsfield and at the rail station.	New car parking at the community hub could be used to help relieve parking pressures elsewhere in Beaconsfield. Development proposals should demonstrate how walking and cycling routes will be improved to allow access to Beaconsfield Railway Station. <i>No change required.</i>
104	G Walley		Relief Road	Development at Wilton Park should be dependent on construction of an A355 Relief Road and access from the Pyebush Roundabout.	<i>The first stage of a possible future A355 Relief Road was granted planning permission on 29 October 2014. Adopted local planning policy does not require the whole of an A355 Relief Road to be provided before Wilton Park is redeveloped. Funding for an A355 Relief Road was confirmed in the Buckinghamshire Thames Valley Growth Deal 2016/17 to 2021 announced in July 2014. Factual update made to paragraph 3.26.</i>
105	J Rider		Community Hub	The community hub does not include a staged area for use as a theatre for the arts. A parcel of land should be set aside at Wilton Park to allow the community to build its own arts centre.	The responses to the public consultation include a wide range of conflicting views as to what community facilities should be provided at Wilton Park. <i>Change made to paragraph 6.27 emphasising that the aim is to provide a new community building (or buildings) that will add to the quantum of community facilities already available in Beaconsfield and should not result in any reduction in the existing level of facilities available to serve the town. The community hub could be a multi-use community facility, a sports-oriented facility or an arts-oriented facility.</i>
106	B Lloyd-Taylor		Formal Playing Pitches	There should be least 3 hectares of good standard sports pitches for with one flood-lit, artificial pitch, all for use by Beaconsfield Holtspur Football Club. The pitches should be available for use during the construction period. There should be a community hub with changing facilities and car parking for 100 cars.	The SPD proposes at least 2 hectares of formal open-air sports pitches to be available throughout the construction period. The SPD also proposes new changing facilities at the community hub. It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s), though the District Council as local planning authority would support the use of the pitches for football. Flood-lighting could have a detrimental impact on landscape character and conservation interests. There may be scope within the development for an artificial pitch or pitches. <i>Changes made to paragraph 6.34 to include references to artificial pitch or pitches and to support for football use.</i>

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No.	Respondent	Para. No.	Issue	Comment	SBDC Response
107	R Walker		Formal Playing Pitches	There should be least 3 hectares of good standard sports pitches for with one flood-lit, artificial pitch, all for use by Beaconsfield Holtspur Football Club. The pitches should be available for use during the construction period. There should be a community hub with changing facilities and car parking for 100 cars.	The SPD proposes at least 2 hectares of formal open-air sports pitches to be available throughout the construction period. The SPD also proposes new changing facilities at the community hub. It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s), though the District Council as local planning authority would support the use of the pitches for football. Flood-lighting could have a detrimental impact on landscape character and conservation interests. There may be scope within the development for an artificial pitch or pitches. <i>Changes made to paragraph 6.34 to include references to artificial pitch or pitches and to support for football use.</i>
108	J Daniel		Community Hub	The expectation is that the new facilities will be used by Beaconsfield Holtspur Football Club. There should be new single clubhouse facility for use by the football club and Beaconsfield Cricket Club and Beaconsfield Squash Club. More lateral thinking is required which may result in some Green Belt being accepted as development opportunities as exceptions that benefit the community.	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. The SPD does not include new policies and does not form part of the Development Plan. The approach to Green Belt must be consistent with national and local planning policies. <i>No change required.</i>
109	G Daniel		Community Hub	The expectation is that the new facilities will be used by Beaconsfield Holtspur Football Club. There should be new single clubhouse facility for use by the football club and Beaconsfield Cricket Club and Beaconsfield Squash Club. More lateral thinking is required which may result in some Green Belt being accepted as development opportunities as exceptions that benefit the community.	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. The SPD does not include new policies and does not form part of the Development Plan. The approach to Green Belt must be consistent with national and local planning policies. <i>No change required.</i>
110	K & R Power		Formal Playing Pitches	There should be least 3 hectares of good standard sports pitches for with one flood-lit, artificial pitch, all for use by Beaconsfield Holtspur Football Club. The pitches should be available for use during the construction period. There should be a community hub with changing facilities and car parking for 100 cars.	The SPD proposes at least 2 hectares of formal open-air sports pitches to be available throughout the construction period. The SPD also proposes new changing facilities at the community hub. It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s), though the District Council as local planning authority would support the use of the pitches for football. Flood-lighting could have a detrimental impact on landscape character and conservation interests. There may be scope within the development for an artificial pitch or pitches. <i>Changes made to paragraph 6.34 to include references to artificial pitch or pitches and to support for football use.</i>

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No.	Respondent	Para. No.	Issue	Comment	SBDC Response
111	S Daily		Formal Playing Pitches	There should be least 3 hectares of good standard sports pitches for with one flood-lit, artificial pitch, all for use by Beaconsfield Holtspur Football Club. The pitches should be available for use during the construction period. There should be a community hub with changing facilities and car parking for 100 cars.	The SPD proposes at least 2 hectares of formal open-air sports pitches to be available throughout the construction period. The SPD also proposes new changing facilities at the community hub. It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s), though the District Council as local planning authority would support the use of the pitches for football. Flood-lighting could have a detrimental impact on landscape character and conservation interests. There may be scope within the development for an artificial pitch or pitches. <i>Changes made to paragraph 6.34 to include references to artificial pitch or pitches and to support for football use.</i>
112	T Murray		Formal Playing Pitches	There should be least 3 hectares of good standard sports pitches for with one flood-lit, artificial pitch, all for use by Beaconsfield Holtspur Football Club. The pitches should be available for use during the construction period. There should be a community hub with changing facilities and car parking for 100 cars.	The SPD proposes at least 2 hectares of formal open-air sports pitches to be available throughout the construction period. The SPD also proposes new changing facilities at the community hub. It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s), though the District Council as local planning authority would support the use of the pitches for football. Flood-lighting could have a detrimental impact on landscape character and conservation interests. There may be scope within the development for an artificial pitch or pitches. <i>Changes made to paragraph 6.34 to include references to artificial pitch or pitches and to support for football use.</i>
113	S Fyfe		Development Layout	Agrees that the development should have the sports facilities adjacent to the Cricket Club. Agrees that the development should not be a remote, gated, satellite village.	Noted. <i>No change required.</i>
113	S Fyfe		Formal Playing Pitches	Supports the provision of football pitches.	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. <i>No change required.</i>
113	S Fyfe		Sports Facilities	There is scope for provision of a private health club with a pool, tennis and other leisure facilities.	The aim is provide community facilities that will be available for new residents at Wilton Park and for those already living in Beaconsfield. <i>No change required.</i>
114	W Healy		Community Hub	The expectation is that the new facilities will be used by Beaconsfield Holtspur Football Club. There should be new single clubhouse facility for use by the football club and Beaconsfield Cricket Club and Beaconsfield Squash Club.	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. <i>No change required.</i>
114	W Healy		Infrastructure - General	Existing schools and health services in Beaconsfield are over-stretched. The development must provide new infrastructure.	The SPD states that prior to the granting of planning permission, the applicant will need to demonstrate that the necessary infrastructure can be put in place within agreed timescales. <i>No change required.</i>

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No.	Respondent	Para. No.	Issue	Comment	SBDC Response
115	B Cullimore		Affordable Housing	There should be 50% affordable housing, all provided on site.	The approach towards affordable housing provision is consistent with adopted local planning policy and the Council's Affordable Housing Supplementary Planning Document. <i>No change required.</i>
115	B Cullimore		Community Hub	The community hub should be available for new and existing residents and provide seating for at least 200 plus car parking.	The responses to the public consultation include a wide range of conflicting views as to what community facilities should be provided at Wilton Park. <i>Change made to paragraph 6.27 emphasising that the aim is to provide a new community building (or buildings) that will add to the quantum of community facilities already available in Beaconsfield and should not result in any reduction in the existing level of facilities available to serve the town. The community hub could be a multi-use community facility, a sports-oriented facility or an arts-oriented facility.</i>
116	M McPhillips		Community Hub	The expectation is that the new facilities will be used by Beaconsfield Holtspur Football Club. There should be new single clubhouse facility for use by the football club and Beaconsfield Cricket Club and <u>Beaconsfield Squash Club</u> .	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. <i>No change required.</i>
117	E Beard		Vehicle Access	The access should be on to the road at Jordans to avoid Beaconsfield Old Town.	Core Strategy Core Policy 14 refers to a new vehicle access off the Pyebush Roundabout or an alternative appropriate access. The public consultation has not identified a deliverable alternative appropriate access. <i>No change required.</i>
118	Woodland Trust		Trees & Woodland	Woodland makes excellent recreation space. The provision of woodland areas at Wilton Park will improve access to woodland in South Bucks.	Noted. <i>No change required.</i>
118	Woodland Trust		Trees & Woodland	Support the importance attached to existing trees, but woodland cover should be increased as a result of the development.	Noted. <i>No change required.</i>
118	Woodland Trust		Trees & Woodland	There should be substantial tree-planting as part of this development.	Noted. <i>No change required.</i>
118	Woodland Trust		Trees & Woodland	Trees can help mitigate transport impacts and support other relevant <u>Core Strategy policies</u> .	Noted. <i>No change required.</i>
118	Woodland Trust		Trees & Woodland	Supports the importance attached to existing trees on the site.	Noted. <i>No change required.</i>
118	Woodland Trust	6.6	Trees & Woodland	Tree planting and woodland creation should be planned from an <u>early stage</u> .	Noted. <i>No change required.</i>
118	Woodland Trust	6.32	Trees & Woodland	New woodland should be added to the list of spaces to be provided.	The proposals include managed, informal recreational use of woodland that is not currently accessible to the public. <i>No change required.</i>
118	Woodland Trust	6.77	Trees & Woodland	Woodland can help with resilience to climate change.	Noted. <i>No change required.</i>
119	K Mears		Community Hub	The expectation is that the new facilities will be used by Beaconsfield Holtspur Football Club. There should be new single clubhouse facility for use by the football club and Beaconsfield Cricket Club and <u>Beaconsfield Squash Club</u> .	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. <i>No change required.</i>

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No.	Respondent	Para. No.	Issue	Comment	SBDC Response
120	P McNally		Formal Playing Pitches	There should be least 3 hectares of good standard sports pitches for with one flood-lit, artificial pitch, all for use by Beaconsfield Holtspur Football Club. The pitches should be available for use during the construction period. There should be a community hub with changing facilities and car parking for 100 cars.	The SPD proposes at least 2 hectares of formal open-air sports pitches to be available throughout the construction period. The SPD also proposes new changing facilities at the community hub. It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s), though the District Council as local planning authority would support the use of the pitches for football. Flood-lighting could have a detrimental impact on landscape character and conservation interests. There may be scope within the development for an artificial pitch or pitches. <i>Changes made to paragraph 6.34 to include references to artificial pitch or pitches and to support for football use.</i>
121	R Clemow		Formal Playing Pitches	There should be least 3 hectares of good standard sports pitches for with one flood-lit, artificial pitch, all for use by Beaconsfield Holtspur Football Club. The pitches should be available for use during the construction period. There should be a community hub with changing facilities and car parking for 100 cars.	The SPD proposes at least 2 hectares of formal open-air sports pitches to be available throughout the construction period. The SPD also proposes new changing facilities at the community hub. It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s), though the District Council as local planning authority would support the use of the pitches for football. Flood-lighting could have a detrimental impact on landscape character and conservation interests. There may be scope within the development for an artificial pitch or pitches. <i>Changes made to paragraph 6.34 to include references to artificial pitch or pitches and to support for football use.</i>
122	A & C Walter		Formal Playing Pitches	There should be least 3 hectares of good standard sports pitches for with one flood-lit, artificial pitch, all for use by Beaconsfield Holtspur Football Club. The pitches should be available for use during the construction period. There should be a community hub with changing facilities and car parking for 100 cars.	The SPD proposes at least 2 hectares of formal open-air sports pitches to be available throughout the construction period. The SPD also proposes new changing facilities at the community hub. It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s), though the District Council as local planning authority would support the use of the pitches for football. Flood-lighting could have a detrimental impact on landscape character and conservation interests. There may be scope within the development for an artificial pitch or pitches. <i>Changes made to paragraph 6.34 to include references to artificial pitch or pitches and to support for football use.</i>
123	D Miller		Community Hub	The expectation is that the new facilities will be used by Beaconsfield Holtspur Football Club. There should be new single clubhouse facility for use by the football club and Beaconsfield Cricket Club and Beaconsfield Squash Club.	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. <i>No change required.</i>

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No.	Respondent	Para. No.	Issue	Comment	SBDC Response
124	P Martin		Formal Playing Pitches	There should be least 3 hectares of good standard sports pitches for with one flood-lit, artificial pitch, all for use by Beaconsfield Holtspur Football Club. The pitches should be available for use during the construction period. There should be a community hub with changing facilities and car parking for 100 cars.	The SPD proposes at least 2 hectares of formal open-air sports pitches to be available throughout the construction period. The SPD also proposes new changing facilities at the community hub. It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s), though the District Council as local planning authority would support the use of the pitches for football. Flood-lighting could have a detrimental impact on landscape character and conservation interests. There may be scope within the development for an artificial pitch or pitches. <i>Changes made to paragraph 6.34 to include references to artificial pitch or pitches and to support for football use.</i>
125	H Ashby-Rose		Infrastructure - General	Infrastructure in Beaconsfield is already at capacity. There will need to be better access and relief for traffic.	The SPD states that prior to the granting of planning permission, the applicant will need to demonstrate that the necessary infrastructure can be put in place within agreed timescales. <i>No change required.</i>
125	H Ashby-Rose		Linkages with Beaconsfield	The Draft SPD does not include assurances that the site will be sustainably linked to the town.	The proposed development should be fully accessible for cyclists and pedestrians and accommodate bus services. <i>No change required.</i>
125	H Ashby-Rose		Pedestrians and Cyclists	Good links are required to the New Town.	The proposed development should be fully accessible for cyclists and pedestrians. <i>No change required.</i>
125	H Ashby-Rose		Formal Playing Pitches	The football pitches should be retained, with a combined facility for football, cricket and squash.	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. <i>No change required.</i>
126	S Smith		Relief Road	Development at Wilton Park should be dependent on construction of an A355 Relief Road.	<i>The first stage of a possible future A355 Relief Road was granted planning permission on 29 October 2014. Adopted local planning policy does not require the whole of an A355 Relief Road to be provided before Wilton Park is redeveloped. Funding for an A355 Relief Road was confirmed in the Buckinghamshire Thames Valley Growth Deal 2016/17 to 2021 announced in July 2014. Factual update made to paragraph 3.26.</i>
126	S Smith		Infrastructure - General	Further consideration is required of the impacts on existing infrastructure.	The SPD states that prior to the granting of planning permission, the applicant will need to demonstrate that the necessary infrastructure can be put in place within agreed timescales. <i>No change required.</i>
126	S Smith	5.14	Public Transport	It is not clear how public transport is to be provided.	A Transport Assessment and Travel Plan will be required for the site. <i>No change required.</i>



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No.	Respondent	Para. No.	Issue	Comment	SBDC Response
126	S Smith	6.25	Community Hub	The community hub will duplicate and compete with facilities already available in Beaconsfield. There is little mention of funding. There is an opportunity for a new joint facility for the cricket, squash and football clubs.	The responses to the public consultation include a wide range of conflicting views as to what community facilities should be provided at Wilton Park. <i>Change made to paragraph 6.27 emphasising that the aim is to provide a new community building (or buildings) that will add to the quantum of community facilities already available in Beaconsfield and should not result in any reduction in the existing level of facilities available to serve the town. The community hub could be a multi-use community facility, a sports-oriented facility or an arts-oriented facility.</i>
126	S Smith	6.19	Affordable Housing	Affordable housing is unrealistic.	Affordable housing is required in accordance with Core Strategy Core Policy 3. <i>No change required.</i>
126	S Smith	6.48	Vehicle Access	The proposals for the access road through the site are unworkable.	The first stage of a possible future A355 Relief Road was granted planning permission on 29 October 2014. <i>No change required.</i>
126	S Smith	6.73	Development Layout	3-4 storey buildings will be out of keeping with Beaconsfield Old Town.	Only Area A is likely to accommodate any 4-storey buildings. <i>No change required.</i>
127	Beaconsfield Theatre Group		Community Hub	Land should be set aside for a theatre and arts centre.	The responses to the public consultation include a wide range of conflicting views as to what community facilities should be provided at Wilton Park. <i>Change made to paragraph 6.27 emphasising that the aim is to provide a new community building (or buildings) that will add to the quantum of community facilities already available in Beaconsfield and should not result in any reduction in the existing level of facilities available to serve the town.</i>
128	B Jackson		Relief Road	Development at Wilton Park should be dependent on construction of an A355 Relief Road funded through CIL.	<i>The first stage of a possible future A355 Relief Road was granted planning permission on 29 October 2014. Adopted local planning policy does not require the whole of an A355 Relief Road to be provided before Wilton Park is redeveloped. Funding for an A355 Relief Road was confirmed in the Buckinghamshire Thames Valley Growth Deal 2016/17 to 2021 announced in July 2014. Factual update made to paragraph 3.26.</i>
128	B Jackson		Public Transport	Minerva Way with access via London End Roundabout is not suitable for a bus route. Bus access should be via the Pyebush Roundabout.	Noted. <i>No change required.</i>
128	B Jackson		London End Roundabout	Any pedestrian and cycle bridge over the A355 should be far enough away from the properties at the end of Minerva Way not to be a nuisance.	Noted. <i>No change required.</i>
128	B Jackson		Minerva Way	Two-way access to the properties needs to be retained, but there should be no vehicle access to the new development. Supports proposed pedestrian and cycle use of Minerva Way.	Noted. <i>No change required.</i>

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No.	Respondent	Para. No.	Issue	Comment	SBDC Response
129	N Wood	6.34	Formal Playing Pitches	Supports the proposal for at least 2 hectares (preferably at least 3 hectares) of good quality formal sports pitches towards the western boundaries. These pitches should be used for football.	It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s), though the District Council as local planning authority would support the use of the pitches for football. <i>Change made to paragraph 6.34 to support for football use</i>
129	N Wood	6.34	Formal Playing Pitches	There should be a flood-lit, all weather artificial grass pitch for multi-sports use.	Flood-lighting could have a detrimental impact on landscape character and conservation interests. There may be scope within the development for an artificial pitch or pitches. <i>Change made to paragraph 6.34 to include a reference to artificial pitch or pitches.</i>
129	N Wood	6.35	Formal Playing Pitches	Support for provision of car parking adjacent to the community hub.	Noted. <i>No change required.</i>
129	N Wood	6.36	Formal Playing Pitches	Supports the proposal that the sports pitches should be retained in <u>perpetuity for local clubs.</u>	Noted. <i>No change required.</i>
129	N Wood	6.37	Formal Playing Pitches	Supports the requirement that pitches should be available throughout the construction period.	Noted. <i>No change required.</i>
129	N Wood	6.25	Community Hub	Supports the development of a new community facility and the proposal that it includes changing rooms. The changing facility should be around 350 sq.m.	Noted. <i>No change required.</i>
129	N Wood	6.25	Community Hub	Supports the statement that the design of the community hub should reflect the site's setting and features.	Noted. <i>No change required.</i>
130	J Shaw		Infrastructure - General	Infrastructure improvements will be required.	The SPD states that prior to the granting of planning permission, the applicant will need to demonstrate that the necessary infrastructure can be put in place within agreed timescales. <i>No change required.</i>
130	J Shaw		Affordable Housing	Affordable housing for local people should be provided on-site at Wilton Park.	Noted. <i>No change required.</i>
131	P Bastiman		Relief Road	Development at Wilton Park should be dependent on construction of an A355 Relief Road joining the Amersham Road close to Maxwell Road. Without the Relief Road, changes to improve conditions for pedestrians and cyclists at London End Roundabout could generate additional traffic congestion.	<i>The first stage of a possible future A355 Relief Road was granted planning permission on 29 October 2014. Adopted local planning policy does not require the whole of an A355 Relief Road to be provided before Wilton Park is redeveloped. Funding for an A355 Relief Road was confirmed in the Buckinghamshire Thames Valley Growth Deal 2016/17 to 2021 announced in July 2014. The location of a junction between the A355 and a Relief Road will be decided through a separate planning process. Factual update made to paragraph 6.26.</i>
131	P Bastiman		Construction Traffic	How will construction traffic be managed?	A Construction and Environmental Management Plan will be required. <i>No change required.</i>
131	P Bastiman		Community Hub	Agrees that a community facility is needed. The space for the ATC should be separate.	Noted. <i>Additional text included at paragraph 6.27.</i>
131	P Bastiman		Infrastructure - General	The development will place increased pressure on local schools and health facilities.	The SPD states that prior to the granting of planning permission, the applicant will need to demonstrate that the necessary infrastructure can be put in place within agreed timescales. <i>No change required.</i>

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No.	Respondent	Para. No.	Issue	Comment	SBDC Response
132	W Reyner		Formal Playing Pitches	Supports the response from Beaconsfield Football Club.	Noted.
133	S Bradshaw		Community Hub	The expectation is that the new facilities will be used by Beaconsfield Holtspur Football Club. There should be new single clubhouse facility for use by the football club and Beaconsfield Cricket Club and Beaconsfield Squash Club.	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. <i>No change required.</i>
134	Environment Agency		Document Overall	Water quality, water sources and flood risk have been adequately covered in the Draft SPD.	Noted. <i>No change required.</i>
134	Environment Agency	2.39, 5.20 & 7.17	Burnham Beeches	Recent modelling confirms there is no hydrological connection between Wilton Park and Burnham Beeches.	Noted. <i>Factual updates made to paragraphs 2.39, 5.20 and 7.17.</i>
134	Environment Agency	5.21	Waste Water	Support and recommend that the site is connected to the main foul sewer network. Liaison with Thames Water will be required.	Noted. <i>No change required.</i>
134	Environment Agency	5.22	Burnham Beeches	Wording update to refer to sensitive groundwater supplies.	<i>Noted. Factual update made to paragraph 5.21.</i>
134	Environment Agency	6.77	Sustainable Design	Supports references to SUDS and water efficiency requirements.	Noted. <i>No change required.</i>
134	Environment Agency	7.18	Sustainable Urban Drainage	Bucks CC has not commenced its role as SUDS approval body. The reference should reflect this.	<i>Noted. Factual update made to paragraph 7.17.</i>
134	Environment Agency	7.24	Supporting Documents	Update require to clarify whether a hydrology report is required.	<i>Noted. Factual update made to paragraph 7.23.</i>
135	Theatres Trust		Community Hub	Request to be kept informed of progress and of any future planning policy consultations and planning applications including pre-application discussions that involve the theatre on the site.	Noted. <i>No change required.</i>
136	J Evans		Formal Playing Pitches	There should be least 3 hectares of good standard sports pitches for with one flood-lit, artificial pitch, all for use by Beaconsfield Holtspur Football Club. The pitches should be available for use during the construction period. There should be a community hub with changing facilities and car parking for 100 cars.	The SPD proposes at least 2 hectares of formal open-air sports pitches to be available throughout the construction period. The SPD also proposes new changing facilities at the community hub. It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s), though the District Council as local planning authority would support the use of the pitches for football. Flood-lighting could have a detrimental impact on landscape character and conservation interests. There may be scope within the development for an artificial pitch or pitches. <i>Changes made to paragraph 6.34 to include references to artificial pitch or pitches and to support for football use.</i>
137	S Brosnan		Community Hub	The expectation is that the new facilities will be used by Beaconsfield Holtspur Football Club. There should be new single clubhouse facility for use by the football club and Beaconsfield Cricket Club and Beaconsfield Squash Club.	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. <i>No change required.</i>

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138	NHS England		Health Care Facilities	The new development will generate additional patients. The Millbarn Medical Centre has no space to expand and the Simpson Centre is too far away to provide a sustainable solution. Other options are therefore required, with the expansion funded by developer contributions. Neither of the options proposed (on-site as part of a community hub or contributions to fund off-site provision) provides a viable long-term solution. A new purpose-built facility should be made available at Wilton Park to allow the Millbarn Centre to relocate.	Wilton Park would not be a sustainable location for a new purpose-built facility of the type proposed by NHS England. <i>Additional text at paragraph 7.11 to emphasise the importance of pre-application discussions between the developer and NHS England.</i>
139	J Rodgers			There should be least 3 hectares of good standard sports pitches for with one flood-lit, artificial pitch, all for use by Beaconsfield Holtspur Football Club. The pitches should be available for use during the construction period. There should be a community hub with changing facilities and car parking for 100 cars. There should be new single clubhouse facility for use by the football club and Beaconsfield Cricket Club and Beaconsfield Squash Club.	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. The SPD proposes at least 2 hectares of formal open-air sports pitches to be available throughout the construction period. The SPD also proposes new changing facilities at the community hub and car parking. It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s), though the District Council as local planning authority would support the use of the pitches for football. Flood-lighting could have a detrimental impact on landscape character and conservation interests. There may be scope within the development for an artificial pitch or pitches. <i>Change made to paragraph 6.34 to include a reference to support for football use and to an artificial pitch or pitches.</i>
140	J Sayers		Formal Playing Pitches	There should be least 3 hectares of good standard sports pitches for with one flood-lit, artificial pitch, all for use by Beaconsfield Holtspur Football Club. The pitches should be available for use during the construction period. There should be a community hub with changing facilities and car parking for 100 cars.	The SPD proposes at least 2 hectares of formal open-air sports pitches to be available throughout the construction period. The SPD also proposes new changing facilities at the community hub. It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s), though the District Council as local planning authority would support the use of the pitches for football. Flood-lighting could have a detrimental impact on landscape character and conservation interests. There may be scope within the development for an artificial pitch or pitches. <i>Changes made to paragraph 6.34 to include references to artificial pitch or pitches and to support for football use.</i>
141	W Ing		Community Hub	The expectation is that the new facilities will be used by Beaconsfield Holtspur Football Club. There should be new single clubhouse facility for use by the football club and Beaconsfield Cricket Club and Beaconsfield Squash Club. More lateral thinking is required which may result in some Green Belt being accepted as development opportunities as exceptions that benefit the community.	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. The SPD does not include new policies and does not form part of the Development Plan. The approach to Green Belt must be consistent with national and local planning policies. <i>No change required.</i>

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No.	Respondent	Para. No.	Issue	Comment	SBDC Response
142	P Jeffrey		Relief Road	Development at Wilton Park should be dependent on construction of an A355 Relief Road and traffic calming of Candlemas Lane and surrounding main roads.	<i>The first stage of a possible future A355 Relief Road was granted planning permission on 29 October 2014. Adopted local planning policy does not require the whole of an A355 Relief Road to be provided before Wilton Park is redeveloped. Funding for an A355 Relief Road was confirmed in the Buckinghamshire Thames Valley Growth Deal 2016/17 to 2021 announced in July 2014. Off-site highways improvements will be considered in the Transport Assessment. Factual update made to paragraph 3.26.</i>
142	P Jeffrey		Sports Facilities	There should be a true shared facility with all weather pitches and indoor space.	There may be scope within the development for an artificial pitch or pitches. <i>Change made to paragraph 6.34 to include a reference to an artificial pitch or pitches.</i>
142	P Jeffrey		Infrastructure - General	Current facilities are unlikely to be able to cope.	The SPD states that prior to the granting of planning permission, the applicant will need to demonstrate that the necessary infrastructure can be put in place within agreed timescales. <i>No change required.</i>
143	T Harris		Formal Playing Pitches	There should be facilities for cricket, rugby and football.	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. <i>No change required.</i>
144	J Marsden		Formal Playing Pitches	There should be least 3 hectares of good standard sports pitches for with one flood-lit, artificial pitch, all for use by Beaconsfield Holtspur Football Club. The pitches should be available for use during the construction period. There should be a community hub with changing facilities and car parking for 100 cars.	The SPD proposes at least 2 hectares of formal open-air sports pitches to be available throughout the construction period. The SPD also proposes new changing facilities at the community hub. It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s), though the District Council as local planning authority would support the use of the pitches for football. Flood-lighting could have a detrimental impact on landscape character and conservation interests. There may be scope within the development for an artificial pitch or pitches. <i>Changes made to paragraph 6.34 to include references to artificial pitch or pitches and to support for football use.</i>
145	R Masson		Formal Playing Pitches	Supports the response from Beaconsfield Holtspur Football Club.	Noted.
146	Inland Homes		Document Overall	The Draft SPD will provide a robust framework for the preparation of a planning application.	Noted. <i>No change required.</i>
146	Inland Homes		Relief Road	A Relief Road is much more likely to be completed if the new access to Wilton Park doubles-up as the fully specified first phase of the Relief Road. Private sector finance will entirely fund Phase 1 and should help ensure that the remainder of the Relief Road can be prioritised for public sector funding	Noted. <i>No change required.</i>

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No.	Respondent	Para. No.	Issue	Comment	SBDC Response
146	Inland Homes	5.44, 6.46 & 6.47	Vehicle Access	A new access off the Pyebush Roundabout should be constructed at the start of the redevelopment, to be used by all construction traffic and the occupants of the SFA housing. Minerva Way should be closed to Wilton Park traffic allowing early improvements to London End Roundabout. Any access not directly linked to the Pyebush would not perform a dual function and would involve two roads being built (if funding becomes available for the Relief Road). Suggested wording changes to make clear the expectation that the developer will build the access at an early stage and to a standard suitable for the first phase of a Relief Road.	Noted. <i>Additional text at paragraph 6.46 to make clear the expectation that the developer will build the access at an early stage and to a standard suitable for the first phase of a Relief Road.</i>
146	Inland Homes		Pedestrians & Cyclists	Minerva Way should be traffic-free for pedestrians and cyclists.	Although Minerva Way should be closed to private vehicles (save for the existing homes close to London End Roundabout) it is not appropriate to rule out bus use of Minerva Way at this stage. <i>No change required.</i>
146	Inland Homes		Public Transport	Minerva Way will be compromised as a pedestrian and cycle route if it is also used by buses. A two-way bus route is not possible and there are problems associated with a one-way bus route in either direction. Bus access should be provided via an access from the Pyebush Roundabout. References in the Draft SPD to the possibility of a one-way bus route along Minerva Way should be deleted.	Although Minerva Way should be closed to private vehicles (save for the existing homes close to London End Roundabout) it is not appropriate to rule out bus use of Minerva Way at this stage. <i>No change required.</i>
146	Inland Homes	3.27	Planning Obligations	Reference should be made to the 3 tests for planning obligations specified in the NPPF.	Noted. <i>Factual amendment made to paragraph 3.27.</i>
146	Inland Homes	5.32	Trees & Woodland	Ancient woodland should be a material consideration of overriding importance.	Natural England's Standing Advice for Ancient Woodland and Veteran Trees will be a material consideration when determining planning applications for Wilton Park. <i>No change required.</i>
146	Inland Homes	6.21	Employment	It should be the responsibility of the developer to carry out a market assessment of demand for commercial uses. Delete the reference to advice that there would be strong demand for B1 office accommodation.	Noted. <i>No change required.</i>
146	Inland Homes	7.15	Management of New Facilities	The Council should take a more active role in the management and maintenance of public open space and associated facilities.	The SPD makes clear that it is the responsibility of the developer to demonstrate what management and maintenance arrangements will be put in place. <i>No change required.</i>
147	M Hodges		Infrastructure - General	The development will place increased pressure on local facilities, particularly schools, and rail services. A new primary school should be built at Wilton Park and there should be clear proposals for local senior schools	The SPD states that prior to the granting of planning permission, the applicant will need to demonstrate that the necessary infrastructure can be put in place within agreed timescales. <i>No change required.</i>
147	M Hodges		Relief Road	The proposal is not supported by all local residents.	Noted.

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No.	Respondent	Para. No.	Issue	Comment	SBDC Response
148	J Slater		Community Hub	The expectation is that the new facilities will be used by Beaconsfield Holtspur Football Club. There should be new single clubhouse facility for use by the football club and Beaconsfield Cricket Club and Beaconsfield Squash Club. More lateral thinking is required which may result in some Green Belt being accepted as development opportunities as exceptions that benefit the community.	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. The SPD does not include new policies and does not form part of the Development Plan. The approach to Green Belt must be consistent with national and local planning policies. <i>No change required.</i>
149	G Southgate		Document Overall	Support for the tone of much of the document which takes on board public comments.	Noted.
149	G Southgate		Community Hub	Beaconsfield requires a dedicated arts space rather than another multi-purpose space. This is an opportunity to provide a new dedicated theatre space, ideally run by the community for the community. It could include sports changing rooms and a museum. More than 100 car parking spaces are required.	The responses to the public consultation include a wide range of conflicting views as to what community facilities should be provided at Wilton Park. <i>Change made to paragraph 6.27 emphasising that the aim is to provide a new community building (or buildings) that will add to the quantum of community facilities already available in Beaconsfield and should not result in any reduction in the existing level of facilities available to serve the town. The community hub could be a multi-use community facility, a sports-oriented facility or an arts-oriented facility.</i>
150	M & J Hill		Infrastructure - General	The Draft should be strengthened in terms of traffic solutions. Instead of funding community and sports facilities, Section 106 contributions should be spent on the northern section of a Relief Road. There may be further development to the east of the A355 and north of the A40 also without appropriate transport facilities.	<i>The first stage of a possible future A355 Relief Road was granted planning permission on 29 October 2014. Adopted local planning policy does not require the whole of an A355 Relief Road to be provided before Wilton Park is redeveloped. Funding for an A355 Relief Road was confirmed in the Buckinghamshire Thames Valley Growth Deal 2016/17 to 2021 announced in July 2014. Any development elsewhere is not a matter for the SPD. Factual update made to paragraph 3.26.</i>
150	M & J Hill		Relief Road	A Relief Road should join the A355 further north than Candlemas Lane.	The location of a junction between the A355 and a Relief Road will be decided through a separate planning process. <i>No change required.</i>
150	M & J Hill		Pedestrians & Cyclists	Access from the site to Candlemas Lane should be limited to pedestrians and cyclists.	Noted. <i>No change required.</i>
150	M & J Hill		Development Layout	4-storey buildings would be inappropriate.	Only Area A is likely to accommodate any 4-storey buildings. <i>No change required.</i>
151	S Woolf		Relief Road	Development at Wilton Park should be dependent on construction of an A355 Relief Road to Maxwell Road, or the land should revert to Green Belt. The land between the Relief Road and the A355 should be protected from future development.	<i>The first stage of a possible future A355 Relief Road was granted planning permission on 29 October 2014. Adopted local planning policy does not require the whole of an A355 Relief Road to be provided before Wilton Park is redeveloped. Funding for an A355 Relief Road was confirmed in the Buckinghamshire Thames Valley Growth Deal 2016/17 to 2021 announced in July 2014. The location of a junction between the A355 and a Relief Road will be decided through a separate planning process. The land referred to is Green Belt. Factual update made to paragraph 3.26.</i>

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No.	Respondent	Para. No.	Issue	Comment	SBDC Response
151	S Woolf		Infrastructure - General	The development will put pressure on schools, health facilities and other infrastructure.	The SPD states that prior to the granting of planning permission, the applicant will need to demonstrate that the necessary infrastructure can be put in place within agreed timescales. <i>No change required.</i>
151	S Woolf		Car Parking	A park and ride facility should be provided linking Wilton Park to Beaconsfield.	Such a proposal would be beyond the scope of the SPD. <i>No change required.</i>
152	A Lindsay		Community Hub	The expectation is that the new facilities will be used by Beaconsfield Holtspur Football Club. There should be new single clubhouse facility for use by the football club and Beaconsfield Cricket Club and Beaconsfield Squash Club.	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. <i>No change required.</i>
153	R Roy		Community Hub	The expectation is that the new facilities will be used by Beaconsfield Holtspur Football Club. There should be new single clubhouse facility for use by the football club and Beaconsfield Cricket Club and Beaconsfield Squash Club. More lateral thinking is required which may result in some Green Belt being accepted as development opportunities as exceptions that benefit the community.	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. The SPD does not include new policies and does not form part of the Development Plan. The approach to Green Belt must be consistent with national and local planning policies. <i>No change required.</i>
154	J Cartwright		Development Layout	There needs to be a fence along the boundary of Wilton Park.	The SPD requires a design and layout that is sensitive to its surroundings. <i>No change required.</i>
154	J Cartwright	2.3	Surrounding Landownership	Wheatsheaf Farm has shooting rights in the woods.	Noted.
154	J Cartwright	2.27	Biodiversity	Great crested newts are present.	Noted. Biodiversity surveys are required in support of a planning application. <i>No change required.</i>
154	J Cartwright		Flooding	The sports fields flood towards Wheatsheaf Farm.	Noted. A flood risk assessment will be required in support of a planning application. <i>No change required.</i>
154	J Cartwright		Surrounding Landownership	The landfill site creates strong odours.	Noted.
154	J Cartwright		Surrounding Landownership	Wheatsheaf Farm is Grade II listed.	Noted. <i>Additional text included at paragraph 2.40.</i>
155	F Wilson		Relief Road	A Relief Road should not be provided. It would be expensive, generate more traffic and cut off Wilton Park from the town. The money would be better spent on sustainable transport improvements in Beaconsfield.	<i>Noted. Funding for an A355 Relief Road was confirmed in the Buckinghamshire Thames Valley Growth Deal 2016/17 to 2021 announced in July 2014. Factual update made to paragraph 3.26.</i>
156	D Holmes		Community Hub	The expectation is that the new facilities will be used by Beaconsfield Holtspur Football Club. There should be new single clubhouse facility for use by the football club and Beaconsfield Cricket Club and Beaconsfield Squash Club. The aim should be to create a centre of excellence for sport in Buckinghamshire.	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. <i>No change required.</i>



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No.	Respondent	Para. No.	Issue	Comment	SBDC Response
157	C Gowers		Formal Playing Pitches	There should be least 3 hectares of good standard sports pitches for with one flood-lit, artificial pitch, all for use by Beaconsfield Holtspur Football Club. The pitches should be available for use during the construction period. There should be a community hub with changing facilities and car parking for 100 cars.	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. The SPD proposes at least 2 hectares of formal open-air sports pitches to be available throughout the construction period. The SPD also proposes new changing facilities at the community hub and car parking. It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s), though the District Council as local planning authority would support the use of the pitches for football. Flood-lighting could have a detrimental impact on landscape character and conservation interests. There may be scope within the development for an artificial pitch or pitches. <i>Change made to paragraph 6.34 to include a reference to support for football use and to an artificial pitch or pitches.</i>
158	Scout Association		Community Hub	The new development at Wilton Park will create further demand for scouting. The new community hub should cater for this.	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. <i>No change required.</i>
159	J & S Brown		Document Overall	The Draft SPD is comprehensive and well drafted.	Noted. <i>No change required.</i>
159	J & S Brown		Relief Road	Development at Wilton Park should be dependent on construction of an A355 Relief Road.	<i>The first stage of a possible future A355 Relief Road was granted planning permission on 29 October 2014. Adopted local planning policy does not require the whole of an A355 Relief Road to be provided before Wilton Park is redeveloped. Funding for an A355 Relief Road was confirmed in the Buckinghamshire Thames Valley Growth Deal 2016/17 to 2021 announced in July 2014. Factual update made to paragraph 3.26.</i>
159	J & S Brown		Waste Water	The sewerage system in Beaconsfield must not be further compromised by the development at Wilton Park.	Noted. <i>No change required.</i>
159	J & S Brown		Energy Supplies	The developer must ensure that sufficient power provision is in place for Wilton Park.	Noted. <i>No change required.</i>
159	J & S Brown		London End Roundabout	Pedestrian and cyclist safety must be a priority.	Noted. <i>No change required.</i>
159	J & S Brown		Car Parking	The development should help provide a solution to parking problems in the Old Town.	Noted. <i>No change required.</i>
159	J & S Brown		Affordable Housing	The affordable housing should be built at Wilton Park. Any off-site affordable housing provision should be located within Beaconsfield.	Affordable housing provision will be in accordance with Core Strategy Core Policy 3 and the Council's Affordable Housing SPD. <i>No change required.</i>
159	J & S Brown		Infrastructure - General	Adequate provision must be made for schools and health provision.	Noted. <i>No change required.</i>
159	J & S Brown		Public Transport	A sustainable bus service will be essential, especially to / from Beaconsfield Railway Station.	Noted. <i>No change required.</i>

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No.	Respondent	Para. No.	Issue	Comment	SBDC Response
160	Wilton Park Watch		Document Overall	Compliments the Draft SPD for its structure, clarity and depth of contextual information and acknowledgement of input as a result of the public exhibition. The SPD is a positive step in the planning process.	Noted. <i>No change required.</i>
160	Wilton Park Watch		Infrastructure - General	The Draft SPD does not fully address and safeguard against the impact of development on existing infrastructure.	The SPD states that prior to the granting of planning permission, the applicant will need to demonstrate that the necessary infrastructure can be put in place within agreed timescales. <i>No change required.</i>
160	Wilton Park Watch		Relief Road	Development at Wilton Park should be dependent on construction of an A355 Relief Road.	<i>The first stage of a possible future A355 Relief Road was granted planning permission on 29 October 2014. Adopted local planning policy does not require the whole of an A355 Relief Road to be provided before Wilton Park is redeveloped. Funding for an A355 Relief Road was confirmed in the Buckinghamshire Thames Valley Growth Deal 2016/17 to 2021 announced in July 2014. Factual update made to paragraph 3.26.</i>
160	Wilton Park Watch		Core Strategy	Core Policy 14 refers to 300 dwellings. The SPD refers to 250-350. It is therefore amending policy which is beyond the scope of the SPD.	Core Policy 14 does not refer to the number of dwellings to be provided at Wilton Park. The reference in the Core Strategy is to around 300 dwellings and it appears in the Spatial Strategy section rather than in a policy. The SPD is not amending policy. <i>No change required</i>
160	Wilton Park Watch		Community Hub	The community hub is to be welcomed but the most appropriate facilities have yet to be defined. A group should be convened for this purpose.	The responses to the public consultation include a wide range of conflicting views as to what community facilities should be provided at Wilton Park. <i>Change made to paragraph 6.27 emphasising that the aim is to provide a new community building (or buildings) that will add to the quantum of community facilities already available in Beaconsfield and should not result in any reduction in the existing level of facilities available to serve the town. The community hub could be a multi-use community facility, a sports-oriented facility or an arts-oriented facility.</i>
160	Wilton Park Watch		Affordable Housing	Affordable housing should all be provided on-site.	Affordable housing provision will be in accordance with Core Strategy Core Policy 3 and the Council's Affordable Housing SPD.
160	Wilton Park Watch		Vehicle Access	The street and at-grade crossing are welcome objectives, but further information is required.	The site access was granted planning permission on 29 October 2014. <i>No change required.</i>
160	Wilton Park Watch		Employment	Support for list of acceptable uses. Other uses should be discouraged or explicitly excluded.	Unacceptable uses are covered by national and local planning policies; it is not necessary them all in the SPD. <i>No change required.</i>
160	Wilton Park Watch	5.9	London End Roundabout	Reducing the traffic on Minerva Way is only part of the solution to increasing congestion at London End Roundabout. A comprehensive Transport Assessment is required.	Noted. <i>No change required.</i>

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No.	Respondent	Para. No.	Issue	Comment	SBDC Response
160	Wilton Park Watch	5.20 & 5.21	Waste Water	The Draft SPD does not deal adequately with sewerage issues.	The SPD states that prior to the granting of planning permission, the applicant will need to demonstrate that the necessary infrastructure can be put in place within agreed timescales. <i>No change required.</i>
160	Wilton Park Watch	5.46	Car Parking	Easing car parking problems in the Old Town should be a priority. The number of spaces proposed for the community hub is not sufficient.	The number of car parking spaces is considered appropriate for the community facilities proposed in the SPD. <i>No change required.</i>
160	Wilton Park Watch	5.47	Public Transport	Further information is required on the proposed bus route.	A Transport Assessment and Travel Plan will be required for the site. <i>No change required.</i>
160	Wilton Park Watch	5.52	Pedestrians & Cyclists	Connections to Beaconsfield via Minerva Way should be improved.	Noted. <i>No change required.</i>
160	Wilton Park Watch	5.57	Community Hub	The proposals would merely duplicate existing facilities.	The responses to the public consultation include a wide range of conflicting views as to what community facilities should be provided at Wilton Park. <i>Change made to paragraph 6.27 emphasising that the aim is to provide a new community building (or buildings) that will add to the quantum of community facilities already available in Beaconsfield and should not result in any reduction in the existing level of facilities available to serve the town.</i>
160	Wilton Park Watch	6.2	Document Overall	Welcome references here and elsewhere to quality.	Noted. <i>No change required.</i>
160	Wilton Park Watch	6.4	Infrastructure - General	The development and design principles should include impacts on existing infrastructure and how those impacts should be mitigated.	The infrastructure required to make the development acceptable in planning terms is dealt with elsewhere in the SPD. <i>No change required.</i>
160	Wilton Park Watch	6.7	Development Layout	4-storey buildings are not appropriate. There should be only one large building.	Only Area A is likely to accommodate any 4-storey buildings. The Council will consider the proposed footprint, height, spread and mass of the development in the round. <i>No change required.</i>
160	Wilton Park Watch	6.12	Infrastructure - General	The final bullet fails to address concerns relating to supporting infrastructure.	The SPD states that prior to the granting of planning permission, the applicant will need to demonstrate that the necessary infrastructure can be put in place within agreed timescales. <i>No change required.</i>
160	Wilton Park Watch	6.13	Housing	Constraint on dwelling size is required.	The development should provide for a range of housing with a broad mix of dwelling sizes. <i>No change required.</i>
160	Wilton Park Watch	6.24	Employment	Support provision of live-work units.	Noted. <i>No change required.</i>
160	Wilton Park Watch	6.26	Community Hub	Space for the ATC does not fit with the definition of a community resource.	There is no strict definition of 'community resource'. The ATC forms part of the local infrastructure and is subject to Core Policy 6. <i>No change required.</i>
160	Wilton Park Watch	6.26	Community Hub	Space for a children's nursery does not fit with the definition of a community resource.	There is no strict definition of 'community resource'. <i>Paragraph 6.27 updated.</i>
160	Wilton Park Watch	6.27	Community Hub	Sports changing facilities should be incorporated into the design.	Noted. <i>No change required.</i>
160	Wilton Park Watch	6.27	Community Hub	Question size specifications. They should be subject to detailed specification.	Detailed specifications will be provided in the planning application. <i>No change required.</i>

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No.	Respondent	Para. No.	Issue	Comment	SBDC Response
160	Wilton Park Watch	6.27	Community Hub	A shop and coffee shop are commercial enterprises rather than community benefits.	Noted. <i>No change required.</i>
160	Wilton Park Watch		Infrastructure - General	The scale of the development should prompt a holistic review of primary healthcare in Beaconsfield.	This is a matter for the NHS and not the SPD. <i>No change required.</i>
160	Wilton Park Watch	6.28	Community Hub	Could be a landmark building.	Noted. <i>No change required.</i>
160	Wilton Park Watch	6.3	Community Hub	Could incorporate music, arts, theatre and sports with a restaurant / coffee shop. The hub could be run by a charitable management committee / company on a not-for-profit basis.	The responses to the public consultation include a wide range of conflicting views as to what community facilities should be provided at Wilton Park. <i>Change made to paragraph 6.27 emphasising that the aim is to provide a new community building (or buildings) that will add to the quantum of community facilities already available in Beaconsfield and should not result in any reduction in the existing level of facilities available to serve the town. The community hub could be a multi-use community facility, a sports-oriented facility or an arts-oriented facility.</i>
160	Wilton Park Watch		Core Strategy	No mention is made of retaining any of the existing sports and recreation facilities. This is inconsistent with Core Policy 14. There is potential to refurbish and retain existing buildings.	Core Policy 14 does not require the retention of any of the existing buildings. <i>No change required.</i>
160	Wilton Park Watch		Community Hub	Decisions about the community hub should be left until existing facilities can be reviewed by interested parties.	The responses to the public consultation include a wide range of conflicting views as to what community facilities should be provided at Wilton Park. <i>Change made to paragraph 6.27 emphasising that the aim is to provide a new community building (or buildings) that will add to the quantum of community facilities already available in Beaconsfield and should not result in any reduction in the existing level of facilities available to serve the town. The community hub could be a multi-use community facility, a sports-oriented facility or an arts-oriented facility.</i>
160	Wilton Park Watch	6.32	Green Spaces	Supports provision of a range of open spaces.	Noted. <i>No change required.</i>
160	Wilton Park Watch	6.33	Ecology	Supports approach.	Noted. <i>No change required.</i>
160	Wilton Park Watch	6.34	Formal Playing Pitches	2 hectares is insufficient to meet current demand.	The provision of 2 hectares will directly replace the existing amount of land currently made available for use as public space. <i>No change required.</i>
160	Wilton Park Watch	6.37	Formal Playing Pitches	Supports approach towards timing of the delivery of the new sports pitches.	Noted. <i>No change required.</i>
160	Wilton Park Watch	6.46	Core Strategy	The SPD appears to definitely require a vehicle access off the Pyebush Roundabout. This is not consistent with the Core Strategy.	The SPD does not require a vehicle access off the Pyebush Roundabout. <i>No change required.</i>
160	Wilton Park Watch	6.50	Minerva Way	Access will also be required by fishing club members.	Noted. <i>Additional text included at paragraph 6.50.</i>

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No.	Respondent	Para. No.	Issue	Comment	SBDC Response
160	Wilton Park Watch	6.60	Development Layout	The wording on avoiding a separate gated community should be further strengthened.	Noted. <i>Additional text included at paragraph 6.60.</i>
160	Wilton Park Watch	6.73	Design	There should be consistent and cohesive design across the site.	Noted. <i>No change required.</i>
160	Wilton Park Watch	6.74	Sustainability	Should aspirations be set higher than current standards?	Paragraph 6.74 requires high standards of sustainable design and construction. <i>No change required.</i>
	Wilton Park Watch	6.77	Sustainability	Grey water usage should also apply to domestic buildings.	Noted. <i>No change required.</i>
160	Wilton Park Watch	7.2	Infrastructure - General	The planning application should address the upgrading of capacity for all utilities.	Noted. <i>No change required.</i>
160	Wilton Park Watch	7.3	Phasing	All works should be completed within a 5-year period of the granting of full planning permission.	A Phasing and Delivery Strategy should be submitted with the outline planning application. <i>No change required.</i>
160	Wilton Park Watch		Phasing	Development should not start until traffic issues are properly addressed and a solution is in place.	Noted. <i>No change required.</i>
160	Wilton Park Watch	7.4	Infrastructure - General	The development must be acceptable in planning terms within the site and throughout Beaconsfield more generally.	Noted. <i>No change required.</i>
160	Wilton Park Watch	7.10 & 7.11	Infrastructure - General	Planning permission should not be granted unless additional education and healthcare capacity is actually in place.	The SPD states that prior to the granting of planning permission, the applicant will need to demonstrate that the necessary infrastructure can be put in place within agreed timescales. <i>No change required.</i>
160	Wilton Park Watch	7.19	Planning Application	As well as overall scale and massing of new buildings, information should be provided on dwelling type and size.	These matters will be dealt with at planning application stage. <i>No change required.</i>
160	Wilton Park Watch	7.24	Planning Application	There should be a Beaconsfield-wide traffic survey and traffic modelling.	Modelling has been carried out in support of the A355 improvement funding bid and the planning application for the access road from the Pyebush Roundabout. A Transport Assessment and Travel Plan will be required for the site. <i>No change required.</i>
161	L Brosnan		Community Hub	The expectation is that the new facilities will be used by Beaconsfield Holtspur Football Club. There should be new single clubhouse facility for use by the football club and Beaconsfield Cricket Club and Beaconsfield Squash Club.	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. <i>No change required.</i>
162	S Iley		Relief Road	There is a conflict between requiring the access road to be the start of a Relief Road and having a street character. This should enable the developer to avoid contributing to this part of the Relief Road.	<i>The first stage of a possible future A355 Relief Road was granted planning permission on 29 October 2014. Funding for an A355 Relief Road was confirmed in the Buckinghamshire Thames Valley Growth Deal 2016/17 to 2021 announced in July 2014. Factual update made to paragraph 3.26</i>
163	D Whittick		Community Hub	The expectation is that the new facilities will be used by Beaconsfield Holtspur Football Club. There should be new single clubhouse facility for use by the football club and Beaconsfield Cricket Club and Beaconsfield Squash Club. More lateral thinking is required which may result in some Green Belt being accepted as development opportunities as exceptions that benefit the community.	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. The SPD does not include new policies and does not form part of the Development Plan. The approach to Green Belt must be consistent with national and local planning policies. <i>No change required.</i>

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No.	Respondent	Para. No.	Issue	Comment	SBDC Response
164	C Reyner		Formal Playing Pitches	There should be least 3 hectares of good standard sports pitches for with one flood-lit, artificial pitch, all for use by Beaconsfield Holtspur Football Club. The pitches should be available for use during the construction period. There should be a community hub with changing facilities and car parking for 100 cars.	The SPD proposes at least 2 hectares of formal open-air sports pitches to be available throughout the construction period. The SPD also proposes new changing facilities at the community hub. It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s), though the District Council as local planning authority would support the use of the pitches for football. Flood-lighting could have a detrimental impact on landscape character and conservation interests. There may be scope within the development for an artificial pitch or pitches. <i>Changes made to paragraph 6.34 to include references to artificial pitch or pitches and to support for football use.</i>
165	G Sandhu		Community Hub	The expectation is that the new facilities will be used by Beaconsfield Holtspur Football Club. There should be new single clubhouse facility for use by the football club and Beaconsfield Cricket Club and Beaconsfield Squash Club. More lateral thinking is required which may result in some Green Belt being accepted as development opportunities as exceptions that benefit the community.	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. The SPD does not include new policies and does not form part of the Development Plan. The approach to Green Belt must be consistent with national and local planning policies. <i>No change required.</i>
166	C Finn		Formal Playing Pitches	There should be least 3 hectares of good standard sports pitches for with one flood-lit, artificial pitch, all for use by Beaconsfield Holtspur Football Club. The pitches should be available for use during the construction period. There should be a community hub with changing facilities and car parking for 100 cars.	The SPD proposes at least 2 hectares of formal open-air sports pitches to be available throughout the construction period. The SPD also proposes new changing facilities at the community hub. It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s), though the District Council as local planning authority would support the use of the pitches for football. Flood-lighting could have a detrimental impact on landscape character and conservation interests. There may be scope within the development for an artificial pitch or pitches. <i>Changes made to paragraph 6.34 to include references to artificial pitch or pitches and to support for football use.</i>
167	S Lord		Infrastructure - General	Unless a significant improvement in the local road network is made a condition of the development, planning permission should be refused.	The SPD states that prior to the granting of planning permission, the applicant will need to demonstrate that the necessary infrastructure can be put in place within agreed timescales. <i>No change required.</i>
168	Beaconsfield Golf Club		Development Layout	The golf course makes a significant contribution to the landscape setting of the site. Further guidance is required on the relationship between the golf course and Wilton Park and the scope for enhancement opportunities along the common boundary. The development fails to take into account the landscape setting and natural habitats along the boundary, leading to inappropriate development and incompatibility of neighbouring uses. There may also be trespassing on the golf course.	The SPD requires a design and layout that is sensitive to its surroundings. Development in Area C will be limited, set well back from the boundaries and particularly sensitive to its surroundings. <i>No change required.</i>

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No.	Respondent	Para. No.	Issue	Comment	SBDC Response
168	Beaconsfield Golf Club		Pedestrians and Cyclists	No formal access to Seer Green station exists via the golf course. There is no solution that will not compromise the golf course and the amenity of its users and which is safe for pedestrians and cyclists.	Noted. <i>No change required.</i>
169	A Lindsay		Community Hub	The expectation is that the new facilities will be used by Beaconsfield Holtspur Football Club. There should be new single clubhouse facility for use by the football club and Beaconsfield Cricket Club and Beaconsfield Squash Club.	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. The SPD does not include new policies and does not form part of the Development Plan. The approach to Green Belt must be consistent with national and local planning policies. <i>No change required.</i>
170	J Bullard		Community Hub	The expectation is that the new facilities will be used by Beaconsfield Holtspur Football Club. There should be new single clubhouse facility for use by the football club and Beaconsfield Cricket Club and Beaconsfield Squash Club.	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. The SPD does not include new policies and does not form part of the Development Plan. The approach to Green Belt must be consistent with national and local planning policies. <i>No change required.</i>
171	L Richards		Historic Environment	Wilton Park played an important role in relation to intelligence in WWII. Something of that history should be preserved. In particular, the Shean block which is the only remaining structure from WWII should be restored as part of the redevelopment.	<i>The Shean Block was demolished by the landowner in 2014. However, there is potential for the new development to recognise the military heritage of the site. Additional reference to historic significance of the site included in paragraphs 5.40 &amp; 6.6.</i>
172	H Zayed	6.57	Public Transport	Minerva Way would work as a bus route if closed to other vehicles.	Noted. <i>No change required.</i>
172	H Zayed	6.46	Vehicle Access	The access road should be built first so that it can be used by construction traffic.	Noted. <i>No change required.</i>
172	H Zayed	6.50	Pedestrians and Cyclists	Supports proposed use of Minerva Way for pedestrians and cyclists, with vehicle access limited to existing properties close to London End Roundabout.	Noted. <i>No change required.</i>
173	S Wall	7.9	Infrastructure - General	The development will place increased pressure on local facilities, particularly schools, health centres and rail services. A new primary school should be built at Wilton Park and there should be clear proposals for local senior schools. Wilton Park residents should be encouraged to use Seer Green Station.	The SPD states that prior to the granting of planning permission, the applicant will need to demonstrate that the necessary infrastructure can be put in place within agreed timescales. The scale of residential development proposed does not require a new school. However, additional primary and secondary/grammar school places will be required. A direct link to Seer Green Railway Station may not be deliverable, but is not ruled out. <i>No change required.</i>
173	S Wall		Relief Road	The development should be dependent on provision of the Relief Road as long as due consideration has been taken to traffic flows to and from the new and old towns.	<i>Adopted local planning policy does not require the whole of an A355 Relief Road to be provided before Wilton Park is redeveloped. Funding for an A355 Relief Road was confirmed in the Buckinghamshire Thames Valley Growth Deal 2016/17 to 2021 announced in July 2014. Factual update made to paragraph 3.26.</i>

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No.	Respondent	Para. No.	Issue	Comment	SBDC Response
174	I Collinson		Community Hub	The expectation is that the new facilities will be used by Beaconsfield Holtspur Football Club. There should be new single clubhouse facility for use by the football club and Beaconsfield Cricket Club and <u>Beaconsfield Squash Club.</u>	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. <i>No change required.</i>
174	I Collinson		Pedestrians & Cyclists	Supports improved walking and cycling access to the site, particularly <u>if a link could be provided to Potkiln Lane.</u>	Noted. <i>No change required.</i>
174	I Collinson		Vehicle Access	Supports vehicle access from the Pyebush Roundabout to a new <u>Relief Road.</u>	Noted. <i>No change required.</i>
175	J Storey		Development Layout	There should be a land swap, allowing new development to be built alongside Park Lane/Amersham Road instead of at Wilton Park. This would facilitate integration with the town. Existing buildings in the secure area would be cleared and the land retained as Green Belt.	Such a change is beyond the remit of the SPD and would be contrary to local planning policies. <i>No change required.</i>
175	J Storey		Infrastructure - General	The new development should provide a range of facilities, adjacent to Minerva Way. A swimming pool should be provided.	The SPD states that prior to the granting of planning permission, the applicant will need to demonstrate that the necessary infrastructure can be put in place within agreed timescales. <i>No change required.</i>
175	J Storey		Relief Road	A Relief Road is of paramount importance to ease congestion at <u>London End Roundabout and knock-on delays elsewhere.</u>	Noted. <i>No change required.</i>
176	E Daniel		Community Hub	The expectation is that the new facilities will be used by Beaconsfield Holtspur Football Club. There should be new single clubhouse facility for use by the football club and Beaconsfield Cricket Club and <u>Beaconsfield Squash Club.</u>	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. <i>No change required.</i>
177	T Daniel		Community Hub	The expectation is that the new facilities will be used by Beaconsfield Holtspur Football Club. There should be new single clubhouse facility for use by the football club and Beaconsfield Cricket Club and <u>Beaconsfield Squash Club.</u>	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. <i>No change required.</i>
178	D Daniel		Community Hub	The expectation is that the new facilities will be used by Beaconsfield Holtspur Football Club. There should be new single clubhouse facility for use by the football club and Beaconsfield Cricket Club and <u>Beaconsfield Squash Club.</u>	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. <i>No change required.</i>
179	A Bristow	6.19	Affordable Housing	The proportion of affordable housing provided on-site should be very high rather than significant.	The approach towards affordable housing provision is consistent with adopted local planning policy and the Council's Affordable Housing Supplementary Planning Document. <i>No change required.</i>
179	A Bristow	6.7	Development Layout	4-storey buildings should be restricted to affordable housing.	Only Area A is likely to accommodate any 4-storey buildings. There is no policy basis for restricting such buildings to affordable housing. A mix of sizes and dwelling types will be encouraged to ensure that affordable housing meets local needs. <i>No change required.</i>
179	A Bristow	6.60-6.74	Development Layout	The development layout seems sensible and should be reflected in an <u>outline planning application.</u>	Noted. <i>No change required.</i>
179	A Bristow	7.2	Infrastructure - General	The planning application should address the upgrading of capacity for <u>all utilities.</u>	Noted. <i>No change required.</i>



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No.	Respondent	Para. No.	Issue	Comment	SBDC Response
179	A Bristow	7.4	Infrastructure - General	The development must be acceptable in planning terms within the site and throughout Beaconsfield more generally.	Noted. <i>No change required.</i>
179	A Bristow	7.10 & 7.11	Infrastructure - General	Planning permission should not be granted unless additional education and healthcare capacity is actually in place.	The SPD states that prior to the granting of planning permission, the applicant will need to demonstrate that the necessary infrastructure can be put in place within agreed timescales. <i>No change required.</i>
179	A Bristow	7.3	Phasing	All works should be completed within a 5-year period of the granting of full planning permission.	A Phasing and Delivery Strategy should be submitted with the outline planning application. <i>No change required.</i>
179	A Bristow	7.1	Planning Application	There should be a single outline planning application.	Planning permission for an access road from the Pyebush Roundabout was granted planning permission on 29 October 2014. It is anticipated that the proposals for the remainder of the site will come forward as an outline planning application. <i>No change required.</i>
179	A Bristow	7.19	Planning Application	As well as overall scale and massing of new buildings, information should be provided on dwelling type and size.	These matters will be dealt with at planning application stage. <i>No change required.</i>
179	A Bristow	7.24	Planning Application	There should be a Beaconsfield-wide traffic survey and traffic modelling.	Modelling has been carried out in support of the A355 improvement funding bid and the planning application for the access road from the Pyebush Roundabout. A Transport Assessment and Travel Plan will be required for the site. <i>No change required.</i>
179	A Bristow	2.41	Surrounding Landownership	The owner of the land in private ownership should be identified.	The owner of the land in question has withdrawn his request for the land to be identified in the SPD. <i>No change required.</i>
179	A Bristow	5.44	Vehicle Access	Access off the Pyebush Roundabout should lead to the first stage of a future Relief Road but should permit an additional access point from the A40 east.	Core Strategy Core Policy 14 refers to a new vehicle access off the Pyebush Roundabout or an alternative appropriate access. The public consultation has not identified a deliverable alternative appropriate access. <i>No change required.</i>
180	A & M McLaughlin		Community Hub	The expectation is that the new facilities will be used by Beaconsfield Holtspur Football Club. There should be new single clubhouse facility for use by the football club and Beaconsfield Cricket Club and Beaconsfield Squash Club. More lateral thinking is required which may result in some Green Belt being accepted as development opportunities as exceptions that benefit the community.	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. The SPD does not include new policies and does not form part of the Development Plan. The approach to Green Belt must be consistent with national and local planning policies. <i>No change required.</i>
181	Berks, Bucks and Oxon Wildlife Trust		Biodiversity	There should be a clearer commitment to a net gain in biodiversity in line with the NPPF and Core Policy 14. Any planning application on the site should consider using the DEFRA biodiversity metrics as a guide to assessing what needs to be done to achieve a net gain in biodiversity.	Noted. <i>Additional text included at paragraphs 5.39 &amp; 6.33.</i>
181	Berks, Bucks and Oxon Wildlife Trust		Biodiversity	Any planning applications should be required to provide opportunities for biodiversity within the built environment. The biodiversity of recreational areas should also be maximised.	Noted. <i>Additional text included at paragraph 6.33.</i>

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No.	Respondent	Para. No.	Issue	Comment	SBDC Response
181	Berks, Bucks and Oxon Wildlife Trust	2.33 & 2.34	Biodiversity	Despite being in the ecology section, trees are assessed in terms of their landscape and character value as opposed to their ecology value.	Noted. <i>Heading revised.</i>
181	Berks, Bucks and Oxon Wildlife Trust		Biodiversity	A biodiversity mitigation and enhancement strategy would be needed as a supporting document for any application. It should describe how biodiversity net gain will be achieved and maintained.	<i>Noted. Additional text included at paragraph 7.23.</i>
181	Berks, Bucks and Oxon Wildlife Trust		SUDS	SUDS can provide significant biodiversity value. This should be required of any development.	<i>Noted. Additional text included at paragraph 7.17.</i>
181	Berks, Bucks and Oxon Wildlife Trust		Trees & Woodland	The proposed enhanced ecological buffer to the south of the site provides a valuable buffer to the ancient woodland in the far south part of the site. More needs to be done in other parts of the site in the form of enhanced ecological areas to provide significant buffers to other areas of ancient woodland that are bordering the site.	Natural England's Standing Advice for Ancient Woodland and Veteran Trees will be a material consideration when determining planning applications for Wilton Park. <i>No change required.</i>
181	Berks, Bucks and Oxon Wildlife Trust		Trees & Woodland	Applications should consider how new planting and landscaping schemes better connect the areas of ancient woodland. The protection of ancient woodland areas from damage resulting from recreation should also be considered more thoroughly.	Natural England's Standing Advice for Ancient Woodland and Veteran Trees will be a material consideration when determining planning applications for Wilton Park. <i>No change required.</i>
182	Chiltern District Council		Green Belt	The land currently owned by MOD includes land within Chiltern District. It is outside the scope of the SPD. This should be clarified in the plan on page 12. The SPD should clarify that the Chiltern part of the MOD land is in the Green Belt and a matter for Chiltern District Council.	<i>Noted. Plan on page 12 amended and text added at paragraph 1.4</i>
182	Chiltern District Council		Site Context and Setting	The SPD should acknowledge the Grade II listed Wheatsheaf Farmhouse and the importance of its setting.	<i>Noted. Additional text included at paragraph 2.40.</i>
182	Chiltern District Council		Pedestrians & Cyclists	A link to Seer Green and Jordans Railway Station is supported in principle. Wording should be added to the SPD to strengthen and clarify that the link is to be required and how it will be delivered.	The potential for a connection to Seer Green Railway Station has been explored, but landownership constraints currently preclude a direct route for pedestrians and cyclists. <i>No change required.</i>
182	Chiltern District Council		Relief Road	Supports the delivery of the Relief Road as essential to the development and to wider improvements in South Bucks and Chiltern Districts.	<i>Noted. No change required.</i>
183	Beaconsfield Town Council		Affordable Housing	Support for the provision of affordable housing at Wilton Park. If the target is lowered, any Section 106 contributions that become available should be ring-fenced for Beaconsfield.	The provision of affordable housing will be in accordance with Core Strategy Core Policy 3. <i>No change required.</i>

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No.	Respondent	Para. No.	Issue	Comment	SBDC Response
183	Beaconsfield Town Council		Car Parking	The developer should have regard to whatever parking standards are in place at the time to ensure sufficient spaces are provided. There should be enough parking for the community uses on the site (the proposals for the community hub are not sufficient) and consideration should be given to the possibility of using parking to alleviate current parking problems in the Old Town.	Noted. <i>No change required.</i>
183	Beaconsfield Town Council		Community Hub	The ATC facility and nursery would require their own management arrangements. There should be diverse use of the community hub.	Noted. <i>Additional text included at paragraph 6.27.</i>
183	Beaconsfield Town Council		Delivery	The Town Council will wish to liaise with the developer at planning application stage.	Noted. <i>No change required.</i>
183	Beaconsfield Town Council		Green Spaces	Support for proposed approach.	Noted. <i>No change required.</i>
183	Beaconsfield Town Council		Infrastructure - General	School places are under pressure in Beaconsfield. This must be dealt with at planning application stage. Adequate provision must be made for health facilities.	The SPD requires that prior to the granting of planning permission, the applicant will need to demonstrate that the necessary infrastructure can be put in place within agreed timescales. <i>No change required.</i>
183	Beaconsfield Town Council		Pedestrians & Cyclists	Safe routes are required between Wilton Park and Beaconsfield.	Noted. <i>No change required.</i>
183	Beaconsfield Town Council		Public Transport	An effective public transport system is required for the new development.	Noted. <i>No change required.</i>
183	Beaconsfield Town Council		Relief Road	The SPD should commit the developer to fund and construct the first part of the Relief Road, from the Pyebush Roundabout to the Wilton Park boundary, including the entrance to the Wilton Park development. It must be ready to be connected to the second stage of the Relief Road. Planning permission for Wilton Park should not be granted until the whole of the Relief Road is agreed.	<i>The first stage of a possible future A355 Relief Road was granted planning permission on 29 October 2014. Adopted local planning policy does not require the whole of an A355 Relief Road to be provided before Wilton Park is redeveloped. Funding for an A355 Relief Road was confirmed in the Buckinghamshire Thames Valley Growth Deal 2016/17 to 2021 announced in July 2014. Factual update made to paragraph 3.26.</i>
183	Beaconsfield Town Council		Sports Facilities	Support for proposed approach. The facilities should be available to local organisations and for community use.	Noted. <i>No change required.</i>
183	Beaconsfield Town Council		Vehicle Access	Supports a new vehicle access from the Pyebush Roundabout.	Noted. <i>No change required.</i>
183	Beaconsfield Town Council		Waste Water	There should be an enhanced sewerage system for Beaconsfield to alleviate current problems. If the current sewage treatment facility at Wilton Park lacks capacity, the developer will need to bring forward an alternative solution agreed with the EA.	Planning permission will only be granted where there are suitable arrangements to improve or to provide infrastructure that will make the development acceptable in planning terms. <i>No change required.</i>

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No.	Respondent	Para. No.	Issue	Comment	SBDC Response
184	J Sharman		Community Hub	Beaconsfield lacks an arts and performance space. The development should have a smaller facility designed and equipped for this purpose. There would be no demand for the current community hub.	The responses to the public consultation include a wide range of conflicting views as to what community facilities should be provided at Wilton Park. <i>Change made to paragraph 6.27 emphasising that the aim is to provide a new community building (or buildings) that will add to the quantum of community facilities already available in Beaconsfield and should not result in any reduction in the existing level of facilities available to serve the town. The community hub could be a multi-use community facility, a sports-oriented facility or an arts-oriented facility.</i>
185	Not assigned				
186	M Adams		Relief Road	The developer should be required to fund the whole of the Relief Road, with a junction at Ledborough Lane and a crossing over the railway line. The Relief Road should be provided before Wilton Park is developed.	<i>The first stage of a possible future A355 Relief Road was granted planning permission on 29 October 2014. Adopted local planning policy does not require the whole of an A355 Relief Road to be provided before Wilton Park is redeveloped. Funding for an A355 Relief Road was confirmed in the Buckinghamshire Thames Valley Growth Deal 2016/17 to 2021 announced in July 2014. Factual update made to paragraph 3.26.</i>
187	Jansons Properties Ltd		Core Strategy	The Draft SPD is not in general conformity with the Development Plan (in particular in relation to Core Strategy Policies 7 & 14). The Draft SPD fails to consider alternative access options.	Comment withdrawn by the respondent on 8 October 2014. Respondent confirmed that the comment should be disregarded and will not be pursued. <i>No change required.</i>
187	Jansons Properties Ltd		Core Strategy	The section of Core Policy 7 should be re-instated.	Comment withdrawn by the respondent on 8 October 2014. Respondent confirmed that the comment should be disregarded and will not be pursued. <i>No change required.</i>
187	Jansons Properties Ltd		Core Strategy	Para. 1.3 (and elsewhere in the Draft SPD) incorrectly refers to 'acceptable alternative access'.	Comment withdrawn by the respondent on 8 October 2014. Respondent confirmed that the comment should be disregarded and will not be pursued. <i>No change required.</i>
187	Jansons Properties Ltd	3.9	Core Strategy	Remove the word 'clearly' from line 27.	Comment withdrawn by the respondent on 8 October 2014. Respondent confirmed that the comment should be disregarded and will not be pursued. <i>No change required.</i>
187	Jansons Properties Ltd	3.22 & 3.23	Core Strategy	Wording from Core Policy referring to 'Further work ...' has been omitted. It should be reinstated.	Comment withdrawn by the respondent on 8 October 2014. Respondent confirmed that the comment should be disregarded and will not be pursued. <i>No change required.</i>
187	Jansons Properties Ltd		Ecology	Further technical studies are required.	Comment withdrawn by the respondent on 8 October 2014. Respondent confirmed that the comment should be disregarded and will not be pursued. <i>No change required.</i>
187	Jansons Properties Ltd		Green Belt	Any access arrangements should be considered as equal when considering the potential impact on the openness of the Green Belt.	Comment withdrawn by the respondent on 8 October 2014. Respondent confirmed that the comment should be disregarded and will not be pursued. <i>No change required.</i>

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No.	Respondent	Para. No.	Issue	Comment	SBDC Response
187	Jansons Properties Ltd		NPPF	In the preparation of the Draft SPD consideration should be given to the preparation of Development Plan Documents as set out in the NPPF. The Draft SPD is not in conformity with the NPPF because a reasonable and appropriate alternative access point has not been considered as part of the SPD preparation and the public has not been allowed the opportunity to comment on the alternative.	Comment withdrawn by the respondent on 8 October 2014. Respondent confirmed that the comment should be disregarded and will not be pursued. <i>No change required.</i>
187	Jansons Properties Ltd		Pedestrians & Cyclists	Not satisfactorily addressed in the Draft SPD and therefore not in compliance with the NPPF as it is not justified.	Comment withdrawn by the respondent on 8 October 2014. Respondent confirmed that the comment should be disregarded and will not be pursued. <i>No change required.</i>
187	Jansons Properties Ltd		Public Consultation	The evidence provided for the public consultation has been inadequate in relation to the Relief Road and access arrangements. Further public exhibitions should take place to allow local residents to review how the proposed Pyebush Roundabout access would work compared with alternative access arrangements.	Comment withdrawn by the respondent on 8 October 2014. Respondent confirmed that the comment should be disregarded and will not be pursued. <i>No change required.</i>
187	Jansons Properties Ltd		Public Transport	Alternative access arrangements are required in order to deliver a feasible bus route.	Comment withdrawn by the respondent on 8 October 2014. Respondent confirmed that the comment should be disregarded and will not be pursued. <i>No change required.</i>
187	Jansons Properties Ltd		Public Transport	The Draft SPD should be accompanied by a Highways and Transport report. The public transport strategy has not been agreed with Carousel buses. It is not possible to divert existing bus services into Wilton Park without a deterioration in journey time. The bus company would be prepared to divert existing services on a through route as proposed by Jansons. The only sustainable access arrangement for public transport would be via an alternative access from the A40.	Comment withdrawn by the respondent on 8 October 2014. Respondent confirmed that the comment should be disregarded and will not be pursued. <i>No change required.</i>
187	Jansons Properties Ltd		Public Transport	The necessary works can be carried out and technology is available so that 2-way bus travel can be delivered along Minerva Way. The radius of the entry into Minerva Way can be improved within public highway land to accommodate bus turning movements.	Comment withdrawn by the respondent on 8 October 2014. Respondent confirmed that the comment should be disregarded and will not be pursued. <i>No change required.</i>
187	Jansons Properties Ltd		Public Transport	The highway and access layout does little to enable or encourage travel by public transport.	Comment withdrawn by the respondent on 8 October 2014. Respondent confirmed that the comment should be disregarded and will not be pursued. <i>No change required.</i>
187	Jansons Properties Ltd		Relief Road	There is no evidence that the requirement for the Relief Road has been demonstrated in practical terms.	Comment withdrawn by the respondent on 8 October 2014. Respondent confirmed that the comment should be disregarded and will not be pursued. <i>No change required.</i>
187	Jansons Properties Ltd		Relief Road	Consideration of the provision of the Relief Road in preparing the detailed access arrangements should be downgraded.	Comment withdrawn by the respondent on 8 October 2014. Respondent confirmed that the comment should be disregarded and will not be pursued. <i>No change required.</i>
187	Jansons Properties Ltd		Relief Road	The delivery of Wilton Park is not dependent on the delivery of the Relief Road. Therefore it should not be a material consideration when preparing the SPD.	Comment withdrawn by the respondent on 8 October 2014. Respondent confirmed that the comment should be disregarded and will not be pursued. <i>No change required.</i>

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No.	Respondent	Para. No.	Issue	Comment	SBDC Response
187	Jansons Properties Ltd		Relief Road	The route of the Relief Road north of Minerva Way needs to be considered.	Comment withdrawn by the respondent on 8 October 2014. Respondent confirmed that the comment should be disregarded and will not be pursued. <i>No change required.</i>
187	Jansons Properties Ltd		Surrounding Landownership	No reference is made to Jansons' interest in the land to the south of Wilton Park. This means that the public is not aware of a potential <u>alternative access arrangement</u> .	Comment withdrawn by the respondent on 8 October 2014. Respondent confirmed that the comment should be disregarded and will not be pursued. <i>No change required.</i>
187	Jansons Properties Ltd		Trees & Woodland	Objects to the blanket designation in the area to the south of the site and the arbitrary designations to the north and east of the site. Further consideration is required in the balance between sustainable development and the potential impact on the ancient semi-natural woodland. The designation should be reviewed in more detail.	Comment withdrawn by the respondent on 8 October 2014. Respondent confirmed that the comment should be disregarded and will not be pursued. <i>No change required.</i>
187	Jansons Properties Ltd	Plan 2.3	Vehicle Access	Plan 2.3 should be amended to show the full extent of Minerva Way.	Comment withdrawn by the respondent on 8 October 2014. Respondent confirmed that the comment should be disregarded and will not be pursued. <i>No change required.</i>
187	Jansons Properties Ltd		Vehicle Access	The Draft SPD has failed to consider any alternative appropriate access point(s). The Draft SPD is therefore misleading and unnecessarily prescriptive and could be detrimental in finding the best redevelopment option and generating maximum wider benefits. Appropriate consideration of alternative access arrangements is required.	Comment withdrawn by the respondent on 8 October 2014. Respondent confirmed that the comment should be disregarded and will not be pursued. <i>No change required.</i>
187	Jansons Properties Ltd		Vehicle Access	The proposed access from the Pyebush Roundabout has not been tested in any detail and there is no evidence that the access would function adequately or that sustainable objectives such as public transport access could be achieved. Further technical work is <u>required</u> .	Comment withdrawn by the respondent on 8 October 2014. Respondent confirmed that the comment should be disregarded and will not be pursued. <i>No change required.</i>
187	Jansons Properties Ltd	6.5(b)	Vehicle Access	The Draft SPD is unable to demonstrate how access will be delivered without reference to necessary highways and technical work.	Comment withdrawn by the respondent on 8 October 2014. Respondent confirmed that the comment should be disregarded and will not be pursued. <i>No change required.</i>
187	Jansons Properties Ltd	6.46 to 6.59	Vehicle Access	This section of the Draft SPD should also address 'alternative appropriate access'.	Comment withdrawn by the respondent on 8 October 2014. Respondent confirmed that the comment should be disregarded and will not be pursued. <i>No change required.</i>
187	Jansons Properties Ltd		Vehicle Access	The A40 access proposed by Jansons would be acceptable in highways and traffic terms.	Comment withdrawn by the respondent on 8 October 2014. Respondent confirmed that the comment should be disregarded and will not be pursued. <i>No change required.</i>
187	Jansons Properties Ltd	6.47	Vehicle Access	Technical detail should be provided on the key design principles.	Comment withdrawn by the respondent on 8 October 2014. Respondent confirmed that the comment should be disregarded and will not be pursued. <i>No change required.</i>
188	S Saunders		Affordable Housing	More detail is needed on the definition of affordable housing.	Affordable housing is defined in the Council's Affordable Housing Supplementary Planning Document. <i>No change required.</i>
188	S Saunders		Car Parking	The number of spaces should be based on forecasts of car numbers.	Noted. <i>No change required.</i>

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No.	Respondent	Para. No.	Issue	Comment	SBDC Response
188	S Saunders		Community Hub	More information is required on the features that will be included.	The responses to the public consultation include a wide range of conflicting views as to what community facilities should be provided at Wilton Park. <i>Change made to paragraph 6.27 emphasising that the aim is to provide a new community building (or buildings) that will add to the quantum of community facilities already available in Beaconsfield and should not result in any reduction in the existing level of facilities available to serve the town. The community hub could be a multi-use community facility, a sports-oriented facility or an arts-oriented facility.</i>
188	S Saunders		Development Layout	The development should be integrated with Beaconsfield rather than a self-standing village.	The SPD seeks to achieve a development that is well-integrated with its surroundings. <i>No change required.</i>
188	S Saunders		Document Overall	Helpful, but more evidence is required to support some conclusions and greater detail is required in certain sections.	Noted.
188	S Saunders		Infrastructure - General	Infrastructure must be enhanced to cope with the increased population. Section 106 contributions should be ring-fenced for the benefit of Beaconsfield.	The SPD states that prior to the granting of planning permission, the applicant will need to demonstrate that the necessary infrastructure can be put in place within agreed timescales. <i>No change required.</i>
188	S Saunders		London End Roundabout	The proposals should ensure the safety of pedestrians and cyclists.	Noted. <i>No change required.</i>
188	S Saunders		Public Transport	Agreement should be sought with the bus company on the type, routing and frequency of public transport.	Noted. <i>No change required.</i>
188	S Saunders		Vehicle Access	The SPD should list the assumptions for rejecting an alternative access to the east of the Pyebush Roundabout. It should also explain why the Pyebush Roundabout is considered the only means of vehicle access.	Core Strategy Core Policy 14 refers to a new vehicle access off the Pyebush Roundabout or an alternative appropriate access. The public consultation has not identified a deliverable alternative appropriate access. <i>No change required.</i>
188	S Saunders			Development at Wilton Park should be dependent on construction of an A355 Relief Road. The Relief Road should be at the junction of Maxwell Road.	<i>The first stage of a possible future A355 Relief Road was granted planning permission on 29 October 2014. Adopted local planning policy does not require the whole of an A355 Relief Road to be provided before Wilton Park is redeveloped. Funding for an A355 Relief Road was confirmed in the Buckinghamshire Thames Valley Growth Deal 2016/17 to 2021 announced in July 2014. The location of a junction between the A355 and a Relief Road will be decided through a separate planning process. Factual update made to</i>
189	P Bickley		Community Hub	The expectation is that the new facilities will be used by Beaconsfield Holtspur Football Club. There should be new single clubhouse facility for use by the football club and Beaconsfield Cricket Club and Beaconsfield Squash Club. More lateral thinking is required which may result in some Green Belt being accepted as development opportunities as exceptions that benefit the community.	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. The SPD does not include new policies and does not form part of the Development Plan. The approach to Green Belt must be consistent with national and local planning policies. <i>No change required.</i>

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No.	Respondent	Para. No.	Issue	Comment	SBDC Response
190	J Fowke		Community Hub	Provision should be made for a purpose-built community arts theatre with seating capacity for 350. The facility could be run and maintained by local theatre groups.	The responses to the public consultation include a wide range of conflicting views as to what community facilities should be provided at Wilton Park. <i>Change made to paragraph 6.27 emphasising that the aim is to provide a new community building (or buildings) that will add to the quantum of community facilities already available in Beaconsfield and should not result in any reduction in the existing level of facilities available to serve the town. The community hub could be a multi-use community facility, a sports-oriented facility or an arts-oriented facility.</i>
191	L Wattrett		Development Layout	The development needs to be hidden away from the Old Town with its own access.	The development will have its own vehicle access but the aim is to integrate the development with Beaconsfield in a way that is sensitive to the areas surrounding the site. <i>No change required.</i>
191	L Wattrett		Infrastructure - General	The development is too large and will put pressure on local health services (particularly the Simpson Centre) and local schools.	The scale of development proposed is in accordance with the guideline set in the Core Strategy Spatial Strategy. The SPD states that prior to the granting of planning permission, the applicant will need to demonstrate that the necessary infrastructure can be put in place within agreed timescales. <i>No change required.</i>
192	Beaconsfield Cycle Path Action Group		Pedestrians and Cyclists	Development at Wilton Park should include car-free cycle and walking facilities, with sustainable routes linking to the Old and New Town. New cycle routes will be required in Beaconsfield. Section 106 funding should be made available for the necessary links.	Noted. <i>No change required.</i>
193	A & J Grant		Community Hub	The expectation is that the new facilities will be used by Beaconsfield Holtspur Football Club. There should be new single clubhouse facility for use by the football club and Beaconsfield Cricket Club and Beaconsfield Squash Club. More lateral thinking is required which may result in some Green Belt being accepted as development opportunities as exceptions that benefit the community.	The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. The SPD does not include new policies and does not form part of the Development Plan. The approach to Green Belt must be consistent with national and local planning policies. <i>No change required.</i>
194	D Cresswell		Document Overall	Supports the proposals subject to traffic issues being sensibly addressed and the provision of enhanced and improved facilities for the cricket, squash and football clubs.	Noted. <i>No change required.</i>
195	M Mitchell		Car Parking	Car parking spaces at Wilton Park would help relieve problems in Beaconsfield. A car park at the Ronald Road end of a Relief Road would be even more useful.	Noted. <i>No change required.</i>
195	M Mitchell		Housing	There should not be any gated communities within the new development.	Noted. <i>No change required.</i>
195	M Mitchell		Housing	More homes could be provided by incorporating facilities that could provide granny flats or accommodation for young persons.	Noted. <i>No change required.</i>
195	M Mitchell		London End Roundabout	The Roundabout must be made safe for pedestrians and cyclists.	Noted. <i>No change required.</i>



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No.	Respondent	Para. No.	Issue	Comment	SBDC Response
195	M Mitchell		Relief Road	Development at Wilton Park should be dependent on construction of an A355 Relief Road. The Relief Road is needed before work begins on London End Roundabout. The Relief Road is important for public transport.	<i>The first stage of a possible future A355 Relief Road was granted planning permission on 29 October 2014. Adopted local planning policy does not require the whole of an A355 Relief Road to be provided before Wilton Park is redeveloped. Funding for an A355 Relief Road was confirmed in the Buckinghamshire Thames Valley Growth Deal 2016/17 to 2021 announced in July 2014. The location of a junction between the A355 and a Relief Road will be decided through a separate planning process. Factual update made to paragraph 6.26.</i>
196	S Abbott		Infrastructure - General	The development should make provision for the following: more car parking in the town centre; a relief road; more school places; a sports centre / swimming pool; and bus links to Heathrow and Central London.	Planning permission will only be granted where there are suitable arrangements to improve or to provide infrastructure that will make the development acceptable in planning terms. <i>No change required.</i>
197	N Edwards		Formal Playing Pitches	There should be least 3 hectares of good standard sports pitches for with one flood-lit, artificial pitch, all for use by Beaconsfield Holtspur Football Club. The pitches should be available for use during the construction period. There should be a community hub with changing facilities and car parking for 100 cars.	The SPD proposes at least 2 hectares of formal open-air sports pitches to be available throughout the construction period. The SPD also proposes new changing facilities at the community hub. It is not appropriate for the SPD to require that the pitches are put to a particular use or to determine the user(s), though the District Council as local planning authority would support the use of the pitches for football. Flood-lighting could have a detrimental impact on landscape character and conservation interests. There may be scope within the development for an artificial pitch or pitches. <i>Changes made to paragraph 6.34 to include references to artificial pitch or pitches and to support for football use.</i>
198	H Sharman		Community Hub	Beaconsfield has no need of additional community space. The community hub would jeopardise similar spaces elsewhere in the town. A new arts centre should be provided at Wilton Park.	The responses to the public consultation include a wide range of conflicting views as to what community facilities should be provided at Wilton Park. <i>Change made to paragraph 6.27 emphasising that the aim is to provide a new community building (or buildings) that will add to the quantum of community facilities already available in Beaconsfield and should not result in any reduction in the existing level of facilities available to serve the town. The community hub could be a multi-use community facility, a sports-oriented facility or an arts-oriented facility.</i>
199	Wycombe District Council	6.14	Housing	Best use of the site should be made in terms of housing provision.	Noted. <i>No change required.</i>
199	Wycombe District Council	7.8	Infrastructure - General	Support for the timely provision of infrastructure, particularly where there is cross-boundary use of services such as health and education.	Noted. <i>No change required.</i>
199	Wycombe District Council	6.5b	Relief Road	Supports the provision of a new vehicle access from the Pyebush Roundabout as a first section of a Relief Road for Beaconsfield. The Relief Road will increase and facilitate options for north-south movements through Buckinghamshire.	Noted. <i>No change required.</i>

South Bucks District Council Wilton Park Development Brief SPD Consultation Draft  
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No.	Respondent	Para. No.	Issue	Comment	SBDC Response
199	Wycombe District Council	6.1		Supports the aim of achieving sustainable development.	Noted. <i>No change required.</i>
200	D Marsden		Car Parking	Proposals for 100 spaces is too limited.	The number of car parking spaces is considered appropriate for the community facilities proposed in the SPD. <i>No change required.</i>
200	D Marsden		Infrastructure - General	More information is required.	Planning permission will only be granted where there are suitable arrangements to improve or to provide infrastructure that will make the development acceptable in planning terms. <i>No change required.</i>
200	D Marsden		Pedestrian & Cycle Access	The proposals for a street design for the access road across the site is unsafe and not practical. There would also be problems at London End Roundabout.	A new vehicle access for Wilton Park was granted planning permission on 29 October 2014. <i>No change required.</i>
200	D Marsden		Public Transport	More information is required.	A Transport Plan will be required with the planning application. <i>No change required.</i>
200	D Marsden		Vehicle Access	Welcomes references to mitigating transport impacts but there is no detailed information on traffic flows and potential impacts. Detailed research is required.	Noted. <i>No change required.</i>
201	L Smaje		Broadband	Supports provision of superfast broadband links.	Noted. <i>No change required.</i>
201	L Smaje		Community Hub	The community hub will duplicate and compete with facilities already available in Beaconsfield. There should be a small theatre space.	The responses to the public consultation include a wide range of conflicting views as to what community facilities should be provided at Wilton Park. <i>Change made to paragraph 6.27 emphasising that the aim is to provide a new community building (or buildings) that will add to the quantum of community facilities already available in Beaconsfield and should not result in any reduction in the existing level of facilities available to serve the town. The community hub could be a multi-use community facility, a sports-oriented facility or an arts-oriented facility.</i>
201	L Smaje		Design	The development should incorporate innovate, modern design.	Noted. <i>No change required.</i>
201	L Smaje		Document Overall	Supports Core Policy 14 and the many respects in which this has been translated into the Draft SPD.	Noted. <i>No change required.</i>
201	L Smaje		Infrastructure - General	The Draft SPD deals with the mitigation of infrastructure issues in Beaconsfield to some extent, but not completely. Health, social and cultural facilities are not adequately dealt with and there is nothing to show how the developer could minimise or mitigate the impact of the development on the road network.	Planning permission will only be granted where there are suitable arrangements to improve or to provide infrastructure that will make the development acceptable in planning terms. <i>No change required.</i>
201	L Smaje		London End Roundabout	Although acknowledged as a congestion point, it is not fully addressed in the Draft SPD.	A Delivery Strategy will be required with the outline planning application. It is expected that this will include improvements to London End Roundabout. <i>No change required.</i>

South Bucks District Council Wilton Park Development Brief SPD Consultation Draft  
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No.	Respondent	Para. No.	Issue	Comment	SBDC Response
201	L Smaje		Relief Road	Development at Wilton Park should be dependent on construction of an A355 Relief Road. The Relief Road should bridge the railway and there should be a junction at Ledborough Lane / Longbottom Lane.	<i>The first stage of a possible future A355 Relief Road was granted planning permission on 29 October 2014. Adopted local planning policy does not require the whole of an A355 Relief Road to be provided before Wilton Park is redeveloped. Funding for an A355 Relief Road was confirmed in the Buckinghamshire Thames Valley Growth Deal 2016/17 to 2021 announced in July 2014. The location of a junction between the A355 and a Relief Road will be decided through a separate planning process. Factual update made to paragraph 6.26.</i>
201	L Smaje		Sports Facilities	Provision should be made for a skate park.	<i>The responses to the public consultation include a wide range of conflicting views as to what community facilities should be provided at Wilton Park. Change made to paragraph 6.27 emphasising that the aim is to provide a new community building (or buildings) that will add to the quantum of community facilities already available in Beaconsfield and should not result in any reduction in the existing level of facilities available to serve the town. The community hub could be a multi-use community facility, a sports-oriented facility or an arts-oriented facility.</i>
202	S Brandon		Affordable Housing	Affordable housing provision should comply with the Core Strategy. There should be homes for key workers in Beaconsfield and for young families.	<i>Noted. No change required.</i>
202	S Brandon		Car Parking	Consideration should be given to a park-and-ride service off the Pyebush Roundabout.	<i>Such a proposal would be beyond the scope of the SPD. No change required.</i>
202	S Brandon		Community Hub	The community hub should provide local services for the site and services currently lacking in Beaconsfield (swimming pool, theatre, cinema, youth centre).	<i>The responses to the public consultation include a wide range of conflicting views as to what community facilities should be provided at Wilton Park. Change made to paragraph 6.27 emphasising that the aim is to provide a new community building (or buildings) that will add to the quantum of community facilities already available in Beaconsfield and should not result in any reduction in the existing level of facilities available to serve the town. The community hub could be a multi-use community facility, a sports-oriented facility or an arts-oriented facility.</i>
202	S Brandon		London End Roundabout	There should be safe pedestrian access to Minerva Way at the London End Roundabout.	<i>Noted. No change required.</i>
202	S Brandon		Management of New Facilities	New facilities should be managed by local organisations wherever possible. Any proposals from contractors should be subject to public consultation.	<i>Noted. No change required.</i>

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No.	Respondent	Para. No.	Issue	Comment	SBDC Response
202	S Brandon		Relief Road	Development at Wilton Park should be dependent on construction of an A355 Relief Road. Access to the site should be via slipways to an overhead roundabout to avoid any conflict between the Relief Road and site movements.	<i>The first stage of a possible future A355 Relief Road was granted planning permission on 29 October 2014. Adopted local planning policy does not require the whole of an A355 Relief Road to be provided before Wilton Park is redeveloped. Funding for an A355 Relief Road was confirmed in the Buckinghamshire Thames Valley Growth Deal 2016/17 to 2021 announced in July 2014. Factual update made to paragraph 3.26.</i>
203	P Gillespie		Historic Environment	The Draft SPD should take account of the historical significance of the site, particularly the WW2 Shean Block. The site could lend itself to a specialised museum.	<i>The Shean Block was demolished by the landowner in 2014. However, there is potential for the new development to recognise the military heritage of the site. Additional reference to historic significance of the site included in paragraphs 5.40 &amp; 6.6.</i>
204	Thames Water	3.31, 6.77 & 7.18	Sustainable Urban Drainage	Supports the references to SUDS.	<i>Noted. No change required.</i>
204	Thames Water		Waste Water	Supports the recognition throughout the Draft SPD that adequate waste water infrastructure must be in place to serve new development prior to occupation.	<i>Noted. No change required.</i>
204	Thames Water	5.21	Waste Water	The existing waste water treatment works is not owned or operated by Thames Water. The text therefore needs to be corrected.	<i>Noted. Factual correction to paragraph 5.20.</i>
204	Thames Water	7.22		Thames Water encourages developers to make contact to discuss their proposals at the earliest opportunity.	<i>Noted. No change required.</i>
205	Natural England			No specific comments.	<i>Noted. No change required.</i>
206	S Musk		Community Hub	The expectation is that the new facilities will be used by Beaconsfield Holtspur Football Club. There should be new single clubhouse facility for use by the football club and Beaconsfield Cricket Club and Beaconsfield Squash Club. More lateral thinking is required which may result in some Green Belt being accepted as development opportunities as exceptions that benefit the community.	<i>The SPD makes no assumptions and sets no requirements about the use to which the facilities will be put or the local clubs which will use them. It is not appropriate for the SPD to do so. The SPD does not include new policies and does not form part of the Development Plan. The approach to Green Belt must be consistent with national and local planning policies. No change required.</i>

South Bucks District Council Wilton Park Development Brief Supplementary Planning Document Consultation Draft Sustainability Appraisal  
Schedule of Representations

No.	Respondent	Section/Annex/Map No.	Para. No.	Issue	Comment	SBDC Response
134	Environment Agency		3.30	Waste Water	It is not clear how the conclusion has been reached that the on-site wastewater treatment works has sufficient capacity and offers a more sustainable drainage option.	The SPD requires that if the on-site waste water treatment works lacks capacity or cannot be retained, alternative measures for dealing with foul water drainage will need to be prepared and agreed with the Environment Agency. <i>No change required.</i>
187	Jansons Properties Ltd			Relief Road	The Sustainability Appraisal should consider the start and completion of the Relief Road.	Comment withdrawn by the respondent on 8 October 2014. Respondent confirmed that the comment should be disregarded and will not be pursued. <i>No change required.</i>
187	Jansons Properties Ltd			Vehicle Access	There is no assessment of the sustainability advantages of an A40 access in highways, traffic or public transport terms.	Comment withdrawn by the respondent on 8 October 2014. Respondent confirmed that the comment should be disregarded and will not be pursued. <i>No change required.</i>

South Bucks District Council Wilton Park Development Brief Supplementary Planning Document Consultation Draft HRA Screening Assessment  
Schedule of Representations

No.	Respondent	Section/Annex/Map No	Para. No.	Issue	Comment	SBDC Response
047	City of London Corporation	Non-Technical Summary	1.3 & 1.4	Visitor Impacts	Disagrees with the statement that Wilton Park is unlikely to generate significant adverse effects. The open space provided at Wilton Park will not divert visitors away from Burnham Beeches.	The proposals for Wilton Park include managed, informal recreational use of woodland. Although there may be more visitors to Burnham Beeches, the numbers involved are likely to be very small. The 2014 Visitor Survey commissioned by the Corporation of London and South Bucks District Council, predicts that Wilton Park will generate 110 additional visitors per year. <i>Additional text included later in the document to include reference to the 2014 Visitor Survey.</i>
047	City of London Corporation	Characteristics of the European Site	5.7	Management	Suggested correction to wording to clarify that the reference to lack of appropriate tree management relates to the past.	Noted. <i>Factual correction to paragraph 5.7.</i>
047	City of London Corporation	Characteristics of the European Site	5.9	Tree Monitoring	Suggested correction to wording to clarify scope of health assessment work.	Noted. <i>Factual correction to paragraph 5.9.</i>
047	City of London Corporation	Characteristics of the European Site	5.11	Visitor Impacts	Although this statement is true, it does not mean that development does not have any impact.	Noted. <i>No change required.</i>
047	City of London Corporation	Characteristics of the European Site	5.14	Visitor Impacts	Information is now available from a recent survey.	Noted. <i>Text updated to refer to the 2014 Visitor Survey.</i>
047	City of London Corporation	Characteristics of the European Site	5.16	Management	Suggested correction to wording on pollard management.	Noted. <i>Factual correction to paragraph 5.16.</i>
047	City of London Corporation	Characteristics of the European Site	5.20	Visitor Impacts	Each 100 new dwellings built at Wilton Park will generate an additional 180 visitors to Burnham Beeches. The site management plan for Burnham Beeches cannot be expected to deal with all the issues caused by increasing development.	The 2014 Visitor Survey commissioned by the Corporation of London and South Bucks District Council, predicts that Wilton Park will generate 110 additional visitors per year. <i>Report updated to refer to the results of the 2014 Visitor Survey.</i>
047	City of London Corporation	Characteristics of the European Site	5.21	Development Management Local Plan	Plans for Wilton Park should consider the emerging DMLP. This does not preclude the need for an Appropriate Assessment for the development at Wilton Park if the DMLP has not been agreed.	A new emerging Local Development Scheme for South Bucks does not include a DMLP. Instead, it is proposed that a new District-wide Local Plan will be prepared. The evidence commissioned to support the DMLP, including the Burnham Beeches Hydrology Study and the Burnham Beeches Visitor Survey, will be taken forward and used as part of the evidence base for a new Local Plan. <i>Factual update.</i>
047	City of London Corporation	Initial Assessment	6.5 & Table	Hydrological Connection with Burnham Beeches	Based on the recent study, it is unlikely that there is a surface water hydrological connection between Wilton Park and Burnham Beeches. A subterranean connection cannot be ruled out but is unlikely.	Noted. <i>Factual updates.</i>

South Bucks District Council Wilton Park Development Brief Supplementary Planning Document Consultation Draft HRA Screening Assessment  
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047	City of London Corporation	Initial Assessment	6.8 & Table	Visitor Impacts	Even if good quality open space is provided at Wilton Park, it is highly likely that there will be an increase in visitor numbers at Burnham Beeches and these visitors will travel by car.	The 2014 Visitor Survey commissioned by the Corporation of London and South Bucks District Council, predicts that Wilton Park will generate 110 additional visitors per year. <i>Report updated to refer to the results of the 2014 Visitor Survey.</i>
047	City of London Corporation		6.9	Visitor Impacts	Disagrees with the statement that Wilton Park is unlikely to generate significant adverse effects. The open space provided at Wilton Park will not divert visitors away from Burnham Beeches. An Appropriate Assessment is required to look at visitor impacts, but this may be negated by the DMLP. Potential visitor impacts should also include air quality.	The proposals for Wilton Park include managed, informal recreational use of woodland. Although there may be more visitors to Burnham Beeches, the numbers involved are likely to be very small. The 2014 Visitor Survey commissioned by the Corporation of London and South Bucks District Council, predicts that Wilton Park will generate 110 additional visitors per year. <i>Amended text included at paragraph 6.9 to include reference to the 2014 Visitor Survey.</i>
083	Buckinghamshire County Council		6.9	Visitor Impacts	Evidence should be used to make a more robust statement regarding the potential impacts from visitors from this development alone and in combination with other developments. Potential impacts have not been screened out.	The proposals for Wilton Park include managed, informal recreational use of woodland. Although there may be more visitors to Burnham Beeches, the numbers involved are likely to be very small. The 2014 Visitor Survey commissioned by the Corporation of London and South Bucks District Council, predicts that Wilton Park will generate 110 additional visitors per year. <i>Report updated to include reference to the 2014 Visitor Survey.</i>
083	Buckinghamshire County Council			In Combination Effects	It may be advisable for the HRA Screening Report to consider in combination effects of plans in, for example, Slough.	The Slough Core Strategy was subject to a HRA which concluded no likely significant effects on Burnham Beeches SAC. The 2013 Visitor Survey prepared for South Bucks DC and the City of London Corporation concluded no significant effects on Burnham Beeches SAC. The Visitor Survey takes account of developments in Slough (Map 11 and Tables 23/24) and notes that the projected increase in visitor numbers from Slough is 0.69%. <i>No change required.</i>
181	Berks, Bucks and Oxon Wildlife Trust				Share the concerns of Bucks CC with respect to certain aspects of the Screening Report.	Noted.
205	Natural England	Conclusions	8.2	Significant Effects	To avoid any misunderstanding, the document should explicitly state that the conclusion of no likely significant effects pertains to the SPD.	Noted. <i>Clarification added.</i>

South Bucks District Council Wilton Park Development Brief Supplementary Planning Document Consultation Draft HRA Screening Assessment  
 Schedule of Representations

205	Natural England	Mitigation Measures	7.3	Open Space	If the conclusion of no likely significant effects is dependent on the provision of new Public Open Space, then it is important that the Public Open is indeed new and that current public usage (if any) does not invalidate the conclusion.	Noted.
205	Natural England	Conclusions		Significant Effects	Subject to clarification of the comments from Natural England, there is no reason to disagree that the SPD will have no likely significant effect on this European site.	Noted.



Part of the South Bucks Local Plan

**Wilton Park Development Brief  
Supplementary Planning Document**

**Consultation Draft**

**Public Consultation Statement**

Regulation 12 (a) Town and Country Planning  
(Local Planning) (England) Regulations 2012

December 2013

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**South Bucks**  
District Council

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## Annex

- 1 The Future of Wilton Park Consultation Report, November 2013

## **1. Purpose of this Statement**

- 1.1 This Consultation Statement outlines the ways in which the community and other stakeholders have been engaged in the preparation of a Development Brief Supplementary Planning Document for Wilton Park.
- 1.2 The Statement provides information on informal engagement with key local groups, community representatives and stakeholders in Beaconsfield and details of a public exhibition. It also summarises the comments received and confirms how the issues have been addressed in the draft Supplementary Planning Document (SPD).
- 1.3 This Consultation Statement has been prepared in accordance with Regulation 12 of the Town and Country Planning (Local Planning) (England) Regulations 2012 which requires, alongside the publication of a draft SPD, a statement setting out:
  - The persons the local planning authority consulted when preparing the SPD;
  - A summary of the main issues raised by those persons; and,
  - How those issues have been addressed in the SPD.

## **2. Background**

- 2.1 The South Bucks Core Strategy identifies an opportunity for the comprehensive redevelopment of 39 hectares of land at Wilton Park, just to the east of Beaconsfield. Wilton Park is currently occupied by the Ministry of Defence School of Languages. The School is due to close at the end of 2013. MOD's Defence Infrastructure Organisation (DIO) has indicated that it will be disposing of the whole of the Wilton Park site, and has identified a 'preferred bidder'. The preferred bidder is Inland Homes plc.
- 2.2 Wilton Park is designated as a Major Developed Site (MDS) in the Green Belt. Core Policy 14 of the Core Strategy requires a high quality redevelopment to deliver new homes and employment uses in a way that respects the location and setting of the site, delivers benefits to the local community and ensures that the necessary infrastructure is put in place within agreed timescales, including a new vehicle access off the Pyebush Roundabout (or an acceptable alternative access).
- 2.3 The purpose of the SPD is to establish the principles that will guide the future redevelopment of Wilton Park. It explains how the redevelopment will be delivered sustainably and in full accordance with the requirements of Core Policy 14 and other relevant policies. The SPD will act as a 'stepping stone' between the policy framework and the detailed work that will need to be undertaken in support of future planning applications.
- 2.4 The draft SPD does not include new policies and does not form part of the Council's Development Plan. However, once adopted, the SPD will be a Local Development Document and form part of the South Bucks Local Development Framework. The adopted SPD will form a material consideration in the determination of planning applications alongside Core Policy 14 and other local planning policies.

- 2.5 The draft SPD was approved for formal public consultation by the Portfolio Holder for Sustainable Development following a meeting of the South Bucks District Council Sustainable Development Policy Advisory Group (SDPAG) on **\*\***.

### **3. Informal public consultation and stakeholder engagement**

- 3.1 From late 2012 through to early 2013, a range of local stakeholders (including community and interest groups) were contacted for their views and ideas on the Wilton Park Opportunity Site. Meetings were held with the majority of them. The aim of the early contact at the formative stage of the SPD was to gain a better understanding of the main issues of local concern relating to the redevelopment of Wilton Park. A list of the meetings held is set out in Section 2 of The Future of Wilton Park Consultation Report (see Annex 1).
- 3.2 A public exhibition was held in March 2013 to provide the wider community with an opportunity to consider the initial assessment of the issues and options for the redevelopment of Wilton Park. The exhibition was widely publicised, including through the distribution of 6,000 information flyers to local homes and businesses, a dedicated project web site ([www.wiltonparkfuture.com](http://www.wiltonparkfuture.com)), the South Bucks District Council web site, posters, extensive press coverage and a dedicated information hotline set up by Inland Homes plc to deal with enquiries from residents.
- 3.3 The exhibition was held at the Beaconsfield School on Thursday 14 March (4.30 to 9 pm) and Saturday 16 March (10 am to 4 pm). The exhibition was staffed by representatives from South Bucks District Council, Buckinghamshire County Council and by Inland Homes and their team of specialist consultants.
- 3.4 Exhibition boards provided background on the Wilton Park site, relevant planning policies and the SPD process and timetable. The boards also set out the key issues affecting development and sought feedback on: access, movement and parking; built form, height and layout; sports provision; other community benefits and land uses; and, sustainable development.
- 3.5 Over 500 members of the public visited the public exhibition over the course of the two days. Everyone attending was given a questionnaire that they could either complete and 'post' into boxes at the exhibition, send to a FREEPOST address, or return by email to the project web site. Those unable to attend the exhibition or who wanted more time to study the exhibition material could download copies of the exhibition boards and the questionnaire from the project web site. Papers copies of the exhibition boards were sent to any residents requesting a copy through the web site or the hotline. The deadline for feedback was 16 April - a month after the exhibition - though the responses received after the deadline were also accepted.
- 3.6 132 completed questionnaires were returned at the exhibition and a further 110 were sent via FREEPOST or emailed through the project web site. Further written submissions made in response to the consultation were also recorded and analysed.

- 3.7 Further information on the public exhibition - including a copy of the exhibition boards - is included in The Future of Wilton Park Consultation Report (see Annex 1).

#### **4. Main issues raised**

- 4.1 The main issues raised are summarised in Table 1 of this Consultation Statement. A detailed analysis of the questionnaire results and comments received is set out in The Future of Wilton Park Consultation Report.

#### **5. Addressing the issues in the Supplementary Planning Document**

- 5.1 The comments received at and following the workshop discussion have been very carefully considered in preparing the draft SPD. Table 1 of this Statement sets out how the issues have been addressed. In nearly all cases the draft SPD directly reflects the majority of the responses on a particular issue. In the small number of instances where the draft SPD does not reflect the overall preference expressed through the consultation, the alternative approach that has been taken and the reason(s) why are explained in Table 1.
- 5.2 The informal public consultation and stakeholder engagement has made a very positive contribution to the content of the SPD.

**Table 1:**  
**How feedback from the informal public consultation has been addressed in this draft Supplementary Planning Document**

Issue Raised	Response in Draft Supplementary Planning Document	Document Reference
<p>Future provision of a Relief Road to relieve congestion on the A355, particularly at the London End Roundabout</p>	<p>The vehicle access serving Wilton Park should be a new road taken from the northern section of the Pyebush Roundabout. After it enters Wilton Park, the road should head north across the site towards Minerva Way. The road should form the first stage of a future A355 Relief Road for Beaconsfield. The road should terminate on the site's northern boundary with a junction that will allow future connection to the final section of an A355 Relief Road across private land up to the Amersham Road.</p> <p>The A355 Relief Road is on a list of 5 priority transport schemes for Buckinghamshire being supported by the Highways Authority, Local Enterprise Partnership and Local Transport Body. The list has been submitted to the Department for Transport. Buckinghamshire County Council has committed funding for feasibility and design work.</p>	<p>3.24, 6.5 (b) &amp; 6.46</p>
<p>Preferred north-eastern route for a new access from the Pyebush Roundabout and across the site to Minerva Way</p>	<p>The road should run along the western boundary of the site. This will allow the provision of a large unbroken area of open space comprising the local park and open-air sports pitches, together with a community hub and associated car parking.</p>	<p>6.34 &amp; 6.49</p>
<p>Character of the first stage of a Relief Road should be slower, with a focus on pedestrians and cyclists</p>	<p>A road should be designed to fulfil strategic and local requirements. A road between the Pyebush Roundabout and Minerva Way should be designed as a 'street', helping to deliver a development that is accessible and well integrated with its surroundings. The design should allow easy passage of pedestrians and cyclists, including east-west and west-east movements.</p>	<p>6.46-6.49</p>

<p>New access road should be set in a landscaped area</p>	<p>Design of the road and junctions will be sensitive to its context and take due consideration of environmental constraints including existing landscape and trees. The road should be framed by the new public park and sports fields to the east and trees to the west and form part of the landscaping scheme for the new development.</p>	<p>6.46</p>
<p>New development should be integrated with Beaconsfield, and not a separate gated community</p>	<p>To overcome the site's physical separation and poor connections, the overall vision set out in the draft SPD is to provide a development that is well connected to Beaconsfield and includes new infrastructure that benefits the local community. There will be: a new community hub; open-air sports pitches; a local park; informal recreation space; and new links for private vehicles, buses, pedestrians and cyclists. Green corridors (or 'greenways') through the site will connect the main areas of development and open space and provide linkages to the surrounding countryside and Beaconsfield.</p> <p>The SPD makes it clear that the development layout should not create a separate gated community.</p>	<p>5.6-5.14 and Section 6</p>
<p>Pedestrian and cycle connections across London End Roundabout and into the site via Minerva Way should be improved</p>	<p>The draft SPD acknowledges that the crossing facilities for pedestrians and cyclists at the London End Roundabout are poor, creating a barrier to safe pedestrian and cycle movement. London End Roundabout should be reconfigured or remodelled to improve pedestrian and cycle connectivity between Beaconsfield Old Town and Minerva Way.</p> <p>Minerva Way will be retained and enhanced. It will be closed to private vehicles (save for the existing houses located near to the London End Roundabout) to provide a high quality, attractive and safe pedestrian/cycle route between Beaconsfield and the site. It should be locally distinctive, landscaped and appropriately lit. Minerva Way will provide linkages to the new homes, community facilities and employment uses.</p>	<p>5.10, 6.52 &amp; 6.53</p>

<p>Traffic flow at the London End Roundabout should be improved</p>	<p>The draft SPD recognises that London End Roundabout is the subject of considerable delay for vehicles. The Transport Assessment that supports the planning application for the site will need to demonstrate to the Highways Authority's satisfaction an acceptable level of traffic performance at London End Roundabout.</p> <p>Proposals to deliver improved provision for pedestrians and cyclists at London End Roundabout should also maximise the operational performance of the junction for vehicle traffic.</p>	<p>5.9 &amp; 6.53</p>
<p>There should be a new bus route (or routes) between Wilton Park and Beaconsfield (including the Railway Station)</p>	<p>The draft SPD acknowledges that bus access into the site linked to the wider bus network will help encourage sustainable travel patterns at the new development. Technical studies show that Minerva Way is constrained for two-way bus operation. Reliance on one-way operation of buses via Minerva Way is unlikely to present an adequate public transport solution for Wilton Park. There may also be potential for bus access off the Pyebush Roundabout or via a new A355 Relief Road. The aim will be to ensure that most houses in the new development are no more than 400 metres from a bus stop where practicable. The draft SPD recognises that any bus routes that are extended or diverted into the site will need to be financially self-sustaining in the longer-term.</p>	<p>5.13-5.14 &amp; 6.57</p>
<p>Additional car parking at Wilton Park to help alleviate parking problems in Beaconsfield Old Town</p>	<p>The draft SPD seeks a flexible approach to car parking at the community hub, allowing the parking to be used during the day to help relieve pressure on spaces in Beaconsfield Old Town, as part of a comprehensive car parking management plan.</p>	<p>6.29</p>
<p>Rather than concentrated in either the west or the east of the site, new development should be evenly distributed</p>	<p>Reflecting the characteristics of the site and its surroundings, and the need to have regard to the impact on the openness of the Green Belt, the new development will take the form of high quality landscaped clusters dispersed across the site.</p>	<p>6.10 &amp; 6.64-71</p>



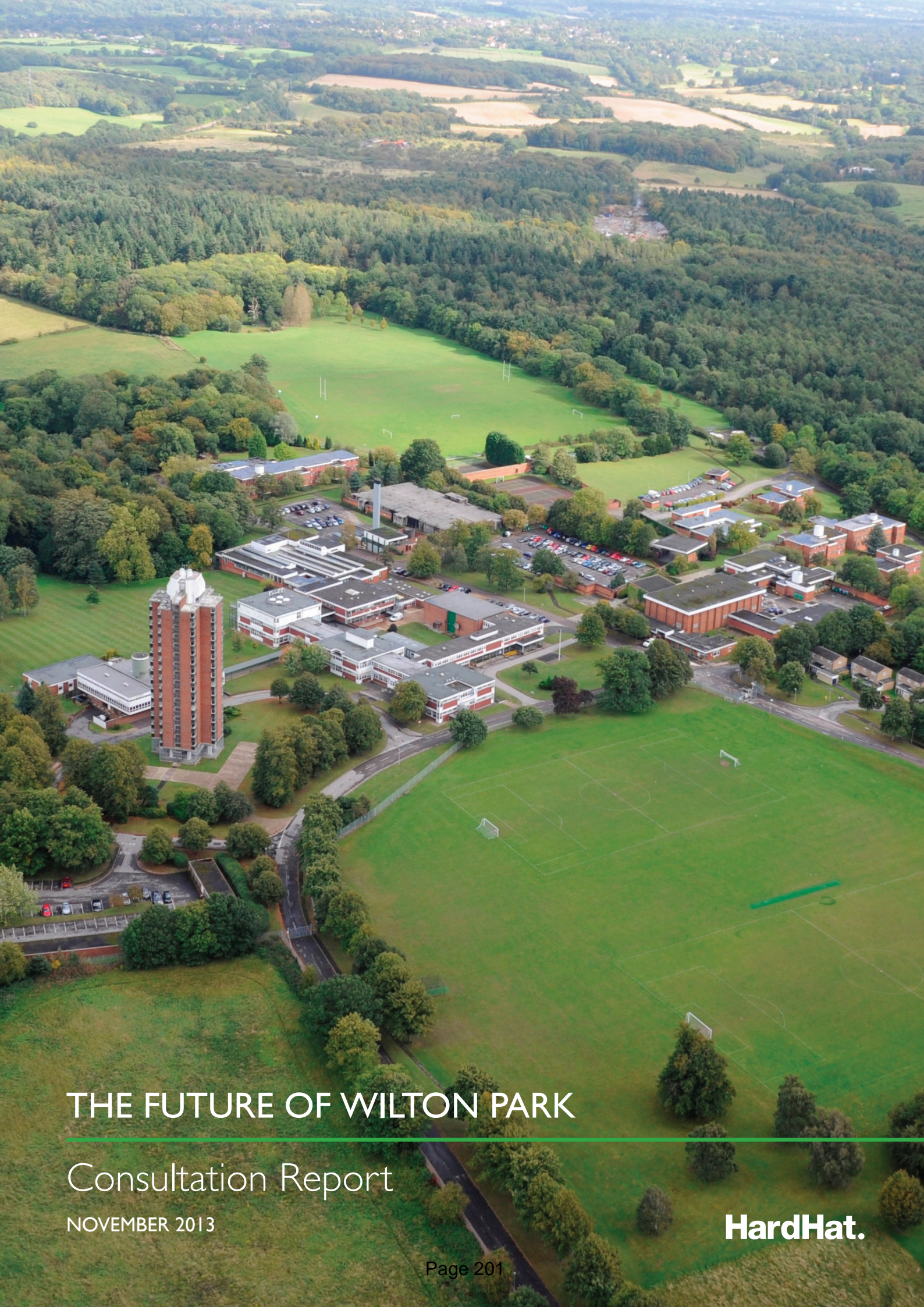
Preference for low to medium building heights (2 to 4-storeys)	The draft SPD proposes development clusters with buildings that are principally 2 or 3-storeys but allows the potential for 4-storey buildings on part of the site.	6.7 & 6.64-6.71
There should be a range of different house types and sizes, including affordable housing	<p>The draft SPD makes provision for a range of housing types and sizes. The mix will be agreed as part of the planning application. The final number of homes provided will arise from a well designed scheme. It is expected that the final number is likely to be between 250 and 350 new homes.</p> <p>The developer will be required to provide 40% affordable housing. The Council may accept a financial contribution in lieu of a proportion of the on-site affordable housing at Wilton Park.</p>	6.13-6.20
Architecture should be appropriate and sympathetic to the site surroundings	<p>The draft SPD requires that the design of buildings must be appropriate to the sensitive location of the site, with an overall architectural theme that respects the site's rural setting. A clear design strategy must form part of the proposals at planning application stage.</p> <p>The draft SPD states that planning permission will only be granted for a scheme based on exceptional standards of design and implementation. The draft SPD advises that the applicant should seek early engagement with the Design Council/CABE.</p>	6.74
New sports facilities should be included as part of the new development	<p>The draft SPD makes provision for at least 2 hectares of formal open-air sports pitches to directly replace the existing amount of land at Wilton Park currently made available for use as public space. The draft SPD also includes associated changing facilities (as part of the community hub) and car parking for the sports pitches.</p> <p>The replacement land for the sports pitches must be of at least the same standard as that which currently exists. To minimise disruption during construction, the phasing plan should ensure that at least 2 hectares of land is available as open-air sports pitches throughout the construction period.</p> <p>The draft SPD makes no assumptions and sets no requirements about the use to which the pitches will be put or the local clubs which will use them.</p>	6.34-6.37

<p>Sports facilities should be dispersed throughout the site</p>	<p>In order to ensure that the sports facilities are within easy walking and cycling distance of Beaconsfield, easily accessible by bus or car via a new vehicle access off the Pyebush Roundabout, and to make the most of the opportunities for new changing facilities and car parking at the community hub, it is proposed that the sports pitches should be located in one area, towards the western boundary of the site.</p>	<p>6.34 &amp; 6.35</p>
<p>The new development should include a swimming pool</p>	<p>The draft SPD does not include a proposal for a new swimming pool. In preparing the draft SPD, consideration has been given to the wide range of possible new community facilities identified through the public consultation, to the impact on development layout and built form and to the costs of provision, operation and maintenance. It was concluded that a new swimming pool would not be the best use of available resources.</p>	
<p>The new development should include community buildings</p>	<p>The new development will include community facilities in the form of a multi-purpose community hub. The building (or buildings) and associated outside space (including car parking) should be designed and managed as a shared facility, allowing for flexible and shared use for a range of activities for new residents at Wilton Park and for those already living in Beaconsfield.</p> <p>The exact design will be determined as part of the future planning application, but will include: new ATC accommodation; a children's nursery; shared space and storage; and sports changing facilities. There may also be space to accommodate health care facilities if required.</p> <p>The developer will have to demonstrate that mechanisms have been put in place to secure the long-term management and maintenance of the community hub.</p>	<p>6.25-6.30 &amp; 7.15-7.16</p>
<p>The new development should include a theatre</p>	<p>The draft SPD does not include a proposal for a new theatre. Instead it includes a new multi-functional community hub. The new building (or buildings) should be designed and managed as a shared facility, allowing for flexible and shared use for a range of activities.</p>	

Employment uses at Wilton Park	To accord with the requirement for a mixed use scheme, the new development will incorporate commercial floorspace. The form and quantum of uses will be the subject of more detailed assessment at planning application stage. In addition to office space, other acceptable employment generating uses within the site would include a care home, crèche and small scale local retail provision.	6.21-6.24
Removal of the tower	The draft SPD confirms that the tower will be demolished.	5.36 & 6.9
Parkland and informal public space should be dispersed throughout the site	The new development will incorporate open-air sports pitches, a local park, two additional large areas for informal recreation, smaller areas for children's play, woodland and ecology areas. The spaces will be linked by green corridors that connect the main areas of development and open space and provide linkages to the surrounding countryside. The areas of open space will be dispersed across the site, with the local park and the sports pitches located towards the western boundary of the site, within easy walking and cycling distance of Beaconsfield. The developer will have to put in place mechanisms to secure the long-term management and maintenance of the open space.	6.31-6.45 & 7.15-7.16
Need for additional school places	The developer will be expected to meet the demands for education infrastructure arising from the proposals for Wilton Park. The scale of development will not require a new school but additional places at existing schools will be required. Additional primary school places will be required for Beaconsfield and additional secondary/grammar school places will be required in the wider area serving South Bucks. There may also be a need for pre-school places. The additional education infrastructure will be funded by the developer through Section 106 contributions.	7.8-7.10
Need for additional health care facilities	If additional health care facilities are required to support the new development, these may be provided on-site (as part of the community hub) or off-site, funded through Section 106 contributions.	6.27 & 7.11

## **6. Next steps**

- 6.1 Public consultation on the draft Wilton Park Development Brief SPD will run for 6 weeks. This is longer than the minimum 4 weeks required by the 2012 Regulations and by the Council's Statement of Community Involvement. There will be information about the consultation on the Council's web site, and those on the Council's planning policy consultation database will be informed of the opportunity to comment. A response form will be provided for people to record their comments. Copies of the draft SPD, supporting documents and the response form will be placed in local libraries, with Beaconsfield Town Council and Gerrards Cross Parish Council and at the South Bucks District Council offices.
- 6.2 At the end of the consultation period, the Council will consider all the representations it receives. The Council will prepare a summary of the comments and the issues raised. Where appropriate, changes will be made to the SPD to address the comments and issues. The summary will be considered by South Bucks District Councillors at meetings of SDPAG and Cabinet.
- 6.3 Subject to the approval of Councillors, the final version of the SPD will be formally adopted by the Council at a meeting of the Cabinet. It will then be for the relevant landowner and/or developer to prepare and submit planning applications for the redevelopment of Wilton Park.



# THE FUTURE OF WILTON PARK

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## Consultation Report

NOVEMBER 2013

**HardHat.**



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# I. INTRODUCTION

## Overview

- 1.1 This report has been prepared by HardHat Communications Ltd on behalf of Inland Homes to provide an accurate and full report of the consultation undertaken to support the draft Development Brief Supplementary Planning Document for Wilton Park.
- 1.2 The consultation statement provides information on the extensive consultation with the local community, including information about meetings and presentations to key local groups, details of a public exhibition and an analysis and summary of all the feedback received.
- 1.3 In accordance with best practice and in line with South Bucks District Council's (SBDC) adopted Statement of Community Involvement, the consultation programme sought to:
- Open lines of communications with residents, local businesses, community groups and other stakeholders to ensure as many people as possible have had an opportunity to take part in the consultation.
  - Raise the profile of Wilton Park as a 'Major Developed Site' within the Green Belt suitable for comprehensive redevelopment to deliver a high quality mix of residential and employment development, community facilities and open space, as outlined in SBDC's Core Strategy.
  - Seek feedback on the Issues and Options stage in order to inform the draft Development Brief.
- 1.4 The consultation has been successful in involving over 500 individual residents, as well as over 20 local groups and organisations. The feedback from the local community has been detailed and extensive.

## Background

- 1.5 Inland Homes are the preferred purchaser of the MOD's Defence Infrastructure Organisation (DIO) for Wilton Park and they are working with SBDC and Buckinghamshire County Council (BCC) to prepare a Development Brief for the Wilton Park site.
- 1.6 Wilton Park is currently used as the Defence School of Languages, which is due to close within the next year, following which Inland Homes will take ownership of the site.





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## I. INTRODUCTION

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- I.8 Wilton Park is identified in the SBDC Core Strategy as an Opportunity Site to provide a high quality mix of residential and employment development, community facilities and open space. The Core Strategy requires the preparation of a Development Brief. The purpose of the Development Brief Supplementary Planning Document is to establish the principles that will guide future development of the site and provide a 'bridge' between the Council's adopted Core Strategy and a planning application.

## 2. PRE-EXHIBITION ENGAGEMENT

In the period prior to a public exhibition, a series of meetings were held with individuals, groups and organisations within the area to allow the project team to better understand the issues that would need to be addressed through the consultation and in the draft Development Brief.

During this period, meetings were held with the following:

- Beaconsfield Town Council
- Beaconsfield Old Town Residents Association
- Beaconsfield Society
- Wheatsheaf Farm
- Hall Barn Estates
- Beaconsfield Golf Club
- Holtspur Football Club
- Beaconsfield Cricket Club
- Beaconsfield Rugby Club
- Beaconsfield Squash Club
- County Councillor Peter Hardy

### 2.1 13th November 2012 – Beaconsfield Town Council (BTC)

Attendees	Notes
Mark Gilpin – Inland Homes Roger Rippon – Rippon Development (for Inland Homes) Andrew Howard – HardHat. (for Inland Homes) Max Camplin – HardHat. (for Inland Homes) Simon Slatford – NLP (for Inland Homes) Margaret Mathie – BTC Cllr. Alan Walters – BTC Cllr. Graham Davie – BTC Cllr. Joy Legg – BTC Ian Gillespie – representing SBDC Alison Bailey – SBDC	The development team outlined their plans to work in partnership with SBDC and BTC during the consultation period leading up to the Development Brief.  Councillors asked questions about how the consultation would be undertaken and to make sure that as many people as possible were involved. A discussion was also held about the potential issues, including the relief road, schools, healthcare, affordable housing and community facilities.

### 2.2 23rd November 2012 – Beaconsfield Cricket Club

Attendees	Notes
Mark Gilpin – Inland Homes Paul Brett – Inland Homes Graham Daniel – Beaconsfield Cricket Club	Beaconsfield Cricket Club own land close to the site at Wilton Park and have been located there for 200 years.  Members of the development team met with the cricket club's Secretary Graham Daniel to discuss the potential impacts and issues for the club from development at Wilton Park.

## 2. PRE-EXHIBITION ENGAGEMENT

### 2.3 26th November 2012 – W heatsheaf Farm

Attendees	Notes
Mark Gilpin – Inland Homes Paul Brett – Inland Homes Andrew Cartwright – W heatsheaf Farm	A meeting was held with Andrew Cartwright, owner of W heatsheaf Farm, which abuts the North East corner of Wilton Park. Mr. Cartwright was briefed on progress with the development brief on the site and spoke of his knowledge on the land surrounding Wilton Park.

### 2.4 11th December 2012 – BOTRA / Beaconsfield Society

Attendees	Notes
Mark Gilpin – Inland Homes Simon Slatford – NLP Max Camplin – HardHat. Andrew Howard – HardHat. Tony Bristow – Beaconsfield Society John Brown – BOTRA Laurence Smaje – Beaconsfield Society Mike Elliot – Beaconsfield Society Larry Darn – Beaconsfield Society Judy McDonald – BOTRA Graham Davie – BOTRA	<p>A meeting was held with members of BOTRA and the Beaconsfield Society at the Reading Room. Both groups represent and promote the interests of local residents.</p> <p>The meeting started with a presentation given by the development team. Afterwards, members of BOTRA and the Beaconsfield Society were asked for their thoughts or questions.</p> <p>Following the meeting, both groups made formal submissions to the project team outlining their thoughts and advising them to consider the Parish Appraisal, undertaken in 2009.</p>

### 2.5 24th January 2013 – Peter Hardy, Buckinghamshire County Council (BCC)

Attendees	Notes
Mark Gilpin – Inland Homes Matt Corcoran – Inland Homes Roger Rippon – Rippon Development Max Camplin – HardHat. Peter Hardy – BCC	<p>The meeting was held to provide an opportunity for initial discussions on the key transport related issues with regards future development at Wilton Park.</p> <p>Peter Hardy expressed his view that the relief road was a big priority and that enhancing the environment at the London End Roundabout would be a crucial part of any future development.</p>

### 2.6 24th January 2013 – Presentation to Sustainable Development Policy Advisory Group

Attendees	Notes
Mark Gilpin – Inland Homes Paul Brett – Inland Homes Matt Corcoran – Inland Homes Roger Rippon – Rippon Development Max Camplin – HardHat. Simon Slatford – NLP Members of SBDC's SDPAG	The meeting was held to provide members of SBDC's Sustainable Development Policy Advisory Group with an update on progress on the consultation and an opportunity to raise issues and ask questions ahead of the main public consultation event.

## 2. PRE-EXHIBITION ENGAGEMENT

### 2.7 7th February 2013 – Hall Barn Estates

Attendees	Notes
Mark Gilpin – Inland Homes Paul Brett – Inland Homes Daniel Jones – Bidwells Giles Dobson – Bidwells	A meeting took place with representatives of Hall Barn Estates, who own land in and around Beaconsfield including at London End.  In the meeting Inland Homes described their role in the Development Brief and Bidwells outlined their own future plans for the area and their commitment to the long-term future of Beaconsfield.

### 2.8 11th February 2013 – Sports Roundtable

Attendees	Notes
Mark Gilpin – Inland Homes Paul Brett – Inland Homes Max Camplin – HardHat. Jim O'Toole – Beaconsfield RFC Tony Reese – Beaconsfield RFC Keith Bowyer – Holtspur FC Ian Campbell – Beaconsfield RFC Mike Wood – Beaconsfield RFC Graham Daniel – Beaconsfield Cricket Club Kevin Mears – Beaconsfield Squash Club Cllr Alan Walters – SBDC	The development team met with a number of sports clubs around Beaconsfield at a roundtable meeting.  The team sought to find out about existing sports facilities in the town and what aspirations clubs had for improvements in relation to the future of Wilton Park.  The meeting provided an opportunity for the project team to understand the current state of sporting facilities and deficiencies within the area. Holtspur FC, as the only sports club to currently use the site, were most vocal about the need to maintain and enhance their facilities on-site.

### 2.9 12th February 2013 – Rotary Club Presentation

Attendees	Notes
Paul Brett – Inland Homes Max Camplin – HardHat. 20 members of the Beaconsfield Rotary Club	A presentation was given to a dinner hosted by the Beaconsfield Rotary Club, with the event chaired by Henry Wilson.  Following the presentation, a Q&A session allowed guests to question the team on issues such as affordable housing, sporting facilities and the existing tower on-site.

### 2.10 28th February 2013 – Beaconsfield Town Council Presentation

Attendees	Notes
Mark Gilpin – Inland Homes Paul Brett – Inland Homes Roger Rippon – Rippon Development Max Camplin – HardHat. Simon Slatford – NLP	A preview presentation of the exhibition displays for the main public consultation event was given to members of the Town Council and provided an opportunity for them to give initial feedback on the issues and options.

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## 2. PRE-EXHIBITION ENGAGEMENT

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### 2.11 18th April 2013 – Beaconsfield Town Council Meeting

Attendees	Notes
Mark Gilpin – Inland Homes Max Camplin – HardHat. Beaconsfield Town Councillors Members of the public	Representatives of the team attended a Town Council public meeting to answer questions on the consultation and progress of the draft Development Brief. Members of the public spent approximately 40 minutes asking questions of councillors and the Inland Homes representatives, regarding Wilton Park.

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### 3. PUBLIC EXHIBITION

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#### Publicity

3.1 In addition to the stakeholder meetings, a significant level of publicity was undertaken to make the community aware of the consultation on Wilton Park and, particularly, an exhibition event.

The exhibition was publicised widely through the following means:

1. Personal invitations were posted to 177 local groups, organisations, schools and religious institutions.
2. Personal invitations were sent to all South Bucks District Councillors and Buckinghamshire County Councillors and the local MP, Dominic Grieve QC.
3. 6,000 information flyers were distributed to local homes and businesses, providing details of the public exhibition and an overview of what the exhibition would include.
4. Flyers were made available in the reception area at the South Bucks District Council offices and an electronic version of the flyer was emailed to 300 people/organisations on the South Bucks planning policy mailing list.
5. Posters advertising the public exhibition were displayed in local community facilities such as the Curzon Centre and Beaconsfield High School and in the District Council offices reception area.
6. There was extensive press coverage in the Beaconsfield Advertiser over a number of weeks.
7. A dedicated website ([www.wiltonparkfuture.com](http://www.wiltonparkfuture.com)) was established to provide details of the consultation. Following the exhibitions, copies of the exhibition displays and questionnaire were posted to the website.
8. Details of the exhibition were provided on the South Bucks District Council website, with a link to [www.wiltonparkfuture.com](http://www.wiltonparkfuture.com).
9. A dedicated Housing Hotline was set up by Inland Homes plc to deal with enquiries from residents.

#### Public exhibition

3.2 Following the initial period of consultation with key stakeholders, a public exhibition was held to provide the wider community with an opportunity to view the initial assessment of the issues and options for the redevelopment of the Wilton Park site.

3.3 The exhibition was held at the Beaconsfield School on Thursday 14th March (4.30pm – 9pm) and Saturday 16th March (10am – 4pm). The venue was selected because of its location within the Old Town area of Beaconsfield and because of its close proximity to Wilton Park.

3.4 The exhibition was staffed by the following members of the project team, including representatives from SBDC and BCC:

- Mark Gilpin – Inland Homes
- Paul Brett – Inland Homes
- Matt Corcoran – Inland Homes
- Pedro Longras – Inland Homes
- Roger Rippon – Rippon Development
- Andrew Howard – HardHat.
- Max Camplin – HardHat.
- Joshua Lindsey – HardHat.
- Chris Sharp – HardHat.
- Simon Slatford – NLP
- Brendan Hodges – NLP
- Mark Nettleton – Phil Jones Associates
- Phil Jones – Phil Jones Associates
- Andy Parry – South Bucks District Council
- Jane Griffin – South Bucks District Council
- Ian Gillespie – representing South Bucks District Council
- Alison Bailey – South Bucks District Council
- David Holmes – South Bucks District Council
- Jo Fellows – Buckinghamshire County Council
- Sally Sharp – Buckinghamshire County Council

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### 3. PUBLIC EXHIBITION

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- 3.5 A sign-in desk was placed at the front entrance of the school hall and each visitor was issued a questionnaire form (see Appendix ix). Once inside the hall residents could view two sets of boards (see Appendix viii) to ensure the displays were accessible to all during peak times.
- 3.5 The event was very well attended, with 521 residents signing in over the course of two days. 132 questionnaire forms were received at the exhibition and a further 110 were sent via the FREEPOST or emailed through the project website. The deadline for feedback was the 16th April (a month after the exhibition).
- 3.6 Five responses were received after the deadline, but have been included in the summary and analysis of responses.
- 3.7 Those unable to attend the exhibition and those who wanted more time to study the material could download copies of the exhibition boards and the questionnaire from the website ([www.wiltonparkfuture.com](http://www.wiltonparkfuture.com)).
- 3.8 Additionally, hard copies of the exhibition boards were sent to any residents requesting a copy through the website or the hotline.
- 3.9 Further written submissions were made to the consultation and these are included in Appendix viii.
- 3.10 Following the exhibition, we received a number of emails and letters. These were acknowledged and have been included in our feedback summary.

## 4. SUMMARY OF RESULTS

The following section provides an overview of results received from the Wilton Park questionnaire. The questionnaire contained 16 questions – offering an opportunity to provide both qualitative and quantitative responses on all issues relating to the future of Wilton Park.

Not every questionnaire returned was completed in full and so each question includes details on the total number of respondents and also those who answered 'Don't Know'.

For the purposes of understanding residents' view on each question, the numbers of people answering 'Don't Know' have been excluded from the illustration of the results on each question.



### THE FUTURE OF WILTON PARK

Thank you for taking the time to visit our exhibition. Your views on the future development of Wilton Park are important and we are keen to hear your feedback on the questions that have been raised.

The feedback received will be assessed by South Bucks District Council and will be considered in the preparation of the draft Wilton Park Development Brief / Supplementary Planning Document, which it is anticipated will be issued for public consultation later in the year. At this later stage, the Council will be seeking further feedback on the draft Development Brief / Supplementary Planning Document.

Please take time to provide your input and if you have any queries please do not hesitate to contact one of the members of the Team.

The information you provide will only be used for the purpose of conducting this consultation exercise. The information will be used in accordance with the Data Protection Act 1998 and will not be used for any other purpose without your permission. At all times, your information will be held in a secure manner.

We would like to contact you from time to time in relation to progress at Wilton Park. If you do NOT wish to be contacted please tick the box below:

**CONTACT DETAILS**

Name: .....

Address: .....

.....

Phone: .....

Email: .....

**Question No. 1 (Board 7)**

Have we identified all the key issues associated with the redevelopment of the Wilton Park Site?

YES     NO     DON'T KNOW

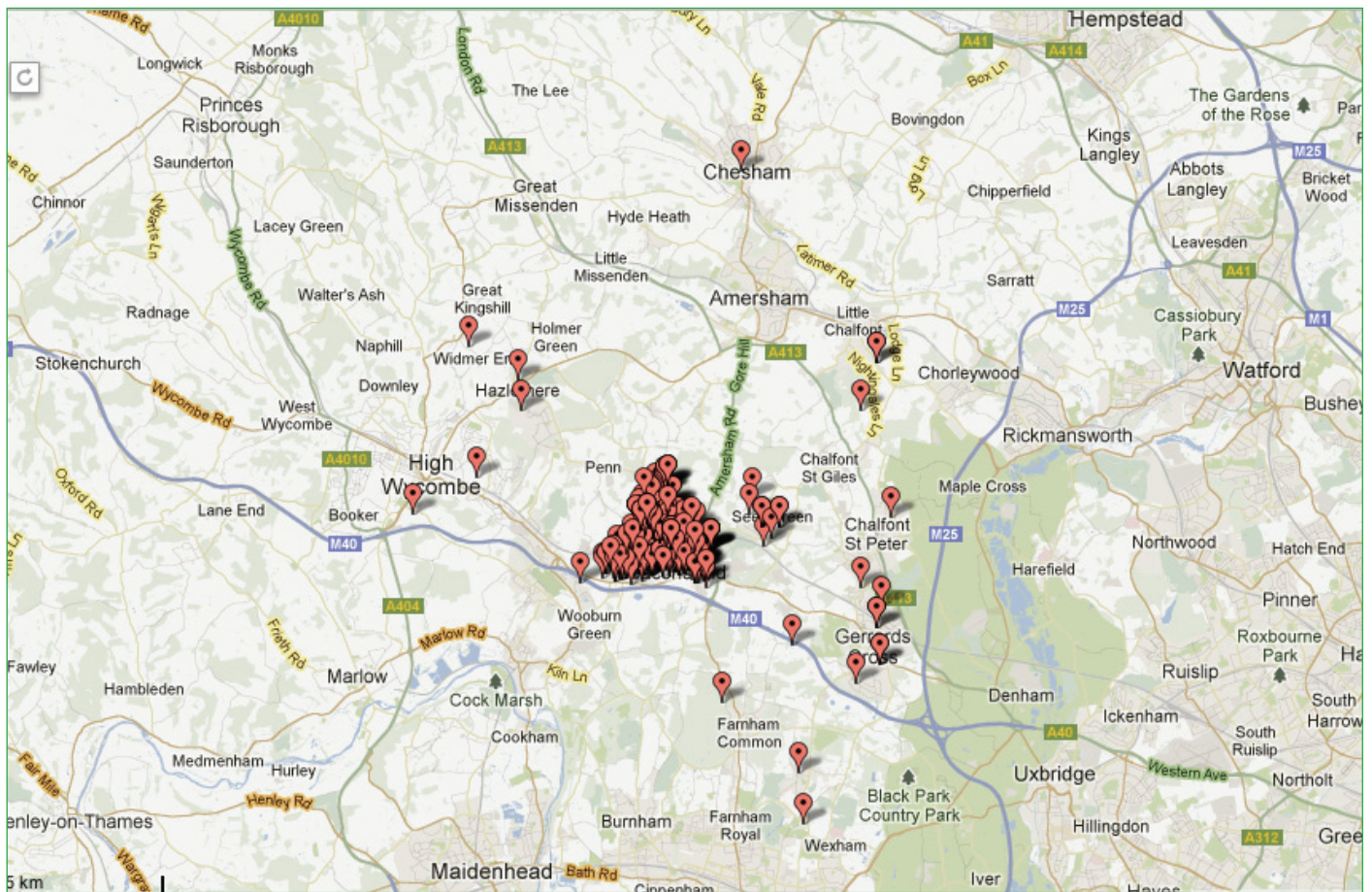
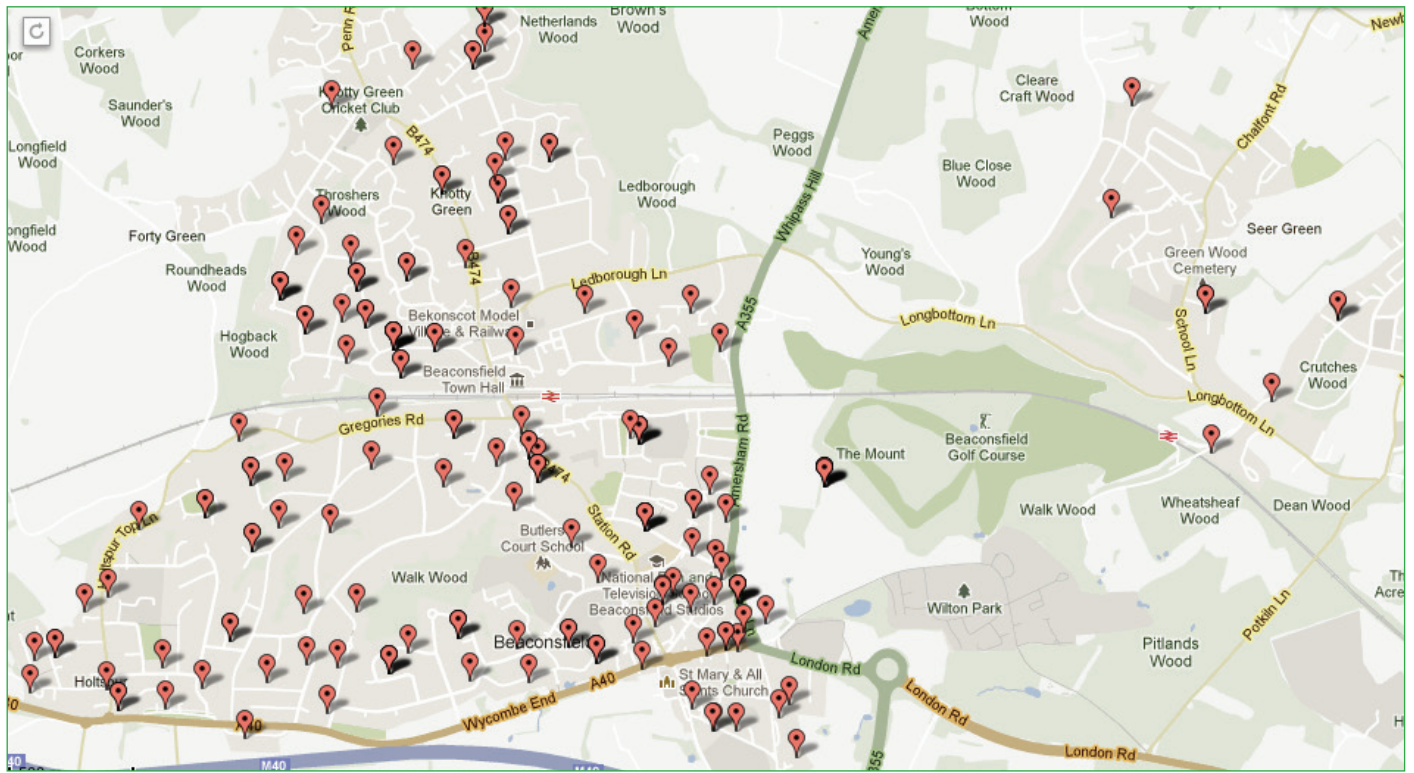
If you answered no, please use the box below to identify those other issues you feel should be addressed as part of the Development Brief process.





## 4. SUMMARY OF RESULTS

Maps showing geographical distribution of questionnaire respondents (where postcode provided).



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## 4. SUMMARY OF RESULTS

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### Question 1

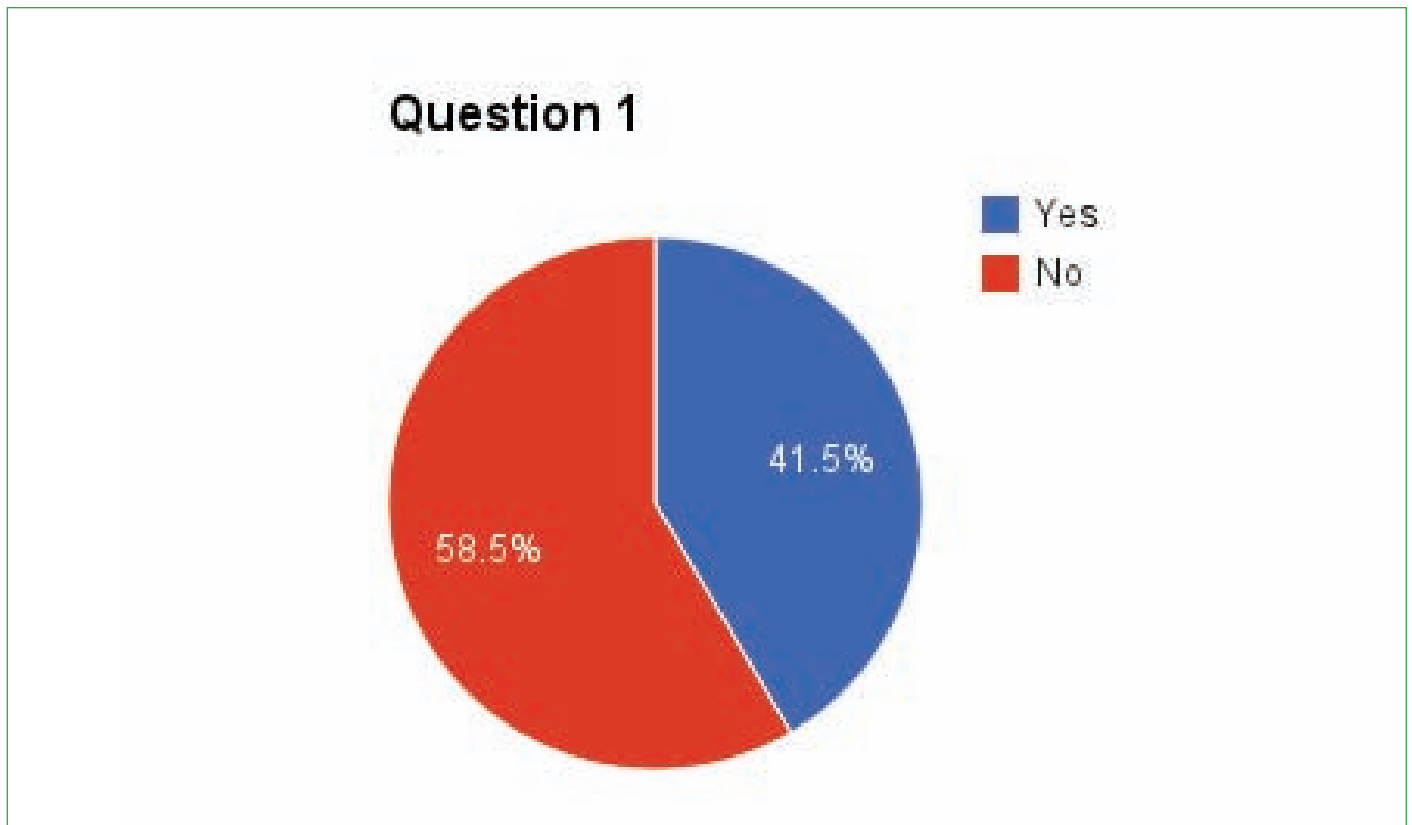
Part 1: Have we identified all the key issues associated with the redevelopment of the Wilton Park Site?

Number of respondents: 214

Yes: 76

No: 107

Don't Know: 31



59% of respondents considered that not all the key issues associated with the redevelopment of Wilton Park had been identified. Additional comments suggested a range of different issues, all of which were covered in some element of the consultation.

### Question 1: Additional Comments

In addition to the 214 respondents to the quantitative question, 131 also left supplementary feedback in the form of comments. The question they responded to, along with a summary of their responses can be found below.

## 4. SUMMARY OF RESULTS

Part 2: If you answered no, please use the box below to identify those other issues you feel should be addressed as part of the Development Brief process.

Issue Hierarchy (Times Mentioned)	Summary
<ul style="list-style-type: none"> <li>• Schools places, overcapacity, limited facilities (41)</li> <li>• Traffic issues and relief road (33)</li> <li>• Health facilities, overcapacity, desire for new facilities (25)</li> <li>• Lack of consultation on use of D1 properties (14)*</li> <li>• Parking (10)</li> <li>• Impact on utilities (10)</li> <li>• Overdevelopment (7)</li> <li>• Safety of cyclists and pedestrians (6)</li> <li>• Desire for a swimming pool (5)</li> <li>• Community facilities (5)</li> <li>• Not the right site (5)</li> <li>• Road layout changes (5)</li> <li>• Green Belt issues (5)</li> <li>• Removal of tower block (4)</li> <li>• Wider community integration (4)</li> <li>• Desire for a children's nursery (3)</li> <li>• Desire for arts centre/theatre (3)</li> <li>• Sports facilities (3)</li> <li>• Concerns over crime / anti-social behaviour (2)</li> <li>• Concerns over affordable housing (2)</li> <li>• Provision for those with disabilities (2)</li> <li>• Lack of integration with Beaconsfield (2)</li> <li>• Impact from construction (2)</li> <li>• Impact on railways/trains (2)</li> <li>• Sustainability concerns and suggestions (2)</li> <li>• Retail and dining (2)</li> <li>• Places of worship (2)</li> <li>• Profiles of residents (2)</li> <li>• Provision for arts facilities (1)</li> <li>• Plans are dull (1)</li> <li>• Desire for offices (1)</li> <li>• Housing of facilities (1)</li> <li>• Desire for a mixed development (1)</li> <li>• Other lack of consultation (1)</li> <li>• Design (1)</li> <li>• Protection of the golf club (1)</li> <li>• Lack of detail/accountability (1)</li> </ul>	<p>The most common concern was that the plans did not adequately explain the enhancements to infrastructure associated with the scheme. Most were concerned about school places. Responses ranged from questions about nursery provision to requests for a new primary school on site. Significantly, many respondents felt that all existing schools were already oversubscribed.</p> <p>Many felt similarly towards healthcare provision in Beaconsfield. It was felt that additional residents would place a strain on existing over-stretched facilities. Some respondents requested a new health centre or GP surgery on site. It was also felt by many that healthcare improvements had not been adequately communicated.</p> <p>Many raised concerns about traffic, road layouts and the potential for a relief road. 300 homes would mean additional stresses on the transport network. Many respondents felt this would exacerbate congestion, particularly around the Pyebush Roundabout, Amersham Road and London End Road. Many stressed the need for a relief road. Other respondents asked for relief road plans to be dropped since they would damage the local environment. Another asked that Green Belt land be protected throughout any road layout changes. Alongside concerns surrounding increased traffic volumes, many also expressed fears surrounding parking. Similarly, five suggested changes to the existing road layout.</p> <p>Respondents raised concerns about additional stresses on utilities. The most common concern focused on sewage, whilst others questioned the development's effect on water supplies.</p> <p>Several people felt that the site would be overdeveloped and that this would negatively affect Beaconsfield. One respondent felt affordable housing would change the character of the town, whilst another suggested office space should be included in the plans. Some also requested specific plans to remove the tower block. Five raised issues around loss of Green Belt.</p> <p>Some also requested community and sports facilities, of which the most popular by far was a swimming pool. Respondents felt that they had been fighting a long time for a swimming pool and that this was a good opportunity to build one.</p> <p>Two comments were made about potential retail on site. One wanted to ensure that the site did not become a retail park, the other asked for offices. Others commented on the impact upon the wider community, particularly Seer Green and Jordans.</p>
<p>*These comments were received photocopied with identical wording.</p>	

## 4. SUMMARY OF RESULTS

### Question 2

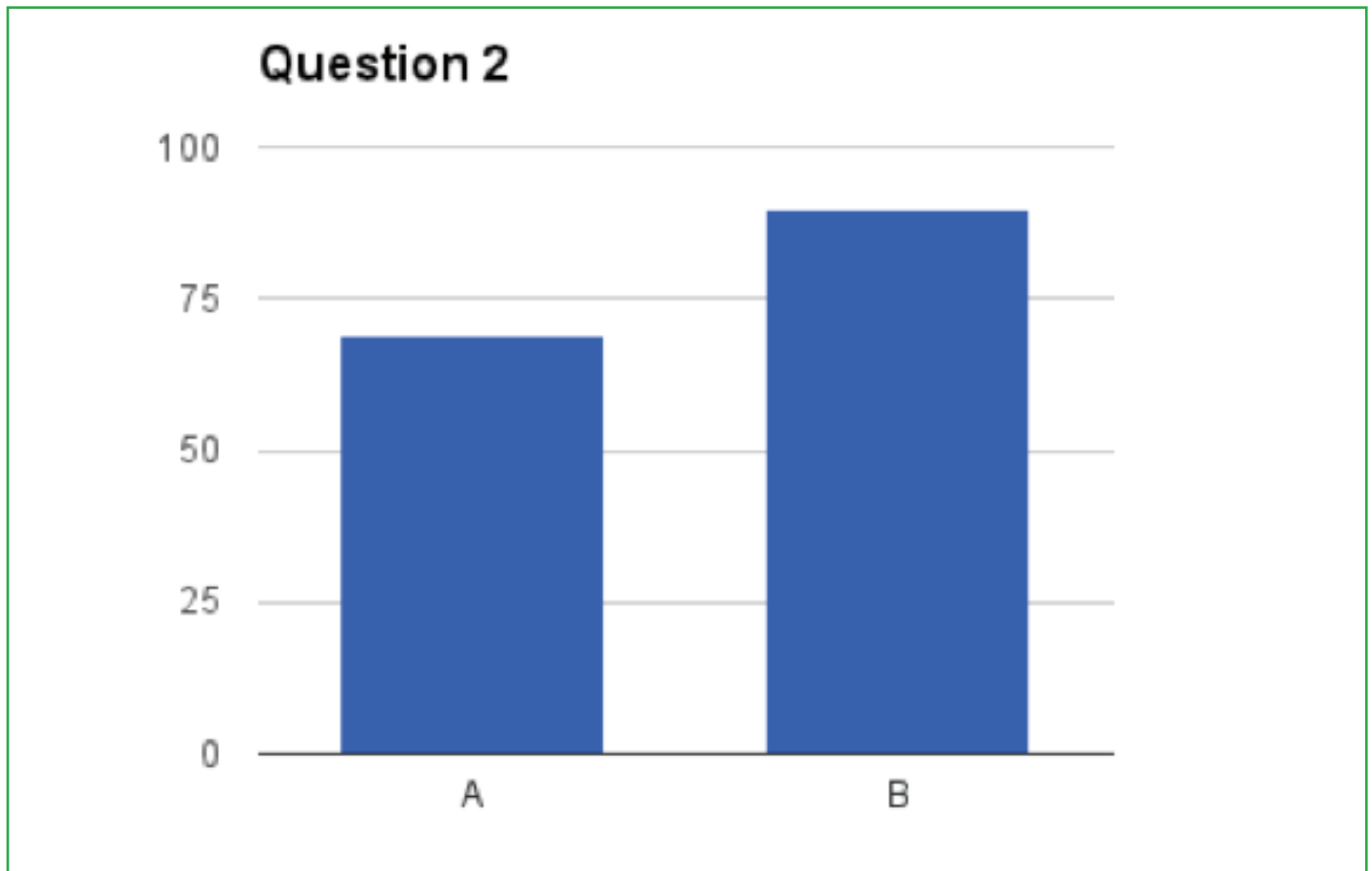
Part I: Which of the proposed routes do you prefer for the alignment of the new access road between the Pyebush Roundabout and the northern boundary of the Wilton Park Major Development Site? Option A (Route due north of Pyebush Roundabout) or Option B (Route to north east)?

Number of respondents: 199

Option A: 69

Option B: 90

Don't Know: 40



Just over half of respondents (57%) who expressed a preference, preferred the Option B route for the new access road from the Pyebush roundabout, which would bring traffic further eastwards in to the site and enable retention of the Service Family Accommodation (the existing properties).

### Question 2: Additional Comments

In addition to the 199 respondents to the quantitative question, 77 also left supplementary feedback in the form of comments. The question they responded to, along with a summary of their responses can be found below.

## 4. SUMMARY OF RESULTS

Part 2: Do you have any further comments to make about the potential route of the vehicular access into the Wilton Park Site and the first section of the Relief Road?

Issue Hierarchy (Times Mentioned)	Summary
<ul style="list-style-type: none"> <li>• Relief road (24)</li> <li>• Congestion (13)</li> <li>• Pyebush Roundabout (6)</li> <li>• Pedestrian and cyclist safety (5)</li> <li>• Neither option (5)</li> <li>• Both options (4)</li> <li>• Bridges and underpasses should be included (4)</li> <li>• Other factors should decide the route (3)</li> <li>• Protect trees (2)</li> <li>• Keep road away from housing development (2)</li> <li>• Access from the Pyebush Roundabout linked to the relief road (2)</li> <li>• Keep traffic away from existing homes (2)</li> <li>• London End roundabout causes problems (1)</li> <li>• Protect parkland (1)</li> <li>• No relief road required (1)</li> <li>• Mini roundabout linking A355 and A40 (1)</li> <li>• A direct route (1)</li> <li>• Cycle routes (1)</li> <li>• Keep road away from Golf Course (1)</li> <li>• Link to Amersham Road (1)</li> <li>• Quality of existing properties is poor (1)</li> <li>• Relief road should be a double carriage way (1)</li> <li>• Development should be close to Beaconsfield (1)</li> <li>• No traffic lights (1)</li> <li>• Traffic lights (1)</li> <li>• Keep speed low (1)</li> <li>• Reduce noise (1)</li> </ul>	<p>Most comments surrounded the provision of a relief road. The vast majority of respondents felt a relief road was required. Reducing congestion was a major concern and it was widely noted that a relief road would ease congestion. Some left detailed comments about the state of traffic in and around Beaconsfield and urged for a solution. It was strongly felt that any increase in traffic through residential zones should be resisted. A number of people said that the relief road should be a priority and that no development should take place without it. Others felt that the plans should take into account a future relief road. Six respondents commented that traffic is particularly bad at the Pyebush Roundabout. Others noted that the London End/Minerva Way roundabout was also congested. Some felt it should be situated away from Amersham Road and Park Lane.</p> <p>The safety of pedestrians and cyclists was also important to respondents, five people commented on this. Some respondents also requested the inclusion of bridges and underpasses along any future relief road.</p> <p>Five did not like either A or B, whilst four did not mind either option. Some respondents did not feel able to make a choice until they had more information on the relief road, whilst another wanted to wait for a decision on the MOD housing.</p> <p>A few commented on the need to protect trees and parkland, whilst others asked that large roads be kept away from residential areas. It was noted that a mini roundabout linking the A355 and A40 together would be desirable. One respondent requested better cycle routes and another asked for the route to be direct.</p> <p>Others requested underpasses and bridges. Further requests were made for a layout, which includes a link from the site to the relief road prior to the Pyebush Roundabout.</p>

## 4. SUMMARY OF RESULTS

### Question 3

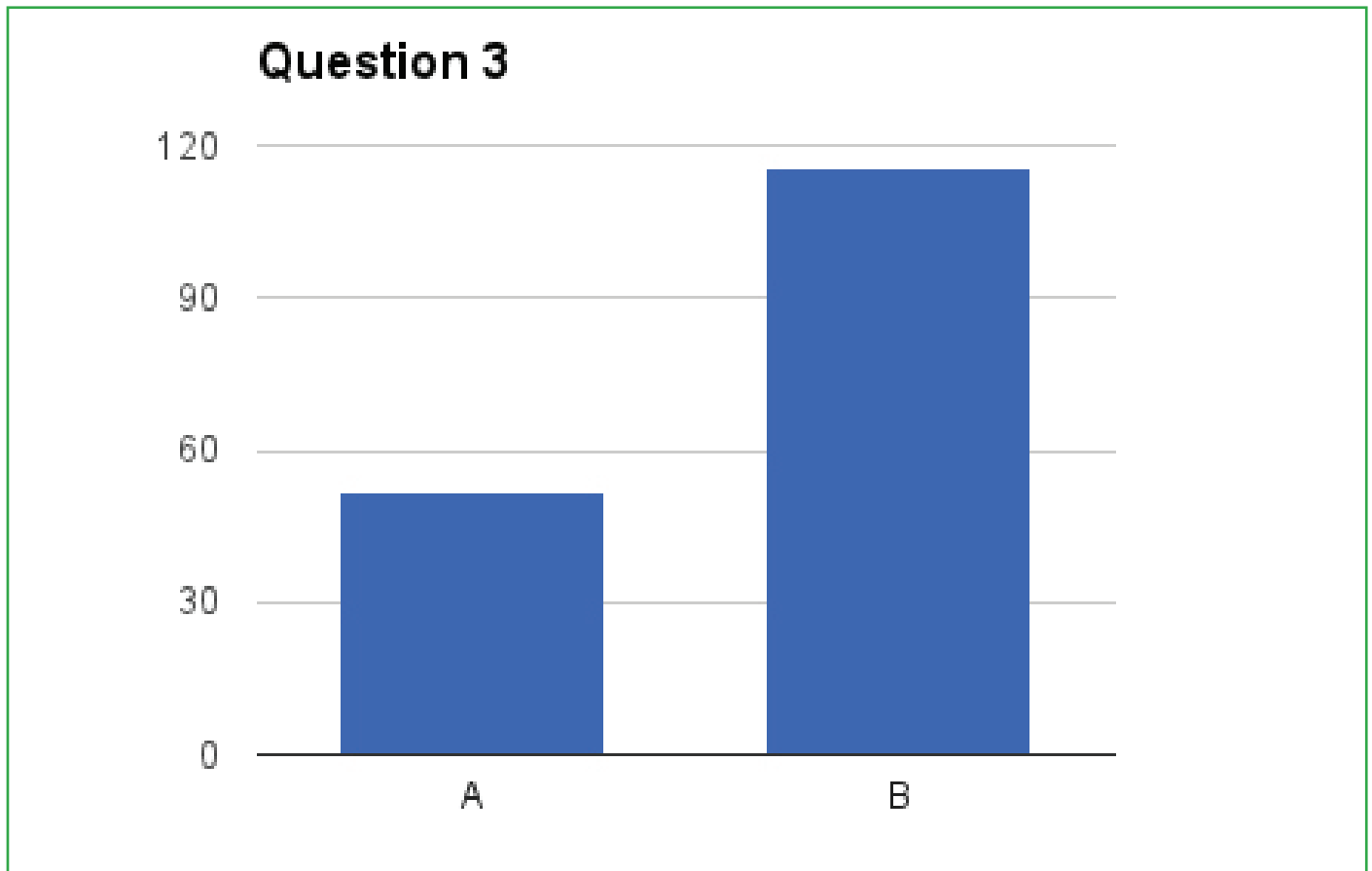
Part 1: We have identified two different potential characters for the new access road and first section of the relief road. Do you prefer Option A (wide, high capacity and fast flowing route) or Option B (slower, more integrated)?

Number of respondents: 202

Option A: 52

Option B: 116

Don't Know: 34



There was considerable support for the new access road to be a slower, more integrated route with a focus on pedestrians and cyclists rather than higher vehicle speeds (69% of those who expressed a preference).

### Question 3: Additional Comments

In addition to the 202 respondents to the quantitative question, 55 also left supplementary feedback in the form of comments. The question they responded to, along with a summary of their responses can be found below.

## 4. SUMMARY OF RESULTS

### Part 2: Do you have any further comments to make about the character of the new vehicular access road?

Issue Hierarchy (Times Mentioned)	Summary
<ul style="list-style-type: none"> <li>• Relief road issues (12)</li> <li>• Slower traffic and pedestrian safety (10)</li> <li>• Safety of roundabouts, particularly Pyebush (6)</li> <li>• A covered road (5)</li> <li>• Bridges and underpasses (5)</li> <li>• Cycle paths (5)</li> <li>• Fewer cars (2)</li> <li>• A direct route (2)</li> <li>• Noise (2)</li> <li>• Footpaths (1)</li> <li>• Congestion (1)</li> <li>• Too many roads (1)</li> <li>• Integrated local roads (1)</li> <li>• Either (1)</li> <li>• The question is loaded (1)</li> <li>• Soft landscaping (1)</li> <li>• Keep the character of the town and Green Belt (1)</li> <li>• No traffic lights (1)</li> <li>• Public transport (1)</li> </ul>	<p>Concerns around the access road focused on the pedestrian environment. It was felt that one of the most important issues was the creation of a safe space for pedestrians and cyclists. Primarily, respondents felt that this would be achieved by slowing traffic, building bridges and underpasses. Five respondents also highlighted the potential of a covered relief road. Some asked for it to be covered by sports and recreation facilities.</p> <p>Five respondents felt that cycle paths should be included. Other comments requested that Minerva Way be turned into a pedestrian/cycle path only. Two felt strongly about reducing the number of cars on the roads, commenting that fewer cars are safer and that cars spoil communities.</p> <p>Other comments included remarks that it was difficult to make a decision given the lack of a clear route.</p> <p>Concerns were also raised about noise, congestion, lack of footpaths, the route of the relief road and the amount of roads in the area.</p>

## 4. SUMMARY OF RESULTS

### Question 4

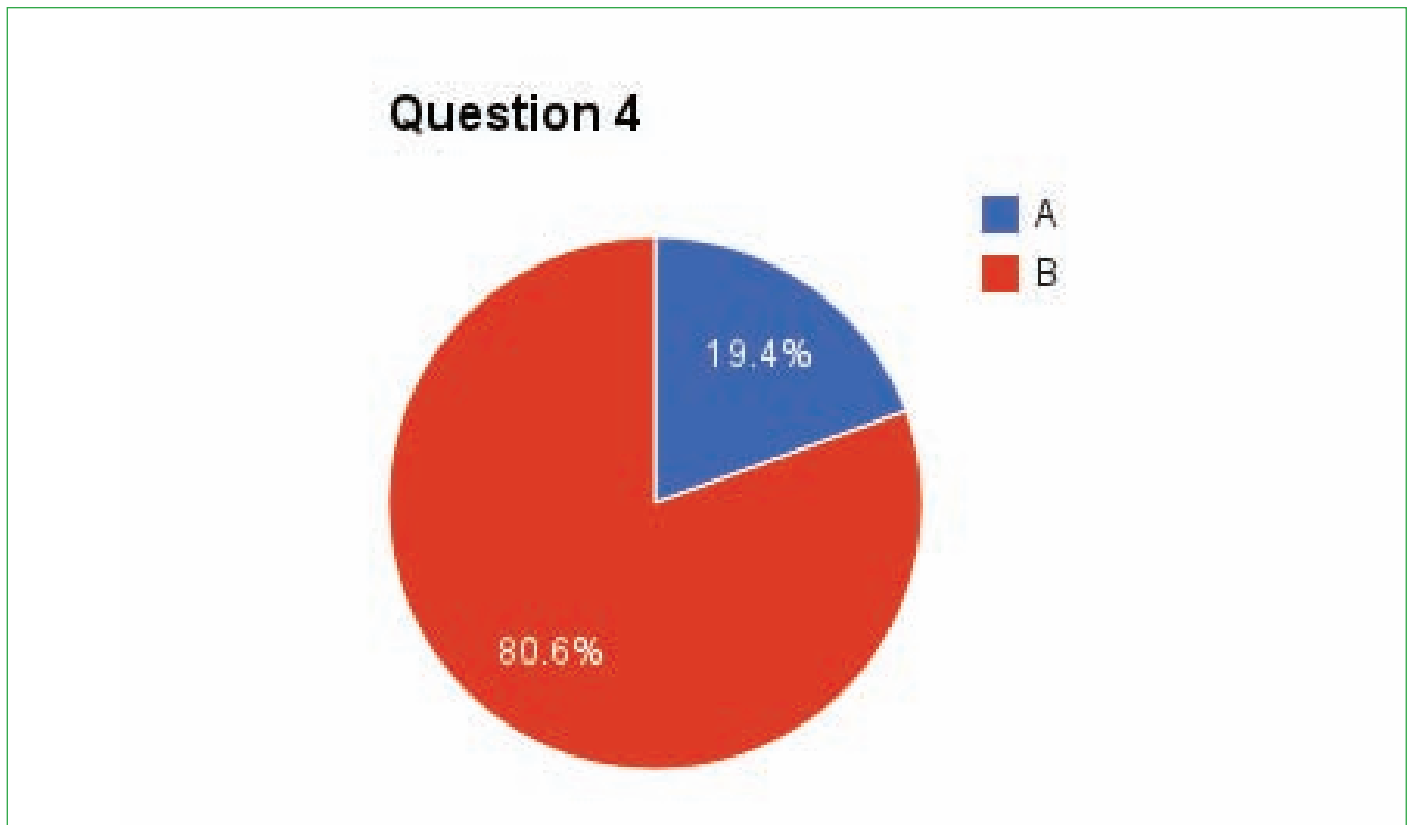
Part I: We have identified two options relating to the environment that the access road will pass through when first entering the Development Site. Do you prefer Option A (street space locating buildings fronting onto the new access road) or Option B (a route set within a landscaped space)?

Number of respondents: 201

Option A: 32

Option B: 133

Don't Know: 36



Option B, which suggested an environment for the relief road should be set within a landscaped space which opens up views of the surrounding area, was supported by 81% of those who expressed a preference.

### Question 4: Additional Comments

In addition to the 201 respondents who responded to the quantitative question, 41 also left supplementary feedback in the form of comments. The question they responded to, along with a summary of their responses can be found below.



## 4. SUMMARY OF RESULTS

### Part 2: Do you have any further comments to make about the character of the new vehicular access road?

Issue Hierarchy (Times Mentioned)	Summary
<ul style="list-style-type: none"> <li>• Relief road (5)</li> <li>• Landscaping (5)</li> <li>• Traffic speed and pedestrian safety (4)</li> <li>• Integration with Beaconsfield (3)</li> <li>• Green Belt issues (2)</li> <li>• Cycle paths (2)</li> <li>• Sports facilities (2)</li> <li>• Environmental issues (2)</li> <li>• An open site (1)</li> <li>• Lack of master plan (1)</li> <li>• Retail (1)</li> <li>• Location of scheme (1)</li> <li>• Route should be dependent on site usage (1)</li> <li>• No shopping centre (1)</li> <li>• Gated (1)</li> <li>• Parking (1)</li> <li>• Community centre on Pyebush Roundabout (1)</li> <li>• No buildings to the front of the access route (1)</li> </ul>	<p>No major themes arise from the responses to this question. Significantly fewer people responded with comments, perhaps indicating it was of less importance.</p> <p>Five felt strongly about landscaping along the road, it was perceived that this would help protect the Green Belt.</p> <p>The relief road continues to be at the forefront of respondents' comments, despite significantly fewer mentioning it in this section. With regards to roads, a number of comments focused on traffic speed and pedestrian safety. Respondents felt that landscaping alongside the road to ensure wide pavements and cycle paths was important.</p> <p>Three people raised concerns around the integration with the rest of Beaconsfield, an issue that is raised elsewhere too. One of these responses requested that shops be located towards the front of the scheme, within walking distance from the town.</p> <p>A few felt sports facilities, particularly football pitches should be near the entrance to the development, whilst another respondent felt retail should be at this end of the site. Another asked for no traffic lights along the road.</p> <p>One respondent requested an entirely new scheme. Two other comments surrounded the need for an environmentally friendly site, and the protection of trees.</p> <p>One respondent expressed concerns about security and requested that the development be gated.</p>

## 4. SUMMARY OF RESULTS

### Question 5

Part I: How important is it to improve the flow of traffic at the London End Roundabout?

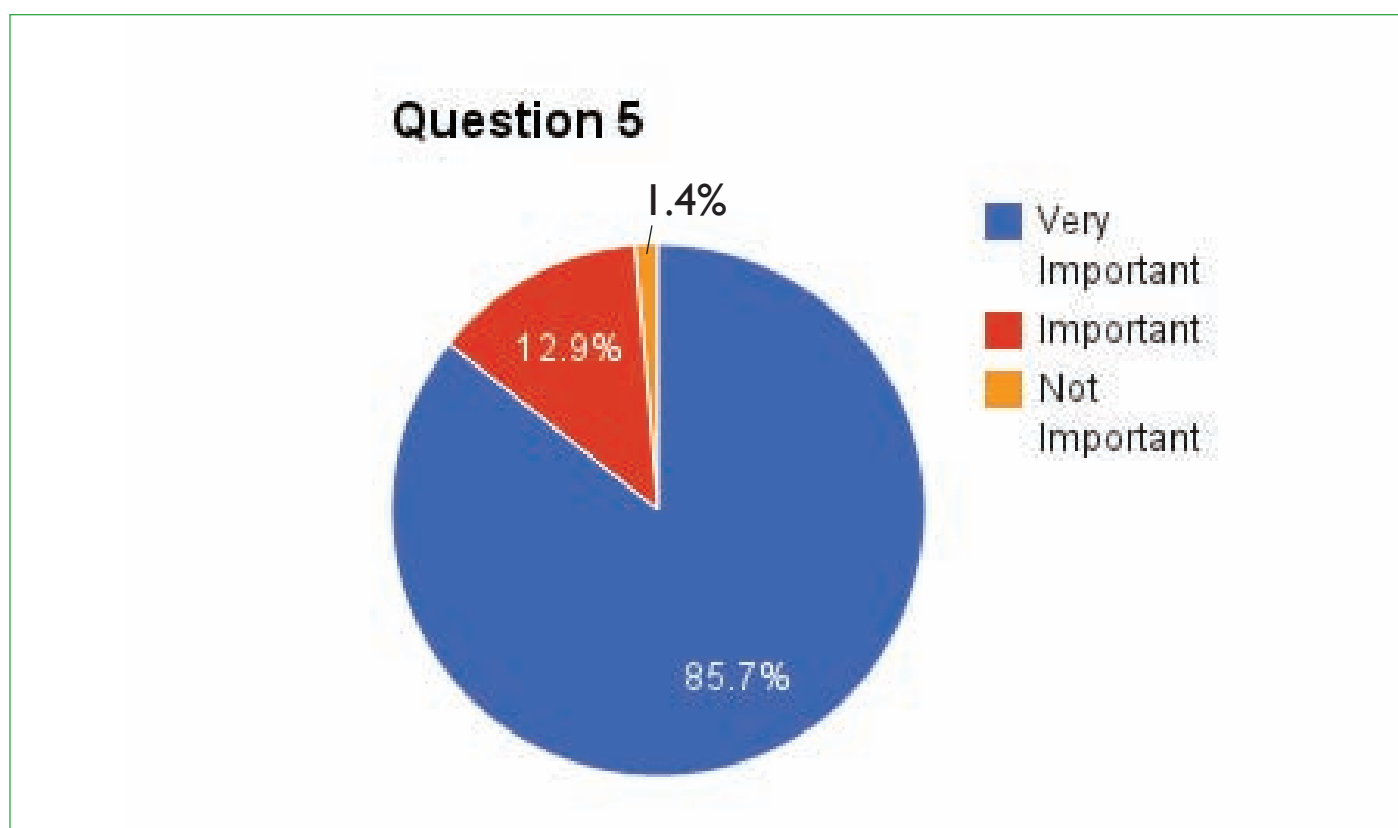
Number of respondents: 221

Very Important: 186

Important: 28

Not Important: 3

Don't Know: 4



99% of those who expressed a preference felt it was very important or important to improve traffic flow at the London End roundabout.

### Question 5: Additional Comments

In addition to the 221 respondents who responded to the quantitative question, 95 also left supplementary feedback in the form of comments. The question they responded to, along with a summary of their responses can be found below.

## 4. SUMMARY OF RESULTS

### Part 2: Do you have any further comments to make about the junction arrangements and traffic flow at the London End Roundabout?

Issue Hierarchy (Times Mentioned)	Summary
<ul style="list-style-type: none"> <li>• Relief road a priority (28)</li> <li>• Increased traffic (15)</li> <li>• Road layout suggestions (12)</li> <li>• Traffic comments and other suggestions (10)</li> <li>• Minerva Way (9)</li> <li>• Rush hour traffic (9)</li> <li>• London End Road (7)</li> <li>• Old Town (4)</li> <li>• Pedestrians (3)</li> <li>• Pedestrian, cyclist and motorist shared space (3)</li> <li>• Cyclists (2)</li> <li>• Parking (2)</li> <li>• Pyebush Roundabout (2)</li> <li>• Important issue (2)</li> <li>• Encourage sustainable travel (2)</li> <li>• No traffic lights (2)</li> <li>• Green Belt (1)</li> <li>• Conserve Beaconsfield's character (1)</li> <li>• Replace roundabout with traffic lights (1)</li> <li>• Improve roundabout and introduce traffic lights (1)</li> <li>• Pedestrian bridges or underpass (1)</li> <li>• Allotments to the west of relief road (1)</li> <li>• Overflow car park (1)</li> <li>• Public transport (1)</li> </ul>	<p>The major theme running throughout a number of comments was the desire to see the construction of a relief road prior to, or alongside the development at Wilton Park. Respondents noted that traffic is already heavy in Beaconsfield, particularly on the London End Road and throughout the Old Town. They expressed concerns that 300 homes at Wilton Park would put unbearable stress on the road network.</p> <p>Minerva Way was the most common road mentioned. Some felt that it should be closed to traffic and reserved for cyclists and pedestrians. Some felt it was dangerous exiting from Minerva Way. Another respondent felt that Minerva Way was not the cause of traffic problems because it was rarely used.</p> <p>Many commented that traffic flow at the London End Roundabout was the most important aspect to any development. Nine respondents said that traffic was particularly bad at rush hour when children are being taken to school.</p> <p>Comments were divided as to whether traffic lights would improve matters.</p>

## 4. SUMMARY OF RESULTS

### Question 6

Part I: How important is it to improve pedestrian and cycle connections across the London End Roundabout and into the site via Minerva Way?

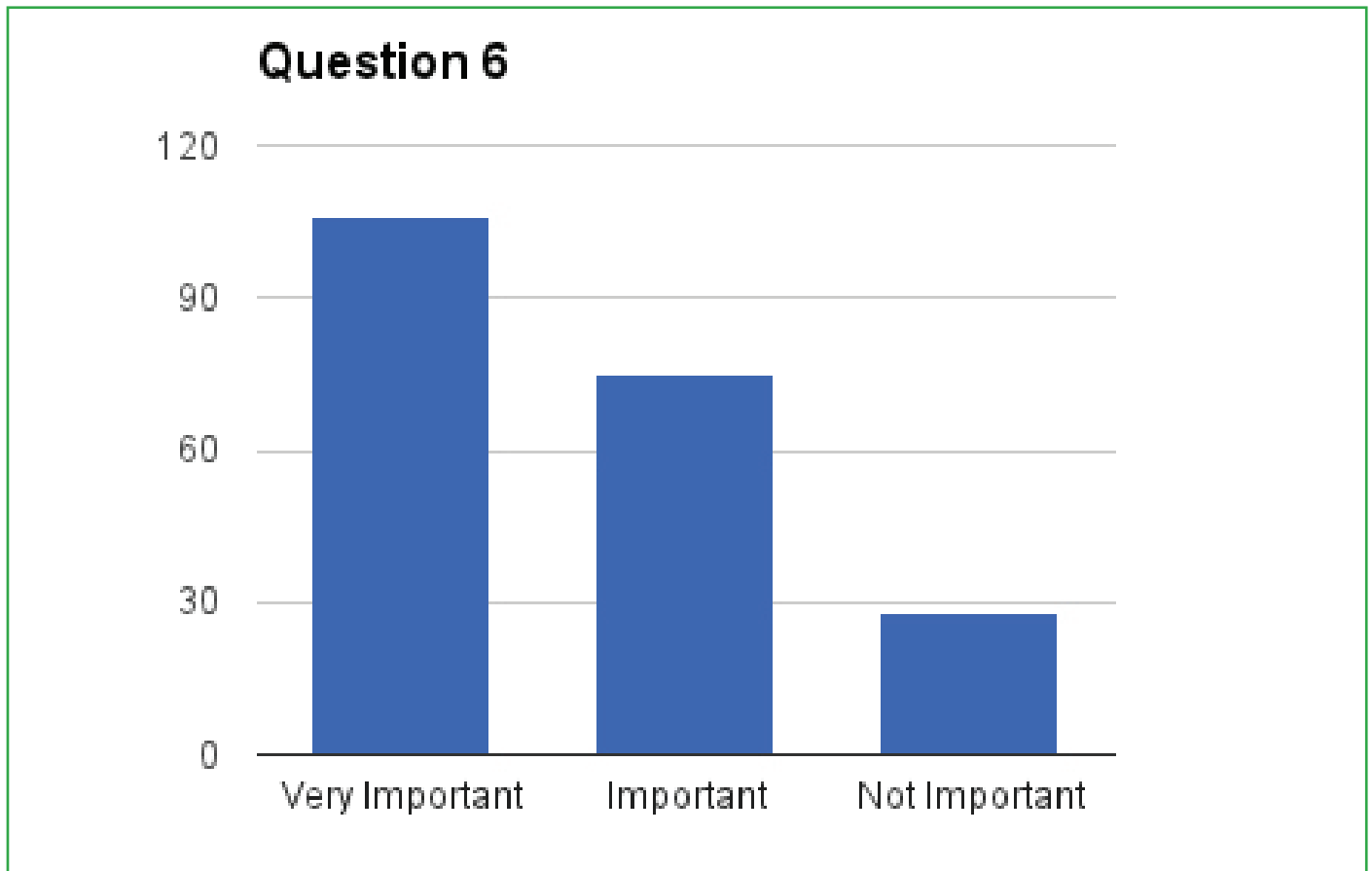
Number of respondents: 218

Very Important: 106

Important: 75

Not Important: 28

Don't Know: 9



83% of those who expressed a preference felt it was very important or important to improve pedestrian and cycle connections across the London End roundabout and to the site via Minerva Way.

### Question 6: Additional Comments

In addition to the 218 respondents who responded to the quantitative question, 95 also left supplementary feedback in the form of comments. The question they responded to, along with a summary of their responses can be found below.

## 4. SUMMARY OF RESULTS

### Part 2: Do you have any further comments to make about pedestrian and cycle connections with Beaconsfield?

Issue Hierarchy (Times Mentioned)	Summary
<ul style="list-style-type: none"> <li>• Safety (20)</li> <li>• Cyclists (14)</li> <li>• Integration with Beaconsfield (12)</li> <li>• General positive statements (8)</li> <li>• Congestion/Access (7)</li> <li>• Specific comments on Minerva Way (6)</li> <li>• Footpaths / Crossings / Pedestrians (5)</li> <li>• Specific comments on London End Road (4)</li> <li>• Issues with cars (4)</li> <li>• Disability access (3)</li> <li>• General access (3)</li> <li>• Relief road (2)</li> <li>• Children and community (2)</li> <li>• Trains/Railways (1)</li> <li>• Sports (1)</li> <li>• Green Belt (1)</li> <li>• MDS access (1)</li> </ul>	<p>Safety when accessing Minerva Way was the dominant concern from respondents. Residents commented that pedestrians travelling between Minerva Way to the Old Town were in particular danger from traffic on or around the roundabout. A number of respondents requested that Minerva Way be pedestrian and cycle access only and also expressed concerns about London End Road. Four specifically asked that pedestrians and cyclists be kept away from London End Road since this would slow traffic and increase congestion.</p> <p>Wider footpaths and additional cycle routes were requested. Other respondents asked for Minerva Way to be accessible for the disabled and elderly, they requested wide footpaths for mobility scooters and seating areas. Some suggested improvements to the crossings on the A355.</p> <p>Another prominent theme was that cycle routes and pedestrian footpaths be integrated with the rest of Beaconsfield. Some felt that there were no safe cycle routes in the town and that this would be a good opportunity to introduce some. One respondent suggested a link to the train station.</p> <p>Many people simply left positive comments such as 'good idea!'</p> <p>Others complained about traffic volume and requested measures to discourage motorists.</p>

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## 4. SUMMARY OF RESULTS

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### Question 7

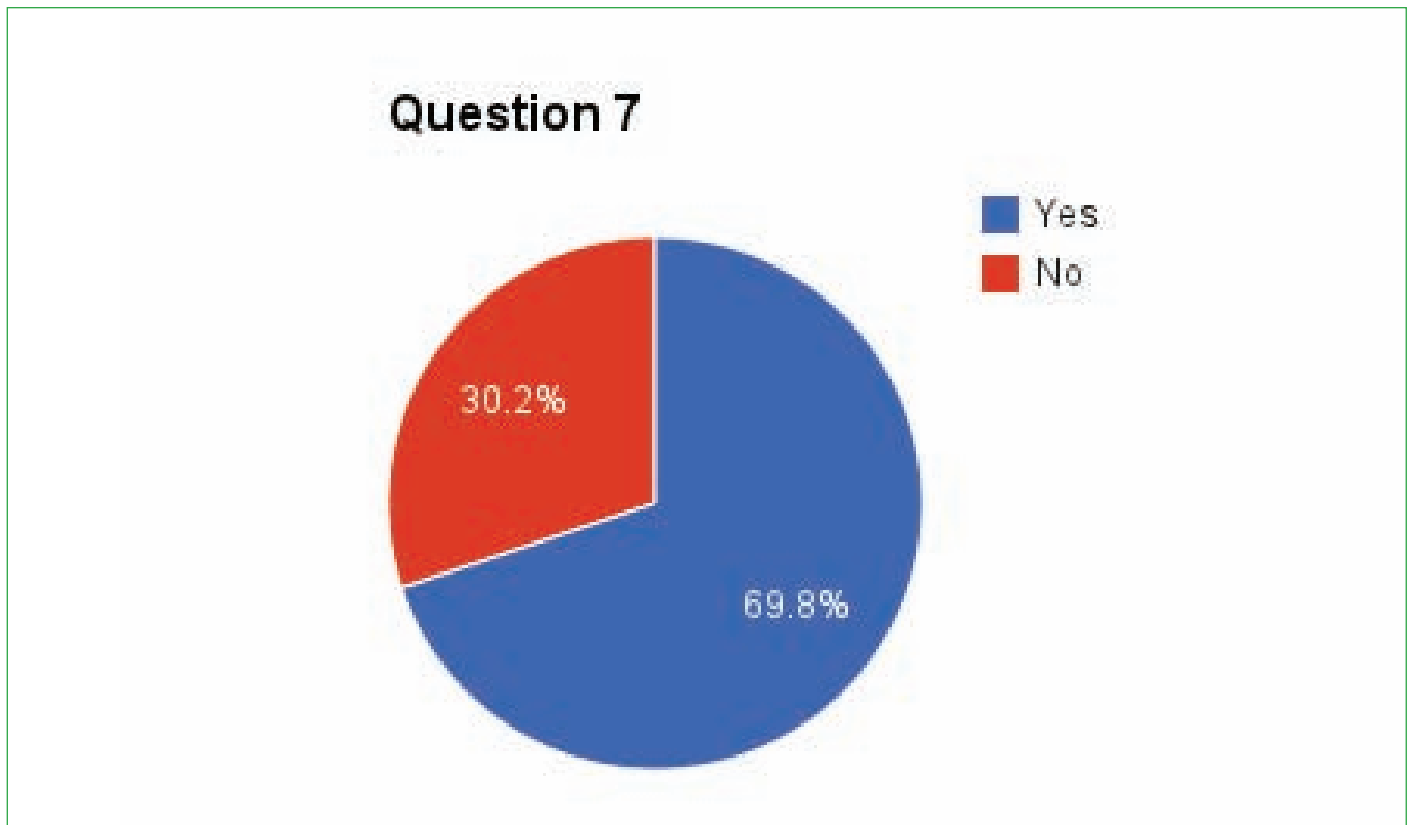
Part 1: If it were possible, would the provision of additional parking at Wilton Park be of benefit in providing a solution to concerns over parking in London End?

Number of respondents: 222

Yes: 132

No: 57

Don't Know: 33



Most respondents who expressed a view (70%) considered that, if it were possible, the provision of additional parking at Wilton Park could be of benefit in providing a solution to concerns over parking in London End. However, a significant proportion of the written feedback that was received on this issue was sceptical as it was felt that the site is too far from the Old Town to alleviate current parking problems.

### Question 7: Additional Comments

In addition to the 222 respondents who responded to the quantitative question, 86 also left supplementary feedback in the form of comments. The question they responded to, along with a summary of their responses can be found below.

## 4. SUMMARY OF RESULTS

Part 2: Do you have any further comments to make about the parking arrangements and potential solutions to overcome concerns in Beaconsfield Old Town?

Issue Hierarchy (Times Mentioned)	Summary
<ul style="list-style-type: none"> <li>• On-site parking would not help Old Town (26)</li> <li>• Positive about on-site parking (17)</li> <li>• Specific concerns about Old Town (13)</li> <li>• Well monitored parking zones (11)</li> <li>• Not supportive of Park &amp; Ride (10)</li> <li>• Supportive of Park &amp; Ride (8)</li> <li>• Specific concerns about London End Road (6)</li> <li>• Parking for sports facilities (4)</li> <li>• General parking in Beaconsfield (4)</li> <li>• Pedestrian access (3)</li> <li>• Discourage drivers (3)</li> <li>• Safety issues around parking (2)</li> <li>• Seer Green Station (1)</li> <li>• Green Belt (1)</li> <li>• Positive effect on local economy (1)</li> <li>• Make use of cricket club car park (1)</li> <li>• Alternative sites suggested (1)</li> </ul>	<p>In contrast to the quantitative feedback received, most people who left written feedback were sceptical about parking on the Wilton Park Site. In particular they felt that the site was too far from the Old Town to alleviate the current problems with parking.</p> <p>It was strongly felt that people would be reluctant to walk from a Wilton Park car park to the Old Town. Without addressing the issues in the Old Town, particularly around London End Road the problem would not be solved. Eleven respondents pointed to the need for well monitored parking zones and expressed particular frustration with cars parked for long periods of time.</p> <p>Others were more positive about the prospect of on-site parking improving the situation in the Old Town. However, these respondents still raised concerns about the situation on London End Road.</p> <p>Some felt that there were already too many cars on the roads and that measures should be put in place to discourage them, especially for short journeys.</p> <p>The issue of a park &amp; ride or shuttle bus was raised by a number of respondents, the majority of which were against the plans. They were sceptical about the usage it would receive. However, eight people felt a park &amp; ride system would help the situation.</p> <p>Safety issues were raised, these included requests for pedestrian crossings and parking controls.</p> <p>General comments about parking in Beaconsfield were made. One requested comprehensive plans for parking, whilst another felt parking would enhance the local economy.</p> <p>Walking, it was felt should be encouraged, whilst it was requested that parking for sports facilities to be included.</p>

## 4. SUMMARY OF RESULTS

### Question 8

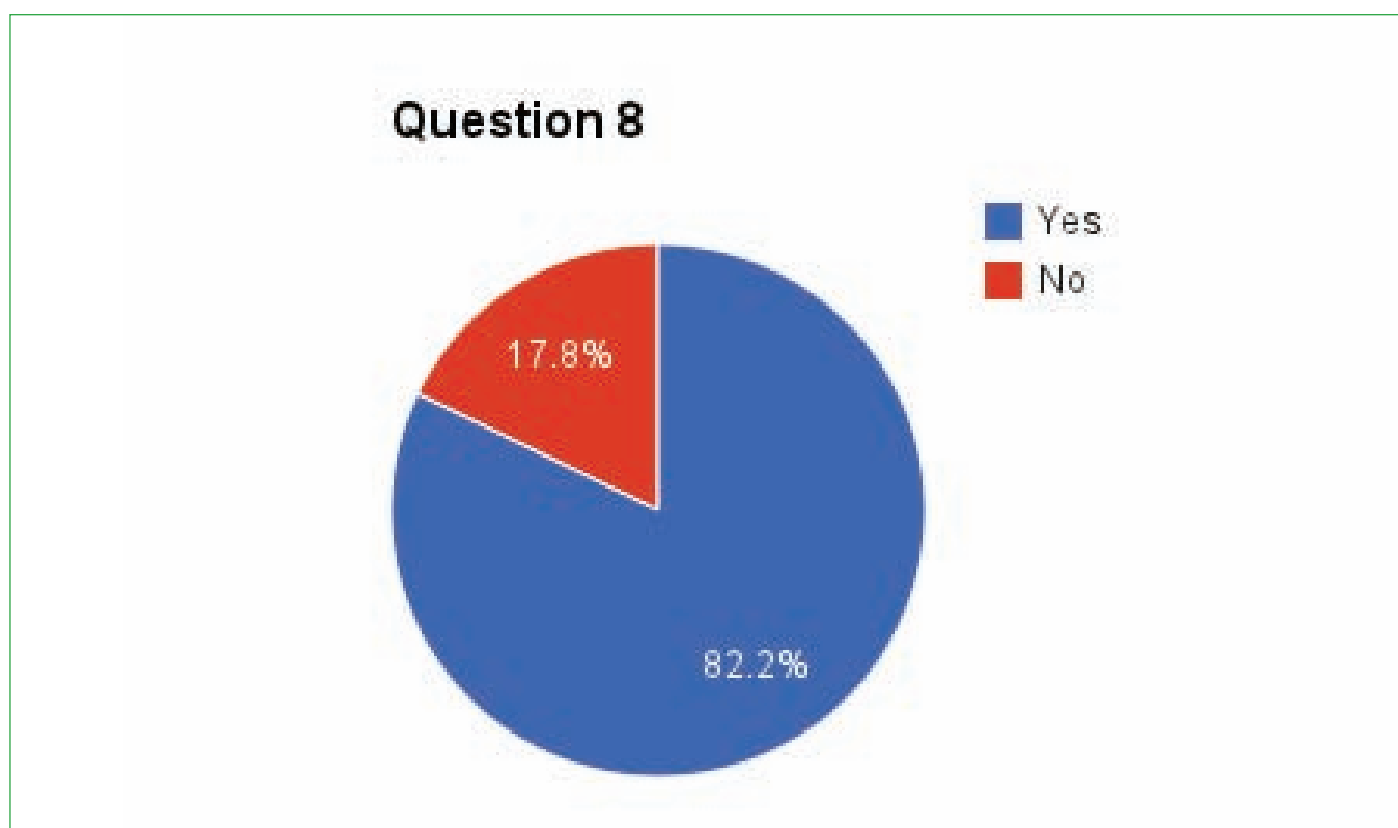
Part 1: Is the delivery of new bus connections between Wilton Park and Beaconsfield important?

Number of respondents: 213

Yes: 157

No: 34

Don't Know: 22



82% of those who expressed a view saw the delivery of new bus connections between Wilton Park and Beaconsfield as important.

### Question 8: Additional Comments

In addition to the 213 respondents who responded to the quantitative question, 68 also left supplementary feedback in the form of comments. The question they responded to, along with a summary of their responses can be found below.



## 4. SUMMARY OF RESULTS

Part 2: Do you have any further comments about local transport that are relevant to the redevelopment and that should be considered as part of the Development Brief?

Issue Hierarchy (Times Mentioned)	Summary
<ul style="list-style-type: none"> <li>• Not a critical issue/sceptical (15)</li> <li>• Better local bus connections (14)</li> <li>• Supportive (8)</li> <li>• Capacity in Beaconsfield (8)</li> <li>• Frequency of buses (7)</li> <li>• Free buses (3)</li> <li>• Electronic/ sustainable/ modern buses (3)</li> <li>• Buses will ease parking in Beaconsfield (3)</li> <li>• Frequency of trains (2)</li> <li>• Create facilities for residents instead (2)</li> <li>• Style of buses (1)</li> <li>• Buses dependent on facilities on site (1)</li> <li>• Green Belt (1)</li> <li>• Smaller buses (1)</li> <li>• Reduce traffic speed (1)</li> <li>• Relevant with low cost housing (1)</li> <li>• Improvements to Chiltern Railways timetables are also required (1)</li> </ul>	<p>Opinions were equally divided as to whether increased public transport to the Wilton Park site would be positive. Rather than disagree with the principle of public transport to Wilton Park, about half felt that it was either not critical or that resources could be better spent elsewhere, with the creation of facilities on-site for instance. Some felt that buses would not be widely used.</p> <p>The feelings of those who supported public transport were more pronounced. Many felt it would help ease congestion problems in Beaconsfield. Many also felt that the bus connections in the area needed improvement, especially to smaller communities, and for the north of the town. Others requested a frequent service, they felt this would reduce the traffic and parking problems as well as improve the quality of the roads. One respondent pointed out that since buses are currently underused, a more frequent service with smaller buses would be appropriate. It was also requested that electronic/ modern buses be introduced.</p> <p>Others requested free buses; one suggested that these could be paid for by sponsorship and advertising.</p>

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## 4. SUMMARY OF RESULTS

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### Question 9

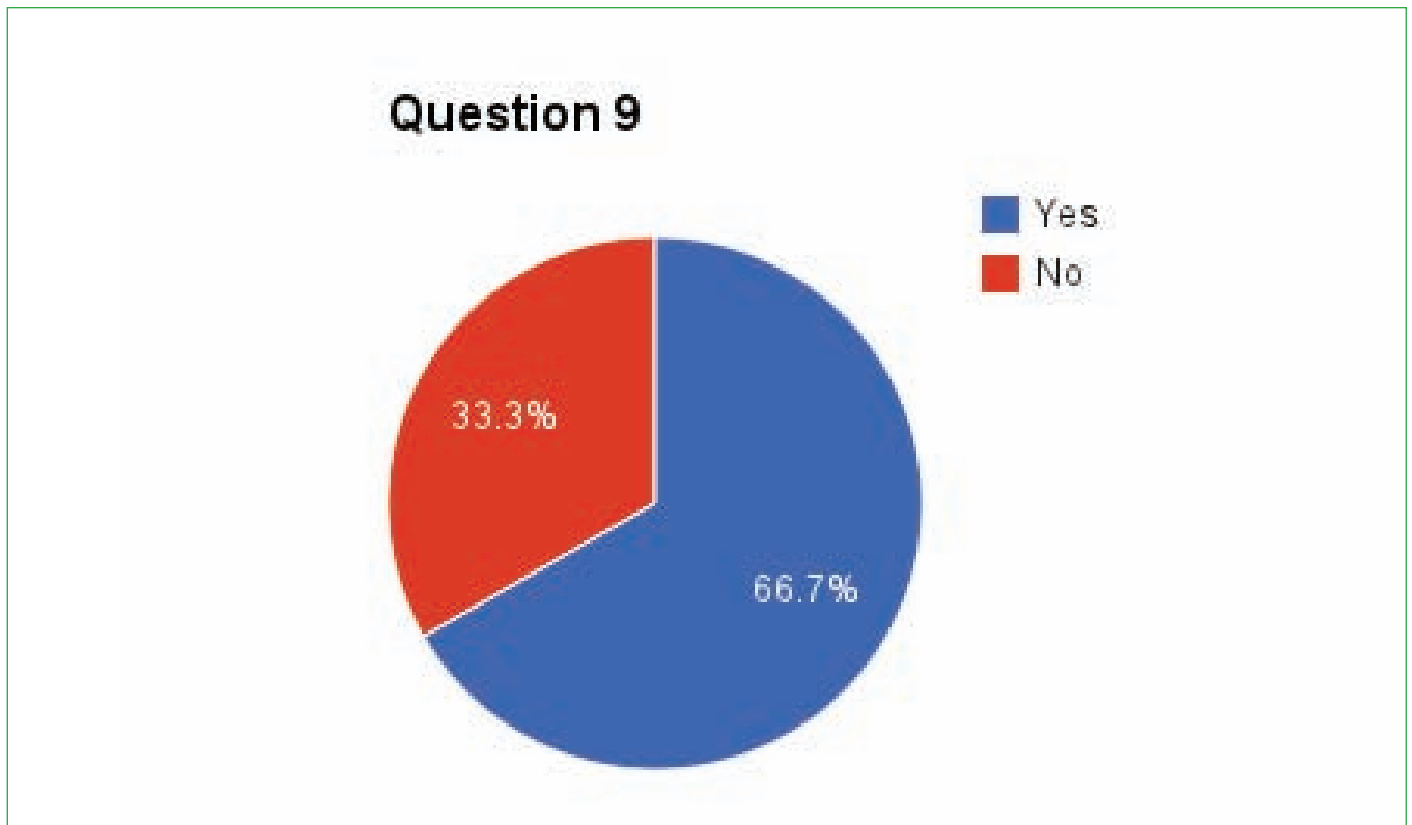
Part I: Have we identified all the opportunities for pedestrians, cyclists and new transport infrastructure?

Number of respondents: 199

Yes: 62

No: 31

Don't Know: 106



Two thirds of residents who expressed a view felt that all the opportunities for pedestrians, cyclists and transport infrastructure had been identified. The majority of people responding to the question didn't know (106).

### Question 9: Additional Comments

In addition to the 199 respondents who responded to the quantitative question, 53 also left supplementary feedback in the form of comments. The question they responded to, along with a summary of their responses can be found below.

## 4. SUMMARY OF RESULTS

### Part 2: Do you think there are any other sustainable transport connections that should be explored?

Issue Hierarchy (Times Mentioned)	Summary
<ul style="list-style-type: none"> <li>• Positive about links to Seer Green (8)</li> <li>• Cycle / pedestrian friendly (5)</li> <li>• Integration Beaconsfield / Seer Green (5)</li> <li>• Safety (4)</li> <li>• Cycle route to New Town (4)</li> <li>• A355 (3)</li> <li>• Park &amp; Ride needed (2)</li> <li>• Relief road (1)</li> <li>• Beaconsfield will not benefit from connections (1)</li> <li>• Increase in passengers at Beaconsfield station (1)</li> <li>• Viability of Seer Green cycle route / golf club (1)</li> <li>• Road link to Longbottom Lane (1)</li> <li>• Seer Green station capacity (1)</li> <li>• Electronic / modern buses (1)</li> <li>• Better local bus connections (1)</li> <li>• Green Belt (1)</li> <li>• Superfluous as Seer Green station may be closed (1)</li> <li>• Too much pandering to cyclists (1)</li> <li>• Difficult to access site unless homes built towards west (1)</li> <li>• Pedestrian access between Minerva Way and Old Town (1)</li> <li>• Improve traffic flow control (1)</li> <li>• Bypass from Pyebush to Ledborough Lane required (1)</li> <li>• Extend cycle routes throughout Beaconsfield (1)</li> <li>• Development big enough to provide more infrastructure (1)</li> <li>• Level crossing needed for bypass (1)</li> <li>• Security cameras needed for cars (1)</li> <li>• Wider pavement needed for cyclists &amp; pedestrians (1)</li> <li>• Cycle route needed via Minerva Way (1)</li> <li>• Footpath to New Town would not work (1)</li> </ul>	<p>The major themes in regards to this question relate to cycling and pedestrian usage of the new routes.</p> <p>A high proportion of respondents highlighted their desire for cycle and pedestrian safety when accessing Beaconsfield via the relief road and A355; suggestions include a crossing bridge or tunnel, which would ensure this does not become a hazardous route.</p> <p>High numbers of respondents also wish to see further cycle routes incorporated throughout the whole of Beaconsfield and Seer Green. Many were concerned that a cycle route to Seer Green would be unsafe. This relates to concerns later raised that the route would be poorly lit and through woodlands.</p> <p>Furthermore, residents say that a route from Wilton Park to the New Town is needed, due to the services (i.e. shopping facilities) available to new residents and lack of existing connections.</p> <p>Although there was no disagreement in principle to a cycle route to Seer Green, with eight respondents making positive remarks, a large proportion of respondents questioned the safety of this route through a darkly lit wooded area. Other issues mentioned include questions regarding Seer Green and Beaconsfield Stations in terms of their capacity to cope with the increase in demand from new residents.</p>

## 4. SUMMARY OF RESULTS

### Question 10

Part 1: We have identified three options for the principal location of new buildings within the Major Developed Site (MDS). Do you prefer Option 1, 2 or 3? Option 1: Buildings towards western edge of site, Option 2: Buildings located further towards eastern edge of the site. Option 3: Development spread across the site.

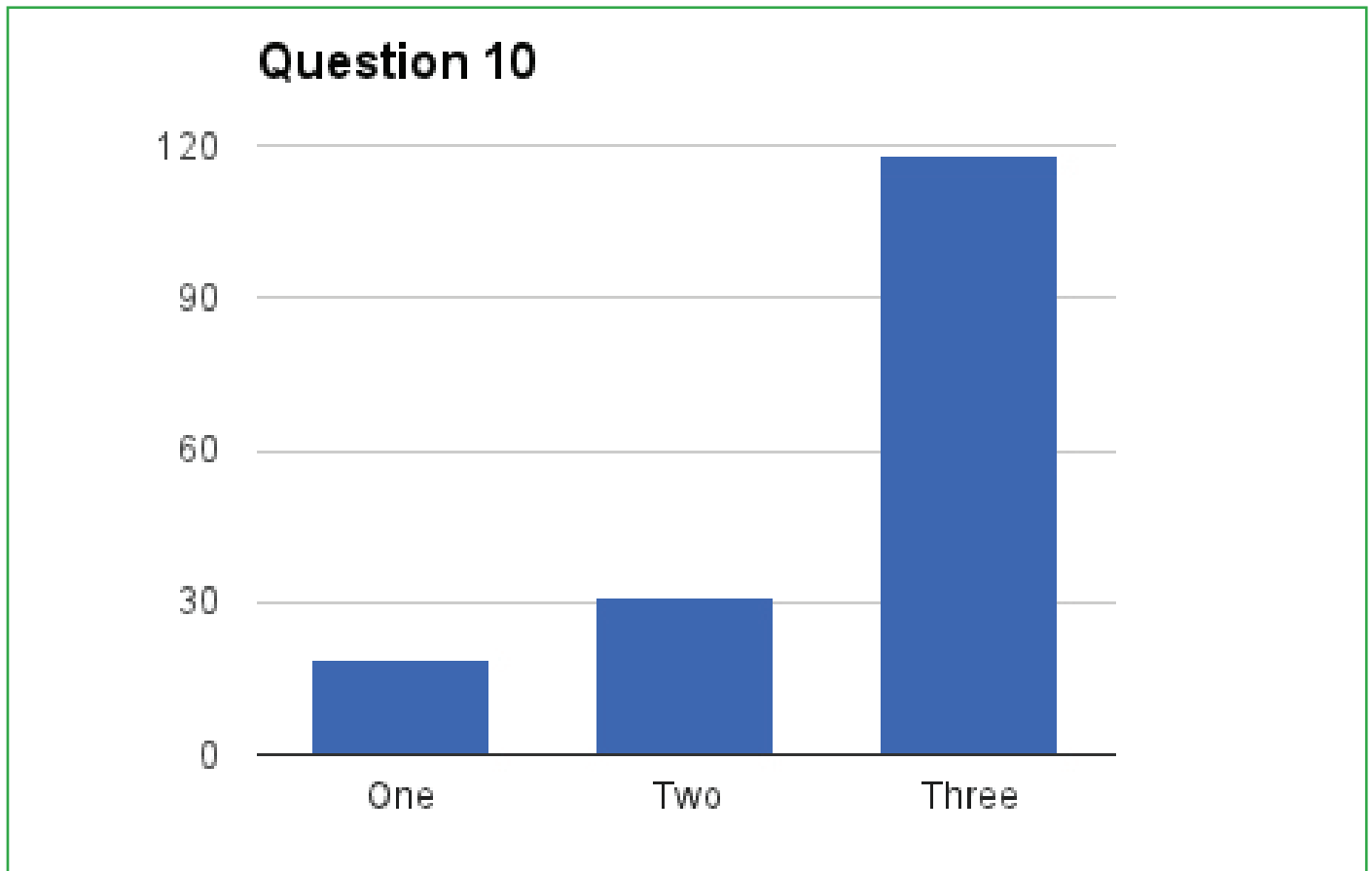
Number of respondents: 204

One: 19

Two: 31

Three: 118

Don't Know: 36



The majority of respondents (70% of those who expressed a preference) preferred new built development to be spread across the site, as opposed to being concentrated in either the west or east of the site.

### Question 10: Additional Comments

In addition to the 204 respondents who responded to the quantitative question, 58 also left supplementary feedback in the form of comments. The question they responded to, along with a summary of their responses can be found below.

## 4. SUMMARY OF RESULTS

### Part 2: Do you have any other ideas about the nature of the built form and how it may be distributed across the site?

Issue Hierarchy (Times Mentioned)	Summary
<ul style="list-style-type: none"> <li>• Open spaces (7)</li> <li>• Importance of leisure and recreation facilities (7)</li> <li>• Building height (7)</li> <li>• Turn site into green land for recreation use only (3)</li> <li>• Integrate with Old Town (3)</li> <li>• Hide from Old Town (2)</li> <li>• Density (2)</li> <li>• Provision of car park (1)</li> <li>• Provision of shops (1)</li> <li>• Provision of medical facility (1)</li> <li>• Mix private with affordable housing (1)</li> <li>• There should be 50% affordable housing (1)</li> <li>• Even distribution of living and recreation (1)</li> <li>• Location (1)</li> <li>• Green Belt (1)</li> <li>• Retain pitches for Holtspur FC (1)</li> <li>• A355 pedestrian &amp; cycle crossing needed (1)</li> <li>• Encourage people to cycle / walk (1)</li> <li>• Outcome will be forced (1)</li> <li>• Bus important to connect with New Town (1)</li> <li>• Homes mixed with recreation could cause problems (1)</li> <li>• Avoid 'estate feeling' (1)</li> <li>• Provision for sports (1)</li> <li>• Place affordable homes closer to entrance (1)</li> <li>• Place sports facilities closer to Beaconsfield (1)</li> <li>• Provision for arts facilities (1)</li> <li>• Provision for leisure and parkland (1)</li> <li>• Low heights preferable (1)</li> </ul>	<p>Respondents identified leisure and recreation facilities in regards to this question. A recurring theme, since residents feel the area lacks leisure facilities, particularly a swimming pool. One respondent remarked that sports facilities should be close to Beaconsfield. Three respondents went so far as to reject homes altogether so that Wilton Park could be used only for leisure / recreation. They requested a land swap between Wilton Park and the current cricket and rugby clubs, so that all sports facilities could be amalgamated to one site on Wilton Park.</p> <p>Responses also focused on height, with one respondent preferring wider distribution of homes instead of high-density tall buildings. One respondent asked that no high rise be built at all, whereas another sought for the character of existing building heights be kept with the exception of the current tower. These comments echo requests seen in feedback from other questions.</p> <p>Other comments stressed the importance of open space, with one respondent suggesting new buildings are built on the existing footprint if possible. Another respondent desired for a natural and green parkland environment. Relating to this theme, one response suggested there be an even distribution of living areas and recreation, which could complement the relief road.</p> <p>Integration with the Old Town was another prominent point, a subject that was split between those seeking better integration (such as shops on Minerva Way) and those wanting Wilton Park hidden from the Old Town as the existing buildings are.</p> <p>Other comments varied, notably one respondent suggested that Option 3 without the green area on the western side may be forced onto the developer due to the placement of a relief road. The same respondent also stated the need of multi-story buildings in vicinity to the current tower may also be 'forced.'</p> <p>Another respondent commented that homes mixed with recreation could cause problems due to issues associated with parking and noise.</p>

## 4. SUMMARY OF RESULTS

### Question 11

Part 1: We have described three options for how building heights may be designed within the MDS.

Do you prefer Option 1, 2 or 3? Option 1: Increase buildings heights closer to western boundary. Option 2: Evenly distribute buildings across the site. Option 3: Increase buildings heights utilising existing tower block as a precedent.

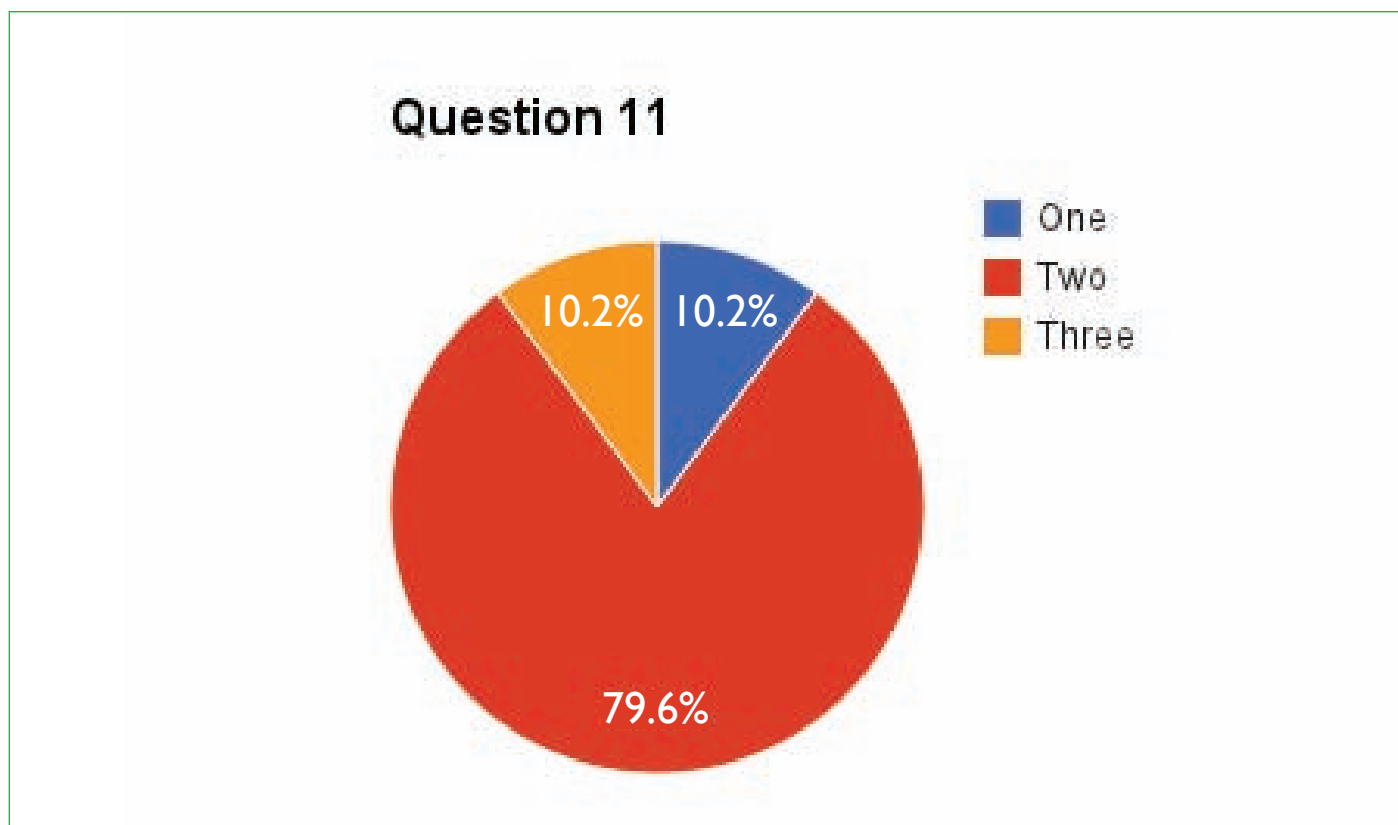
Number of respondents: 193

Option One: 17

Option Two: 133

Option Three: 17

Don't Know: 26



The majority (80% of those who expressed a preference) favoured low to medium height buildings evenly distributed across the site (two to three storey), with no greater footprint than currently exists and with the existing tower block demolished.

### Question 11: Additional Comments

In addition to the 193 respondents who responded to the quantitative question, 83 also left supplementary feedback in the form of comments. The question they responded to, along with a summary of their responses can be found below.

## 4. SUMMARY OF RESULTS

### Part 2: Do you have any further comments to make about building heights for the development?

Issue Hierarchy (Times Mentioned)	Summary
<ul style="list-style-type: none"> <li>• Build low rise (33)               <ul style="list-style-type: none"> <li>○ 2-3 storeys (10)</li> <li>○ 3-4 storeys (4)</li> <li>○ 2 storeys (3)</li> </ul> </li> <li>• Village character (4)</li> <li>• Demolish tower (21)</li> <li>• Keep tower (5)</li> <li>• Keep away from London End Roundabout/western boundary (2)</li> <li>• Build high rise (1)</li> <li>• Keep present heights (1)</li> <li>• Combine affordable / private (1)</li> <li>• Need to see high rise designs first (1)</li> <li>• Green Belt (1)</li> <li>• In character with Beaconsfield (1)</li> </ul>	<p>The overwhelming consensus was for Wilton Park to consist of low-rise buildings, although there was a difference in opinion as to what constitutes low rise. Most respondents tended to prefer 2-3 storeys; this majority could be partly due to a desire for the creation of a village environment at Wilton Park and keeping building heights similar to Beaconsfield. Elsewhere it was remarked that the current tower block is out of character for the area.</p> <p>Some respondents simply asked that high-rise buildings not be included in any development, with many feeling that high-rise is linked with anti-social behaviour. This consensus outnumbered the one respondent who supported some high-rise buildings (up to six storeys) and another would not comment before he/she had seen specific designs. Regarding any high-rise, one respondent simply commented that affordable and private should be mixed within any taller buildings.</p> <p>Twenty one residents wish for the current tower on site to be demolished, as it is seen as an eyesore and out of place. One respondent commented that the tower should not be set as a precedent for future building heights.</p> <p>Fewer respondents would like to keep the tower and those who do hold this view tend to see the tower as a landmark and would prefer it to be used. Suggestions for possible usage include offices, YMCA accommodation or a viewing platform.</p> <p>Other comments focused on other issues such as keeping high-rise away from London End roundabout, this relates to some residents' wishes that development be hidden from the Old Town.</p>

## 4. SUMMARY OF RESULTS

### Question 12

Part 1: We have suggested three options for where the main areas of parkland and public recreation space could be sited. Do you prefer Option 1, 2 or 3? Option 1: Formal sports and recreational facilities / informal parkland consolidated at the east end. Option 2: Formal sports and recreational facilities / informal parkland consolidated at the west end. Option 3: Formal sports and recreational facilities / informal parkland dispersed throughout the site.

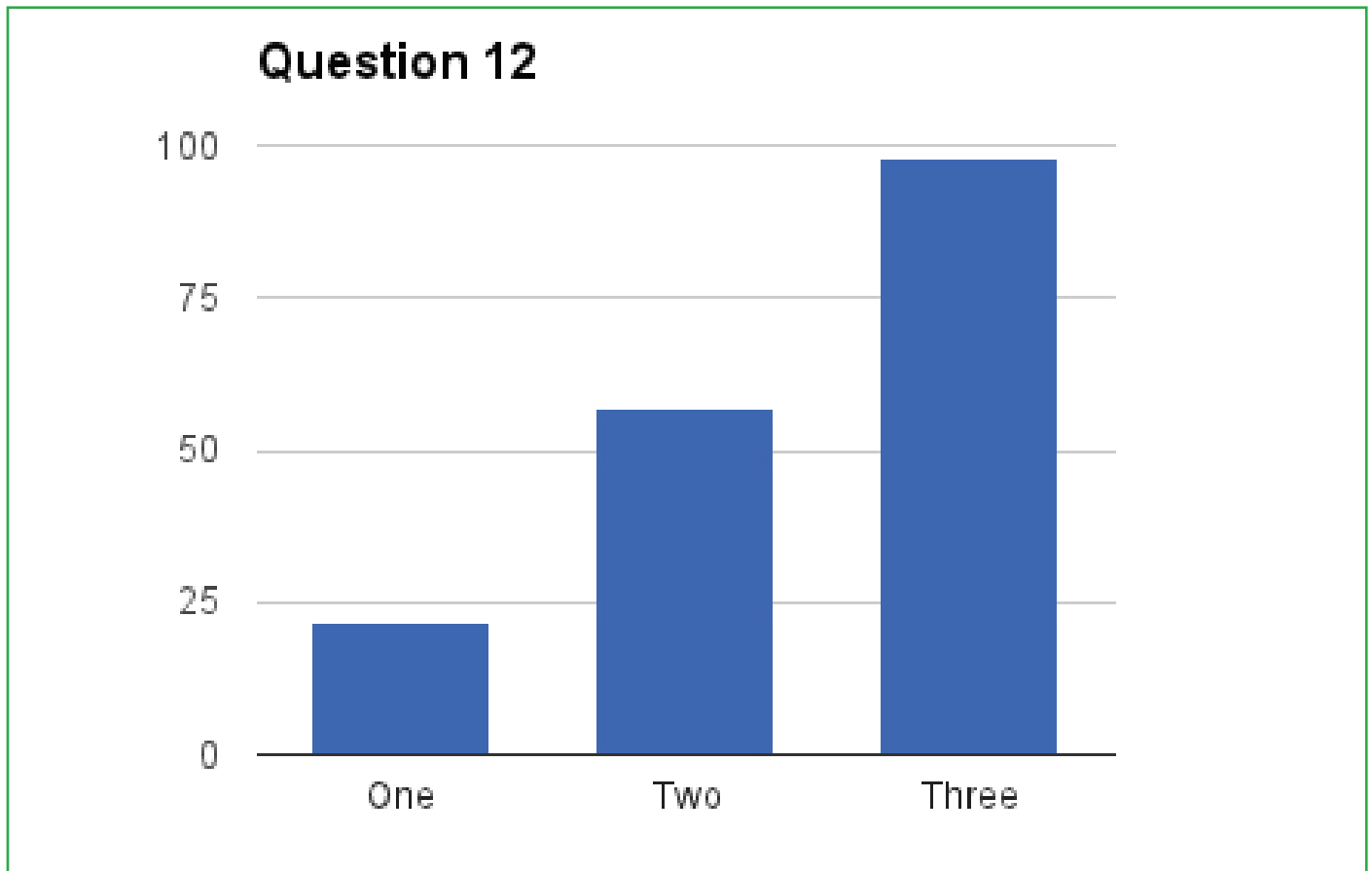
Number of respondents: 207

Option One: 22

Option Two: 57

Option Three: 98

Don't Know: 30



There was a small majority in favour of Option 3 for parkland and informal public open space being dispersed throughout the site (55% of those who expressed a preference).

### Question 12: Additional Comments

In addition to the 207 respondents who responded to the quantitative question, 55 also left supplementary feedback in the form of comments. The question they responded to, along with a summary of their responses can be found below.



## 4. SUMMARY OF RESULTS

### Part 2: Do you have any further comments to make about where publicly accessible space should be located?

Issue Hierarchy (Times Mentioned)	Summary
<ul style="list-style-type: none"> <li>• Specific locations (14)               <ul style="list-style-type: none"> <li>- Locate recreation to the east (6)</li> <li>- Spread recreation throughout site (4)</li> <li>- Locate recreation closer to the town (2)</li> <li>- Locate recreation close to relief road (2)</li> <li>- Use field adjacent to golf course (1)</li> </ul> </li> <li>• Priority for sports / recreational facilities (7)</li> <li>• Sports area closer to Beaconsfield (3)</li> <li>• Prioritise football facilities (2)</li> <li>• Integrate into Beaconsfield (2)</li> <li>• Dependent upon exact footprint of accommodation (2)</li> <li>• Tower block should go (2)</li> <li>• Provision for parking (1)</li> <li>• Maximise biodiversity (1)</li> <li>• Sufficient walking / cycle routes at present (1)</li> <li>• No reference to habitat / EIA studies (1)</li> <li>• Create green corridor across site (1)</li> <li>• Sports facilities to east (1)</li> <li>• More details needed (1)</li> <li>• Sports facilities close to Pyebush Roundabout (1)</li> <li>• Sports facilities dispersed throughout site (1)</li> <li>• Land swap with land located south of site (1)</li> <li>• Sports facilities should be close together (1)</li> </ul>	<p>In contrast to the quantitative feedback, most written comments expressed a preference to locate recreation towards the east, so that buildings could be located closer to Beaconsfield. Those who preferred the east, noted its location as conveniently accessible via Pyebush Roundabout. Other respondents would like to see recreation spread throughout the site with one respondent noting this would make it easier to cater for a greater variety of sport.</p> <p>Fewer respondents wanted recreation closer to the town, but did not give a specific reason for this. One respondent suggested the field adjacent to the golf course. Another comment suggested this space be located next to the relief road, creating a sound barrier. It was also suggested by one comment that parking be made available for those wishing to use recreation areas.</p> <p>Other respondents used this question to emphasise the provision for sports and recreational facilities, most notably a swimming pool. One respondent suggested that all sports facilities, including cricket, squash, hockey and football should be located in one space. Another stressed there is plenty of cycle and walking routes around Beaconsfield at present and that sport facilities should be made a priority. Some respondents focused on facilities for Holtspur FC, emphasising their need for pitches and a clubhouse, including changing rooms.</p> <p>Another feature seen in the feedback addressed the environment, with one respondent suggesting that biodiversity be maximised, and another noting there has been no reference to habitat / EIA studies.</p> <p>It is worth noting that some respondents used this question as an opportunity to make suggestion as to where sports facilities should be located.</p>

## 4. SUMMARY OF RESULTS

### Question 13

Part I: We have described three options for where the formal sports facilities should be located. Do you prefer Option 1, 2 or 3?  
Option 1: Consolidated at the far (eastern) end of the site: Option 2: Consolidated at the western end of the site. Option 3: Dispersed throughout the site.

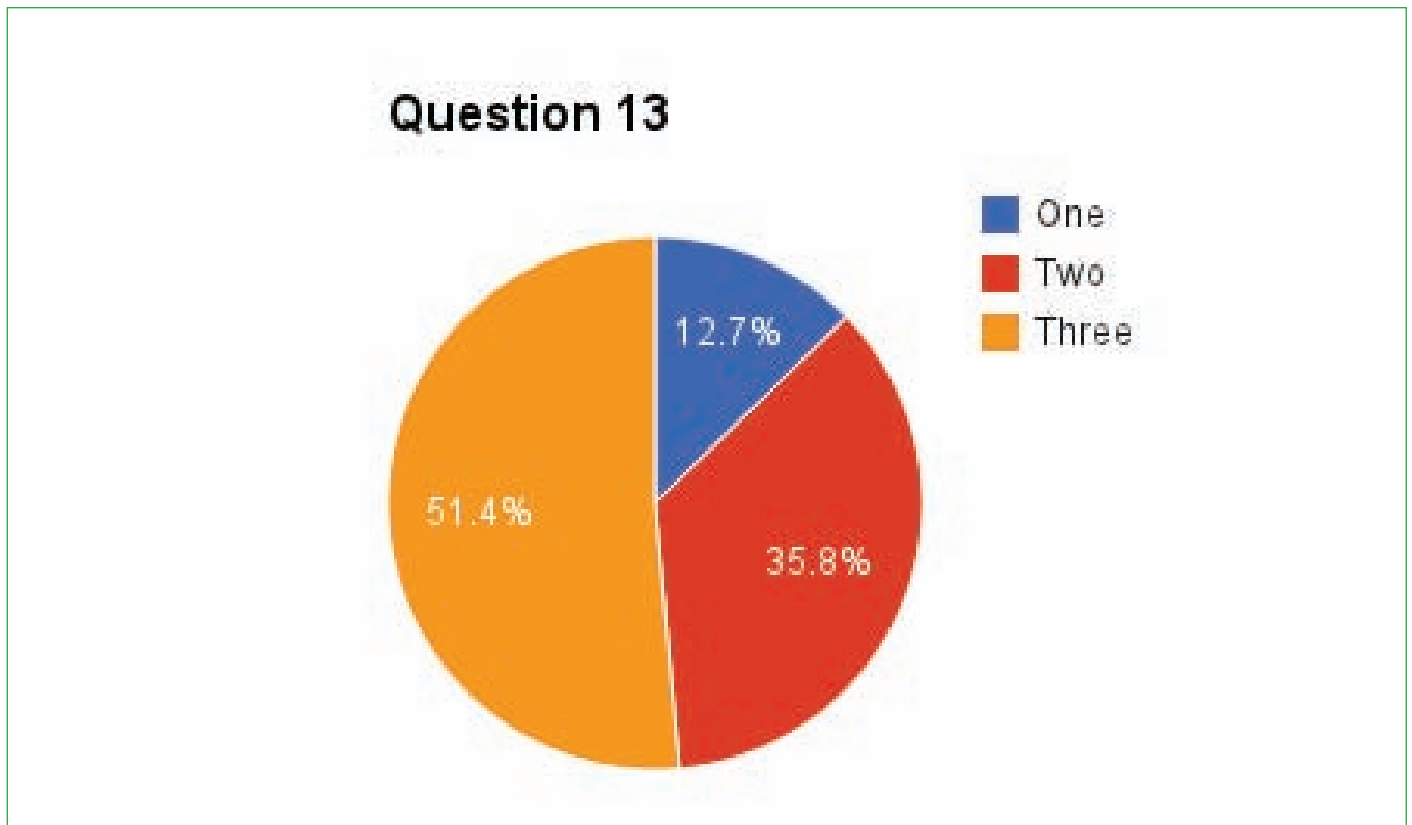
Number of respondents: 209

Option One: 22

Option Two: 62

Option Three: 89

Don't Know: 36



A small majority of those who expressed a preference (51%) wanted formal sports facilities to be dispersed throughout the site.

### Question 13: Additional Comments

In addition to the 209 respondents who responded to the quantitative question, 61 also left supplementary feedback in the form of comments. The question they responded to, along with a summary of their responses can be found below.

## 4. SUMMARY OF RESULTS

### Part 2: Do you have any further comments to make about the location of formal sports facilities?

Issue Hierarchy (Times Mentioned)	Summary
<ul style="list-style-type: none"> <li>• Locate to the west side (13)</li> <li>• Locate to the east side (3)</li> <li>• Make facilities accessible to all (5)</li> <li>• Ensure facilities cause least amount of disruption to new and existing residents (4)</li> <li>• Desire for a swimming pool (4)</li> <li>• Ensure access (4)</li> <li>• More detail needed (2)</li> <li>• Locate close to Pyebush Roundabout (2)</li> <li>• Converge all sports facilities onto one site (1)</li> <li>• Pedestrian safety (1)</li> <li>• Locate next to cricket ground (1)</li> <li>• Disperse sports facilities throughout site (1)</li> <li>• Minimise noise pollution (1)</li> <li>• Land swap with land at south of the site (1)</li> </ul>	<p>In contrast to the quantitative feedback, those who left comments preferred the facilities located towards the west of the site. This is perceived to provide easier access to sports facilities whilst avoiding residential areas. Disruption was a prominent theme with respondents wishing to ensure impact on existing occupiers, such as the cricket club, and new residents were minimal.</p> <p>Another theme related to ensuring facilities are accessible to all local residents, although definition of local is not clear as one respondent from Farnham Common commented that it should be accessible to all SBDC residents due to lack of nearby sports facilities. Four respondents mentioned provision for a swimming pool, a theme found throughout other question feedback.</p>

## 4. SUMMARY OF RESULTS

### Question 14

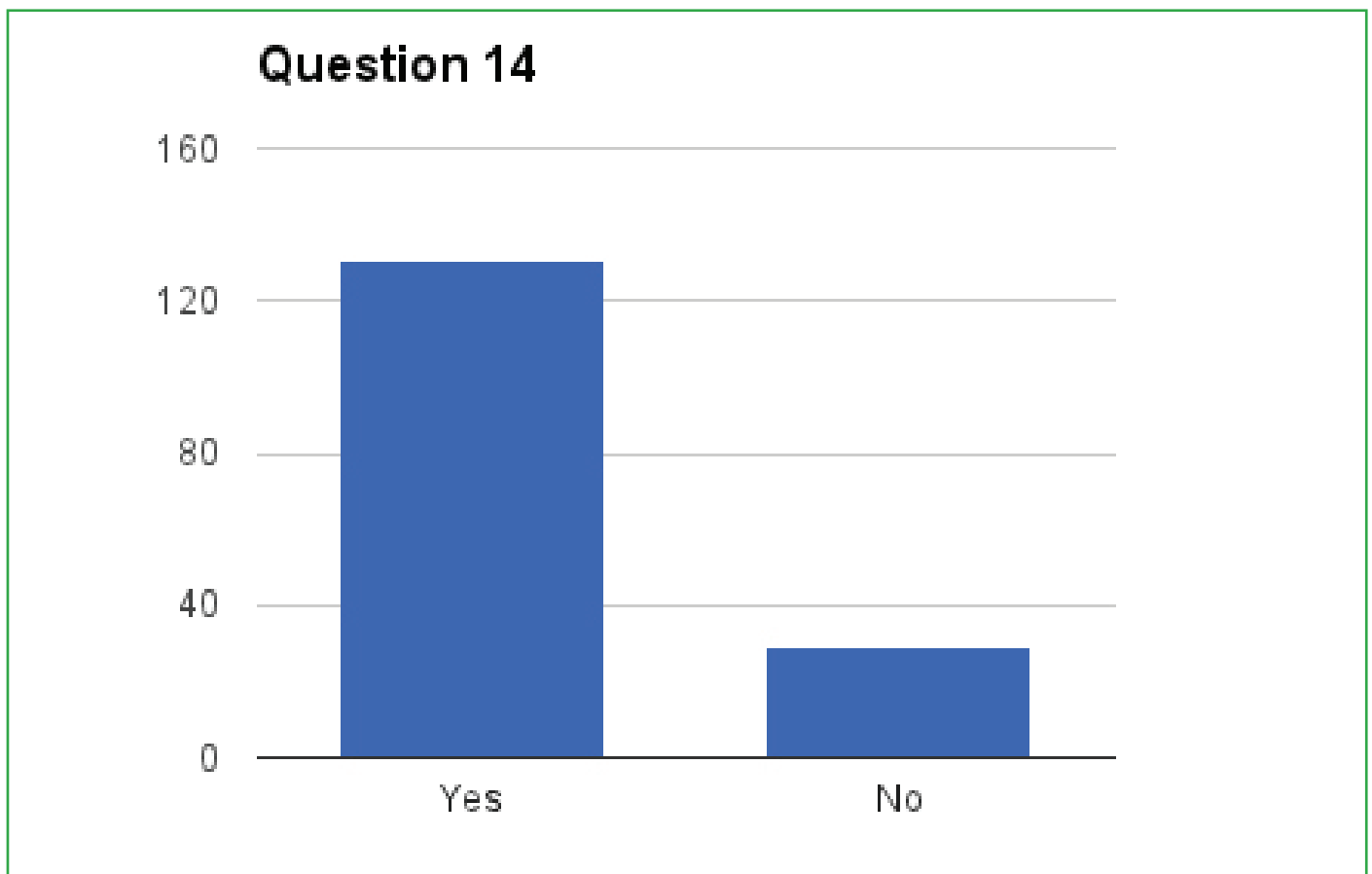
Formal sports facilities will be provided as part of the development. Do you have any preference as to who these should be available for, and are there any further facilities that should be considered?

Number of respondents: 196

Yes: 131

No: 29

Don't Know: 36



Over two-thirds of those who expressed a preference stated that facilities should be made available for all residents, with the two biggest mentions in terms of facilities being a swimming pool and provision for Holtspur Football Club.

### Question 14: Additional Comments

In addition to the 196 respondents who responded to the quantitative question, 151 also left supplementary feedback in the form of comments. The question they responded to, along with a summary of their responses can be found below.

## 4. SUMMARY OF RESULTS

Part 2: If you answered yes please provide your feedback as to who the facilities should be provided for; and whether there are any other facilities that should be considered.

Issue Hierarchy (Times Mentioned)	Summary
<ul style="list-style-type: none"> <li>• Facilities for all residents (51)               <ul style="list-style-type: none"> <li>- Beaconsfield residents mentioned specifically (25)</li> <li>- Desire for a swimming pool (45)</li> </ul> </li> <li>• Provision for football / Holtspur FC (38)*               <ul style="list-style-type: none"> <li>- Provision of pavilion / clubhouse (29)*</li> <li>- Provision for floodlit all weather training pitch (25)*</li> <li>- Mentioned Holtspur FC are existing users (11)</li> <li>- Sufficient pitches for all Holtspur teams (1)</li> </ul> </li> <li>• Provision for gym (9)</li> <li>• Leisure centre (7)</li> <li>• Cultural facilities (7)</li> <li>• Provision for cricket (6)</li> <li>• Provision for squash (5)</li> <li>• Provision for rugby (5)</li> <li>• Sports hall (4)</li> <li>• Provision for bowls (4)</li> <li>• Recreation area (3)</li> <li>• Jogging track (3)</li> <li>• Provision for tennis (3)</li> <li>• Provision for badminton (2)</li> <li>• BMX / skateboard park (3)</li> <li>• Provision of children's facilities (2)</li> <li>• Cycle track (1)</li> <li>• Rifle club &amp; County Rifle Association home (1)</li> <li>• Community centre (1)</li> <li>• Provision for hockey (1)</li> <li>• Provision for basketball (1)</li> <li>• Locate superstore on site (1)</li> <li>• Do not compete with existing cricket pitches (1)</li> <li>• Improve existing Beaconsfield facilities via Section 106 (1)</li> <li>• Private sports club (1)</li> <li>• Make accessible to schools (1)</li> <li>• Country club (1)</li> <li>• Combine sports facilities on site (1)</li> <li>• Green Belt (1)</li> <li>• Provision for walkers (1)</li> <li>• Cycle maintenance facility (1)</li> <li>• Golfing range (1)</li> <li>• Provision of shops (1)</li> </ul> <p>*Several identical comments as illustrated in the brackets above were received on these points suggesting a group of residents who feel strongly about Holtspur FC.</p>	<p>The majority of feedback focused on facilities being available to all. Comments included ideas of a facility made available to people of all ages and genders, in an affordable facility that promotes community cohesion. However there were some differences on how respondents defined the word 'all' with twenty five respondents requesting facilities available to all residents of Beaconsfield whilst fewer asked for facilities to be available for the wider area. Many respondents also wished for a swimming pool on the site. A swimming pool is popular with local people, as Beaconsfield currently does not have this facility. Residents assert that it will enhance the town. Respondents felt strongly about this issue, and felt that this would be the only opportunity for Beaconsfield to secure a pool.</p> <p>Another popular demand was new football facilities for Holtspur FC. Some respondents commented that many sports had facilities in Beaconsfield with the exception of football. Some respondents noted football's popularity in the area, with one respondent noting that approximately three hundred children play football. Specific requested facilities included a pavilion / clubhouse, which would include dressing rooms and toilets whilst sheltering players and parents from the weather. Respondents also suggested an all-weather and floodlit training facility, so that facilities could be used throughout the year. Other popular subjects included provision of a leisure centre, which would act as a multi-purpose facility, many of those who suggested this facility also wished for a swimming pool, which would be located within such a facility. A gym was also suggested, however one respondent did imply that the current gym on-site was under-used by many people.</p> <p>It was also suggested that a sports hall would be a suitable multi-purpose facility, which could cater for activities such as badminton and squash. Cricket was also popular among respondents, with one commenting that any development could help improve existing facilities whilst mentioning a possible joint venture between the local cricket and golf clubs. Many other respondents requested facilities for other types of sports, including basketball, bowls, BMX track and skate park.</p>

## 4. SUMMARY OF RESULTS

### Question 15

We would ask that you rank in order 1 to 13 (with 1 being the highest priority) those items that have been identified through our discussions with key stakeholders.

Respondents were asked to rank 13 potential community benefits that the scheme could contribute towards. The chart below shows the number of times each category was ranked from 1 – 13.

CATEGORY	RANK	1	2	3	4	5	6	7	8	9	10	11	12	13	Average
Access to Public Parkland & Recreation	4	26	21	26	15	20	17	15	9	8	13	14	6	2	5.41
Children's Nursery	10	4	8	8	13	18	16	18	25	15	15	27	13	5	7.63
Indoor Sports Facilities	7	10	20	15	8	25	13	22	19	13	20	17	8	3	6.61
Affordable Housing	5	28	22	15	18	11	19	10	5	13	9	7	11	23	6.19
Access to schools	2	16	33	25	17	17	24	14	9	15	7	9	6	2	5.29
New Relief Road	1	84	26	15	11	8	9	9	9	9	10	5	5	8	4.11
Community Building	9	6	14	16	16	21	13	18	14	16	15	15	14	4	6.85
Links to Seer Green Station	11	8	8	10	14	9	16	9	20	22	15	17	22	17	7.99
Healthcare Facilities	3	17	24	23	24	19	14	15	19	8	15	7	4	1	5.4
Supporting Retail Facilities	12	6	3	9	15	12	16	12	9	26	19	13	34	7	8.16
Bus and Cycle Connections	6	6	16	24	21	16	18	18	25	14	20	12	6	1	6.35
Places of Worship	13	21	2		2	1	3	3	4	3	9	18	22	96	10.52
Youth Facilities	8	13	8	18	19	18	16	16	21	17	15	13	13	7	6.79

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## 4. SUMMARY OF RESULTS

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An average ranking for each category was calculated by dividing the total value of their mentions by the number of times they were mentioned.

e.g. Access to Public Parkland and Recreation

$$(1 \times 26) + (2 \times 21) + (3 \times 26) + (15 \times 4) + (5 \times 20) + (6 \times 17) + (7 \times 15) + (8 \times 9) + (9 \times 8) + (10 \times 13) + (11 \times 14) + (12 \times 6) + (13 \times 2)$$

$$= 1039 \text{ (TOTAL VALUE)}$$

$$26+21+26+15+20+17+15+9+8+13+14+6+2$$

$$= 192 \text{ (TOTAL NUMBER OF MENTIONS)}$$

$$1039 \text{ divided by } 192 = 5.41 \text{ (MEAN AVERAGE RANKING)}$$

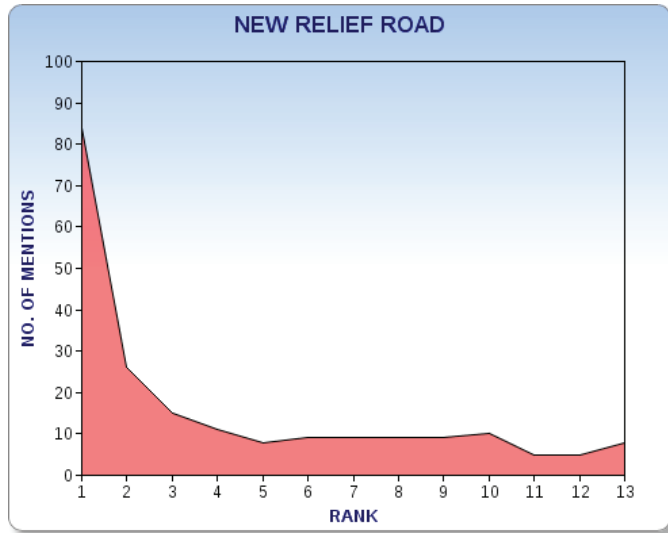
The most popular aspiration was for provision of the new relief road, followed by access to schools, healthcare, access to public parkland and recreation areas, and affordable housing.

The results have also been recorded as individual graphs showing the spread of ranking mentions for each category. This shows where particular preference spikes occur, as in the case of the relief road, or where an item was given more equal preference across all ranks, as in the case of youth facilities.

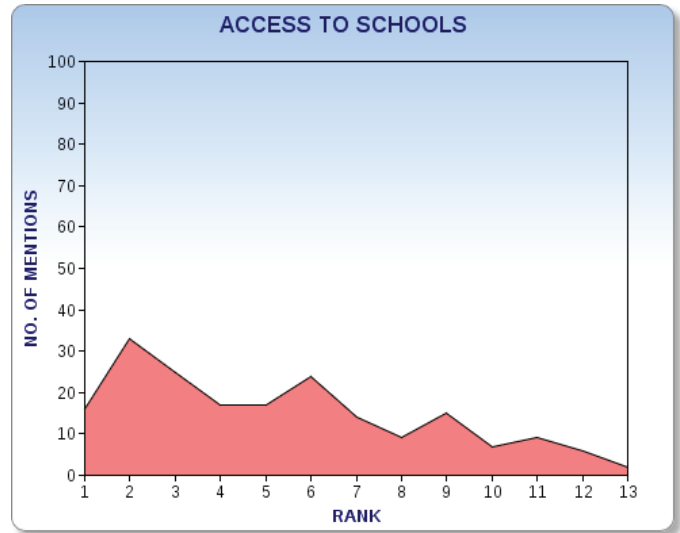
## 4. SUMMARY OF RESULTS

ORDER OF PRIORITY (average score in brackets)

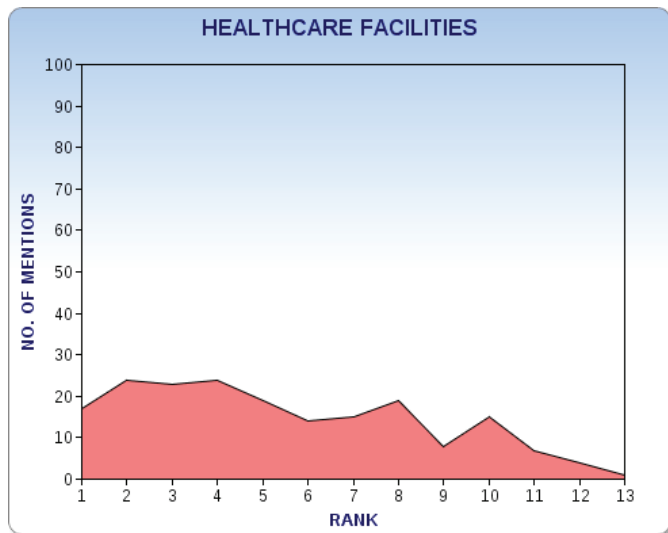
### 1. New Relief Road (4.11)



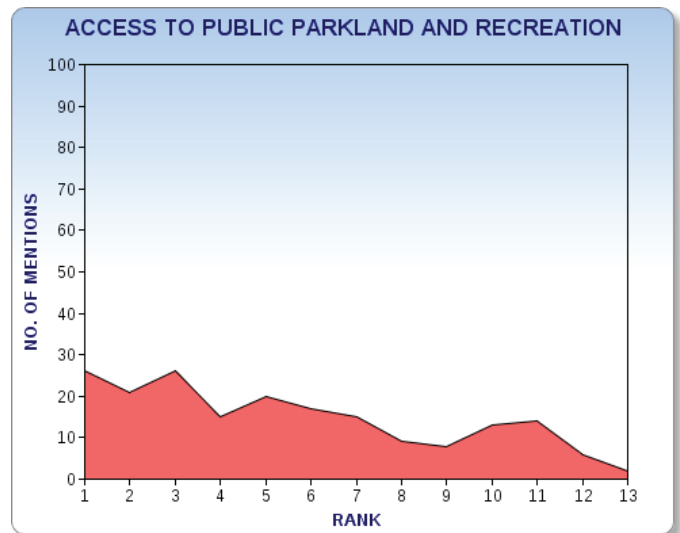
### 2. Access to Schools (5.29)



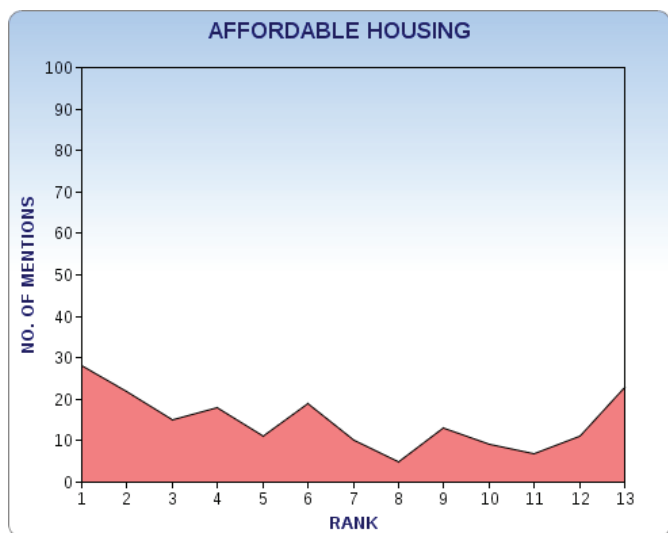
### 3. Healthcare Facilities (5.40)



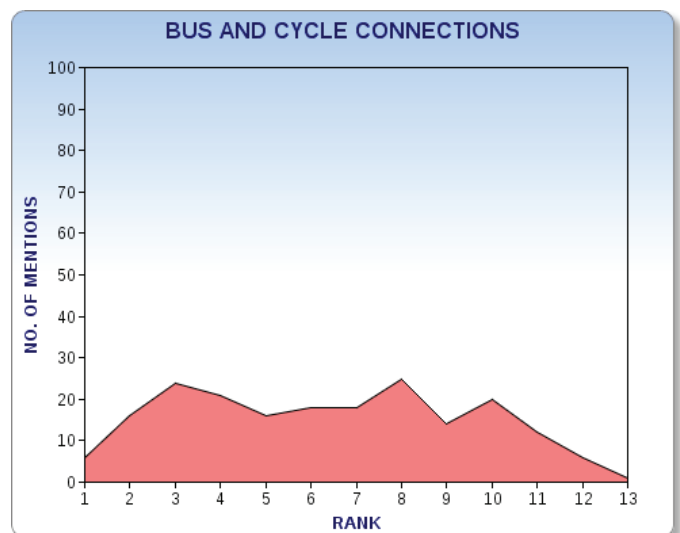
### 4. Access to Public Parkland and Recreation Areas (5.41)



### 5. Affordable Housing (6.19)



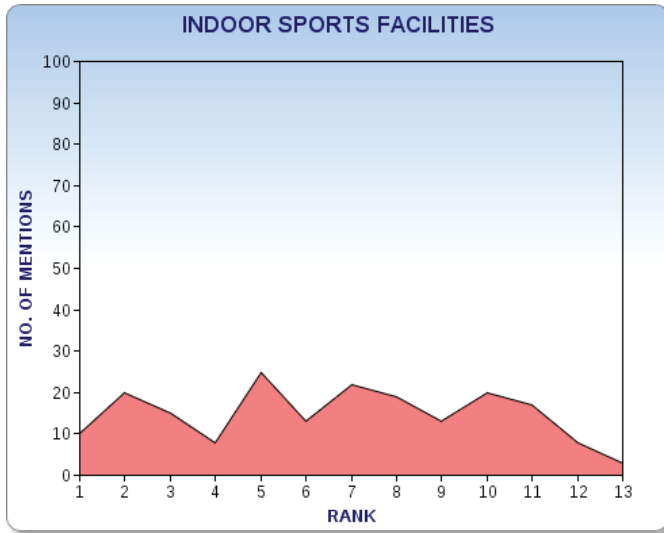
### 6. Bus and Cycle Connections (6.35)



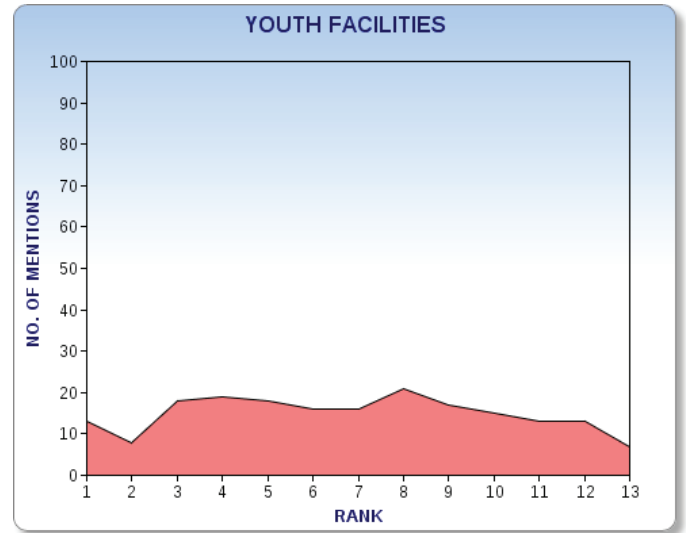


## 4. SUMMARY OF RESULTS

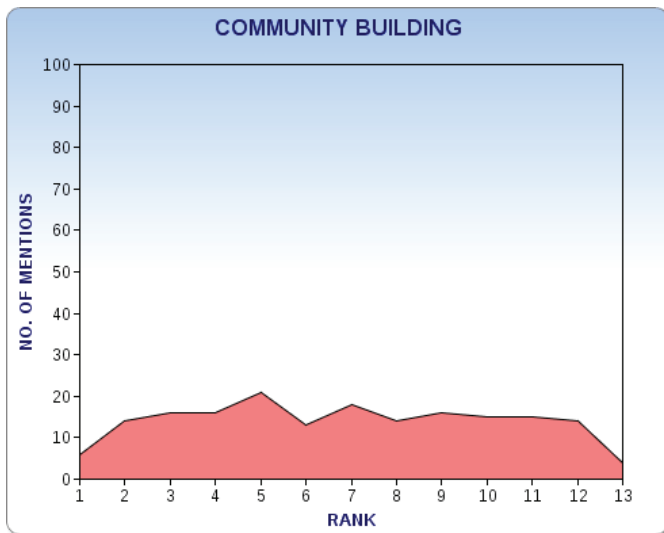
### 7. Indoor Sports Facilities (6.61)



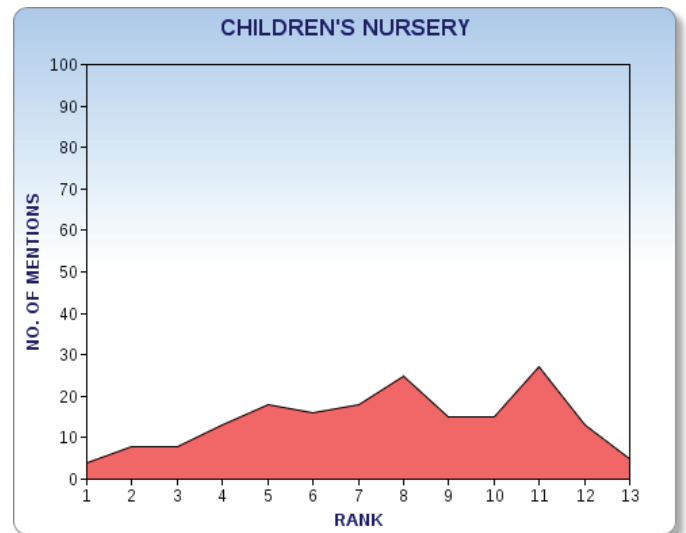
### 8. Youth Facilities (6.79)



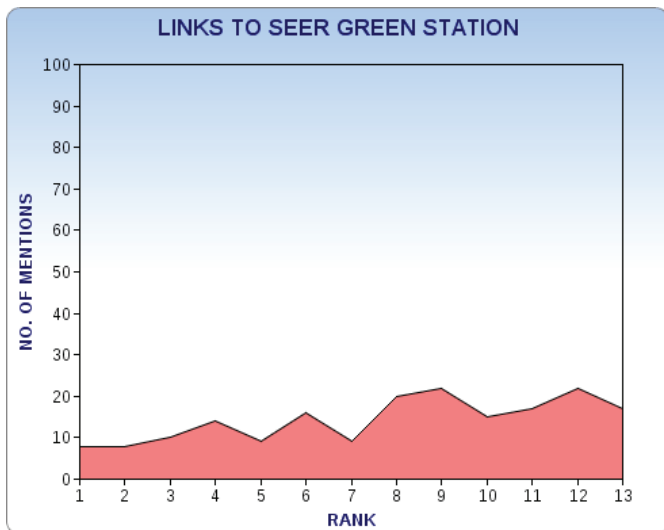
### 9. Community Building (6.85)



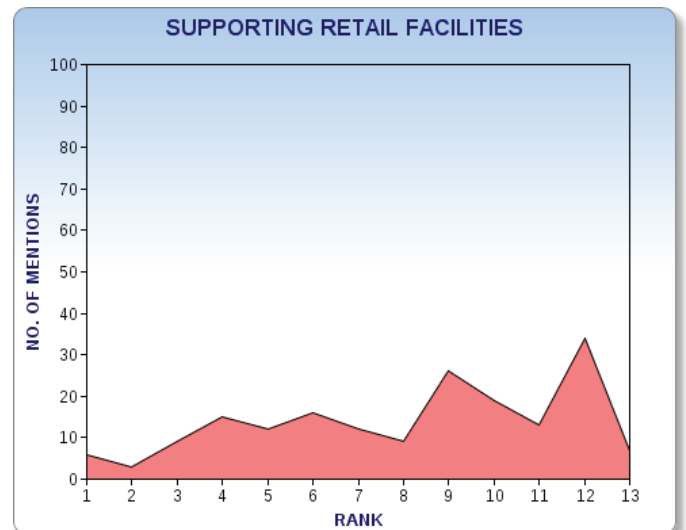
### 10. Children's Nursery (7.63)



### 11. Links to Seer Green Station (7.99)

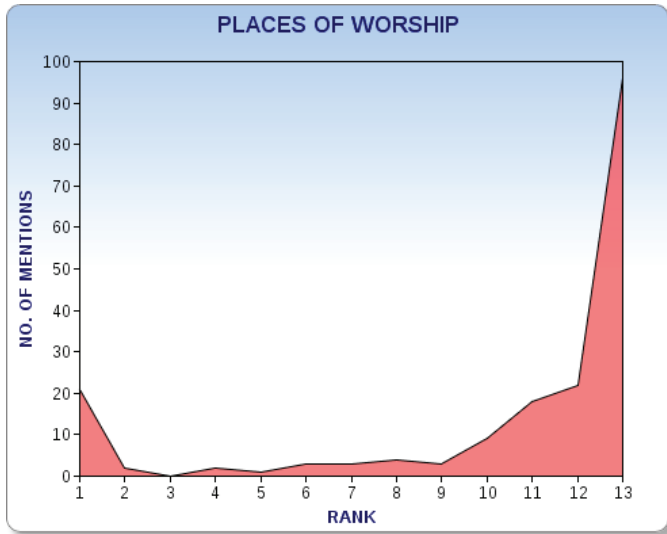


### 12. Supporting Retail Facilities (8.16)



## 4. SUMMARY OF RESULTS

### 13. Places of Worship (10.52)



Comments from Question 15. Please list below any further potential community benefits we should be assessing as part of the development appraisal.

#### Issue Hierarchy (Times Mentioned)

- Schools (22)
  - Questioning provision (11)
  - New school required (10)
  - Relocate existing schools (1)
- Swimming pool (10)
- Health provision (9)
  - Health facilities stretched (5)
  - GP surgery (4)
- Places of worship (7)
  - Questioning provision (5)
  - Required (2)
- Traffic congestion (7)
- Theatre (6)
- Parking (5)
- Cycle / pedestrian links (4)
- Leisure centre (4)
  - Provision for facility (2)
  - Facility unneeded (2)
- Relief road (4)
- Cinema (4)
- Care home (3)
- Shopping (3)
  - Need for shops (2)
  - Enough existing shops (1)
- All options important (3)
- Community facility (3)
- Links to Seer Green (3)
  - Unviable unless more trains (2)
  - Positive (1)
- Skate park (2)
- Police station (2)
- Key-worker homes (2)
- Post Office (2)
- Dentist (2)
- Green Belt (1)
- Gym (1)
- Address refuse centre (1)
- Options negative (1)
- Higher education (1)
- Park land (1)
- Leisure park (1)
- Allotments (1)
- Gardens (1)
- Access for disabled/buggies (1)
- Duck pond (1)
- Hotel unnecessary (1)
- Sports pitches (1)
- Scouts facility (1)
- Office provision (1)
- Sheltered housing (1)
- Physiotherapy provision (1)
- Restaurant (1)
- Bowling alley (1)
- Youth football facilities (1)
- Combined sports space (1)
- Nursery spaces (1)
- Overcrowding (1)
- Pubs / bars (1)
- No options appeal (1)
- Keep character (1)
- Too biased to comment (1)
- No high buildings (1)
- This is Green Belt land (1)

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## 4. SUMMARY OF RESULTS

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### Analysis

Most respondents cited schools as a key aspect to be addressed. Eleven of these respondents questioned provision for schools when taking into account 300 potential new homes. One commenter stated that schools had not been considered. There was the suggestion that school places are already stretched, with one respondent commenting that there is already a waiting list for primary schools (note: six respondents mentioned provision for primary education.)

Ten respondents specifically asserted that a new school should be provided for. One respondent commented that there would be vocal opposition unless this matter was addressed. However, one respondent commented that 300 homes was not enough to warrant a new school, but was equally concerned about road congestion caused due to new students attending existing schools. Another respondent went so far as to suggest that some existing schools be located on the Wilton Park site in a land swap to stop possible congestion.

Ten respondents asked for a swimming pool to be considered; this has been a consistent theme throughout the feedback received. Another theme was health facilities, with some respondents noting that health facilities were under pressure and four suggesting a new Surgery be provided as part of the development to mitigate the impact of new residents. Places of worship were specifically mentioned several times, with five respondents noting the existing provision of these facilities in Beaconsfield with a number of churches located throughout the town. Another two respondents were in favour of a place of worship with one respondent suggesting it was a key facility for a thriving community.

Two respondents did not think the proposals should include a place of worship. One respondent commented that all options should be included and that otherwise plans should be rejected.

Several respondents specifically mentioned traffic congestion as a key issue. This is due to existing traffic problems particularly in the Old Town and problems associated with school traffic.

Other respondents wished for certain facilities to be provided. These included a cinema and a theatre.

New links to Seer Green was another theme, brought up by three respondents. Two of those respondents thought that there would be no need for routes to Seer Green station, especially due to a lack of trains running from this station. Another respondent was positive about new links to the station, as it would decrease the possibility of it closing.

Other issues centred upon access for disabled people and parents with buggies within the new routes.

Open spaces was brought up on a number of occasions. One respondent suggested provision of parks for new residents and another commented that the entrance to the development should be consistent with the Green Belt.

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## 4. SUMMARY OF RESULTS

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### Question 16

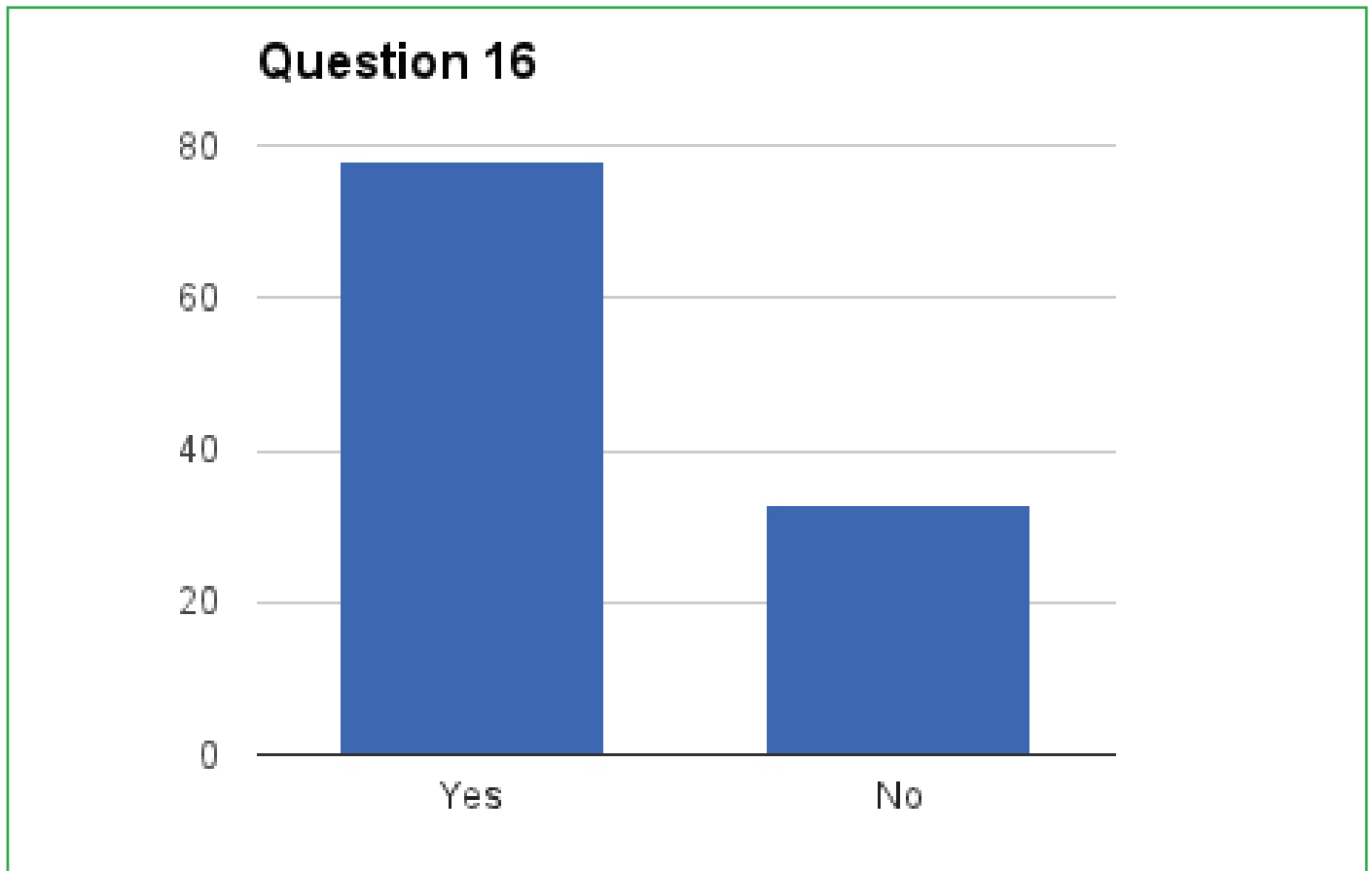
We have identified a number of employment opportunities that may be appropriate on the site. Do you consider that we have described appropriate uses?

Number of respondents: 181

Yes: 78

No: 33

Don't Know: 70



Respondents were split between agreeing we had described appropriate uses on the site, and being unsure whether these had been identified.

### Question 16: Additional Comments

In addition to the 196 respondents who responded to the quantitative question, 151 also left supplementary feedback in the form of comments. The question they responded to, along with a summary of their responses can be found below.

## 4. SUMMARY OF RESULTS

Part 2: If you answered no, please provide your feedback as to what other uses should be considered.

Issue Hierarchy (Times Mentioned)	Summary
<ul style="list-style-type: none"> <li>• Hotel inappropriate (12)</li> <li>• Homes for elderly / care home (8)</li> <li>• Retail (7)</li> <li>• Retail inappropriate (6)</li> <li>• Sports centre (5)</li> <li>• Industry / small workshops (5)</li> <li>• Offices inappropriate (6)</li> <li>• School (4)</li> <li>• Care home inappropriate (4)</li> <li>• Offices (3)</li> <li>• Crèche (2)</li> <li>• Swimming pool (2)</li> <li>• Gym (2)</li> <li>• Post Office (2)</li> <li>• Gym inappropriate (2)</li> <li>• Cultural centre (2)</li> <li>• Construction employment (1)</li> <li>• Industry inappropriate (1)</li> <li>• Design studio (1)</li> <li>• Fuel station (1)</li> <li>• Medical facility (1)</li> <li>• More doctors, teachers, police and traffic wardens (1)</li> <li>• Relocate film + television school to Wilton Park (1)</li> <li>• Green Belt (1)</li> <li>• Café (1)</li> </ul>	<p>The majority of responses were in opposition to the suggestion of a hotel being located on site. Respondents noted that hotels were unneeded, with one respondent commenting that there was already hotels located on the A40 towards Gerrards Cross and in the Old Town. Many respondents were supportive of retail, but mostly of a small scale. A similar number of respondents were against retail with one resident commenting that there were other areas in Beaconsfield more appropriate for retail.</p> <p>Respondents also seemed more in favour of a care home, with one respondent commenting that homes for the elderly was a priority, whilst another emphasised its potential for employing up to 30-50 staff. However, some respondents questioned the need for a care home, commenting that there were already sufficient care homes.</p> <p>Other respondents viewed offices as inappropriate; one person argued that there was no need for more offices in Beaconsfield. Some respondents favoured offices, one noting that they would foster start-up businesses.</p> <p>Three respondents favoured small workshops and one suggested that there be provision for high-tech industry on site due to Beaconsfield's good location between London and Oxford. Another theme addressed the provision for a school due to the strain from new residents in the development. Five respondents also favoured the provision of a new sports centre to attract employment, which one commenter suggested would include a swimming pool, gym and games hall.</p> <p>Similarly, others commented to suggest a gym and swimming pool to provide employment. Although some respondents did not find a gym appropriate, with one respondent commenting that there was already provision for gyms in the area. Some respondents requested a crèche for the site, whereas many other suggestions varied. One respondent questioned whether employment would be available to local people once construction commences, whilst various other ideas ranged from a medical facility to a fuel station.</p>

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## 5. CONCLUSION

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The consultation on the future of Wilton Park has involved over 500 residents within the local community, as well as a number of key groups and organisations in Beaconsfield.

The high number of attendees at the main public exhibition event reflected a high level of interest and a significant number of questionnaires (242) were completed, which has helped inform the draft development brief.

The summary of results provides the detail on how respondents answered each question and these form the key conclusions from the consultation:

- 59% of respondents considered that not all key issues associated with the redevelopment of Wilton Park had been identified. However, additional comments suggested a range of different issues, all of which were covered in some element of the consultation.
- Just over half of respondents (57%) preferred the Option B route for the new access road from the Pyebush roundabout, which would bring traffic further eastwards in to the site and enable retention of the Service Family Accommodation (the existing properties).
- There was considerable support for the new access road to be a slower, more integrated route with a focus on pedestrians and cyclists rather than higher vehicle speeds (69% of those who expressed a preference).
- Option B, which suggested an environment for the relief road should be set within a landscaped space which opens up views of the surrounding area, was supported by 81% of those who expressed a preference.
- 99% of those who expressed a preference felt it was very important or important to improve traffic flow at the London End roundabout.
- 83% of those who expressed a preference felt it was very important or important to improve pedestrian and cycle connections across the London End roundabout and into the site via Minerva Way.
- Most respondents who responded (70%) considered that, if it were possible, the provision of additional parking at Wilton Park could be of benefit in providing a solution to concerns over parking in London End. However, a significant proportion of the written feedback that was received on this issue was sceptical as it was felt that the site is too far from the Old Town to alleviate current parking problems.
- The majority (80% of those who expressed a preference) favoured low to medium height buildings evenly distributed across the site (two to three storey), with no greater footprint than currently exists and with the existing tower block demolished.
- 82% of those who expressed a preference saw the delivery of new bus connections between Wilton Park and Beaconsfield as important.
- The majority of residents (67%) who expressed a view felt that all the opportunities for pedestrians, cyclists and transport infrastructure had been identified.
- The majority of respondents (70% of those who expressed a preference) preferred new built development to be spread across the site, as opposed to being concentrated in either the west or east of the site.
- The majority (80% of those who expressed a preference) favoured low to medium height buildings evenly distributed across the site (two to three storey), with no greater footprint than currently exists and with the existing tower block demolished.
- There was a small majority in favour of Option 3 for parkland and informal public open space being dispersed throughout the site (55% of those who expressed a preference).
- A small majority of those who expressed a preference (51%) wanted formal sports facilities to be dispersed throughout the site.
- Over two-thirds of those who expressed a preference stated that facilities should be made available for all residents, with the two biggest mentions in terms of facilities being a swimming pool and provision for Holtspur Football Club.
- The most popular aspiration was for provision of the new relief road, followed by access to schools, healthcare, access to public parkland and recreation areas, and affordable housing.
- Respondents were split between agreeing we had described appropriate uses on the site, and being unsure whether these had been identified.

# APPENDICES

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Beaconsfield Town Council  
Ward Councillors  
BOTRA  
Beaconsfield Society  
Wilton Park Watch  
Beaconsfield and District Historic Society  
Beaconsfield Round Table  
Ramblers Association  
Woodland Trust  
Holtspur FC  
Dr Stephen Brown (Millbarn Medical Centre)  
Natural England  
Environment Agency  
English Heritage  
Buckinghamshire County Council Highways  
Forestry Commission  
Berks, Bucks and Oxon Wildlife Trust  
Chilterns Conservation Board / Chiltern Society  
Chiltern District Council  
Andrew Cartwright (Wheatsheaf Farm)  
Beaconsfield Cricket Club  
Angling Club  
Beaconsfield Golf Club  
Wilton Park nursery  
Beaconsfield Squash Club  
Hall Barn Estates  
Beaconsfield Rotary Club  
Beaconsfield Probus Club  
Old Beaconsfield Probus Club  
Beaconsfield Inner Wheel  
Beaconsfield Community Association  
Beaconsfield Lions Club  
The Simpson Centre  
Local churches  
Beaconsfield SYCOB F.C  
Portman Burtley Estate  
Beaconsfield Old Town Residents Association  
County Councillor Peter Hardy



**COUNTY COUNCILLORS**

Councillor Martin Tett  
Councillor Peter Hardy

**DISTRICT COUNCILLORS**

Councillor Steve Jones  
Councillor Jacquetta Lowen-Cooper  
Councillor Adrian Busby  
Councillor Roger Reed  
Councillor Mrs Anita Cranmer  
Councillor Nick Naylor  
Councillor Duncan Smith  
Councillor Mrs Jennifer Woolveridge  
Councillor Alan Walters  
Councillor Ralph Bagge  
Councillor Santokh Chhokar  
Councillor Dev Dhillon  
Councillor Miss Lin Hazell  
Councillor Mrs Deirdre Holloway  
Councillor Dr Wendy Matthews  
Councillor George Sandy  
Councillor Mrs Janet Simmonds  
Councillor The Earl of Stockton  
Councillor David Anthony  
Councillor Malcolm Bradford  
Councillor Ken Brown  
Councillor Mrs Emma Burrows  
Councillor Damon Clark  
Councillor Matthew Denyer  
Councillor Dr Aman Dhillon  
Councillor Trevor Egleton  
Councillor Barry Harding  
Councillor Guy Hollis  
Councillor Paul Kelly  
Councillor Bill Lidgate  
Councillor Alan Oxley  
Councillor David Pepler  
Councillor Mrs Penelope Plant  
Councillor Dr Rachel Pope  
Councillor Mrs Maureen Royston  
Councillor Alan Samson  
Councillor Luisa Sullivan  
Councillor Ms Ruth Vigor-Hedderly  
Councillor Mrs Jane Wallis

**LOCAL GROUPS**

BOTRA  
Beaconsfield Society  
Wilton Park Watch  
Beaconsfield and District Historic Society  
Beaconsfield Round Table  
Beaconsfield Town Residents Association

Probus Club of Old Beaconsfield  
Chamber of Commerce  
Beaconsfield Rotary Club  
Beaconsfield Inner Wheel  
Probus Club of Beaconsfield  
Beaconsfield Community Association  
The Simpson Centre  
Beaconsfield Squash Club  
Hall Barn Estates  
606 Beaconsfield Squadron Air Training Corps  
Action Medical Research (Chiltern Branch)  
Beaconsfield 41 Club  
Beaconsfield Advisory Centre  
Beaconsfield & District Silver Study Group with Ian Pickford  
Beaconsfield Concerts  
Beaconsfield Film Society  
Beaconsfield Operatic Society  
Beaconsfield Theatre Group  
Beaconsfield Twinning Association  
Chesterton in the Chilterns GK Chesterton - 'Sunrise of Wonder'  
Study and Discussion Group  
Chiltern Embroidery & Textiles Group  
Chiltern Hundreds Supper Club  
Chiltern Shakespeare Company  
Crossroads Care (Bucks & Milton Keynes)  
CRUSE  
Curzon Centre  
Garvin Avenue Over 65s  
Girlguiding Beaconsfield  
Holtspur Senior Citizens' Club  
Holtspur Youth Club  
Inner Wheel Club  
Lions Club  
Mid-Thames RAYNET  
The Young Theatre  
Relate Mid-Thames & Buckinghamshire  
Rotary Club - Jordan & District  
Royal British Legion  
St John Ambulance  
Scouts, Cubs and Beavers  
Women's Institute  
James Dean  
Gerrards Cross Sports Club

**MP**

The Rt Hon Dominic Grieve QC MP

**ORGANISATIONS**

Amersham Hospital  
 Chalfonts & Gerrards Cross Community Hospital  
 Heatherwood & Wexham Park Hospitals  
 Stoke Mandeville Hospital  
 Wycombe Hospital  
 BMI The Chiltern Hospital  
 BMI The Paddocks Clinic  
 BMI The Shelburne Hospital  
 Spire Thames Valley Hospital  
 Spire Windsor Clinic  
 Beaconsfield 50+ Tennis Group  
 Beaconsfield Rugby Football Club  
 Beaconsfield SYCOB Football Club  
 Beaconsfield Tennis Centre  
 The Beacon Sports Centre  
 Holtspur FC  
 Beaconsfield Cricket Club  
 Abbeyfield Beaconsfield Society Ltd  
 Brook House Nursing Home  
 Harrias House Residential Care Home  
 Beaconsfield Dental Practice  
 Court Dental Clinic  
 Garden View Dental Clinic  
 Tooth Booth  
 Wattleton Park Dental Practice  
 Doctor Now  
 Millbarn Medical Centre  
 Penn Surgery  
 St Mary & All Saints Church  
 Free Methodist Church  
 United Reformed Church  
 St Michael's & All Angels  
 St Teresa's R.C. Church  
 St Thomas' Church  
 The Baptist Church  
 Society of Friends  
 Conservative Party  
 Independent Electors Association  
 Liberal Democrat Party  
 South Bucks District Council  
 The Reading Room  
 The Fitzwilliams Centre  
 Poppies Day Nursery  
 The Kiddies Academy  
 Oakwood Nursery School  
 Penn Cottage Nursery School  
 Holtspur Pre-School  
 Jack & Jill Pre-School  
 Beaconsfield High School  
 Butlers Court Combined School  
 Holtspur School  
 St Mary & All Saints C of E Primary School

The Beaconsfield School  
 Davenies Preparatory School  
 High March School  
 Bucks Adult Learning Centre  
 Environment Agency  
 Forestry Commission  
 Ramblers Association  
 Woodland Trust  
 Chilterns Conservation Board  
 Berks, Bucks and Oxon Wildlife Trust  
 Jordans Village Limited

**TOWN COUNCILLORS**

Councillor P Bastiman  
 Councillor R Keith  
 Councillor G Davie  
 Councillor J Legg  
 Councillor A Pike  
 Councillor J Read  
 Councillor G Corney  
 Councillor G Grover  
 Councillor S Mackintosh  
 Councillor S Saunders

# HardHat.

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London WC1E 7BT

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F +44 (0)20 7636 6603  
W [hardhat.co.uk](http://hardhat.co.uk)

15<sup>th</sup> February 2013

## **THE FUTURE OF WILTON PARK**

Dear XXXX

We are contacting you on behalf of Inland Homes to invite you to a public consultation regarding the future of Wilton Park, which is due to close as a language school for the Ministry of Defence in the near future.

As you may be aware, Inland Homes are working in partnership with South Bucks District Council and Buckinghamshire County Council to prepare a development brief that will guide how this important site is redeveloped in the future.

HardHat has been appointed by Inland Homes to assist in engaging with the local community as part of the consultation process.

We want to hear the views of the local community before we draft the development brief. We are holding a consultation event so you can give us your feedback on the various issues that any development needs to consider and the possible options for the type of development that Wilton Park will be in the future.

Please see details of the public consultation event below:

**WHEN:** Thursday 14<sup>th</sup> March between 4.30pm □ 9pm  
Saturday 16<sup>th</sup> March between 10am □ 4pm

*You can drop-in during any of these times and members of the team will be on hand to guide you through the consultation and answer any questions.*

**WHERE:** The Beaconsfield School  
Wattleton Road  
Beaconsfield  
Buckinghamshire  
HP9 1SJ

*The site can be entered through the main school entrance on Wattleton Road: follow signs to the Main Hall, where the consultation will take place. There is parking on the site for approximately 60 vehicles.*

If you are unable to attend the consultation you will find more details and copies of the materials displayed on our website [www.wiltonparkfuture.com](http://www.wiltonparkfuture.com) from the 14<sup>th</sup> March.

The website will also have a copy of our feedback questionnaire with an email and a FREEPOST address to which it can be returned.

Following the consultation event, the feedback will be used to help prepare the development brief. This will be submitted to South Bucks District Council who will take the decision on whether to formally consult the public on the plans. At that stage the document will be known as a Draft Supplementary Planning Document.

After the consultation the Council will consider all the responses and, if necessary, amendments will be made to the proposals. South Bucks District Council will then consider whether it wishes to formally adopt the Supplementary Planning Document. The final document will form the basis for future planning applications for Wilton Park.

If you have any enquiries then please do not hesitate to get in touch by calling our hotline number 0845 460 6011 or email [mcamplin@hardhat.co.uk](mailto:mcamplin@hardhat.co.uk)

Yours sincerely,



Max Camplin  
Managing Director  
HardHat.

## THE FUTURE OF WILTON PARK

### Public Consultation Event

Inland Homes are working with South Bucks District Council (SBDC) and Buckinghamshire County Council (BCC) to prepare a Development Brief for the Wilton Park site.

We are holding a public exhibition to give the local community an opportunity to give us their thoughts on the future development of the site.



A view of the existing Wilton Park site

#### WHEN

**Thursday March 14th 2013**  
**between 4.30pm and 9.00pm**

**Saturday March 16th 2013**  
**between 10.00am and 4.00pm**

#### WHERE

**The Beaconsfield School** (in the main hall)  
**Wattleton Road**  
**Beaconsfield**  
**Buckinghamshire**  
**HP9 1SJ**

Please follow signs to the main hall once you arrive. There are approximately 60 car parking spaces at the school.

You can drop in during any of the times published. Members of the Inland Homes planning and design team and officers from South Bucks District Council and Buckinghamshire County Council will be available to answer any questions. Your feedback is important to us and we hope you will be able to attend. All the material from the exhibition will be made available on our website [www.wiltonparkfuture.com](http://www.wiltonparkfuture.com) from March 14th.

For more details, please call **0845 460 6011**  
or email [mcampkin@hardhat.co.uk](mailto:mcampkin@hardhat.co.uk)





## Welcome

Wilton Park, Beaconsfield

**Inland Homes welcomes you to this exhibition.**

We are working with South Bucks District Council (SBDC) and Buckinghamshire County Council (BCC) to prepare a Development Brief for the Wilton Park site.

Wilton Park is identified in the SBDC Core Strategy as an Opportunity Site to provide a high quality mix of residential and employment development, community facilities and open space. Inland Homes will be redeveloping the site.

We are holding this exhibition to give you the opportunity to provide your thoughts on the future development.

### Background

Wilton Park is currently used as the Defence School of Languages which is due to close within the next year or so, following which Inland Homes will take ownership. Inland Homes already owns the land between Wilton Park and the Pyebush Roundabout.

**Inland Homes**

## Introduction

Wilton Park, Beaconsfield

**Who are we?**

**Inland Homes** is a publicly listed development company, based in Amersham. It owns the land between the Wilton Park site and Pyebush Roundabout and has agreed a working partnership with the MOD's Defence Infrastructure Organisation (DIO) to progress the development of Wilton Park.

**Inland Homes (IH)** is responsible for the MOD estate and currently owns Wilton Park.

**South Bucks District Council (SBDC)** is the Local Planning Authority who will consider the Development Brief for adoption and determine future planning applications.

**Buckinghamshire County Council (BCC)** has responsibilities relating to highways, traffic and education provision.

**The Development Brief**

Prior to submission of a planning application for the site, SBDC's Core Strategy requires the preparation of a Development Brief. This is being prepared by Inland Homes working in collaboration with SBDC and BCC.

The purpose of the Development Brief is to establish the principles that will guide future development of the site and provide a 'bridge' between the Council's adopted Core Strategy and a planning application.

Preparation of the Brief will involve extensive public and stakeholder consultation in order to gain a full understanding of the issues of local concern. This exhibition is part of that process.

Once drafted the brief will be submitted to SBDC who will decide whether to formally consult the public on the plan. At that stage the document will be known as a draft Supplementary Planning Document (SPD). If necessary changes will be made to the document by SBDC following the public consultation. The Council will then consider whether to adopt the SPD, probably early in 2014.

We are seeking your views and comments on these issues and options, and also whether there are other matters that should be considered. Your responses will inform the preparation of the Development Brief.

**Your Feedback**

Please complete a questionnaire today and post it in the box on your way out or hand it to a member of the team, who are also available to answer any questions you may have. Comments can also be made via email details of which are noted on our website.

**What do we hope to achieve from this Exhibition?**

The boards that follow identify many of the issues relating to the redevelopment of the Site and our thoughts on how these issues could be dealt with through a number of development options.

**Inland Homes**

## Planning and Transport Policy Background

Wilton Park, Beaconsfield

The site is set in the Green Belt and subject to national and local planning policies. Development proposals will need to be sustainable and viable, as well as accord with the requirements of applicable policies.

**SBDC Core Strategy (2011)**

The Core Strategy defines Wilton Park as an 'Opportunity Site' and 'Major Developed Site' in the Green Belt. The 'Major Developed Site' is hatched red on the above map. It provides a positive and deliverable framework for a comprehensive redevelopment delivering a high quality mix of housing, employment, community facilities and open space, which could deliver around 300 new dwellings. Core Strategy Policy CP14 requires development to provide affordable housing with a target of at least 40% of the gross number of dwellings.

Core Strategy Policy CP14 sets out criteria for redevelopment of the site. It should:

- See the tower block demolished
- Result in no greater impact on the openness of the Green Belt
- Retain the existing level of sports and recreational facilities, with qualitative improvements where appropriate, making them available for local clubs and public use. A large proportion of open space on the site should be provided in the form of a good quality local park
- Ensure open spaces areas are integrated with the surrounding area and existing countryside access
- Deliver a net gain in biodiversity resources

**National Planning Policy Framework (NPPF)**

Policy CP14 is in broad conformity with NPPF Government planning policies which confirm that development which accords with an up-to-date Development Plan should be approved. The NPPF promotes:

- Sustainable mixed-use development to deliver the country needs
- Conservation and enhancement of the natural environment
- High quality design
- Protection of the Green Belt
- Reduction of pollution
- Public transport, walking and cycling
- Empowerment of local people to shape their surroundings

**SBDC Local Transport Plan 2011 - 2016**

The Urban Strategy for Beaconsfield identifies three key priorities within the local area strategy, which are to:

1. Manage the challenge of residential and employment growth
2. Manage congestion hotspots in the town - notably the A40 and A335
3. Review parking problems in Beaconsfield

**Inland Homes**

## Green Belt

Wilton Park, Beaconsfield

**Wilton Park and the Green Belt**

The Wilton Park site is identified in the South Bucks Core Strategy as a Major Developed Site (MDS) in the Green Belt. The boundary of the MDS is shown in red on the top map on this board.

The Core Strategy and new National Planning Policy Framework allow for the redevelopment of Major Developed Sites in the Green Belt (in the case of Wilton Park, as defined by the MDS boundary) provided the proposed development will have no greater impact on the openness of the Green Belt than the existing development.

When assessing the impact of new buildings and roads on the openness of the Green Belt, consideration must be given to the amount, scale, height and spread of the proposed new development compared with the existing development on the site. The requirement to ensure that redevelopment proposals have 'no greater impact on the openness of the Green Belt' will be a central consideration in preparing proposals for the Wilton Park site.

**Land adjoining Wilton Park**

The land owned by Inland Homes between the Wilton Park site and Pyebush Roundabout lies outside of the MDS boundary, but within the Green Belt. This land is needed to provide a new vehicular access into the Wilton Park site, and is identified in blue on the top map.

Minerva Way, and a small part of the Wilton Park site within Chiltern District, which is also owned by IH, also lies outside the MDS boundary, and is identified in yellow on the top map.

New transport infrastructure (including new roads) acceptable in the Green Belt, providing it can be demonstrated that there is a requirement for it to be sited in the Green Belt.

The National Planning Policy Framework confirms that the construction of new buildings on Green Belt land that is not part of a Major Developed Site will be 'unacceptable'. Exceptions to this include appropriate facilities for outdoor sport, outdoor recreation and for cemeteries.

Local Planning Authorities are required to plan positively to enhance the beneficial use of the Green Belt, including through looking for opportunities to provide access, retain and enhance landscapes, improve the appearance of the area, increase biodiversity, and improve damaged and derelict land.

**Landscape and Visual Impact**

One of the main tasks of this Development Brief is to define new redevelopment proposals for the Wilton Park site should address these important Green Belt objectives of landscape and visual impact.

Redevelopment of the MDS site will inevitably change the way the site is viewed by the public, compared with the existing situation, because:

- The construction of a new access road from Pyebush Roundabout will open up public views into the MDS site that have not previously been available, particularly if there is any significant loss of trees or hedges on the boundaries
- Longstanding MDS security restrictions will be removed and public access to the site and its surrounding footpath network will be positively encouraged in the future
- Any new buildings on the western part of the site are likely to be more visible than the existing buildings when viewed from Beaconsfield Old Town, the new access road, and Minerva Way
- Demolition of the tower block would remove a skyline feature that is visible from considerable distances outside the site

This exhibition highlights the planning issues and redevelopment options that have been identified so far, and the effects these will have on the Green Belt in and around the Wilton Park site. Public comments on these are now sought to assist the Council in finalising a Development Brief that provides an appropriately 'balanced' framework for the preparation of detailed development proposals and a planning application.

**Inland Homes**

### Site Characteristics

Wilton Park, Beaconsfield

**Location**  
The main part of the site is 0.5 km east of Beaconsfield Old Town (approximately 5 minutes walking distance).

**Site and Scale**  
Wilton Park M20 Opportunity Site covers some 41.5 Ha (102 acres). This is equivalent to about 80 football pitches in area. The site is approximately 1km from east to west. From the furthest most eastern part of the site to London End Roundabout is equivalent to travelling from the roundabout to Beaconsfield Railway Station.

**Existing Connections**  
Pedestrian and vehicular access to Wilton Park is along Minerva Way, which connects to Beaconsfield at the London End / A10 / A355 roundabout. A public footpath crosses the southern part of the site and an application has been made for BCC to adopt a footpath running north of Minerva Way. A further footpath connection exists in the South East of the site linking to Pitt Kiln Lane which is not publicly accessible.

**Surroundings**  
The site is surrounded by Forestry Commission woodlands, Beaconsfield Golf Club, open fields on the Partman Bury Estate, Beaconsfield Cricket Club and other Green Belt related land uses.

**Existing Context**  
The buildings now on site were developed throughout the 1950s, 60s and 70s. Key buildings and uses on the site are:  
 - 88 x two storey houses outside the security fence (shown as Services Family Accommodation)  
 - Children's nursery  
 - All Training Corps building  
 - Formal sports pitches  
 - Informal open spaces

**Green Areas**  
Two to three storey educational buildings and supporting facilities  
 A residential tower block (16 storeys)  
 Three storey accommodation for students  
 Recreational and leisure facilities for students  
 Concrete bunker  
 Sewage treatment works  
 Woodlands

**Historic Context**  
The original Wilton Park estate featured a 1779 Palladian mansion and landscaped grounds, built by Josiah DuRoi. The estate was taken over by the War Office in WW2. From the 1940s the site was used for military education, with the language school being established in the 1960s. The original estate buildings were demolished throughout the 1960s, including in 1968 the mansion, which made way for the 16 storey tower block. The only remnants of the estate are part of the garden wall and fragments of the landscape setting.

**Historic Map of Wilton Park**

**Inland homes**

### Site Characteristics

Wilton Park, Beaconsfield

**Current Impacts on Beaconsfield**  
**Visibility:** There are limited views of the site and buildings from surrounding public footpaths, the golf course and Forestry Commission Woodlands. The tower block is the most prominent feature.  
**Existing security provisions:** Much of the site has had limited public access for at least 70 years.  
**Green Belt:** Beaconsfield residents have shared use of the children's nursery and ATC building, and have had limited access to sports pitches and employment. Military personnel have used local shops and contributed financially to the local community.

**Influences on Development**  
 Characteristics that will potentially influence development include:  
 - Green Belt  
 - Site access  
 - Potential Relief Road  
 - Distance from Beaconsfield Old Town & local facilities  
 - Potential retention of existing Services Family Accommodation  
 - Ecology and trees  
 - Landscapes and views  
 - Site topography  
 - Scale of Site  
 - Distance to main transport connections

**16 Storey Tower Block**  
**Language School**  
**Bunker and Kitchen Gardens Wall**  
**Language School and Tower Block**  
**Woodland along western boundary**  
**Existing services family housing**

**Inland homes**

### Issues Affecting Development

Wilton Park, Beaconsfield

**Key Issues Raised**  
 During initial discussions with a number of stakeholders, the following key issues have been raised:  
 - Ensuring that the new community is part of Beaconsfield  
 - Protecting the environment and improving access to open space and parkland  
 - Providing community, sports and leisure facilities that will be of real benefit to Beaconsfield  
 - Addressing traffic issues and improving parking in the Old Town, particularly London End  
 - Considering community needs including education, health, infrastructure, and housing for the elderly and those who cannot afford market housing  
 - Ensuring future provision of a relief road  
 - Ensuring that the development is sustainable

**From our consultations and analysis, we have identified five key issues on which we would like input from the community to help shape the future of Wilton Park:**  
 1. Access, Movement and Parking  
 2. Built Form and Open Space  
 3. Sports and Leisure  
 4. Community Benefits and Land Uses  
 5. Sustainable Development

**Site Surveys**  
 We have undertaken a range of surveys including archaeological, ecology, trees, landscape, character and air quality and transportation.

**Stakeholders and groups we've already consulted with include:**  
 - BCC Members and Officers  
 - Beaconsfield Town Council  
 - The Beaconsfield Society  
 - Beaconsfield Old Town Residents Association  
 - Hillspur Youth FC  
 - Beaconsfield Cricket Club  
 - Forestry Commission and other adjacent landowners  
 - Bucks County Council

**Q1: Have we identified all the key issues associated with the redevelopment of the Wilton Park Site?**

**Inland homes**

### Issue 1: Access, Movement and Parking

Wilton Park, Beaconsfield

**Local Transport Plan**  
 The approach to transport improvements in Beaconsfield prioritised by the BCC Local Transport Plan 2011-2016 and Local Area Strategy is to:  
 - Enhance access to the town centre  
 - Maintain highway infrastructure  
 - Better manage parking problems  
 - Manage and mitigate the impact of growth  
 - Ensure any developments are integrated with the town  
 - Ensure developments have travel plans  
 - Enhance public transport

**Alignment of the New Access Road**  
 There are two potential alternative alignments for a new access road into the site from Pyebush Roundabout:  
 - Route five north of the roundabout would provide the shortest route to the site and the shortest link to the potential Relief Road.  
 - Route six north east of the roundabout would bring traffic further into the site and would enable the Services Family Accommodation housing to be retained as shown on Board 6.  
 The route north west over the cricket land as illustrated by the Core Strategy, is not proposed as this would require removal of mature woodland and would have a major impact upon the existing cricket pitches.

**New Vehicular Access**  
 Core Strategy Policy CP14 requires any access off the Pyebush roundabout to be constructed to be capable of future upgrading and extension to form part of an A355 Beaconsfield Relief Road.

**Minerva Way**  
 A new vehicular access via the Pyebush roundabout will provide an opportunity for Minerva Way to be enhanced to form a pedestrian and cycle priority route only (subject to maintaining access to private properties to the north). This would provide a safe and attractive connection to the town and promote sustainable transport choices.

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### Issue 1: Access, Movement and Parking 9

Wilton Park, Beaconsfield



**Character of new Access Road**  
The character of the access road could be:  
**Option 1:** Wide, high capacity, fast flowing route which would provide a quicker journey time for vehicles between the Amersham Road and the Parkway roundabout. However, a major road through here with fast moving traffic will sever pedestrian and cycle links between new community and Beaconsfield and distance the new and existing communities. This will also create a noise barrier.  
**Option 2:** Slower, more integrated, space where the focus is on pedestrians and cyclists rather than vehicle speeds, which provides a better integration with the Old Town and promote safer, sustainable transport choices. However, this will reduce vehicle speeds through the MDS site.

**Q1:** We have identified two different potential characters for the new access road and first section of the relief road. Do you prefer Option A or Option B?

**Comment:** Boards 8 and 9 describe the alternatives for how the new access road and first stage of the relief road will be aligned and what its character will be. It is important to consider the benefits to local residents of Beaconsfield and the new residents in terms of accessibility for pedestrians, cyclists, cars and public transport.



**Option 1:** South of Minerva Way, direct route



**Option 2:** South of Minerva Way, integrated space



**Development along New Access Road**  
The character of the access road through the MDS will also be influenced by the development. There are two options:  
**Option 3:** Street space locating buildings fronting onto the new access road, in common with London End where principal routes are defined by principal buildings. It is likely that this is the optimum location for employment sites. However, this would reduce the openness of the Green Belt at this end of the site.  
**Option 4:** Access set within a landscaped space which opens up views to the Green Belt and will have a positive impact on the character, appearance and openness of this part of the site.

**Q2:** We have identified two options relating to the environment that the access road will pass through when first entering the Development Site. Do you prefer Option A or Option B?



**Option 3:** Development along new access road to northern boundary of the MDS



**Option 4:** Landscaped along new access road to northern boundary of the MDS

These drawings are for illustrative purposes only and are intended to draw out the issues for the discussion and feedback for the consultation process.



### Issue 1: Access, Movement and Parking 10

Wilton Park, Beaconsfield



**London End Roundabout**  
The London End roundabout is currently congested, with rush hour queuing and safety concerns. The closure of Minerva Way as the principle access into the MDS will improve the present situation by reducing traffic using the junction. There is the opportunity to consider potential improvements to the junction to improve pedestrian and cycle access across and through it between Beaconsfield and the MDS. However, this may reduce traffic speeds. Improvements to the junction could include changes in priority, alignment, materials and surfacing, and potential signage.

**Q3:** How important is it to improve the flow of traffic at the London End Roundabout?

**The Relief Road**  
The completion of the Relief Road by other parties will provide for significant reductions in the traffic impact on the London End Roundabout. The opportunity to deliver a fully fledged cycle and pedestrian connection between the MDS site and Beaconsfield could be realised at this time.

**Old Town Car Parking Issues**  
Parking is perceived to be an issue in the Old Town. SBCC have already undertaken extensive studies of the parking issues. It may be possible to provide the opportunity to assist in addressing this concern. One solution could be some form of park and ride which could remove excess, long term parking from the Old Town and local facilities, and if linked with a new bus route, could provide improved links between the new and existing communities. Parking solutions should be flexible to allow controlled management and encourage maximum usage of these facilities.

**Connection to Bear Green Station**  
Bear Green station is half a mile from the Site, and Core Strategy Policy CP13 asks for consideration of a safe and attractive pedestrian/cycle links to it to serve the new community. To achieve a link will require access over land owned by the Golf Club (and their private tunnel under the railway) and Woodstock Farm and land owned by the Forestry Commission. This link could only be realised in partnership with these landowners. The safety implications of a route through the woodland, particularly at night, is a major consideration.

**Footpath and Cycle Routes**  
There is potential to create links to existing routes to strengthen connections with Beaconsfield and improve access to the countryside for new and existing residents. This may include connections into existing woodlands and extensions to existing public footpaths and cyclepaths. Well integrated footpaths and cycle routes are important to the sustainability of the site.

**Buses**  
It is important to consider the integration of public transport connections between the MDS and Beaconsfield to ensure that existing residents have access to new facilities and new residents have convenient public transport access to the town. There are opportunities to provide a community bus route and to extend existing bus routes, particularly to strengthen links to Beaconsfield railway station. There might be potential to provide a 'transport roof' for buses and car parking on site.





**Q4:** How important is it to improve pedestrian and cycle connections across the London End Roundabout and into the site via Minerva Way?

**Q5:** How important is it to improve pedestrian and cycle connections across the London End Roundabout and into the site via Minerva Way?

**Q6:** If it were possible would the provision of additional parking at Wilton Park be of benefit in providing a solution to concerns over parking in London End?

**Q7:** Is the delivery of new bus connections between Wilton Park and Beaconsfield important? The bus connections would provide residents of Wilton Park with sustainable connections to the existing facilities in Beaconsfield, and provide residents of Beaconsfield with sustainable connections to the new facilities on the Wilton Park site.


**Q8:** Have we identified all the opportunities for pedestrians, cyclists and new transport infrastructure?




### Issue 2: Built Form 11

Wilton Park, Beaconsfield

**Issue: Location of new buildings**  
There are broadly three options.




**Option 1:** Buildings located towards the western edge of the site, in close proximity to the Town, with open space towards the east. This would bring the new community closest to the town helping to integrate the communities as development would provide the easiest form of walking and cycle connections to the town and thus reduce vehicular movements. However, it would mean that sports facilities and open space would be further away from Beaconsfield. Also development would have the greatest visual impact from Beaconsfield and the new access road.



**Option 2:** Buildings located further towards the eastern edge of the site. This would enable sports facilities and open space to be located closer to the town, which would be good for walking or cycling. However, the new community would not be located close to Beaconsfield and residents would be more likely to drive to reach facilities. New community facilities are also likely to be located at least 1km from the Old Town.


**Q9:** We have identified three options for the principal location of new buildings within the MDS. Do you prefer Option 1, 2 or 3?

**Comment:** It is important to consider the location, height and density of the new development. You will need to consider how far apart new and existing residents should be and where new parks should be positioned.



**Option 3:** Development spread across the site. This would result in a more dispersed pattern of new buildings and could provide opportunities for a continuous linked parkland. This would evenly balance the sense of openness, access to parkland and sustainable connectivity to Beaconsfield.


These drawings are for illustrative purposes only and are intended to draw out the issues for the discussion and feedback for the consultation process.




### Issue 2: Height and Layout 12

Wilton Park, Beaconsfield

**Issue: Height**  
The height of new buildings will influence the amount of land that would be taken up by new development. Taller buildings can accommodate a greater density of development within a smaller area, leaving more room for open space. If the average height of buildings is lower, this would result in new buildings occupying a larger area of the site. There are three options to consider.




**Option 1:** Increase building heights potentially up to 6 storeys closer to the western boundary to ensure development is most sustainable in terms of building form and accessibility to Beaconsfield. However, this will potentially have an impact upon views from Beaconsfield and of the Green Belt for residents within the town. Within this option the tower block would be removed.



**Option 2:** Evenly distribute buildings across the site with no greater footprint than presently exists. The visual impact with this option would be reduced from that present, as the tower would be removed.

**Tower Block**  
We would also appreciate your views on whether or not the tower block should be demolished. Its retention would reduce the footprint of new built development, though the SBCC Core Strategy sees the tower block being demolished.


**Q10:** We have described three options for how building heights may be designed within the MDS. Do you prefer Option 1, 2 or 3?



**Option 3:** Increase building heights utilising existing tower block as a precedent. Buildings heights could be the greatest of the three options. However, it would provide greatest opportunity for open space. New buildings could be up to 10 storeys in height.

**Issue: Layout: Built Form and Open Space**  
New development could be a formal 'urban' layout with defined areas of landscaping and open space, or a less formal suburban or clustered village-type layout with open parkland which is more free flowing and interconnected. Similarly, the areas of public open space and landscaping could be formal (generally influenced by the original Wilton Park estate and/or focused on the delivery of sports facilities) or less formal or a combination of both. The decision will be informed by the feedback and detailed design proposals have been considered.

These drawings are for illustrative purposes only and are intended to draw out the issues for the discussion and feedback for the consultation process.



### Issue 3: Sport and Leisure

13

Wilton Park, Beaconsfield

There are three possible options for the location of formal outdoor sports facilities and recreation space. The location needs to be carefully considered with regard to on-going running and maintenance costs.



Option 1: Formal sports and recreational facilities (informal parkland consolidated at the east end)



Option 2: Formal sports and recreational facilities (informal parkland consolidated at the west end)



Option 3: Formal sports and recreational facilities (informal parkland dispersed throughout the site)

The Core Strategy seeks to retain the existing level of sports and recreational facilities, with qualitative improvements where appropriate, making them available for local clubs and public use. A large proportion of open space on the site should be provided in the form of a good quality local park.

**Existing sports and recreation facilities on site**

- There are three football pitches at the western end of the site. These are used by the DIO five days a week and leased to Holtspur Youth FC at weekends. Parking is informal and there are no pavilion facilities.
- There are two football/hugby pitches and tennis courts behind the secure DIO fencing which are currently unavailable to the public.
- There are squash courts only available to the DIO.
- There is a public footpath that runs across the south eastern edge of the site linking Beaconsfield to the natural burial ground.

**Existing sports and recreational facilities close to site**

- Beaconsfield Cricket Club has two pitches, a pavilion and tea hut, with limited parking. It is in use for only 4-5 months a year.
- Beaconsfield Golf Club, who want to ensure that their boundaries are secure and that there is no public access to their land, due to security issues.
- Beaconsfield Squash Club: There has been the suggestion that they may seek an opportunity to move to new facilities.
- Beaconsfield Rugby Club, a major contributor to sporting facilities, about 1km to the south of the site. They have a pavilion, large number of pitches and parking provision for up to 500 car parking spaces.

**Leisure connections**

The Forestry Commission owns woodland to the north and west of the site, to which they would welcome greater public accessibility and leisure use. There may be an opportunity to create new public walking/cycle routes and potentially a circular path from the Old Town of about 5km in length.

**Informal parkland and leisure space**

Informal leisure space will provide a setting for this development and be accessible to all. It could be provided in one large tranche, to create a single parkland setting, or dispersed throughout the site to create walking opportunities. Additional connections could enable further public accessibility to neighbouring woodlands to enhance the opportunity for circular paths from the old town.

To ensure that this site is sustainable, it is important that it is not perceived as a recreation destination, but a green extension of Beaconsfield through to the surrounding countryside. The determination of the quantum of parkland and its accessibility will need to be considered as part of the community benefits package to ensure it is viable and remains so for the future.

**Issue: Formal Sports Facilities and Recreation Space**

- Consolidated at the far (eastern) end of the site. This would contribute to the openness of the Green Belt in this open countryside location but would be less accessible to Beaconsfield residents, who would probably need to drive to access this area.
- Consolidated at the western end of the site, close to the Pykebus roundabout access. This would be more accessible to Beaconsfield residents and maintain the openness of the Green Belt close to town.
- Dispersed throughout the site retaining the potential retention of existing locations. This option could balance requirements for new and existing residents.

**Q1:** We have suggested three options for where the main areas of parkland and public recreation space could be sited. Do you prefer Option 1, 2 or 3?

**Q2:** We have described three options for where the formal sports facilities should be located. Do you prefer Option 1, 2 or 3?

**Q3:** Formal sports facilities will be provided as part of the development. Do you have any preferences as to who these should be available for and are there any further facilities that should be considered?



### Issue 4: Community Benefits and Land Uses

14

Wilton Park, Beaconsfield



The redevelopment of the site presents an opportunity to create a sustainable mixed-use community. This will involve the provision of a significant level of residential development plus employment and community uses.

**Affordable Housing**  
The need for affordable housing is defined by Core Strategy Policy CP3. This requires at least 42% of the gross number of dwellings on larger sites to be affordable. The precise tenure split between social rental and intermediate housing will vary from place to place to reflect objectively-assessed local housing needs.

**Community Benefits**  
The Core Strategy requires the development to deliver certain community benefits including the provision of sports and recreation uses, the opportunity to deliver the first stage of the new relief road and to provide enhanced connectivity to the town.

**Employment Uses**  
Core Strategy Policy CP14 requires the development to deliver a high quality mix of housing, employment and community facilities, which could comprise:

- B1 Offices
- Supporting retail
- Gym
- Care homes and housing for the elderly
- Hotel

The determination and quantum of uses will be appraised as part of the full development viability and commercial market appraisal.

**Q1:** It is important for development proposals to consider how they best contribute to the existing community, it is therefore important that we fully understand the priorities that existing residents may have. We would therefore ask that you rank in order 1 to 13 (with 1 being the highest priority) those items that have been identified through our discussions with key stakeholders.

1. Access to Public Parkland and Recreation Areas
2. Children's Play
3. Indoor Sports Facilities
4. Affordable Housing
5. Access to Schools
6. New Relief Road
7. Community Building
8. Links to Seer Green Station
9. Healthcare Facilities
10. Supporting Retail Facilities
11. Bus and Cycle Connections
12. Places of worship
13. Youth Facilities

**Comment:**  
The list of potential community benefits that has emerged through discussions with stakeholders.

**Q2:** We have identified a number of employment opportunities that may be appropriate on the site. Do you consider that we have described appropriate uses?



### Issue 5: Sustainable Development

15

Wilton Park, Beaconsfield

Achieving sustainable development requires the balanced consideration of social, economic and environmental matters. The planning system is an important tool for delivering sustainable development in the UK, and planning policy at all levels promotes this. Sustainability will be incorporated into the Development Brief.

- Two-way linkages with Beaconsfield Old and New Towns – ensuring that shops and services are accessible to all and that communities are integrated
- Reducing the need to travel and promoting walking and cycling, use of local buses and access to rail services
- Provision of Sustainable Urban Drainage Systems
- Encouraging public access, security and general well-being through design
- Building for Life and Lifetime Homes
- Saving energy and reducing CO<sub>2</sub> emissions
- Generating energy on site, particularly from low carbon or renewable energy
- Addressing sustainable levels of water use, including its supply and management
- Enhancing the natural environment and promoting biodiversity
- Minimising waste and encouraging recycling
- Applying sustainable design codes, such as the Code for Sustainable Homes, reflecting local opportunities and constraints, and BRE Environmental Assessment Method (BREEAM)
- Protecting the environment, including air quality and noise
- Minimising impacts on the surrounding countryside – including on the quality and quantity of ground water at Burnham Beeches.



The Development Brief will be subject to a Sustainability Appraisal (SASA) which will ensure that full consideration is given to promoting sustainable development.



### Feedback and What happens next

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Wilton Park, Beaconsfield



**Your Comments are Important to us**

Your responses and any other comments made will be collated and reviewed by the Inland Homes consultant team and SBDC Officers.

Responses will be summarised in a separate report which will be made public as part of the draft Development Brief submission.

They will be carefully considered when drawing up the draft Development Brief for this site. The draft Brief will be reviewed by SBDC and, if agreed by Members, the document will be published for formal public consultation in Autumn 2013 as a draft Supplementary Planning Document (SPD), at which time you will have a further opportunity to make your views known to the Council.

Where necessary the Council will make changes to the proposals based on the comments it receives. SBDC will then consider whether to formally adopt the SPD, probably early in 2014.



**WILTON PARK**

If you wish to take more time or have further comments to make after you have left, you can provide feedback via our website at: [www.wiltonparkfuture.com](http://www.wiltonparkfuture.com)

**Info@hardhat.co.uk**  
Hard Hat  
The Building Centre  
26 Store Street  
London  
WC1E 7BT

The deadline for receipt of feedback is 18th April 2013.





# THE FUTURE OF WILTON PARK

Thank you for taking the time to visit our exhibition. Your views on the future development of Wilton Park are important and we are keen to hear your feedback on the questions that have been raised.

The feedback received will be assessed by South Bucks District Council and will be considered in the preparation of the draft Wilton Park Development Brief / Supplementary Planning Document, which it is anticipated will be issued for public consultation later in the year. At this later stage, the Council will be seeking further feedback on the draft Development Brief / Supplementary Planning Document.

Please take time to provide your input and if you have any queries please do not hesitate to contact one of the members of the Team.

The information you provide will only be used for the purpose of conducting this consultation exercise. The information will be used in accordance with the Data Protection Act 1998 and will not be used for any other purpose without your permission. At all times, your information will be held in a secure manner.

We would like to contact you from time to time in relation to progress at Wilton Park. If you do NOT wish to be contacted please tick the box below:

### CONTACT DETAILS

Name: .....

Address: .....

.....

Phone: .....

Email: .....

### Question No. 1 (Board 7)

Have we identified all the key issues associated with the redevelopment of the Wilton Park Site?

YES     NO     DON'T KNOW

If you answered no, please use the box below to identify those other issues you feel should be addressed as part of the Development Brief process.

**Question No. 2: (Board 8)**

Which of the proposed routes do you prefer for the alignment of the new access road between the Pyebush Roundabout and the northern boundary of the MDS? Option A or Option B?

- A     B     DON'T KNOW

Do you have any further comments to make about the potential route of the vehicular access into the Wilton Park Site and the first section of the Relief Road?

**Question No. 3: (Board 9)**

We have identified two different potential characters for the new access road and first section of the relief road. Do you prefer Option A or Option B?

- A     B     DON'T KNOW

Do you have any further comments to make about the character of the new vehicular access road?

**Question No. 4: (Board 9)**

We have identified two options relating to the environment that the access road will pass through when first entering the Development Site. Do you prefer Option A or Option B?

- A     B     DON'T KNOW

Do you have any further comments to make about the environment that the access road will pass through when first entering the Development Site?

**Question No. 5: (Board 10)**

How important is it to improve the flow of traffic at the London End Roundabout?

VERY IMPORTANT     IMPORTANT     NOT IMPORTANT     DON'T KNOW

Do you have any further comments to make about the junction arrangements and traffic flow at the London End Roundabout?

**Question No. 6: (Board 10)**

How important is it to improve pedestrian and cycle connections across the London End Roundabout and into the site via Minerva Way?

VERY IMPORTANT     IMPORTANT     NOT IMPORTANT     DON'T KNOW

Do you have any further comments to make about pedestrian and cycle connections with Beaconsfield?

**Question No. 7: (Board 10)**

If it were possible, would the provision of additional parking at Wilton Park be of benefit in providing a solution to concerns over parking in London End?

YES     NO     DON'T KNOW

Do you have any further comments to make about the parking arrangements and potential solutions to overcome concerns in Beaconsfield Old Town?

**Question No. 8: (Board 10)**

Is the delivery of new bus connections between Wilton Park and Beaconsfield important? The bus connections would provide residents of Wilton Park with sustainable connections to the existing facilities in Beaconsfield, and provide residents of Beaconsfield with sustainable connections to the new facilities on the Wilton Park site.

YES     NO     DON'T KNOW

Do you have any further comments about local transport that are relevant to the redevelopment and that should be considered as part of the Development Brief?

**Question No. 9: (Board 10)**

Have we identified all the opportunities for pedestrians, cyclists and new transport infrastructure?

YES     NO     DON'T KNOW

Do you think there are any other sustainable transport connections that should be explored?

**Question No. 10: (Board 11)**

We have identified three options for the principal location of new buildings within the Major Developed Site (MDS). Do you prefer Option 1, 2 or 3?

1     2     3     DON'T KNOW

Do you have any other ideas about the nature of the built form and how it may be distributed across the site?

**Question No. 11: (Board 12)**

We have described three options for how building heights may be designed within the MDS. Do you prefer Option 1, 2 or 3?

- 1       2       3       DON'T KNOW

Do you have any further comments to make about building heights for the development?

**Question No. 12: (Board 13)**

We have suggested three options for where the main areas of parkland and public recreation space could be sited. Do you prefer Option 1, 2 or 3?

- 1       2       3       DON'T KNOW

Do you have any further comments to make about where publicly accessible space should be located?

**Question No. 13: (Board 13)**

We have described three options for where the formal sports facilities should be located. Do you prefer Option 1, 2 or 3?

- 1       2       3       DON'T KNOW

Do you have any further comments to make about the location of formal sports facilities?

**Question No. 14: (Board 13)**

Formal sports facilities will be provided as part of the development. Do you have any preference as to who these should be available for, and are there any further facilities that should be considered?

YES       NO       DON'T KNOW

If you answered yes please provide your feedback as to who the facilities should be provided for, and whether there are any other facilities that should be considered.

**Question No. 15: (Board 14)**

It is important for development proposals to consider how they may best contribute to the existing community. It is therefore important that we fully understand the priorities that existing residents may have. We would therefore ask that you rank in order 1 to 13 (with 1 being the highest priority) those items that have been identified through our discussions with key stakeholders.

1.	Access to Public Parkland and Recreation Areas	
2.	Children's Nursery	
3.	Indoor Sports Facilities	
4.	Affordable Housing	
5.	Access to Schools	
6.	New Relief Road	
7.	Community Building	
8.	Links to Seer Green Station	
9.	Healthcare Facilities	
10.	Supporting Retail Facilities	
11.	Bus and Cycle Connections	
12.	Places of Worship	
13.	Youth Facilities	

Please list below any further potential community benefits we should be assessing as part of the development appraisal.



**Question No. 16: (Board 14)**

We have identified a number of employment opportunities that may be appropriate on the site. Do you consider that we have described appropriate uses?

YES     NO     DON'T KNOW

If you answered no, please provide your feedback as to what other uses should be considered.

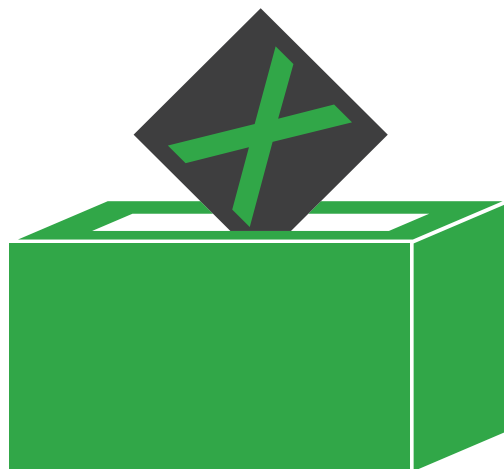
Thank you for taking the time to fill out our questionnaire. Please either pass to a member of the team at the exhibition or send back via FREEPOST to:

RRRL-GLUR-KXXH  
HardHat Communications  
The Building Centre  
26 Store Street  
London  
WC1E 7BT

Further details and a copy of the exhibition is available on our website at [www.wiltonparkfuture.com](http://www.wiltonparkfuture.com)

Comments and feedback can be also be emailed to [info@wiltonparkfuture.com](mailto:info@wiltonparkfuture.com)

Closing date for receipt of feedback is 16<sup>th</sup> April 2013.





**Wilton Park – Beaconsfield Angling Association Est 1995**

Dear Sirs Madam,

**BAA Overview**

My name is Simon Grimsdell and I am the Chairman of **Beaconsfield Angling Association\***, I am writing to introduce our club to you and provide an overview. Our club was established in **1995** and has over **60 members**, the majority being Beaconsfield residents. We lease the 1 acre lake on the Western Perimeter of Wilton Park, adjacent to Minerva Way on land owned by **Beaconsfield Cricket Club**. Our understanding is that the lake originally formed part of the Wilton Park estate.

When we started **BAA\*** the 'lake' had been drained by the previous owner who had tried unsuccessfully to obtain planning to build on the site, it was more of marshland so our agreement with **Beaconsfield Cricket Club** was that we would restore the lake and pay them an annual fee to fish the lake. In addition we have been responsible for maintaining the woodland directly surrounding the lake and have been working on replanting trees, particularly mature oaks, when any have had to be replaced.

The work carried out over the past 18 years has enabled us to create a beautiful place not only for fisher men and women but also a fantastic area for wildlife, including wildfowl, mammals, reptiles and amphibians.

**Development Brief**

We have read the Inland Homes presentation and are obviously very interested in the future of Wilton Park and its impact on the environment.

Our major concerns are not only the possible routes of the relief road (Highway Authority Retained Improvement Lines 2007) which would pass very close to the Eastern side of the lake or the Western end of the lake and that would cut off our access to the lake via Minerva Way. The overwhelming feeling from our membership is a preference that the A355 relief road is formed using the proposed new access via Pyebush Roundabout (Route B) as you have stated in your Development Brief (p3 & P8).

Our members will be following the development closely and I look forward to hearing from you in due course.

Yours faithfully

Simon P Grimsdell

Chairman – Beaconsfield Angling Association

Beaconsfield Cycle Paths Action Group,  
c/o High March School,  
23, Ledborough Lane,  
Beaconsfield.  
Bucks  
HP9 2PZ

[fiona@gregories.co.uk/Averyhome@aol.com](mailto:fiona@gregories.co.uk/Averyhome@aol.com)

01494 675186

8th April 2013

Ref FW/BMA

Dear Mr. Camplin,

#### Wilton Park

We write on behalf of the Beaconsfield Cycle Paths Action Group (BCP) BCP comprises local Beaconsfield residents who wish to improve the ambience of our town by making it safer and more pleasant to cycle locally for day to day purposes, including school children going to and from school. We have a web site outlining our aims and activities which you might be interested in looking at [www.beaconsfield-cycle-paths.org.uk](http://www.beaconsfield-cycle-paths.org.uk). We refer you, in particular, to the map of proposed cycle routes (see note on home page) all of which are in principle supported by Bucks County Council and Sustrans.

Cycling has considerable health benefits for children and for adults. This is particularly important for local authorities, with responsibility for public health having been transferred to these authorities with effect from April 1 2013. Cycling locally also has a beneficial impact on the local economy. Research shows that people using local shops by bicycle do so frequently and spend more over a period than those visiting by other modes of transport.

In 2003 an extensive study (the Beaconsfield Transportation Study (Patrick Gurner, now of Cannon Consulting and co-author of this Study is one of our BCP founder members) was undertaken for the town which concluded that, in addition to these benefits, the congestion in the town could, in part, be alleviated by the introduction of cycle routes. Since its formation BCP has discovered that there is enormous enthusiasm on the part of town residents for cycle routes (note our BCP online survey, data available upon request, evidences **96 % of respondents are in favour of a cycle network in Beaconsfield**). Support has been forthcoming from the Town, District and County Councils and from our MP, Dominic Grieve QC, Cabinet member for Transport, Peter Hardy, and Leader of the District Council, Adrian Busby. A recent study undertaken by Sustrans and paid for by Bucks County Council supports 'traffic rebalancing' and has plotted seven potential cycle routes in the town.

A number of our members attended your consultation sessions last month on 14<sup>th</sup> and 16<sup>th</sup> March at the Beaconsfield School and were pleased to see that Inland Homes had included some cycle provision in the initial plans. In particular we noted:

- that you are proposing that Minerva Way be restricted to pedestrians and cyclists only. We are very keen to support this. However, we are concerned as to how cycles will cross the access road which is proposed from the Pyebush roundabout. **If cyclists did need to cross this road we would be keen to see a toucan put in place to ease that crossing for cyclists and pedestrians,**
- That there is a proposal that the roundabout in London End be redeveloped as part of the development. We would be keen to see this built on the same lines as the one in Poynton. We have seen the video ([www.youtube.com/watch?v=-vzDDMzq7d0](http://www.youtube.com/watch?v=-vzDDMzq7d0)) of the Poynton streets and roundabout and are amazed by the positive effects of the new layout. **We would be pleased if the roundabout in London End could be developed in just such a way so as to give non-vehicle users equal priority as those in cars and lorries,**
- that there is a proposal to include a relief road from the development to the railway bridge. We are NOT keen on this idea since, in our view – and that of the Beaconsfield Transportation Study – such a road would only move traffic from the Amersham Road (A355) to that road and would suck more traffic into the town rather than relieve the town of cars. It would also serve to isolate Wilton Park from the town. **However, we would be pleased to see a variation of one of the Highway Authority Retained Improvement Lines (currently proposed as a path) adopted as a cycle-route ONLY.** We do have some practical suggestions as to how this could be achieved, and would welcome sharing these with you.

Having visited your exhibition and considered the needs of the town we would particularly like to make the following points:

- we would like to be reassured that provision would be made for extensive dedicated cycle-only routes and cycle parking for residents and visitors within the new development,
- **we suggest that vehicle speeds within the new development should be restricted to 20 mph.** The main deterrent to cycling is the fear of being injured or killed, and 20 mph limits reduce both the perception and the reality of danger. This benefits pedestrians and children playing as well as cyclists.
- **we are keen that there should be dedicated cycle routes from the development to the local schools' cycle network and the Old Town.** The Sustrans study suggested routes which would do just that. Links to the cycle network could be via Maxwell Road, depending on the routing of the new cycle path proposed earlier in our letter, or via Ronald Road, where the footpath across the Portman Burley Estate land already exists and could become a cycle path as well. We do not have funding yet for these routes and would be pleased if they could be financed by Inland Homes or by the new Community Infrastructure Levy.
- it is surprising to note that there is no cycle parking provision within Beaconsfield Old Town. **We wonder if Inland Homes would feel able to put right this dearth of cycle storage by constructing a number of cycle racks: outside St. Mary's Church**

**(near the market place), outside the doctors' surgery, outside the one-stop shop on Aylesbury End and within the Wilton Park development itself.**

- BCP has derived significant technical advice from Peter Challis of Sustrans whose expertise in the arena of sustainable transport is invaluable in a project of this kind. We have sought his views on Inland Homes' proposals and will write further in the event that Peter makes additional recommendations on the cycle facilities within the development or a need for associated facilities within the town.

We are grateful that you have taken the time and effort to consult the residents of Beaconsfield about the Wilton Park Development. BCP would very much like to be part of any future consultation and discussion on the subject.

Please let us know your thoughts on our above comments and if we can be of any further help to you. We would welcome the opportunity for a meeting with you, dependent upon the outcome of the Open Meeting at Wilton Park on Tuesday 9<sup>th</sup> April, which a few of our number hope to attend . Perhaps you could be in touch to arrange a mutually convenient date, time and place thereafter to suggest a mutually convenient time and place

Yours sincerely,

**Beaconsfield Cycle Paths Action Group**

C .c. The Beaconsfield Society and BOTRA Laurence Smaje (laurence@smaje.co.uk)  
Beaconsfield Town Council, c/o Margaret Mathie, clerk  
Buckinghamshire County Council, Rebecca Dengler, Sustainability Services Lead Officer ,  
Dominic Grieve, M.P. QC  
Inland Homes, Stephen Wicks  
South Bucks DC Sustainable Development Policy Advisory Group, Roger Reed,  
Sustrans, Peter Challis

Mr. M. Camplin,  
Hard Hat,  
The Building Centre,  
26, Store Street,  
London. WC1E 7BT



### **Churches Together in Beaconsfield – Position Statement on the Proposed Building Development at Wilton Park**

The proposed building development on the M.O.D. site at Wilton Park to provide housing and associated infrastructure will inevitably change the town of Beaconsfield. It is important that all parts of the local community are consulted on the proposed development and it is good that public consultation is planned.

The Christian community of the town represent over 10% of the population and are from all parts of the town and community. As such we would wish to be included in the local interest groups who are consulted. The Christian Churches within the town work together as an umbrella group known as Churches Together in Beaconsfield. All the local Christian denominations are represented in this group.

Churches Together in Beaconsfield (CTB) has an interest in the opportunity to have a place for worship within the new development but our concern and interest has a broader context. Many of the Christians within our Churches volunteer to help with the social, health and community needs of the town and thus have a broad overview of the needs of the town without the constraints of a more focused special interest group. The Churches have discussed the future development at Wilton Park and have identified a number of topics that they would wish to see discussed within any consultation process.

#### **Areas of concern**

##### *Worship Space.*

Beaconsfield already has a number of Churches, all of which provide community facilities well as worship space. The community facilities include toddler groups and groups for older people as well as the general hiring out of Church Halls. The Churches support an Advisory Centre that provides information for all the population. CTB would wish to see a Church represented within the new development which could also serve the community in other ways.

##### *Housing*

The town of Beaconsfield has some of the most expensive housing in the UK. However 30% of housing is social housing, some of which is sub-standard. There is a shortage of suitable affordable housing for single people and young families. There are few opportunities for shared equity. This housing is needed to maintain the viability of the town, encourage local employment, maintain family cohesion and provide a balance of ages within the town.

##### *Sustainability*

An area of new build provides an opportunity to build a green and sustainable community. This includes building methods, materials and transport links. The new development needs communication links with other part of the town to promote cohesion and sustainability. The links should include cycle and footpaths as well as suitable mass transit links.

#### *Leisure Facilities*

A thriving community balances body mind and soul. The Christian community within the town is actively involved in many of the sport and arts projects. Space for these is currently inadequate and the increased population will need more and better facilities. Providing these within the development area would help integrate the new community within the town. The following are some of the facilities that are needed

- Parks and outdoor equipment for all ages
- Sports fields with adequate all age changing facilities
- Space for the performing arts
- Exhibition space for local groups

#### *Primary Health Care*

Each of the Churches within the town provides pastoral care for their congregation and the wider community. The Churches are aware of the health and social care needs of the community. The current provision of primary health, community health, and social care within the town has a number of problems

- The two local GP surgeries are unable to expand due to lack of space for development
- There are limited community health facilities within South Bucks. Many of the local rehabilitation beds have been removed from this area.
- Most agencies that provide health and social care are situated outside the South Bucks area in the larger towns. Public transport links are poor and thus access to these services is difficult for the most vulnerable in the community.
- The current health care provision within Beaconsfield does not have the capacity to expand to include the needs of the proposed new housing.

#### *Education*

The schools in Beaconsfield (nursery, primary and secondary) are currently full to capacity. St Mary's C of E School is being expanded to take a 2 form entry but these places will be filled by the current population. The young population who require education is expanding. Further housing at Wilton Park will require adequate provision of local school places.

Churches Together in Beaconsfield request that they are included in any consultation process that is undertaken to determine the future of the Wilton Park site.

*Deborah Sanders*

*4 Seeleys Close*

*Beaconsfield*

*HP9 1TA*

[sandersdebs@gmail.com](mailto:sandersdebs@gmail.com)

*01494 674634*

(On behalf of Beaconsfield Churches Together)

**Feedback for consultation on the future of Wilton Park from Seer Green Parish Council**

The Parish of Seer Green borders to the East of Wilton Park and even though it does not impact directly on the village, we feel as a Parish council we should voice the concerns of our residents and write in support of the Seer Green and Jordan's society.

In particular, building heights. The existing fifteen-storey tower is ugly, an eyesore, and wholly out of keeping with the rest of south Buckinghamshire and the Chiltern area.

Residents comments:

- 'The 'Wilton Hilton' is certainly an eyesore and can be seen quite clearly if you walk to Crutches Wood in Jordan's□
- 'Ugly tower appears when driving through the village of Seer Green on the horizon'
- 'To repeat this terrible error, with ten storey or even six storey buildings, would be simply to compound that folly!
- 'You will appreciate too that the visual impact of towers may be greater from a couple of miles away than in the immediate neighbourhood'

Support of Pedestrian Crossing:

One other issue of concern to residents of Seer Green and Jordan's who walk in the area of Wilton Park is pedestrian safety (Question 6, Board 10). T

he plan to make Minerva Way a route for pedestrians and cyclists only is sensible- but the A40/A355 London End roundabout is already extremely hazardous for pedestrians and cyclists, and so with increased use of Minerva Way by them there should also be adequate safeguards, such as a pedestrian crossing.

This is quite feasible, and is in use at the roundabout on the A40 a couple of hundred yards to its west in the town.

In summary, we would be grateful that the Parish councils comments can be put on public record and taken into consideration on the proposed planning application

Yours faithfully,

Richard Darlington  
On behalf of Seer Green Parish Council



**The Beaconsfield Society Wilton Park Project First Thoughts  
December 17 2012**

Whilst redevelopment of brown field sites for additional housing is to be welcomed, Wilton Park in particular presents an opportunity to create amenities for wider Town use. SBDC, BCC and the Developer should all be mindful of the fact that there are likely to be few direct benefits but many near-term and lasting disadvantages accruing to the existing Town residents. The Beaconsfield Society is established "to conserve, enhance and develop the distinctive character of Beaconsfield and its environs, for the benefit of present residents and future generations" and submits these first thoughts precisely with this charter in mind.

**General**

TBS committee welcomes the proposed consultation and looks forward to a positive and constructive dialogue. We welcome the Developer's stated desire to reflect the opinions and priorities of existing residents and highlight the positives of any proposed scheme.

**Broad Context**

- There is a potential for lack of integration with the Town as a whole, failing to encourage interaction and creating a separate enclave, semi-detached from the existing community.
- Expectation of no loss of Green Belt land excepting that needed for access (see below)
- Maintain green and pleasant vistas across the site with a maximum building height limitation
- Incorporate improvements to the landscaping and general aspect from the A40, currently poor.
- Any scheme should include demolition of the tower block.
- A creative solution to alleviate the congestion at the Eastern Old Town roundabout and allow easier pedestrian and cycle access between the Wilton Park site and London End is essential if the scheme is to go ahead, otherwise TBS believe serious traffic chaos will ensue.
- The development should not preclude an eventual relief road from Pyebush roundabout to the Ledborough Lane junction with the A355.

**Education:**

- Full account taken of infrastructure provisions necessary for the additional households, particularly schooling either on site, or more likely elsewhere in the Town. It is noted that St Mary's primary is already at capacity and additional class entry has been approved to meet existing demand, can this further cope with Wilton Park expansion?

**Infrastructure:**

- Full account taken of infrastructure provisions necessary for the additional households, in particular sewage treatment and disposal
- Incorporate provision of a satellite Doctor's surgery/clinic (separate surgery not thought viable) or ensure that GP facilities in the Old Town are increased to cope with additional population.

**Environmental:**

- Environmental considerations in design e.g. grey water reuse, water course protection, preserve natural habitat e.g. Confirm existing ponds will be unaffected.
- Consider an area heating system or similar low carbon scheme.

**Site Specifics:**

- No Green Belt land shall be included in the scheme excepting that necessary to provide access via the Pyebush roundabout. We agree this is the most appropriate site access.
- Ingress and egress to the site to be via Pyebush Roundabout, not the London End roundabout

- Minerva Way to be pedestrianised but allow cycle use also
- Traffic flow through Old Town, the A40 and A355 trunks at the roundabout is a major concern.
- Any creative traffic improvement scheme MUST NOT change the nature of London End.
- Provision of bus lay-bys close to Pyebush roundabout to serve the site.
- Footpath and cycle access to Seer Green station from the site. (Chiltern Railways to respond with service improvements at Seer Green station).
- Footpath and cycle access towards Maxwell Road and the New town School and shops
- Site road layout to encourage pedestrian and cycle use and discourage on-site car usage, on street parking and potential rat runs.
- Additional parking that may assist the growing parking problems in the Old Town is to be welcomed, providing there are safeguards to prevent day parking for car sharers using the M40J2 or local stations.

#### Amenities:

- Incorporate community space, open to the Town as a whole. We draw your attention to the Parish Appraisal produced by TBS in consultation with many Town organisations including BOTRA. This sets out ideas for the future development in the Town and for community needs.
- New build or repurpose the existing buildings for Community use by Town as a whole to potentially include a performance and exhibition space.
- Relocate or repurpose existing football pitches and sports facilities as multi-functional and open to the Town as a whole
- Free access across the site for walkers, cyclists and visitors to enjoy recreational spaces e.g. playground, nature walk, fitness trail, jogging paths possibly to include adjoining woods.
- A 7-11 store or similar is unlikely to flourish with a small natural market, TBS believe it better to increase the case to reopen Post Office facilities in the Old Town

#### Build Proposals:

- A measured development of housing (strictly, no more than 300 as shown in the SBDC Core plan. Mixed housing stock, to include terrace, semis, detached, affordable. shared ownership, starter homes, critical worker along the lines of Heath Road area of Holtspur (this is a key issue for TBS as details of the scheme emerge)
- Employment space proportional to the site as a whole, certainly NOT out of town retail development, Motorway junction warehousing or depots, large scale office development. (this is a key issue for TBS as details of the scheme emerge)
- No gated communities, open plan design to encourage community interaction.
- Construction traffic to be prohibited from A355 and the A40 West of the Pyebush roundabout.
- Architectural design (three-storey maximum building height sought) awaited (this is a key issue for TBS as details of the scheme emerge)

#### Overall criteria and consequential policies:

- Clear Section 106 terms and monies raised to be spent in the Town within the development phase NOT spent elsewhere in SBDC or BCC.
- For the period of development of the site, no net new dwellings (single-family or multi-dwelling buildings) whatsoever to receive planning permission in the rest of Beaconsfield unless they are for 100% affordable housing. TBS believe that for the last few years, Beaconsfield has endured a higher rate of net new building permissions than the rest of the SBDC area.
- The Developer should time-bound the development to avoid open-ended construction blight, and ensure a similar obligation is in force in the event of any change of ownership.

TBS/MJE

17 December 2012

### WPW response to Wilton Park Development Questionnaire

Q1 Have we identified all the key issues

**WPW have identified a number of issues that have not been included in the exhibition or discussions thus far or have been inadequately covered. We will be writing to Inland under a separate cover with these points**

Q2 Which of the proposed access road links do you prefer

**We believe any access road should take into account BCC plans for traffic improvement and must complement it. This would appear to favour route A but we doubt that the route as drawn agrees with that shown as a potential relief road on BCC plans.**

Q3 Which proposed characters for the access road do you prefer

**B is preferred**

Q4 Which of the proposed environments do you prefer

**B is preferred**

Q5 How important is it to improve London End traffic flow

**Vital**

Q6 How important is it to improve pedestrian and cycle access via Minerva Way

**Very important**

Q7 Would provision of extra parking be of benefit

**Yes in conjunction with sensible restrictions on common land parking in London End and the rest of the Old Town.**

Q8 Is the provision of bus connections important

**Housing mix and amenities will determine the viability and importance of bus services near and onto the site. As a minimum a layby stop should be created for existing services near the site entrance or Pyebush roundabout.**

Q9 Have all the opportunities for pedestrians and cyclists been identified

**WPW believe pedestrian and cycle access should be encouraged to New Town via Maxwell Road, to Forestry land for recreational purposes, to Seer Green and as indicated via Minerva Way. There is no easy jogging, fitness route or safe family cycle route in the Town and Wilton Park would be ideal for many for these purposes.**

Q10 Which of three options for new buildings do you prefer

**C is preferred BUT one option not given would be to restrict development to the existing built footprint. We believe this option would be welcomed by many in the consultation and may have skewed your results.**

Q11 Which of the three options for building heights do you prefer

**B is preferred, the tower block should be removed.**



**THE BEACONSFIELD SOCIETY**

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Q12 Which of the three areas of parkland and recreation space do you prefer

**3 is preferred, space on the Inland Homes owned strip adjacent to Pyebush should also be considered.**

Q13 Which of the three areas for formal sports facilities do you prefer

**2 is preferred, space on the Inland Homes owned strip adjacent to Pyebush should also be considered.**

Q14 For whom should sports facilities be available

**These should be available for all comers, a facilities for the benefit of the Town in general.**

15 Prioritise thirteen aspects impacting the community

1	Indoor sports facilities
2	Access to public Parkland and Recreation areas
2	Community building
4	New relief road
5	Affordable housing
5	Bus and cycle connections
7	Access to schools
8	Children's nursery
8	Healthcare facilities
10	Youth facilities
11	Links to Seer green station
12	Supporting retail facilities
13	Places of worship

Q16 Do you consider the proposed employment opportunities appropriate

**B1 Office yes**

**Supporting Retail – yes if this means 7-11 local store (no other retail should be permitted)**

**Gym yes as part of overall leisure facility for the Town**

**Care homes and housing for the elderly yes as part of a mixed development**

**Hotel NO, we do not believe a hotel is needed as there is adequate provision nearby**



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Wilton Park  
Beaconsfield

**HABITAT  
REGULATIONS  
ASSESSMENT (HRA)  
SCREENING REPORT  
UPDATE FOR  
BURNHAM BEECHES  
SPECIAL  
AREA OF  
CONSERVATION**

Prepared by  
ACD  
Ecology

for

South Bucks District  
Council

**ACD**

Ecology

Arboriculture

Landscape Architecture

<b>Written By:</b>	DW
<b>Checked By:</b>	DJM
<b>Date:</b>	February 2015
<b>Document File Ref:</b>	INL18385
<b>Revision:</b>	G

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## **1.0 NON-TECHNICAL SUMMARY**

- 1.1 A HRA screening exercise has been undertaken to identify potential effects upon Burnham Beeches, a Special Area of Conservation (SAC), which could potentially be caused by the regeneration of land at Wilton Park, Beaconsfield. Wilton Park is designated as an Opportunity Site in the adopted South Bucks Core Strategy.
- 1.2 The purpose of this report is to assess the effects of the draft Supplementary Planning Document (SPD) with the Habitats Regulations. The SPD has been prepared alongside this HRA screening report. The Sustainability Appraisal has been drafted. The specific details of the planned development (in the form of a planning application) have not come forward.
- 1.3 Based upon the emerging development parameters, it is concluded that the development of Wilton Park is unlikely to generate significant adverse effects.
- 1.4 The Habitat Regulations Assessment for the South Bucks Core Strategy Screening Statement (March 2010) concludes that the Core Strategy (which includes the comprehensive redevelopment of Wilton Park) will not lead to any significant effects on Burnham Beeches SAC or any other European site either alone, or in combination with other plans or projects.
- 1.5 The proposals for Wilton Park include managed, informal recreational use of woodland, to include walks and at least 17 hectares of new public open spaces of a high quality. The new public open space will be mix of parkland, open space, and play areas, all linked to existing woodlands (approximately 8 hectares), which will provide a circular route of approximately 4-5km. The residual impacts (the impacts after mitigation) are likely to be insignificant.

## 2.0 INTRODUCTION, PURPOSE AND CONTEXT

### Introduction

- 2.1 This report addresses the potential impacts upon Burnham Beeches Special Area of Conservation (SAC), or 'European Site', in relation to the proposed redevelopment of the Wilton Park Opportunity Site at Beaconsfield.
- 2.2 When preparing an application for certain plans or projects, developers should consider the potential effects on protected habitats, in particular 'European Sites'.
- 2.3 The UK is bound by the terms of the EC Habitats Directive, the aim of which is to conserve natural habitats and wild species across Europe by establishing a network of sites known as Natura 2000 sites, or 'European Sites'.
- 2.4 European sites include Special Protection Areas, or SPAs, and Special Areas of Conservation, SACs.
- 2.5 It is the responsibility of the Local Authority to assess potential impacts of a plan or project upon a European Site, through a process known as 'Habitat Regulations Assessment', or HRA. It is the responsibility of the developer to provide the necessary information where appropriate.
- 2.6 The HRA consists of several stages, of which one or more may be required, depending upon the findings of the first stage. The first stage is known as the HRA screening report.
- 2.7 Where the findings of the HRA screening report conclude that significant effects are unlikely, a 'finding of no significant effects report' should be produced. Where significant effects are judged likely or there is a lack of information to prove otherwise, an 'appropriate assessment' should be carried out within Stage 2 of the HRA process. This report sets out the findings of the first stage and is known as the HRA screening report.
- 2.8 Under Article 6(3) of the 2010 Habitats Directive (transposed in UK law by the 2010 Habitats Regulations), an 'appropriate assessment' is required when a plan or project is likely to have a significant effect upon a European site, either individually or in combination with other projects.
- 2.9 The stages in HRA are given in Table 1 below.

STAGE	TASK	OUTCOME
<p>Stage 1:</p> <p>Screening</p>	<p>Description of the plan</p> <p>Identification of potential effects on European sites</p> <p>Assessing the effects of European sites</p>	<p>Where effects are unlikely, prepare a 'finding of no significant effects report'.</p> <p>Where effects judged likely, or lack of information to prove otherwise, proceed to Stage 2.</p>
<p>Stage 2:</p> <p>Appropriate Assessment</p>	<p>Gather information (plan and European Sites)</p> <p>Impact prediction</p> <p>Evaluation of impacts in view of conservation objectives</p> <p>Where impacts considered to affect qualifying features, identify alternative options</p> <p>If no alternatives exist, define and evaluate mitigation measures where necessary</p>	<p>Appropriate Assessment report describing the plan, European site baseline conditions, the adverse effects of the plan on the European site, how these effects will be avoided through, firstly, avoidance, and secondly, mitigation including the mechanisms and timescale for these mitigation measures.</p> <p>If effects remain after all alternatives and mitigation measures have been considered proceed to Stage 3.</p>
<p>Stage 3:</p> <p>Assessment where no alternatives exist and adverse impacts remain taking into account mitigation</p>	<p>Identify 'imperative reasons of overriding public interest' (IROPI)</p> <p>Identify potential compensatory measures</p>	<p>This stage should be avoided if at all possible. The test of IROPI and the requirements for compensation are extremely onerous.</p>

**Table 1: Stages involved in carrying out a full HRA. Sources:** <sup>1, 2, 3</sup>

2.10 This report deals with Stage 1, the screening process, and deals specifically with the potential impacts from the proposed redevelopment of the Wilton Park Opportunity Site upon Burnham Beeches Special Area of Conservation (SAC).

<sup>1</sup> *Assessment of plans and projects significantly affecting European Sites. Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC.* European Commission Environment DG, November 2001.

<sup>2</sup> *Planning for the Protection of European Sites. Guidance for Regional Spatial Strategies and Local Development Documents.* Department for Communities and Local Government (DCLG), August 2006.

<sup>3</sup> *The Appropriate Assessment of Spatial Plans in England. A guide to why, when and how to do it.* RSPB. August 2007.

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## 3.0 METHODOLOGY AND CONSULTATION

### Methodology

3.1 The screening stage of the HRA process identifies the likely effects of a plan or project, either alone or in combination with other plans or projects, upon a European site, and considers whether it can be objectively concluded that these effects will not be significant. This assessment comprises four steps:

1. Determining whether the plan or project is directly connected with or necessary to the management of the site;
2. Describing the plan or project and the description and characterisation of other plans or projects that in combination have the potential for having significant effects on the European site/s;
3. Identifying the potential effects on the European site/s; and
4. Assessing the significance of any effects on the European site/s.

3.2 The following sources of information were used to inform the Screening Report:

- City of London Corporation. 2010. *Burnham Beeches NNR & SAC Local Management Plan 2010– 2020*. City of London Corporation Open Spaces Department, London.
- DEFRA, 2012. *Multi Agency Geographic Information for the Countryside (Magic). Interactive Map*. [online]. Available from: <http://magic.defra.gov.uk/> Accessed 10<sup>th</sup> September 2012.
- Liley, D., Hoskin, R., Fearnley, H., White, J. & Underhill-Day, J. 2012. *Urban Development and Burnham Beeches SAC*. Footprint Ecology, Wareham.
- Natural England, 2012. *Condition of SSSI units for Burnham Beeches SAC* [online]. Available from: <http://www.sssi.naturalengland.org.uk/special/sssi/reportAction.cfm?report=sdrt13&category=S&reference=1000513>. Accessed 7th September 2012.
- UE Associates, 2010. *Habitat Regulations Assessment for the South*

*Bucks Core Strategy Screening Statement* [online]. Available from:  
[http://www.southbucks.gov.uk/includes/documents/cm\\_docs/2010/h/1\\_habitats\\_regulations\\_assessment.pdf](http://www.southbucks.gov.uk/includes/documents/cm_docs/2010/h/1_habitats_regulations_assessment.pdf) Accessed 7<sup>th</sup> September 2012.

- South Bucks District Council, 2011. *South Bucks Local Development Framework. Core Strategy Development Plan Document*. South Bucks District Council, Denham, Bucks.
- Liley, D., Floyd, L. and Fearnley, H. *Burnham Beeches Visitor Survey Footprint Ecology* February 2014. Available from  
<http://www.southbucks.gov.uk/CHttpHandler.ashx?id=5804&p=0>
- Miles King and Durwyn Liley *Urban development around Burnham beeches SAC: a synthesis*. Footprint Ecology May 2014
- *Development Management Guidance Note; Hydrology in Burnham Beeches* South Bucks District Council February 2014  
<http://www.southbucks.gov.uk/CHttpHandler.ashx?id=4887&p=0>
- *Burnham Beeches Hydrology Study October 2013* WHS for South Bucks District Council  
<http://www.southbucks.gov.uk/article/3971/Guidance-Notes-and-other-Material-Considerations>

## Consultation

- 3.3 The request for a HRA Screening Report addressing potential impacts upon Burnham Beeches SAC in relation to the regeneration of land at Wilton Park, Beaconsfield, has arisen from a request by South Bucks District Council and Inland Homes PLC.

## **4.0 NAME AND DESCRIPTION OF PLAN OR PROJECT**

- 4.1 South Bucks District Council has identified an opportunity for the redevelopment and regeneration of land at Wilton Park, Beaconsfield.
- 4.2 The site is designated as a Major Developed Site in the Green Belt and identified as an Opportunity Site within the adopted South Bucks Core Strategy under Policy CP14.
- 4.3 The Wilton Park site lies to the east of Beaconsfield Old Town, to the north of the A40. It extends to approximately 40 hectares, about half of which is previously developed land. The site was previously occupied by the Ministry of Defence School of Languages, MOD housing and student accommodation, open space, and indoor and outdoor sport and recreation facilities. It is now owned by Inland Homes PLC.
- 4.4 The habitats present within the site include woodland, amenity grassland, coarse semi-natural grassland and tall ruderal vegetation.
- 4.5 Figure 1 shows the Wilton Park Opportunity Site.
- 4.6 The proposals are for the comprehensive redevelopment of the site to deliver a high quality mix of residential and employment uses, community facilities and open space.

### **Key stages of the project**

- 4.7 Hitherto the key stages and timescales of the project are not known. The Development Brief, which must be prepared before any planning application is submitted, is yet to be adopted as a Supplementary Planning Document.
- 4.8 The proposed regeneration at Wilton Park, Beaconsfield will consist of multiple development phases, including the creation of around 300 new dwellings, employment uses, community facilities and associated infrastructure.



**Figure 1: Wilton Park Opportunity Site**

## 5.0 CHARACTERISTICS OF THE EUROPEAN SITE

### Distance of the project from the European site

- 5.1 The distance from the Wilton Park Opportunity Site to the Burnham Beeches SAC is shown in Figure 2.
- 5.2 Burnham Beeches SAC is 382.76 hectares in size. Only 200 hectares of the SAC is publicly accessible whilst the remainder of the SAC is private, although public footpaths run through the site.
- 5.3 The primary reasons for the qualification of the site as an SAC are the presence of Annex I habitat Atlantic beech forests with *Ilex* and sometimes also *Taxus* in the shrub layer (*Quercion robori – petraeae* or *Ilici-Fagenion*). The SAC is an extensive area of former beech wood-pasture with many old pollards and associated beech *Fagus sylvatica* and oak *Quercus* spp. High forest. It is also one of the richest sites for saproxylic invertebrates in the UK, including 14 Red Data Book species, and over 60 red book data species of plants and animals. It also retains nationally important epiphytic communities, including the moss *Zygodon forsteri*.
- 5.4 There are no other Annex I or Annex II habitats present as a qualifying feature or a primary reason for the selection of the site.

### Details of the baseline conditions of the site

- 5.5 As well as being designated a European Site, Burnham Beeches is also designated as a Site of Special Scientific Interest (SSSI) and National Nature Reserve (NNR). The SSSI boundary covers the same area as the SAC boundary. SSSI designations underpin the European site SAC designation.
- 5.6 Burnham Beeches is divided into four parcels, or 'SSSI Units'. Of the four SSSI units, Units 1, 3 and 4 are assessed as being in 'Favourable' condition, whilst Unit 2 is assessed as being in 'Unfavourable recovering' condition. According to Liley, *et al.* (2012), Unit 2, which accounts for 37.34% of the total area (Natural England, 2012), is in private ownership. The reasons for the 'Unfavourable recovering' condition of Unit 2 are the presence of conifer stands and a lack of regeneration of beech, and thus a gap in the representation of age classes of trees, and some patchiness in ground vegetation.





## **Potential impacts upon the condition of the site and vulnerability of the qualifying features**

- 5.7 Despite Burnham Beeches SAC being assessed as being in favourable condition, those involved in the management of the site highlighted concerns (Liley, *et al.* 2012). The reasons for the deterioration included an increased rate of veteran tree loss (probably due to the cessation of regular pollarding in the past), and indications that the woodland as a whole may be suffering ill health from various causes.
- 5.8 There was also considerable concern at Burnham Beeches in relation to the decline in the number of old and ancient trees, in particular oak, and the specific concerns over the increasing gap between young and ancient trees. Many of the notable and scarce species of invertebrates, mosses, lichens and fungi are dependent on the ancient trees.
- 5.9 Monitoring of trees is carried out at Burnham Beeches, with staff undertaking detailed surveys of ancient pollards on a 10 year cycle, a less intensive check for management requirements every two years and separate tree health surveys in both winter and summer, which includes trees of a variety of ages (Liley, *et al.* 2012). Members of staff who carry out the health monitoring have noticed that the young trees are showing signs of ill health.
- 5.10 Liley, *et al.* (2012) highlighted the following potential urban development-related impacts to the nature conservation interest of Burnham Beeches:
- Trampling and soil compaction;
  - Climbing of veteran trees;
  - Dog fouling;
  - Disease spread;
  - Disturbance (not particularly relevant to SAC interest features);
  - Introduction/spread of alien species;
  - Litter/fly-tipping;
  - Vandalism;
  - Fire incidence;
  - Reduction in water levels/supply;

- Reduction in air quality;
- Increased fragmentation and isolation of the site; and
- Increase in cats visiting the site (not particularly relevant to SAC interest features).

5.11 It is widely accepted that for SACs designated primarily for their habitats (as opposed to their species; for example Special Protection Areas for important bird assemblages), it is difficult to demonstrate adverse relationships between volumes of housing surrounding SACs and impacts upon them, particularly indirect effects such as disease spread. However, this does not necessarily mean that a development will not cause any impacts.

### **Visitor management in the site**

5.12 In recent years, various management measures have been put into place in order to limit the impacts from visitors upon the integrity of the site. The following measures have been implemented by the City of London Corporation in recent years:

- Car access has been prevented through the site, including a car-free zone in the Northern part of the site;
- Car parking has been limited on roads around the outside of the site;
- Car parking charges have been implemented during busier periods such as bank holidays;
- Access is limited around vulnerable areas, including particularly vulnerable trees (by installing fencing), and wet mire areas during certain times of the year;
- Leaflets, signage and other information which dictate codes of conduct have been created and are provided to visitors; and
- Less vulnerable areas, such as open grassland, have been allocated to concentrate visitors away from sensitive areas.

### **Visitor survey work and current levels of recreation**

5.13 The publically accessible part of the Burnham Beeches site (owned by the City of London Corporation) has benefitted from robust and detailed visitor information, with two visitor surveys completed in recent years using direct counts of visitors and automated counters (Liley, *et al.* 2012), in

addition to a visitor survey undertaken in 2013. The current estimates are of 585,000 visitor numbers per annum, with 215,000 dogs. Car is the most important form of travel to the site, accounting for 56% of all visits to the site. 70% of people come for a walk, whilst 29% of people visit the site to walk dogs. 66% of visitors live within 5 miles of the site.

- 5.14 A visitor survey commissioned by the Corporation of London and South Bucks District Council in 2013 (Liley et al 2014) determined that half the visitors interviewed travelled from homes within 3.1 km of the survey point. Visitor rates decline with distance. Visitor numbers also relate very closely to changes in local housing i.e. the increase in housing nearby has mirrored the increase in visitors. Dog walkers typically spend less time visiting the site but are more regular users. The report by Liley et al (Table 24) estimates that an additional 110 visitors per annum could be expected to visit Burnham Beeches as a result of 300 new dwellings being built at Wilton Park.
- 5.15 Visitors were asked which areas of Burnham Beeches they had visited and this information was mapped - see Map 2 in the report, this clearly shows the areas which experience the most use/pressure, and indicate possible patterns between ecological degradation (e.g. death of trees, soil compaction), and highly-pressurised areas. There is a clear link between dog walker routes and tree impacts. The Corporation of London has recently instigated a Dog Control Order to ameliorate this problem.

### **Conservation objectives of the European site**

- 5.16 The main conservation objective of the part of the Burnham Beeches site managed by the City of London, taken from the Management Plan (2010 – 2020) is “To restore and maintain the key habitats of Burnham Beeches to favourable condition”. To fulfil the overall objective, the following specific objectives are included within the Management Plan:
- To keep the old beech and oak pollards alive for as long as possible (as of 2007 there were 348 old beech and 78 old oak trees alive);
    - Manage 50 old pollards each year;
    - 60 new pollards for the first three years of the plan;
  - Restore wood pasture on Seven Ways Plain;
  - Ensure at least 40 m<sup>3</sup> of dead wood per hectare on the ground and 50 standing dead trees per hectare;

- Create a new trial oak coppice area;
- Explore the feasibility of restoring beech coppice on hedge banks;
- Eliminate Rhododendron completely;
- Establish the age structure of beech trees;
- Manage the heathland and mire;
  - Bracken control;
  - Weed wiping;
  - Clearance of regenerating birch;
  - Fell secondary woodland;
  - Control scrub;
- Manage the grassland habitats;
  - Cutting regimes;
  - Grazing regimes;
- Target non-native and undesirable plant species;
  - Removing turkey oak, Japanese knotweed, goldenrod and other species;
  - Remove larch plantation at Towerwood;
  - Promote the growth and survival of BAP species;
- Reduce the negative impacts of wood ants;
- Avoid damage to key species and recording plots;
- Keep abreast of climate change issues and impacts on Burnham Beeches; and
- Comment on local planning issues that have the potential to negatively affect Burnham Beeches.

## Mitigation Scheme for Burnham Beeches

- 5.17 The condition of the Burnham Beeches SAC is currently favourable in relation to its statutory nature conservation designation. Direct and indirect pressures have been identified within the report by Liley, *et al.* (2012).
- 5.18 The implementation of the 2010-2020 Management Plan for Burnham Beeches is in its preliminary stages. The reports by Liley, *et al.* (2012, 2013 and 2014), suggests specific mitigation measures to address some of the issues identified through their work, and additionally the Council has worked with the Corporation of London and Natural England to considering potential planning policy approaches, to assist with protection of Burnham Beeches SAC. The recently commissioned Hydrology Report has led to specific development management guidance for all new development within the catchment areas of the watercourses feeding the SAC site. Wilton Park has no hydrological connection with Burnham Beeches and is therefore not affected by this guidance.
- 5.19 The South Bucks Core Strategy was adopted in 2011 and is the key document in the South Bucks Local Development Framework / local plan. The Core Strategy document was subject to a Habitat Regulations Assessment (HRS) screening exercise as a land use plan. The Assessment takes into consideration the Wilton Park site, which is identified in Core Policy 14.
- 5.20 The HRA Assessment concluded that the Core Strategy (which includes the Wilton Park site) would not generate any significant impacts upon Burnham Beeches SAC, either alone in in combination with other plans or projects. The Assessment states that where there is potential for a specific development project to have significant effects, a project level HRA will be undertaken.
- 5.21 The HRA for the Core Strategy also states that the Core Policies place particular protection on Burnham Beeches SAC, that the Burnham Beeches Management Plan is in place to deal with onsite impacts, and visitor numbers are not expected to significantly increase with the quantum of housing proposed within the Core Strategy (which includes the Wilton Park site). However, these conclusions should be considered along with the recent survey work to estimate visitor numbers. It should also be considered whether the Burnham Beeches Management Plan can deal with those associated increased visitor numbers.

5.22 Liley, *et al.* (2012) suggested that the then proposed Development Management Local Plan, which along with the Core Strategy would set out in further detail the measures to ensure that development can proceed without causing any adverse impacts upon the SAC, should take forward a formal mitigation strategy for Burnham Beeches. A new emerging Local Development Scheme for South Bucks does not include a DMLP. Instead, it is proposed that a new District-wide Local Plan will be prepared. The evidence commissioned to support the DMLP, including the Burnham Beeches Hydrology Study and the Burnham Beeches Visitor Survey, will be taken forward and used as part of the evidence base for a new Local Plan.

## 6.0 INITIAL ASSESSMENT

### Elements of the project likely to give rise to impacts on the European site (either alone or in combination with other plans or projects)

6.1 The following information details the preliminary activities relating to the proposed regeneration at Wilton Park, Beaconsfield that could potentially generate impacts upon Burnham Beeches SAC:

- Demolition operations;
- Environmental incidents and accidents;
- Fires;
- Ground and excavation works;
- Provision of services and utilities (i.e. underground power lines, water supply, drainage);
- Removal or disruption of top-soil/sub-soil, etc; and
- Vegetation clearance.

6.2 The following information details the decommissioning phase activities relating to the proposed development that could potentially generate impacts:

- Removal of contaminated water or soil;
- Removal or demolition of disused structures that may have been colonized by, e.g. roosting bats, barn owls, etc;
- Removal of ancillary developments; and
- Removal or neglect of structures which might cause pollution if they fail.

6.3 The following information details the occupational/operational activities relating to the proposed development that could potentially generate impacts:

- Access;
- Drainage;
- Damage to mitigation work through accident or vandalism;
- Implementation of landscape design and habitat management;



- Presence of people, vehicles and typical uses and activities (including factors likely to cause disturbance, e.g. increased public access and recreational pressure, risk of fires, lighting, noise, regular emissions, etc);
- Presence of pets; and
- Site operations and management (e.g. maintenance, operations, industrial processes generating emissions, etc).

**Likely direct, indirect, or secondary impacts of the project (alone or in combination with other plans or projects) in the construction, operation and decommissioning phase on the European site**

6.4 The summary impacts table describes the type of impacts upon the European site, and details the likely significance of each impact in relation to the sites key characteristics and qualifying features.

Proposed activity	Characterisation of unmitigated impact on the feature	Significance without mitigation and confidence level	Mitigation and enhancement	Residual significance and confidence level
<b>Preliminary and de-commissioning phase activities</b>				
Site clearance and construction and demolition operations, ground and excavation works. Removal of structures which might cause pollution if they fail.	Potential air pollution. Removal of contaminated water or soil.	<b>Negative effect</b> on conservation status: <b>unlikely.</b> Therefore, <b>significant negative impacts: unlikely.</b>	Investigating and remediating potential contaminated land. Best practice measures on site to prevent air and water pollution. Construction Environment Management Plan to be implemented.	<b>Negligible.</b>
Environmental incidents and accidents.	Including fires, chemical spillages, explosions, etc.	<b>Negative effect</b> on conservation status: <b>unlikely.</b> Therefore, <b>significant negative impacts: unlikely.</b>	Best practice measures to reduce the possibilities of accidents.	<b>Negligible.</b>
Provision of services and utilities.	Installation of water, gas, and electric services.	<b>Negative effect</b> on conservation status: <b>unlikely.</b> Therefore <b>significant negative impacts:</b>	Best practice measures in line with Construction Environment Management Plan and full consultation with	<b>Negligible.</b>

		<b>unlikely.</b>	Environment Agency.	
Removal or demolition of structures and other habitats used by protected species.	Including bats, birds and reptiles.	<b>Negative effect</b> on conservation status: <b>unlikely.</b> Therefore <b>significant negative impacts: unlikely.</b>	Protected species surveys have been carried out in the site and will be updated where appropriate. A detailed mitigation strategy will be developed to reflect the planning proposals.	<b>Negligible.</b>
<b>Occupational / operational activities</b>				
Installation of new drainage facilities.	There is no hydrological connection between Wilton Park and Burnham Beeches. Potential for changes to the flow rate and chemical composition of receiving watercourses.	<b>Negative effect</b> on conservation status: <b>unlikely.</b> Therefore <b>significant negative impacts: unlikely.</b>	Implementation of Sustainable Urban Drainage Systems (SUDS) to manage/control flow rates and control nutrient outputs.	<b>Negligible.</b>
Increase in visitors to the European site from new residents (i.e. access and recreational pressures).	Fires, trampling around trees, noise, car emissions affecting air quality.	<b>Negative effect</b> on conservation status: <b>unlikely</b> alone, or in combination with other projects within 5km. Therefore <b>significant negative impacts unlikely.</b>	Creation of new public open space within the Wilton Park site, encouraging new residents and other nearby residents to use the area for recreational purposes, in preference to Burnham Beeches.  Provision of walks and open spaces that would divert recreation from Burnham Beeches.	<b>Unlikely to cause significant negative effects on Burnham Beeches. Therefore, effects are considered to be negligible providing new open space is delivered.</b>

**Table 2: Summary impacts table.**

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**Consideration of effects**

- 6.5 As a precautionary and best practice measure, all construction activities should be carried out in line with a carefully designed Construction Environment Management Plan (CEMP), which will set out in detail the contractors approach to construction activities in the site and throughout the site's constructional phase. The CEMP will specify how the environmental impacts will be managed, which include air quality management (including dust management), noise and vibration management, waste management, contaminated land management, water management, in addition to any specific potential issues identified in ecological reports or an Environmental Statement (ES) should such a report be required.
- 6.6 The South Bucks Core Strategy HRA Screening Statement (March 2010) states that the quantity and spatial distribution of residential development set out by the Core Strategy is not expected to significantly increase the number of people visiting Burnham Beeches providing compensatory open space is included particularly in the two opportunity sites of Mill Lane, Taplow and Wilton Park. The Core Strategy limits development in Farnham Common, the nearest settlement to Burnham Beeches.
- 6.7 Liley et al (2014) found that visitor rates decline with distance from Burnham Beeches. However, development within 5km is likely to result in changes in visitor levels. Within that 5km radius, there is a marked change with distance. A development of 100 dwellings at 5km would have the same impact (in terms of access to Burnham Beeches SAC) as 76.9 dwellings at 4km; as 35.7 dwellings at 3km; as 11 dwellings at 2km; as 2.7 dwellings at 1km from the SAC boundary and as 1.3 dwellings within 500m. In terms of spatial planning and impacts to Burnham Beeches SAC, the results would suggest that consideration needs to focus on all development in areas directly adjacent to the SAC, and that large developments within 5km are also of relevance. The report by Liley et al (2014) estimated that an additional 110 visitors per annum could be expected to visit Burnham Beeches as a result of 300 new dwellings being built at Wilton Park.
- 6.8 When the proposed development is considered alone (in the absence of other developments), the development is unlikely to cause any significant effects, given the management procedures that are already in place within Burnham Beeches to control impacts. The provision of high quality open space at Wilton

Park will divert a certain amount of visitors away from the SAC. However, even if high quality open space is provided at Wilton Park, it is likely that a small proportion of people from Wilton Park, will visit Burnham Beeches.

- 6.9 In consideration of combination effects of other plans, Table 24 of the 2013 visitor survey (Liley, et al 2014) predicts a total of 11,940 additional visitors per annum, or a 2.07% change. These figures include the 110 additional visitors from Wilton Park. For Slough, Table 24 predicts 1,220 additional visitors per annum, or a 0.69% change. For South Bucks and Slough combined, this amounts to less than a 3% overall increase in annual visits to Burnham Beeches. The South Bucks Core Strategy and the Slough Core Strategy were both subject to HRA; both of which concluded no likely significant effects on Burnham Beeches SAC. The other opportunity site at Mill Lane, Taplow provides over 9 Ha of new public open space on a significantly smaller site which is over 6km from Burnham Beeches.
- 6.10 Given the findings of the Habitat Regulations Assessment Screening Statement for the South Bucks Core Strategy, the recent visitor survey work, and hydrological study, significant in-combination effects from other plans and projects are unlikely, given the level of proposed housing in the District and predicted visitor levels.

## 7.0 MITIGATION MEASURES

- 7.1 Given that the potential impacts from the regeneration at Wilton Park, Beaconsfield are related to an increase in visitor numbers (i.e. visitor pressure) it is pertinent for any mitigation measures to address such potential impacts.
- 7.2 In terms of on-site management, Liley, *et al.* (2012) states that because large-scale changes have already been made on site, there are relatively few management options that are available and those which may be viable would be small-scale. However, it is anticipated that with a long-term increase in visitor numbers, additional resources (for example wardens) may be required to contribute to the on-site management.
- 7.3 The proposals for Wilton Park include approximately 17 hectares of parkland, open space, and play areas, all linked to existing woodlands (approximately 8 hectares), which will provide a circular route of approximately 4-5km. The open space includes a range of high quality semi-natural habitats including woodland, grassland and ponds. It is considered that the provision of this type of high quality, informal open space represents a suitable approach to alleviating any increase in visitor pressure from the proposed development at Wilton Park on Burnham Beeches SAC. If the currently outlined extent and type of open space including accessible woodland and improved links to surrounding countryside is delivered at Wilton Park, it is likely that no further mitigation would be needed (i.e. there would be no need for Section 106 contributions for off-site mitigation in this regard).

## 8.0 CONCLUSIONS

### Likelihood of significant effects

- 8.1 It is concluded that the Wilton Park Opportunity Site, alone or in combination with other projects, is unlikely to cause significant adverse effects upon the European Site (Burnham Beeches SAC). With the implementation of mitigation measures, including the creation of new high-quality public open space, it is considered that the proposals are unlikely to have a significant effect on the interest features of Burnham Beeches SAC and therefore do not require appropriate assessment in accordance with Regulation 61 of the Conservation of Habitats and Species Regulations 2010.
- 8.2 Therefore, the residual impacts of regeneration of land at Wilton Park, Beaconsfield, are considered to be **negligible**, with a **likely** confidence value, and this HRA screening report is a finding of no significant effects report.
- 8.3 Any works should be carried out in accordance with a Construction Environment Management Plan (CEMP), and in accordance with any specific mitigation measures outlined in ecological reports.



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