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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).

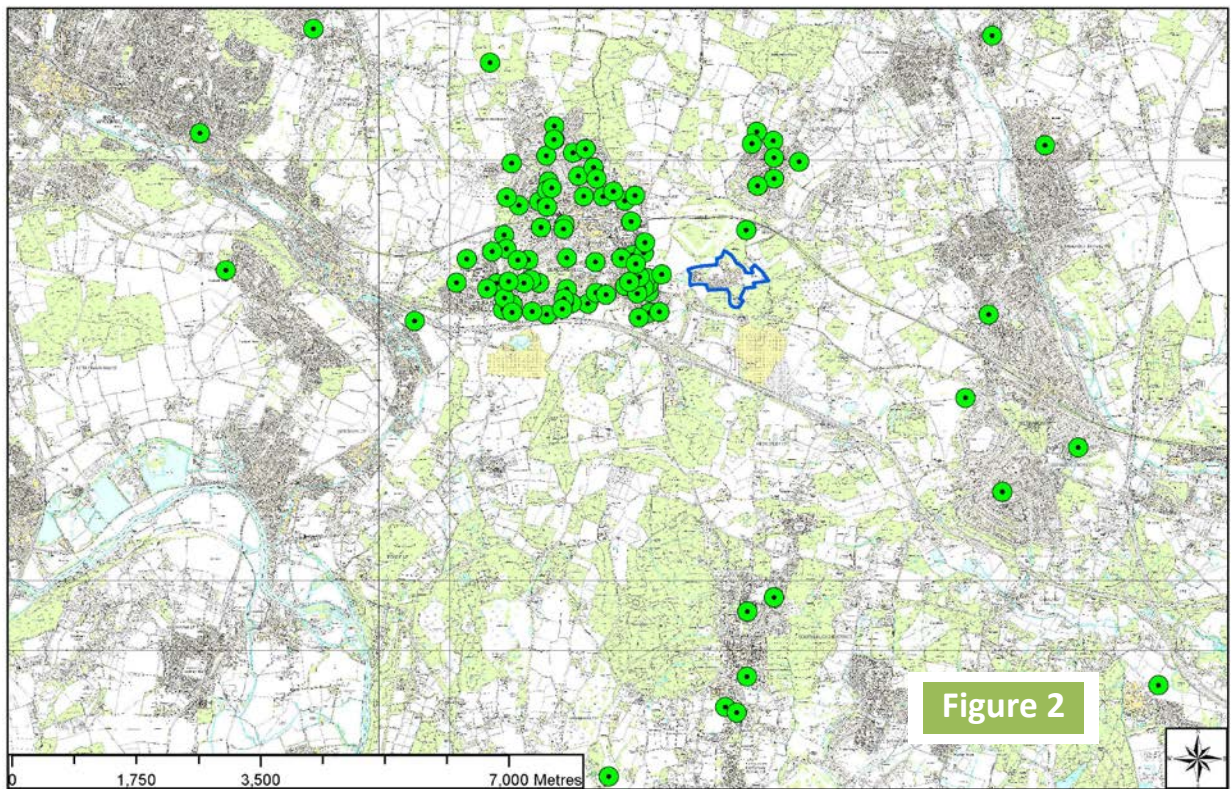
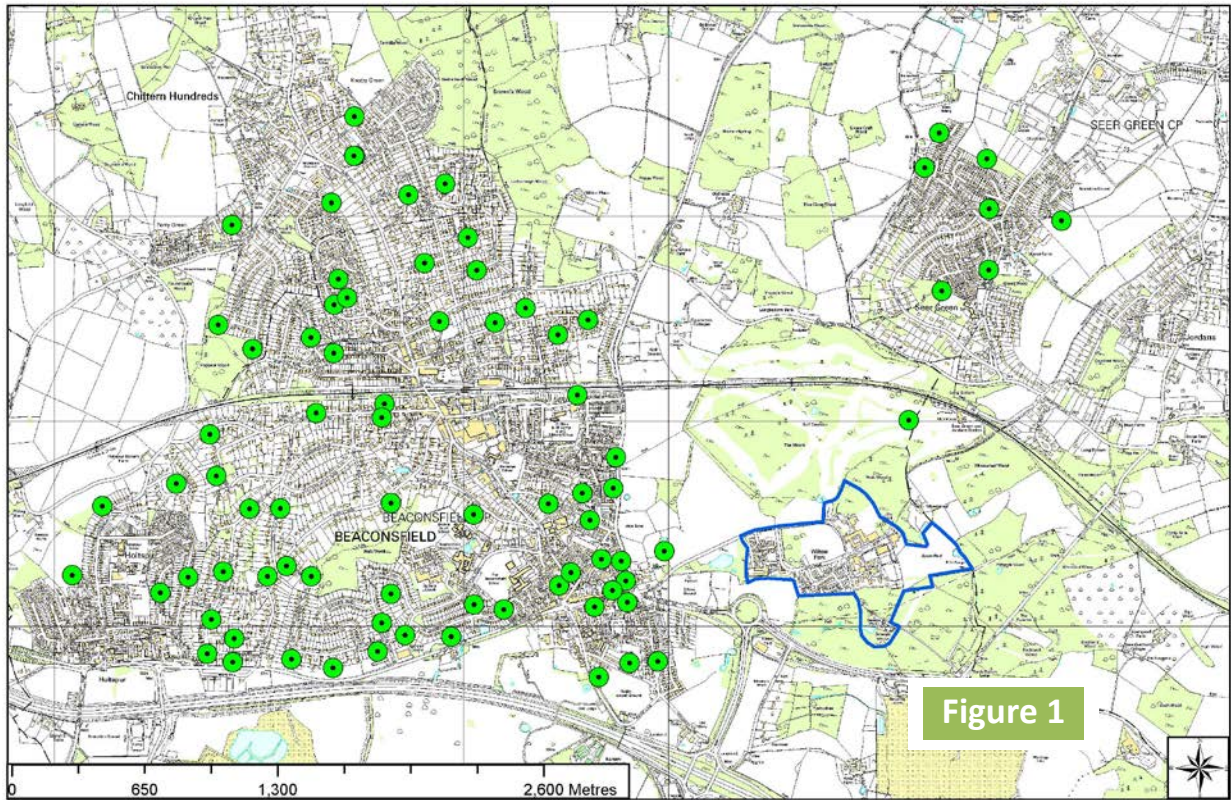
### **4. Public consultation on the draft Supplementary Planning Document**

- 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>Formal playing pitches</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>Vehicle access</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>▪ <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>▪ <b>Waste water</b></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><b>Constraints &amp; Opportunities</b></p>		
<ul style="list-style-type: none"> <li>▪ <b>Historic environment</b></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

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**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.**

Part of the South Bucks Local Plan

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.

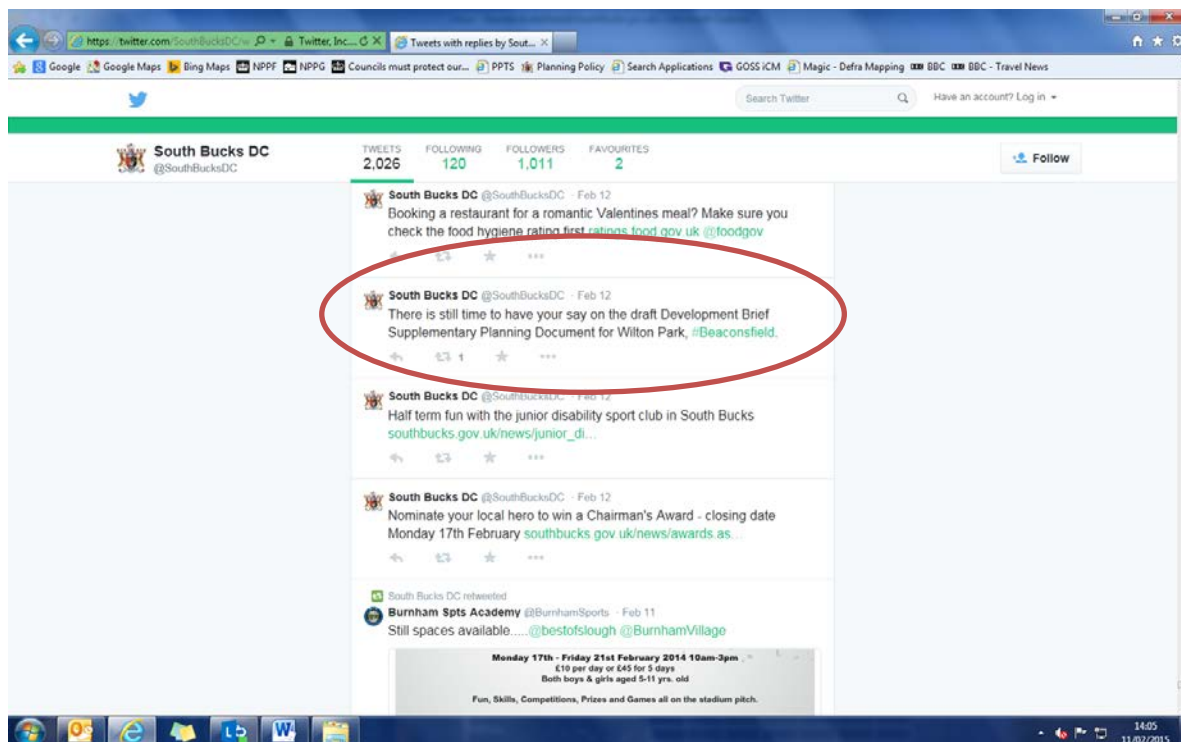
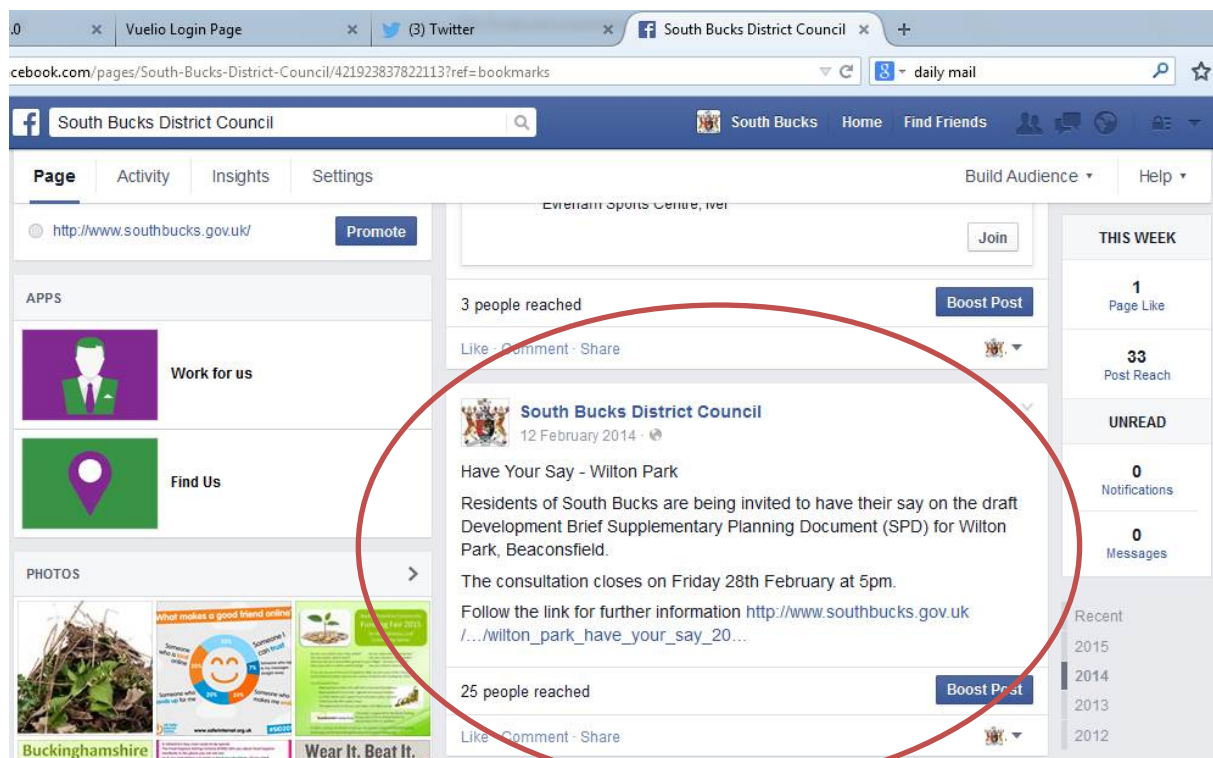
Paper copies of the consultation documents are available to view at: the South Bucks District Council offices in Denham; Beaconsfield Town Council; Gerrards Cross Parish Council; and Beaconsfield and Gerrards Cross Libraries.

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)

<b>Representation Form</b>			<b>South Bucks</b> District Council
<b>Wilton Park Development Brief</b> <b>Draft Supplementary Planning Document</b> Public Consultation			
<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>			
<b>All comments must be received by no later than</b> <b>5.00 pm on Friday 28 February 2014</b> Comments received after this deadline will not be accepted			
<b>PART A - RESPONDENT DETAILS</b>			
<b>*Personal Details</b>		<b>Agent's Details (if applicable)</b>	
<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>			
*Title	<input type="text"/>	<input type="text"/>	<input type="text"/>
*First Name	<input type="text"/>	<input type="text"/>	<input type="text"/>
*Last Name	<input type="text"/>	<input type="text"/>	<input type="text"/>
Job Title (if applicable)	<input type="text"/>	<input type="text"/>	<input type="text"/>
Organisation (if applicable)	<input type="text"/>	<input type="text"/>	<input type="text"/>
*Address	<input type="text"/>	<input type="text"/>	<input type="text"/>
Telephone Number	<input type="text"/>	<input type="text"/>	<input type="text"/>
Email Address	<input type="text"/>	<input type="text"/>	<input type="text"/>
*Signature of Agent or Respondent	<input type="text"/> <small>(please type name if submitting electronically)</small>	Date:	<input type="text"/>
South Bucks District Council is the Data Controller for the purposes of the Data Protection Act 1998.			
<i>*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.</i>			

### 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  
BUCKS  
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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.ann@bucksfreepress.co.uk](mailto:jo.ann@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>

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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>

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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>

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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>

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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 Club	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>

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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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No.	Respondent	Para. No.	Issue	Comment	SBDC Response
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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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.	<i>Noted. No change required.</i>
066	J Pell		Car Parking	The proposed level of car parking is inadequate.	<i>Noted. The SPD includes proposals for car parking spaces to help relieve parking issues elsewhere in Beaconsfield. 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 <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>
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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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'.	<i>Noted. 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> .	<i>Noted. 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.	<i>Noted. 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.	<i>Noted. 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.	<i>Noted. 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> .	<i>Noted. 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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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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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 <u>be around 350 sq.m.</u>	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 <u>Wilton Park.</u>	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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No.	Respondent	Para. No.	Issue	Comment	SBDC Response
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.	<i>There may be scope within the development for an artificial pitch or pitches. 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.	<i>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. No change required.</i>
143	T Harris		Formal Playing Pitches	There should be facilities for cricket, rugby and football.	<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. 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.	<i>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. 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.	<i>Noted.</i>
146	Inland Homes		Document Overall	The Draft SPD will provide a robust framework for the preparation of a planning application.	<i>Noted. 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	<i>Noted. 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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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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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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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.	Noted. <i>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.	Noted. <i>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.	Noted. <i>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.	Noted. <i>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.	Noted. <i>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 <i>will not be pursued. 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 <i>will not be pursued. 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 <i>will not be pursued. 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 <i>will not be pursued. 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 <i>will not be pursued. 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 <i>will not be pursued. 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 <i>will not be pursued. 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 <i>will not be pursued. 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 <i>will not be pursued. 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 <i>will not be pursued. 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>



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

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  
Schedule of Representations

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  
Schedule of Representations

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>

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

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  
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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>



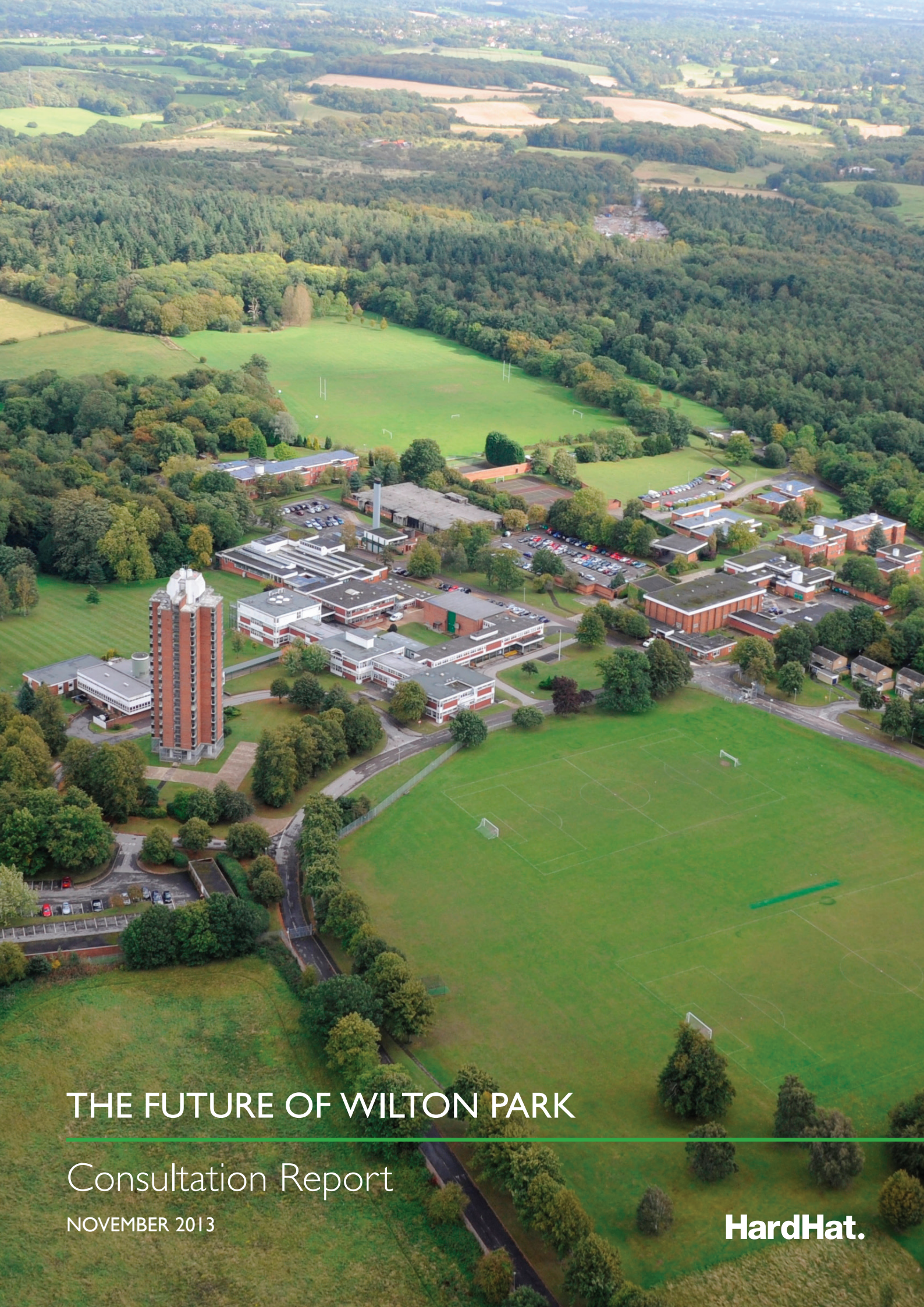
<p>Preference for low to medium building heights (2 to 4-storeys)</p>	<p>The draft SPD proposes development clusters with buildings that are principally 2 or 3-storeys but allows the potential for 4-storey buildings on part of the site.</p>	<p>6.7 &amp; 6.64-6.71</p>
<p>There should be a range of different house types and sizes, including affordable housing</p>	<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>	<p>6.13-6.20</p>
<p>Architecture should be appropriate and sympathetic to the site surroundings</p>	<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>	<p>6.74</p>
<p>New sports facilities should be included as part of the new development</p>	<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>	<p>6.34-6.37</p>

<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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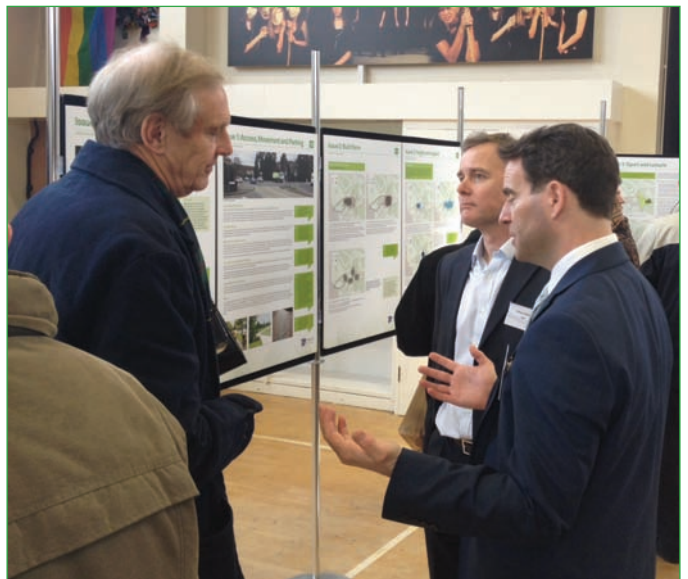
# I. INTRODUCTION

## 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	<p>The development team outlined their plans to work in partnership with SBDC and BTC during the consultation period leading up to the Development Brief.</p> <p>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.</p>

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

Attendees	Notes
Mark Gilpin – Inland Homes Paul Brett – Inland Homes Graham Daniel – Beaconsfield Cricket Club	<p>Beaconsfield Cricket Club own land close to the site at Wilton Park and have been located there for 200 years.</p> <p>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.</p>

## 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

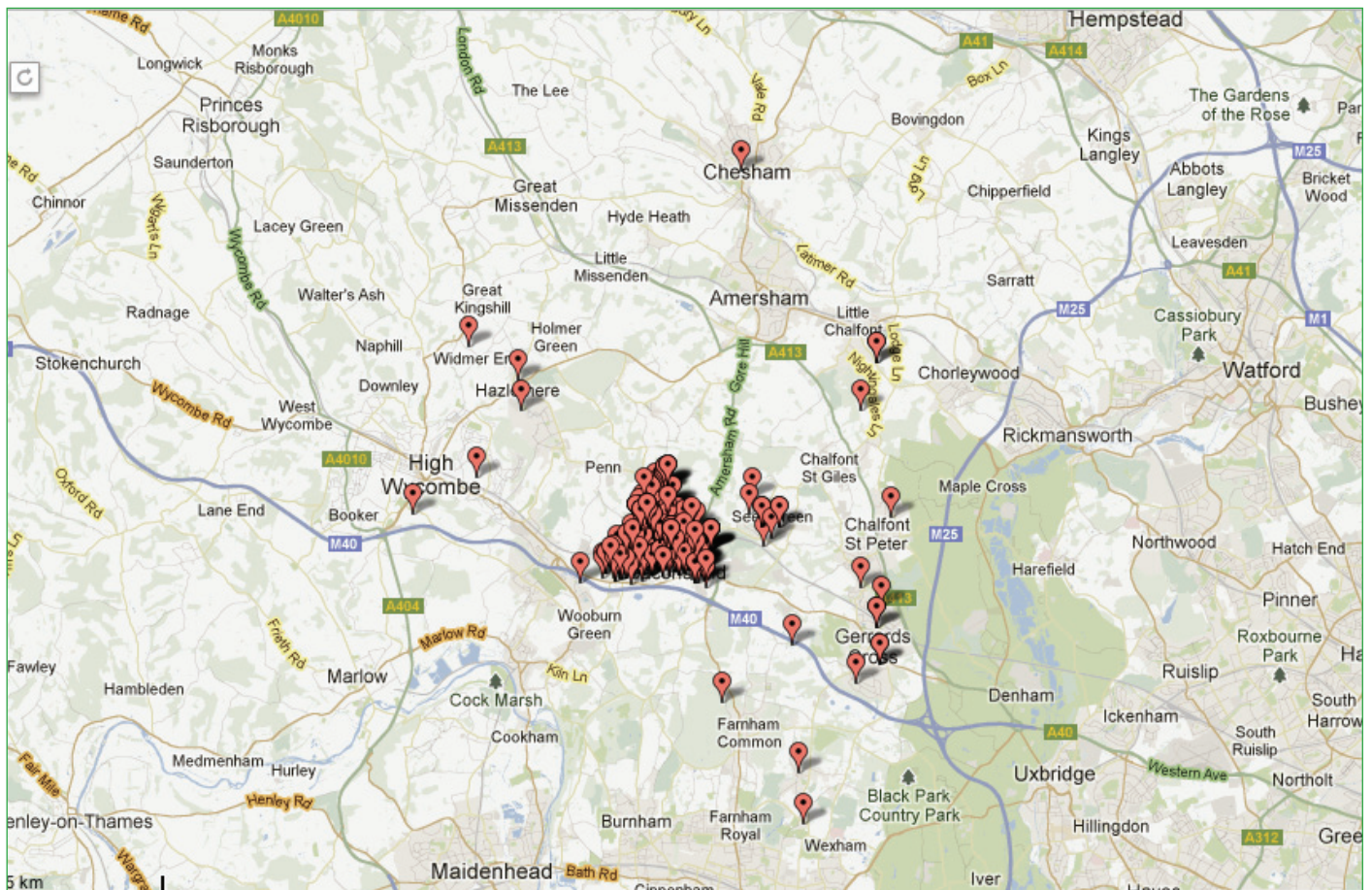
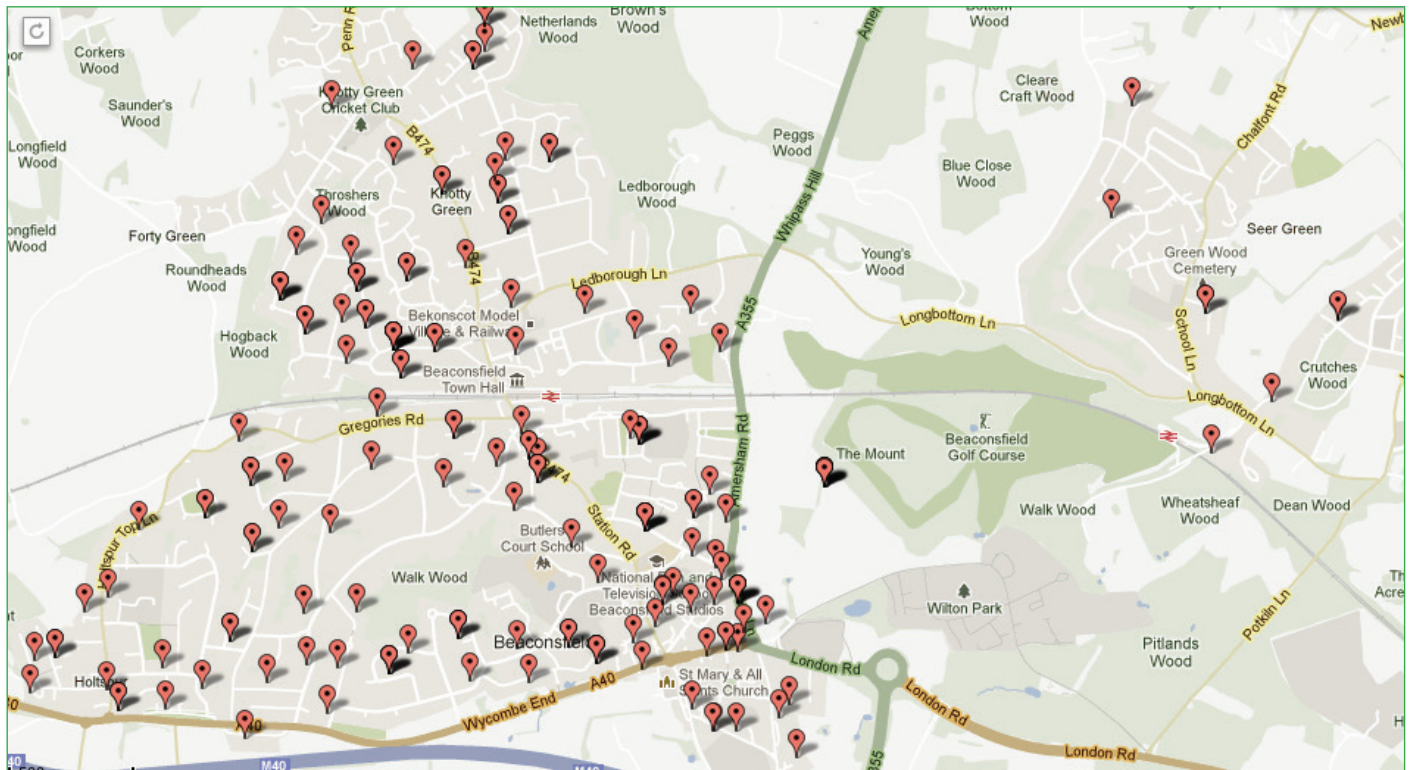
If you answered no, please use the box below to identify those other issues you feel should be addressed as part of the Development Brief process.





## 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

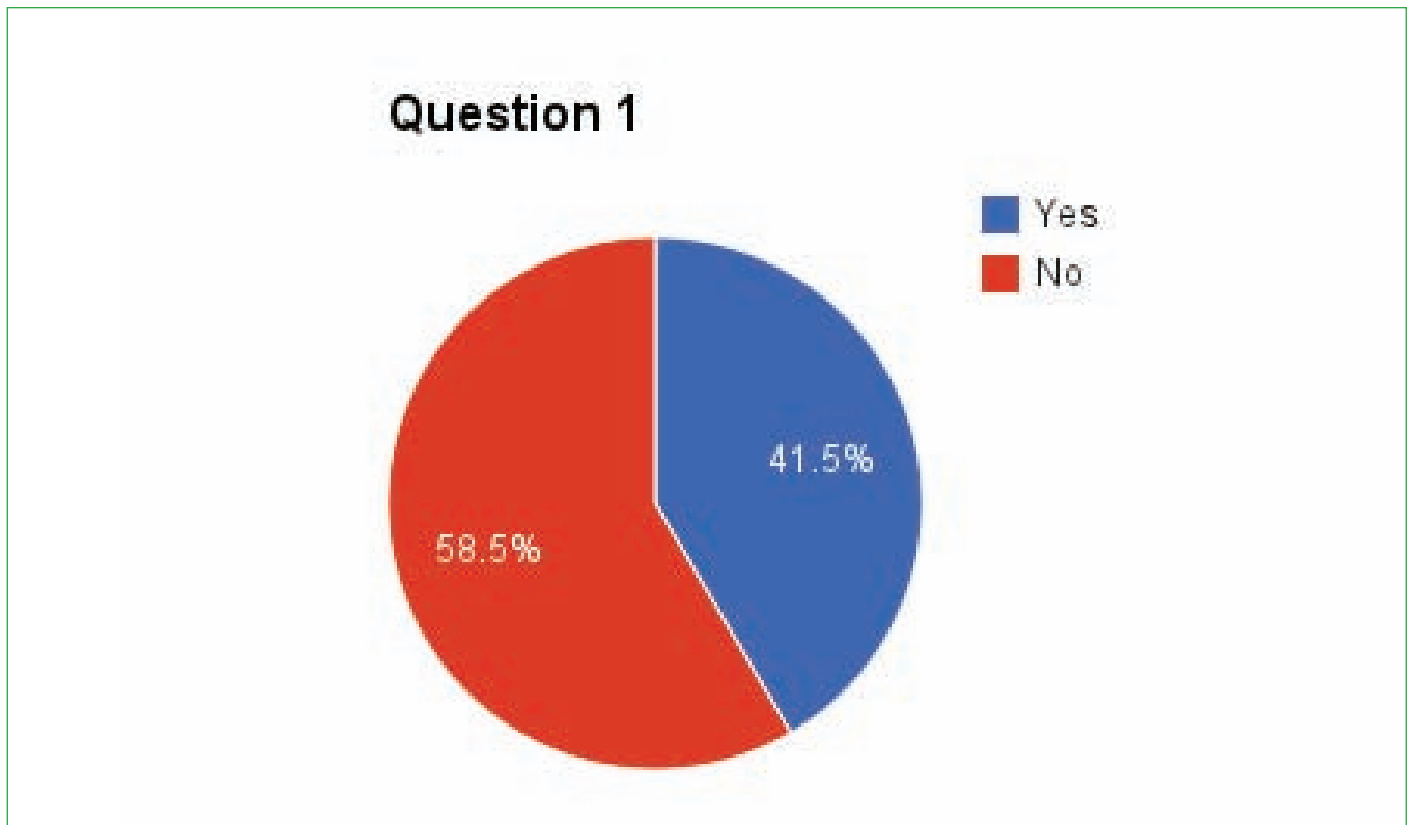
Part 1: Have we identified all the key issues associated with the redevelopment of the Wilton Park Site?

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

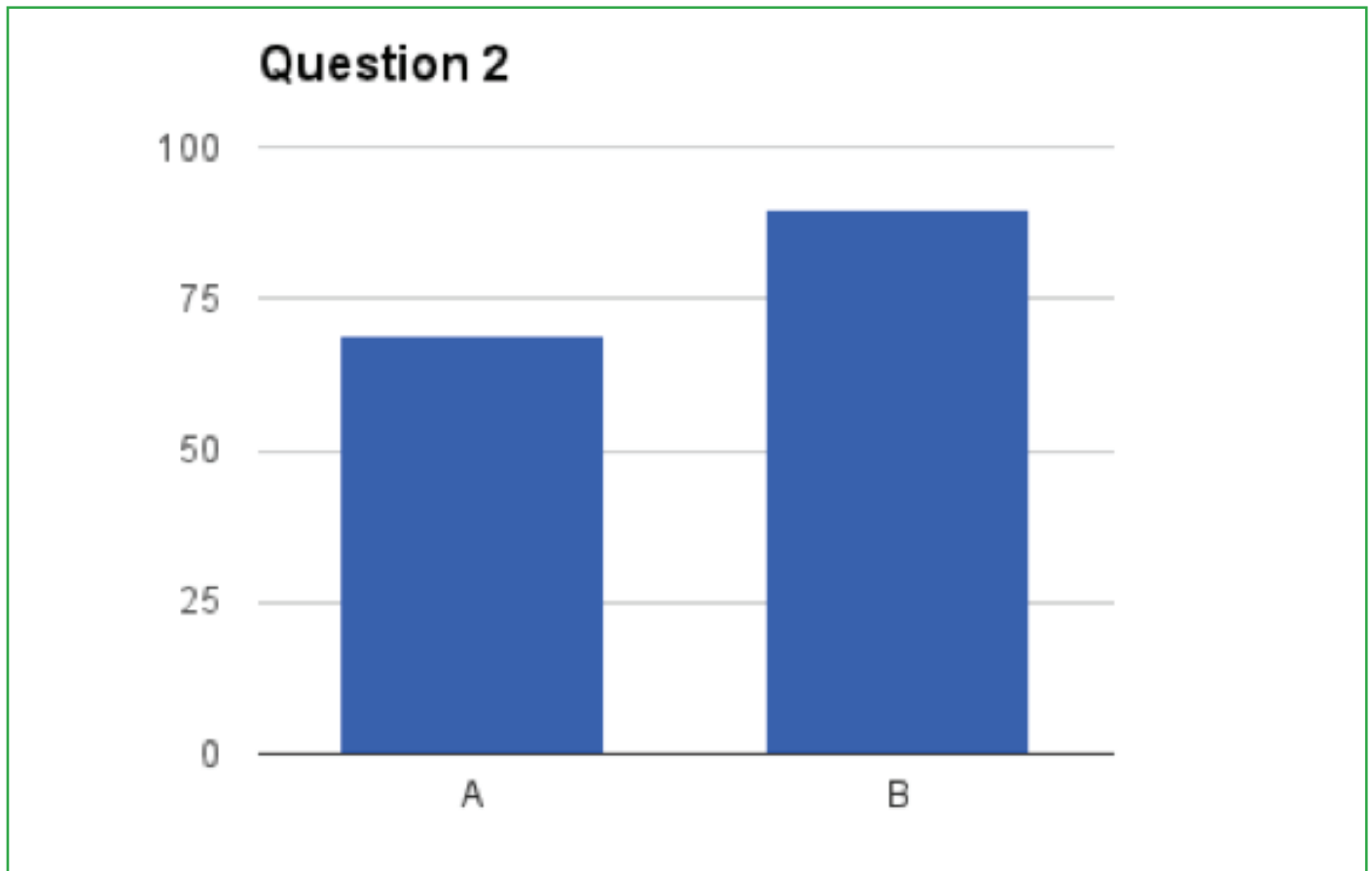
Part I: Which of the proposed routes do you prefer for the alignment of the new access road between the Pyebush Roundabout and the northern boundary of the Wilton Park Major Development Site? Option A (Route due north of Pyebush Roundabout) or Option B (Route to north east)?

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

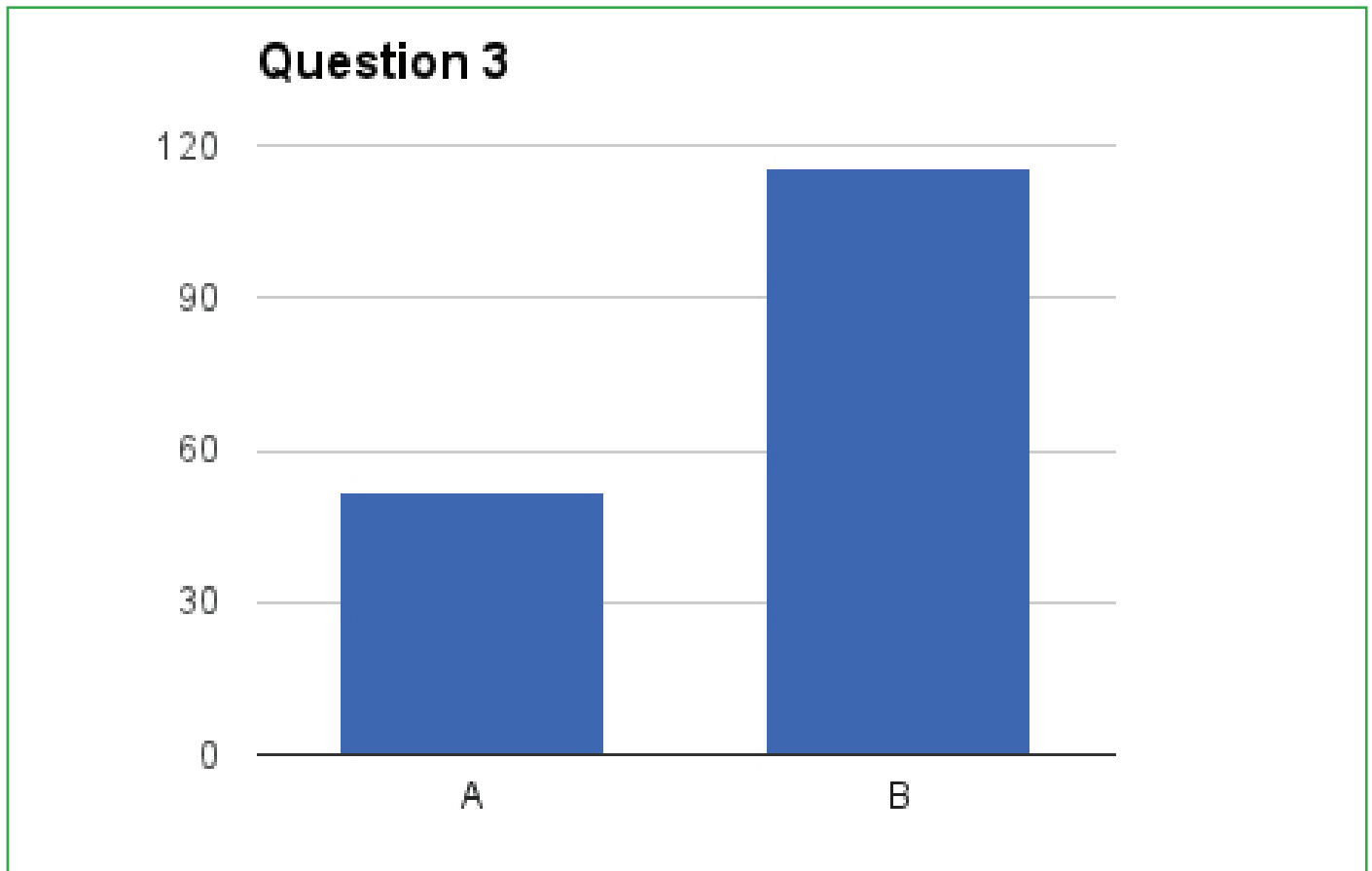
Part 1: We have identified two different potential characters for the new access road and first section of the relief road. Do you prefer Option A (wide, high capacity and fast flowing route) or Option B (slower, more integrated)?

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

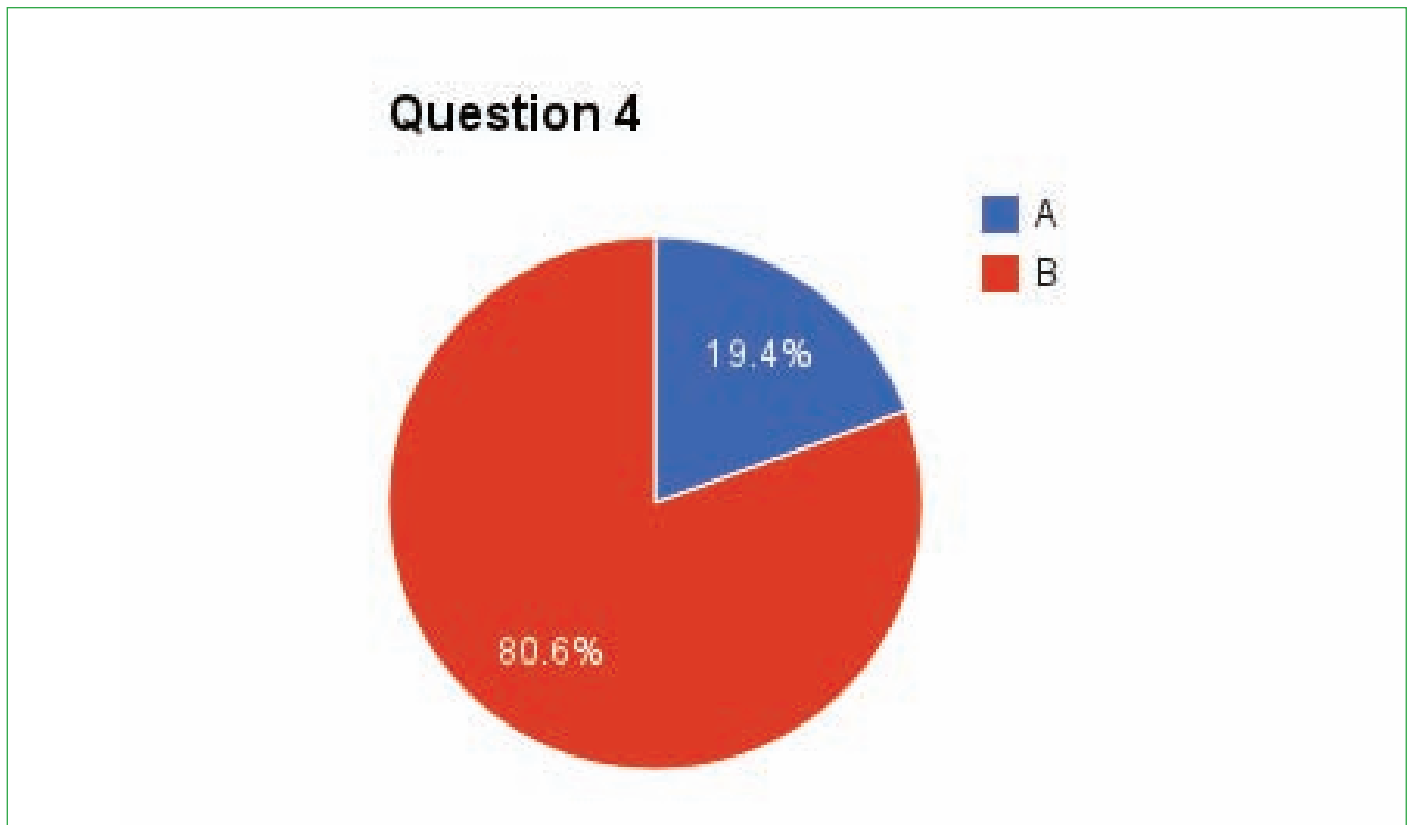
Part I: We have identified two options relating to the environment that the access road will pass through when first entering the Development Site. Do you prefer Option A (street space locating buildings fronting onto the new access road) or Option B (a route set within a landscaped space)?

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?

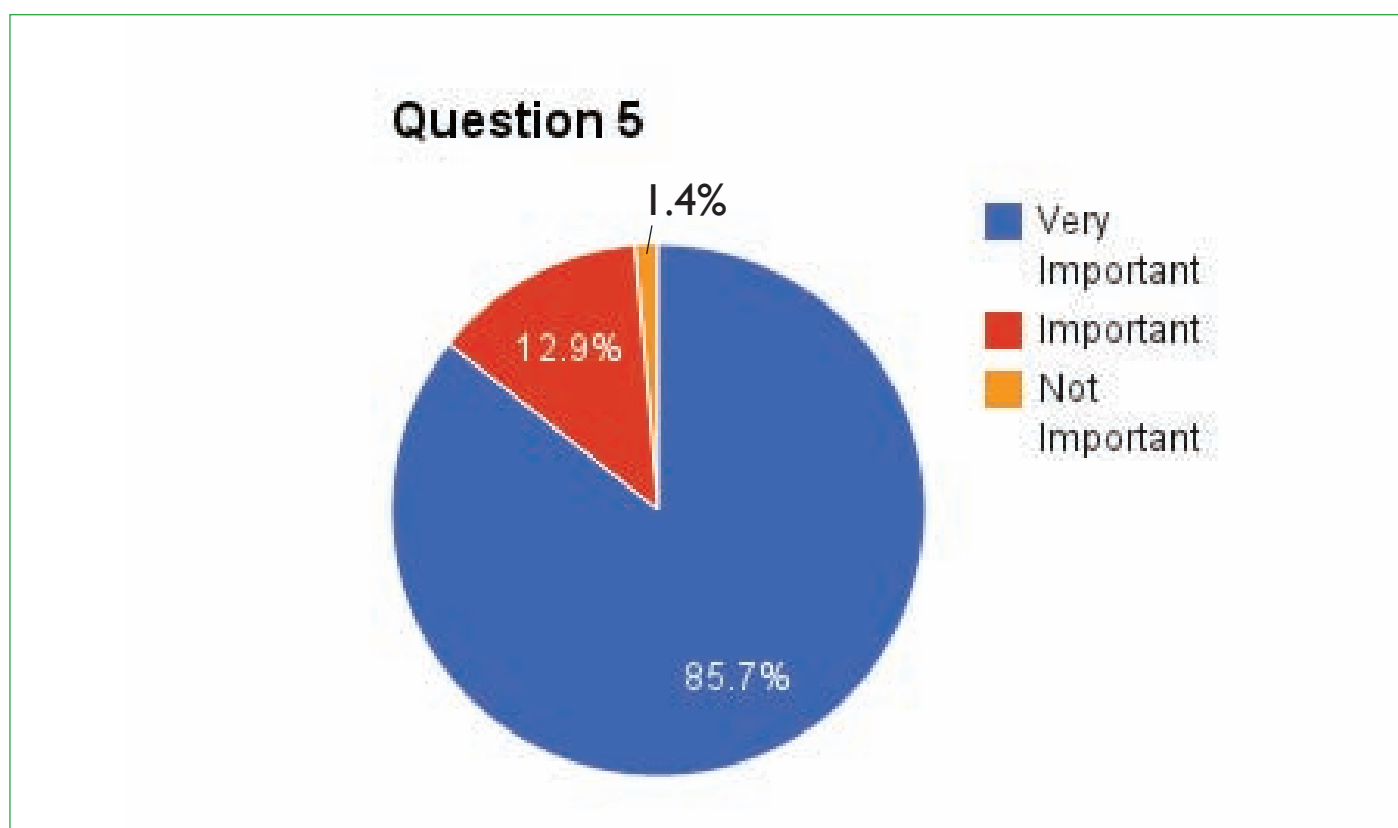
Number of respondents: 221

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?

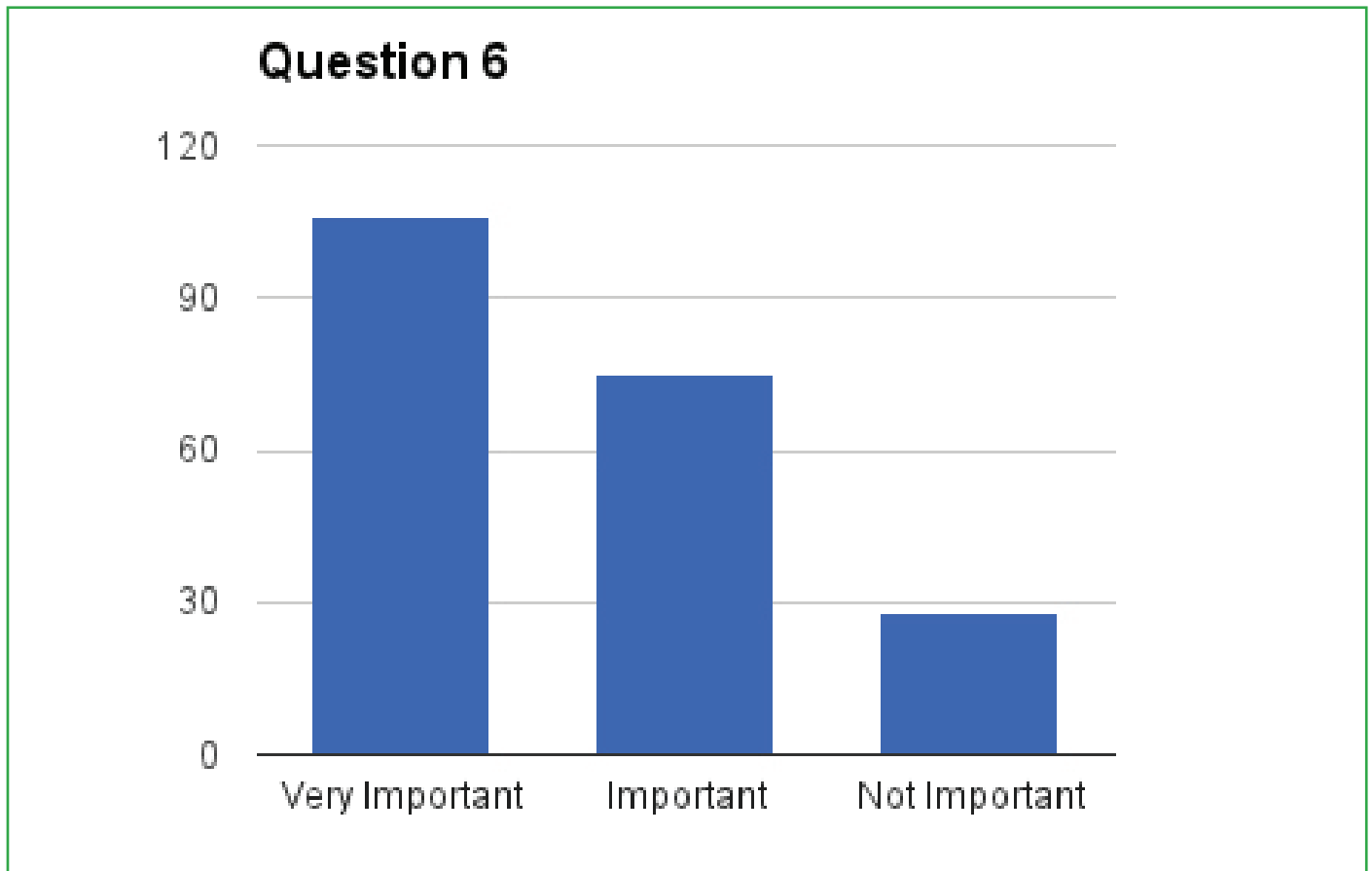
Number of respondents: 218

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>

## 4. SUMMARY OF RESULTS

### Question 7

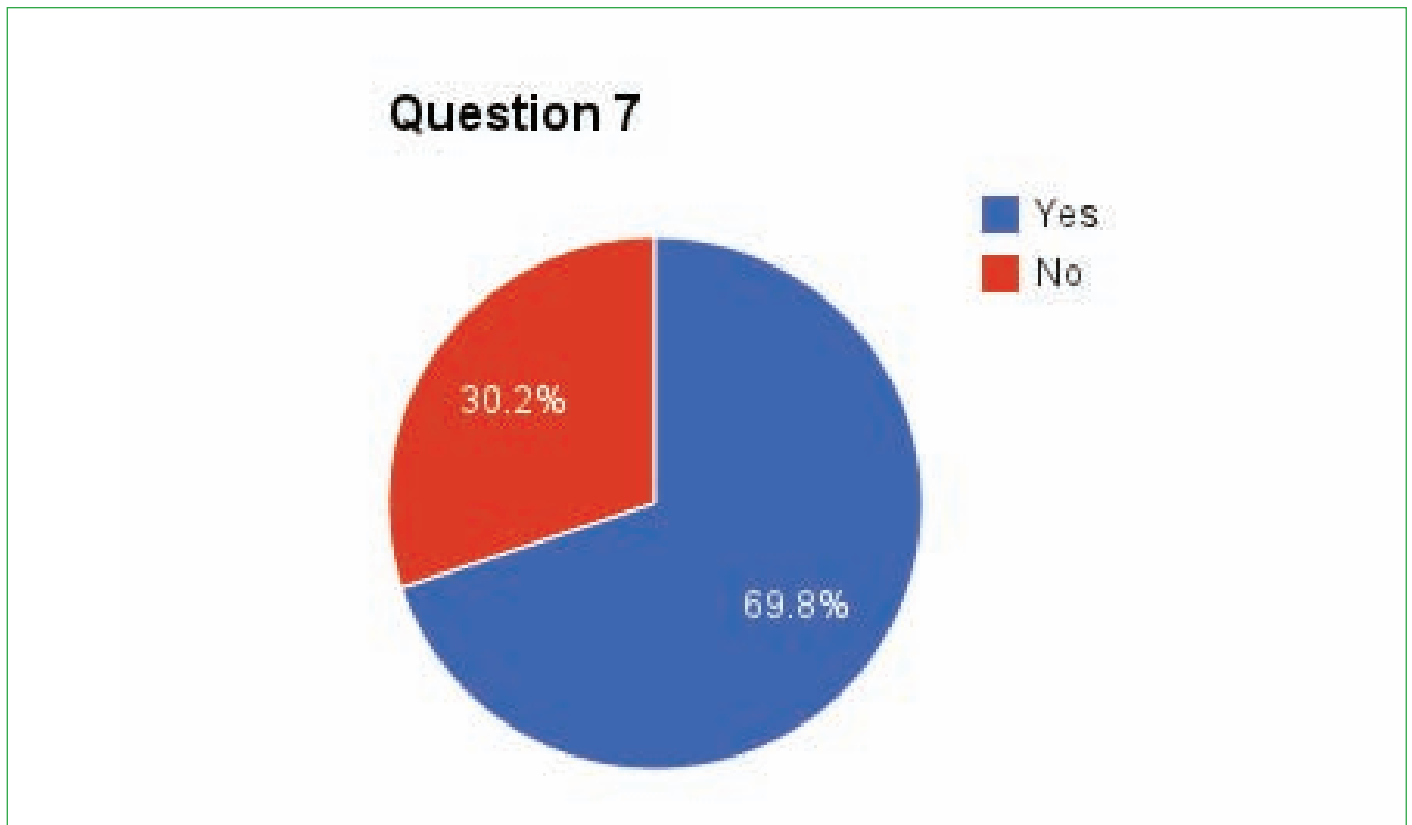
Part 1: If it were possible, would the provision of additional parking at Wilton Park be of benefit in providing a solution to concerns over parking in London End?

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>

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## 4. SUMMARY OF RESULTS

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### Question 8

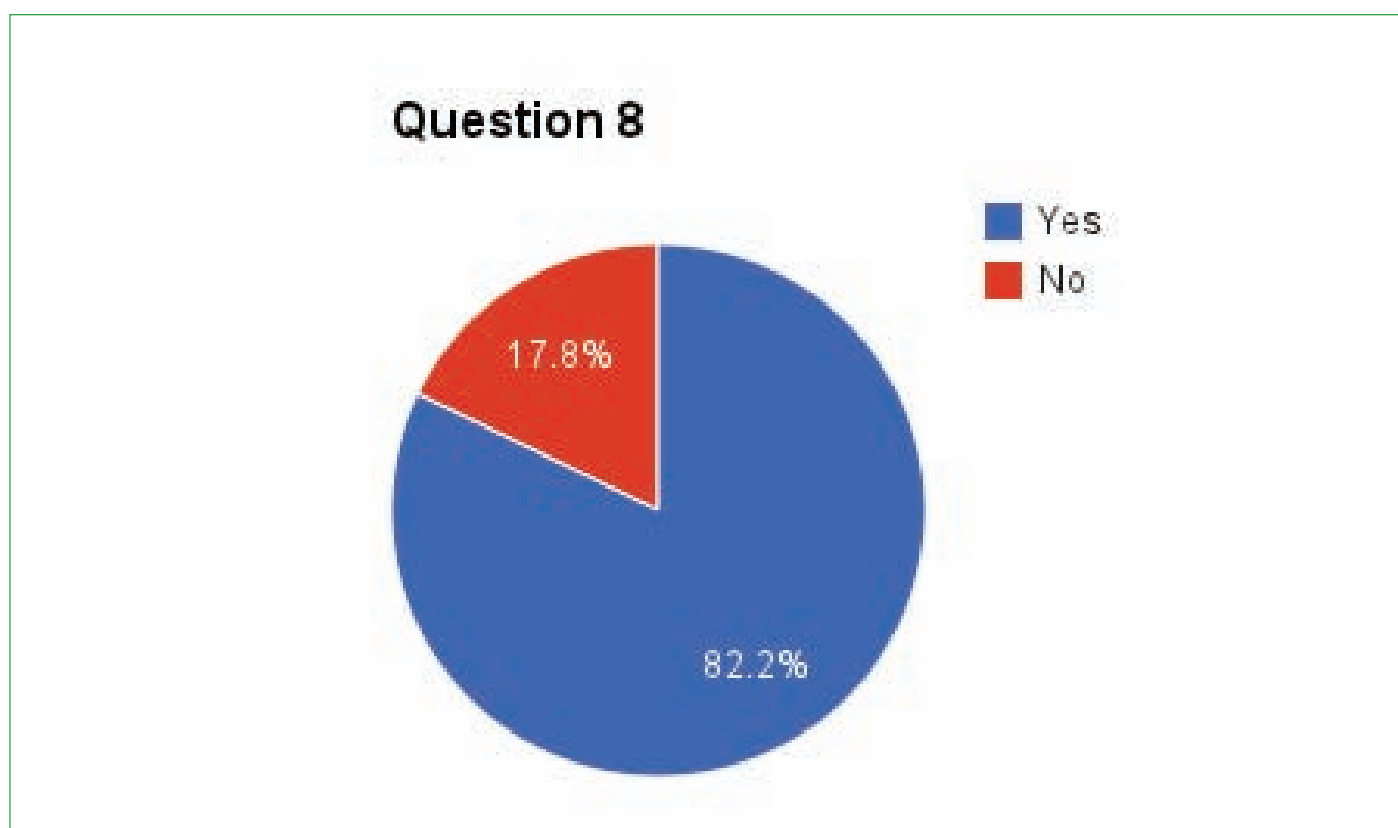
Part 1: Is the delivery of new bus connections between Wilton Park and Beaconsfield important?

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

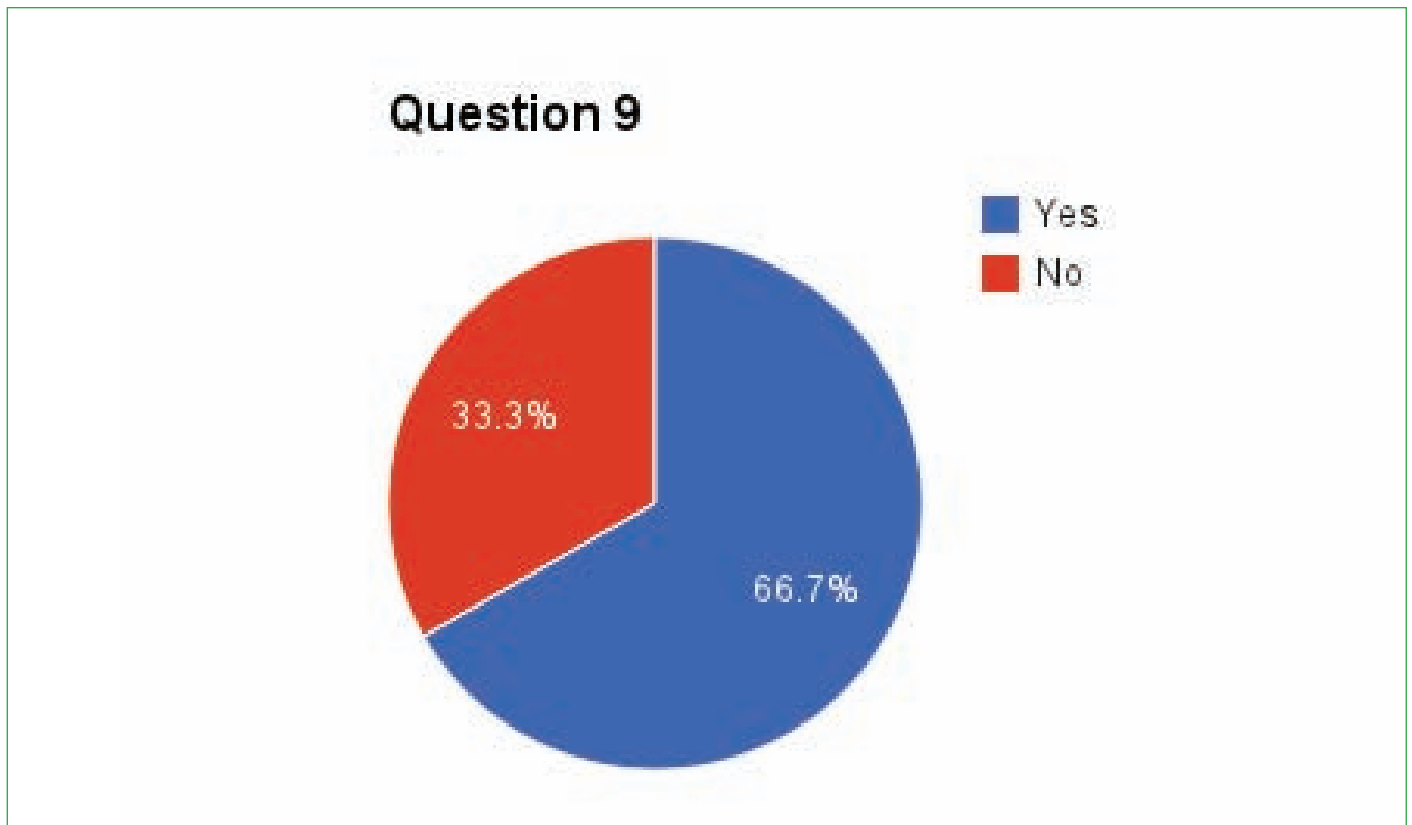
Part 1: Have we identified all the opportunities for pedestrians, cyclists and new transport infrastructure?

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.

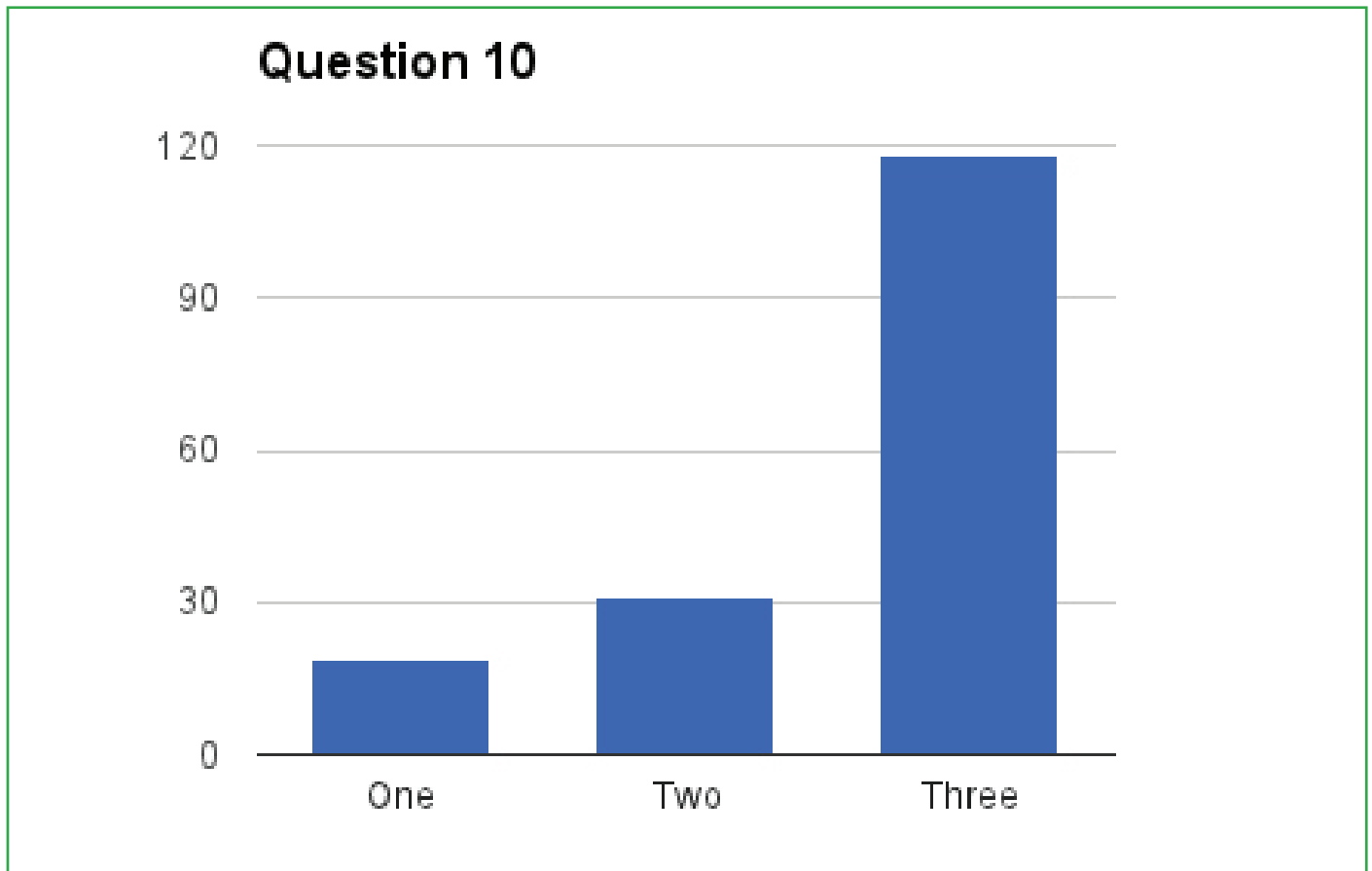
Number of respondents: 204

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.

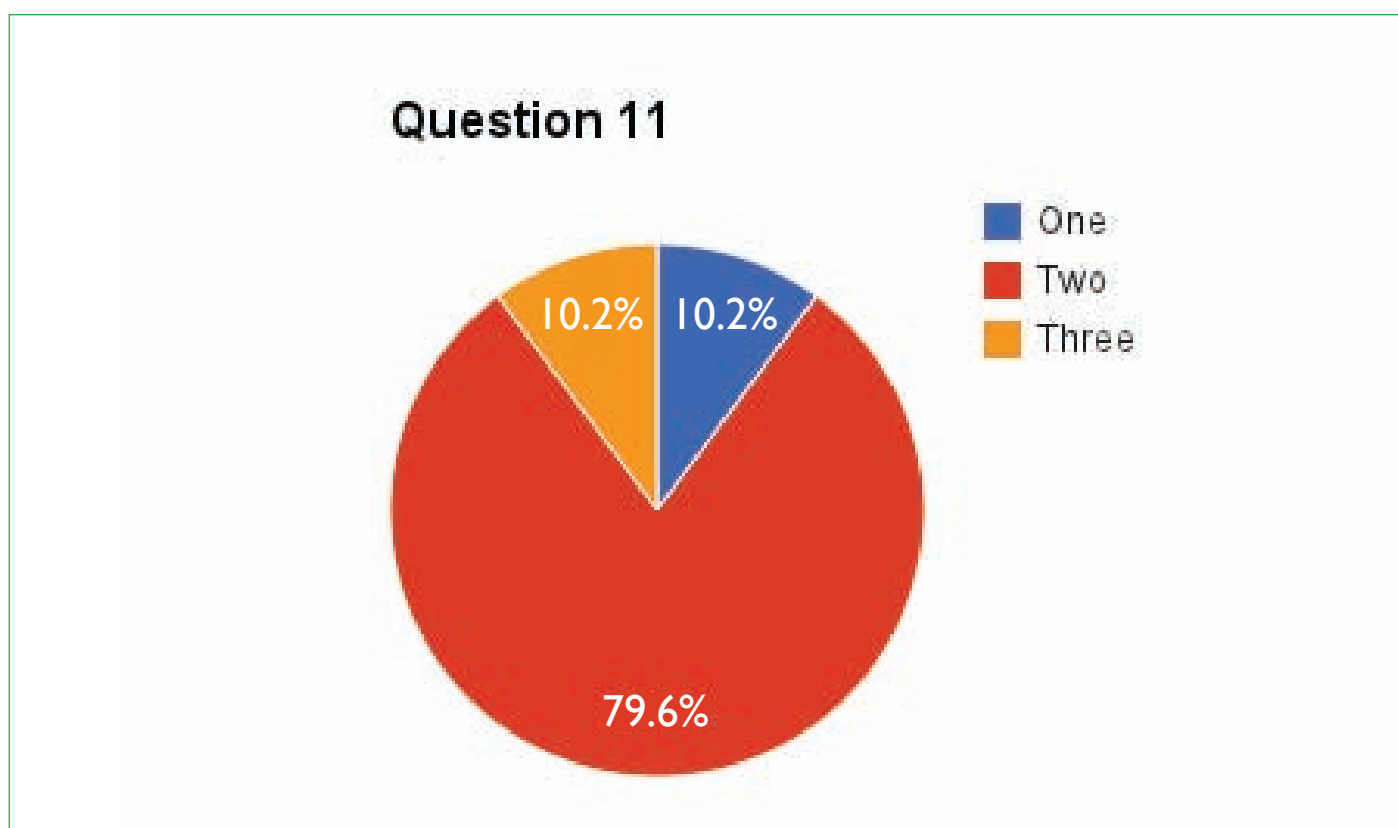
Number of respondents: 193

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.

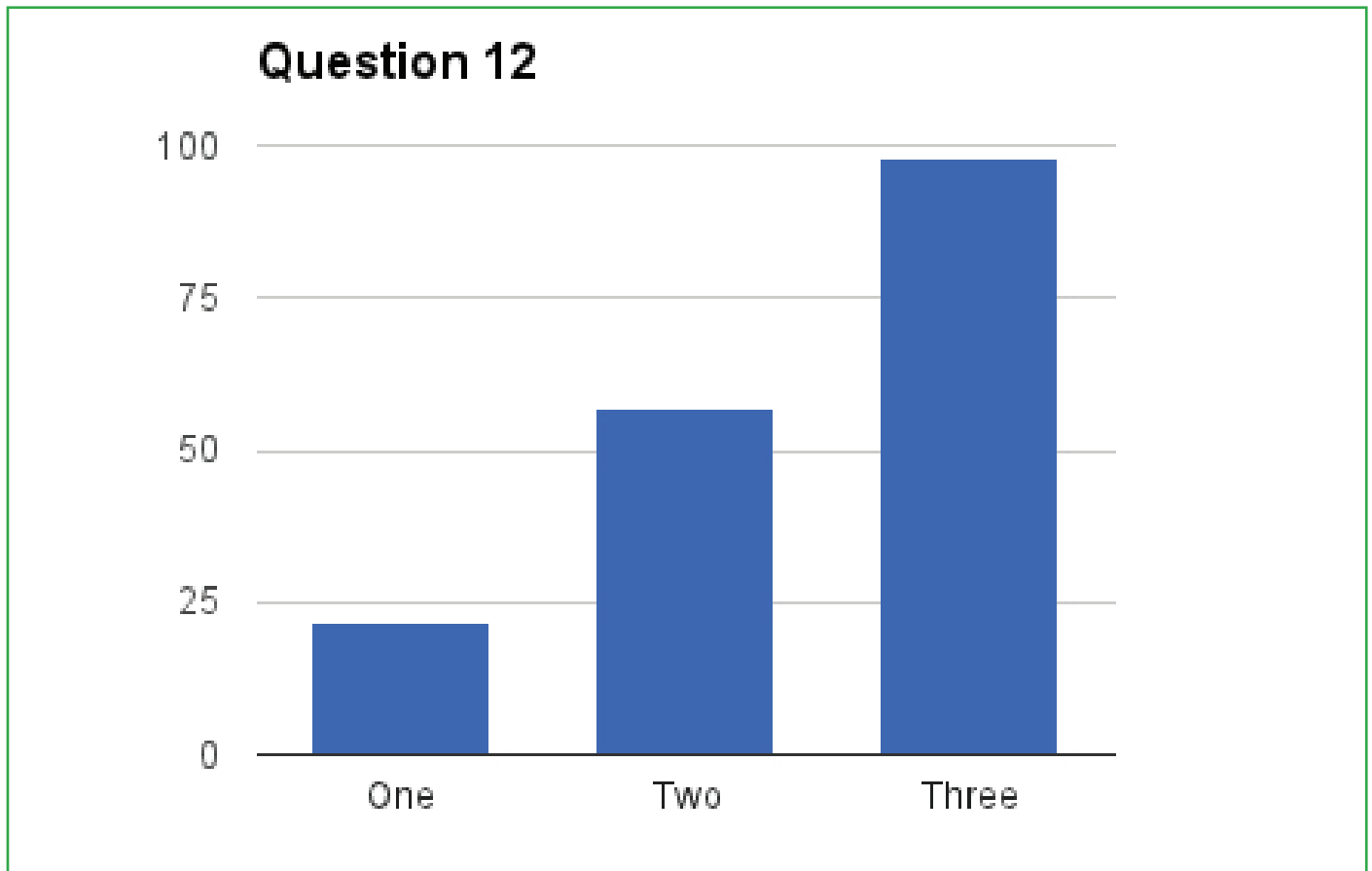
Number of respondents: 207

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.

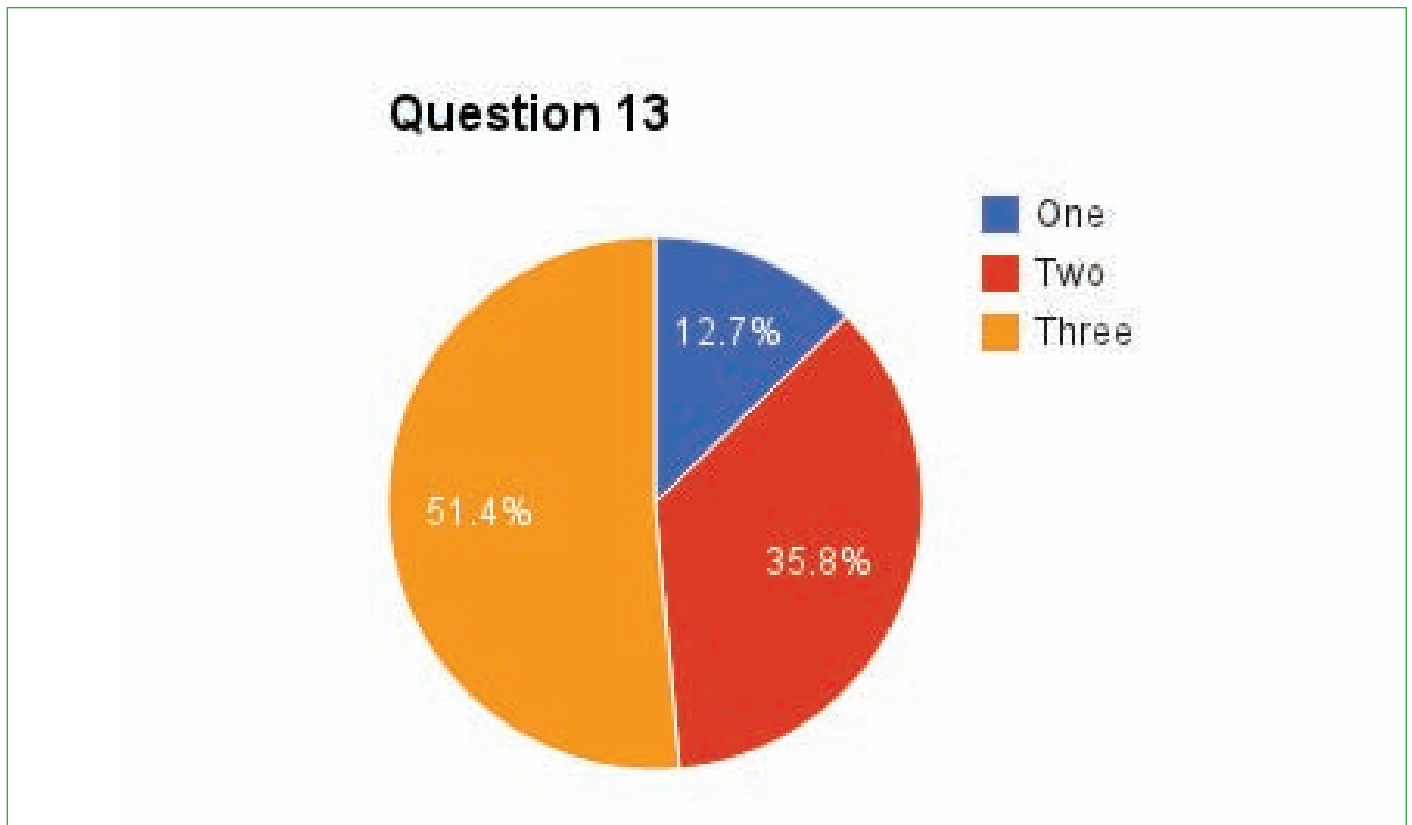
Number of respondents: 209

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

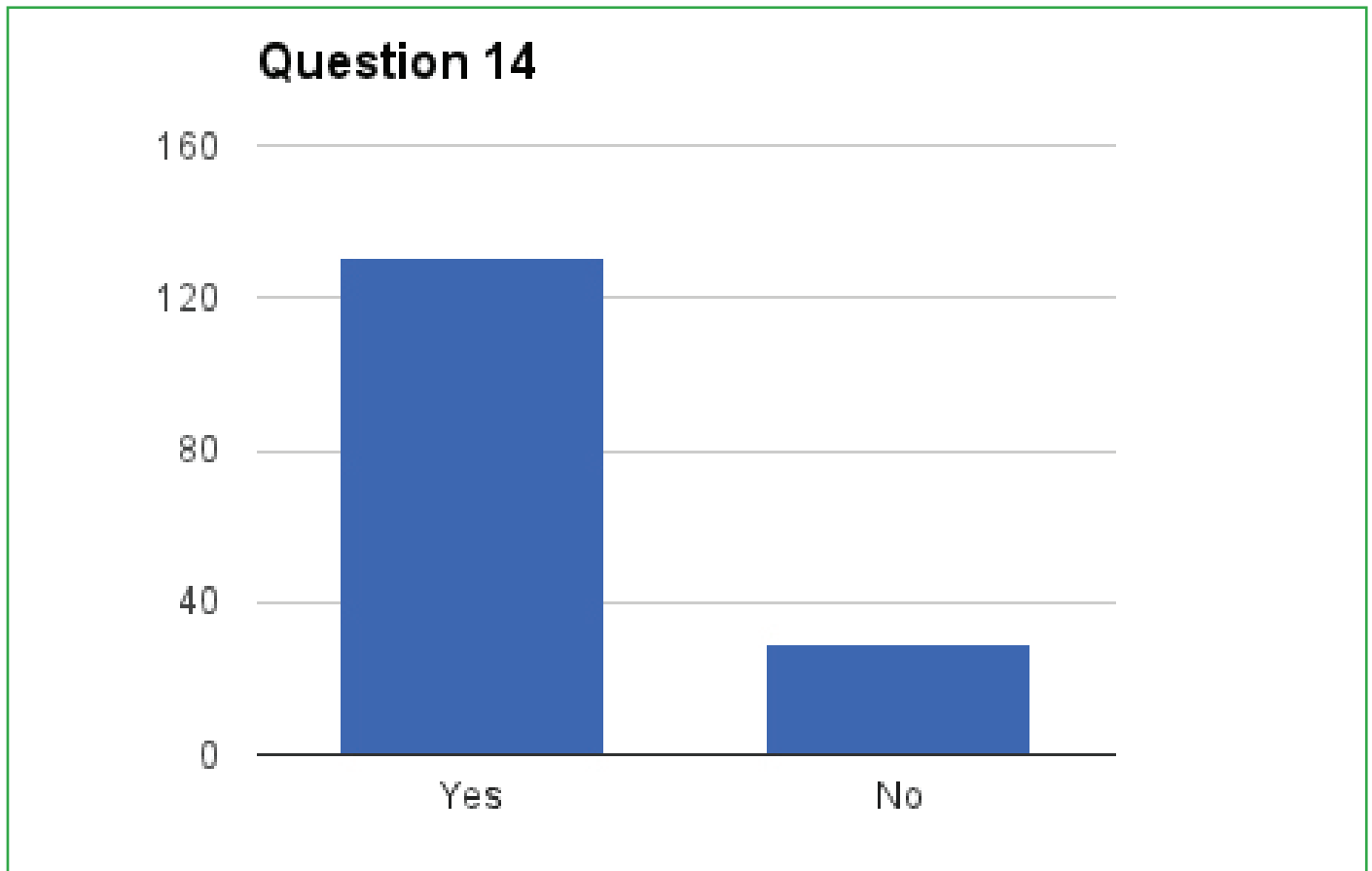
Formal sports facilities will be provided as part of the development. Do you have any preference as to who these should be available for, and are there any further facilities that should be considered?

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

$$(1 \times 26) + (2 \times 21) + (3 \times 26) + (15 \times 4) + (5 \times 20) + (6 \times 17) + (7 \times 15) + (8 \times 9) + (9 \times 8) + (10 \times 13) + (11 \times 14) + (12 \times 6) + (13 \times 2)$$

$$= 1039 \text{ (TOTAL VALUE)}$$

$$26+21+26+15+20+17+15+9+8+13+14+6+2$$

$$= 192 \text{ (TOTAL NUMBER OF MENTIONS)}$$

$$1039 \text{ divided by } 192 = 5.41 \text{ (MEAN AVERAGE RANKING)}$$

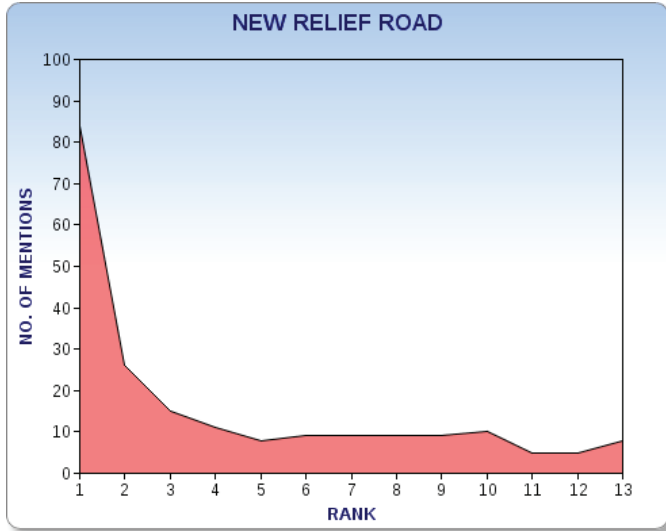
The most popular aspiration was for provision of the new relief road, followed by access to schools, healthcare, access to public parkland and recreation areas, and affordable housing.

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.

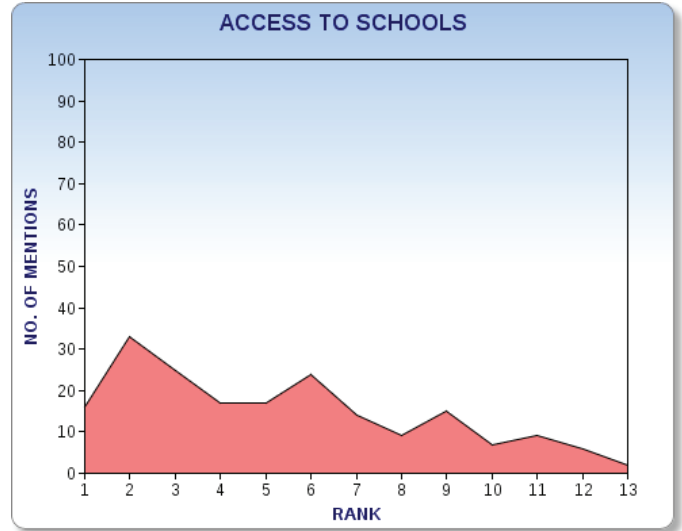
## 4. SUMMARY OF RESULTS

ORDER OF PRIORITY (average score in brackets)

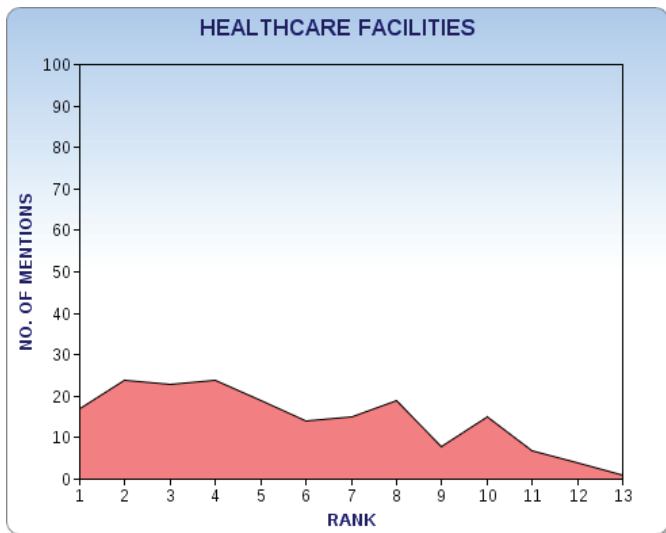
### 1. New Relief Road (4.11)



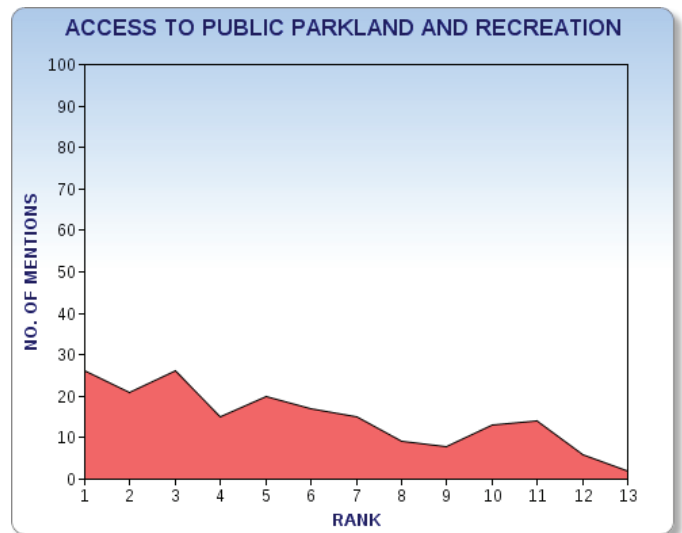
### 2. Access to Schools (5.29)



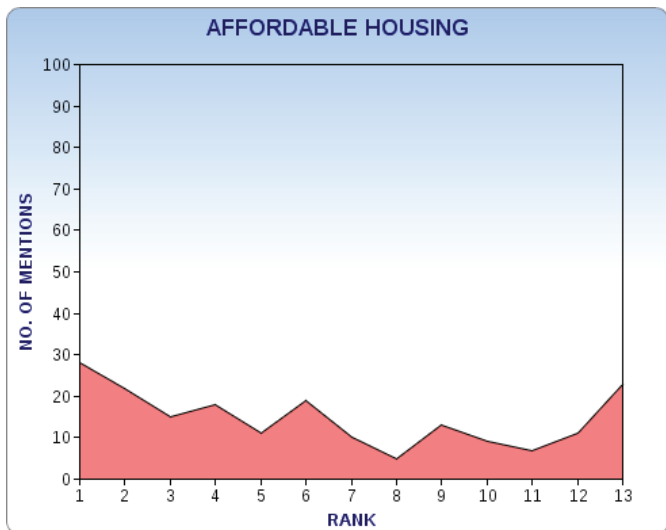
### 3. Healthcare Facilities (5.40)



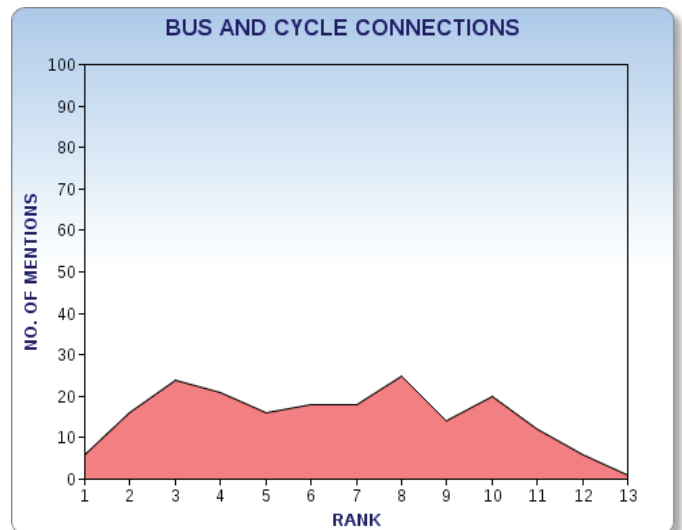
### 4. Access to Public Parkland and Recreation Areas (5.41)



### 5. Affordable Housing (6.19)



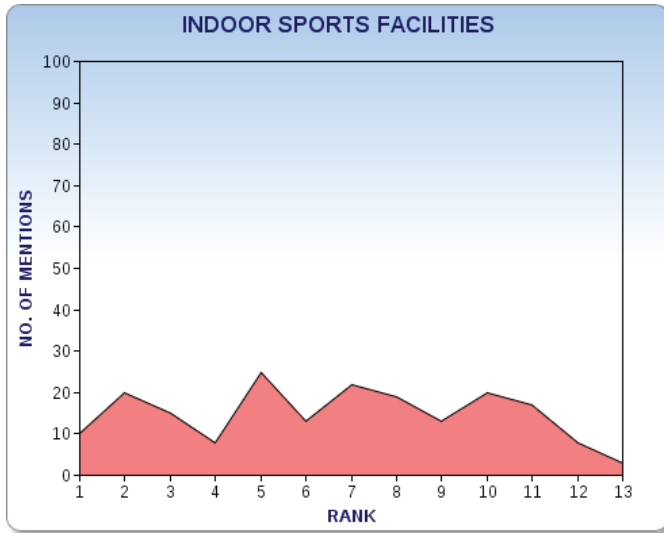
### 6. Bus and Cycle Connections (6.35)



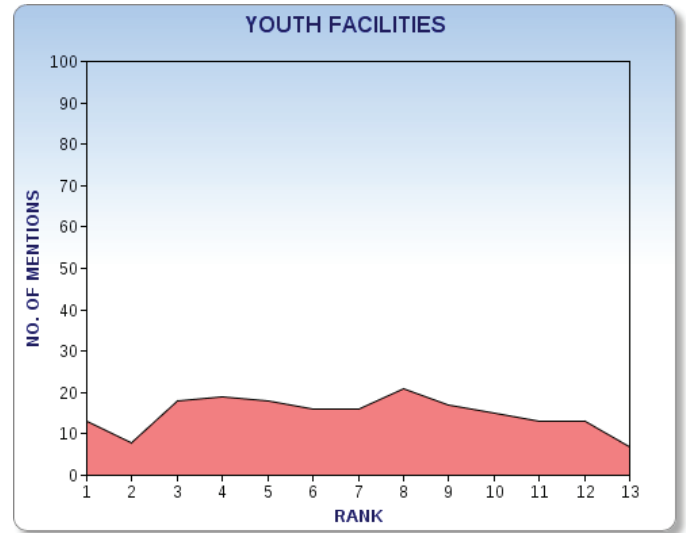


## 4. SUMMARY OF RESULTS

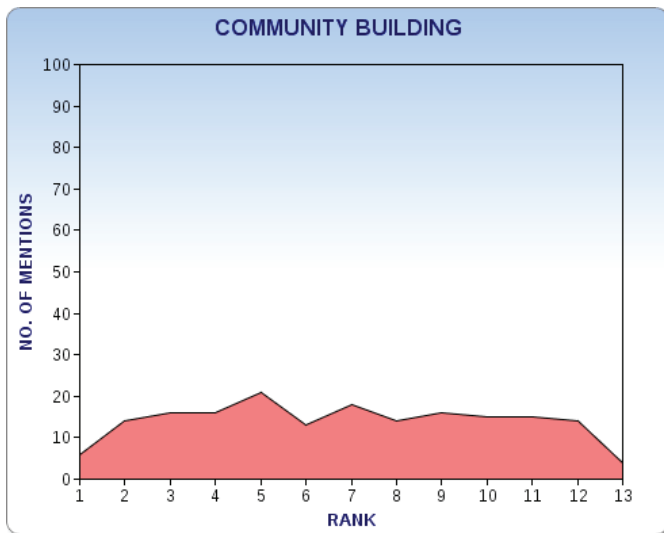
### 7. Indoor Sports Facilities (6.61)



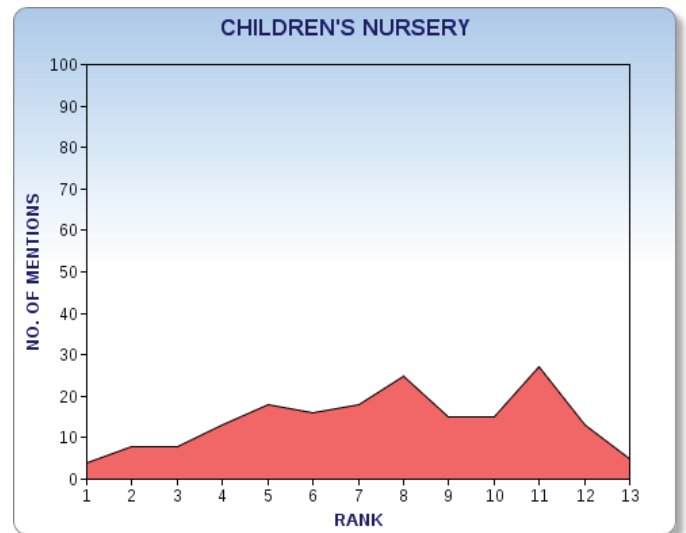
### 8. Youth Facilities (6.79)



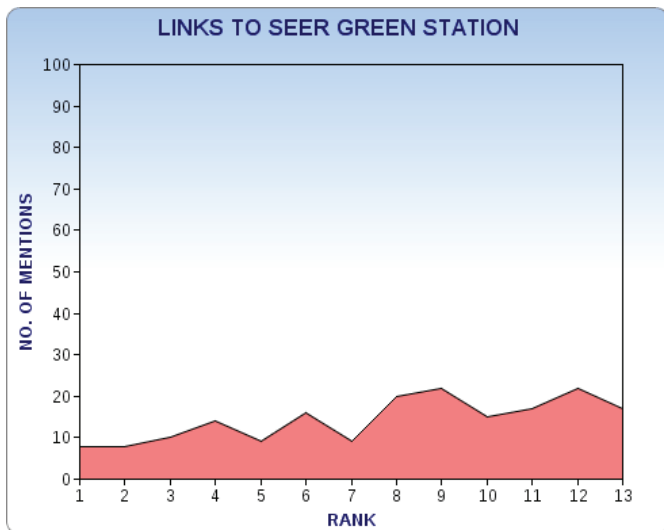
### 9. Community Building (6.85)



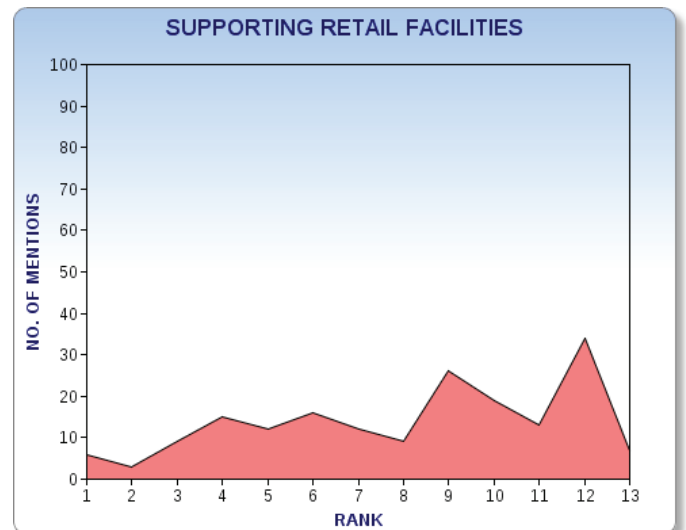
### 10. Children's Nursery (7.63)



### 11. Links to Seer Green Station (7.99)

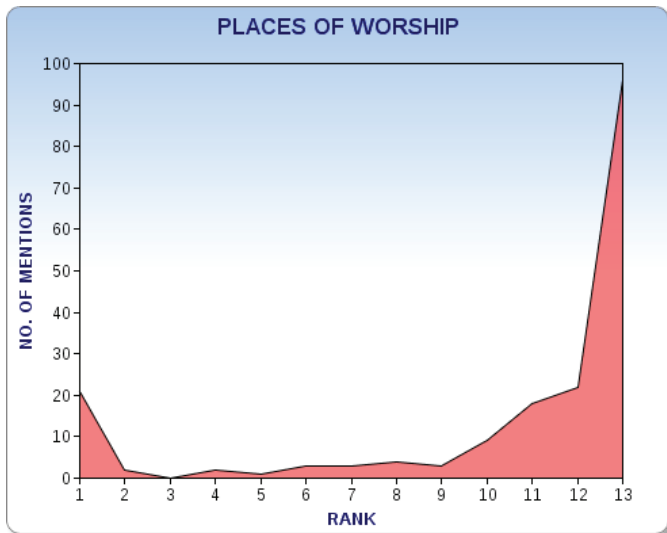


### 12. Supporting Retail Facilities (8.16)



## 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

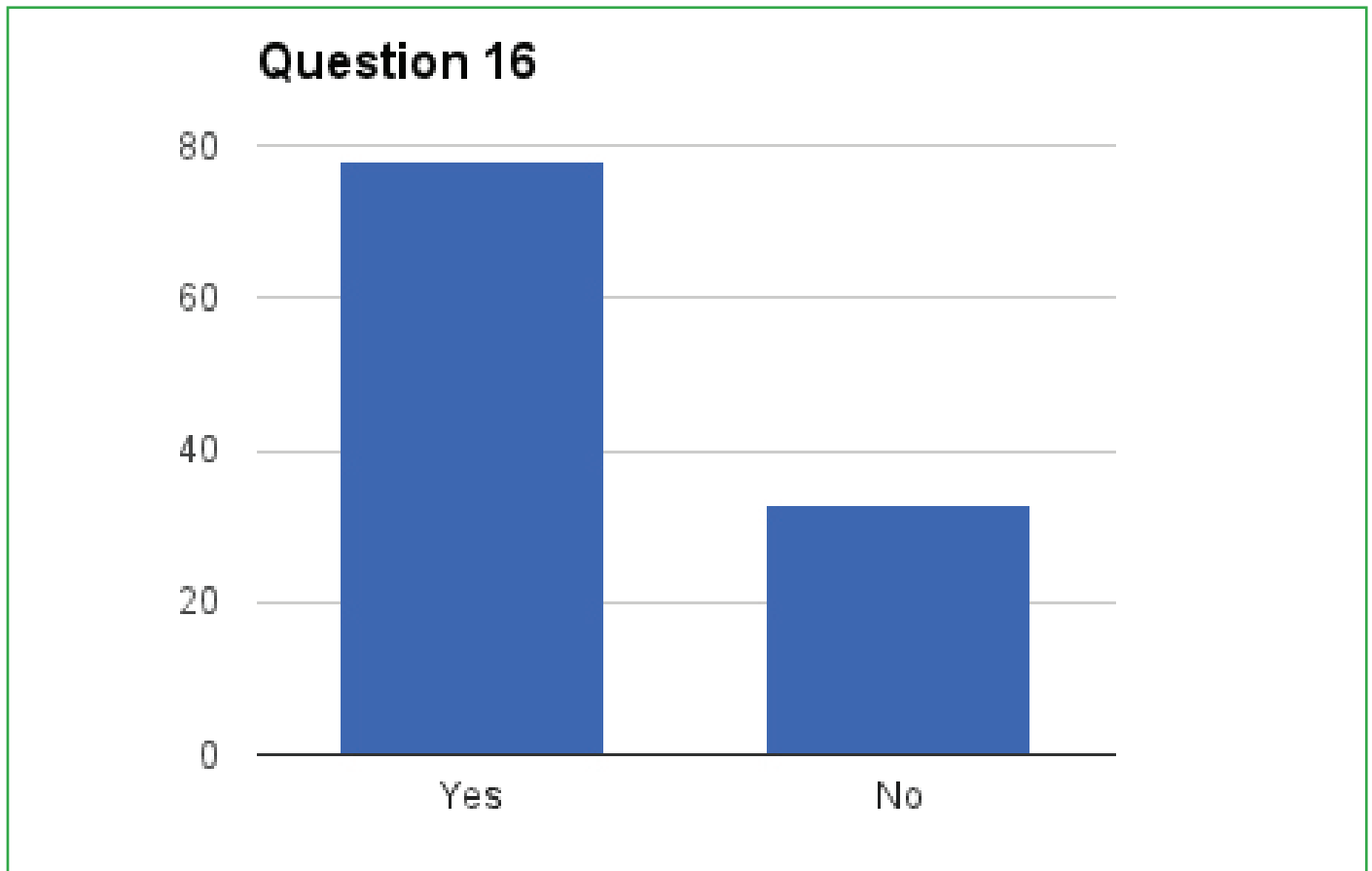
We have identified a number of employment opportunities that may be appropriate on the site. Do you consider that we have described appropriate uses?

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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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



### 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 Core 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.

**Defence Infrastructure Organisation (DIO)** 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 A355
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 would 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 key plan.

Minerva Way, and a small part of the Wilton Park site within Chiltern District, which is also owned by DIO, also lie outside the MDS boundary, and are identified in yellow on the key plan.

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 how 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 MOD 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 M25 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 Centre 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.  
**Shared facilities:** Beaconsfield residents have shared use of the children's nursery and AIC 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 noise appraisal 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  
 - Hilltop Youth FC  
 - Beaconsfield Cricket Club  
 - Forestry Commission and other adjacent landowners  
 - Bucks County Council

**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 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.

**Inland homes**



### 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, to connect with London End where principle routes are defined by principal buildings. It is likely that this is the optimum location for employment uses. However, this would reduce the openness of the Green Belt at this end of the site.  
**Option 4** - A route 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?

**Comment:** Street space locating buildings fronting onto the new access road, to connect with London End where principle routes are defined by principal buildings. It is likely that this is the optimum location for employment uses. However, this would reduce the openness of the Green Belt at this end of the site.

**Q3** 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?

**Comment:** Street space locating buildings fronting onto the new access road, to connect with London End where principle routes are defined by principal buildings. It is likely that this is the optimum location for employment uses. However, this would reduce the openness of the Green Belt at this end of the site.

These drawings are for illustrative purposes only and are intended to draw out the issues for the discussion and feedback for the consultation process.



**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



### 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.

**Q4** How important is it to improve the flow of traffic at the London End Roundabout?

**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?

**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 Beer Green Station**  
Beer Green station is half a mile from the Site, and Core Strategy Policy CP14 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 Woodhead 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.








### 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 at 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 accessible 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 including 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 rented 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.

impacts upon education, health care, infrastructure and transportation. Mitigation may take the form of financial contributions.

As part of ensuring that the development is sustainable, consideration will be given to enabling other community focused opportunities. Such provision will need to be assessed as part of a full development viability appraisal, which will take into account the availability of funds from the development of this site. It is important therefore that the Development Brief assesses the priority of the provision of other community benefits.

**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 is proposed 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.



Burnham Beeches

The Development Brief will be subject to a Sustainability Appraisal (SAA/SEA), 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.



wiltonparkfuture.com



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.

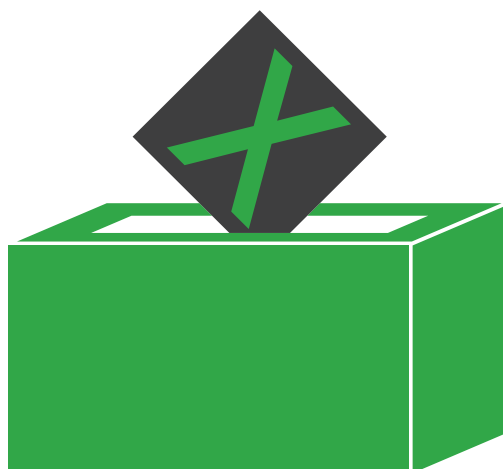
Thank you for taking the time to fill out our questionnaire. Please either pass to a member of the team at the exhibition or send back via FREEPOST to:

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*

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*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.**



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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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**HardHat**