



Wilton Park Development Brief

Supplementary Planning Document

Post Consultation Draft, March 2015



South Bucks
District Council



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

Foreword

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

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

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

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

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

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

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1.0 Introduction




Plan 1.1 : Wilton Park Opportunity Site - Location Plan

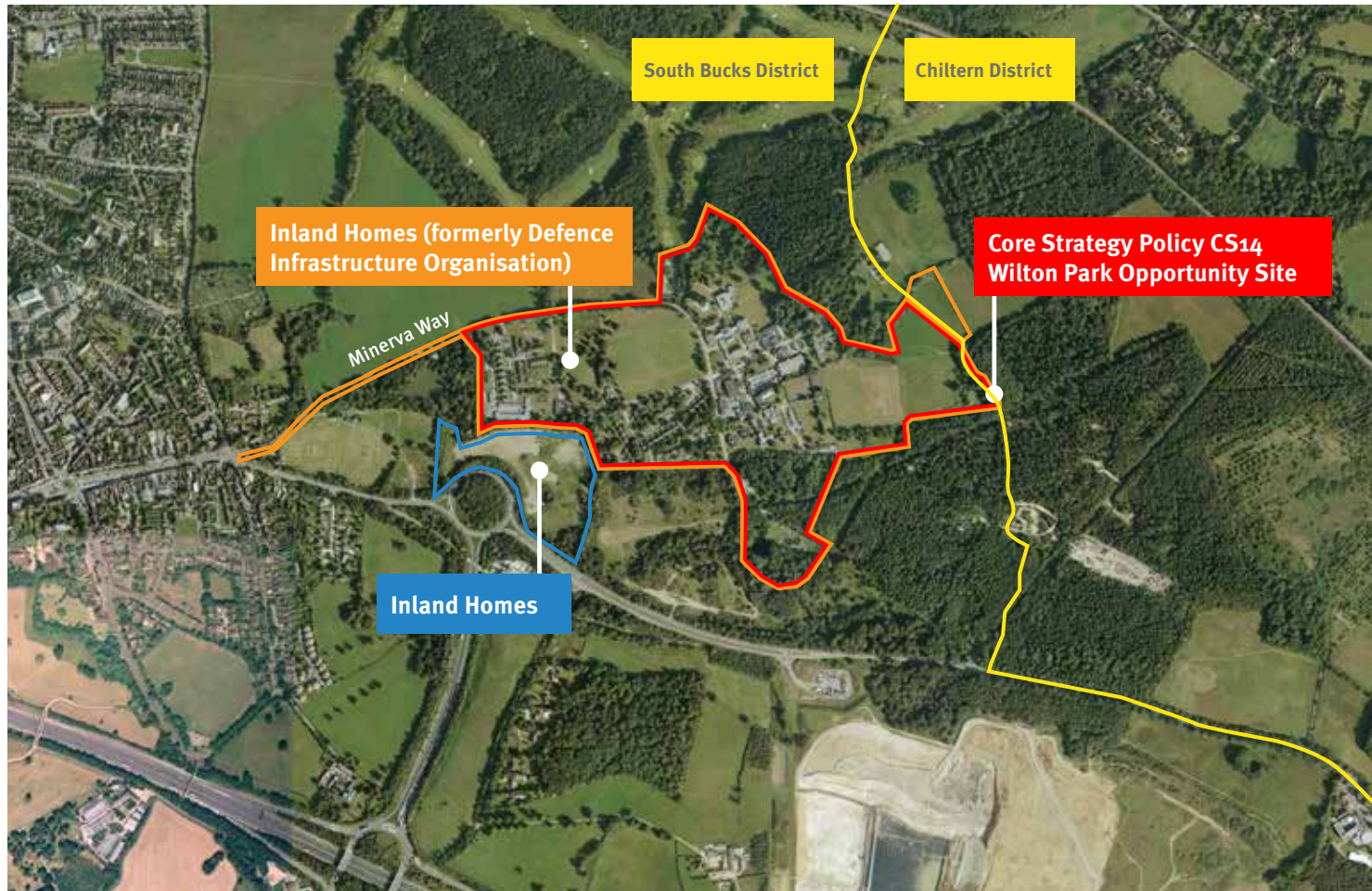
1.1 South Bucks District Council adopted its Core Strategy on the 22nd February 2011. Core Policy 14 of the Core Strategy identifies an opportunity for the comprehensive redevelopment of 37.5 hectares of land at Wilton Park, just to the east of Beaconsfield. The location of the Wilton Park Opportunity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

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

KEY

Core Policy 14 Wilton Park Opportunity Site 

1.0 Introduction



Plan 1.2 : Aerial View Showing Wilton Park Opportunity Site

- 1.3** Wilton Park is designated as a Major Developed Site (MDS) in the Green Belt. Core Policy 14 requires comprehensive redevelopment to deliver a high quality mix of residential and employment uses, community facilities, open space and recreation facilities. The Core Strategy also requires that other necessary infrastructure is put in place, including a new vehicle access off the Pyebush Roundabout (or an alternative appropriate access).
- 1.4** A slightly larger area of land than the MDS was formerly owned and occupied by the MOD. The MOD ownership included Minerva Way and a small area of land within Chiltern District. The land within Chiltern District is Green Belt. This SPD only relates to the redevelopment of the land located entirely within South Bucks District (**Plan 1.2**).

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

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

Purpose and status of this Supplementary Development Document

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

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

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

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

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

1.0 Introduction

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

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

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

Consultation and Timescale

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

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

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

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

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

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

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

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

Format of this Supplementary Planning Document

1.17 The format of the SPD is as follows:

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

2.0 The Site and its Surroundings

Wilton Park

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

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



Housing for armed service families

History of Wilton Park

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



Wilton Park 'White House'

2.0 Site Context and Setting

Existing Buildings and Uses

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

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

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

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

Non-Secure Area (outside the security fence):

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

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



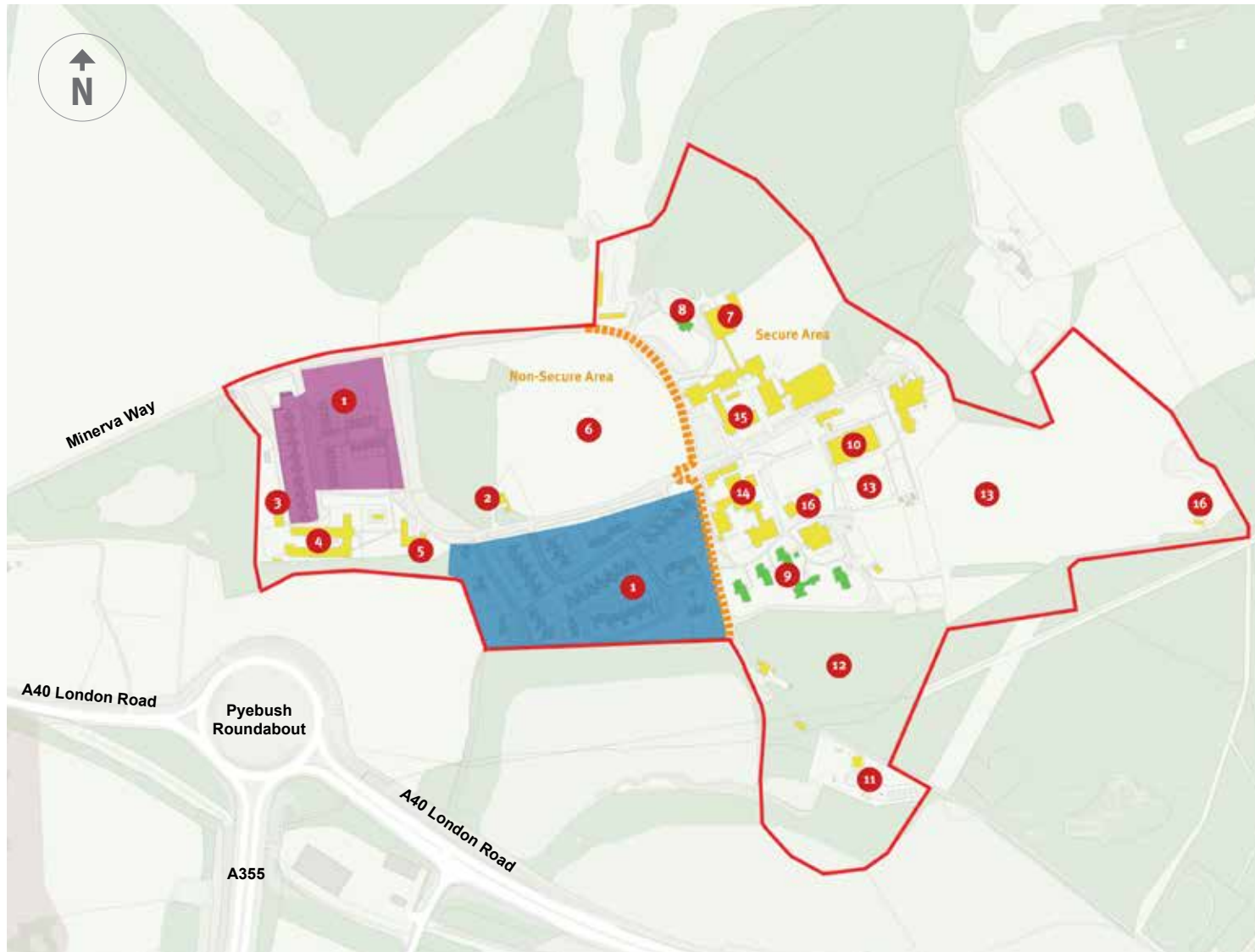
Existing Services Family Accommodation



Sports Pitches (Central Green)



Tower and Officers Mess



KEY

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

Non-Secure Area

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

Secure Area (inside the security fence)

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

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

2.0 Site Context and Setting

Secure Area (inside the security fence):

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



Tower Block



Bunker



Woodland Along South Western Boundary



Language School



Language School and Tower Block



Aerial view of Wilton Park Opportunity Site

2.0 Site Context and Setting

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

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

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

Notes:

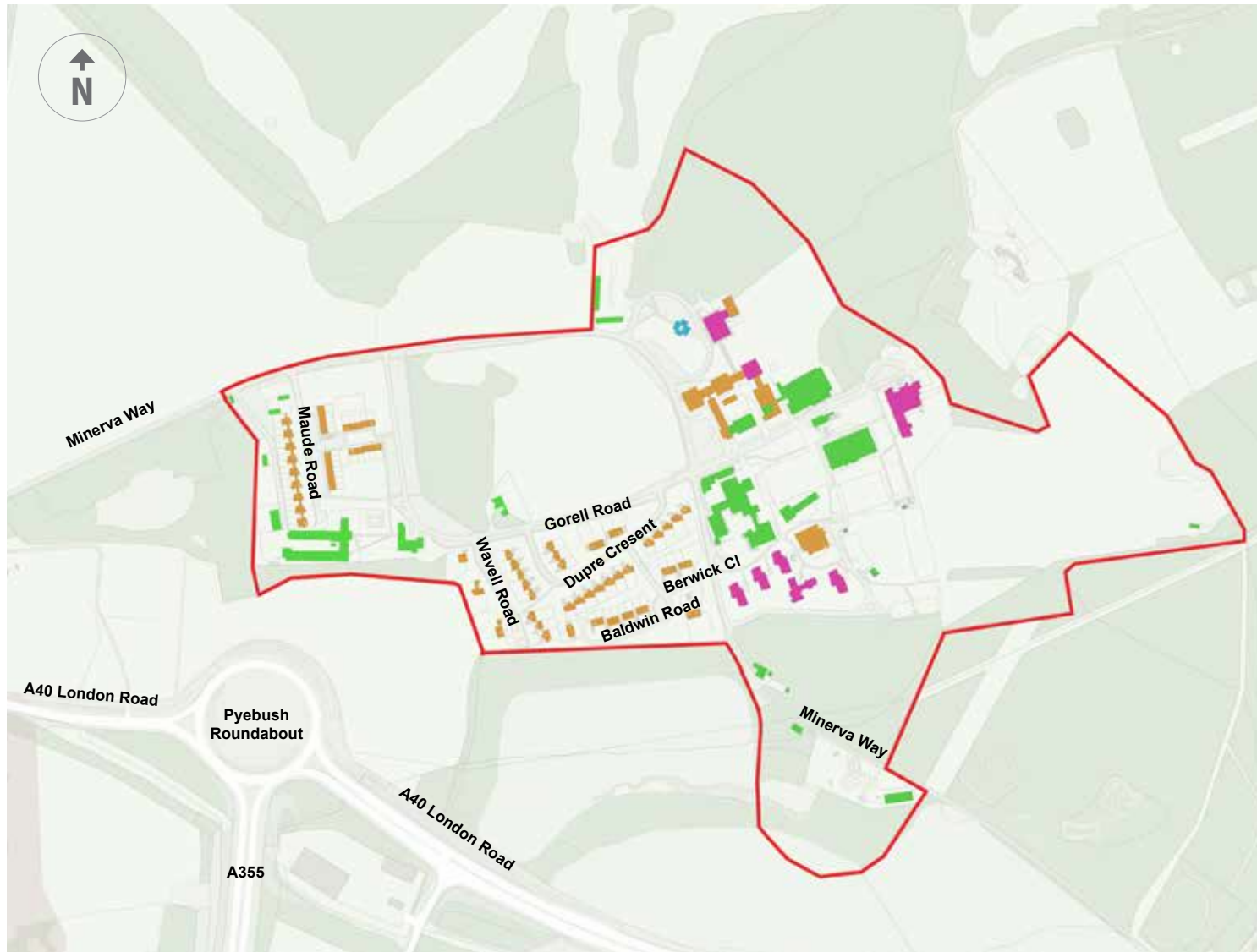
GEA – Gross External Area

General Amenity Space -

Public areas of landscaping – including parkland, sports pitches, landscaping between buildings, and structural landscaping

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





KEY

Core Policy 14 Wilton Park Opportunity Site



Building Heights

1 Storey



2 Storey



3 Storey

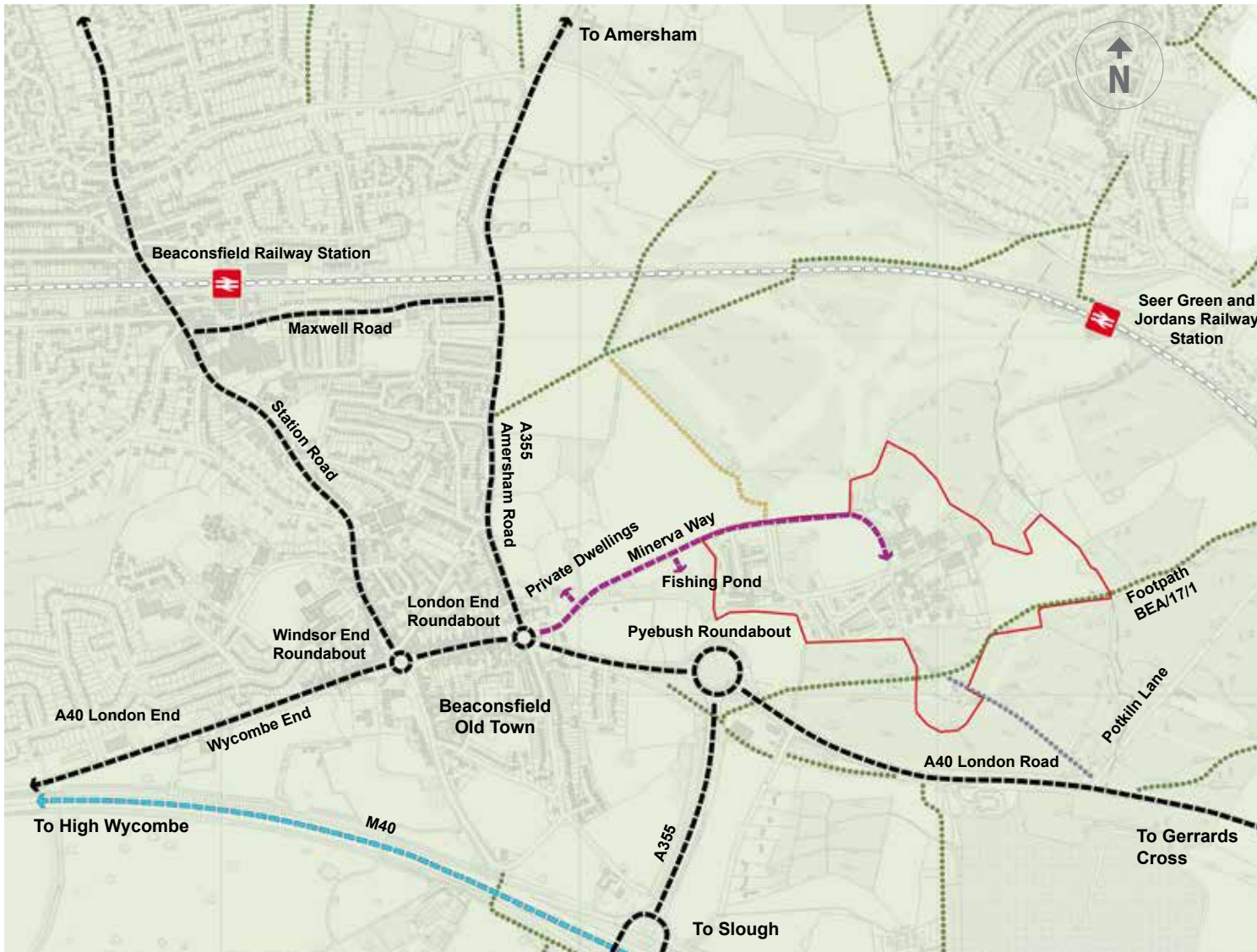


16 Storey



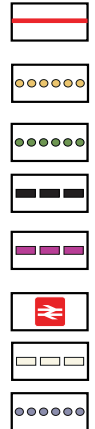
Plan 2.2 : Wilton Park Opportunity Site - Existing Building Heights

2.0 Site Context and Setting



KEY

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



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

Access

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

Roads and Car Parking

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

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

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

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

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

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

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

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

2.0 Site Context and Setting

Public Transport

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

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

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

Pedestrian and Cycle Connections

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



Traffic congestion at London End roundabout

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

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

Landscape Context and Character

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

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

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

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

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

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

Ecology

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

Trees and Woodland

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

2.0 Site Context and Setting

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

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

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

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

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

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

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



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

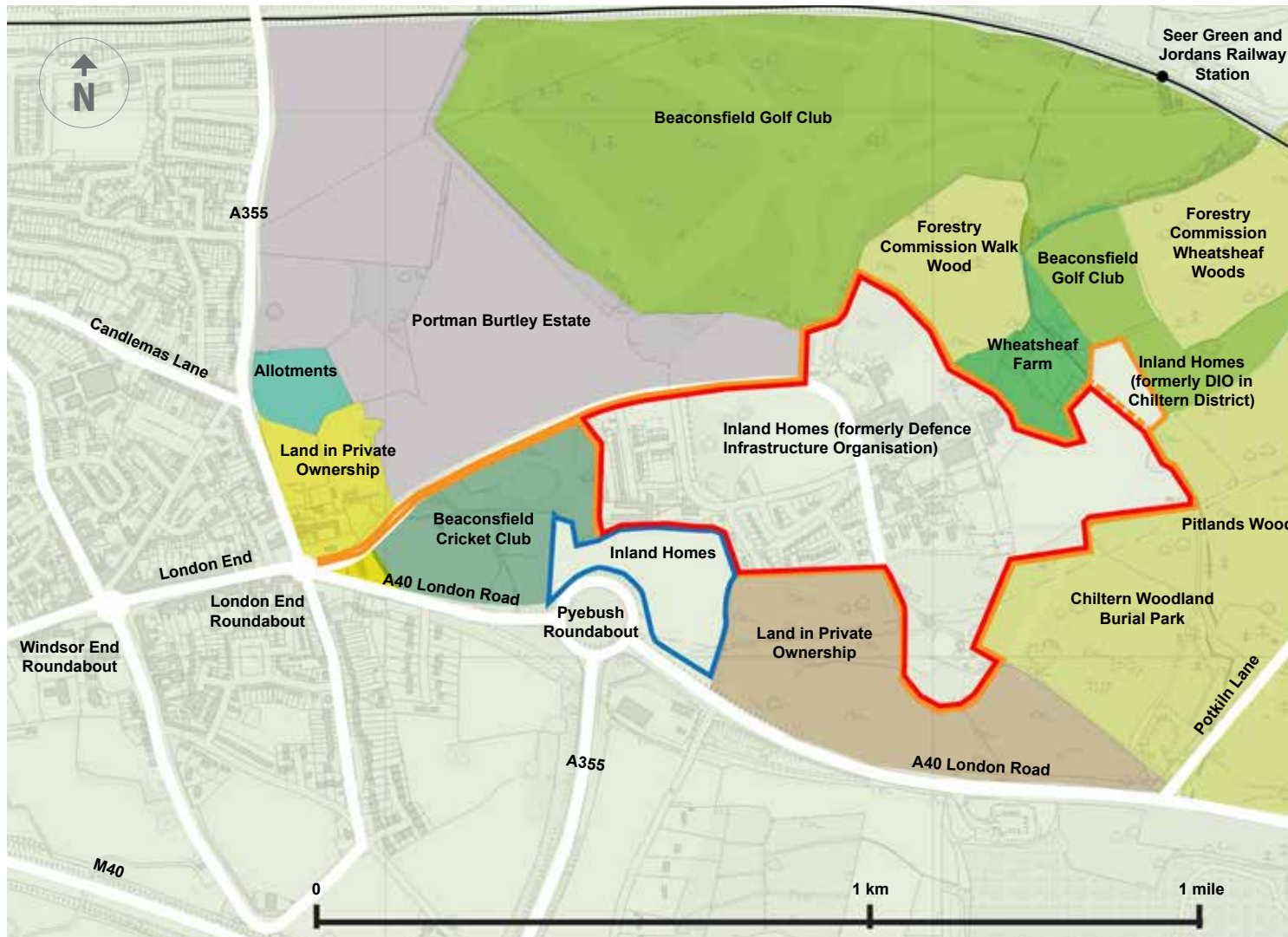
2.0 Site Context and Setting

Historic Environment

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

Surrounding Land Ownership

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



KEY

Core Policy 14 Wilton Park Opportunity Site



Former DIO land now owned by Inland Homes



Plan 2.5 : Wilton Park Opportunity Site - Land Ownership

3.0 Planning Policy Overview

National Planning Policy

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

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

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

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

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

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

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

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

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

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

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

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

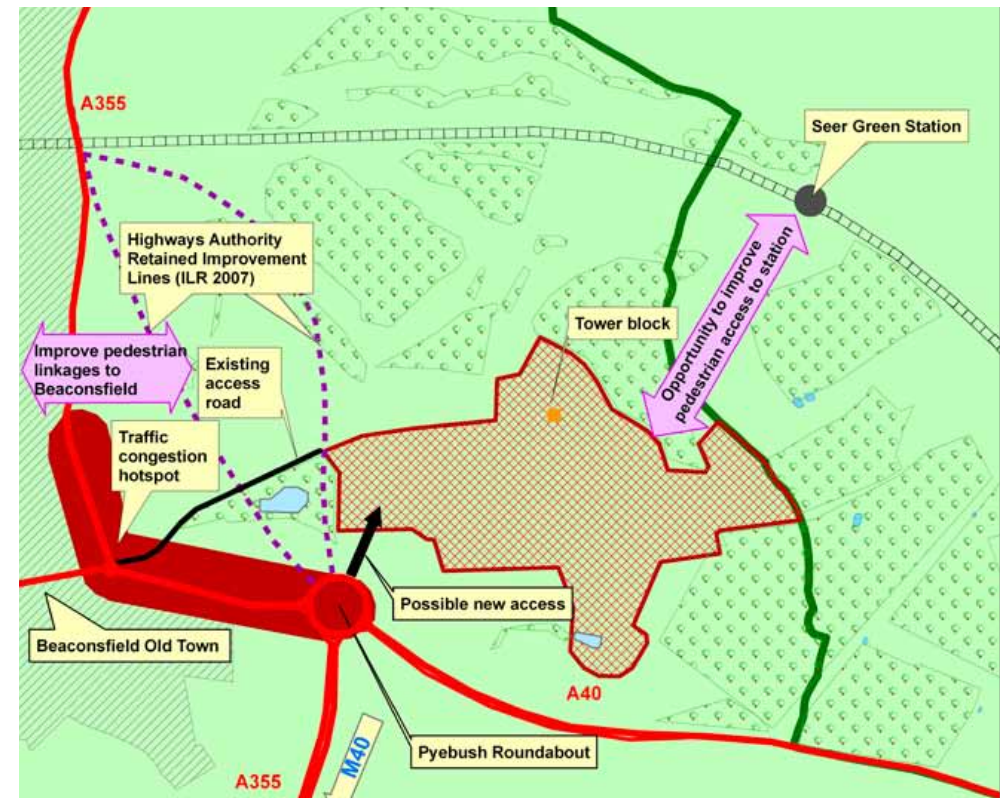
conformity, despite being adopted and prepared some time ago.

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

Local Planning Policy

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

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



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

3.0 Planning Policy Overview

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

Core Policy 14

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

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

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

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

Core Policy 14: Wilton Park (Opportunity Site)

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

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

- See the tower block demolished.

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

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

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

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

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

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

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

Land Use – Residential

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

3.0 Planning Policy Overview

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

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

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

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

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

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

Land Use – Employment

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

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

Green Belt

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

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

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

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

Local Infrastructure

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

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

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

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

3.0 Planning Policy Overview

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

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

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

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

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

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

Parking Standards

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

Residential use:

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

Residential institutions:

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

Retail use:

- 1 space per 30 sq.m gross floor area

Nursery

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

B1 Business

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

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

Sustainability

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

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

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

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

Open Space and Natural Environment

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

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

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

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

3.0 Planning Policy Overview

Conservation and Heritage

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

Design and Setting

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

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

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

Residential Design Guide Supplementary Planning Document

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

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

Local Transport Plan

- 3.44** Buckinghamshire County Council’s Local Transport Plan 2011-2016 (LTP3) describes the transport challenges facing the County, the LTP3 objectives and the strategy to deliver them. LTP3 recognises the need for a joined-up, holistic transport strategy to successfully manage congestion, reduce out-commuting, improve connectivity and support regeneration.
- 3.45** The LTP approach to achieving these objectives is through TRIM (Transfer, Reroute, Intercept and Manage). In practice, this means:
1. Transferring journeys from the car to walking, cycling, bus and rail.
 2. Re-routing cross-town journeys using inappropriate residential roads on to appropriate distributor roads.
- 3.46** The LTP Urban Strategy for Beaconsfield identifies three key priorities within the local area strategy, which are to:
1. Manage the challenge of residential and employment growth.
 2. Manage congestion hotspots in the town – notably the A40 and A355.
 3. Review parking problems in Beaconsfield.
3. Intercepting longer distance journeys with public transport services, including park and ride, supported by journey information and signage.
4. Managing the transport network to improve journey time, reliability and network resilience and to accommodate growth.

3.0 Planning Policy Overview

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

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

4.0 Consultation Process and Feedback

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

4.2 The programme of engagement set out below accords with the requirements of the 2012 Local Planning Regulations¹, and the requirements of the South Bucks Statement of Community Involvement.

Pre-Exhibition Stakeholder Engagement

4.3 From late 2012 through to early 2013, a range of local stakeholders (including local community and interest groups²) were contacted for their views and ideas on the Wilton Park Opportunity Site. Meetings were held with the majority of them. The aim of

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

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

¹ Regulation 12 (a) Town and Country Planning (Local Planning) (England) Regulations 2012.

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



Example Exhibition Boards

Public Exhibition

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

7. A dedicated website (www.wiltonparkfuture.com) 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.
9. A dedicated Housing Hotline was set up by Inland Homes plc to deal with enquiries from residents.

4.6 The exhibition was held in the school hall of The Beaconsfield School, in the Old Town. It was open between the following times:

- Thursday 14 March:
16:30 – 21.00
- Saturday 16 March:
10:00 – 16.00

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

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

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



The Public Exhibition

4.0 Consultation Process and Feedback

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

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

Feedback

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

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

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

4.12 The analysis of the returned questionnaires revealed that:

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

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

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

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

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

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

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

Formal public consultation process

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

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

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

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

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

4.16 Further information is included in the Consultation Statement Update published alongside this SPD.

Responses

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

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

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

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

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

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

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

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

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

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

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

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

Equalities Impact Assessment Screening report

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

HRA Screening Assessment for Burnham Beeches Special Area of Conservation

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

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

Sustainability Appraisal report

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

5.0 Constraints and Opportunities

Introduction

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

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

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

Constraints

Green Belt

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

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

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

Poor Connections

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

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

5.0 Constraints and Opportunities



KEY

Core Policy 14
Wilton Park Opportunity Site



Buildings to be retained



Minerva Way:
Not suitable for private
vehicle access
Constrained for two-way
bus access



Ecological habitat areas



Ancient semi-natural woodland



Example 15 metre buffer to
ancient semi-natural woodland



Ponds



Category A tree(s)



Category B tree(s)



Potential localised
contamination:
1. former rubbish tip
2. bunker
3. incinerator
4. rifle range



Waste water treatment works



Woodland Tree Preservation
Order (TPO)



Plan 5.1 : Wilton Park Opportunity Site - Constraints

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

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

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

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

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

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

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

5.0 Constraints and Opportunities

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

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

Surrounding Land Ownership

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

SFA Housing

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

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

Historic Environment

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

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

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

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

Drainage

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

Land Contamination

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

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

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

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

Biodiversity

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

5.24 The key findings of the ecological surveys were:

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

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

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

5.0 Constraints and Opportunities

Trees and Woodland

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

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

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

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

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

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

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

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

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

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

Chilterns AONB

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

Beaconsfield Old Town Conservation Area

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

Opportunities

Environmental enhancements and a sense of a place

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

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

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

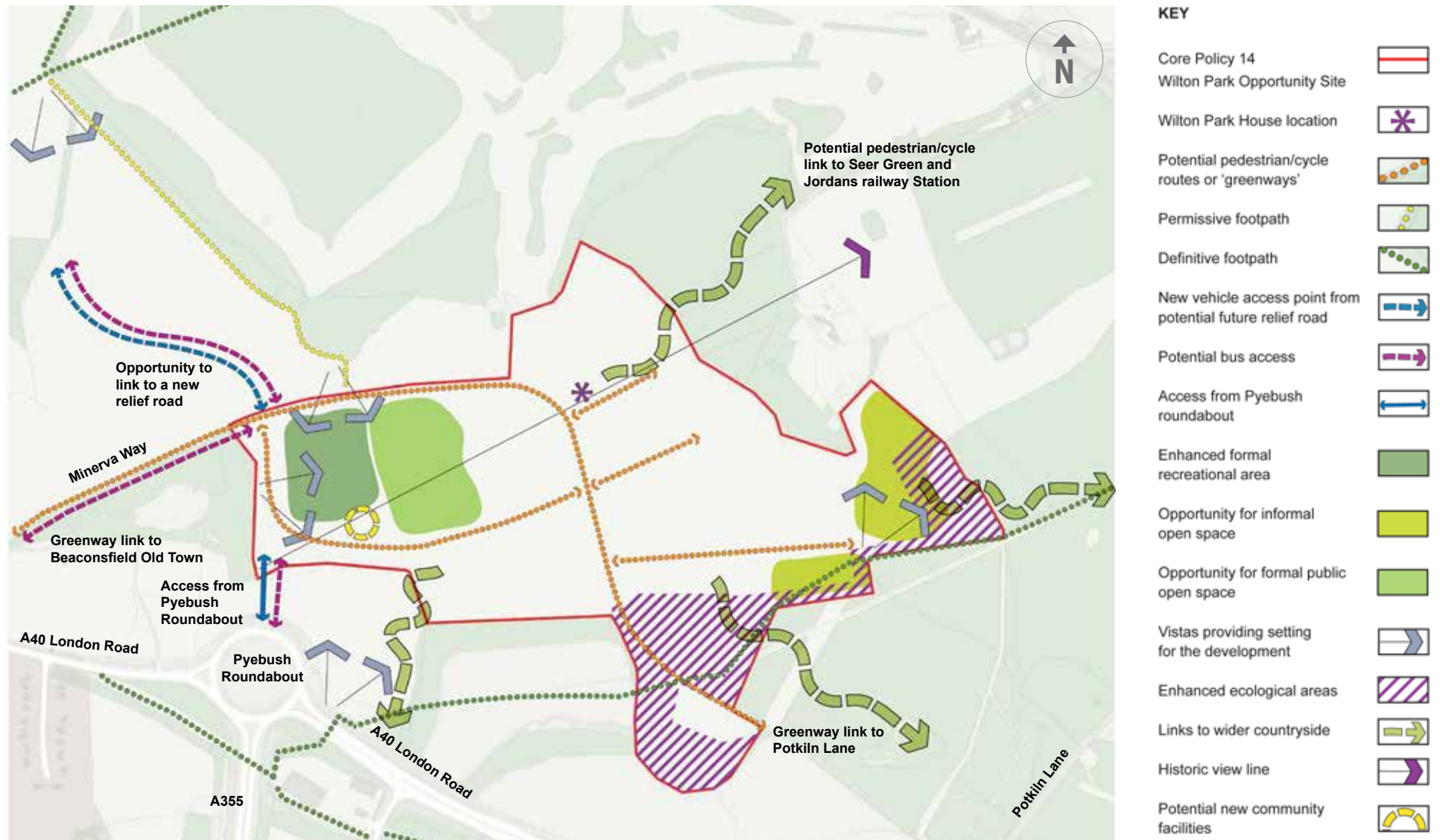
Recreational use of woodland should generally be directed towards the non-ancient woodland.

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

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

New Homes

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



Plan 5.2: Wilton Park Opportunity Site - Opportunities

5.0 Constraints and Opportunities

Economic Opportunities

- 5-43** The redevelopment of Wilton Park offers the potential for a range of new economic opportunities in a location with potential for good accessibility by a variety of transport modes. There should be new employment uses providing local jobs, training opportunities such as apprenticeship schemes and – depending on the type of commercial floorspace provided – new services or facilities for Beaconsfield.
- 5-44** Given the site’s characteristics and setting, and that the development will also include new homes, only a specified range of employment uses will be acceptable at Wilton Park.

Improved Vehicle Access and Car Parking

- 5-45** Wilton Park will require a new means of vehicle access; the Core Strategy expects that the access will be off the Pyebush Roundabout. Provision of a new access road into the site from the Pyebush Roundabout provides the opportunity to realise the first stage of an A355 Relief Road between the Pyebush Roundabout and Minerva Way. The access road should be constructed so that it is capable of being extended to form part of a Relief Road but designed in a way that is sensitive to its context to facilitate safe and convenient access between Beaconsfield and Wilton Park for pedestrians and cyclists, as well as local vehicle access to Wilton Park.

- 5-46** Minerva Way could potentially be retained as a one-way route for bus services and as secondary access to Wilton Park for emergency vehicles only. Minerva Way will not be acceptable for general vehicle access.

- 5-47** Consideration could be given to providing car parking spaces to help relieve parking issues elsewhere in Beaconsfield, as part of a comprehensive car parking management plan.

Public Transport Connections

- 5-48** It is important that the new development at Wilton Park is sustainable. This means that it must be accessible by bus with good links to nearby rail services at Beaconsfield and Gerrards Cross Stations. A two-way bus connection for new residents at Wilton Park will improve accessibility to a range of local services and facilities,

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

- 5-49** There will be an opportunity to bring some of the existing bus services into the heart of Wilton Park, either via Minerva Way (one-way), from an A355 Relief Road (by changing the routing of existing services, helping to improve journey time and reliability of these services) or off the Pyebush Roundabout via a short diversion of 400 metres (or an additional 45 seconds). The strategy should be to provide convenient and accessible bus stop locations in order to minimise walking distances to the stops and to serve the site with frequent

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

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

Improved Access for Pedestrians and Cyclists

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

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

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

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

Broadband

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

5.0 Constraints and Opportunities

Improved Access to Sports, Recreation and Open Space

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

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

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

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

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

A New Community Facility

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

6.0 Achieving Sustainable Development

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

6.0 Achieving Sustainable Development

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

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

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

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

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

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

Green Belt

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

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

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

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

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

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

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

Land Uses

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

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

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

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

Housing

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

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

6.0 Achieving Sustainable Development

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

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

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

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

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

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

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

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

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

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

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

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

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

Employment Uses

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

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

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

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

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

Community Uses

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

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

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

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

6.0 Achieving Sustainable Development

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

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

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

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

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

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

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

Open Spaces, Landscaping and Biodiversity

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

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

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

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

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

Formal Playing Pitches

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

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

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

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Recreation Areas

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

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

residents and for existing Beaconsfield residents

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

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

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

Local Park

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

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

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

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

Informal Recreation Areas

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

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

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

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

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

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

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

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

Access and Movement

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

6.0 Achieving Sustainable Development

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

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

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

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

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

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

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

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

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

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

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

6.53 Vehicles will not be allowed to access the site using the grassed track that connects with Potkiln Lane.

6.54 Road designs will be based on the principles of integration rather than segregation with pedestrians and cyclists at the top of a road user hierarchy. Vehicle speeds should be slow and steady to encourage safe and sustainable journeys for pedestrians and cyclists. Internal residential roads should be designed in accordance with Home Zone principles and should contribute to high quality spaces and the creation of pleasant places in which to reside.

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

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

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

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

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

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

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

Development Layout

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

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

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

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

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

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

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

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

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

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

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

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

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Plan 6.1 : Wilton Park Opportunity Site - Character Areas



Plan 6.2 : Wilton Park Opportunity Site - Indicative Masterplan

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

6.72 Overall, the development principles described above, subject to detailed design proposals, could provide:

- Development site area: 37.5 hectares
- Landscape and publicly accessible open space: at least 17 hectares
- Development areas: 14 hectares
- Infrastructure, boundary treatment and access road: 7 hectares.

The overall indicative masterplan is shown on [Plan 6.2](#).

Appearance

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

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

Sustainable Design

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

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

Principle 1 - Sustainability Standards

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

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

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

- New homes will be expected to meet the latest sustainability standards set out in the Code for Sustainable Homes and reflected in Building Regulations. As a minimum, new residential development should meet the more demanding of either the progressive mandatory requirements for CO₂ reduction and water efficiency within the Code or the requirements of Core Strategy Policies 12 and 13.

Principle 2 - Energy and Climate Change Mitigation

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

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

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

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

Principle 3 - Climate Change Adaption and Drainage

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

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

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

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

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

Principle 4 – Sustainable Waste Management

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

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

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

Principle 5 - Sustainable Materials

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

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

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

Principle 6 - Pollution Control

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

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

Principle 7 - Liveability and Lifetime Homes

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

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

7.0 Delivery

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

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

Phasing

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

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

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

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

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

Infrastructure

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

7.0 Phasing and Delivery

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

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

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

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

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

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

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

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

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

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

7.12 To enable use of products and services that need high broadband speeds, and to make the most of future advances in broadband technology, the community hub, homes and businesses within the new development should, as far as possible, have fibre optic cabling installed.

7.13 It is anticipated that the infrastructure to support and to mitigate the impacts of the new development will either form part of an outline planning application, or will be submitted alongside as part of separate but linked planning applications. In assessing economic viability the Council will give limited weight to the

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

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

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

Management of Formal and Informal Recreation and Community Facilities

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

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

Sustainable Urban Drainage Systems

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

Planning Applications

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Issue Raised	Response in Draft Supplementary Planning Document	Document Reference
Parkland and informal public space should be dispersed throughout the site	<p>The new development will incorporate open-air sports pitches, a local park, two additional large areas for informal recreation, smaller areas for children’s play, woodland and ecology areas. The spaces will be linked by green corridors that connect the main areas of development and open space and provide linkages to the surrounding countryside. The areas of open space will be dispersed across the site, with the local park and the sports pitches located towards the western boundary of the site, within easy walking and cycling distance of Beaconsfield.</p> <p>The developer will have to put in place mechanisms to secure the long-term management and maintenance of the open space.</p>	6.31-6.45 & 7.15-7.16
Need for additional school places	<p>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.</p>	7.8-7.10
Need for additional health care facilities	<p>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.</p>	6.27 & 7.11

Appendix 2: Background Documents

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

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

Buckinghamshire County Council, *Green Infrastructure Strategy*, 2009

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

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

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

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

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

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

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

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

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

Footprint Ecology, *Burnham Beeches Visitor Survey*, 2014

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

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

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

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

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

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

South Bucks District Council, *Core Strategy*, 2011

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

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

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

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

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

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

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

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

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

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

