



**DEMOCRATIC AND ELECTORAL SERVICES**

Dealt with by:	Democratic Services	Switchboard:	01895 837200
Your Ref:		Fax:	01895 837277
My Ref:		e-mail:	democraticservices@southbucks.gov.uk
Date:	9 December 2013	Direct Line:	01895 837225/837227

Dear Councillor

**SUSTAINABLE DEVELOPMENT POLICY ADVISORY GROUP - BACKGROUND PAPERS**

The next meeting of the Sustainable Development Policy Advisory Group will be held as follows:

**DATE: TUESDAY, 17TH DECEMBER, 2013**  
**TIME: 6.00 PM**  
**VENUE: ROOM 6, CAPSWOOD, OXFORD ROAD, DENHAM**

**Please note that this meeting is not open to the public**

Yours faithfully

Jim Burness

**Director of Resources**

To: The Sustainable Development Policy Advisory Group

Mr Reed  
Mr Bagge  
Mr Denyer  
Mr D Dhillon  
Mr Egleton  
Mr Lidgate  
Mr Samson  
The Earl of Stockton



## Declarations of Interest

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

## **BACKGROUND PAPERS**

(Pages)

### **4. Wilton Park Development Brief Supplementary Planning Document: Draft for Public Consultation**

To consider report of the Director of Services.

*Background Paper - Equalities Impact Assessment Screening Report (November 2013)* (1 - 6)

*Background Paper - Habitat Regulations Assessment Screening Report (November 2013)* (7 - 30)

*Background Paper - Public Consultation Statement (December 2013)* (31 - 124)

*Background Paper - Sustainability Appraisal Report (November 2013)* (125 - 200)

The next meeting is due to take place on Wednesday, 22 January 2014

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## Equalities Impact Assessment Screening Report by South Bucks District Council

Produced in support of the

**Wilton Park Development Brief Supplementary Planning Document,  
Consultation Draft**

**November 2013**

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### 1.0 Introduction

1.1 The Equality Act 2010 places a legal duty on local authorities to ensure that service users are treated fairly. The law protects people from discrimination on the basis of certain characteristics, known as 'protected characteristics'. There are eight protected characteristics of people who use services. These are: disability, gender, gender reassignment, pregnancy and maternity, race, religion or belief, sexual orientation and age.

1.2 Discrimination includes: treating a person worse than someone else because of a protected characteristic (known as 'direct discrimination'); putting in place a rule or a way of doing things that has a worse impact on someone with a protected characteristic than someone without one, when this cannot be objectively justified ('indirect discrimination'); treating a disabled person unfavourably because of something connected with their disability when this cannot be justified ('discrimination arising from disability'); and, failing to make reasonable adjustments for disabled people.

1.3 The purpose of this Equalities Impact Assessment is to determine whether the proposals in the draft Wilton Park Development Brief Supplementary Planning document (SPD) have the potential for discrimination or an adverse impact on a particular group and to assess whether the needs of such groups have been taken into account as the document has been prepared.

### 2.0 What is the policy that is being addressed and what is its purpose?

2.1 The purpose of SPDs is to expand on policies in existing Development Plan Documents (DPDs). This SPD provides advice on how the Council's Core Strategy policy on the Wilton Park Opportunity Site (Core Policy 14) will be implemented through the planning process. The Development Brief acts as a 'stepping stone' between the broad policy framework established in the Core Strategy and the detailed work that will need to be undertaken in support of future planning applications.

2.2 Core Policy 14 identifies Wilton Park as an Opportunity Site and requires that any redevelopment proposals should be comprehensive, delivering a high quality mix of residential and employment development, community facilities and open space.

- 2.3 Core Policy 14 was subject to an Equalities Impact Screening Assessment which is available to view on the Council's web site:  
[www.southbucks.gov.uk/.../c/cd110\\_equalities\\_impact\\_assessment.pdf](http://www.southbucks.gov.uk/.../c/cd110_equalities_impact_assessment.pdf)
- 2.4 The SPD provides guidance on the development and design principles for the Wilton Park Opportunity Site. This includes guidance on the overall scale of development; Green Belt issues; the structure and layout of development; linkages, access and movement; landscaping, setting and biodiversity; provision of open space, sport and recreation facilities; land uses, affordable housing provision and community uses; and sustainability.
- 3.0 **Information on different groups: what information is there about the experiences or needs of different groups?**
- 3.1 The South Bucks Core Strategy was subject to a series of public and stakeholder consultation events. Further details can be found in the Core Strategy Statement of Consultation available on the Council's web site. The Council's consultee database for planning policy documents includes a number of stakeholders representing equality groups. These stakeholders will be formally consulted during the preparation of this SPD.
- 3.2 An important part of the comprehensive redevelopment of the Wilton Park site will be new housing development. The housing needs of different groups living in South Bucks are set out in the Buckinghamshire Strategic Housing Market Assessment (SHMA). The figures in the report are a snapshot at a point in time (2008, but based on earlier data sets). Although indicative only, the figures do provide some information on the needs of particular groups. In addition, in 2004 a study into the housing needs of Black and Minority Ethnic (BME) groups was carried out for Chiltern and South Bucks Councils.
- Race**
- 3.3 The 2011 Census shows that in South Bucks around 15.7% of the population comprises non-White (British/Irish) population. The largest ethnic minority group is Asian, comprising approximately 11.3% of the population. Mixed ethnic groups make up about 2.4% of the population and Black / African / Caribbean / Black British make up a further 1.1%.
- 3.4 The SHMA includes some broad information about the household characteristics of the BME populations across Buckinghamshire as a whole. BME households show some distinctive characteristics compared with other households. They are less likely to contain only people of pensionable age and more likely to have dependent children, particularly in Asian households. White and Asian households are more likely to be owner-occupiers, and black and mixed households are most likely to be in the social rented sector. BME groups are more likely to be over-crowded than White households and have associated high levels of desire to move home. The 2004 study included a series of recommendations. These included expanding the supply of housing association homes, particularly larger properties.

**Age**

- 3.5 It is likely that there will be significant changes in the demographic make-up of the District over the period to 2026. The 2011 Census shows that compared with the national average, the South Bucks population is already older. 12,951 (19.3%) of the population is aged 65 plus; 6,400 (9.5%) of the population is aged 75 plus. 690 residents (1%) were aged 90 or over.
- 3.6 In England as a whole, 16.4% of the population is aged 65 plus, 7.8% of the population is aged 75 plus and 0.8% of the population is aged 90 or over. Fewer South Bucks residents are in their 20s and 30s (21.1%) compared to the average for England as a whole (27%).
- 3.7 By 2026 the District is likely to see significant percentage increases in those aged over 65 and over 80. Older people are able to live in their own homes for longer if homes are flexible and adaptable, though there will still be a need for some specialist accommodation for older people. Single pensioners are relatively concentrated in the social rented sector.

**Disability**

- 3.8 The 2011 Census shows that 9,300 people in the District (13.9% of the population) have a long-term health problem or disability which limits their day-to-day activities.
- 3.9 The SHMA includes Buckinghamshire-wide information on people with a limiting long-term illness. The data shows that such people are more likely than the rest of the population to live in social rented accommodation and more likely to live in accommodation that does not have access at ground floor level.
- 3.10 The South Bucks District Council Open Space, Sports and Recreational Facilities Strategy (May 2008) includes commentary on the needs of those with disabilities. 5% of the respondents to the existing local needs assessment were disabled. Respondents highlighted the need for general enhancements to access, particularly in terms of wheelchair access through impassable gates, increased disabled parking and more appropriate path surfacing.

**Gender**

- 3.11 The 2011 Census shows the total population of South Bucks to be 66,900. 32,400 (48.5%) of the population is male and 34,400 (51.5%) of the population is female. This is a slightly higher proportion of females compared to the national average. The figures for England are 49.2% (male) and 50.8% (female) respectively. 57% of the South Bucks residents aged over 65 are female and 61% of those aged over 75 are female. 500 of the 700 South Bucks residents aged over 90 are female.
- 4.0 **Policy Impact: What does the evidence say about the impact or potential impacts of the policy on different groups with protected characteristics?**
- 4.1 In 2010 the District Council conducted an Equalities Impact screening assessment for Core Strategy Policy 14 using the Council's 2009 Equalities Impact Guidance. The screening concluded that there were no negative impacts on race, ethnic origin, gender, disability, faith, sexuality, age or deprivation. The impacts were judged to be neutral in respect of race, ethnic origin, gender, disability, faith, sexuality and age.

Because affordable housing would need to be provided as part of the development for those who cannot afford to meet their own needs through the housing market, impacts on deprivation were considered to be positive.

### **Race**

- 4.2 People will generally be affected by the SPD independently of their ethnicity.
- 4.3 There may be a slight positive impact in terms of race because some BME households are more likely to live in the social rented sector and are more likely to be over-crowded. The Development Brief supports Core Policy 3 (Affordable Housing) by requiring on-site affordable housing provision.

### **Age**

- 4.4 The Development Brief, in line with Core Policy 2 (Housing Type and Size) and Core Policy 3 (Affordable Housing) seeks the delivery of on-site affordable housing. These homes will address the needs of people as they age and their circumstances change. A proportion of the new homes (both market and affordable) should be designed to the Lifetime Homes standard. The affordable homes will provide accommodation for young families and single parent households.
- 4.5 The Development Brief also encourages care home / supported housing provision if the need is identified and the necessary funding can be secured.
- 4.6 The proposed community hub should accommodate uses for all age groups, and particularly younger people including a new Air Training Corps building and a new nursery for pre-school children. Replacement of the existing ATC and nursery will have a neutral effect in terms of younger people.
- 4.7 There is therefore likely to be a positive impact on the age protected characteristic as a result of the affordable housing provision, Lifetime Homes Standard, and potential care home / supported housing provision.

### **Disability**

- 4.8 The SPD seeks to provide affordable homes which include a proportion of homes that are designed to the Lifetime Homes standard, ensuring that spaces and features in new homes can readily meet the needs of most people, including those with reduced mobility.
- 4.9 The Development Brief requires access to housing for vulnerable groups such as those with learning disability, mental health and / or physical disability to be considered as a part of the affordable housing provision.
- 4.10 The SPD seeks provision of a network of new footpaths and cycle routes, with areas of managed open space on the Wilton Park site. Ensuring that wherever possible the path surfaces are suitable for wheel chairs and that the areas of open space are generally accessible will have a positive impact on the disability protected characteristic.
- 4.11 In addition, ensuring that new sports and recreational facilities are available to people with reduced mobility will have a positive impact. Building Regulations (Part M – Access to and Use of Buildings) will require provision of access for persons with disabilities to the commercial and community uses.

- 4.12 The impact of the Development Brief on disability is therefore likely to be positive as a result of the Lifetime Homes Standard; provision of suitable affordable housing; access to footpaths, open spaces and recreational facilities; and access to the commercial and community uses.

**Gender reassignment, pregnancy and maternity, religion and belief, gender, sexual orientation**

- 4.13 Re-provision of a children's nursery within the proposed community hub would have a neutral impact with respect to the maternity characteristic.

5.0 **Conclusion**

- 5.1 This Equalities Impact Assessment has examined whether the draft Wilton Park Development Brief SPD is likely to cause an adverse impact or discriminate against a particular group or groups with protected characteristics in South Bucks District.

- 5.2 Overall, the assessment has identified that the SPD is unlikely to result in negative impacts on a particular group or groups. In certain instances there may be positive benefits for a particular group given the affordable housing and Lifetime Homes requirements included in the Development Brief. The Brief also addresses the need for disabled access, with particular reference to the surfacing of the footpaths, access to open space, sports and recreation facilities and commercial and community buildings.

- 5.3 It is not considered that the draft Wilton Park Development Brief SPD is in conflict with any aspect of the Council's duties or wider equality responsibilities. A full Equalities Impact Assessment is therefore not required.

6.0 **Monitoring**

- 6.1 The Council will continue to monitor the effects of the Wilton Park Development Brief SPD to ensure that its implementation does not adversely affect a particular group or groups. It is not anticipated that the Development Brief will have any adverse impacts on the target groups. Should any adverse effects occur, the Council will investigate the reasons and seek to mitigate accordingly.

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Wilton Park,  
Beaconsfield.

**HABITAT  
REGULATIONS  
ASSESSMENT (HRA)  
SCREENING REPORT  
FOR BURNHAM  
BEECHES SPECIAL  
AREA OF  
CONSERVATION**

Prepared by  
ACD  
Ecology

for

**ACD**

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Ecology

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Arboriculture

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Landscape Architecture

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South Bucks District  
Council.

<b>Written By:</b>	DW
<b>Checked By:</b>	DJM
<b>Date:</b>	November 2013
<b>Document File Ref:</b>	INL18385
<b>Revision:</b>	D

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## 1.0 NON-TECHNICAL SUMMARY

- 1.1 A HRA screening exercise has been undertaken to identify potential effects upon Burnham Beeches, a Special Area of Conservation (SAC), which could potentially be caused by the regeneration of land at Wilton Park, Beaconsfield. Wilton Park is designated as an Opportunity Site in the adopted South Bucks Core Strategy.
- 1.2 The draft Supplementary Planning Document is being prepared alongside this Habitats Regulations Assessment screening report. The Sustainability Appraisal has been drafted. The specific details of the planned development (in the form of a planning application) have not come forward.
- 1.3 Based upon the emerging development parameters, it is concluded that the development of Wilton Park is unlikely to generate significant adverse effects.
- 1.4 The Habitat Regulations Assessment for the South Bucks Core Strategy Screening Statement (March 2010) concludes that the Core Strategy (which includes the comprehensive redevelopment of Wilton Park) will not lead to any significant effects on Burnham Beeches SAC or any other European site either alone, or in combination with other plans or projects.
- 1.5 In order to divert potential visitor pressure away from Burnham Beeches, the development of Wilton Park should include walks and open spaces of a high quality. The residual impacts (the impacts after mitigation) are likely to be insignificant.
- 1.6 The proposals for Wilton Park include approximately 17 hectares of parkland, open space, and play areas, all linked to existing woodlands (approximately 8 hectares), which will provide a circular route of approximately 4-5km.

## 2.0 INTRODUCTION, PURPOSE AND CONTEXT

### Introduction

- 2.1 This report addresses the potential impacts upon Burnham Beeches Special Area of Conservation (SAC), or 'European Site', in relation to the proposed redevelopment of the Wilton Park Opportunity Site at Beaconsfield.
- 2.2 When preparing an application for certain plans or projects, developers should consider the potential effects on protected habitats, in particular 'European Sites'.
- 2.3 The UK is bound by the terms of the EC Habitats Directive, the aim of which is to conserve natural habitats and wild species across Europe by establishing a network of sites known as Natura 2000 sites, or 'European Sites'.
- 2.4 European sites include Special Protection Areas, or SPAs, and Special Areas of Conservation, SACs.
- 2.5 It is the responsibility of the Local Authority to assess potential impacts of a plan or project upon a European Site, through a process known as 'Habitat Regulations Assessment', or HRA. It is the responsibility of the developer to provide the necessary information where appropriate.
- 2.6 The HRA consists of several stages, of which one or more may be required, depending upon the findings of the first stage. The first stage is known as the HRA screening report.
- 2.7 Where the findings of the HRA screening report conclude that significant effects are unlikely, a 'finding of no significant effects report' should be produced. Where significant effects are judged likely or there is a lack of information to prove otherwise, an 'appropriate assessment' should be carried out within Stage 2 of the HRA process. This report sets out the findings of the first stage and is known as the HRA screening report.
- 2.8 Under Article 6(3) of the 2010 Habitats Directive (transposed in UK law by the 2010 Habitats Regulations), an 'appropriate assessment' is required when a plan or project is likely to have a significant effect upon a European site, either individually or in combination with other projects.
- 2.9 The stages in HRA are given in Table 1 below.

STAGE	TASK	OUTCOME
<b>Stage 1:</b>  <b>Screening</b>	<b>Description of the plan</b>  <b>Identification of potential effects on European sites</b>  <b>Assessing the effects of European sites</b>	<b>Where effects are unlikely, prepare a 'finding of no significant effects report'.</b>  <b>Where effects judged likely, or lack of information to prove otherwise, proceed to Stage 2.</b>
<b>Stage 2:</b>  <b>Appropriate Assessment</b>	<b>Gather information (plan and European Sites)</b>  <b>Impact prediction</b>  <b>Evaluation of impacts in view of conservation objectives</b>  <b>Where impacts considered to affect qualifying features, identify alternative options</b>  <b>If no alternatives exists, define and evaluate mitigation measures where necessary</b>	<b>Appropriate Assessment report describing the plan, European site baseline conditions, the adverse effects of the plan on the European site, how these effects will be avoided through, firstly, avoidance, and secondly, mitigation including the mechanisms and timescale for these mitigation measures.</b>  <b>If effects remain after all alternatives and mitigation measures have been considered proceed to Stage 3.</b>
<b>Stage 3:</b>  <b>Assessment where no alternatives exist and adverse impacts remain taking into account mitigation</b>	<b>Identify 'imperative reasons of overriding public interest' (IROPI)</b>  <b>Identify potential compensatory measures</b>	<b>This stage should be avoided if at all possible. The test of IROPI and the requirements for compensation are extremely onerous</b>

**Table 1: Stages involved in carrying out a full HRA. Sources:** <sup>1, 2, 3</sup>

2.10 This report deals with Stage 1, the screening process, and deals specifically with the potential impacts from the proposed redevelopment of the Wilton Park Opportunity Site upon Burnham Beeches Special Area of Conservation (SAC).

<sup>1</sup> *Assessment of plans and projects significantly affecting European Sites. Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC.* European Commission Environment DG, November 2001.

<sup>2</sup> *Planning for the Protection of European Sites. Guidance for Regional Spatial Strategies and Local Development Documents.* Department for Communities and Local Government (DCLG), August 2006.

<sup>3</sup> *5 The Appropriate Assessment of Spatial Plans in England. A guide to why, when and how to do it.* RSPB. August 2007.

## 3.0 METHODOLOGY AND CONSULTATION

### Methodology

3.1 The screening stage of the HRA process identifies the likely effects of a plan or project, either alone or in combination with other plans or projects, upon a European site, and considers whether it can be objectively concluded that these effects will not be significant. This assessment comprises four steps:

1. Determining whether the plan or project is directly connected with or necessary to the management of the site;
2. Describing the plan or project and the description and characterisation of other plans or projects that in combination have the potential for having significant effects on the European site/s;
3. Identifying the potential effects on the European site/s; and
4. Assessing the significance of any effects on the European site/s.

3.2 The following sources of information were used to inform the Screening Report:

- City of London Corporation. 2010. *Burnham Beeches NNR & SAC Local Management Plan 2010 – 2020*. City of London Corporation Open Spaces Department, London.
- DEFRA, 2012. *Multi Agency Geographic Information for the Countryside (Magic). Interactive Map*. [online]. Available from: <http://magic.defra.gov.uk/> Accessed 10<sup>th</sup> September 2012.
- Liley, D., Hoskin, R., Fearnley, H., White, J. & Underhill-Day, J. 2012. *Urban Development and Burnham Beeches SAC*. Footprint Ecology, Wareham.
- Natural England, 2012. *Condition of SSSI units for Burnham Beeches SAC* [online]. Available from: <http://www.sssi.naturalengland.org.uk/special/sssi/reportAction.cfm?report=sdrt13&category=S&reference=1000513>. Accessed 7th September 2012.
- UE Associates, 2010. *Habitat Regulations Assessment for the South*

*Bucks Core Strategy Screening Statement* [online]. Available from:  
[http://www.southbucks.gov.uk/includes/documents/cm\\_docs/2010/h/1\\_habitats\\_regulations\\_assessment.pdf](http://www.southbucks.gov.uk/includes/documents/cm_docs/2010/h/1_habitats_regulations_assessment.pdf) Accessed 7<sup>th</sup> September 2012.

- South Bucks District Council, 2011. *South Bucks Local Development Framework. Core Strategy Development Plan Document*. South Bucks District Council, Denham, Bucks.

### **Consultation**

- 3.3 The request for a HRA Screening Report addressing potential impacts upon Burnham Beeches SAC in relation to the regeneration of land at Wilton Park, Beaconsfield, has arisen from a request by South Bucks District Council and Inland Homes PLC.

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## 4.0 NAME AND DESCRIPTION OF PLAN OR PROJECT

- 4.1 South Bucks District Council has identified an opportunity for the redevelopment and regeneration of land at Wilton Park, Beaconsfield.
- 4.2 The site is designated as a Major Developed Site in the Green Belt and identified as an Opportunity Site within the adopted South Bucks Core Strategy under Policy CP14.
- 4.3 The Wilton Park site lies to the east of Beaconsfield Old Town, to the north of the A40. It extends to approximately 40 hectares, about half of which is previously developed land. The site currently accommodates the Ministry of Defence School of Languages, MOD housing and student accommodation, open space, and indoor and outdoor sport and recreation facilities.
- 4.4 The habitats present within the site include woodland, amenity grassland, coarse semi-natural grassland and tall ruderal vegetation.
- 4.5 Figure 1 shows the Wilton Park site.
- 4.6 The proposals are for the comprehensive redevelopment of the site to deliver a high quality mix of residential and employment uses, community facilities and open space.

### Key stages of the project

- 4.7 Hitherto the key stages and timescales of the project are not known. The Development Brief, which must be prepared before any planning application is submitted, is yet to be adopted as a Supplementary Planning Document.
- 4.8 The proposed regeneration at Wilton Park, Beaconsfield will consist of multiple development phases, including the creation of around 300 new dwellings, employment uses, community facilities and associated infrastructure.





Figure 1: Wilton Park site

## 5.0 CHARACTERISTICS OF THE EUROPEAN SITE

### Distance of the project from the European site

- 5.1 The distance (nearest point to nearest point) from the Wilton Park Opportunity Site to the Burnham Beeches SAC is approximately 3km as the crow flies (see Figure 2).
- 5.2 Burnham Beeches SAC is 382.76 hectares in size. Only 200 hectares of the SAC is publicly accessible whilst the remainder of the SAC is private, although public footpaths run through the site.
- 5.3 The primary reasons for the qualification of the site as an SAC are the presence of Annex I habitat Atlantic beech forests with *Ilex* and sometimes also *Taxus* in the shrub layer (*Quercion robori – petraeae* or *Illici-Fagenion*). The SAC is an extensive area of former beech wood-pasture with many old pollards and associated beech *Fagus sylvatica* and oak *Quercus* spp. High forest. It is also one of the richest sites for saproxylic invertebrates in the UK, including 14 Red Data Book species, and over 60 red book data species of plants and animals. It also retains nationally important epiphytic communities, including the moss *Zygodon forsteri*.
- 5.4 There are no other Annex I or Annex II habitats present as a qualifying feature or a primary reason for the selection of the site.

### Details of the baseline conditions of the site

- 5.5 As well as being designated a European Site, Burnham Beeches is also designated as a Site of Special Scientific Interest (SSSI) and National Nature Reserve (NNR). The SSSI boundary covers the same area as the SAC boundary. SSSI designations underpin the European site SAC designation.
- 5.6 Burnham Beeches is divided into four parcels, or 'SSSI Units'. Of the four SSSI units, Units 1, 3 and 4 are assessed as being in 'Favourable' condition, whilst Unit 2 is assessed as being in 'Unfavourable recovering' condition. According to Liley, *et al.* (2012), Unit 2, which accounts for 37.34% of the total area (Natural England, 2012), is in private ownership. The reasons for the 'Unfavourable recovering' condition of Unit 2 are the presence of conifer stands and a lack of regeneration of beech, and thus a gap in the representation of age classes of trees, and some patchiness in ground vegetation.



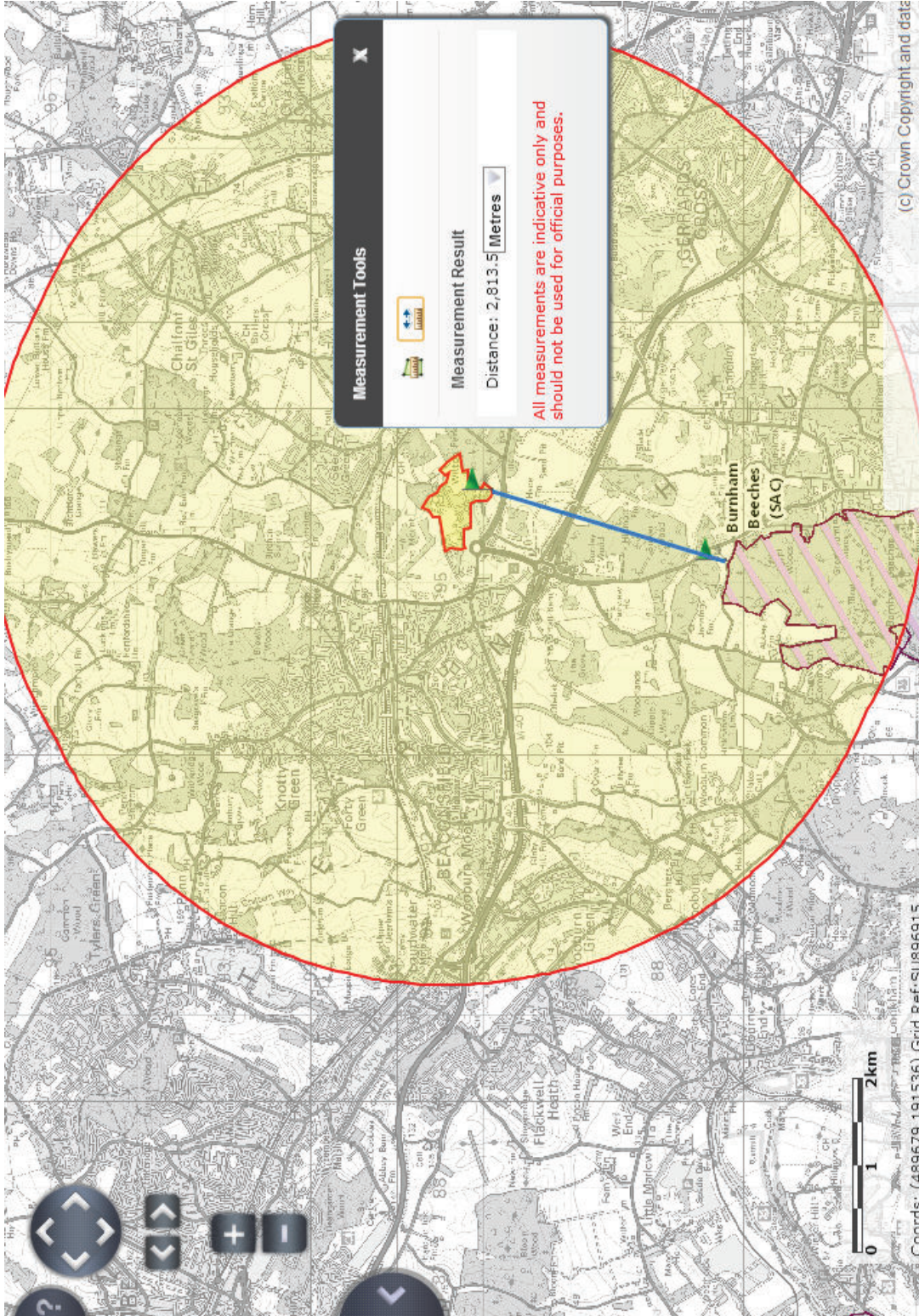


Figure 2: Map showing the distance from the Wilton Park site (centre of map) to Burnham Beches SAC. Source: Magic website.

<http://magic.defra.gov.uk/website/magic/>

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**Potential impacts upon the condition of the site and vulnerability of the qualifying features**

- 5.7 Despite Burnham Beeches SAC being assessed as being in favourable condition, those involved in the management of the site have highlighted concerns (Liley, *et al.* 2012). The reasons for the deterioration include an increased rate of veteran tree loss (probably as a result of a lack of appropriate veteran tree management such as beech pollarding), and indications that the woodland as a whole may be suffering ill health from various causes.
- 5.8 There is also considerable concern at Burnham Beeches in relation to the decline in the number of old and ancient trees, in particular oak, and the specific concerns over the increasing gap between young and ancient trees. Many of the notable and scarce species of invertebrates, mosses, lichens and fungi are dependent on the ancient trees.
- 5.9 Health monitoring of trees is carried out at Burnham Beeches, with staff undertaking detailed surveys of ancient pollards on a 10 year cycle, a less intensive check for management requirements every two years and tree health surveys in both winter and summer (Liley, *et al.* 2012). Members of staff who carry out the health monitoring have noticed that the young trees are showing signs of ill health.
- 5.10 Liley, *et al.* (2012) highlighted the following potential urban development-related impacts to the nature conservation interest of Burnham Beeches:
- Trampling and soil compaction;
  - Climbing of veteran trees;
  - Dog fouling;
  - Disease spread;
  - Disturbance (not particularly relevant to SAC interest features);
  - Introduction/spread of alien species;
  - Litter/fly-tipping;
  - Vandalism;
  - Fire incidence;
  - Reduction in water levels/supply;

- Reduction in air quality;
- Increased fragmentation and isolation of the site; and
- Increase in cats visiting the site (not particularly relevant to SAC interest features).

5.11 It is widely accepted that for SACs designated primarily for their habitats (as opposed to their species; for example Special Protection Areas for important bird assemblages), it is difficult to demonstrate adverse relationships between volumes of housing surrounding SACs and impacts upon them, particularly indirect effects such as disease spread.

### **Visitor management in the site**

5.12 In recent years, various management measures have been put into place in order to limit the impacts from visitors upon the integrity of the site. The following measures have been implemented by the City of London Corporation in recent years:

- Car access has been prevented through the site, including a car-free zone in the Northern part of the site;
- Car parking has been limited on roads around the outside of the site;
- Car parking charges have been implemented during busier periods such as bank holidays;
- Access is limited around vulnerable areas, including particularly vulnerable trees (by installing fencing), and wet mire areas during certain times of the year;
- Leaflets, signage and other information which dictate codes of conduct have been created and are provided to visitors; and
- Less vulnerable areas, such as open grassland, have been allocated to concentrate visitors away from sensitive areas.

### **Visitor survey work and current levels of recreation**

5.13 The publically accessible part of the Burnham Beeches site (owned by the City of London Corporation) has benefitted from robust and detailed visitor information, with two visitor surveys completed in recent years using direct counts of visitors and automated counters (Liley, *et al.* 2012). The current estimates are of 585,000 visitor numbers per annum, with 215,000 dogs. Car is



the most important form of travel to the site, accounting for 56% of all visits to the site. 70% of people come for a walk, whilst 29% of people visit the site to walk dogs. 66% of visitors live within 5 miles of the site.

- 5.14 No data analysis has yet been carried out in relation to the areas of the site which experience the most use/pressure, and subsequent identification of possible patterns between ecological degradation (e.g. death of trees, soil compaction), and highly-pressurised areas.

### **Conservation objectives of the European site**

- 5.15 The main conservation objective of the part of the Burnham Beeches site managed by the City of London, taken from the Management Plan (2010 – 2020) is “To restore and maintain the key habitats of Burnham Beeches to favourable condition”. To fulfil the overall objective, the following specific objectives are included within the Management Plan:

- To keep the old beech and oak pollards alive for as long as possible (as of 2007 there were 348 old beech and 78 old oak trees alive);
  - Manage 50 old pollards each year;
  - Ensure a minimum of 60 new pollards are created each year;
- Restore wood pasture on Seven Ways Plain;
- Ensure at least 40 m<sup>3</sup> of dead wood per hectare on the ground and 50 standing dead trees per hectare;
- Create a new trial oak coppice area;
- Explore the feasibility of restoring beech coppice on hedge banks;
- Eliminate Rhododendron completely;
- Establish the age structure of beech trees;
- Manage the heathland and mire;
  - Bracken control;
  - Weed wiping;
  - Clearance of regenerating birch;
  - Fell secondary woodland;
  - Control scrub;

- Manage the grassland habitats;
  - Cutting regimes;
  - Grazing regimes;
- Target non-native and undesirable plant species;
  - Removing turkey oak, Japanese knotweed, goldenrod and other species;
  - Remove larch plantation at Towerwood;
  - Promote the growth and survival of BAP species;
- Reduce the negative impacts of wood ants;
- Avoid damage to key species and recording plots;
- Keep abreast of climate change issues and impacts on Burnham Beeches; and
- Comment on local planning issues that have the potential to negatively affect Burnham Beeches.

#### **Mitigation Scheme for Burnham Beeches**

- 5.16 The condition of the Burnham Beeches SAC is currently favourable in relation to its statutory nature conservation designation. Direct and indirect pressures have been identified within the report by Liley, *et al.* (2012).
- 5.17 The implementation of the 2010-2020 Management Plan for Burnham Beeches is in its preliminary stages. The report by Liley, *et al.* (2012), suggests specific mitigation measures to address some of the issues identified through their work, and additionally the Council is in the early stages of considering potential planning policy approaches (in the Development Management Local Plan document), to assist with protection of Burnham Beeches SAC.
- 5.18 The South Bucks Core Strategy was adopted in 2011 and is the key document in the South Bucks Local Development Framework / local plan. The Core Strategy document was subject to a Habitat Regulations Assessment (HRS) screening exercise as a land use plan. The Assessment takes into consideration the Wilton Park site, which is identified in Core Policy 14.
- 5.19 The HRA Assessment concluded that the Core Strategy (which includes the Wilton Park site) would not generate any significant impacts upon Burnham

- 
- Beeches SAC, either alone or in combination with other plans or projects. The Assessment states that where there is potential for a specific development project to have significant effects, a project level HRA will be undertaken.
- 5.20 The HRA for the Core Strategy also states that the Core Policies place particular protection on Burnham Beeches SAC, that the Burnham Beeches Management Plan is in place to deal with onsite impacts, and visitor numbers are not expected to significantly increase with the quantum of housing proposed within the Core Strategy (which includes the Wilton Park site).
- 5.21 Liley, *et al.* (2012) suggests that the Development Management Local Plan, which along with the Core Strategy will set out in further detail the measures to ensure that development can proceed without causing any adverse impacts upon the SAC, should take forward a formal mitigation strategy for Burnham Beeches.

## 6.0 INITIAL ASSESSMENT

### Elements of the project likely to give rise to impacts on the European site (either alone or in combination with other plans or projects)

6.1 The following information details the preliminary activities relating to the proposed regeneration at Wilton Park, Beaconsfield that could potentially generate impacts upon Burnham Beeches SAC:

- Demolition operations;
- Environmental incidents and accidents;
- Fires;
- Ground and excavation works;
- Provision of services and utilities (i.e. underground power lines, water supply, drainage);
- Removal or disruption of top-soil/sub-soil, etc; and
- Vegetation clearance.

6.2 The following information details the decommissioning phase activities relating to the proposed development that could potentially generate impacts:

- Removal of contaminated water or soil;
- Removal or demolition of disused structures that may have been colonised by, e.g. roosting bats, barn owls, etc;
- Removal of ancillary developments; and
- Removal or neglect of structures which might cause pollution if they fail.

6.3 The following information details the occupational/operational activities relating to the proposed development that could potentially generate impacts:

- Access;
- Drainage;
- Damage to mitigation work through accident or vandalism;
- Implementation of landscape design and habitat management;

- Presence of people, vehicles and typical uses and activities (including factors likely to cause disturbance, e.g. increased public access and recreational pressure, risk of fires, lighting, noise, regular emissions, etc);
- Presence of pets; and
- Site operations and management (e.g. maintenance, operations, industrial processes generating emissions, etc).

**Likely direct, indirect, or secondary impacts of the project (alone or in combination with other plans or projects) in the construction, operation and decommissioning phase on the European site**

6.4 The summary impacts table describes the type of impacts upon the European site, and details the likely significance of each impact in relation to the sites key characteristics and qualifying features.

Proposed activity	Characterisation of unmitigated impact on the feature	Significance without mitigation and confidence level	Mitigation and enhancement	Residual significance and confidence level
<b>Preliminary and de-commissioning phase activities</b>				
Site clearance and construction and demolition operations, ground and excavation works. Removal of structures which might cause pollution if they fail.	Potential air pollution. Removal of contaminated water or soil.	<b>Negative effect</b> on conservation status: <b>unlikely.</b> Therefore, <b>significant negative impacts: unlikely.</b>	Investigating and remediating potential contaminated land. Best practice measures on site to prevent air and water pollution. Construction Environment Management Plan to be implemented.	<b>Negligible.</b>
Environmental incidents and accidents.	Including fires, chemical spillages, explosions, etc.	<b>Negative effect</b> on conservation status: <b>unlikely.</b> Therefore, <b>significant negative impacts: unlikely.</b>	Best practice measures to reduce the possibilities of accidents.	<b>Negligible.</b>
Provision of services and utilities.	Installation of water, gas, and electric services.	<b>Negative effect</b> on conservation status: <b>unlikely.</b> Therefore <b>significant negative impacts:</b>	Best practice measures in line with Construction Environment Management Plan and full consultation with	<b>Negligible.</b>



		<b>unlikely.</b>	Environment Agency.	
Removal or demolition of structures and other habitats used by protected species.	Including bats, birds and reptiles.	<b>Negative effect</b> on conservation status: <b>unlikely.</b> Therefore <b>significant negative impacts: unlikely.</b>	Protected species surveys have been carried out in the site and will be updated where appropriate. A detailed mitigation strategy will be developed to reflect the planning proposals.	<b>Negligible.</b>
<b>Occupational / operational activities</b>				
Installation of new drainage facilities.	Site is upstream of Burnham Beeches and may have a hydrological connection to the site. Potential for changes to the flow rate and chemical composition of receiving watercourses, including those which influence the hydrology of Burnham Beeches.	<b>Negative effect</b> on conservation status: <b>unlikely.</b> Therefore <b>significant negative impacts: unlikely.</b>	Implementation of Sustainable Urban Drainage Systems (SUDS) to manage/control flow rates and control nutrient outputs.	<b>Negligible.</b>
Increase in visitors to the European site from new residents (i.e. access and recreational pressures).	Fires, trampling around trees, noise, car emissions affecting air quality.	<b>Negative effect</b> on conservation status: <b>unlikely</b> alone, or in combination with other projects within 5km. Therefore <b>significant negative impacts unlikely.</b>	Improvements to woodland and open spaces within the Wilton Park site, encouraging new residents and other nearby residents to use the area for recreational purposes, in preference to Burnham Beeches.  Provision of walks and open spaces that would divert recreation from Burnham Beeches.	<b>Unlikely to cause significant negative effects on Burnham Beeches. Therefore, effects are considered to be negligible.</b>

**Table 2: Summary impacts table.**

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**Consideration of effects**

- 6.5 Given the distance of Wilton Park to the European site (approximately 3km), constructional impacts from any development upon Burnham Beeches SAC are considered to be unlikely. However, Wilton Park lies upstream of Burnham Beeches, meaning that groundwater from Wilton Park may have a hydrological connection to the system of streams and springs at Burnham Beeches. Therefore any planning application must include details of the investigation and remediation of any potentially contaminated land at Wilton Park. In addition, drainage proposals should utilise Sustainable Urban Drainage Systems (SUDS) so that the proposed scheme will have no detrimental impacts on the quality or quantity of ground and surface water resources at the SAC, and flow rates to Burnham Beeches remain intact.
- 6.6 As a precautionary and best practice measure, all construction activities should be carried out in line with a carefully designed Construction Environment Management Plan (CEMP), which will set out in detail the contractors approach to construction activities in the site and throughout the site's constructional phase. The CEMP will specify how the environmental impacts will be managed, which include air quality management (including dust management), noise and vibration management, waste management, contaminated land management, water management, in addition to any specific potential issues identified in ecological reports or an Environmental Statement (ES) should such a report be required.
- 6.7 The South Bucks Core Strategy HRA Screening Statement (March 2010) states that the quantity and spatial distribution of residential development set out by the Core Strategy is not expected to significantly increase the number of people visiting Burnham Beeches.
- 6.8 Given that 66% of visitors to Burnham Beeches live within 8km (5 miles) of the site, and there was an increase of 3,000 visitors to the SAC between 2002/3 and 2010/11, the regeneration of land at Wilton Park, Beaconsfield could contribute to an increase in visitor numbers to Burnham Beeches SAC.
- 6.9 When the proposed development is considered alone (in the absence of other developments), the development is unlikely to cause any significant effects, given the management procedures that are already in place within Burnham Beeches to control impacts. The provision of high quality open space at Wilton

Park will divert visitors away from the SAC. However, when considered in combination with other development projects, it cannot be ruled out that cumulative visitor numbers from multiple developments within close proximity to the SAC will not cause adverse significant effects upon the SAC.

- 6.10 Given the findings of the Habitat Regulations Assessment Screening Statement for the South Bucks Core Strategy, significant in-combination effects from other plans and projects are unlikely.

## 7.0 MITIGATION MEASURES

- 7.1 Given that the potential impacts from the regeneration at Wilton Park, Beaconsfield are related to an increase in visitor numbers (i.e. visitor pressure) it is pertinent for any mitigation measures to address such potential impacts.
- 7.2 In terms of on-site management, Liley, *et al.* (2012) states that because large-scale changes have already been made on site, there are relatively few management options that are available and those which may be viable would be small-scale. However, it is anticipated that with a long-term increase in visitor numbers, additional resources (for example wardens) may be required to contribute to the on-site management.
- 7.3 The proposals for Wilton Park include approximately 17 hectares of parkland, open space, and play areas, all linked to existing woodlands (approximately 8 hectares), which will provide a circular route of approximately 4-5km. The open space includes a range of high quality semi-natural habitats including woodland, grassland and ponds. It is considered that the provision of this type of high quality, informal open space represents a suitable approach to alleviating any increase in visitor pressure from the proposed development at Wilton Park on Burnham Beeches SAC. If the currently outlined extent and type of open space including accessible woodland and improved links to surrounding countryside is delivered at Wilton Park, it is likely that no further mitigation would be needed (i.e. there would be no need for Section 106 contributions for off-site mitigation in this regard).

## 8.0 CONCLUSIONS

### Likelihood of significant effects

- 8.1 The HRA screening exercise has highlighted that the Wilton Park Opportunity Site, alone or in combination with other projects, is unlikely to cause significant adverse effects upon the European Site (Burnham Beeches SAC). With the implementation of mitigation measures, including the creation of a high-quality public open space, it is considered that the proposals are unlikely to have a significant effect on the interest features of Burnham Beeches SAC and therefore do not require appropriate assessment in accordance with Regulation 61 of the Conservation of Habitats and Species Regulations 2010.
- 8.2 Therefore, the residual impacts of regeneration of land at Wilton Park, Beaconsfield, are considered to be **negligible**, with a **likely** confidence value, and this HRA screening report is a finding of no significant effects report.
- 8.3 Any works should be carried out in accordance with a Construction Environment Management Plan (CEMP), and in accordance with any specific mitigation measures outlined in ecological reports.



**ACD LANDSCAPE ARCHITECTS LTD  
RODBOURNE RAIL BUSINESS CENTRE  
GRANGE LANE  
MALMESBURY  
WILTSHIRE  
SN16 0ES**

**TEL: (01666) 825646 FAX: (01666) 824654  
email: [mail@acdlandscape.co.uk](mailto:mail@acdlandscape.co.uk)  
CONTACT: JOHN CONSTABLE**

**ACD ECOLOGY LTD  
RODBOURNE RAIL BUSINESS CENTRE  
GRANGE LANE  
MALMESBURY  
WILTSHIRE  
SN16 0ES**

**TEL: (01666) 825646 FAX: (01666) 824654  
email: [mail@acdecology.co.uk](mailto:mail@acdecology.co.uk)  
CONTACT: DUNCAN MURRAY**

**ACD ARBORICULTURE LTD  
TANNERS  
LOWER STREET  
HASLEMERE  
SURREY  
GU27 2PE**

**TEL: (01483) 425714 FAX: (01428) 641090  
email: [m.welby@acdarb.co.uk](mailto:m.welby@acdarb.co.uk)  
CONTACT: MARK WELBY**

**ACD (LANDSCAPE ARCHITECTS) SOUTHAMPTON LTD  
12 SOUTHGATE STREET  
WINCHESTER  
HAMPSHIRE  
SO23 9EF**

**TEL: (01962) 855604  
email: [a.wells@acdlandscape.co.uk](mailto:a.wells@acdlandscape.co.uk)  
CONTACT: ANNETTE WELLS**

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**Part of the South Bucks Local Plan**

**Wilton Park Development Brief  
Supplementary Planning Document**

**Consultation Draft**

**Public Consultation Statement**

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

**December 2013**

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**South Bucks**  
District Council

## Appendix

South Bucks District Council

Wilton Park Development Brief Supplementary Planning Document: Consultation Draft

Public Consultation Statement, December 2013

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### Annex

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



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

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

## **2. Background**

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

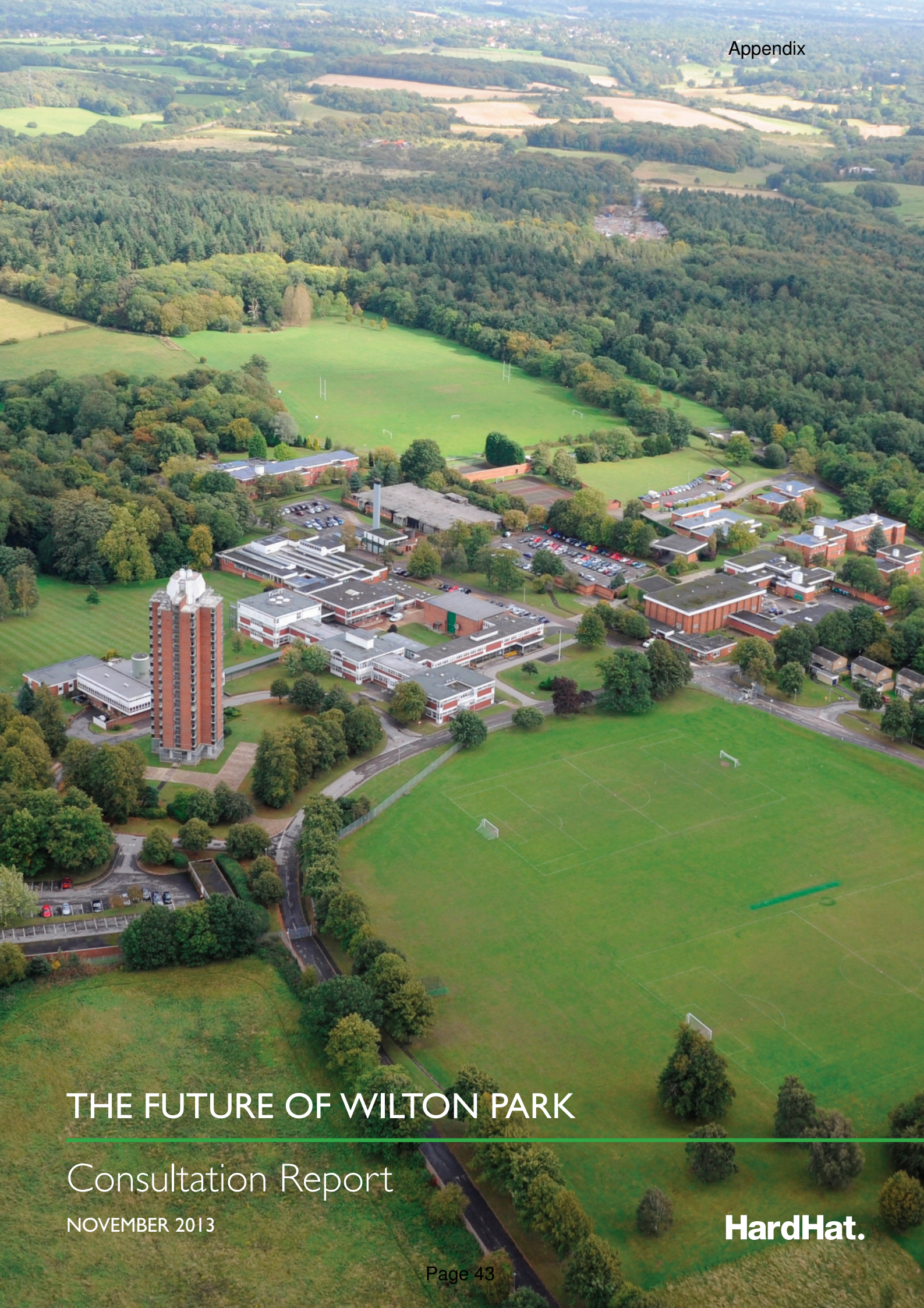


Employment uses at Wilton Park	To accord with the requirement for a mixed use scheme, the new development will incorporate commercial floorspace. The form and quantum of uses will be the subject of more detailed assessment at planning application stage. In addition to office space, other acceptable employment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

### **6. Next steps**

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





# THE FUTURE OF WILTON PARK

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## Consultation Report

NOVEMBER 2013

**HardHat.**





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## I. INTRODUCTION

### Overview

- I.1 This report has been prepared by HardHat Communications Ltd on behalf of Inland Homes to provide an accurate and full report of the consultation undertaken to support the draft Development Brief Supplementary Planning Document for Wilton Park.
- I.2 The consultation statement provides information on the extensive consultation with the local community, including information about meetings and presentations to key local groups, details of a public exhibition and an analysis and summary of all the feedback received.
- I.3 In accordance with best practice and in line with South Bucks District Council's (SBDC) adopted Statement of Community Involvement, the consultation programme sought to:
- Open lines of communications with residents, local businesses, community groups and other stakeholders to ensure as many people as possible have had an opportunity to take part in the consultation.
  - Raise the profile of Wilton Park as a 'Major Developed Site' within the Green Belt suitable for comprehensive redevelopment to deliver a high quality mix of residential and employment development, community facilities and open space, as outlined in SBDC's Core Strategy.
  - Seek feedback on the Issues and Options stage in order to inform the draft Development Brief.
- I.4 The consultation has been successful in involving over 500 individual residents, as well as over 20 local groups and organisations. The feedback from the local community has been detailed and extensive.

### Background

- I.5 Inland Homes are the preferred purchaser of the MOD's Defence Infrastructure Organisation (DIO) for Wilton Park and they are working with SBDC and Buckinghamshire County Council (BCC) to prepare a Development Brief for the Wilton Park site.
- I.6 Wilton Park is currently used as the Defence School of Languages, which is due to close within the next year, following which Inland Homes will take ownership of the site.



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## I. INTRODUCTION

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

## 2. PRE-EXHIBITION ENGAGEMENT

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

During this period, meetings were held with the following:

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

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

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

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

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



## 2. PRE-EXHIBITION ENGAGEMENT

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

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

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

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

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

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

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

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

2. PRE-EXHIBITION ENGAGEMENT

2.7 7th February 2013 – Hall Barn Estates

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

2.8 11th February 2013 – Sports Roundtable

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

2.9 12th February 2013 – Rotary Club Presentation

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

2.10 28th February 2013 – Beaconsfield Town Council Presentation

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

## 2. PRE-EXHIBITION ENGAGEMENT

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

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

### 3. PUBLIC EXHIBITION

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#### Publicity

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

The exhibition was publicised widely through the following means:

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

#### Public exhibition

- 3.2 Following the initial period of consultation with key stakeholders, a public exhibition was held to provide the wider community with an opportunity to view the initial assessment of the issues and options for the redevelopment of the Wilton Park site.
- 3.3 The exhibition was held at the Beaconsfield School on Thursday 14th March (4.30pm – 9pm) and Saturday 16th March (10am – 4pm). The venue was selected because of its location within the Old Town area of Beaconsfield and because of its close proximity to Wilton Park.
- 3.4 The exhibition was staffed by the following members of the project team, including representatives from SBDC and BCC:
- Mark Gilpin – Inland Homes
  - Paul Brett – Inland Homes
  - Matt Corcoran – Inland Homes
  - Pedro Longras – Inland Homes
  - Roger Rippon – Rippon Development
  - Andrew Howard – HardHat.
  - Max Camplin – HardHat.
  - Joshua Lindsey – HardHat.
  - Chris Sharp – HardHat.
  - Simon Slatford – NLP
  - Brendan Hodges – NLP
  - Mark Nettleton – Phil Jones Associates
  - Phil Jones – Phil Jones Associates
  - Andy Parry – South Bucks District Council
  - Jane Griffin – South Bucks District Council
  - Ian Gillespie – representing South Bucks District Council
  - Alison Bailey – South Bucks District Council
  - David Holmes – South Bucks District Council
  - Jo Fellows – Buckinghamshire County Council
  - Sally Sharp – Buckinghamshire County Council

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### 3. PUBLIC EXHIBITION

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

4. SUMMARY OF RESULTS

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

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

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



## THE FUTURE OF WILTON PARK

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

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

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

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

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

**CONTACT DETAILS**

Name: .....

Address: .....

.....

Phone: .....

Email: .....

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

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

YES    NO    DON'T KNOW

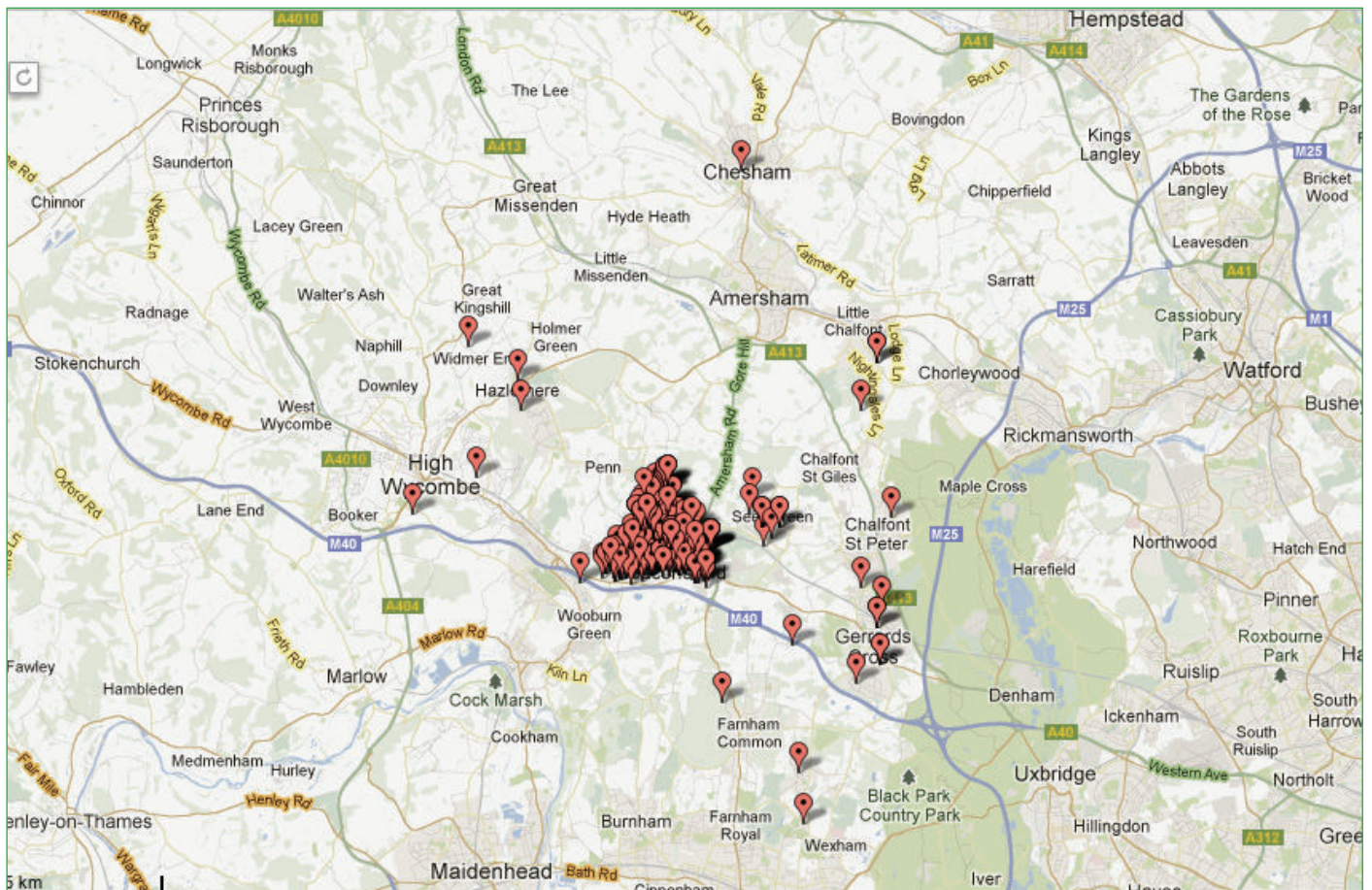
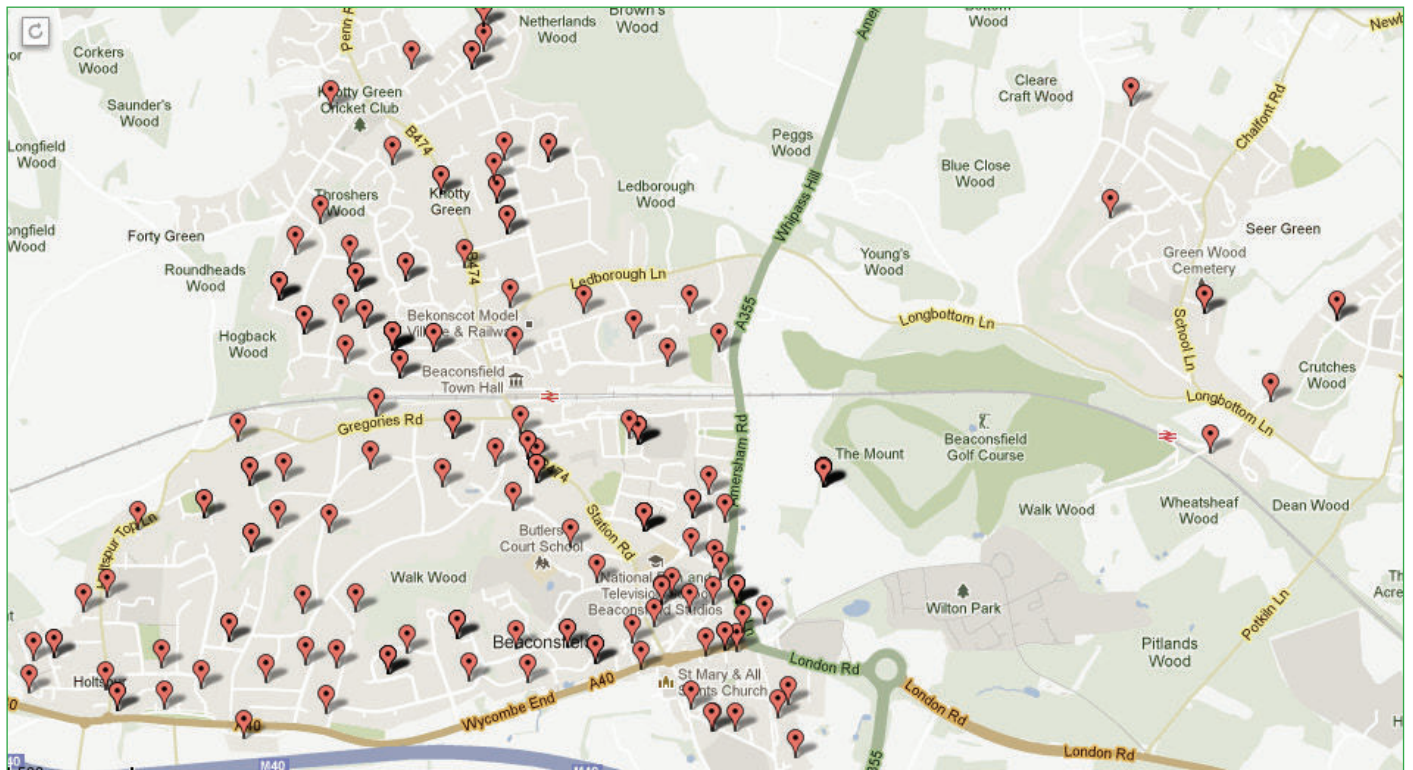
If you answered no, please use the box below to identify those other issues you feel should be addressed as part of the Development Brief process.





4. SUMMARY OF RESULTS

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





4. SUMMARY OF RESULTS

Question 1

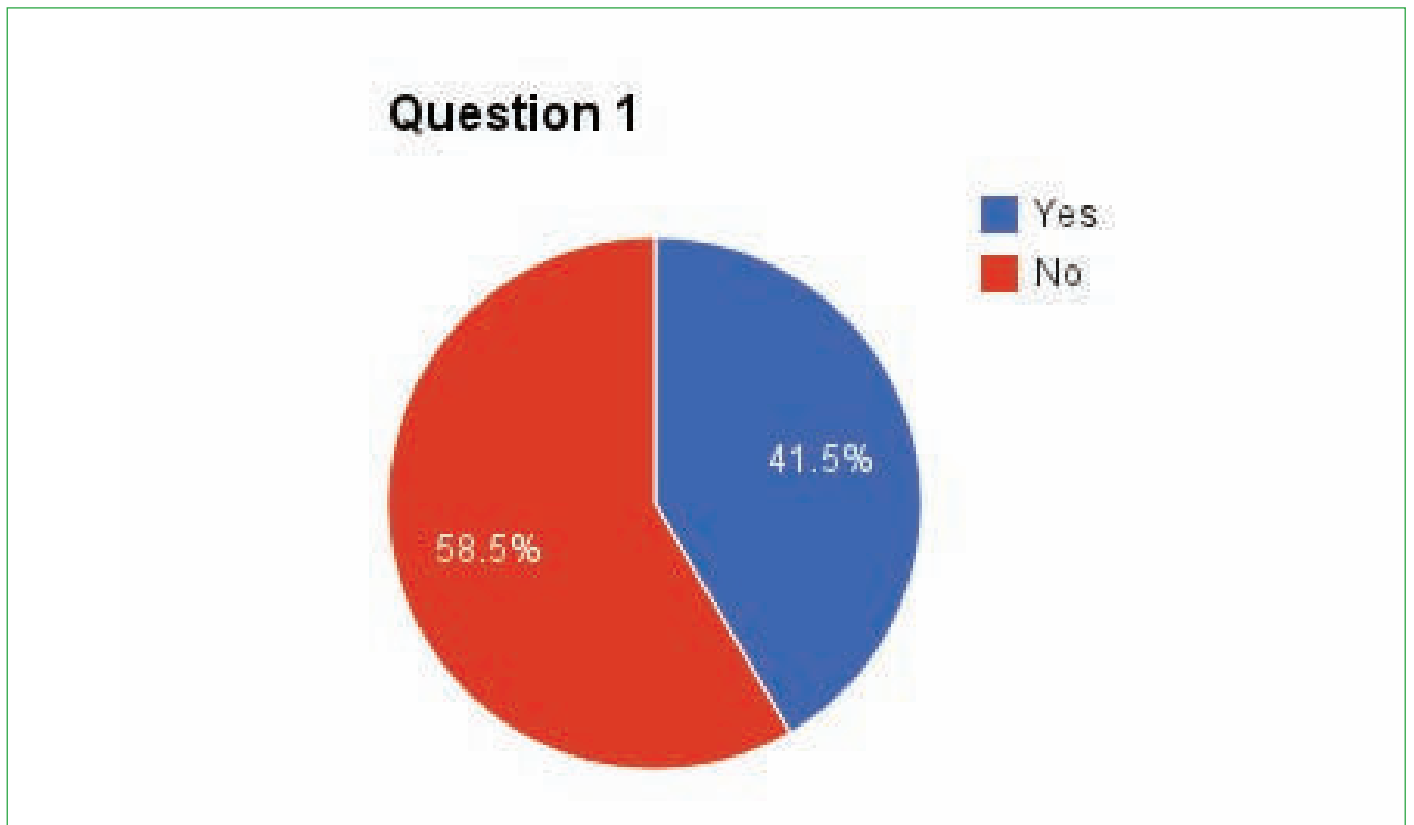
Part 1: Have we identified all the key issues associated with the redevelopment of the Wilton Park Site?

Number of respondents: 214

Yes: 76

No: 107

Don't Know: 31



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

Question 1: Additional Comments

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

## 4. SUMMARY OF RESULTS

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

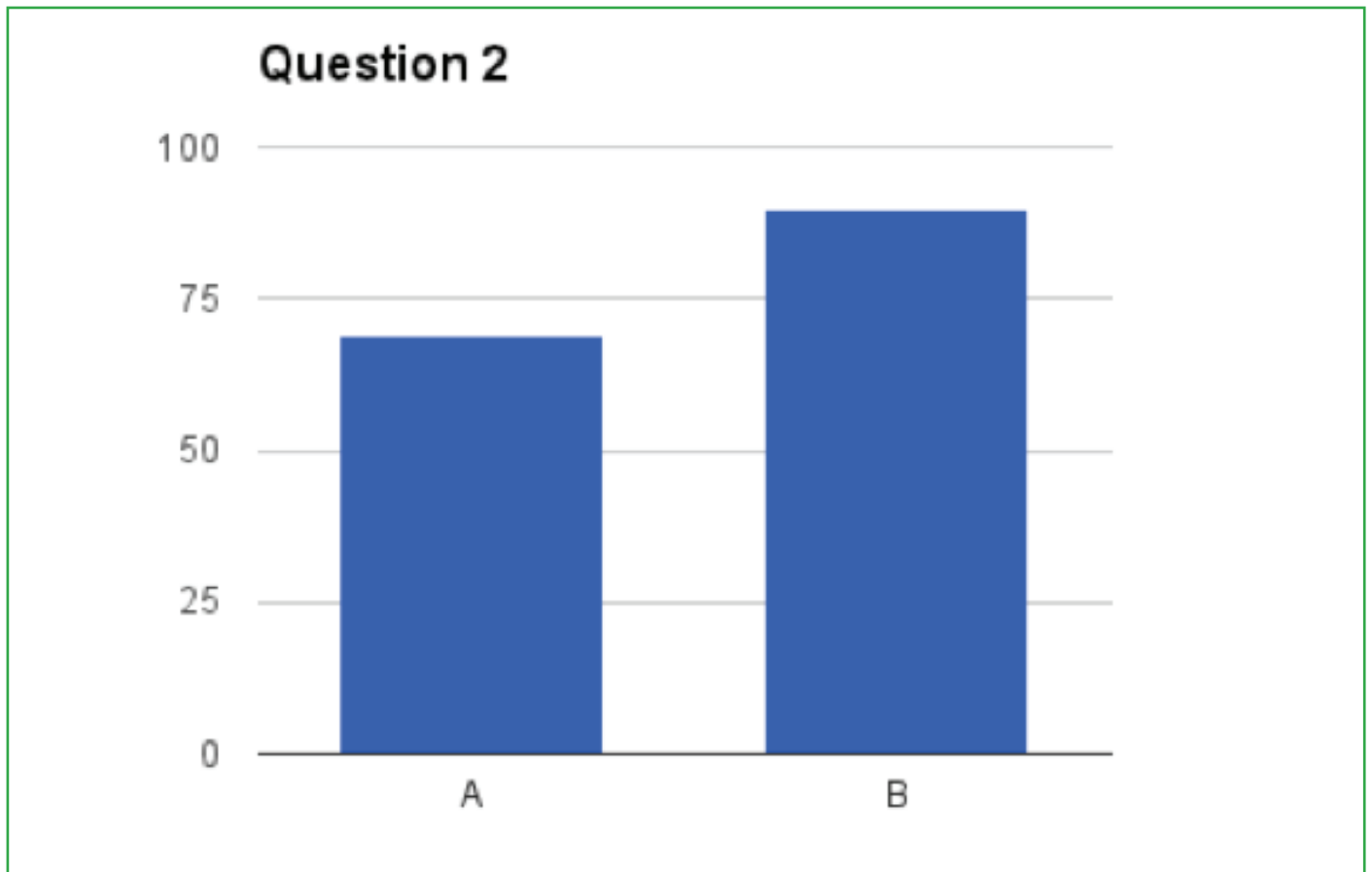
Issue Hierarchy (Times Mentioned)	Summary
<ul style="list-style-type: none"> <li>• Schools places, overcapacity, limited facilities (41)</li> <li>• Traffic issues and relief road (33)</li> <li>• Health facilities, overcapacity, desire for new facilities (25)</li> <li>• Lack of consultation on use of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

4. SUMMARY OF RESULTS

Question 2

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

Number of respondents: 199  
Option A: 69  
Option B: 90  
Don't Know: 40



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

Question 2: Additional Comments

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

## 4. SUMMARY OF RESULTS

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

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

4. SUMMARY OF RESULTS

Question 3

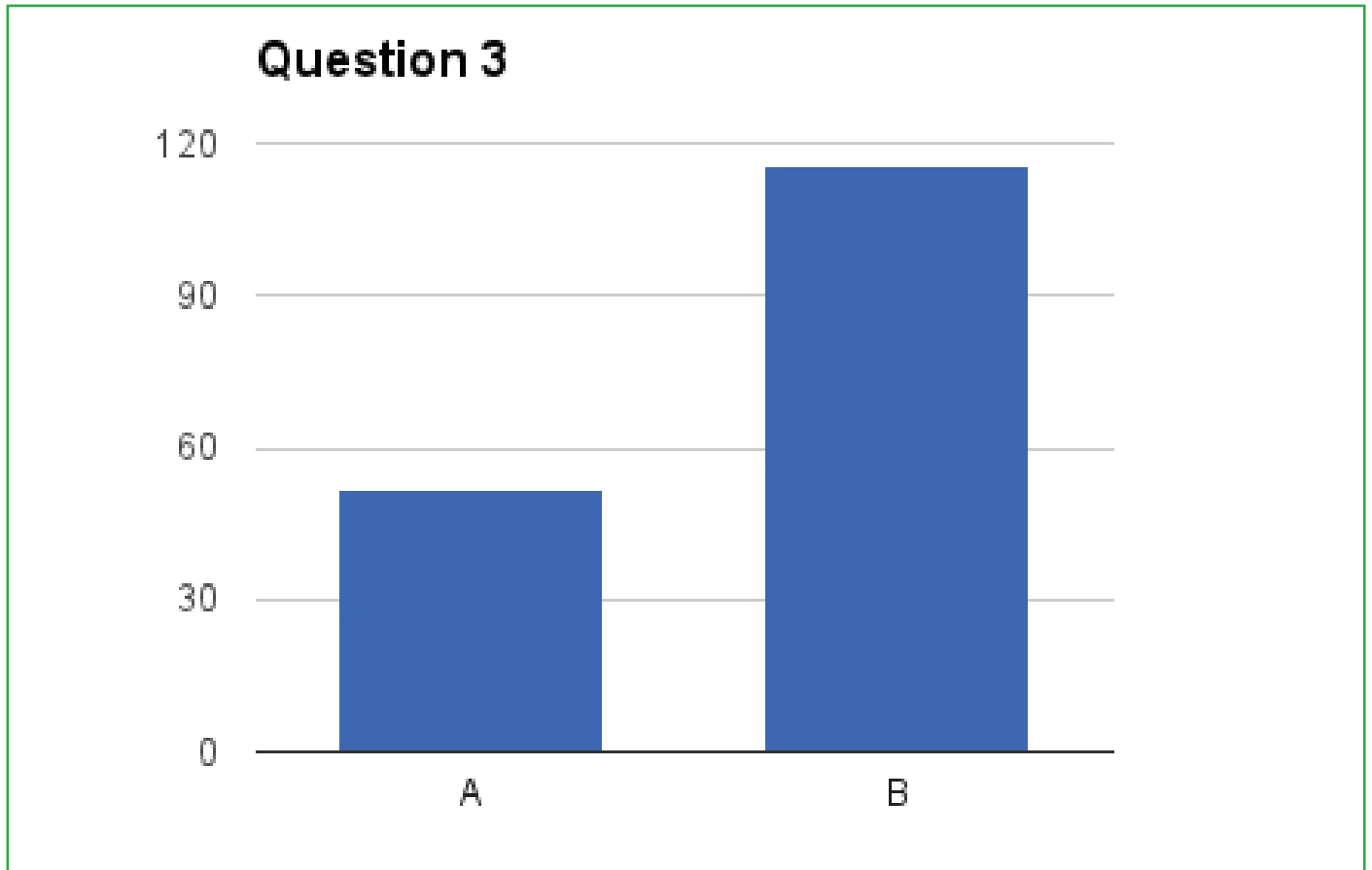
Part 1: We have identified two different potential characters for the new access road and first section of the relief road. Do you prefer Option A (wide, high capacity and fast flowing route) or Option B (slower, more integrated)?

Number of respondents: 202

Option A: 52

Option B: 116

Don't Know: 34



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

Question 3: Additional Comments

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

## 4. SUMMARY OF RESULTS

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

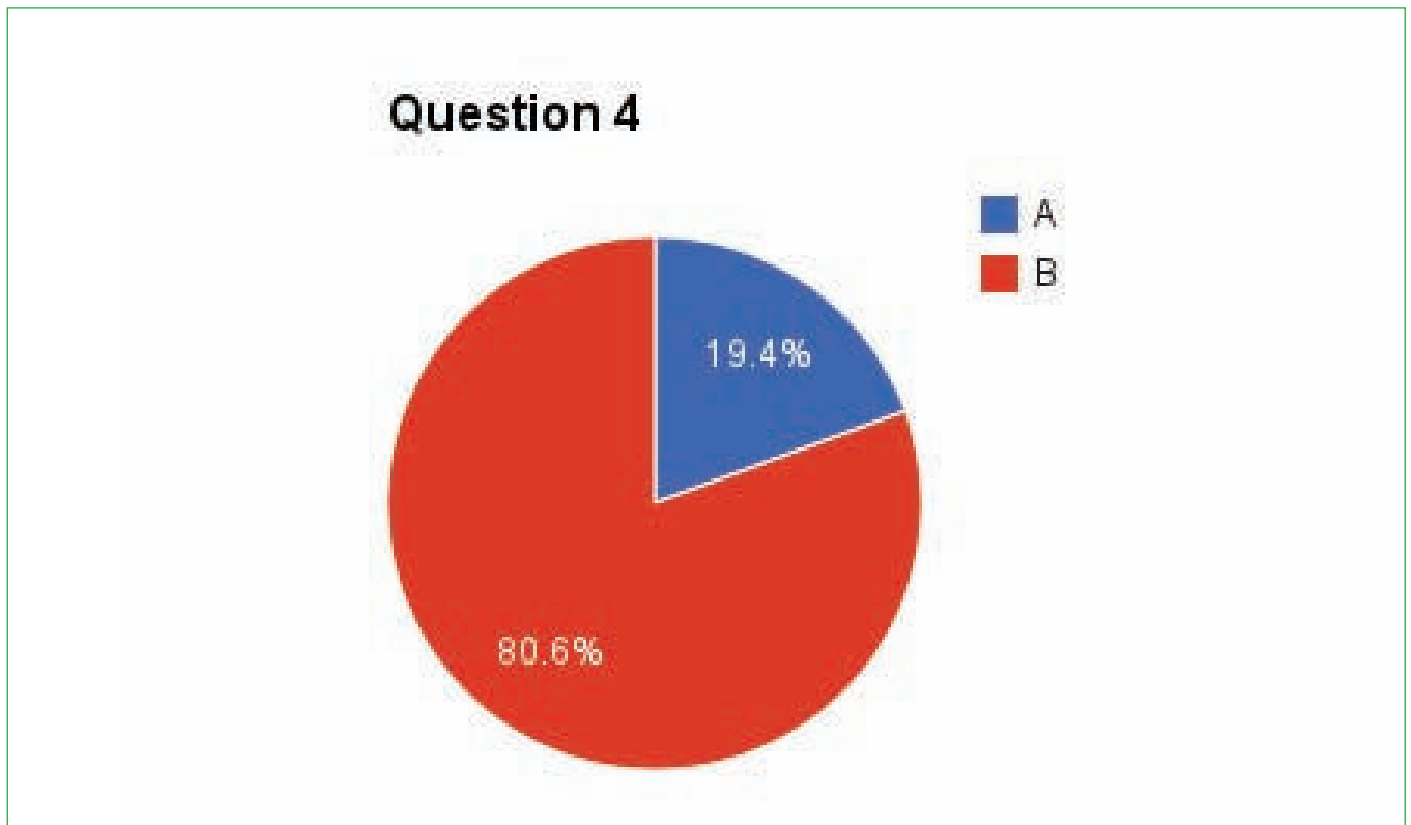
Issue Hierarchy (Times Mentioned)	Summary
<ul style="list-style-type: none"> <li>• Relief road issues (12)</li> <li>• Slower traffic and pedestrian safety (10)</li> <li>• Safety of roundabouts, particularly Pyebush (6)</li> <li>• A covered road (5)</li> <li>• Bridges and underpasses (5)</li> <li>• Cycle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

4. SUMMARY OF RESULTS

Question 4

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

Number of respondents: 201  
Option A: 32  
Option B: 133  
Don't Know: 36



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

Question 4: Additional Comments

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



## 4. SUMMARY OF RESULTS

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

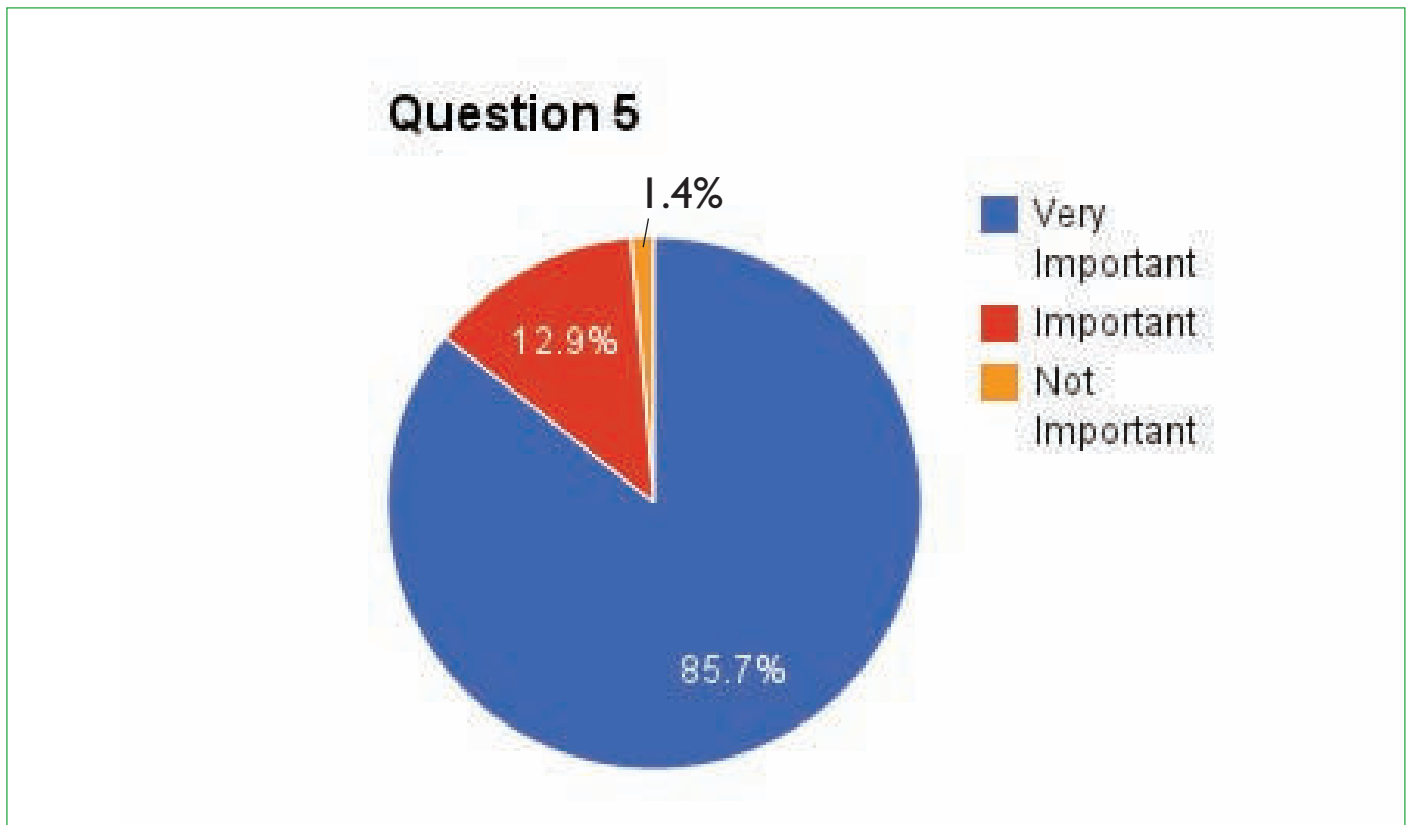
Issue Hierarchy (Times Mentioned)	Summary
<ul style="list-style-type: none"> <li>• Relief road (5)</li> <li>• Landscaping (5)</li> <li>• Traffic speed and pedestrian safety (4)</li> <li>• Integration with Beaconsfield (3)</li> <li>• Green Belt issues (2)</li> <li>• Cycle paths (2)</li> <li>• Sports facilities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

4. SUMMARY OF RESULTS

Question 5

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

Number of respondents: 221  
Very Important: 186  
Important: 28  
Not Important: 3  
Don't Know: 4



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

Question 5: Additional Comments

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

## 4. SUMMARY OF RESULTS

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

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

4. SUMMARY OF RESULTS

Question 6

Part 1: How important is it to improve pedestrian and cycle connections across the London End Roundabout and into the site via Minerva Way?

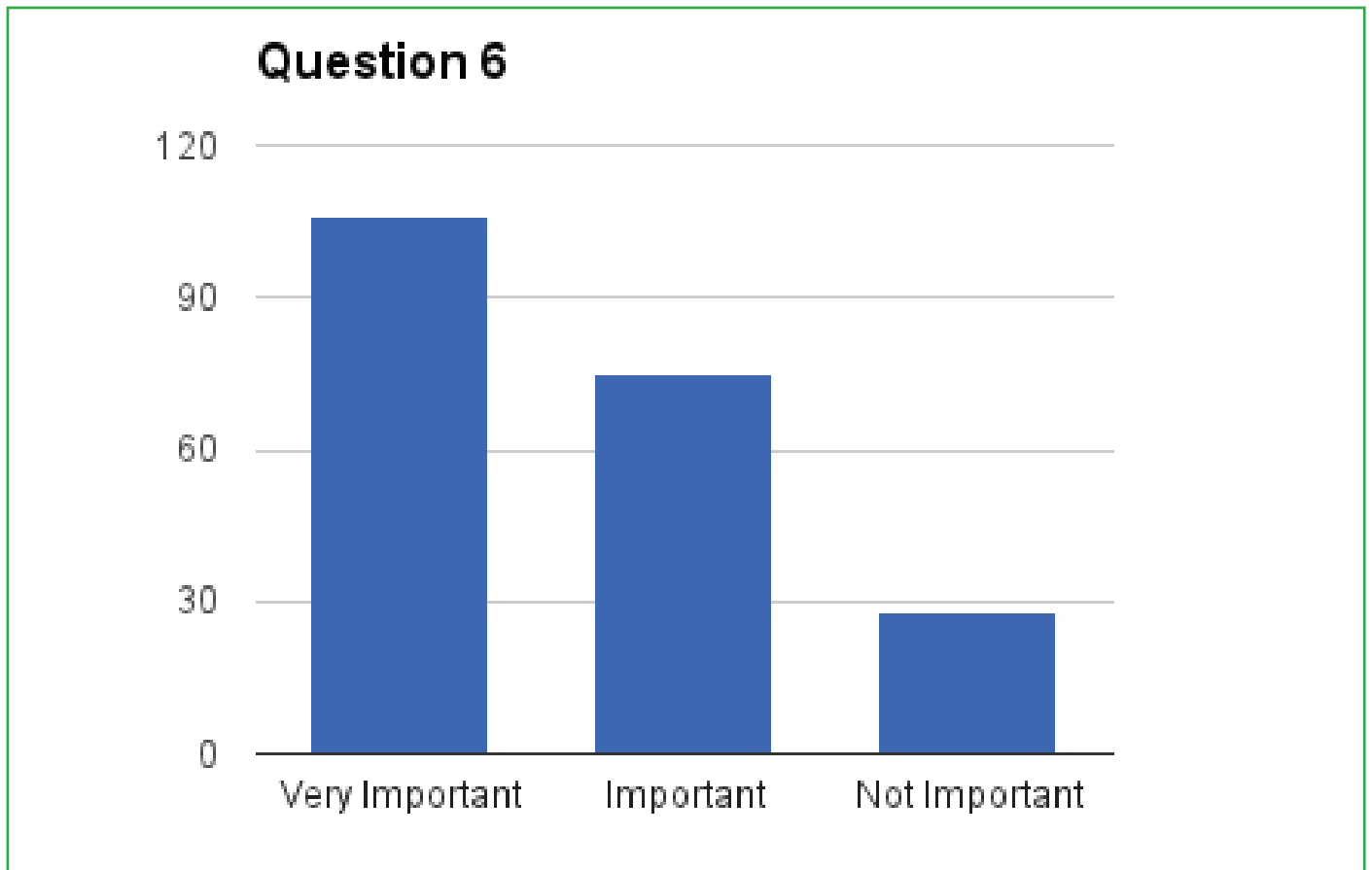
Number of respondents: 218

Very Important: 106

Important: 75

Not Important: 28

Don't Know: 9



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

Question 6: Additional Comments

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

## 4. SUMMARY OF RESULTS

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

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

4. SUMMARY OF RESULTS

Question 7

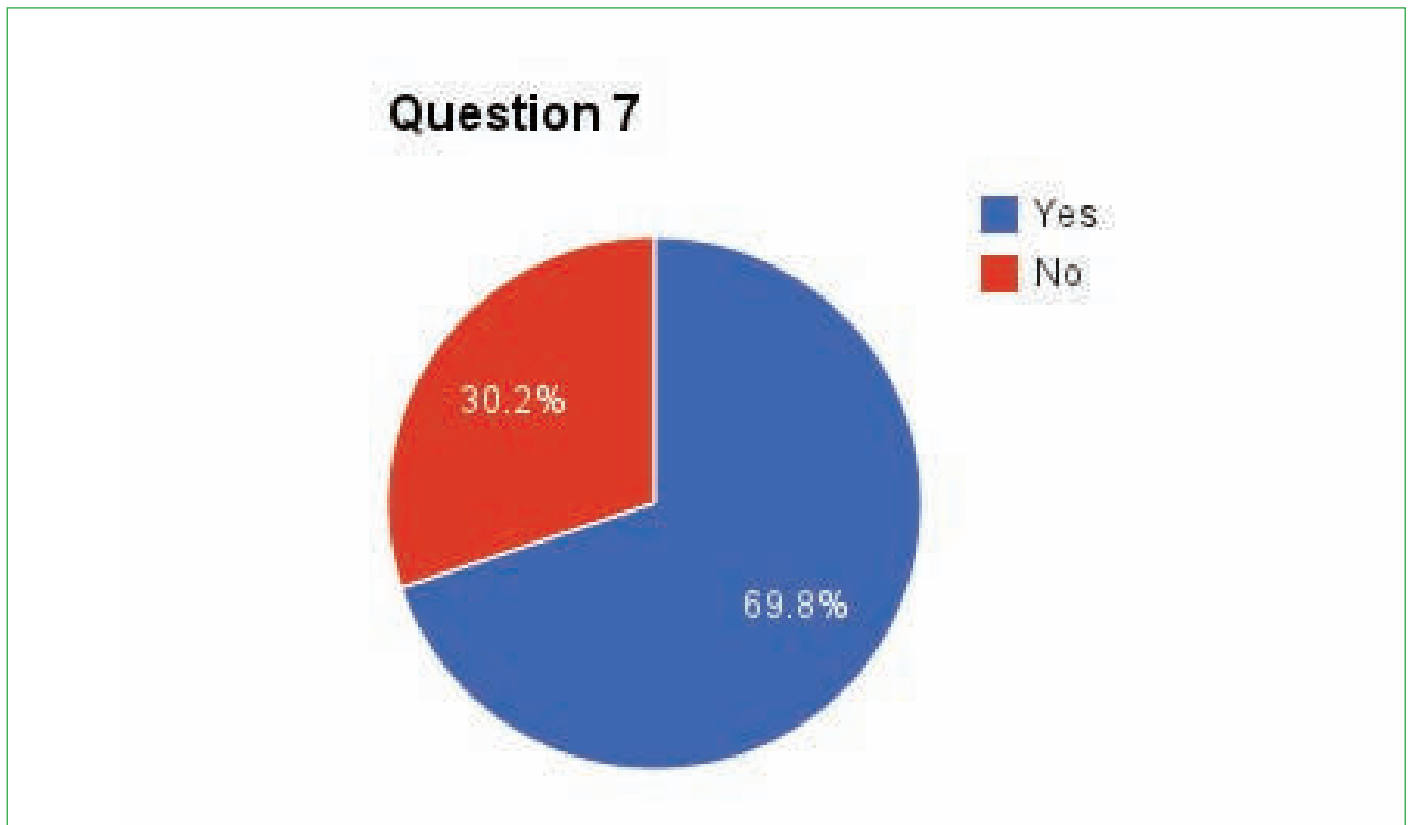
Part 1: If it were possible, would the provision of additional parking at Wilton Park be of benefit in providing a solution to concerns over parking in London End?

Number of respondents: 222

Yes: 132

No: 57

Don't Know: 33



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

Question 7: Additional Comments

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

## 4. SUMMARY OF RESULTS

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

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

4. SUMMARY OF RESULTS

Question 8

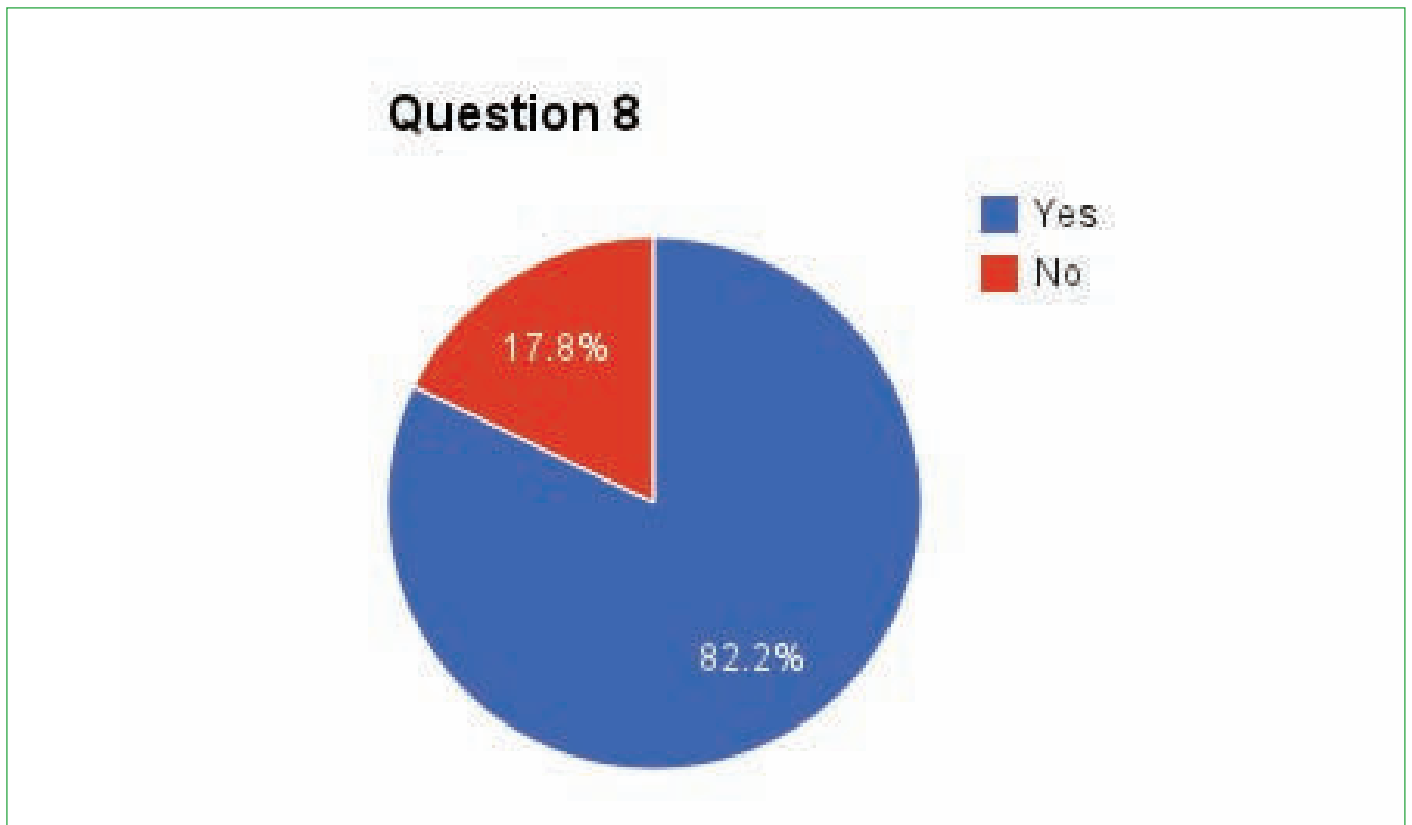
Part 1: Is the delivery of new bus connections between Wilton Park and Beaconsfield important?

Number of respondents: 213

Yes: 157

No: 34

Don't Know: 22



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

Question 8: Additional Comments

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



## 4. SUMMARY OF RESULTS

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

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

4. SUMMARY OF RESULTS

Question 9

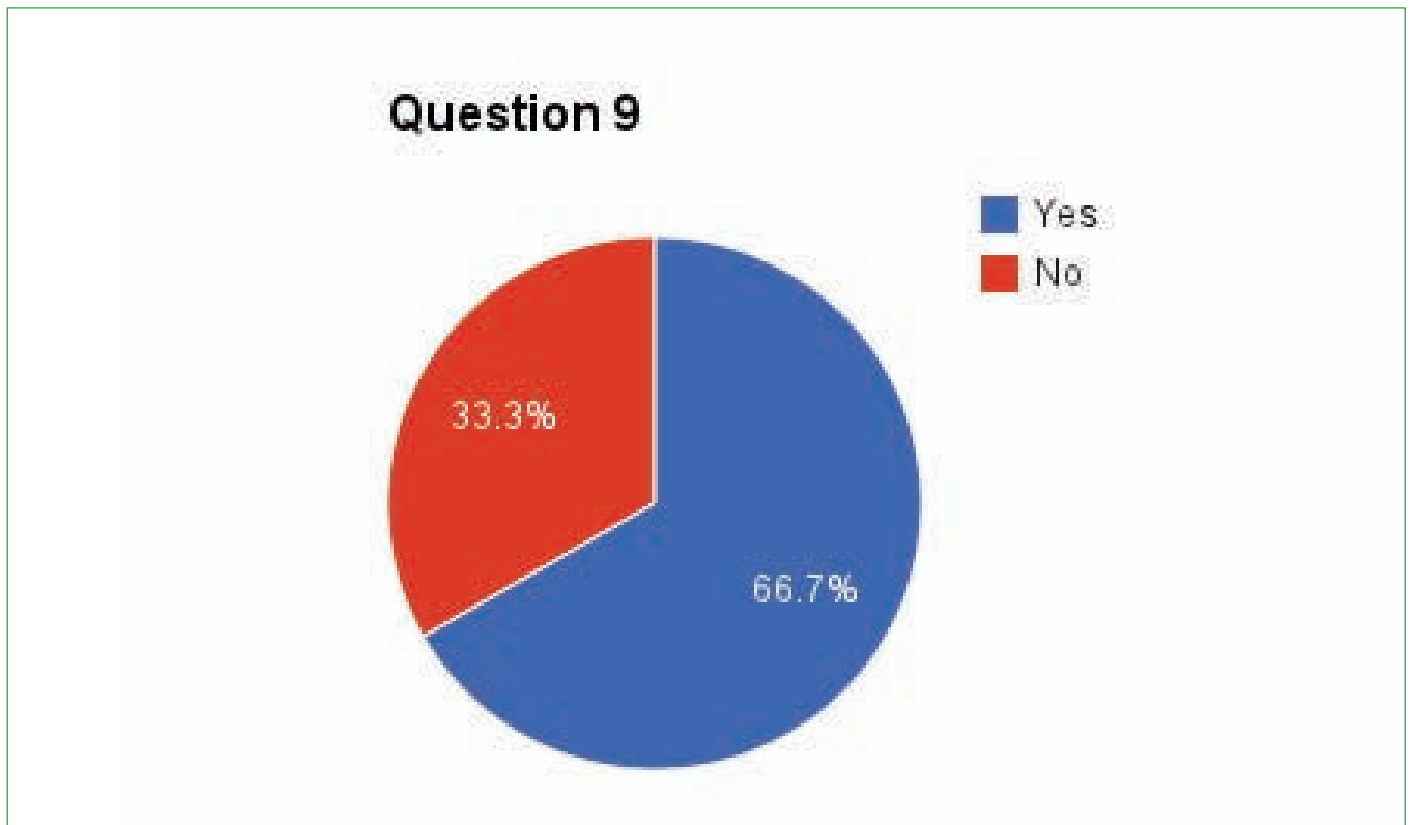
Part 1: Have we identified all the opportunities for pedestrians, cyclists and new transport infrastructure?

Number of respondents: 199

Yes: 62

No: 31

Don't Know: 106



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

Question 9: Additional Comments

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

## 4. SUMMARY OF RESULTS

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

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

4. SUMMARY OF RESULTS

Question 10

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

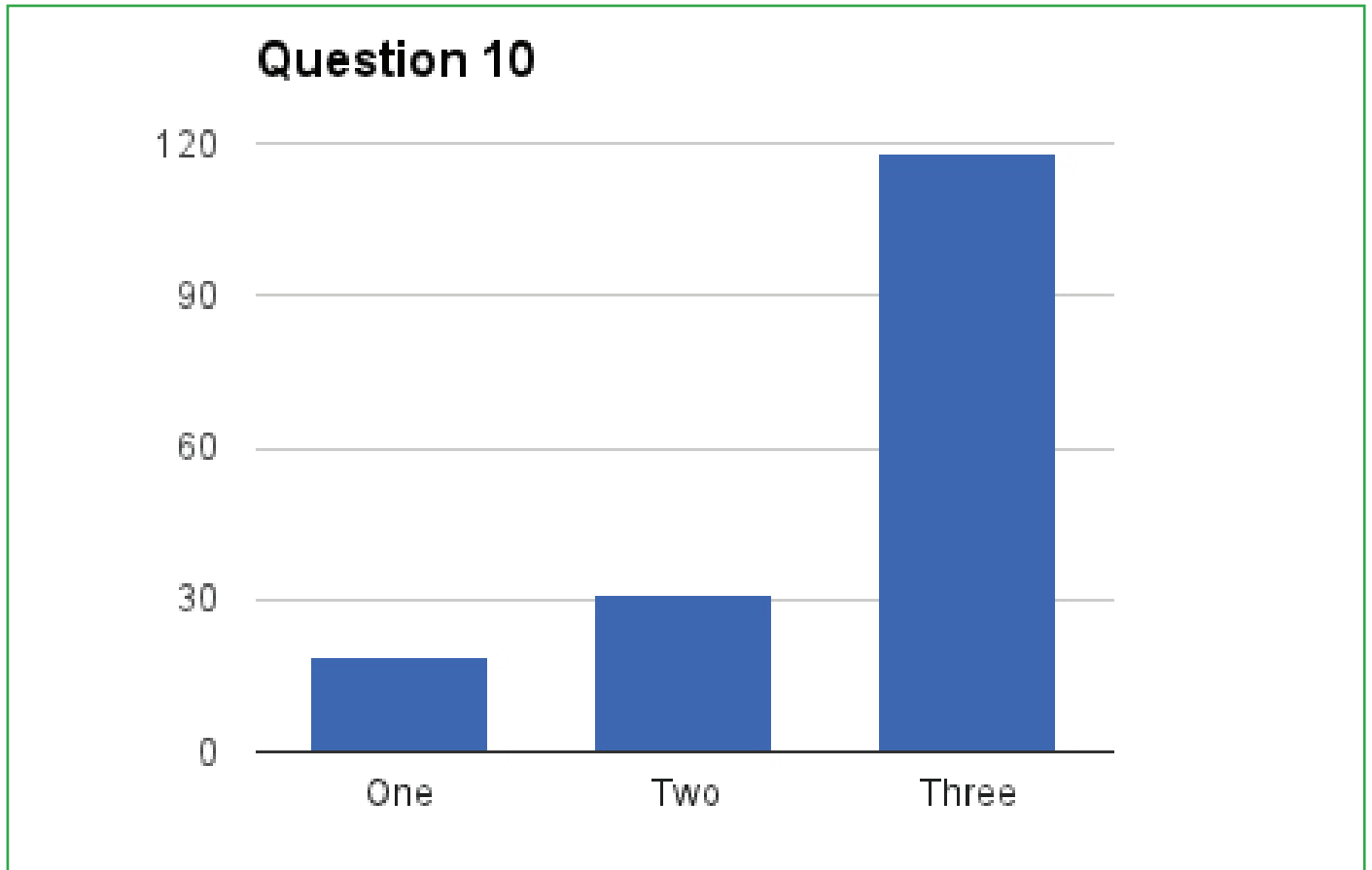
Number of respondents: 204

One: 19

Two: 31

Three: 118

Don't Know: 36



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

Question 10: Additional Comments

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

## 4. SUMMARY OF RESULTS

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

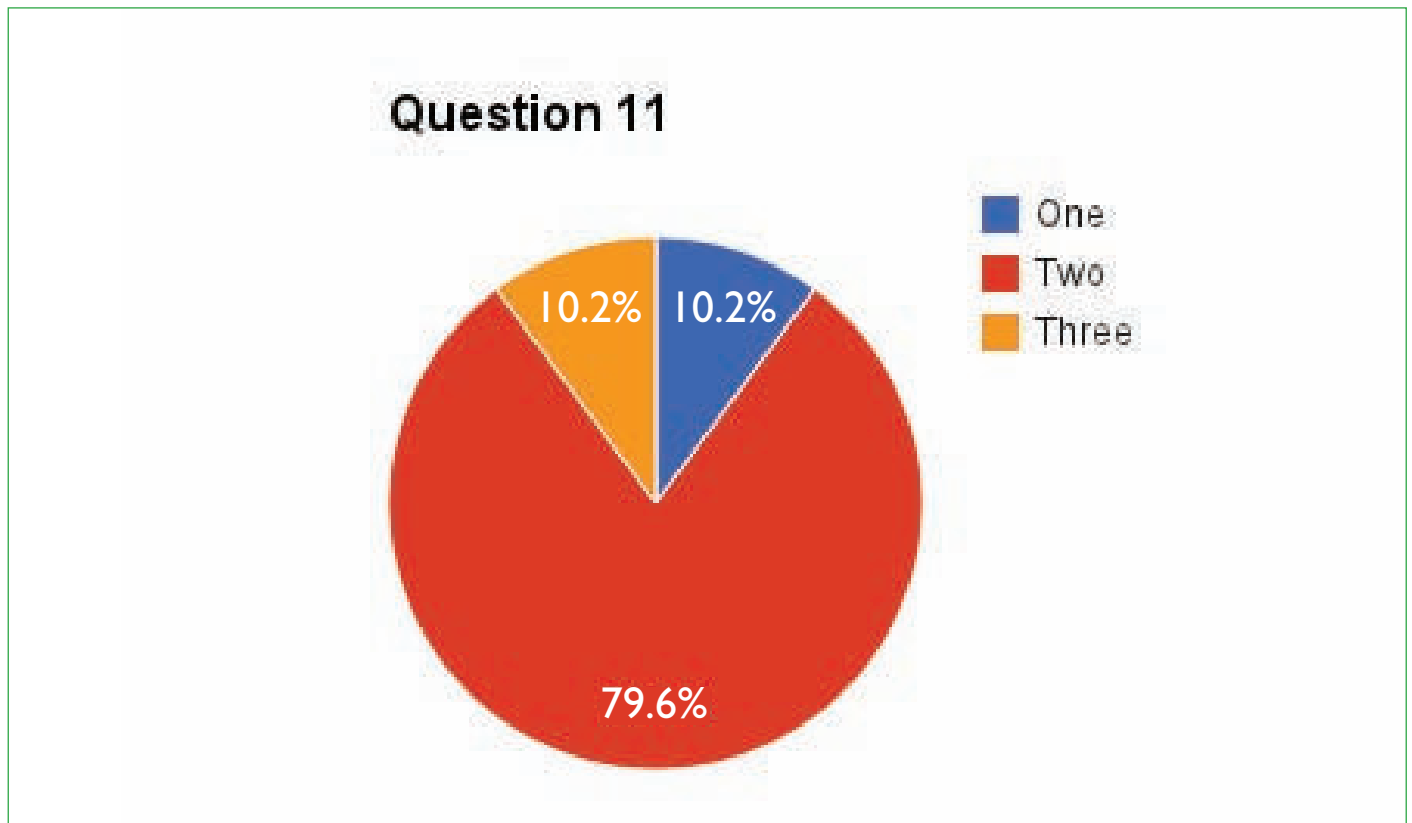
Issue Hierarchy (Times Mentioned)	Summary
<ul style="list-style-type: none"> <li>• Open spaces (7)</li> <li>• Importance of leisure and recreation facilities (7)</li> <li>• Building height (7)</li> <li>• Turn site into green land for recreation use only (3)</li> <li>• Integrate with Old Town (3)</li>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

4. SUMMARY OF RESULTS

Question 11

Part 1: We have described three options for how building heights may be designed within the MDS. Do you prefer Option 1, 2 or 3? Option 1: Increase buildings heights closer to western boundary. Option 2: Evenly distribute buildings across the site. Option 3: Increase buildings heights utilising existing tower block as a precedent.

Number of respondents: 193  
Option One: 17  
Option Two: 133  
Option Three: 17  
Don't Know: 26



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

Question 11: Additional Comments

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

## 4. SUMMARY OF RESULTS

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

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

4. SUMMARY OF RESULTS

Question 12

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

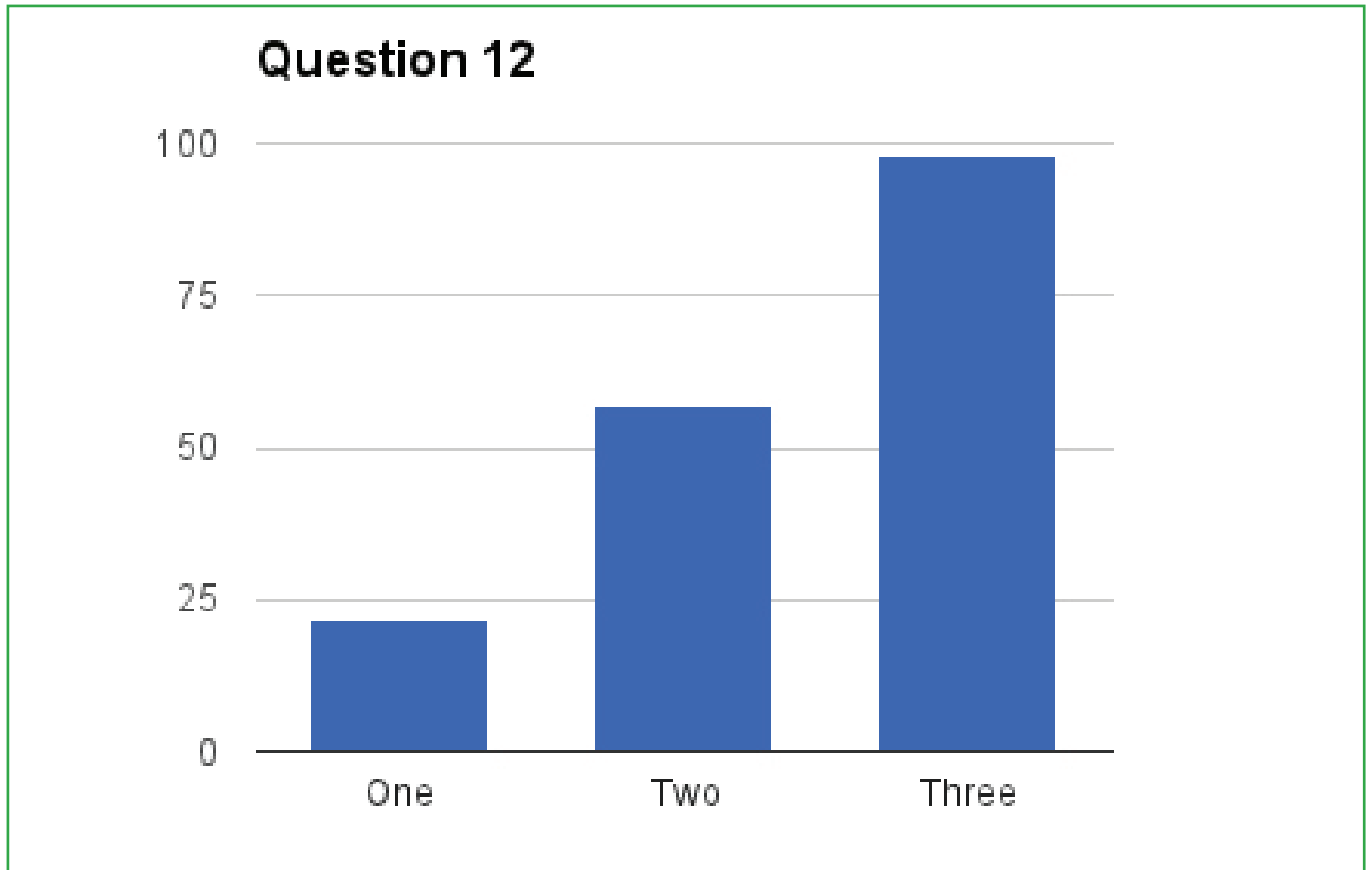
Number of respondents: 207

Option One: 22

Option Two: 57

Option Three: 98

Don't Know: 30



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

Question 12: Additional Comments

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



## 4. SUMMARY OF RESULTS

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

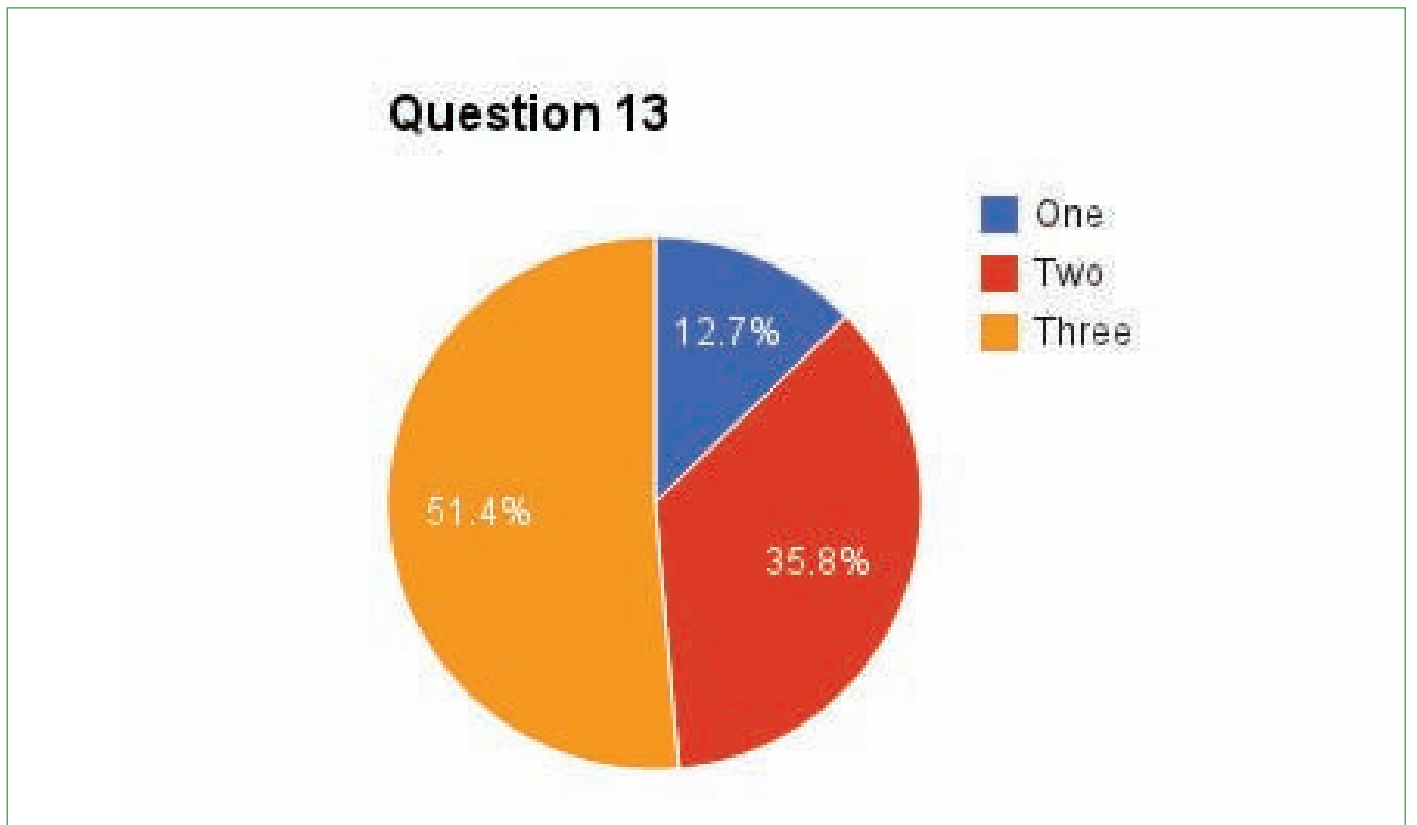
Issue Hierarchy (Times Mentioned)	Summary
<ul style="list-style-type: none"> <li>• Specific locations (14)               <ul style="list-style-type: none"> <li>- Locate recreation to the east (6)</li> <li>- Spread recreation throughout site (4)</li> <li>- Locate recreation closer to the town (2)</li> <li>- Locate recreation close to relief road (2)</li> <li>- Use field adjacent to golf course (1)</li> </ul> </li> <li>• Priority for sports / recreational facilities (7)</li> <li>• Sports area closer to Beaconsfield (3)</li> <li>• Prioritise football facilities (2)</li> <li>• Integrate into Beaconsfield (2)</li> <li>• Dependent upon exact footprint of accommodation (2)</li> <li>• Tower block should go (2)</li> <li>• Provision for parking (1)</li> <li>• Maximise biodiversity (1)</li> <li>• Sufficient walking / cycle routes at present (1)</li> <li>• No reference to habitat / EIA studies (1)</li> <li>• Create green corridor across site (1)</li> <li>• Sports facilities to east (1)</li> <li>• More details needed (1)</li> <li>• Sports facilities close to Pyebush Roundabout (1)</li> <li>• Sports facilities dispersed throughout site (1)</li> <li>• Land swap with land located south of site (1)</li> <li>• Sports facilities should be close together (1)</li> </ul>	<p>In contrast to the quantitative feedback, most written comments expressed a preference to locate recreation towards the east, so that buildings could be located closer to Beaconsfield. Those who preferred the east, noted its location as conveniently accessible via Pyebush Roundabout. Other respondents would like to see recreation spread throughout the site with one respondent noting this would make it easier to cater for a greater variety of sport.</p> <p>Fewer respondents wanted recreation closer to the town, but did not give a specific reason for this. One respondent suggested the field adjacent to the golf course. Another comment suggested this space be located next to the relief road, creating a sound barrier. It was also suggested by one comment that parking be made available for those wishing to use recreation areas.</p> <p>Other respondents used this question to emphasise the provision for sports and recreational facilities, most notably a swimming pool. One respondent suggested that all sports facilities, including cricket, squash, hockey and football should be located in one space. Another stressed there is plenty of cycle and walking routes around Beaconsfield at present and that sport facilities should be made a priority. Some respondents focused on facilities for Holtspur FC, emphasising their need for pitches and a clubhouse, including changing rooms.</p> <p>Another feature seen in the feedback addressed the environment, with one respondent suggesting that biodiversity be maximised, and another noting there has been no reference to habitat / EIA studies.</p> <p>It is worth noting that some respondents used this question as an opportunity to make suggestion as to where sports facilities should be located.</p>

4. SUMMARY OF RESULTS

Question 13

Part I: We have described three options for where the formal sports facilities should be located. Do you prefer Option 1, 2 or 3?  
Option 1: Consolidated at the far (eastern) end of the site: Option 2: Consolidated at the western end of the site. Option 3: Dispersed throughout the site.

Number of respondents: 209  
Option One: 22  
Option Two: 62  
Option Three: 89  
Don't Know: 36



A small majority of those who expressed a preference (51%) wanted formal sports facilities to be dispersed throughout the site.

Question 13: Additional Comments

In addition to the 209 respondents who responded to the quantitative question, 61 also left supplementary feedback in the form of comments. The question they responded to, along with a summary of their responses can be found below.

## 4. SUMMARY OF RESULTS

### Part 2: Do you have any further comments to make about the location of formal sports facilities?

Issue Hierarchy (Times Mentioned)	Summary
<ul style="list-style-type: none"> <li>• Locate to the west side (13)</li> <li>• Locate to the east side (3)</li> <li>• Make facilities accessible to all (5)</li> <li>• Ensure facilities cause least amount of disruption to new and existing residents (4)</li> <li>• Desire for a swimming pool (4)</li> <li>• Ensure access (4)</li> <li>• More detail needed (2)</li> <li>• Locate close to Pyebush Roundabout (2)</li> <li>• Converge all sports facilities onto one site (1)</li> <li>• Pedestrian safety (1)</li> <li>• Locate next to cricket ground (1)</li> <li>• Disperse sports facilities throughout site (1)</li> <li>• Minimise noise pollution (1)</li> <li>• Land swap with land at south of the site (1)</li> </ul>	<p>In contrast to the quantitative feedback, those who left comments preferred the facilities located towards the west of the site. This is perceived to provide easier access to sports facilities whilst avoiding residential areas. Disruption was a prominent theme with respondents wishing to ensure impact on existing occupiers, such as the cricket club, and new residents were minimal.</p> <p>Another theme related to ensuring facilities are accessible to all local residents, although definition of local is not clear as one respondent from Farnham Common commented that it should be accessible to all SBDC residents due to lack of nearby sports facilities. Four respondents mentioned provision for a swimming pool, a theme found throughout other question feedback.</p>

4. SUMMARY OF RESULTS

Question 14

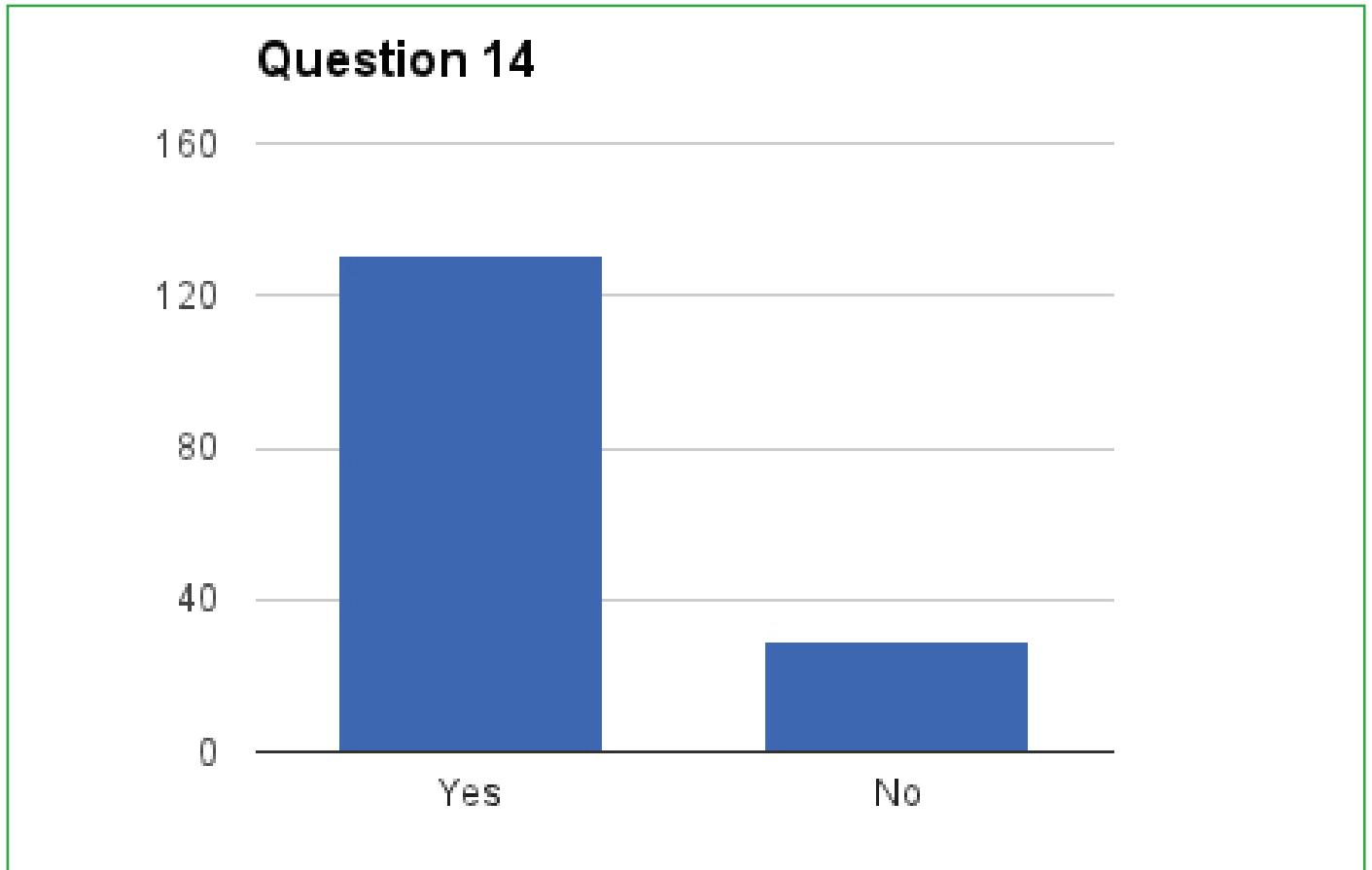
Formal sports facilities will be provided as part of the development. Do you have any preference as to who these should be available for, and are there any further facilities that should be considered?

Number of respondents: 196

Yes: 131

No: 29

Don't Know: 36



Over two-thirds of those who expressed a preference stated that facilities should be made available for all residents, with the two biggest mentions in terms of facilities being a swimming pool and provision for Holtspur Football Club.

Question 14: Additional Comments

In addition to the 196 respondents who responded to the quantitative question, 151 also left supplementary feedback in the form of comments. The question they responded to, along with a summary of their responses can be found below.

## 4. SUMMARY OF RESULTS

Part 2: If you answered yes please provide your feedback as to who the facilities should be provided for; and whether there are any other facilities that should be considered.

Issue Hierarchy (Times Mentioned)	Summary
<ul style="list-style-type: none"> <li>• Facilities for all residents (51)               <ul style="list-style-type: none"> <li>- Beaconsfield residents mentioned specifically (25)</li> <li>- Desire for a swimming pool (45)</li> </ul> </li> <li>• Provision for football / Holtspur FC (38)*               <ul style="list-style-type: none"> <li>- Provision of pavilion / clubhouse (29)*</li> <li>- Provision for floodlit all weather training pitch (25)*</li> <li>- Mentioned Holtspur FC are existing users (11)</li> <li>- Sufficient pitches for all Holtspur teams (1)</li> </ul> </li> <li>• Provision for gym (9)</li> <li>• Leisure centre (7)</li> <li>• Cultural facilities (7)</li> <li>• Provision for cricket (6)</li> <li>• Provision for squash (5)</li> <li>• Provision for rugby (5)</li> <li>• Sports hall (4)</li> <li>• Provision for bowls (4)</li> <li>• Recreation area (3)</li> <li>• Jogging track (3)</li> <li>• Provision for tennis (3)</li> <li>• Provision for badminton (2)</li> <li>• BMX / skateboard park (3)</li> <li>• Provision of children's facilities (2)</li> <li>• Cycle track (1)</li> <li>• Rifle club &amp; County Rifle Association home (1)</li> <li>• Community centre (1)</li> <li>• Provision for hockey (1)</li> <li>• Provision for basketball (1)</li> <li>• Locate superstore on site (1)</li> <li>• Do not compete with existing cricket pitches (1)</li> <li>• Improve existing Beaconsfield facilities via Section 106 (1)</li> <li>• Private sports club (1)</li> <li>• Make accessible to schools (1)</li> <li>• Country club (1)</li> <li>• Combine sports facilities on site (1)</li> <li>• Green Belt (1)</li> <li>• Provision for walkers (1)</li> <li>• Cycle maintenance facility (1)</li> <li>• Golfing range (1)</li> <li>• Provision of shops (1)</li> </ul> <p>*Several identical comments as illustrated in the brackets above were received on these points suggesting a group of residents who feel strongly about Holtspur FC.</p>	<p>The majority of feedback focused on facilities being available to all. Comments included ideas of a facility made available to people of all ages and genders, in an affordable facility that promotes community cohesion. However there were some differences on how respondents defined the word 'all' with twenty five respondents requesting facilities available to all residents of Beaconsfield whilst fewer asked for facilities to be available for the wider area. Many respondents also wished for a swimming pool on the site. A swimming pool is popular with local people, as Beaconsfield currently does not have this facility. Residents assert that it will enhance the town. Respondents felt strongly about this issue, and felt that this would be the only opportunity for Beaconsfield to secure a pool.</p> <p>Another popular demand was new football facilities for Holtspur FC. Some respondents commented that many sports had facilities in Beaconsfield with the exception of football. Some respondents noted football's popularity in the area, with one respondent noting that approximately three hundred children play football. Specific requested facilities included a pavilion / clubhouse, which would include dressing rooms and toilets whilst sheltering players and parents from the weather. Respondents also suggested an all-weather and floodlit training facility, so that facilities could be used throughout the year. Other popular subjects included provision of a leisure centre, which would act as a multi-purpose facility, many of those who suggested this facility also wished for a swimming pool, which would be located within such a facility. A gym was also suggested, however one respondent did imply that the current gym on-site was under-used by many people.</p> <p>It was also suggested that a sports hall would be a suitable multi-purpose facility, which could cater for activities such as badminton and squash. Cricket was also popular among respondents, with one commenting that any development could help improve existing facilities whilst mentioning a possible joint venture between the local cricket and golf clubs. Many other respondents requested facilities for other types of sports, including basketball, bowls, BMX track and skate park.</p>

## 4. SUMMARY OF RESULTS

## Question 15

We would ask that you rank in order 1 to 13 (with 1 being the highest priority) those items that have been identified through our discussions with key stakeholders.

Respondents were asked to rank 13 potential community benefits that the scheme could contribute towards. The chart below shows the number of times each category was ranked from 1 – 13.

CATEGORY	RANK	1	2	3	4	5	6	7	8	9	10	11	12	13	Average
Access to Public Parkland & Recreation	4	26	21	26	15	20	17	15	9	8	13	14	6	2	5.41
Children's Nursery	10	4	8	8	13	18	16	18	25	15	15	27	13	5	7.63
Indoor Sports Facilities	7	10	20	15	8	25	13	22	19	13	20	17	8	3	6.61
Affordable Housing	5	28	22	15	18	11	19	10	5	13	9	7	11	23	6.19
Access to schools	2	16	33	25	17	17	24	14	9	15	7	9	6	2	5.29
New Relief Road	1	84	26	15	11	8	9	9	9	9	10	5	5	8	4.11
Community Building	9	6	14	16	16	21	13	18	14	16	15	15	14	4	6.85
Links to Seer Green Station	11	8	8	10	14	9	16	9	20	22	15	17	22	17	7.99
Healthcare Facilities	3	17	24	23	24	19	14	15	19	8	15	7	4	1	5.4
Supporting Retail Facilities	12	6	3	9	15	12	16	12	9	26	19	13	34	7	8.16
Bus and Cycle Connections	6	6	16	24	21	16	18	18	25	14	20	12	6	1	6.35
Places of Worship	13	21	2		2	1	3	3	4	3	9	18	22	96	10.52
Youth Facilities	8	13	8	18	19	18	16	16	21	17	15	13	13	7	6.79

## 4. SUMMARY OF RESULTS

An average ranking for each category was calculated by dividing the total value of their mentions by the number of times they were mentioned.

e.g. Access to Public Parkland and Recreation

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

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

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

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

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

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

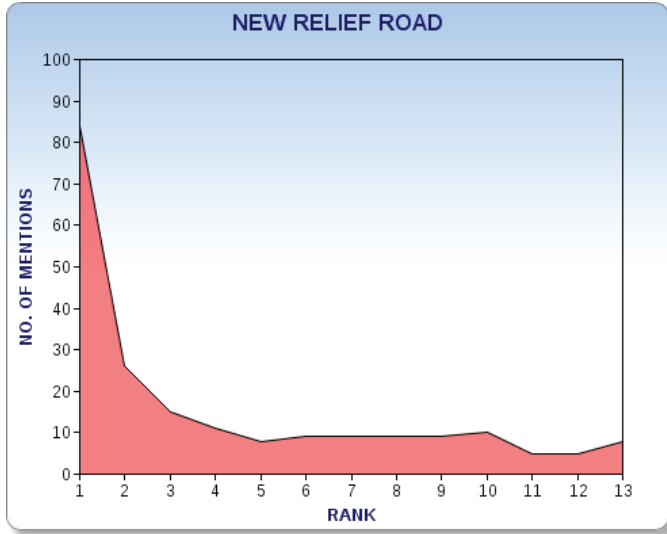
The results have also been recorded as individual graphs showing the spread of ranking mentions for each category. This shows where particular preference spikes occur, as in the case of the relief road, or where an item was given more equal preference across all ranks, as in the case of youth facilities.



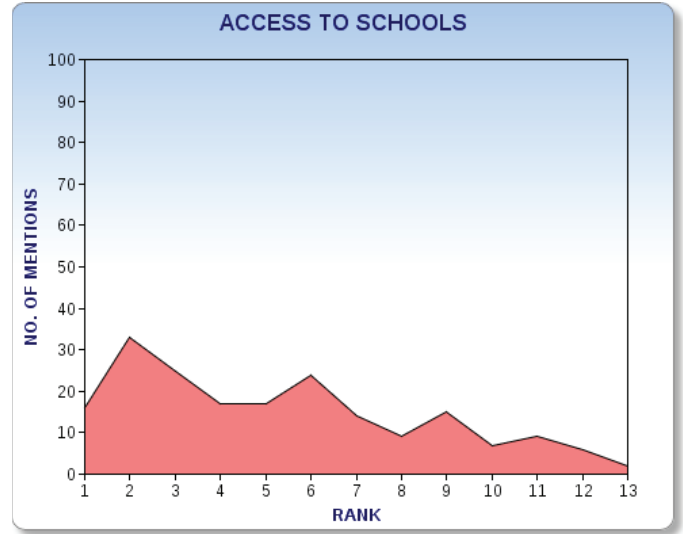
4. SUMMARY OF RESULTS

ORDER OF PRIORITY (average score in brackets)

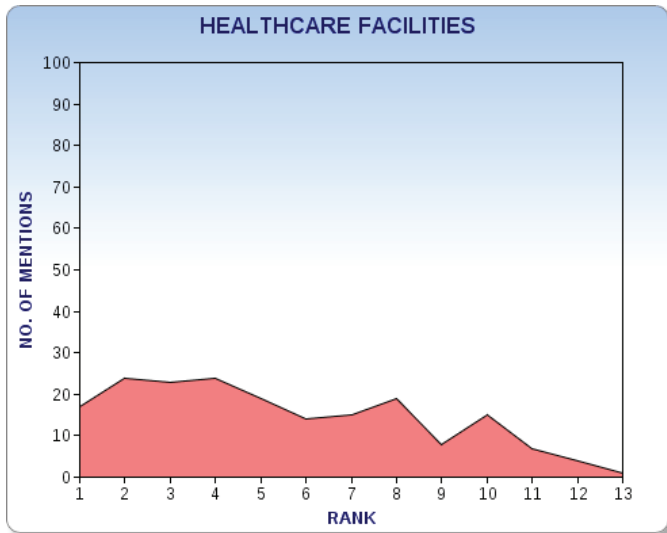
1. New Relief Road (4.11)



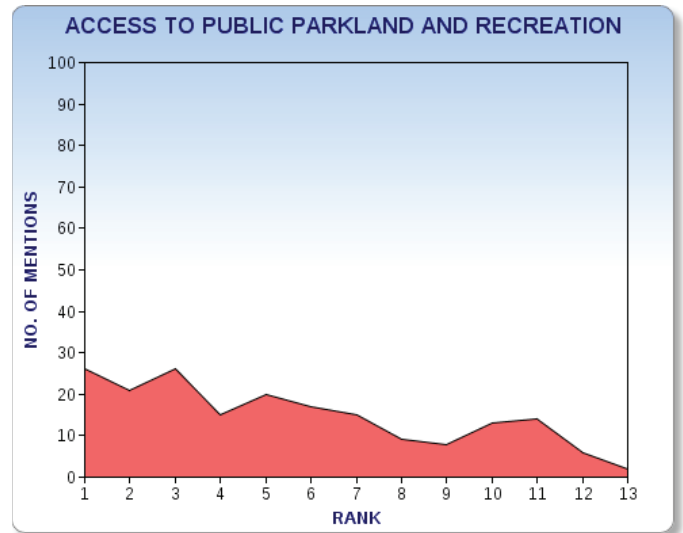
2. Access to Schools (5.29)



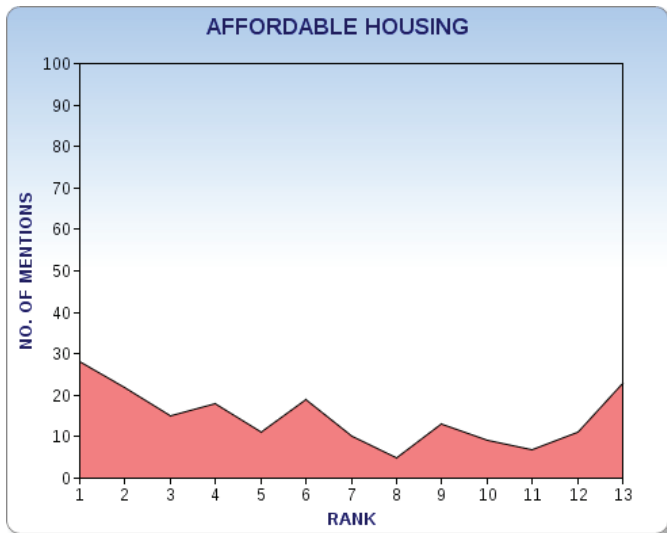
3. Healthcare Facilities (5.40)



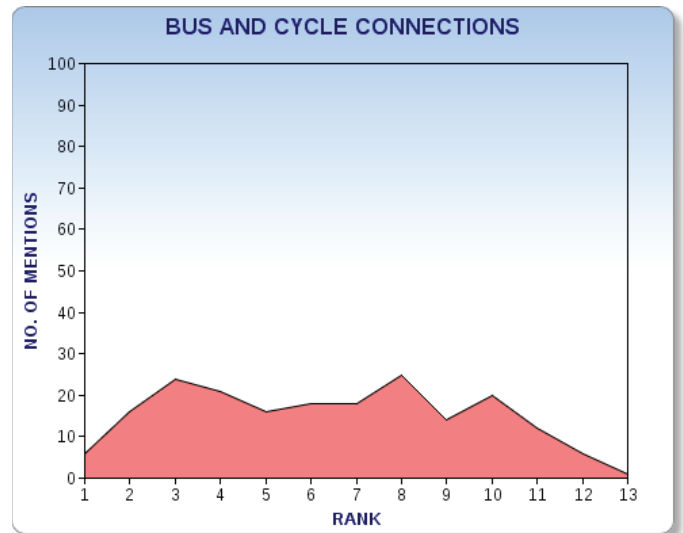
4. Access to Public Parkland and Recreation Areas (5.41)



5. Affordable Housing (6.19)

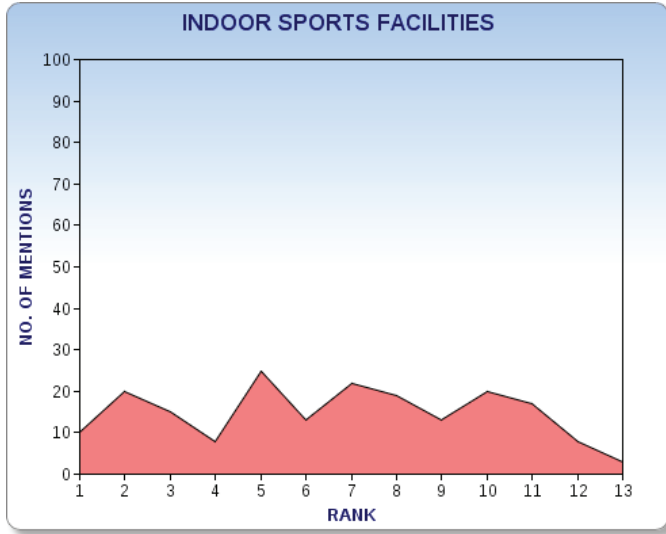


6. Bus and Cycle Connections (6.35)

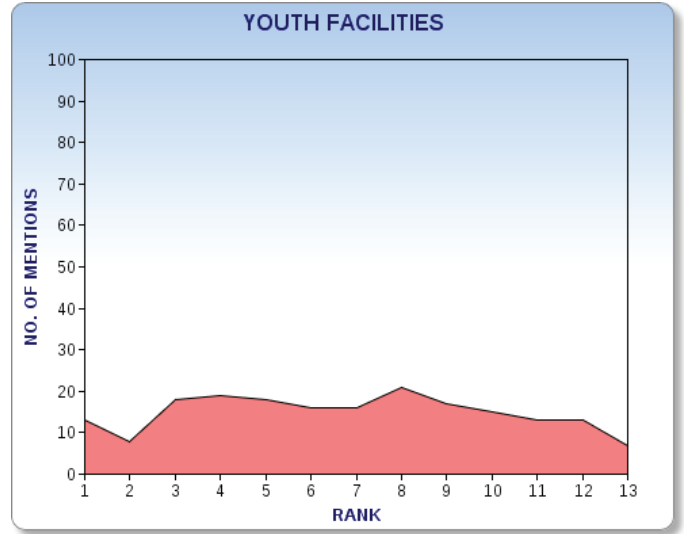


4. SUMMARY OF RESULTS

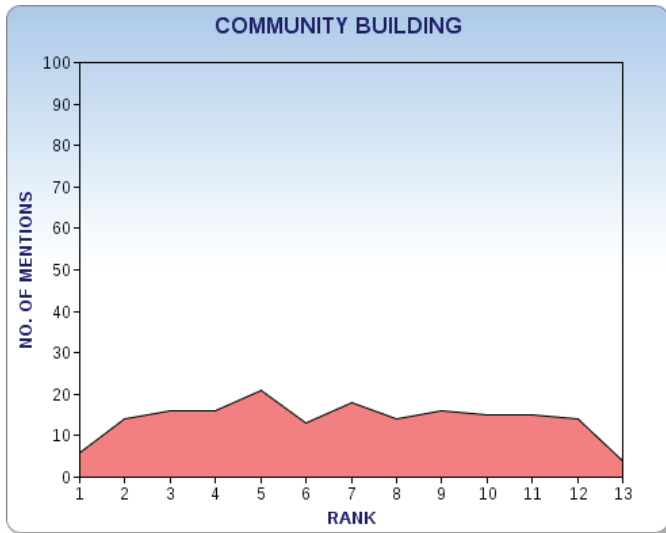
7. Indoor Sports Facilities (6.61)



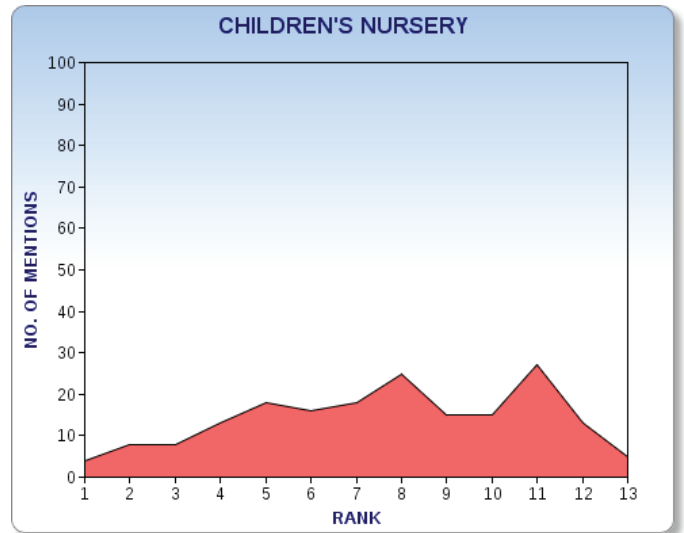
8. Youth Facilities (6.79)



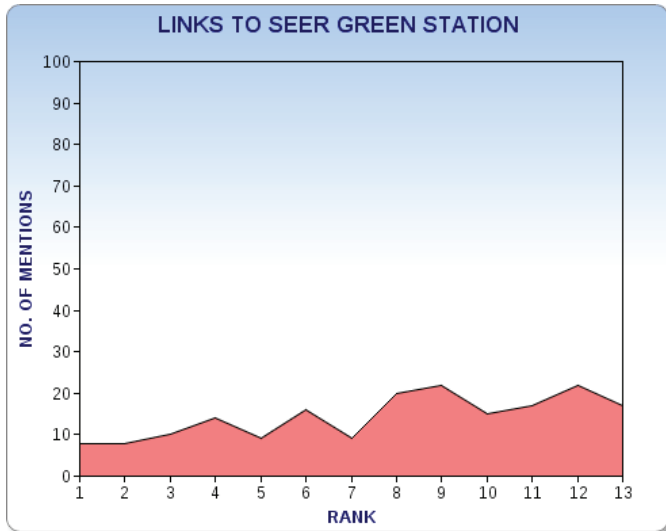
9. Community Building (6.85)



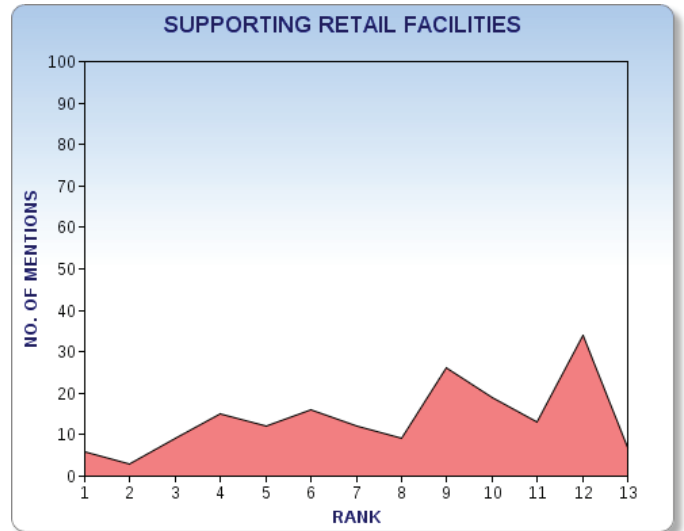
10. Children's Nursery (7.63)



11. Links to Seer Green Station (7.99)

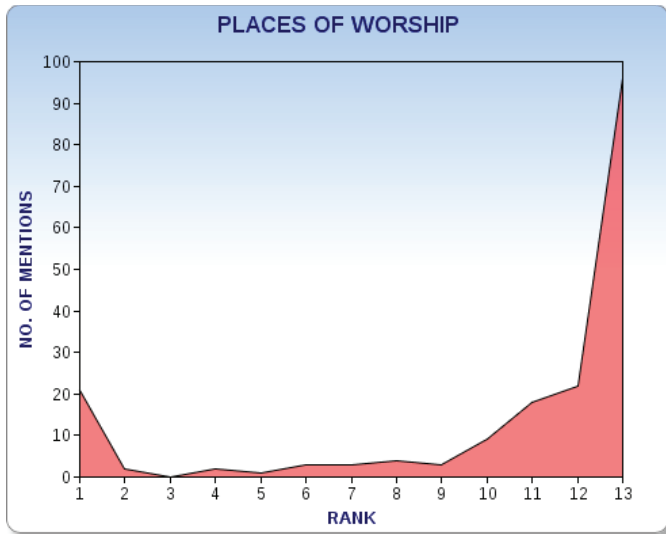


12. Supporting Retail Facilities (8.16)



4. SUMMARY OF RESULTS

13. Places of Worship (10.52)



Comments from Question 15. Please list below any further potential community benefits we should be assessing as part of the development appraisal.

Issue Hierarchy (Times Mentioned)

- Schools (22)
  - Questioning provision (11)
  - New school required (10)
  - Relocate existing schools (1)
- Swimming pool (10)
- Health provision (9)
  - Health facilities stretched (5)
  - GP surgery (4)
- Places of worship (7)
  - Questioning provision (5)
  - Required (2)
- Traffic congestion (7)
- Theatre (6)
- Parking (5)
- Cycle / pedestrian links (4)
- Leisure centre (4)
  - Provision for facility (2)
  - Facility unneeded (2)
- Relief road (4)
- Cinema (4)
- Care home (3)
- Shopping (3)
  - Need for shops (2)
  - Enough existing shops (1)
- All options important (3)
- Community facility (3)
- Links to Seer Green (3)
  - Unviable unless more trains (2)
  - Positive (1)
- Skate park (2)
- Police station (2)
- Key-worker homes (2)
- Post Office (2)
- Dentist (2)
- Green Belt (1)
- Gym (1)
- Address refuse centre (1)
- Options negative (1)
- Higher education (1)
- Park land (1)
- Leisure park (1)
- Allotments (1)
- Gardens (1)
- Access for disabled/buggies (1)
- Duck pond (1)
- Hotel unnecessary (1)
- Sports pitches (1)
- Scouts facility (1)
- Office provision (1)
- Sheltered housing (1)
- Physiotherapy provision (1)
- Restaurant (1)
- Bowling alley (1)
- Youth football facilities (1)
- Combined sports space (1)
- Nursery spaces (1)
- Overcrowding (1)
- Pubs / bars (1)
- No options appeal (1)
- Keep character (1)
- Too biased to comment (1)
- No high buildings (1)
- This is Green Belt land (1)

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## 4. SUMMARY OF RESULTS

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### Analysis

Most respondents cited schools as a key aspect to be addressed. Eleven of these respondents questioned provision for schools when taking into account 300 potential new homes. One commenter stated that schools had not been considered. There was the suggestion that school places are already stretched, with one respondent commenting that there is already a waiting list for primary schools (note: six respondents mentioned provision for primary education.)

Ten respondents specifically asserted that a new school should be provided for. One respondent commented that there would be vocal opposition unless this matter was addressed. However, one respondent commented that 300 homes was not enough to warrant a new school, but was equally concerned about road congestion caused due to new students attending existing schools. Another respondent went so far as to suggest that some existing schools be located on the Wilton Park site in a land swap to stop possible congestion.

Ten respondents asked for a swimming pool to be considered; this has been a consistent theme throughout the feedback received. Another theme was health facilities, with some respondents noting that health facilities were under pressure and four suggesting a new Surgery be provided as part of the development to mitigate the impact of new residents. Places of worship were specifically mentioned several times, with five respondents noting the existing provision of these facilities in Beaconsfield with a number of churches located throughout the town. Another two respondents were in favour of a place of worship with one respondent suggesting it was a key facility for a thriving community.

Two respondents did not think the proposals should include a place of worship. One respondent commented that all options should be included and that otherwise plans should be rejected.

Several respondents specifically mentioned traffic congestion as a key issue. This is due to existing traffic problems particularly in the Old Town and problems associated with school traffic.

Other respondents wished for certain facilities to be provided. These included a cinema and a theatre.

New links to Seer Green was another theme, brought up by three respondents. Two of those respondents thought that there would be no need for routes to Seer Green station, especially due to a lack of trains running from this station. Another respondent was positive about new links to the station, as it would decrease the possibility of it closing.

Other issues centred upon access for disabled people and parents with buggies within the new routes.

Open spaces was brought up on a number of occasions. One respondent suggested provision of parks for new residents and another commented that the entrance to the development should be consistent with the Green Belt.

4. SUMMARY OF RESULTS

Question 16

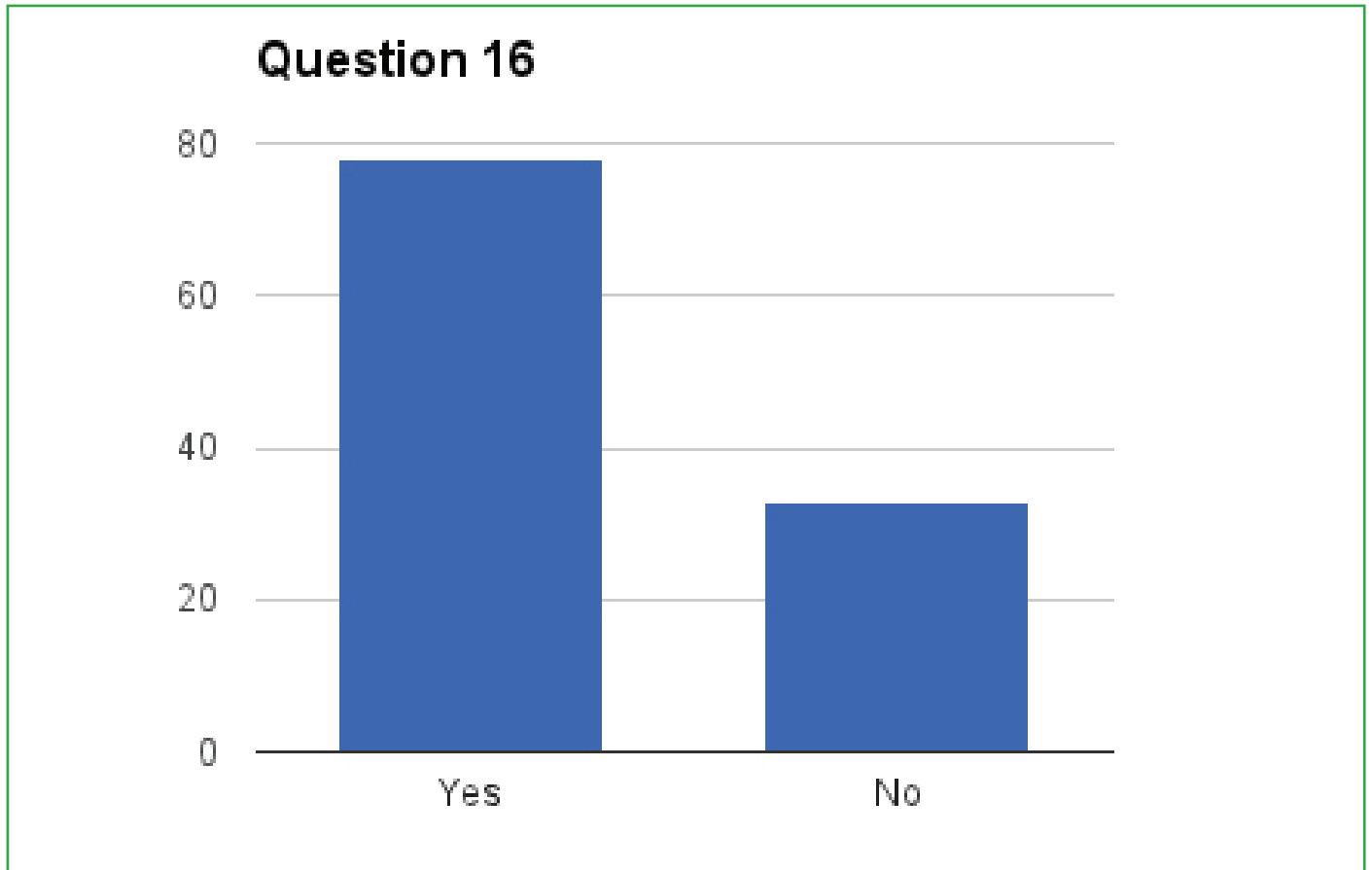
We have identified a number of employment opportunities that may be appropriate on the site. Do you consider that we have described appropriate uses?

Number of respondents: 181

Yes: 78

No: 33

Don't Know: 70



Respondents were split between agreeing we had described appropriate uses on the site, and being unsure whether these had been identified.

Question 16: Additional Comments

In addition to the 196 respondents who responded to the quantitative question, 151 also left supplementary feedback in the form of comments. The question they responded to, along with a summary of their responses can be found below.

## 4. SUMMARY OF RESULTS

Part 2: If you answered no, please provide your feedback as to what other uses should be considered.

Issue Hierarchy (Times Mentioned)	Summary
<ul style="list-style-type: none"> <li>• Hotel inappropriate (12)</li> <li>• Homes for elderly / care home (8)</li> <li>• Retail (7)</li> <li>• Retail inappropriate (6)</li> <li>• Sports centre (5)</li> <li>• Industry / small workshops (5)</li> <li>• Offices inappropriate (6)</li> <li>• School (4)</li> <li>• Care home inappropriate (4)</li> <li>• Offices (3)</li> <li>• Crèche (2)</li> <li>• Swimming pool (2)</li> <li>• Gym (2)</li> <li>• Post Office (2)</li> <li>• Gym inappropriate (2)</li> <li>• Cultural centre (2)</li> <li>• Construction employment (1)</li> <li>• Industry inappropriate (1)</li> <li>• Design studio (1)</li> <li>• Fuel station (1)</li> <li>• Medical facility (1)</li> <li>• More doctors, teachers, police and traffic wardens (1)</li> <li>• Relocate film + television school to Wilton Park (1)</li> <li>• Green Belt (1)</li> <li>• Café (1)</li> </ul>	<p>The majority of responses were in opposition to the suggestion of a hotel being located on site. Respondents noted that hotels were unneeded, with one respondent commenting that there was already hotels located on the A40 towards Gerrards Cross and in the Old Town. Many respondents were supportive of retail, but mostly of a small scale. A similar number of respondents were against retail with one resident commenting that there were other areas in Beaconsfield more appropriate for retail.</p> <p>Respondents also seemed more in favour of a care home, with one respondent commenting that homes for the elderly was a priority, whilst another emphasised its potential for employing up to 30-50 staff. However, some respondents questioned the need for a care home, commenting that there were already sufficient care homes.</p> <p>Other respondents viewed offices as inappropriate; one person argued that there was no need for more offices in Beaconsfield. Some respondents favoured offices, one noting that they would foster start-up businesses.</p> <p>Three respondents favoured small workshops and one suggested that there be provision for high-tech industry on site due to Beaconsfield's good location between London and Oxford. Another theme addressed the provision for a school due to the strain from new residents in the development. Five respondents also favoured the provision of a new sports centre to attract employment, which one commenter suggested would include a swimming pool, gym and games hall.</p> <p>Similarly, others commented to suggest a gym and swimming pool to provide employment. Although some respondents did not find a gym appropriate, with one respondent commenting that there was already provision for gyms in the area. Some respondents requested a crèche for the site, whereas many other suggestions varied. One respondent questioned whether employment would be available to local people once construction commences, whilst various other ideas ranged from a medical facility to a fuel station.</p>



The consultation on the future of Wilton Park has involved over 500 residents within the local community, as well as a number of key groups and organisations in Beaconsfield.

The high number of attendees at the main public exhibition event reflected a high level of interest and a significant number of questionnaires (242) were completed, which has helped inform the draft development brief.

The summary of results provides the detail on how respondents answered each question and these form the key conclusions from the consultation:

- 59% of respondents considered that not all key issues associated with the redevelopment of Wilton Park had been identified. However, additional comments suggested a range of different issues, all of which were covered in some element of the consultation.
- Just over half of respondents (57%) preferred the Option B route for the new access road from the Pyebush roundabout, which would bring traffic further eastwards in to the site and enable retention of the Service Family Accommodation (the existing properties).
- There was considerable support for the new access road to be a slower, more integrated route with a focus on pedestrians and cyclists rather than higher vehicle speeds (69% of those who expressed a preference).
- Option B, which suggested an environment for the relief road should be set within a landscaped space which opens up views of the surrounding area, was supported by 81% of those who expressed a preference.
- 99% of those who expressed a preference felt it was very important or important to improve traffic flow at the London End roundabout.
- 83% of those who expressed a preference felt it was very important or important to improve pedestrian and cycle connections across the London End roundabout and into the site via Minerva Way.
- Most respondents who responded (70%) considered that, if it were possible, the provision of additional parking at Wilton Park could be of benefit in providing a solution to concerns over parking in London End. However, a significant proportion of the written feedback that was received on this issue was sceptical as it was felt that the site is too far from the Old Town to alleviate current parking problems.
- The majority (80% of those who expressed a preference) favoured low to medium height buildings evenly distributed across the site (two to three storey), with no greater footprint than currently exists and with the existing tower block demolished.
- 82% of those who expressed a preference saw the delivery of new bus connections between Wilton Park and Beaconsfield as important.
- The majority of residents (67%) who expressed a view felt that all the opportunities for pedestrians, cyclists and transport infrastructure had been identified.
- The majority of respondents (70% of those who expressed a preference) preferred new built development to be spread across the site, as opposed to being concentrated in either the west or east of the site.
- The majority (80% of those who expressed a preference) favoured low to medium height buildings evenly distributed across the site (two to three storey), with no greater footprint than currently exists and with the existing tower block demolished.
- There was a small majority in favour of Option 3 for parkland and informal public open space being dispersed throughout the site (55% of those who expressed a preference).
- A small majority of those who expressed a preference (51%) wanted formal sports facilities to be dispersed throughout the site.
- Over two-thirds of those who expressed a preference stated that facilities should be made available for all residents, with the two biggest mentions in terms of facilities being a swimming pool and provision for Holtspur Football Club.
- The most popular aspiration was for provision of the new relief road, followed by access to schools, healthcare, access to public parkland and recreation areas, and affordable housing.
- Respondents were split between agreeing we had described appropriate uses on the site, and being unsure whether these had been identified.

# APPENDICES

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Beaconsfield Town Council  
Ward Councillors  
BOTRA  
Beaconsfield Society  
Wilton Park Watch  
Beaconsfield and District Historic Society  
Beaconsfield Round Table  
Ramblers Association  
Woodland Trust  
Holtspur FC  
Dr Stephen Brown (Millbarn Medical Centre)  
Natural England  
Environment Agency  
English Heritage  
Buckinghamshire County Council Highways  
Forestry Commission  
Berks, Bucks and Oxon Wildlife Trust  
Chilterns Conservation Board / Chiltern Society  
Chiltern District Council  
Andrew Cartwright (Wheatsheaf Farm)  
Beaconsfield Cricket Club  
Angling Club  
Beaconsfield Golf Club  
Wilton Park nursery  
Beaconsfield Squash Club  
Hall Barn Estates  
Beaconsfield Rotary Club  
Beaconsfield Probus Club  
Old Beaconsfield Probus Club  
Beaconsfield Inner Wheel  
Beaconsfield Community Association  
Beaconsfield Lions Club  
The Simpson Centre  
Local churches  
Beaconsfield SYCOB F.C  
Portman Burtley Estate  
Beaconsfield Old Town Residents Association  
County Councillor Peter Hardy

## 6. APPENDICES

## ii. List of stakeholders invited to exhibition by addressed invitation

**COUNTY COUNCILLORS**

Councillor Martin Tett  
Councillor Peter Hardy

**DISTRICT COUNCILLORS**

Councillor Steve Jones  
Councillor Jacquetta Lowen-Cooper  
Councillor Adrian Busby  
Councillor Roger Reed  
Councillor Mrs Anita Cranmer  
Councillor Nick Naylor  
Councillor Duncan Smith  
Councillor Mrs Jennifer Woolveridge  
Councillor Alan Walters  
Councillor Ralph Bagge  
Councillor Santokh Chhokar  
Councillor Dev Dhillon  
Councillor Miss Lin Hazell  
Councillor Mrs Deirdre Holloway  
Councillor Dr Wendy Matthews  
Councillor George Sandy  
Councillor Mrs Janet Simmonds  
Councillor The Earl of Stockton  
Councillor David Anthony  
Councillor Malcolm Bradford  
Councillor Ken Brown  
Councillor Mrs Emma Burrows  
Councillor Damon Clark  
Councillor Matthew Denyer  
Councillor Dr Aman Dhillon  
Councillor Trevor Egleton  
Councillor Barry Harding  
Councillor Guy Hollis  
Councillor Paul Kelly  
Councillor Bill Lidgate  
Councillor Alan Oxley  
Councillor David Pepler  
Councillor Mrs Penelope Plant  
Councillor Dr. Rachel Pope  
Councillor Mrs Maureen Royston  
Councillor Alan Samson  
Councillor Luisa Sullivan  
Councillor Ms Ruth Vigor-Hedderly  
Councillor Mrs Jane Wallis

**LOCAL GROUPS**

BOTRA  
Beaconsfield Society  
Wilton Park Watch  
Beaconsfield and District Historic Society  
Beaconsfield Round Table  
Beaconsfield Town Residents Association

Probus Club of Old Beaconsfield  
Chamber of Commerce  
Beaconsfield Rotary Club  
Beaconsfield Inner Wheel  
Probus Club of Beaconsfield  
Beaconsfield Community Association  
The Simpson Centre  
Beaconsfield Squash Club  
Hall Barn Estates  
606 Beaconsfield Squadron Air Training Corps  
Action Medical Research (Chiltern Branch)  
Beaconsfield 41 Club  
Beaconsfield Advisory Centre  
Beaconsfield & District Silver Study Group with Ian Pickford  
Beaconsfield Concerts  
Beaconsfield Film Society  
Beaconsfield Operatic Society  
Beaconsfield Theatre Group  
Beaconsfield Twinning Association  
Chesterton in the Chilterns GK Chesterton - 'Sunrise of Wonder'  
Study and Discussion Group  
Chiltern Embroidery & Textiles Group  
Chiltern Hundreds Supper Club  
Chiltern Shakespeare Company  
Crossroads Care (Bucks & Milton Keynes)  
CRUSE  
Curzon Centre  
Garvin Avenue Over 65s  
Girlguiding Beaconsfield  
Holtspur Senior Citizens' Club  
Holtspur Youth Club  
Inner Wheel Club  
Lions Club  
Mid-Thames RAYNET  
The Young Theatre  
Relate Mid-Thames & Buckinghamshire  
Rotary Club - Jordan & District  
Royal British Legion  
St John Ambulance  
Scouts, Cubs and Beavers  
Women's Institute  
James Dean  
Gerrards Cross Sports Club

**MP**

The Rt Hon Dominic Grieve QC MP

**ORGANISATIONS**

Amersham Hospital  
 Chalfonts & Gerrards Cross Community Hospital  
 Heatherwood & Wexham Park Hospitals  
 Stoke Mandeville Hospital  
 Wycombe Hospital  
 BMI The Chiltern Hospital  
 BMI The Paddocks Clinic  
 BMI The Shelburne Hospital  
 Spire Thames Valley Hospital  
 Spire Windsor Clinic  
 Beaconsfield 50+ Tennis Group  
 Beaconsfield Rugby Football Club  
 Beaconsfield SYCOB Football Club  
 Beaconsfield Tennis Centre  
 The Beacon Sports Centre  
 Holtspur FC  
 Beaconsfield Cricket Club  
 Abbeyfield Beaconsfield Society Ltd  
 Brook House Nursing Home  
 Harrias House Residential Care Home  
 Beaconsfield Dental Practice  
 Court Dental Clinic  
 Garden View Dental Clinic  
 Tooth Booth  
 Wattleton Park Dental Practice  
 Doctor Now  
 Millbarn Medical Centre  
 Penn Surgery  
 St Mary & All Saints Church  
 Free Methodist Church  
 United Reformed Church  
 St Michael's & All Angels  
 St Teresa's R.C. Church  
 St Thomas' Church  
 The Baptist Church  
 Society of Friends  
 Conservative Party  
 Independent Electors Association  
 Liberal Democrat Party  
 South Bucks District Council  
 The Reading Room  
 The Fitzwilliams Centre  
 Poppies Day Nursery  
 The Kiddies Academy  
 Oakwood Nursery School  
 Penn Cottage Nursery School  
 Holtspur Pre-School  
 Jack & Jill Pre-School  
 Beaconsfield High School  
 Butlers Court Combined School  
 Holtspur School  
 St Mary & All Saints C of E Primary School

The Beaconsfield School  
 Davenies Preparatory School  
 High March School  
 Bucks Adult Learning Centre  
 Environment Agency  
 Forestry Commission  
 Ramblers Association  
 Woodland Trust  
 Chilterns Conservation Board  
 Berks, Bucks and Oxon Wildlife Trust  
 Jordans Village Limited

**TOWN COUNCILLORS**

Councillor P Bastiman  
 Councillor R Keith  
 Councillor G Davie  
 Councillor J Legg  
 Councillor A Pike  
 Councillor J Read  
 Councillor G Corney  
 Councillor G Grover  
 Councillor S Mackintosh  
 Councillor S Saunders

**HardHat.**The Building Centre  
26 Store Street  
London WC1E 7BTT +44 (0)20 7636 6603  
F +44 (0)20 7636 6603  
W [hardhat.co.uk](http://hardhat.co.uk)15<sup>th</sup> February 2013**THE FUTURE OF WILTON PARK**

Dear XXXX

We are contacting you on behalf of Inland Homes to invite you to a public consultation regarding the future of Wilton Park, which is due to close as a language school for the Ministry of Defence in the near future.

As you may be aware, Inland Homes are working in partnership with South Bucks District Council and Buckinghamshire County Council to prepare a development brief that will guide how this important site is redeveloped in the future.

HardHat has been appointed by Inland Homes to assist in engaging with the local community as part of the consultation process.

We want to hear the views of the local community before we draft the development brief. We are holding a consultation event so you can give us your feedback on the various issues that any development needs to consider and the possible options for the type of development that Wilton Park will be in the future.

Please see details of the public consultation event below:

**WHEN:** Thursday 14<sup>th</sup> March between 4.30pm – 9pm  
Saturday 16<sup>th</sup> March between 10am – 4pm

*You can drop-in during any of these times and members of the team will be on hand to guide you through the consultation and answer any questions.*

**WHERE:** The Beaconsfield School  
Wattleton Road  
Beaconsfield  
Buckinghamshire  
HP9 1SJ

*The site can be entered through the main school entrance on Wattleton Road: follow signs to the Main Hall, where the consultation will take place. There is parking on the site for approximately 60 vehicles.*

If you are unable to attend the consultation you will find more details and copies of the materials displayed on our website [www.wiltonparkfuture.com](http://www.wiltonparkfuture.com) from the 14<sup>th</sup> March.

The website will also have a copy of our feedback questionnaire with an email and a FREEPOST address to which it can be returned.

Following the consultation event, the feedback will be used to help prepare the development brief. This will be submitted to South Bucks District Council who will take the decision on whether to formally consult the public on the plans. At that stage the document will be known as a Draft Supplementary Planning Document.

After the consultation the Council will consider all the responses and, if necessary, amendments will be made to the proposals. South Bucks District Council will then consider whether it wishes to formally adopt the Supplementary Planning Document. The final document will form the basis for future planning applications for Wilton Park.

If you have any enquiries then please do not hesitate to get in touch by calling our hotline number 0845 460 6011 or email [mcamplin@hardhat.co.uk](mailto:mcamplin@hardhat.co.uk)

Yours sincerely,



Max Camplin  
Managing Director  
HardHat.

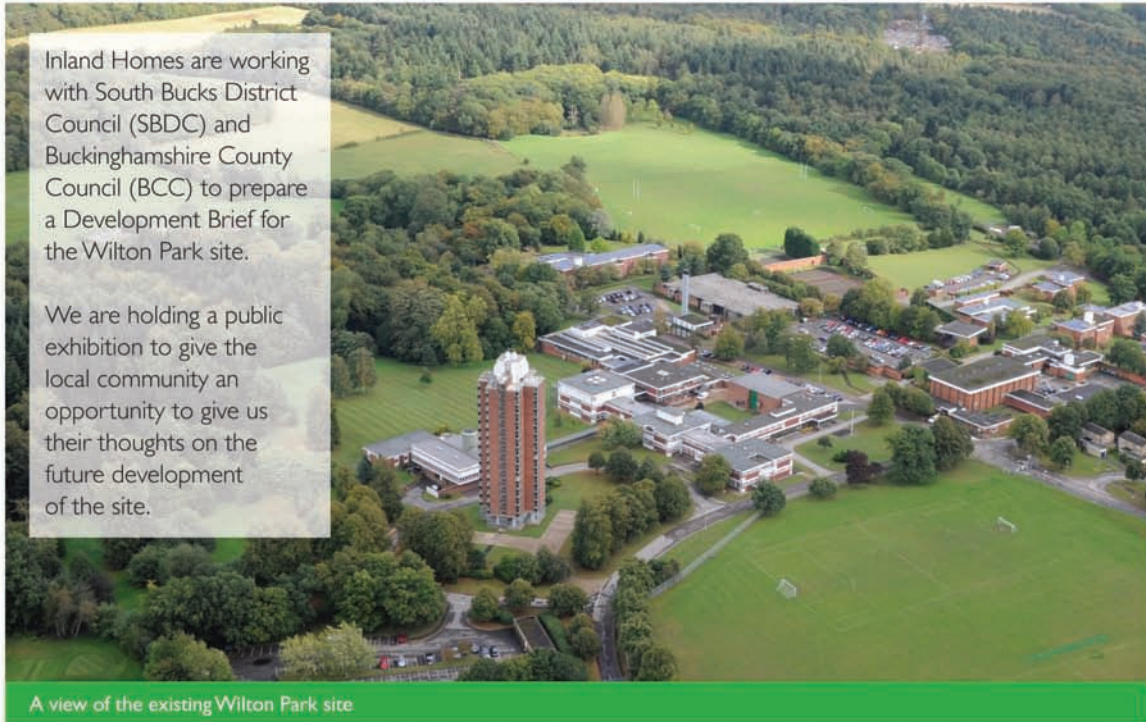


# THE FUTURE OF WILTON PARK

## Public Consultation Event

Inland Homes are working with South Bucks District Council (SBDC) and Buckinghamshire County Council (BCC) to prepare a Development Brief for the Wilton Park site.

We are holding a public exhibition to give the local community an opportunity to give us their thoughts on the future development of the site.



A view of the existing Wilton Park site

### WHEN

**Thursday March 14th 2013**  
**between 4.30pm and 9.00pm**

**Saturday March 16th 2013**  
**between 10.00am and 4.00pm**

### WHERE

**The Beaconsfield School** (in the main hall)  
**Wattleton Road**  
**Beaconsfield**  
**Buckinghamshire**  
**HP9 1SJ**

Please follow signs to the main hall once you arrive. There are approximately 60 car parking spaces at the school.

You can drop in during any of the times published. Members of the Inland Homes planning and design team and officers from South Bucks District Council and Buckinghamshire County Council will be available to answer any questions. Your feedback is important to us and we hope you will be able to attend. All the material from the exhibition will be made available on our website [www.wiltonparkfuture.com](http://www.wiltonparkfuture.com) from March 14th.

For more details, please call **0845 460 6011**  
or email [mcampin@hardhat.co.uk](mailto:mcampin@hardhat.co.uk)









6. APPENDICES vi. Wilton Park exhibition displays

## Welcome

Wilton Park, Beaconsfield



**Inland Homes welcomes you to this exhibition.**

We are working with South Bucks District Council (SBDC) and Buckinghamshire County Council (BCC) to prepare a Development Brief for the Wilton Park site. Wilton Park is identified in the SBDC Core Strategy as an Opportunity Site to provide a high quality mix of residential and employment development, community facilities and open space. Inland Homes will be redeveloping the site. We are holding this exhibition to give you the opportunity to provide your thoughts on the future development.

**Background**

Wilton Park is currently used as the Defence School of Languages which is due to close within the next year or so, following which Inland Homes will take ownership. Inland Homes already owns the land between Wilton Park and the Pyebush Roundabout.



**Who are we?**

**Inland Homes** is a publicly listed development company, based in Amersham. It owns the land between the Wilton Park site and Pyebush Roundabout and has agreed a working partnership with the MOD's Defence Infrastructure Organisation (DIO) to progress the development of Wilton Park. **Inland Homes** is responsible for the MOD estate and currently owns Wilton Park.

**Beaconsfield Town Council (BCC)** is the Local Planning Authority who will consider the Development Brief for adoption and determine future planning applications.

**Buckinghamshire County Council (BCC)** has responsibilities relating to highways, traffic and education provision.

**The Development Brief**

Prior to submission of a planning application for the site, SBDC's Core Strategy requires the preparation of a Development Brief. This is being prepared by Inland Homes working in collaboration with SBDC and BCC.

The purpose of the Development Brief is to establish the principles that will guide future development of the site and provide a 'bridge' between the Council's adopted Core Strategy and a planning application. Preparation of the Brief will involve extensive public and stakeholder consultation in order to gain a full understanding of the issues of local concern. This exhibition is part of that process.

Once drafted the brief will be submitted to SBDC who will decide whether to formally consult the public on the plan. At that stage the document will be known as a draft Supplementary Planning Document (SPD). If any necessary changes will be made to the document by SBDC following the public consultation, the Council will then consider whether to adopt the SPD, probably early in 2014.

We are seeking your views and comments on these issues and options, and also whether there are other matters that should be considered. Your responses will inform the preparation of the Development Brief.

**Your Feedback**

Please complete a questionnaire today and post it in the box on your way out or hand it to a member of the team, who are also available to answer any questions you may have. Comments can also be made via email details of which are noted on our website.


**What do we hope to achieve from this Exhibition?**

The boards that follow identify many of the issues relating to the redevelopment of the site and our thoughts on how these issues could be dealt with, through a number of development options.



## Introduction

Wilton Park, Beaconsfield



**Who are we?**

**Inland Homes** is a publicly listed development company, based in Amersham. It owns the land between the Wilton Park site and Pyebush Roundabout and has agreed a working partnership with the MOD's Defence Infrastructure Organisation (DIO) to progress the development of Wilton Park. **Inland Homes** is responsible for the MOD estate and currently owns Wilton Park.

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**What do we hope to achieve from this Exhibition?**

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## Planning and Transport Policy Background

Wilton Park, Beaconsfield



The site is set in the Green Belt and subject to national and local planning policies. Development proposals will need to be sustainable and viable, as well as accord with the requirements of applicable policies.

**SBDC Core Strategy (2011)**

The Core Strategy defines Wilton Park as an 'Opportunity Site' and 'Major Developed Site' in the Green Belt. The 'Major Developed Site' is hatched red on the above map. It provides a positive and deliverable framework for a comprehensive redevelopment delivering a high quality mix of housing, employment, community facilities and open space, which could deliver around 300 new dwellings. Core Strategy Policy CP14 requires development to provide affordable housing with a target of at least 40% of the gross number of dwellings. Core Strategy Policy CP14 sets out criteria for redevelopment of the site. It should:

- See the tower block demolished
- Result in no greater impact on the openness of the Green Belt
- Retain the existing level of sports and recreational facilities, with qualitative improvements where appropriate, making them available for local clubs and public use. A large proportion of open space on the site should be provided in the form of a good quality local park.
- Ensure open 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 links to Beer 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 Beches. Proposals should also ensure that water flows to the Beches remain intact.

**National Planning Policy Framework (NPPF)**

Policy CP14 is in broad conformity with NPPF Government planning policies which confirm that development which accords with an up-to-date Development Plan should be approved. The NPPF promotes:

- Sustainable mixed-use development to deliver the homes, businesses and infrastructure that the country needs
- High quality design
- Protection of the Green Belt
- Conservation and enhancement of the natural environment
- Reduction of pollution
- Public transport, walking and cycling
- Empowerment of local people to shape their surroundings

**SBDC Local Transport Plan 2011-2016**


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

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



## Green Belt

Wilton Park, Beaconsfield



**Wilton Park and the Green Belt**

The Wilton Park site is identified in the South Bucks Core Strategy as a Major Developed Site (MDS) in the Green Belt. The boundary of the MDS is shown in red on the map above the site.

The Core Strategy and new National Planning Policy Framework allow for the redevelopment of Major Developed Sites in the Green Belt (in the case of Wilton Park, as defined by the MDS boundary) provided the proposed development would have no greater impact on the openness of the Green Belt than the existing development.

When assessing the impact of new buildings and roads on the openness of the Green Belt, consideration must be given to the amount, scale, height and spread of the proposed new development compared with the existing development on the site. The requirement to ensure that redevelopment proposals have 'no greater impact on the openness of the Green Belt' will be a central consideration in preparing proposals for the Wilton Park site.

**Land adjoining Wilton Park**

The land owned by Inland Homes between the Wilton Park site and Pyebush Roundabout lies outside of the MDS boundary, but within the Green Belt. This land is needed to provide a new vehicular access into the Wilton Park site, and is identified in blue on the key plan.

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

New transport infrastructure (including new roads) accepted in the Green Belt, providing it can be demonstrated that there is a requirement for it to be sited in the Green Belt.

The National Planning Policy Framework confirms that the construction of new buildings on Green Belt land that is not part of a Major Developed Site will generally be 'inappropriate'. Exceptions to this include appropriate facilities for outdoor sport, outdoor recreation and for centres.

Local Planning Authorities are required to plan positively to enhance the beneficial use of the Green Belt, including through opportunities to provide access, retain and enhance landscapes, improve the appearance of the area, increase biodiversity, and improve degraded and derelict land.

**Landscape and Visual Impact**

One of the main tasks of this Development Brief is to define new redevelopment proposals for the Wilton Park site should address these important Green Belt objectives of landscape and visual impact.

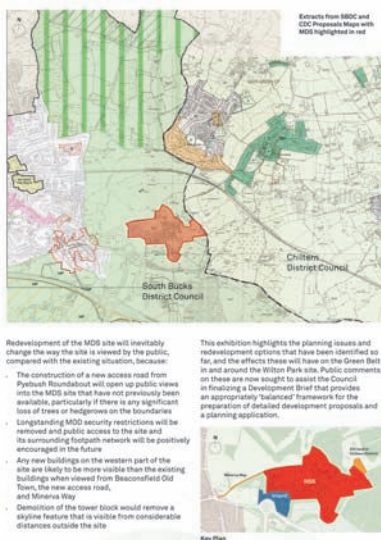

Development of the MDS site will inevitably change the way the site is viewed by the public, compared with the existing situation. Decisions on the construction of a new access road from Pyebush Roundabout will open up public views into the MDS site that have not previously been available, particularly if there is any significant loss of trees or hedge/row on the boundaries.

Longstanding MOD security restrictions will be removed and public access to the site and its surrounding footpath network will be positively encouraged in the future.

Any new buildings on the western part of the site are likely to be more visible than the existing buildings when viewed from Beaconsfield Old Town, the new access road, and Minerva Site.

Demolition of the tower block would remove a skyline feature that is visible from considerable distances outside the site.

This exhibition highlights the planning issues and redevelopment options that have been identified so far, and the effects these will have on the Green Belt in and around the Wilton Park site. Public comments on these are now sought to assist the Council in finalising a Development Brief that provides an appropriately 'balanced' framework for the preparation of detailed development proposals and a planning application.



### Site Characteristics

Wilton Park, Beaconsfield

**Location**  
The main part of the site is 0.5 km east of Beaconsfield Old Town (approximately 5 minutes walking distance).

**Site and Scale**  
Wilton Park (MOS Opportunity Site) covers some 41.5 Ha (102 acres). This is equivalent to about 80 football pitches in area. The site is approximately 1km from east to west. From the furthest most eastern part of the site to London End Roundabout is equivalent to travelling from the roundabout to Beaconsfield Railway Station.

**Existing Context**  
The buildings now on site were developed throughout the 1950s, 60s and 70s. Key buildings and uses on the site are:  
 - 88 x two storey houses outside the security fence (shown as Services Family Accommodation)  
 - Children's nursery  
 - Air Training Corps building  
 - Formal sports pitches  
 - Informal open spaces

**Historic Context**  
The original Wilton Park estate featured a 1779 Palladian mansion and landscaped grounds, built by James DuRoi. The estate was taken over by the War Office in WW2. From the 1940s the site was used for military education, with the language school being established in the 1960s. The original estate buildings were demolished throughout the 1960s, including in 1968 the mansion, which made way for the 18 storey tower block. The only remnants of the estate are part of the garden wall and fragments of the landscape setting.

**Existing Connections**  
Pedestrian and vehicular access to Wilton Park is along Minerva Way, which connects to Beaconsfield at the London End / A40 / A355 roundabout. A public footpath crosses the southern part of the site and an application has been made for BCC to adopt a footpath running north of Minerva Way. A further footpath connection exists in the South East of the site linking to Pop Kinn Lane which is not publicly accessible.

**Surroundings**  
The site is surrounded by Forestry Commission woodlands, Beaconsfield Golf Club, open fields on the Partman Bury Estate, Beaconsfield Cricket Club and other Green Belt related land uses.

**Key Issues Raised**  
During initial discussions with a number of stakeholders, the following key issues have been raised:  
 - Ensuring that the new community is part of Beaconsfield  
 - Protecting the environment and improving access to open space and parkland  
 - Providing community, sports and leisure facilities that will be of real benefit to Beaconsfield  
 - Addressing traffic issues and improving parking in the Old Town, particularly London End  
 - Considering community needs including education, health, infrastructure, and housing for the elderly and those who cannot afford market housing  
 - Ensuring future provision of a relief road  
 - Ensuring that the development is sustainable

**Key Stakeholders and groups we've consulted with include:**  
 - SBDC Members and Officers  
 - Beaconsfield Town Council  
 - The Beaconsfield Society  
 - Beaconsfield Old Town Residents Association  
 - Minerva Youth FC  
 - Beaconsfield Cricket Club  
 - Forestry Commission and other adjacent landowners  
 - Bucks County Council

**Key Issues Raised**  
From our consultations and analysis, we have identified five key issues on which we would like input from the community to help shape the future of Wilton Park:  
 1. Access, Movement and Parking  
 2. Built Form and Open Space  
 3. Sports and Leisure  
 4. Community Benefits and Land Uses  
 5. Sustainable Development

**Site Surveys**  
We have undertaken a range of surveys including archaeological, ecology, trees, landscape, character area appraisal and transportation.

**Key Issues Raised**  
We have identified all the key issues associated with the redevelopment of the Wilton Park Site?

Inland homes

### Site Characteristics

Wilton Park, Beaconsfield

**Current Impacts on Beaconsfield**  
**Visibility:** There are limited views of the site and buildings from surrounding public footpaths, the golf course and Forestry Commission Woodlands. The tower block is the most prominent feature.  
**Drainage/sewerage connections:** Much of the site has had limited public access for at least 70 years.  
**Green Belt:** Beaconsfield residents have shared use of the children's nursery and ATC building, and have had limited access to sports pitches and employment. Military personnel have used local shops and contributed financially to the local community.

**Influences on Development**  
 Characteristics that will potentially influence development include:  
 - Green Belt  
 - Site access  
 - Potential Relief Road  
 - Distance from Beaconsfield Old Town & local facilities  
 - Potential retention of existing Services Family Accommodation  
 - Ecology and trees  
 - Landscapes and views  
 - Site topography  
 - Scale of Site  
 - Distance to main transport connections

**18 Storey Tower Block**  
**Language School**  
**Bunker and Kitchen Garden Hall**  
**Language School and Tower Block**  
**Woodland along western boundary**  
**Existing services family housing**

Inland homes

### Issues Affecting Development

Wilton Park, Beaconsfield

**Key Issues Raised**  
 During initial discussions with a number of stakeholders, the following key issues have been raised:  
 - Ensuring that the new community is part of Beaconsfield  
 - Protecting the environment and improving access to open space and parkland  
 - Providing community, sports and leisure facilities that will be of real benefit to Beaconsfield  
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**Site Surveys**  
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**Key Issues Raised**  
 We have identified all the key issues associated with the redevelopment of the Wilton Park Site?

Inland homes

### Issue 1: Access, Movement and Parking

Wilton Park, Beaconsfield

**Local Transport Plan**  
 The approach to transport improvements in Beaconsfield prioritised by the BCC Local Transport Plan 2011-2016 and Local Area Strategy is to:  
 - Enhance access to the town centre  
 - Maintain highways infrastructure  
 - Better manage parking problems  
 - Manage and mitigate the impact of growth  
 - Ensure any developments are integrated with the town  
 - Ensure developments have travel plans  
 - Enhance public transport

**Alignment of the New Access Road**  
 There are two potential alternative alignments for a new access road into the site from Pyebush Roundabout:  
 - Route due north of the roundabout would provide the shortest route in to the site and the shortest link to the potential Relief Road.  
 - Route to the north east which would bring traffic further into the site and would enable the Services Family Accommodation housing to be retained as shown on Board 5. This route would cross the cricket land as illustrated by the Core Strategy, is not proposed, as this would require removal of mature woodland and would have a major impact upon the existing cricket pitches.

**New Vehicular Access**  
 Core Strategy Policy CP14 requires any access off the Pyebush roundabout to be constructed to be capable of future upgrading and extension to form part of an A355 Beaconsfield Relief Road. The Relief Road is an aspiration of both SBDC and BCC and is intended to relieve traffic pressures on the A355, particularly at the London End roundabout. Historic consideration of the need for this or its alignment is outside the remit of the Development Brief and will be the subject of future consultation by the Public Authorities.

**Minerva Way**  
 A new vehicular access via the Pyebush roundabout will provide an opportunity for Minerva Way to be enhanced to form a pedestrian and cycle priority route only (subject to maintaining access to private properties to the north). This would provide a safe and attractive connection to the town and promote sustainable transport choices.



**Key Issues Raised**  
 Which of the proposed routes do you prefer for the alignment of the new access road between the Pyebush Roundabout and the northern boundary of the MOS? Option A or Option B?

Inland homes



### Issue 1: Access, Movement and Parking 9

Wilton Park, Beaconsfield





**Character of new Access Road**  
The character of the access road could be:

- Option A:** Wide, high capacity, fast moving route which would provide a quicker journey time for vehicles between the Amersham Road and the Parkway roundabout. However, a major road through the site with fast moving traffic would sever pedestrian and cycle links between new community and Beaconsfield and distance the new and existing communities. This will also create a noise barrier.
- Option B:** Slower, more integrated, space where the focus is on pedestrians and cyclists rather than vehicle speeds, which provide a better integration with the Old Town and promote safer, sustainable transport choices. However, this will reduce vehicle speeds through the MDS site.

**Q10** We have identified two different potential characters for the new access road and first section of the relief road. Do you prefer Option A or Option B?

**Comment:** Options B and C describe the alternatives for how the new access road and first stage of the relief road will be aligned and what its character will be. It is important to consider the benefits to local residents of Beaconsfield and the new residents in terms of accessibility for pedestrians, cyclists, cars and public transport.




**Development along New Access Road**  
The character of the access road through the MDS will also be influenced by the development. There are two options:

- Option A:** Street space locating buildings fronting onto the new access road. In common with London End where principle routes are defined by principal buildings. It is likely that this is the optimum location for employment uses. However, this would reduce the openness of the Green Belt at this end of the site.
- Option B:** A route set within a landscaped space which opens up views to the Green Belt and will have a positive impact on the character, appearance and openness of this part of the site.


**Q11** We have identified two options relating to the environment that the access road will pass through when first entering the Development Site. Do you prefer Option A or Option B?


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

**Q12** We have identified two options relating to the environment that the access road will pass through when first entering the Development Site. Do you prefer Option A or Option B?

**Comment:** A route set within a landscaped space which opens up views to the Green Belt and will have a positive impact on the character, appearance and openness of this part of the site.

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



Inland homes

### Issue 1: Access, Movement and Parking 10

Wilton Park, Beaconsfield



**London End Roundabout**  
The London End roundabout is currently congested, with rush hour queuing and safety concerns. The closure of Minerva Way as the principle access into the MDS will improve the present situation by reducing traffic using the junction. There is the opportunity to consider potential improvements to the junction to improve pedestrian and cycle access across and through it between Beaconsfield and the MDS. However, this may reduce traffic speeds. Improvements to the junction could include changes in priority, alignment, materials and surfacing, and positive signage.

**Q13** How important is it to improve the flow of traffic at the London End Roundabout?

**Comment:** The completion of the Relief Road by other parties will provide for significant reductions in the traffic impact on the London End Roundabout. The opportunity to deliver a fully fledged cycle and pedestrian connection between the MDS site and Beaconsfield could be realised at this time.

**The Relief Road**  
The completion of the Relief Road by other parties will provide for significant reductions in the traffic impact on the London End Roundabout. The opportunity to deliver a fully fledged cycle and pedestrian connection between the MDS site and Beaconsfield could be realised at this time.

**Old Town Car Parking Issues**  
Parking is perceived to be an issue in the Old Town. SBCC have already undertaken extensive studies of the parking issues. It may be possible to provide the opportunity to assist in addressing this concern. One solution could be some form of park and ride which could remove excess, long term parking from the Old Town and local facilities, and if linked with a new bus route, could provide improved links between the new and existing communities. Parking solutions should be flexible to allow controlled management and encourage maximum usage of these facilities.

**Connection to Beer Green Station**  
Beer Green station is half a mile from the Site, and Core Strategy Policy CP14 asks for consideration of a safe and attractive pedestrian/cycle link to it to serve the new community. To achieve a link will require access over land owned by the Golf Club (and their private tunnel under the railway) and Wheatfield Farm and land owned by the Forestry Commission. This link could only be realised in partnership with these landowners. The safety implications of a route through the woodland, particularly at night, is a major consideration.

**Footpath and Cycle Routes**  
There is potential to create links to existing routes to strengthen connections with Beaconsfield and improve access to the countryside for new and existing residents. This may include connections into existing woodlands and extensions to existing public footpaths and cyclepaths. Well integrated footpaths and cycle routes are important to the sustainability of the site.

**Buses**  
It is important to consider the integration of public transport connections between the MDS and Beaconsfield to ensure that existing residents have access to new facilities and new residents have convenient public transport access to the town. There are opportunities to provide a community bus route and to extend existing bus routes, particularly to strengthen links to Beaconsfield railway station. There might be potential to provide a 'transport roof' for buses and car parking on site.

**Q14** How important is it to improve pedestrian and cycle connections across the London End Roundabout and into the site via Minerva Way?

**Q15** How important is it to improve pedestrian and cycle connections across the London End Roundabout and into the site via Minerva Way?

**Q16** If it were possible would the provision of additional parking at Wilton Park be of benefit in providing a solution to concerns over parking in London End?

**Q17** Is the delivery of new bus connections between Wilton Park and Beaconsfield important? The bus connections would provide residents of Wilton Park with sustainable connections to the existing facilities in Beaconsfield, and provide residents of Beaconsfield with sustainable connections to the new facilities on the Wilton Park site.

**Q18** Have we identified all the opportunities for pedestrians, cyclists and new transport infrastructure?







Inland homes

### Issue 2: Built Form 11

Wilton Park, Beaconsfield

**Issue: Location of new buildings**  
There are broadly three options:





**Option 1:** Buildings located towards the western edge of the site, in close proximity to the Town, with open space towards the east. This would bring the new community closest to the town helping to integrate the communities as development would provide the easiest form of walking and cycle connections to the town and thus reduce vehicular movements. However, it would mean that sports facilities and open space would be further away from Beaconsfield. Also development would have the greatest visual impact from Beaconsfield and the new access road.

**Option 2:** Buildings located further towards the eastern edge of the site. This would enable sports facilities and open space to be located closer to the town, which would be good for walking or cycling. However, the new community would not be located close to Beaconsfield and residents would be more likely to drive to reach facilities. New community facilities are also likely to be located at least 1km from the Old Town.

**Q19** We have identified three options for the principal locations of new buildings within the MDS. Do you prefer Option 1, 2 or 3?

**Comment:** It is important to consider the location, height and density of the new development. You will need to consider how far apart new and existing residents should be and where new parks should be positioned.



**Option 3:** Development spread across the site. This would result in a more dispersed pattern of new buildings and could provide opportunities for a continuous linked parkland. This would evenly balance the sense of openness, access to parkland and sustainable connectivity to Beaconsfield.


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

Inland homes

### Issue 2: Height and Layout 12

Wilton Park, Beaconsfield

**Issue: Height**  
The height of new buildings will influence the amount of land that would be taken up by new development. Taller buildings can accommodate a greater density of development within a smaller area, leaving more room for open space. If the average height of buildings is lower, this would result in new buildings occupying a larger area of the site. There are three options to consider:




**Option 1:** Increase building heights potentially up to 8 stories closer to the western boundary to ensure development is most sustainable in terms of building form and accessibility to Beaconsfield. However, this will potentially have an impact upon views from Beaconsfield and of the Green Belt for residents within the town. Within this option the tower block would be removed.

**Option 2:** Evenly distribute buildings across the site with no greater footprint than presently exists. The visual impact with this option would be reduced from that at present, as the tower would be removed.

**Tower Block**  
We would also appreciate your views on whether or not the tower block should be demolished. Its retention would reduce the footprint of new built development, though the SBCC Core Strategy sees the tower block being demolished.

**Q20** We have described three options for how building heights may be designed within the MDS. Do you prefer Option 1, 2 or 3?

**Option 3:** Increase building heights utilising existing tower block as a precedent. Buildings heights could be the greatest of the three options. However, it would provide greatest opportunity for open space. New buildings could be up to 10 stories in height.

**Issue: Layout: Built Form and Open Space**  
New development could be a formal 'urban' layout with defined areas of landscaping and open space, or a less formal suburban or clustered village-type layout with open parkland which is more free flowing and interconnected. Similarly, the areas of public open space and landscaping could be formal (possibly influenced by the original Wilton Park estate and/or focused on the delivery of sports facilities), or less formal (a combination of both). The decision will be informed by the feedback and detailed design proposals have been reviewed.

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



Inland homes



### Issue 3: Sport and Leisure 13

Wilton Park, Beaconsfield

There are three possible options for the location of formal outdoor sports facilities and recreation space. The location needs to be carefully considered with regard to on-going running and maintenance costs.

**Option 1: Formal sports and recreational facilities/informal parkland consolidated at the east end**

**Option 2: Formal sports and recreational facilities/informal parkland consolidated at the west end**

**Option 3: Formal sports and recreational facilities/informal parkland dispersed throughout the site**

The Core Strategy seeks to retain the existing level of sports and recreational facilities, with qualitative improvements where appropriate, making them available for local clubs and public use. A large proportion of open space on the site should be provided in the form of a good quality local park.

**Existing sports and recreation facilities on site**

- There are three football pitches at the western end of the site. These are used by the DIO five days a week and leased to Holtspur Youth FC at weekends. Parking is informal and there are no pavilion facilities.
- There are two football/hugby pitches and tennis courts behind the secure DIO fencing which are currently unavailable to the public.
- There are squash courts only available to the DIO.
- There is a public footpath that runs across the south eastern edge of the site linking Beaconsfield to the natural burial ground.

**Existing sports and recreational facilities close to site**

- Beaconsfield Cricket Club has two pitches, a pavilion and tea hut, with limited parking. It is used for only 4-5 months a year.
- Beaconsfield Golf Club, who want to ensure that their boundaries are secure and that there is no public access to their land, due to security issues.
- Beaconsfield Squash Club: There has been the suggestion that they may seek an opportunity to move to new facilities.
- Beaconsfield Rugby Club, a major contributor to sporting facilities, about 1km to the south of the site. They have a pavilion, large number of pitches and parking provision for up to 500 car parking spaces.

**Leisure connections**

The Forestry Commission owns woodland to the north and west of the site, to which they would welcome greater public accessibility and leisure use. There may be an opportunity to create new public walking/cycle routes and potentially a circular path from the Old Town of about 5km in length.

**Informal parkland and leisure space**

Informal leisure space will provide a setting for this development and be accessible to all. It could be provided in one large tranche, to create a single parkland setting, or dispersed throughout the site to create walking opportunities. Additional connections could enable further public accessibility to neighbouring woodlands to enhance the opportunity for circular paths from the old town.

To ensure that this site is sustainable, it is important that it is not perceived as a recreation destination, but a green extension of Beaconsfield through to the surrounding countryside. The determination of the quantum of parkland and its accessibility will need to be considered as part of the community benefits package to ensure it is viable and remains so for the future.

**Issue: Formal Sports Facilities and Recreation Space**

- Considered at the far eastern end of the site. This would contribute to the openness of the Green Belt in this open countryside location but would be less accessible to Beaconsfield residents, who would probably need to drive to access this area.
- Consolidated at the western end of the site, close to the Parkway/Busabout access. This would be more accessible to Beaconsfield residents and maintain the openness of the Green Belt close to town.
- Dispersed throughout the site including the potential retention of existing locations. This option could balance requirements for new and existing residents.

**Q12: We have suggested three options for where the main areas of parkland and public recreation space could be placed. Do you prefer Option 1, 2 or 3?**

**Q13: We have described three options for where the formal sports facilities should be located. Do you prefer Option 1, 2 or 3?**

**Q14: Formal sports facilities will be provided as part of the development. Do you have any preferences as to where these should be located and are there any further facilities that should be considered?**

Inland Homes

### Issue 4: Community Benefits and Land Uses 14

Wilton Park, Beaconsfield

The redevelopment of the site presents an opportunity to create a sustainable mixed-use community. This will involve the provision of a significant level of residential development plus employment and community uses.

**Affordable Housing**

The need for affordable housing is defined by Core Strategy Policy CP3. This requires at least 40% of the gross number of dwellings on larger sites to be affordable. The precise tenure split between social rental and intermediate housing will vary from place to place to reflect objectively-assessed local housing needs.

**Community Benefits**

The Core Strategy requires the development to deliver certain community benefits including the provision of sports and recreation uses, the opportunity to deliver the first stage of the new relief road and to provide enhanced connectivity to the town.

In addition the Development Brief will need to include an assessment of the impact of the development on the local environment. To ensure that suitable mitigation measures are put in place to ensure that no harm comes to the local community, this assessment will include the impacts upon education, health care, infrastructure and transportation. Mitigation may take the form of financial contributions.

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

**Employment Uses**

Core Strategy Policy CP14 requires the development to deliver a high quality mix of housing, employment and community facilities, which could comprise:

- B1 Offices
- Supporting retail
- Gym
- Care homes and housing for the elderly
- Hotel

The determination and quantum of uses will be appraised as part of the full development viability and commercial market appraisal.

**Q15: It is important for development proposals to consider how it may best contribute to the existing community. It is therefore important that we fully understand the priorities that existing residents may have. We would therefore ask that you rank in order 1 to 13 (with 1 being the highest priority) those items that have been identified through our discussions with key stakeholders.**

1. Access to Public Parkland and Recreation Areas
2. Children's Nurseries
3. Indoor Sports Facilities
4. Affordable Housing
5. Access to Schools
6. New Relief Road
7. Community Building
8. Links to Sewer Green Station
9. Leisure Facilities
10. Supporting Retail Facilities
11. Bus and Cycle Connections
12. Places of worship
13. Youth Facilities

**Comment:**

The list of potential community benefits that is proposed has emerged through discussions with stakeholders.

**Q16: We have identified a number of employment opportunities that may be appropriate on the site. Do you consider that we have described appropriate uses?**

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### Issue 5: Sustainable Development 15

Wilton Park, Beaconsfield

Achieving sustainable development requires the balanced consideration of social, economic and environmental matters. The planning system is an important tool for delivering sustainable development in the UK and planning policy at all levels promotes this. Sustainability will be incorporated into the Development Brief.

**Two-way linkages with Beaconsfield Old and New Towns** – ensuring that shops and services are accessible to all and that communities are integrated.

Reducing the need to travel and promoting walking and cycling, use of local buses and access to rail services.

Provision of Sustainable Urban Drainage Systems

Encouraging public access, security and general well-being through design.

Building for Life and Lifetime Homes.

Saving energy and reducing CO<sub>2</sub> emissions.

Generating energy on site, particularly from low carbon or renewable energy.

Addressing sustainable levels of water use, including the supply and management.

Enhancing the natural environment and promoting biodiversity.

Minimising waste and encouraging recycling.

Applying sustainable design codes, such as the Code for Sustainable Homes, reflecting local opportunities and constraints, and BRE Environmental Assessment Method (BREAM).

Protecting the environment, including air quality and noise.

Minimising impacts on the surrounding countryside – including on the quality and quantity of ground water at Burnham Beeches.

The Development Brief will be subject to a Sustainability Appraisal (SA/SEA), which will ensure that full consideration is given to promoting sustainable development.

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### Feedback and What happens next 16

Wilton Park, Beaconsfield

**Your Comments are important to us**

Your responses and any other comments made will be collated and reviewed by the Inland Homes consultant team and SBDC Officers. Responses will be summarised in a separate report which will be made public as part of the draft Development Brief submission. They will be carefully considered when drawing up the draft Development Brief for this site. The draft Brief will be reviewed by SBDC and, if agreed by Members, the document will be published for formal public consultation in Autumn 2013 as a draft Supplementary Planning Document (SPD), at which time you will have a further opportunity to make your views known to the Council.

Where necessary the Council will make changes to the proposals based on the comments it receives. SBDC will then consider whether to formally adopt the SPD, probably early in 2014.

**wiltonparkfuture.com**

**WILTON PARK**

If you wish to take more time or have further comments to make after you have left, you can provide feedback via our website at: [www.wiltonparkfuture.com](http://www.wiltonparkfuture.com)

**Info@wrdhat.co.uk**  
Hard Hat  
The Building Centre  
28 Store Street  
London  
WC1E 7BT

The deadline for receipt of feedback is 16th April 2013.

Inland Homes



## THE FUTURE OF WILTON PARK

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

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

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

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

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

### CONTACT DETAILS

Name: .....

Address: .....

.....

Phone: .....

Email: .....

### Question No. 1 (Board 7)

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

YES     NO     DON'T KNOW

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



**Question No. 2: (Board 8)**

Which of the proposed routes do you prefer for the alignment of the new access road between the Pyebush Roundabout and the northern boundary of the MDS? Option A or Option B?

- A       B       DON'T KNOW

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

**Question No. 3: (Board 9)**

We have identified two different potential characters for the new access road and first section of the relief road. Do you prefer Option A or Option B?

- A       B       DON'T KNOW

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

**Question No. 4: (Board 9)**

We have identified two options relating to the environment that the access road will pass through when first entering the Development Site. Do you prefer Option A or Option B?

- A       B       DON'T KNOW

Do you have any further comments to make about the environment that the access road will pass through when first entering the Development Site?

**Question No. 5: (Board 10)**

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

VERY IMPORTANT     IMPORTANT     NOT IMPORTANT     DON'T KNOW

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

**Question No. 6: (Board 10)**

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

VERY IMPORTANT     IMPORTANT     NOT IMPORTANT     DON'T KNOW

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

**Question No. 7: (Board 10)**

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

YES     NO     DON'T KNOW

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

**Question No. 8: (Board 10)**

Is the delivery of new bus connections between Wilton Park and Beaconsfield important? The bus connections would provide residents of Wilton Park with sustainable connections to the existing facilities in Beaconsfield, and provide residents of Beaconsfield with sustainable connections to the new facilities on the Wilton Park site.

YES     NO     DON'T KNOW

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

**Question No. 9: (Board 10)**

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

YES     NO     DON'T KNOW

Do you think there are any other sustainable transport connections that should be explored?

**Question No. 10: (Board 11)**

We have identified three options for the principal location of new buildings within the Major Developed Site (MDS). Do you prefer Option 1, 2 or 3?

1     2     3     DON'T KNOW

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

**Question No. 11: (Board 12)**

We have described three options for how building heights may be designed within the MDS. Do you prefer Option 1, 2 or 3?

- 1       2       3       DON'T KNOW

Do you have any further comments to make about building heights for the development?

**Question No. 12: (Board 13)**

We have suggested three options for where the main areas of parkland and public recreation space could be sited. Do you prefer Option 1, 2 or 3?

- 1       2       3       DON'T KNOW

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

**Question No. 13: (Board 13)**

We have described three options for where the formal sports facilities should be located. Do you prefer Option 1, 2 or 3?

- 1       2       3       DON'T KNOW

Do you have any further comments to make about the location of formal sports facilities?

**Question No. 14: (Board 13)**

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

- YES       NO       DON'T KNOW

If you answered yes please provide your feedback as to who the facilities should be provided for, and whether there are any other facilities that should be considered.

**Question No. 15: (Board 14)**

It is important for development proposals to consider how they may best contribute to the existing community. It is therefore important that we fully understand the priorities that existing residents may have. We would therefore ask that you rank in order 1 to 13 (with 1 being the highest priority) those items that have been identified through our discussions with key stakeholders.

1.	Access to Public Parkland and Recreation Areas	
2.	Children's Nursery	
3.	Indoor Sports Facilities	
4.	Affordable Housing	
5.	Access to Schools	
6.	New Relief Road	
7.	Community Building	
8.	Links to Seer Green Station	
9.	Healthcare Facilities	
10.	Supporting Retail Facilities	
11.	Bus and Cycle Connections	
12.	Places of Worship	
13.	Youth Facilities	

Please list below any further potential community benefits we should be assessing as part of the development appraisal.

**Question No. 16: (Board 14)**

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

YES     NO     DON'T KNOW

If you answered no, please provide your feedback as to what other uses should be considered.

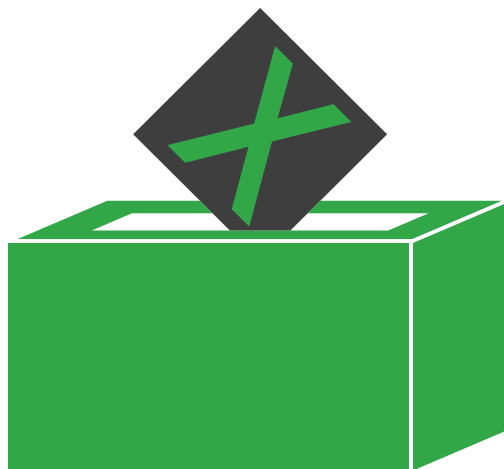
Thank you for taking the time to fill out our questionnaire. Please either pass to a member of the team at the exhibition or send back via FREEPOST to:

RRRL-GLUR-KXXH  
HardHat Communications  
The Building Centre  
26 Store Street  
London  
WC1E 7BT

Further details and a copy of the exhibition is available on our website at [www.wiltonparkfuture.com](http://www.wiltonparkfuture.com)

Comments and feedback can be also be emailed to [info@wiltonparkfuture.com](mailto:info@wiltonparkfuture.com)

Closing date for receipt of feedback is 16<sup>th</sup> April 2013.





**Wilton Park – Beaconsfield Angling Association Est 1995**

Dear Sirs Madam,

**BAA Overview**

My name is Simon Grimsdell and I am the Chairman of **Beaconsfield Angling Association\***, I am writing to introduce our club to you and provide an overview. Our club was established in **1995** and has over **60 members**, the majority being Beaconsfield residents. We lease the 1 acre lake on the Western Perimeter of Wilton Park, adjacent to Minerva Way on land owned by **Beaconsfield Cricket Club**. Our understanding is that the lake originally formed part of the Wilton Park estate.

When we started **BAA\*** the 'lake' had been drained by the previous owner who had tried unsuccessfully to obtain planning to build on the site, it was more of marshland so our agreement with **Beaconsfield Cricket Club** was that we would restore the lake and pay them an annual fee to fish the lake. In addition we have been responsible for maintaining the woodland directly surrounding the lake and have been working on replanting trees, particularly mature oaks, when any have had to be replaced.

The work carried out over the past 18 years has enabled us to create a beautiful place not only for fisher men and women but also a fantastic area for wildlife, including wildfowl, mammals, reptiles and amphibians.

**Development Brief**

We have read the Inland Homes presentation and are obviously very interested in the future of Wilton Park and its impact on the environment.

Our major concerns are not only the possible routes of the relief road (Highway Authority Retained Improvement Lines 2007) which would pass very close to the Eastern side of the lake or the Western end of the lake and that would cut off our access to the lake via Minerva Way. The overwhelming feeling from our membership is a preference that the A355 relief road is formed using the proposed new access via Pyebush Roundabout (Route B) as you have stated in your Development Brief (p3 & P8).

Our members will be following the development closely and I look forward to hearing from you in due course.

Yours faithfully

Simon P Grimsdell

Chairman – Beaconsfield Angling Association



Beaconsfield Cycle Paths Action Group,  
c/o High March School,  
23, Ledborough Lane,  
Beaconsfield.  
Bucks  
HP9 2PZ

[fiona@gregories.co.uk/Averyhome@aol.com](mailto:fiona@gregories.co.uk/Averyhome@aol.com)

01494 675186

8th April 2013

Ref FW/BMA

Dear Mr. Camplin,

#### Wilton Park

We write on behalf of the Beaconsfield Cycle Paths Action Group (BCP) BCP comprises local Beaconsfield residents who wish to improve the ambience of our town by making it safer and more pleasant to cycle locally for day to day purposes, including school children going to and from school. We have a web site outlining our aims and activities which you might be interested in looking at [www.beaconsfield-cycle-paths.org.uk](http://www.beaconsfield-cycle-paths.org.uk). We refer you, in particular, to the map of proposed cycle routes (see note on home page) all of which are in principle supported by Bucks County Council and Sustrans.

Cycling has considerable health benefits for children and for adults. This is particularly important for local authorities, with responsibility for public health having been transferred to these authorities with effect from April 1 2013. Cycling locally also has a beneficial impact on the local economy. Research shows that people using local shops by bicycle do so frequently and spend more over a period than those visiting by other modes of transport.

In 2003 an extensive study (the Beaconsfield Transportation Study (Patrick Gurner, now of Cannon Consulting and co-author of this Study is one of our BCP founder members) was undertaken for the town which concluded that, in addition to these benefits, the congestion in the town could, in part, be alleviated by the introduction of cycle routes. Since its formation BCP has discovered that there is enormous enthusiasm on the part of town residents for cycle routes (note our BCP online survey, data available upon request, evidences **96 % of respondents are in favour of a cycle network in Beaconsfield**). Support has been forthcoming from the Town, District and County Councils and from our MP, Dominic Grieve QC, Cabinet member for Transport, Peter Hardy, and Leader of the District Council, Adrian Busby. A recent study undertaken by Sustrans and paid for by Bucks County Council supports 'traffic rebalancing' and has plotted seven potential cycle routes in the town.

A number of our members attended your consultation sessions last month on 14<sup>th</sup> and 16<sup>th</sup> March at the Beaconsfield School and were pleased to see that Inland Homes had included some cycle provision in the initial plans. In particular we noted:

- that you are proposing that Minerva Way be restricted to pedestrians and cyclists only. We are very keen to support this. However, we are concerned as to how cycles will cross the access road which is proposed from the Pyebush roundabout. **If cyclists did need to cross this road we would be keen to see a toucan put in place to ease that crossing for cyclists and pedestrians,**
- That there is a proposal that the roundabout in London End be redeveloped as part of the development. We would be keen to see this built on the same lines as the one in Poynton. We have seen the video ([www.youtube.com/watch?v=-vzDDMzq7d0](http://www.youtube.com/watch?v=-vzDDMzq7d0)) of the Poynton streets and roundabout and are amazed by the positive effects of the new layout. **We would be pleased if the roundabout in London End could be developed in just such a way so as to give non-vehicle users equal priority as those in cars and lorries,**
- that there is a proposal to include a relief road from the development to the railway bridge. We are NOT keen on this idea since, in our view – and that of the Beaconsfield Transportation Study – such a road would only move traffic from the Amersham Road (A355) to that road and would suck more traffic into the town rather than relieve the town of cars. It would also serve to isolate Wilton Park from the town. **However, we would be pleased to see a variation of one of the Highway Authority Retained Improvement Lines (currently proposed as a path) adopted as a cycle-route ONLY.** We do have some practical suggestions as to how this could be achieved, and would welcome sharing these with you.

Having visited your exhibition and considered the needs of the town we would particularly like to make the following points:

- we would like to be reassured that provision would be made for extensive dedicated cycle-only routes and cycle parking for residents and visitors within the new development,
- **we suggest that vehicle speeds within the new development should be restricted to 20 mph.** The main deterrent to cycling is the fear of being injured or killed, and 20 mph limits reduce both the perception and the reality of danger. This benefits pedestrians and children playing as well as cyclists.
- **we are keen that there should be dedicated cycle routes from the development to the local schools' cycle network and the Old Town.** The Sustrans study suggested routes which would do just that. Links to the cycle network could be via Maxwell Road, depending on the routing of the new cycle path proposed earlier in our letter, or via Ronald Road, where the footpath across the Portman Burley Estate land already exists and could become a cycle path as well. We do not have funding yet for these routes and would be pleased if they could be financed by Inland Homes or by the new Community Infrastructure Levy.
- it is surprising to note that there is no cycle parking provision within Beaconsfield Old Town. **We wonder if Inland Homes would feel able to put right this dearth of cycle storage by constructing a number of cycle racks: outside St. Mary's Church**

**(near the market place), outside the doctors' surgery, outside the one-stop shop on Aylesbury End and within the Wilton Park development itself.**

- BCP has derived significant technical advice from Peter Challis of Sustrans whose expertise in the arena of sustainable transport is invaluable in a project of this kind. We have sought his views on Inland Homes' proposals and will write further in the event that Peter makes additional recommendations on the cycle facilities within the development or a need for associated facilities within the town.

We are grateful that you have taken the time and effort to consult the residents of Beaconsfield about the Wilton Park Development. BCP would very much like to be part of any future consultation and discussion on the subject.

Please let us know your thoughts on our above comments and if we can be of any further help to you. We would welcome the opportunity for a meeting with you, dependent upon the outcome of the Open Meeting at Wilton Park on Tuesday 9<sup>th</sup> April, which a few of our number hope to attend . Perhaps you could be in touch to arrange a mutually convenient date, time and place thereafter to suggest a mutually convenient time and place

Yours sincerely,

**Beaconsfield Cycle Paths Action Group**

C .c. The Beaconsfield Society and BOTRA Laurence Smaje (laurence@smaje.co.uk)  
Beaconsfield Town Council, c/o Margaret Mathie, clerk  
Buckinghamshire County Council, Rebecca Dengler, Sustainability Services Lead Officer ,  
Dominic Grieve, M.P. QC  
Inland Homes, Stephen Wicks  
South Bucks DC Sustainable Development Policy Advisory Group, Roger Reed,  
Sustrans, Peter Challis

Mr. M. Camplin,  
Hard Hat,  
The Building Centre,  
26, Store Street,  
London. WC1E 7BT



### **Churches Together in Beaconsfield Position Statement on the Proposed Building Development at Wilton Park**

The proposed building development on the M.O.D. site at Wilton Park to provide housing and associated infrastructure will inevitably change the town of Beaconsfield. It is important that all parts of the local community are consulted on the proposed development and it is good that public consultation is planned.

The Christian community of the town represent over 10% of the population and are from all parts of the town and community. As such we would wish to be included in the local interest groups who are consulted. The Christian Churches within the town work together as an umbrella group known as Churches Together in Beaconsfield. All the local Christian denominations are represented in this group.

Churches Together in Beaconsfield (CTB) has an interest in the opportunity to have a place for worship within the new development but our concern and interest has a broader context. Many of the Christians within our Churches volunteer to help with the social, health and community needs of the town and thus have a broad overview of the needs of the town without the constraints of a more focused special interest group. The Churches have discussed the future development at Wilton Park and have identified a number of topics that they would wish to see discussed within any consultation process.

#### **Areas of concern**

##### *Worship Space.*

Beaconsfield already has a number of Churches, all of which provide community facilities well as worship space. The community facilities include toddler groups and groups for older people as well as the general hiring out of Church Halls. The Churches support an Advisory Centre that provides information for all the population. CTB would wish to see a Church represented within the new development which could also serve the community in other ways.

##### *Housing*

The town of Beaconsfield has some of the most expensive housing in the UK. However 30% of housing is social housing, some of which is sub-standard. There is a shortage of suitable affordable housing for single people and young families. There are few opportunities for shared equity. This housing is needed to maintain the viability of the town, encourage local employment, maintain family cohesion and provide a balance of ages within the town.

##### *Sustainability*

An area of new build provides an opportunity to build a green and sustainable community. This includes building methods, materials and transport links. The new development needs communication links with other part of the town to promote cohesion and sustainability. The links should include cycle and footpaths as well as suitable mass transit links.

*Leisure Facilities*

A thriving community balances body mind and soul. The Christian community within the town is actively involved in many of the sport and arts projects. Space for these is currently inadequate and the increased population will need more and better facilities. Providing these within the development area would help integrate the new community within the town. The following are some of the facilities that are needed

- Parks and outdoor equipment for all ages
- Sports fields with adequate all age changing facilities
- Space for the performing arts
- Exhibition space for local groups

*Primary Health Care*

Each of the Churches within the town provides pastoral care for their congregation and the wider community. The Churches are aware of the health and social care needs of the community. The current provision of primary health, community health, and social care within the town has a number of problems

- The two local GP surgeries are unable to expand due to lack of space for development
- There are limited community health facilities within South Bucks. Many of the local rehabilitation beds have been removed from this area.
- Most agencies that provide health and social care are situated outside the South Bucks area in the larger towns. Public transport links are poor and thus access to these services is difficult for the most vulnerable in the community.
- The current health care provision within Beaconsfield does not have the capacity to expand to include the needs of the proposed new housing.

*Education*

The schools in Beaconsfield (nursery, primary and secondary) are currently full to capacity. St Marys C of E School is being expanded to take a 2 form entry but these places will be filled by the current population. The young population who require education is expanding. Further housing at Wilton Park will require adequate provision of local school places.

Churches Together in Beaconsfield request that they are included in any consultation process that is undertaken to determine the future of the Wilton Park site.

*Deborah Sanders*

*4 Seeleys Close*

*Beaconsfield*

*HP9 1TA*

[sandersdebs@gmail.com](mailto:sandersdebs@gmail.com)

*01494 674634*

(On behalf of Beaconsfield Churches Together)

**Feedback for consultation on the future of Wilton Park from Seer Green Parish Council**

The Parish of Seer Green borders to the East of Wilton Park and even though it does not impact directly on the village, we feel as a Parish council we should voice the concerns of our residents and write in support of the Seer Green and Jordan's society.

In particular, building heights. The existing fifteen-storey tower is ugly, an eyesore, and wholly out of keeping with the rest of south Buckinghamshire and the Chiltern area.

Residents comments:

- 'The 'Wilton Hilton' is certainly an eyesore and can be seen quite clearly if you walk to Crutches Wood in Jordan's
- 'Ugly tower appears when driving through the village of Seer Green on the horizon'
- 'To repeat this terrible error, with ten storey or even six storey buildings, would be simply to compound that folly!
- 'You will appreciate too that the visual impact of towers may be greater from a couple of miles away than in the immediate neighbourhood'

Support of Pedestrian Crossing:

One other issue of concern to residents of Seer Green and Jordan's who walk in the area of Wilton Park is pedestrian safety (Question 6, Board 10). T

he plan to make Minerva Way a route for pedestrians and cyclists only is sensible- but the A40/A355 London End roundabout is already extremely hazardous for pedestrians and cyclists, and so with increased use of Minerva Way by them there should also be adequate safeguards, such as a pedestrian crossing.

This is quite feasible, and is in use at the roundabout on the A40 a couple of hundred yards to its west in the town.

In summary, we would be grateful that the Parish councils comments can be put on public record and taken into consideration on the proposed planning application

Yours faithfully,

Richard Darlington  
On behalf of Seer Green Parish Council



**The Beaconsfield Society Wilton Park Project First Thoughts  
December 17 2012**

Whilst redevelopment of brown field sites for additional housing is to be welcomed, Wilton Park in particular presents an opportunity to create amenities for wider Town use. SBDC, BCC and the Developer should all be mindful of the fact that there are likely to be few direct benefits but many near-term and lasting disadvantages accruing to the existing Town residents. The Beaconsfield Society is established to conserve, enhance and develop the distinctive character of Beaconsfield and its environs, for the benefit of present residents and future generations and submits these first thoughts precisely with this charter in mind.

**General**

TBS committee welcomes the proposed consultation and looks forward to a positive and constructive dialogue. We welcome the Developer's stated desire to reflect the opinions and priorities of existing residents and highlight the positives of any proposed scheme.

**Broad Context**

- There is a potential for lack of integration with the Town as a whole, failing to encourage interaction and creating a separate enclave, semi-detached from the existing community.
- Expectation of no loss of Green Belt land excepting that needed for access (see below)
- Maintain green and pleasant vistas across the site with a maximum building height limitation
- Incorporate improvements to the landscaping and general aspect from the A40, currently poor.
- Any scheme should include demolition of the tower block.
- A creative solution to alleviate the congestion at the Eastern Old Town roundabout and allow easier pedestrian and cycle access between the Wilton Park site and London End is essential if the scheme is to go ahead, otherwise TBS believe serious traffic chaos will ensue.
- The development should not preclude an eventual relief road from Pyebush roundabout to the Ledborough Lane junction with the A355.

**Education:**

- Full account taken of infrastructure provisions necessary for the additional households, particularly schooling either on site, or more likely elsewhere in the Town. It is noted that St Mary's primary is already at capacity and additional class entry has been approved to meet existing demand, can this further cope with Wilton Park expansion?

**Infrastructure:**

- Full account taken of infrastructure provisions necessary for the additional households, in particular sewage treatment and disposal
- Incorporate provision of a satellite Doctor's surgery/clinic (separate surgery not thought viable) or ensure that GP facilities in the Old Town are increased to cope with additional population.

**Environmental:**

- Environmental considerations in design e.g. grey water reuse, water course protection, preserve natural habitat e.g. Confirm existing ponds will be unaffected.
- Consider an area heating system or similar low carbon scheme.

**Site Specifics:**

- No Green Belt land shall be included in the scheme excepting that necessary to provide access via the Pyebush roundabout. We agree this is the most appropriate site access.
- Ingress and egress to the site to be via Pyebush Roundabout, not the London End roundabout

- Minerva Way to be pedestrianised but allow cycle use also
- Traffic flow through Old Town, the A40 and A355 trunks at the roundabout is a major concern.
- Any creative traffic improvement scheme MUST NOT change the nature of London End.
- Provision of bus lay-bys close to Pyebush roundabout to serve the site.
- Footpath and cycle access to Seer Green station from the site. (Chiltern Railways to respond with service improvements at Seer Green station).
- Footpath and cycle access towards Maxwell Road and the New town School and shops
- Site road layout to encourage pedestrian and cycle use and discourage on-site car usage, on street parking and potential rat runs.
- Additional parking that may assist the growing parking problems in the Old Town is to be welcomed, providing there are safeguards to prevent day parking for car sharers using the M40J2 or local stations.

#### Amenities:

- Incorporate community space, open to the Town as a whole. We draw your attention to the Parish Appraisal produced by TBS in consultation with many Town organisations including BOTRA. This sets out ideas for the future development in the Town and for community needs.
- New build or repurpose the existing buildings for Community use by Town as a whole to potentially include a performance and exhibition space.
- Relocate or repurpose existing football pitches and sports facilities as multi-functional and open to the Town as a whole
- Free access across the site for walkers, cyclists and visitors to enjoy recreational spaces e.g. playground, nature walk, fitness trail, jogging paths possibly to include adjoining woods.
- A 7-11 store or similar is unlikely to flourish with a small natural market, TBS believe it better to increase the case to reopen Post Office facilities in the Old Town

#### Build Proposals:

- A measured development of housing (strictly, no more than 300 as shown in the SBDC Core plan. Mixed housing stock, to include terrace, semis, detached, affordable. shared ownership, starter homes, critical worker along the lines of Heath Road area of Holtspur (this is a key issue for TBS as details of the scheme emerge)
- Employment space proportional to the site as a whole, certainly NOT out of town retail development, Motorway junction warehousing or depots, large scale office development. (this is a key issue for TBS as details of the scheme emerge)
- No gated communities, open plan design to encourage community interaction.
- Construction traffic to be prohibited from A355 and the A40 West of the Pyebush roundabout.
- Architectural design (three-storey maximum building height sought) awaited (this is a key issue for TBS as details of the scheme emerge)

#### Overall criteria and consequential policies:

- Clear Section 106 terms and monies raised to be spent in the Town within the development phase NOT spent elsewhere in SBDC or BCC.
- For the period of development of the site, no net new dwellings (single-family or multi-dwelling buildings) whatsoever to receive planning permission in the rest of Beaconsfield unless they are for 100% affordable housing. TBS believe that for the last few years, Beaconsfield has endured a higher rate of net new building permissions than the rest of the SBDC area.
- The Developer should time-bound the development to avoid open-ended construction blight, and ensure a similar obligation is in force in the event of any change of ownership.

TBS/MJE

17 December 2012

### WPW response to Wilton Park Development Questionnaire

Q1 Have we identified all the key issues

**WPW have identified a number of issues that have not been included in the exhibition or discussions thus far or have been inadequately covered. We will be writing to Inland under a separate cover with these points**

Q2 Which of the proposed access road links do you prefer

**We believe any access road should take into account BCC plans for traffic improvement and must complement it. This would appear to favour route A but we doubt that the route as drawn agrees with that shown as a potential relief road on BCC plans.**

Q3 Which proposed characters for the access road do you prefer

**B is preferred**

Q4 Which of the proposed environments do you prefer

**B is preferred**

Q5 How important is it to improve London End traffic flow

**Vital**

Q6 How important is it to improve pedestrian and cycle access via Minerva Way

**Very important**

Q7 Would provision of extra parking be of benefit

**Yes in conjunction with sensible restrictions on common land parking in London End and the rest of the Old Town.**

Q8 Is the provision of bus connections important

**Housing mix and amenities will determine the viability and importance of bus services near and onto the site. As a minimum a layby stop should be created for existing services near the site entrance or Pyebush roundabout.**

Q9 Have all the opportunities for pedestrians and cyclists been identified

**WPW believe pedestrian and cycle access should be encouraged to New Town via Maxwell Road, to Forestry land for recreational purposes, to Seer Green and as indicated via Minerva Way. There is no easy jogging, fitness route or safe family cycle route in the Town and Wilton Park would be ideal for many for these purposes.**

Q10 Which of three options for new buildings do you prefer

**C is preferred BUT one option not given would be to restrict development to the existing built footprint. We believe this option would be welcomed by many in the consultation and may have skewed your results.**

Q11 Which of the three options for building heights do you prefer

**B is preferred, the tower block should be removed.**



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Q12 Which of the three areas of parkland and recreation space do you prefer

**3 is preferred, space on the Inland Homes owned strip adjacent to Pyebush should also be considered.**

Q13 Which of the three areas for formal sports facilities do you prefer

**2 is preferred, space on the Inland Homes owned strip adjacent to Pyebush should also be considered.**

Q14 For whom should sports facilities be available

**These should be available for all comers, a facilities for the benefit of the Town in general.**

15 Prioritise thirteen aspects impacting the community

1	Indoor sports facilities
2	Access to public Parkland and Recreation areas
2	Community building
4	New relief road
5	Affordable housing
5	Bus and cycle connections
7	Access to schools
8	Children's nursery
8	Healthcare facilities
10	Youth facilities
11	Links to Seer green station
12	Supporting retail facilities
13	Places of worship

Q16 Do you consider the proposed employment opportunities appropriate

**B1 Office yes**

**Supporting Retail – yes if this means 7-11 local store (no other retail should be permitted)**

**Gym yes as part of overall leisure facility for the Town**

**Care homes and housing for the elderly yes as part of a mixed development**

**Hotel NO, we do not believe a hotel is needed as there is adequate provision nearby**



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**WILTON PARK DEVELOPMENT BRIEF  
DRAFT SUPPLEMENTARY PLANNING DOCUMENT  
SUSTAINABILITY APPRAISAL REPORT**

Envision Sustainability Ltd  
25 Manchester Square  
London  
W1U 3PY

Date: 26/11/13



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### APPENDIX 1

Core Policy 14 Wilton Park (Opportunity Site)

### APPENDIX 2

Main Findings of the March 2010 Sustainability Appraisal of Core Policy 14

### APPENDIX 3

Review of Plans and strategies relevant to Wilton Park

### APPENDIX 4

Assessment of Alternative Options - Distribution of Development

### APPENDIX 5

Assessment of Alternative Options - Density and Spread of Development



**APPENDIX 6**

Assessment of Alternative Options - Land Use Mix

**APPENDIX 7**

Assessment of Alternative Options – Nature of the Access Road / future Relief Road

**APPENDIX 8**

Assessment of Alternative Options – Location of the Site’s Access Road

**APPENDIX 9**

Draft SPD Appraisal

**APPENDIX 10**

Cumulative / synergistic impacts

**APPENDIX 11**

Monitoring



## NON TECHNICAL SUMMARY

### Introduction

1. This report sets out the findings of the Sustainability Appraisal (SA) of the Wilton Park Development Brief Supplementary Planning Document (the draft SPD). The SA has been carried out by Envision Sustainability Ltd on behalf of South Bucks District Council. The purpose of the SPD is to provide guiding principles for the future redevelopment of the Wilton Park site.
2. The draft SPD will act as a 'stepping stone' between the broad 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. A key objective for the draft SPD is to ensure that any future development on the site is of high quality, coordinated, respects its location and setting, and delivers benefits to the local community. It also explains how the redevelopment will be delivered sustainably and in full accordance with the requirements of Policy CP14.
3. In accordance with the requirements of the Planning and Compulsory Purchase Act, 2004, the draft SPD has been subject to a Sustainability Appraisal (SA). The purpose of this exercise was to ascertain the likely impact of the draft SPD on a range of economic, social and environmental objectives, the three elements of sustainable development. In accordance with European law, the SA process also incorporates the requirements of the 'SEA Directive'.

### The Sustainability Appraisal Process

4. This Sustainability Appraisal Report has been undertaken with regard to best practice from the Planning Advisory Service (PAS) guidance on the preparation of SA. The principal stages of the SA process are:
  - Stage A: Setting the context, establishing the baseline and deciding on the scope of the Sustainability Appraisal.
  - Stage B: Developing and refining options and assessing effects.
  - Stage C: Preparing the Sustainability Appraisal Report.
  - Stage D: Consulting on the draft Plan and Sustainability Appraisal Report.
  - Stage E: Monitoring the effects of implementing the Plan.
5. Stage A of the process involved the establishment of a framework for undertaking the SA, essentially a set of sustainability (SA) objectives against which different sets of options for future redevelopment of the Wilton Park site could be assessed, together with an evidence base to help inform the appraisal. A Scoping Letter was issued for a period of four weeks between May and June 2013. The letter sought comments from Statutory Consultees on the proposed scope of the Sustainability Appraisal work.
6. The purpose of the consultation was to:
  - Ensure the SA is both comprehensive and robust enough to support the draft SPD during the later stages of full public consultation.



- Seek advice on the appropriateness of the sustainability objectives and key sustainability issues identified.
7. This Sustainability Appraisal Report represents stages B and C of the process, which has involved assessing the impact of various options against each of the sustainability objectives to assess the likely significant effects. Furthermore, this report also includes an overarching appraisal of the draft SPD, to ensure that it appropriately addresses and considers all of the relevant sustainability objectives.

## **Summary of the SA Findings in accordance with the SEA Directive**

### **The Current State of the Environment**

8. Wilton Park is owned by the Ministry of Defence and occupied by the Defence School of Languages (DSL). DSL is due to close at the end of 2013 and the MOD's Defence Infrastructure Organisation (DIO) has indicated that it will be disposing of the whole of the Wilton Park site. Inland Homes plc, which owns land adjacent to the site, is the DIO's 'preferred bidder' or 'special purchaser' for Wilton Park.
9. Wilton Park extends to approximately 40 hectares, comprising a partially developed site housing DSL, associated buildings, recreation facilities, open space and other infrastructure plus Service Family Accommodation (SFA).
10. The site is located to the East of Beaconsfield, which benefits from excellent transport links. It is within easy reach of both the M40 (linking London to Oxford and beyond) and the M25. Access to the site is via Minerva Way, which adjoins the London End Roundabout. The site is located within the Green Belt, and is characterised by its green landscaped setting, with informal amenity space and formal sports pitches. The site is partially developed, and of varying densities. A 16 storey tower is the most prominent built feature on the site.
11. There are a number of ecological habitats present within the site including woodland, amenity grassland, coarse semi-natural grassland, ponds and scrub. There are also a large number of parkland trees. Although there are no statutory designated sites for nature conservation at Wilton Park, the site is located approximately 3.2 kilometres (km) from the northern edge of Burnham Beeches Special Area of Conservation (SAC), which is a European designation. The site has been found to support protected species, including Great Crested Newts and reptiles.
12. With regards to the historic environment, the site contains no statutorily or locally listed buildings, gardens or landscapes. English Heritage has recognised that the site contains archaeological remains of the former mansion and service buildings, as well as the potential archaeological significance of a number of historic routeways crossing the general area. English Heritage initially identified the Shean Block and Eastern Command Armed Forces Head Quarters (AFHQ) bunker as being of potential historical value. English Heritage is now considering only the bunker to determine the structure's possible historic interest.
13. The site is less than 1 km to the south of the Chilterns Area of Outstanding Natural Beauty (AONB) and is therefore capable of having an impact on the AONB. The site is generally flat and one of the highest points in South Bucks District.
14. Air quality and noise levels are generally not thought to be a constraint at the site. The site is also at low risk from flooding, and not believed to hold any significant contamination, although a number of localised sources do exist from previous land uses.



### **The Environmental Characteristics of the areas likely to be affected by Development and the Existing Environmental Problems, in particular in relation to areas of Designated Importance**

15. This SA report details the environmental characteristics of the site that are likely to be affected by development. The key characteristics include:
- The location of the site within the Green Belt is of particular relevance for any redevelopment decisions. Policy requires that the openness of the Green Belt is not reduced as a result of development within it. Any redevelopment which sees the removal of the existing 16 storey tower block would lead to improvements in the existing landscape setting.
  - Vehicular access to both secure and non-secure parts of the site is currently via Minerva Way which joins the A40 at the London End Roundabout. The layout of the London End Roundabout is not sufficient to cater for the traffic that uses it, and as a result, suffers from severe congestion at peak times.
  - The potential hydrological connection between the Wilton Park site and the Burnham Beeches SAC means that consideration needs to be given to new development affecting the quality and quantity of groundwater availability to the site. New development may also give rise to potential increased visitor pressure on the SAC, and increased traffic flows on the A355 which runs 200 metres from the SAC.
  - The site supports various protected species, including Great Crested Newts and various habitats. The site also includes and is adjacent to areas of Ancient Semi-Natural Woodland. Development has the potential to adversely affect the quality of this habitat, which requires full consideration to the impacts of the proposed development on ecological features.
  - The site is less than 1 km to the south of the Chiltern's Area of Outstanding Natural Beauty. Development has the potential to adversely affect the surrounding landscape.
  - There are presently no listed buildings on site. However English Heritage has recognised that the site contains archaeological remains of the former mansion and service buildings; as well as the potential archaeological significance of a number of historic routeways crossing the general area. English Heritage has also recognised the potential historic significance of the early 1950's Eastern Command Armed Forces Head Quarters (AFHQ) bunker.

### **Environmental Protection Objectives**

16. In preparing the Core Strategy consideration was given to environmental protection objectives, established at the International, Community or Member State Level, which were relevant in a South Bucks context. These objectives and any environmental considerations were taken into account during the preparation of the LDF Core Strategy, and are also reflected in this SA report.



### The Likely Significant Effects on the Environment of the Wilton Park Draft SPD

17. The main likely significant effects of the draft SPD have been identified through the Sustainability Appraisal (SA) process that is documented in the later sections of this report, and set out in Appendix 8. In summary the main significant effects identified are:
- The draft SPD will help to deliver a balance of new housing appropriate to the site and needs of Beaconsfield, including a mix of market and affordable housing. This will assist in meeting South Bucks housing requirements as identified in the Core Strategy, which reflects the need for between 2,200 to 2,800 new dwellings in the period 2006 to 2026, of which 350-500 should be affordable.
  - The draft SPD facilitates the first stage of a new relief road, which would be integrated through the site. This will help to relieve congestion on the A355 at the London End Roundabout, and help deliver wider benefits for Beaconsfield.
  - The draft SPD ensures that new development would not give rise to a reduction in the openness of the Green Belt, ensuring that the landscape is preserved.
  - The draft SPD promotes the opportunity for a new bus route, providing residents of the site with links to Beaconsfield and the railway station, as well as the creation of safe routes to promote walking and cycling.
  - The draft SPD proposes the provision of publically accessible open space. The open space will help to mitigate visitor pressure on Burnham Beeches SAC. The draft SPD also addresses the need to ensure that there is no ground water contamination arising from development at Wilton Park, should a hydrological connection exist between the site and the SAC.
  - The draft SPD helps to deliver a net gain in biodiversity on the Wilton Park site, by conserving and enhancing the most sensitive areas of the site for biodiversity, whilst incorporating enhancements in areas not zoned for biodiversity.
  - The draft SPD conserves and enhances the historic environment by recognising constraints associated with development and ensuring that a design code and an archaeological evaluation support any future planning application for the site.
  - The redevelopment of Wilton Park will unlock access to open space and recreation that has previously been unavailable. New and improved open space will be provided, which will include recreation, child play space and community facilities.
  - The draft SPD proposes the creation of high quality development, which draws from architectural principles and design codes to ensure that new development respects its landscape setting. This includes the demolition of the existing 16 storey tower block on the site, creating an overall enhancement to the landscape.
  - New employment opportunities will be created, through providing employment land uses that would be appropriate to the site in accordance with Core Policy 14. This will deliver local job opportunities and support economic growth objectives.





### Measures Envisaged to Prevent, Reduce or Offset any Significant Adverse Effects

18. The draft SPD includes various controls and mitigations which aim to prevent, reduce or offset any significant adverse effects that could otherwise arise from development at Wilton Park. A full list of mitigation is available in Appendix 8. The key findings are as follows:
- To improve accessibility to essential services and facilities and to provide opportunities to obtain good access to new community facilities and recreation, the draft SPD identifies a phasing and delivery plan which includes new infrastructure and a framework for S106 contributions.
  - To reduce harm to the environment from increased transport accessing the site, the draft SPD proposes a set of measures to encourage sustainable and integrated transport, including designating Minerva Way as a route not accessible for private vehicles (save for access to the existing homes close to the London End Roundabout), prioritising walking and cycling, and delivering a bus service which links the site with the existing town and railway station. The draft SPD also promotes the potential for local convenience and local community facilities to reduce car travel.
  - To provide for sustainable levels of water use, supply and management, the draft SPD establishes sustainable design principles, which include water efficiency standards for domestic and non domestic buildings.
  - To maintain and enhance biodiversity, the draft SPD makes provision for the retention of trees and the safeguarding of the most valuable existing habitats. Furthermore, to maintain the quality of the Burnham Beeches SAC, the draft SPD also makes specific provision for the consideration of impacts of groundwater quality and quantity to take account of any potential hydrological connections, and the provision of open space to help mitigate visitor pressure on the SAC.
  - To conserve and enhance the landscape and townscape character of South Bucks, the draft SPD includes the retention of trees and the development of architectural principles and design codes which respect the landscape setting. A range of development densities are proposed and the access road would be integrated into the site in order to reduce the landscape and visual effects of any new route.
  - To control CO<sub>2</sub> emissions which contribute to climate change, the draft SPD establishes principles to follow for energy efficiency and renewable energy generation, and/or opportunities to be examined through any future planning application process.
  - To reduce pollution of the air, water and soil and also combat sources of noise and light pollution, the draft SPD recognises a number of environmental constraints, and reflects how these should be addressed in future planning applications made for the site.

### The Reasons for Selecting the Alternatives, and a Description of the Assessment Process

19. The scope of the Sustainability Appraisal for the draft SPD was discussed and agreed with South Bucks District Council Officers in December 2012 – spring 2013. The scope has also been subject



to a formal scoping exercise, and the approach has been acknowledged by Natural England, English Heritage and the Environment Agency.

20. The SPD acts as a stepping stone between policies within the South Bucks Core Strategy, in particular Core Policy 14 and any future planning applications made for the site. As such, the draft SPD follows the principles already established by the Local Development Framework.
21. It is recognised that given the size of the Wilton Park site and the wording of Core Strategy Policy 14, there is some flexibility around matters such as the mix of land uses, the location of any new development on the site and the spread of this development. South Bucks District Council therefore decided that it would be prudent to undertake further SA work in relation to the emerging draft SPD. This is because the more detailed work would enable a fuller review of the baseline position and provide a better understanding of the likely significant effects of future development on the site.
22. Accordingly, five sets of alternative options have been identified, relating to:
  - The distribution of development at the site;
  - The density and spread of development;
  - The land use mix, and in particular the nature of the employment generating land uses;
  - The nature of an access road / future relief road, and
  - The location of the access road.
23. The approach to the Sustainability Appraisal follows good practice guidance. The current state of the Wilton Park environment has been assessed, and appropriate alternative options for consideration identified. The alternative options were then assessed against the Council's Sustainability Appraisal objectives, with the findings recorded in a series of tables (presented as appendices to this report). The tables provide a score for each option against each sustainability objective, along with a commentary that explains the reasoning behind the assessment. The appraisal process provides for the consideration of direct significant effects on a range of matters spanning social, economic and environmental dimensions of sustainable development. The approach also provides for consideration of cumulative effects on the local environment, in combination with other plans, programmes or developments.

### **Monitoring of the effects of the Wilton Park Draft SPD**

24. The effects of the SPD will be monitored as part of the Council's ongoing monitoring work, and reported upon annually in the Council's Monitoring Report. The monitoring will focus upon whether the Core Strategy policy requirements and related development principles have been adhered to – when a planning application has been submitted, and then again once any scheme has been implemented.



## 1 INTRODUCTION

- 1.1 Envision Sustainability Ltd has been appointed to undertake a Sustainability Appraisal (SA) of the proposed Wilton Park Development Brief Supplementary Planning Document (the draft SPD).
- 1.2 Core Policy 14 identifies Wilton Park as an 'Opportunity Site' and 'Major Developed Site' (MDS) in the Green Belt. It provides a comprehensive policy for the mixed use redevelopment of the 39 hectare site. The policy requires a draft SPD to be prepared for the Wilton Park Opportunity Site by the landowners/developers, in conjunction with the Council, prior to any planning application being submitted for development. The draft SPD is the result of collaborative work by South Bucks District Council, Buckinghamshire County Council and Inland Homes plc. The draft SPD has been finalised by South Bucks District Council.
- 1.3 The draft SPD which is being prepared as a Supplementary Planning Document will guide the preparation of detailed plans for regeneration of the Wilton Park site and adjoining land. It will act as a 'stepping stone' between the broad 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 any future planning application.
- 1.4 The scope and content of the draft SPD has been informed by the feedback received from local residents and stakeholders, at and following a Public Exhibition held in March 2013.
- 1.5 The main content of the draft SPD is as follows:
- **Chapter 1 – Introduction** – This sets the background of the draft SPD, its purpose and the overall consultation process and format of the Brief.
  - **Chapter 2 – Site Context and Setting** – This outlines the existing characteristics of the site, with particular regard to access, the environment and the site's setting.
  - **Chapter 3 – Planning Policy Overview** – This establishes the relevant national and local planning policy considerations that have influenced the content of the draft SPD, and which will be relevant in assessing any future planning applications for the development of the Wilton Park site.
  - **Chapter 4 – Consultation Process and Feedback** – This summarises the approach taken to engaging with local residents and other stakeholders, prior to the preparation of the draft SPD. It also provides an overview of the feedback received at and following the public exhibition.
  - **Chapter 5 – Constraints and Opportunities** – This identifies the main constraints and opportunities that have influenced the scale, form and location of future development on the site.
  - **Chapter 6 – Achieving Sustainable Development** – This sets out the sustainable development requirements and design principles that will provide a framework for future comprehensive redevelopment of the site. It responds to relevant planning policy requirements, the results of the stakeholder engagement, and the relevant constraints and opportunities identified in earlier chapters of the draft SPD.
  - **Chapter 7 – Delivery** – This establishes the infrastructure required to support the development at the site and the likely phasing strategy. It outlines the required content of any future planning applications. It sets out how a comprehensive approach to the future



redevelopment of the Opportunity Site will be ensured, and identifies the headline matters to be addressed through Section 106 and any other appropriate legal agreements.

### Purpose of Sustainability Appraisal

- 1.6 The Sustainability Appraisal work set out within this report builds on work which has already been undertaken to inform the preparation of the South Bucks LDF Core Strategy.
- 1.7 It is recognised that given the size of the Wilton Park Opportunity Site and the wording of Core Policy 14, there is some flexibility in terms of the mix of land uses proposed, where on the site any new development is located and the spread of this development. South Bucks District Council therefore decided that it would be prudent to undertake further SA work in relation to the emerging draft SPD. This is because the more detailed work would enable a fuller review of the baseline position and provide a better understanding of the likely significant effects of future development on the site.

### Requirement for Strategic Environmental Assessment

- 1.8 The Planning and Compulsory Purchase Act 2004 requires Development Plan Documents (DPDs) to contribute towards the achievement of sustainable development. Under the requirements of the SEA Directive (2001/42/EC), all planning documents, including SPDs, must be subject to a Strategic Environmental Assessment and the results of this provided in an Environmental Report.
- 1.9 In the SA Guidance produced by PAS, it is envisaged that the SEA process will be undertaken as part of the SA process and as such included within the SA Report to meet the Directive's requirements.
- 1.10 As mentioned above, the SA Report must show how the requirements of the SEA Directive have been met. Table 1 below sets out a checklist of all the information necessary to meet the Directive's requirements, and where this information can be found within this report.

**Table 1 - SEA Directive requirements checklist**

The information to be given in the Environmental Report	Covered in this Report
a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes	Non technical summary and Section 1
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	Section 3
c) The environmental characteristics of areas likely to be significantly affected	Sections 3, 4 and 5.
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC	Section 3
e) The environmental protection objectives, established at international, community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation	Section 3
f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, & fauna, flora, soil, water, air,	Sections 4 and 5 and Appendix 4, 5, 6, 7 and



The information to be given in the Environmental Report	Covered in this Report
climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects)	8.
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme	Section 7 of this report.
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of knowhow) encountered in compiling the required information	Section 4
i) A description of measures envisaged concerning monitoring in accordance with Article 10	Appendix 10 of this report.
j) A non-technical summary of the information provided under the above headings	Non technical summary provided at the start of this SA Report.

### Core Strategy Sustainability Appraisal Report

- 1.11 The SA Report on the submission version of the Core Strategy was published in March 2010. The SA/SEA was developed in accordance with the requirements of the European Commission Directive 2001/42/E (SEA Directive), together with Section 18(5) of the Planning and Compulsory Purchase Act 2004 and The Environmental Assessment of Plans and Programmes Regulations 2004 (SI 2004/1633). The report sets out the details of the appraisal process, methodology and testing of each of the Core Strategy policies against the identified sustainability objectives.
- 1.12 Core Policy 14 identifies Wilton Park as an 'Opportunity Site' and 'Major Developed Site' (MDS) in the Green Belt. It sets out a framework for future development of the site and recognises that any redevelopment proposals should be comprehensive, delivering a high quality mix of residential and employment development, community facilities and open space. In summary, it requires:
- The tower block to be demolished.
  - No greater impact on the openness of the Green Belt.
  - Retention of the existing level of sports and recreational facilities, with qualitative improvements where appropriate; making them available for local clubs and public use.
  - Open space areas to be integrated with the surrounding area and existing countryside access.
  - The delivery of 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.



- Explore options for a safe and attractive pedestrian and cycle link to Seer Green Station.
- Incorporate decentralised and renewable or low carbon technologies in accordance with Core Policy 12.
- Demonstrate 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.

1.13 A full copy of Core Policy 14 is available in Appendix 1.



## 2 APPRAISAL METHODOLOGY

- 2.1 Stage A involved establishing the framework for undertaking the SA; essentially a set of sustainability objectives against which alternative options for the future redevelopment of the Wilton Park will be appraised, together with an evidence base to help inform the appraisal process.
- 2.2 This firstly involved the identification of other plans and programmes of relevance to the draft SPD in order to help set the context. In total, 13 relevant plans and programmes were identified (see Appendix 3). The next part of this stage involved the gathering of baseline data, a summary of which is detailed in Section 3 of this report, which was then used to identify particular sustainability issues and problems.
- 2.3 The SA objectives identified in the adopted Core Strategy were also considered during this stage. The Core Strategy SA process applied a series of 17 objectives spanning social, economic and environmental issues. In the interests of consistency, these same objectives have been applied for this SA of the draft SPD. For ease of reference, these are shown in Table 2 below.

**Table 2: SA Objectives**

	SA Objectives
<b>Social</b>	1. To provide residents of South Bucks with the opportunity to live in a decent home 2. To reduce anti-social activity, including crime and the fear of crime, through the creation of safer places to live and work 3. To improve accessibility to essential services and facilities to provide opportunities to obtain good access to high quality health, education, and recreation and other community facilities and services
<b>Environmental</b>	4. To encourage the use of sustainable and integrated methods of transport to reduce negative effects on the environment 5. To provide for sustainable levels of water use, supply and management 6. To maintain and enhance biodiversity 7. To conserve and enhance the landscape and townscape character of South Bucks and in particular, those areas of designated importance 8. To conserve and enhance the historic environment 9. To reduce contributions to climate change through: a) Sustainable building practices, b) Maximising the potential for renewable energy and energy conservation 10. Minimise waste and then re-use or recover it through recycling, composting or energy recovery 11. To conserve soil resources & quality 12. To improve the efficiency of land use through the re-use of existing buildings and developing on previously developed land (PDL) 13. To minimise the risk of flooding in relation to both new and existing development including existing infrastructure





	14. To reduce pollution of the air, water and soil and also combat sources of noise and light pollution
Economic	15. To encourage economic growth and competitiveness, whilst achieving a broad balance in the distribution and growth of housing, population & employment  16. To encourage a diverse economy which is focused on higher value added, lower impact activities  17. To develop and maintain a skilled workforce to support long-term competitiveness of the District

2.4 Stage A identified five main sets of options for future redevelopment of the Wilton Park site (within the overarching policy framework already established in the Core Strategy). These development options have been agreed with South Bucks District Council and are detailed at Section 5 of this SA report.

### Scoping

2.5 The scope of the SA was subject to a four week scoping exercise with statutory consultees during May / June 2013. The Environment Agency, Natural England and English Heritage were consulted. In general all bodies supported the approach taken to the SA. Table 3 below includes the main feedback from the authoritative bodies. This feedback has been taken into account in the SA process and in preparing the SA report.

**Table 3: Feedback on the Scoping Letter**

Consultee	Response
English Heritage	<ul style="list-style-type: none"> <li>There should be acknowledgement of the potential for the foundations of the former mansion and service buildings to remain as archaeological deposits; the archaeological significance of the number of historic routeways crossing this area; the potential historic significance of Shean Block, which may have been one of the wartime interrogation and detention blocks, and historic significance of the early 1950's Eastern Command Armed Forces Head Quarters (AFHQ) bunker, which is believed to be a unique example of such a bunker and which should therefore be retained.</li> </ul>
English Heritage	<ul style="list-style-type: none"> <li>We note that the key sustainability issues for the Draft SPD in Table 1 do not include the conservation and enhancement of the historic environment. Although the Scoping Report for the Core Strategy did not include this as a key issue either, we feel that it would be an appropriate additional key sustainability issue for this Draft SPD given the historic interest of Wilton Park.</li> </ul>
English Heritage	<ul style="list-style-type: none"> <li>We welcome the conservation and enhancement of the historic environment being one of the SA Objectives however, although the main findings of the March 2010 Sustainability Appraisal of the Core Policy 14 do not recognise the full potential historic significance of Wilton Park.</li> </ul>
Natural England	<ul style="list-style-type: none"> <li>Table 1 lists the "Key Sustainability Issues for the draft Wilton Park Draft SPD/SPD". The list does not include landscape as an issue. We advise that it should for the following reasons:               <ol style="list-style-type: none"> <li>Landscape and the broader sense of place/attractive place to live should be a key issue for the SPD to address. This seems to be implicitly recognised in that the "Options to Test - Distribution of Development", towards the end of the document, make specific reference to the differing visual impacts of the options, and later "The appraisal process is expected to uncover different landscape and visual impacts".</li> <li>The site is less than 1 km from the Chilterns AONB and therefore capable of having a significant impact on the AONB. Whilst we understand the site to be relatively</li> </ol> </li> </ul>



	screened from the AONB, if inappropriately specified, the brief could have a detrimental effect on the AONB.
Environment Agency	<ul style="list-style-type: none"> <li>The document would be stronger if included a brief review of the Strategic Flood Risk Assessment (SFRA). Although this would identify that the site is at a low risk of flooding, the SFRA makes some points about SUDS that may be relevant to the Wilton Park development.</li> <li>We note that there are two ponds that currently support great crested newt (GCN) populations. As a protected species, their habitats should be protected and enhanced during and after development. There could be an opportunity to create further ponds for new GCNs, linking with their existing habitats, and potentially forming part of the SUDS scheme for the development as well.</li> </ul>
Environment Agency	<ul style="list-style-type: none"> <li>We confirm that Wilton Park is located in an area of serious water stress. We support the water efficiency measures in the development and the water use target of 105 litres per person per day (Code for Sustainable Homes level 3) as a minimum.</li> </ul>
Environment Agency	<ul style="list-style-type: none"> <li>The on-site STW currently discharges to ground; the applicant/developer will need to assess if the onsite STW is adequate or requires upgrading, or whether a new connection to the Thames Water foul sewer network is required.</li> </ul>
Environment Agency	<ul style="list-style-type: none"> <li>Annex 3 (Water Resources) - The site is also located on the Radlett Tertiaries Groundwater body which is currently failing under the Water Framework Directive on its chemical status, but is anticipated to improve to 'good' status by 2015. This should be taken into account, as development proposals should not prevent any deterioration of this groundwater body.</li> </ul>

### Stages B and C

- 2.6 Stage B of the process involved assessing the performance of the different draft SPD options against each SA objective, as identified under Stage A. This forms the main body of the appraisal work and is analysed and presented in the following sections of this SA report, considered as Stage C.
- 2.7 To maintain consistency, the SA objectives are appraised using the same scoring criteria applied to the Core Strategy, which assess the significance of the effects. The following key denotes how the assessment has been recorded:

Scoring	Likely effect on the SA objective
++	Significant Positive Effect
+	Positive Effect
0	Neutral (no effect)
?	Effect Uncertain
-	Negative Effect
--	Significant Negative Effect



### 3 SUSTAINABILITY CONTEXT – THE BASELINE ENVIRONMENT

#### Existing site features and surrounding development

- 3.1 Wilton Park extends to approximately 40 Ha (of which the MDS occupies 39 Ha), comprising a partially developed site housing the Ministry of Defence School of Languages (DSL) and associated buildings and infrastructure plus Service Family Accommodation (SFA). The site is currently separated into secure and non-secure areas by a fence. The DSL is within the secure area. The key buildings and uses currently on the site are:

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

- 86 no. two storey SFA houses. These houses are split into two areas: SFA (west) comprising 40 no. 2 and 3 bed houses, and SFA (south) comprising 46 no. 3 and 4 bed houses. These two areas include car parking and children's playground facilities. The homes making up SFA west area are poor quality and have a poorly designed layout;
- Children's nursery which is currently operated under private lease and known as the Kiddies Academy. This single storey building operates for the benefit of military and Beaconsfield residents;
- RAF Air Training Cadets (ATC) facility, including hall and external operational area;
- Defence Housing Executives manager's offices;
- NAAFI (Navy, Army and Air Force Institutes) shop;
- Three sports pitches leased for use by a local football club at weekends. The pitches are located in the middle of the site and set to the east of a parkland area.

#### **Security Area (inside the security fence):**

- Two and three storey education buildings and supporting facilities including classrooms and mess facilities;
- The residential tower block (16 storeys) set close to the location of the original Wilton House;
- Three storey accommodation buildings for students, located principally in the southern section of the secure area;
- Concrete bunker which sits predominantly above ground within the middle of the site;
- Waste water treatment works and other supporting maintenance buildings located within the southern woodland. The treated water discharges into an agreed outfall within the Chilterns Woodland Burial Park;
- Private woodlands providing compartmented areas crossed by public footpath BEA/17/1;



- Sports pitches and tennis courts for students laid out but in very poor condition and rarely used;
- Indoor sports and leisure facilities for students, including sports hall and squash court;
- Theatre for use solely by students; and
- Shooting ranges (indoor and outdoor).

3.2 The current buildings on site were developed throughout the 1960s and 70s under crown immunity from planning control. The footprint of buildings on the site amounts to approximately 26,878 sq.m providing a total floorspace of approximately 45,152 sq.m.

### **Surrounding Area**

3.3 The site is surrounded by:

- Portman Burtley Estate farmland 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;
- Beaconsfield Cricket club pitches, clubhouse and fishing lake to the south of Minerva Way;
- Private residential properties on the north and south sides of Minerva Way close to the London End roundabout;
- Land owned by Inland Homes adjacent to the Pyebush roundabout;
- Land in private ownership between the south of the site and the A40; and
- A small parcel of DIO land outside the Wilton Park Opportunity Site MDS, within Chiltern District.

### **Environmental Context**

#### **Transport and Accessibility**

3.4 Beaconsfield benefits from excellent transport links. It is within easy reach of both the M40 (linking London to Oxford and beyond) and the M25. Vehicular access to both secure and non-secure parts of the site is currently via Minerva Way which joins the A40 at the London End Roundabout. The A40 London Road and the A355 Park Lane to Amersham road are busy routes, which feed in to this roundabout. The layout of the London End Roundabout is not sufficient to cater for the traffic that uses it, and as a result, suffers from severe congestion at peak times.

3.5 There are two vehicular accesses into the site. The first is Minerva Way, which has a carriageway approximately 5.5m wide. Although the route is currently the primary access into the site, it is not suitable for the two-way movements of large vehicles, such as buses, due to the limited passing opportunities and the geometry of the junction with London End Roundabout. 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 Potkiln Lane through woodland. The track is not open to the public.

- 3.6 Outside of the security fence there is car parking associated with the SFA housing. Within the secure area there are a number of formal car parks and garages for the use of staff, students and other military personnel.

#### ***Pedestrian and Cycle Access***

- 3.7 Pedestrian and cycle access to both the secure and non-secure parts of the site is currently via Minerva Way. A public footpath crosses the southern part of the site between London End and Potkiln Lane.
- 3.8 The main body of the site is approximately 1 km from the shops and services located in the Old Town. A wider range of shops and services is located in the New Town, on Station Road. This is approximately 1.9 km from the site's western boundary.
- 3.9 There are presently no designated cycle routes or cycle paths connecting the site with Beaconsfield. Plans exist to create a Beaconsfield cycle network which would extend to Beaconsfield Railway Station and connect local schools to neighbouring residential areas.

#### ***Public Transport***

- 3.10 With regards to public transport, bus stops are located on the A40 (London Road), approximately 100 metres to the east of the London End Roundabout, and 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). These provide connections to Beaconsfield Railway Station, High Wycombe, Gerrards Cross, Denham, Uxbridge, Slough and Heathrow Airport.
- 3.11 Beaconsfield railway station is just over 1.6 km from the London End Roundabout. Services provided by Chiltern Railways link to Kidderminster, Birmingham, Warwick, Leamington Spa, Wembley Stadium, and London Marylebone. There are 5 trains in each direction during the morning peak hour. Several secure, CCTV-monitored, covered storage areas are provided for bicycles. The station car park has capacity for 696 vehicles.
- 3.12 Chiltern Railways also operate from Seer Green and Jordans railway station which provides less frequent services on the same line as Beaconsfield. Although this station is only approximately 600 metres from the north-eastern corner of the Wilton Park site, there is no existing public footpath linking the site to the Station and it is not currently accessible across privately owned land. Gerrards Cross railway station, further east, is on the same line, with a similar frequency of services to Beaconsfield, and is approximately 6 km by road from the site.

#### ***Open Space and Recreation***

- 3.13 The site is located within the Green Belt. The characteristics of the site are generally similar between the secure and non secure areas. Outside the secure area, the SFA housing is set within a green landscaped setting, with informal amenity space and some formal play equipment. This part of the site also accommodates three football pitches which are currently used at weekends by Holtspur FC for civilian use. Beaconsfield residents currently have shared use of the children's nursery and ATC building.
- 3.14 Within the secure area, the buildings are, again, set within informal green amenity space, including grass areas and mature trees. There is an area of woodland on the southern part of the site. The secure area also accommodates two sports pitches and four tennis courts for the use of military personnel; these are not accessible to the general public.



### Biodiversity and Trees

- 3.15 There are no statutory or non statutory areas for nature conservation on site. The Wilton Park site is however located approximately 3.2 km from the northern edge of Burnham Beeches Special Area of Conservation (SAC). Burnham Beeches qualifies as an SAC due to the presence of Atlantic beech forests with Ilex and Taxus in the shrub layer (Annex I habitat). The main conservation objective for the SAC is to “restore and maintain key habitats of Burnham Beeches to favourable condition”. The HRA Screening Report for Wilton Park identifies that there are a number of effects resulting from new development which have potential to impact on the interest features of Burnham Beeches. This includes recreational effects, particularly from increased visitor pressure, hydrological effects, air quality effects and increased fragmentation and isolation. Baseline studies have been undertaken, and an HRA Screening Report has been prepared with regards to the effects of the scheme on the Burnham Beeches SAC.
- 3.16 The habitats present within the Wilton Park site include woodland, amenity grassland, coarse semi-natural grassland, ponds and scrub. With regards to species on site, various protected species surveys have been undertaken. A Phase 2 survey for badgers (2009) dormice (2010), otters or water voles (2010) did not find evidence of these species on site. A Phase 2 breeding and wintering bird survey (2010) found no nationally important birds present. The survey identified that the site is only of local importance to birds, providing habitat for a moderate to good number of bird species.
- 3.17 Buildings on site have been assessed for bat potential through visual inspections, however to date the buildings have not been internally inspected. It is expected that from visual inspection, most buildings offer some bat potential.
- 3.18 A Phase 2 great crested newt survey (2009) identified newts in two ponds on the site. A Phase 2 reptile survey (2010) found grass snakes and common lizards on part of the northern, eastern and southern edges of the site.
- 3.19 An arboricultural survey has been undertaken for the site. There are no trees on site protected by Tree Preservation Orders. The majority of trees on site are classified as Category ‘B’ trees, however there are a number of Category ‘A’ trees located on the site, including significant clusters towards the northern part of the site, and to the west of existing football pitches in the non-secure area. There are also woodland clusters around the site which include Category ‘A’ trees. In general the trees contribute to the quality of the landscape and help to screen the site.

### Landscape and Visual

- 3.20 The site is generally flat, with a slight fall to the north-east and south-east by approximately ten metres. The surrounding landscape between Seer Green and Beaconsfield forms the highest points within South Bucks District, rising to 130m AMSL. The site cannot generally be seen from public views (from the roads and public footpaths) beyond the boundary. There are limited views from surrounding public footpaths, the golf course and Forestry Commission Woodlands but most public views towards the site are screened by trees, woodland and other landscaping. The only element of built form that is notably visible from outside the site is the tower block.
- 3.21 The site is less than 1 km to the south of the Chilterns Area of Outstanding Natural Beauty (AONB) and is therefore potentially capable of having an impact on the AONB. The site is located within the Incised Dip Slope Character Zone, which is a common feature of the Chilterns escarpment. Only a relatively small area of the District is classified as Chilterns AONB. The





following key features are identified to be of relevance to the character zones within the District:

- Intensive arable farming with woodlands contrasting with small scale, intimate and enclosed farming;
- Remnant of historic landscape patterns;
- Narrow lanes; and
- Suburban developments.

3.22 Beaconsfield Town has retained its historic core, which contains houses and cottages dating back to the 17th century, as the integral centre of the town and has developed gradually. The historic core is characterised by small buildings along a wide avenue.

### Historic Environment

3.23 Beaconsfield Old Town Conservation Area is located to the west of the A355 / Amersham Road / Lakes Lane. Part of the Minerva Way access to the site is located within the Conservation Area; however the MDS boundary does not overlap with the Conservation Area boundary.

3.24 The site contains no statutorily or locally listed buildings, gardens or landscapes. The original Wilton Park estate featured a 1779 Palladian Mansion and landscaped grounds. Having been requisitioned during the Second World War, the house was demolished in 1967 and replaced with the present operational buildings. The only remnants of the estate are part of the garden wall and fragments of the landscape setting, which English Heritage believes may have some historic significance and justify retention. English Heritage initially also identified the Shean Block and Eastern Command Armed Forces Head Quarters (AFHQ) bunker as being of potential historical value, though is now considering only the potential historic value of the bunker.

3.25 Desk-based archaeological assessment has revealed that Wilton Park and the surrounding area has moderate archaeological potential stemming from the history of the Park itself and finds from the prehistoric and Roman periods in neighbouring areas. These include Palaeolithic tools, a possible Bronze Age burial mound (at the golf course), the suspected route of a Roman road and the medieval manor and settlement of Wilton.

### Air Quality

3.26 South Bucks has declared the M40 corridor as an Air Quality Management Area because of exceedance in nitrogen dioxide; however the site is not within the AQMA. There is currently overcapacity of the roads to the east of Beaconsfield, close to the junction of the A40 and A355, which may have an influence on air quality.

### Noise

3.27 The noise environment has not been assessed to date, although the existing site is generally quiet and does not give rise to significant levels of noise. Traffic along the M40 motorway is audible.

### Flood Risk and Drainage

3.28 According to the South Bucks District Council Strategic Flood Risk Assessment (SFRA, 2008), none of Beaconsfield suffers from fluvial or ground water flooding. This is confirmed by the Environment Agency's Flood Map software, which shows the site to be located in Flood Zone 1. This zone comprises land assessed as having less than a 1 in 1,000 annual probability of river or





sea flooding (<0.1%). The SFRA does not identify other forms of flooding at the Wilton Park site. It does however highlight that a local sewer flooding problem has been experienced in Beaconsfield Old Town, with a number of observed instances recorded in the SFRA.

- 3.29 Surface water currently discharges to water courses around the site. It is expected that new development will discharge to the water courses at a limit agreed with the Environment Agency and at no higher level than currently.

### **Water Resources**

- 3.30 Wilton Park is in an area identified by the Environment Agency as being over extracted. There is an existing Water Treatment Plant on the site which processes all foul water from all of the existing buildings. This is believed to have capacity to serve the proposed development at Wilton Park.
- 3.31 The Environment Agency identify that the site is within Zone 3 of a Groundwater Protection Zone (Total Catchment) which is the total area needed to support the abstraction or discharge from the protected ground water source. The site is located on a Secondary A aquifer for superficial deposits which is underlain by a Secondary A aquifer within the bedrock. The site is also located on the Radlett Tertiaries Groundwater body which is currently failing under the Water Framework Directive on its chemical status, but is anticipated to improve to 'good' status by 2015.

### **Ground conditions**

- 3.32 Initial investigations have not identified any large areas of contamination. However a number of potential localised sources have been identified. These comprise:
- A former rubbish tip (pre-1969) located in the area of woodland located to the north of the sewage treatment plant;
  - 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); and
  - Asbestos in buildings.
- 3.33 The risks posed by contamination are particularly relevant due to the potential ground water linkage between the site and the Burnham Beeches SAC. A land contamination assessment would need to be undertaken at the planning application stage to explore these risks further.



## 4 THE SCOPE OF THE SUSTAINABILITY APPRAISAL AND ALTERNATIVE OPTIONS

4.1 It is recognised that given the size of the Wilton Park Opportunity Site and the wording of Core Strategy Policy 14, there is some flexibility around the mix of land uses that could come forward, where on the site any new development is located, and the density and spread of this development. There is also some flexibility around the route of the main access road to the site, and the form of any relief road to the east of Beaconsfield. Accordingly, South Bucks District Council considered that it would be prudent to undertake further SA work in relation to the emerging Wilton Park Draft SPD. The additional work undertaken to produce the Draft SPD enables a fuller review of the baseline position, and in turn provides a better understanding of the likely significant effects of future development on the site.

4.2 A selection of alternative options were developed for this purpose, and agreed with the officers of South Bucks District Council. These alternative options were subject to a four week scoping exercise with statutory consultees during May / June 2013. The consultees supported the scope of the appraisal, including the alternative options proposed. The groups of alternative options that have been tested are as follows:

- **Distribution of Development** – A potentially key development decision for the site relates to where development would be distributed within it. The large scale site could enable development to occur in different patterns across it. Accordingly three alternative options have been tested to explore the implications of the built form; either being focused to the west of the site, to the east of the site, or dispersed across the site. These three scenarios provide a credible set of options to test, and have been the subject of informal public consultation. In deciding the distribution of development, certain parts of the site have been discounted from the outset, for example to avoid locating development on existing areas of ancient woodland, or biodiversity interest. These areas have not been considered for development, and have not formed part of the assessment of options tested within this SA.
- **Density and Spread of Development** – Again, linked to the large nature of the site the quantum of development could be delivered at different densities. To reflect the inherent difficulties of assessing the implications of different development, a comparative assessment has been chosen which considers the implications of higher density development on a smaller area within the site, versus a lower density development spread across a greater area of the site and the impacts this has on sustainability. This comparative approach has been accepted through consultation on the scope of the SA.
- **Land Use Mix** – The implementation of Core Policy 14 requires the delivery of a mixed use scheme which offers some employment land uses. The Core Policy does not expressly state how such employment generating land uses should be delivered. Given this flexibility, the appraisal presented within this document considers two options, comprising: a residential and B1 office led development, and; a residential and other employment generating development scheme (for example, incorporating a care home or health club). These two options are considered to provide the most realistic development scenarios for delivering employment generating land uses and have therefore been taken forward.
- **Nature of the Access Road / future Relief Road** – Core Policy 14 recognises the need to deliver new access to the Wilton Park site. Two options have been identified which explore



the different implications of a faster relief road that skirts the edge of Wilton Park, and an access road that it is more integrated, with shared space to slow the traffic.

4.3 Since consulting the statutory consultees, South Bucks District Council has decided it would also be prudent to consider the likely significant effects of alternative locations for the main access road into the site. The following alternative options have therefore also been tested:

- **Location of the Access Road** – The location of the site’s access road has been considered within the appraisal, taking account of two options. The first would achieve access from the Pyebush Roundabout, the second directly from the A40 further to the east.



## 5 SUSTAINABILITY APPRAISAL OF THE OPTIONS

5.1 The section summarises the findings of the Sustainability Appraisal of the options tested, as described in the previous section. These are:

- The distribution of development at the site;
- The density and spread of development;
- The land use mix, and in particular the nature of the employment generating land uses;
- The nature of an access road / future relief road, and
- The location of the access road.

### Distribution of Development

5.2 The 'distribution of development' Sustainability Appraisal considers the sustainability implications of different distribution patterns, and their ability to meet the objectives of Core Policy 14. The appraisal is undertaken against the same sustainability framework applied within the Sustainability Appraisal of the Core Strategy. The appraisal tables are provided in Appendix 4.

5.3 No single preferred option clearly arises through the appraisal, with all assessments achieving in general a positive or very positive correlation with the sustainability objectives of the Core Strategy. It is however evident that the dispersed development scenario (Option 3) is generally most supported through feedback received from public consultation. It also presents several advantages identified through the sustainability appraisal process, although it is important to recognise that certain disadvantages remain.

### **Option 1 – Development Towards the western edge of the site**

5.4 Option 1 brings the new community closest to the town, helping to integrate new and existing communities. Whilst all options are within walking distance of Beaconsfield Old Town, Option 1 also provides for the most suitable option to enable walking and cycling by new residents to the Old Town and facilities in Beaconsfield.

5.5 The existing development patterns at the western part of the site predominantly comprise the SFA Housing. It is considered that development towards this part of the site, which is able to reuse existing SFA housing, would support the objective to improve the efficiency of land use through reusing existing buildings and previously developed land (albeit that the homes in SFA west are poor quality and poorly laid out).

5.6 With Option 1, the sports facilities and open space would be further away from Beaconsfield – meaning that existing residents may be more likely to drive to use the new facilities. The location of new development here would also be closest to Beaconsfield Old Town and the Conservation Area. Whilst views onto the site are generally quite limited, development closer to the town would be less likely to support objectives for the preservation and enhancement of the landscape.



### **Option 2 – Development towards the east of the site**

- 5.7 Option 2 would enable sports facilities and open space to be located closer to the existing town, which would promote sustainable forms of transport for existing residents using the new facilities. The new community would be located further from Beaconsfield and residents would be more likely to drive to reach the facilities in Beaconsfield. This option has the greatest potential to limit the visual impact of new development (when viewed from Beaconsfield). However, new development would generally be located close to the most valuable habitats on site.
- 5.8 Both Options 1 and 2 may be able to deliver greater areas of continuous open space, but may generate more localised impacts on the Green Belt by comparison to Option 3, which could be expected to have a more dispersed impact.

### **Option 3 – Development spread across the site**

- 5.9 Option 3 results in more dispersed patterns of new buildings and could provide opportunities for linked open space and green infrastructure. It is expected that development in this way would most respect the existing high quality landscape setting of Wilton Park, and have the potential to best integrate new housing with community facilities. Of the three options it would be the most appropriate in achieving a balanced solution to redevelopment, which enables access for both new residents to access the town, but also for existing residents to access the newly created community facilities and open space. Similar to each of the options, this would be delivered by upgrades to Minerva Way and through encouraging cycling and walking. The retention and enhancement of biodiversity should also be possible, subject to mitigation.
- 5.10 The main negative correlation between Option 3 and the SA objectives relates to the efficient use of land. In general dispersed development may impact more greatly on land use by comparison to Options 1 and 2. It will therefore be important that dispersed development should aim to follow as closely as practical, existing developed areas on the site. More dispersed development may also give rise to the potential for enclosure of the Green Belt, for example arising from larger back gardens, walls and fences. This would require management through the draft SPD.

### ***Preferred option and reasons for discounting / discarding alternatives***

- 5.11 As explained above, no single preferred option clearly arises through the appraisal, with all options achieving, in general, a positive or very positive correlation with the sustainability objectives of the Core Strategy. On balance, Option 3 supports more of the SA objectives than the other options and would be better able to integrate existing and new communities with new high quality open space. Option 3 has also been supported by the local communities during the informal public consultation.

### **Density and Footprint**

- 5.12 In addition to the distribution of development, a Sustainability Appraisal has been undertaken to test the implications of higher density development over a smaller area within the Wilton Park site, versus a lower density development, spread across more of the site. The comparative appraisal process found that, on balance, a similar number of Core Strategy objectives would be supported between higher and lower densities. This reflects the various benefits and dis-benefits associated with both increasing and decreasing levels of density at Wilton Park.



- 5.13 The appraisal found that generally higher levels of density were better able to deliver objectives to encourage the use of sustainable and integrated transport. This is because denser forms of development make alternatives to car use more viable and feasible. Similarly, the ability to conserve soil resources and make efficient use of land were also found to be supported by higher densities, as the area of land required to deliver new development would be reduced, leading to reduced building development footprints.
- 5.14 Notwithstanding this, lower densities are thought to better support the objective to enhance the landscape and townscape character of South Bucks, which is characterised by typically lower levels of density. Whilst lower density development could potentially have a greater impact on the openness of the Green Belt, appropriate safeguards are included within the draft SPD. Lower densities could also be expected to yield lower levels of pollution, such as air and noise pollution, although night time light pollution might increase because of increased levels of street lighting.
- 5.15 It is clear from the appraisal of density that an appropriate balance should be struck. Despite finding positive and negative relations through the comparative approach, it is self evident that very high levels of density or indeed very low levels would generally not be favoured, and that higher densities could offer greater benefits, if such densities can be brought forward to reduce private vehicle trips and encourage sustainable transport. The draft SPD should therefore address the implication of density carefully, and ensure that density is sufficient to secure good levels of accessibility and the protection of land, whilst respecting the landscape character of the site.

#### *Preferred option and reasons for discounting / discarding alternatives*

- 5.16 In conclusion to the above, the comparative approach does not enable one clear option to be favoured over the other. It identifies that very high densities, and conversely very low densities would not be supported, but rather that a range of densities could be taken forward, provided that these densities respect the existing constraints and opportunities posed by the site, particularly in relation to landscape constraints from views into and within the site. In allocating areas for denser development, consideration should be given to the accessibility to existing and proposed community facilities and public transport services.

#### Land Use Mix

- 5.17 Core Policy 14 states that any redevelopment proposals should deliver a high quality mix of residential and employment development. Consideration must therefore be given to provision of some employment uses within the development, in order to provide local job opportunities and services, and help to integrate the development with the existing town of Beaconsfield.
- 5.18 The Sustainability Appraisal considers the land use mix, focusing on the implications of different types of employment generating land uses. The appraisal considers two scenarios; Option 1 which would deliver residential development with principally office type development (Use Class B1), against a scenario which delivers residential and other forms of employment. In this instance the development is assumed to provide a care home / health club type development (Option 2).
- 5.19 On balance, the appraisal did not identify a more clearly suitable option. Both types of employment generating land uses would support the objectives to the same overall degree. The appraisal found that other types of employment generating land uses could better support the



objective to improve accessibility to essential services and facilities, particularly to deliver community facilities such as a health club. A care home type land use would also indirectly help to meet housing needs. Other types of employment generating land uses were also found to help encourage a diverse economy.

- 5.20 Alternatively, employment generating land uses focused primarily on B1 type office use could be expected to support more jobs, by comparison to other employment generating land uses based on assumptions derived from employment density guidance<sup>1</sup>. This would better support the district's economic growth and competitiveness. The appraisal also found that such employment would also help to develop and maintain a more skilled workforce.

***Preferred option and reasons for discounting / discarding alternatives***

- 5.21 Through the public consultation exercise undertaken for the site, no strong preference was identified for any particular employment generating opportunities, although it is expected that there would be a demand for B1 uses within the area. The SA has not identified either option as being clearly more beneficial, and therefore it is not possible to disregard either alternative at this stage. In light of this, it is recommended that the draft SPD remains flexible to what can be delivered, enabling any future developer to progress with a strategy which fulfils the objectives of the SA and the requirements of Core Policy CP14. Considerations should however be given to the location of the employment generating uses on site, ensuring that ease of access can be afforded to the main highway network. The type and quantum of employment generating land uses should also be subject to further assessment at the planning application stage.

**Nature of the Access Road / future Relief Road**

- 5.22 The Core Strategy requires any new access road from the Pyebush Roundabout to be constructed so that it could be extended northward to the A355 in order to serve as the first stage of a future A355 Relief Road for Beaconsfield. Consideration of the need for a relief road and its alignment outside of the Wilton Park site is not within the remit of this Sustainability Appraisal. This Appraisal does however consider the options for alignment within the site, and the implications of a faster route, which runs around the outside of the main built area, by comparison to a more integral route.
- 5.23 The Appraisal found a number of neutral relationships between the objectives, and also uncertainty, particularly given that the effects of any future road north of Minerva Way would be determined by the alignment outside of the site, which is presently unknown. The effects which may arise from the route north of Minerva Way are not able to be considered within this Appraisal.
- 5.24 The Appraisal found that a faster, more direct route would be better able to improve accessibility to essential services and facilities by reducing journey times of people using the A355. In turn this would better support the economic competitiveness of the District. Notwithstanding this, by comparison to the more integrated route, the faster route would be likely to have greater landscape and visual effects, as it would pass closer to the existing Old

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<sup>1</sup> Homes and Communities Agency – Employment Density Guide (2010)





Town. Currently the existing tree and shrub cover, adjacent to A40 and Pyebush Roundabout, screen views of Wilton Park. However, the new access road would open up views into the Green Belt, as well as potentially along the route of the new road. The more integrated transport route might also encourage more sustainable transport within the Wilton Park site, facilitating bus routes through the site. Such a route would also allow for safer cyclist and pedestrian passage to and from Beaconsfield Old Town.

- 5.25 Both options would create pollution from air quality and noise. The faster route, closer to the Old Town may create more road noise which might affect existing residents. Slowing the vehicle speeds through a more integral route would likely reduce noise by comparison; however this could increase exposure to local air pollution for new residents, where the route is more integrated into the new settlement.

***Preferred option and reasons for discounting / discarding alternatives***

- 5.26 The SA finds that a new access route which is better integrated into the site, which is still able to provide the important relief function for the A355 would be supported overall. On the assumption that a more integrated access/relief road could still be effective at reducing pressure from the London End Roundabout, this more integrated option would be favoured overall.

**Location of the Access Road**

- 5.27 In addition to the general nature of the proposed access to the site, this appraisal also considers the relative benefits and drawbacks of two options for its location. The first option would achieve access from the Pyebush Roundabout, and prioritises Minerva Way as a pedestrian and cycle access, by closing the road to private cars, albeit allowing private access to the existing properties close to London End junction. The second option would provide an alternative primary access route to the site achieved directly from the A40, further to the east of Pyebush.
- 5.28 The need to access the site in an efficient way, which promotes the use of public transport, is an important aspect of the site's sustainability. The Appraisal found that the location of the access into the site from the Pyebush Roundabout carried a number of benefits over an access route located further down the A40 to the east of the roundabout. In comparison to the Pyebush access, an access further down the A40 could be expected to have a greater impact on biodiversity and the historic environment, through the loss of ancient woodland located between the MDS site and the A40. In addition, the access would not help facilitate a relief road, as required by Core Strategy Policy 14. Therefore it is expected that additional infrastructure would be required to deliver both an access to the site and the first stage of the relief road. This would require greater resources, and potentially carry higher infrastructure costs in order to deliver the development objectives of the site.

***Preferred option and reasons for discounting / discarding alternatives***

- 5.29 Overall the Appraisal concludes that the access from the Pyebush Roundabout supports a greater number of the sustainability objectives by comparison to an access directly from the A40, and would be the favourable option to progress. In particular, access from the Pyebush Roundabout could be expected to avoid impacts on ancient woodland, whilst facilitating the first phase of an A355 Relief Road with reduced infrastructure requirements.



## 6 APPRAISAL OF DRAFT SPD PROPOSALS

### Overview

- 6.1 An Appraisal has been undertaken which considers the sustainability implications of implementing the draft SPD. For the purposes of the Appraisal, it is assumed that the development will be taken forward in accordance with the requirements of Policy CP14, and as set out in the draft SPD.
- 6.2 The Sustainability Appraisal work indicates that the draft SPD should have a generally positive (or very positive) impact on the Council's social, environmental and economic objectives. The key significant effects and mitigation embedded in the draft SPD to control potentially adverse effects are also presented in this section.

### The Likely Significant Effects on the Environment of the Wilton Park Draft SPD

- 6.3 The main likely significant effects of the draft SPD have been identified through the Sustainability Appraisal (SA) process and documented in the appraisal table available in Appendix 8. In summary the main significant effects identified are:
- The draft SPD will help to deliver a balance of new housing appropriate to the site and needs of Beaconsfield, including a mix of market and affordable housing. This will assist in meeting South Bucks housing requirements as identified in the Core Strategy, which reflects the need for between 2,200 and 2,800 new dwellings in the period 2006 to 2026, and to provide affordable housing in line with Core Policy 3.
  - The draft SPD facilitates the first stage of a new relief road, which would be integrated through the site. This will help to relieve congestion on the A355 at the London End Roundabout, and help deliver wider benefits for Beaconsfield.
  - The draft SPD ensures that new development would not give rise to a reduction in the openness of the Green Belt, ensuring that the landscape is preserved.
  - The draft SPD promotes the opportunity for a new bus route (or routes), providing residents of the site with links to Beaconsfield and the railway station, as well as the creation of safe routes to promote walking and cycling.
  - The redevelopment of Wilton Park will unlock access to open space and recreation that has previously been unavailable. New and improved open space will be provided, which will include recreation, child play space and community facilities.
  - The draft SPD would deliver a net gain in biodiversity resources to be achieved on the site.
  - The draft SPD proposes the creation of high quality development, which draws from architectural principles and design codes to ensure that new development respects its landscape setting. This includes the demolition of the existing 16 storey tower block on the site, creating an overall enhancement to the landscape.
  - New employment opportunities will be created, through providing employment land uses that would be appropriate to the site in accordance with Core Policy 14. This will deliver local job opportunities and support economic growth objectives.



## Measures Envisaged to Prevent, Reduce or Offset any Significant Adverse Effects

6.4

The draft SPD embeds various controls and mitigations with the aim to prevent, reduce or offset any significant adverse effects that could otherwise arise from development at Wilton Park. A full list of mitigation is available in Appendix 8. The key findings are as follows:

- To ensure housing delivery is suitable for a range of occupants, the draft SPD requires a mix of unit sizes and the developer to make provision for affordable housing in line with Core Policy 3, unless not economically viable.
- To reduce anti-social activity, including crime and the fear of crime, the draft SPD refers to the need to adopt Secured by Design standards in any new development brought forward.
- To improve accessibility to essential services and facilities to provide opportunities to obtain good access to high quality health, education, and recreation, the draft SPD identifies a phasing and delivery plan which includes a framework for S106 contributions.
- To reduce harm to the environment from increased transport accessing the site, the draft SPD proposes a set of measures to encourage sustainable and integrated transport, by removing private vehicle traffic from Minerva Way (except for access to the existing homes adjacent to Park Lane and London Road), prioritising walking and cycling, and delivering a bus service which links the site with the existing town and railway station.
- To provide for sustainable levels of water use, supply and management the draft SPD establishes sustainable design principles, which include water efficiency standards for domestic and non-domestic buildings.
- To maintain and enhance biodiversity, the draft SPD makes provision for green infrastructure, the retention of trees and the safeguarding of the most valuable existing habitats.
- To ensure that the development does not give rise to adverse affects that could have a detrimental impact on Burnham Beeches SAC, the draft SPD requires provision of open space on the site, which will help to mitigate visitor pressure on the SAC. The SPD also requires that further consideration is given to assessing contamination through future planning applications, in order to prevent the migration of contamination, should a hydrological connection exist between the site and the SAC.
- To conserve and enhance the landscape and townscape character of South Bucks the draft SPD includes the retention of trees and the application of architectural principles and design codes which respect the landscape setting. A range of development densities is proposed, which respects the landscape setting. The access road would be better integrated into the site in order to reduce the landscape and visual effects of any new access road.
- To control CO<sub>2</sub> emissions which contribute to climate change, the draft SPD establishes principles to follow for energy efficiency and renewable energy generation, and opportunities to be examined through any future planning application process.
- To reduce pollution of the air, water and soil and also combat sources of noise and light pollution, the draft SPD recognises a number of environmental constraints, and reflects how these should be addressed in future planning applications made for the site.



## 7 SUMMARY AND CONCLUSIONS

- 7.1 A Sustainability Appraisal has been undertaken of the draft SPD. The Appraisal considers the sustainability implications of a number of alternative options, as well as the implications of implementing the draft SPD itself.
- 7.2 In general it is considered that the draft SPD is in full accordance with objectives of Core Policy 14 which requires that any future development is '*comprehensive, delivering a high quality mix of residential and employment development, community facilities and open space*'. Through implementing the draft SPD, a number of significant positive effects could be expected, including:
- The delivery of new housing appropriate to the site and needs of the District, which will help to meet South Bucks future housing requirements.
  - The staged delivery of a new relief road, which would help to relieve congestion on the A355 at the London End Roundabout, thus creating wider benefits for Beaconsfield.
  - The delivery of sustainable transport initiatives, providing residents of the site with links to Beaconsfield and the railway station, as well as the creation of safe routes to promote walking and cycling.
  - The ability to unlock access to new areas of open space and recreation which have previously been unavailable. New and improved open space will be provided, which will include recreation, child play space and sports pitches, and a new community hub.
  - The creation of high quality development, which respects its landscape setting. This includes the demolition of the existing 16 storey tower block on the site, creating an overall enhancement to the landscape.
  - New employment opportunities which will deliver local employment opportunities and support economic growth objectives.
- 7.3 In general the options considered through this Appraisal and which support the most number of Core Strategy SA objectives have been taken forward in the draft SPD. This includes the delivery of a dispersed development, which makes effective use of the space available on the site to provide ease of access between new and existing development and community facilities and open space. A range of densities is proposed, reflecting the need to deliver a high quality development, which follows landscape and townscape precedents from Beaconsfield. The draft SPD also promotes an integrated access road / future relief road, which would be designed to ensure the safety of walkers and cyclists. It also promotes a new access route from the Pyebush Roundabout, which provides a more favourable solution by comparison to access off the A40 to the east, helping to deliver a future relief road with more limited infrastructure requirements, and avoiding impacts on ancient woodland.
- 7.4 The implementation of the draft SPD will make a significant contribution to sustainable development, however to ensure this, it will be important to monitor the significant effects of implementing the SPD, once adopted. This will enable a comparison to be made between the significant effects predicted by the Sustainability Appraisal, and the actual effects of implementing the development principles set out in the Core Strategy and draft SPD. This monitoring will be undertaken through the Council's established Annual Monitoring procedures.



## APPENDIX 1

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

Any redevelopment proposals should be comprehensive, delivering a high quality mix of residential and employment development, community 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.



## APPENDIX 2

### Main Findings of the March 2010 Sustainability Appraisal of Core Policy 14

		Rating	Core Policy 14 – Wilton Park (Opportunity Site) Justification for Assessment and any Mitigation Measures
<b>Social Objectives</b>			
1	To provide residents of South Bucks with the opportunity to live in a decent home.	++	Wilton Park has the potential to accommodate new housing and could make a significant contribution towards meeting the need for more affordable housing. Indeed, Wilton Park could deliver at least 120 new affordable housing units (on the basis of 40% of 300 units being affordable, in line with Core Policy 3). The land will need to accommodate a mix of housing types.
2	To reduce anti-social activity, including crime and the fear of crime, through the creation of safer places to live and work.	++	The Council will encourage new development that has been designed so as to minimise criminal activity and support development proposals aimed specifically at improving community safety, so that it accords with Secured by Design principles.
3	To improve accessibility to essential services and facilities to provide opportunities to obtain good access to high quality health, education, and recreation and other community facilities and services.	+	Wilton Park is 660 metres from the Local Centre of Beaconsfield Old Town, although it is not adjacent to the built-up area. The District Centre of Beaconsfield New Town is within reasonable cycling distance. Access to the strategic road network is very good (via the M40). Core Policy 14 states that developers should explore options for a new footpath route through adjoining woods to Seer Green station. It also seeks retention of the existing recreational facilities, with qualitative improvements as necessary, to address the existing shortage of public open space in Beaconsfield. The busy A355 severs this development location from the facilities and services available in Beaconsfield Old Town and New Town. Appropriate road crossing facilities would provide some mitigation.
<b>Environmental Objectives</b>			
4	To encourage the use of sustainable and integrated methods of transport to reduce negative effects on the environment.	++	The western part of Wilton Park is within Accessibility Infrastructure mapping Level 9 (see Infrastructure and Accessibility Study, 2006). The eastern part of this development location, which is further away from Beaconsfield, is less accessible. Beaconsfield has good rail links with other areas. Served by Chiltern Railways there are three trains per hour to High Wycombe and London. The policy seeks mitigation of transport impacts through high quality walking, cycling and public transport routes, with links to Beaconsfield New Town being particularly important.
5	To provide for sustainable levels of waste water	-?	Wilton Park is in an area which the Environment Agency has indicated is already over extracted. Thames Water has advised that any significant new development in the Beaconsfield area would be likely to require additional waste water



	infrastructure, as the site has no management.		infrastructure, as the site has no on-site public sewer.
6	To maintain and enhance biodiversity	++	Core Policy 13 seeks to mitigate any adverse impacts. It promotes water efficiency measures in all development, and requires new housing to achieve a minimum water efficiency target of 105 litres per person per day. Wilton Park is unlikely to have an adverse impact on any site designated for its ecological importance. The Core Policy states that proposals must deliver a net gain in biodiversity resources, and ensure that open space areas are integrated with the surrounding countryside. It adds that development at Wilton Park must not have a detrimental impact on Burnham Beeches.
7	To conserve and enhance the landscape and townscape character of South Bucks and in particular, those areas of designated importance.	+	Wilton Park is more than 400 metres from the AONB and not within an Area of Attractive Landscape. It is relatively well screened from public views from the south and west. As the site is to be designated as a MDS, development should not add to the impact on the openness of the Green Belt.  The comprehensive redevelopment of Wilton Park would provide scope for localised environmental improvements (for example, through removal of the tower block). In addition, the new housing development that could be accommodated at Wilton Park could help to relieve the pressure for further high density development within existing settlements in South Bucks – helping to conserve townscape character.
8	To conserve and enhance the historic environment	-?	Wilton Park is within 350 metres of a Scheduled Ancient Monument (SAM) – although on site mitigation is unlikely to be required. Further consideration will need to be given to its impact on the historic environment in the subsequent Development Brief.
9	To reduce contributions to climate change through: a) Reducing energy consumption, b) Sustainable building practices c) Maximising the potential for renewable energy.	++	The Core Policy for Wilton Park requires developers to incorporate renewable, decentralised or low carbon energy technologies into any scheme, such as Combined Heat and Power (unless not viable or feasible). This should ensure that at least 10% of the energy needs for the development at secured from these sources, in line with Core Policy 12. Core Policy 13 will ensure that the development incorporates sustainable building practices.
10	To minimise waste and then re-use or recover it through recycling, composting or energy recovery.	0	No direct relationship, although Core Policy 13 will promote best practice in sustainable design and construction.
11	To conserve soil resources and quality.	+?	Wilton Park is predominately Grade 3 agricultural land. There are a few potential contamination sources identified. Further investigations will be required in the Development Brief.
12	To improve the efficiency of land use through the re-use	++	A substantive part of Wilton Park comprises previously developed land. The site is to remain in the Green Belt and this will limit the amount of development that can occur, although there is some flexibility to move uses around within the





	of existing buildings and developing on previously developed land (PDL).		Opportunity Site boundary.
13	To minimise the risk of flooding in relation to both new and existing development including existing infrastructure.	++	Wilton Park lies within Flood Zone 1. Therefore, there is a low probability of flooding. Also, Core Policy 13 seeks that all development incorporates Sustainable Drainage Systems.
14	To reduce pollution of the air, water and soil, and also combat sources of noise and light pollution.	++	Wilton Park is not within 500 metres of an Air Quality Management Area. The policy requires developers to investigate and remediate any contaminated land on the site. Furthermore, Wilton Park is within reasonable walking or cycling distance of the facilities and services (including public transport services) available in Beaconsfield. This should help to encourage the use of sustainable modes of transport (including cycling and walking).
<b>Economic Objectives</b>			
15	To encourage economic growth and competitiveness, whilst achieving a broad balance in the distribution and growth of housing population and employment.	+	Core Policy 14 proposes some employment development within the existing developed area, although the precise amount is not defined. This new employment development, alongside the new housing development, would afford the opportunity for people to live and work locally. The total number of jobs would be determined by the scale and type of employment development.
16	To encourage a diverse economy which is focused on high value added, lower impact activities.	++	Wilton Park would be suitable for high value added, lower impact employment development. There is a highly skilled local workforce and excellent access onto the strategic road network.
17	To develop and maintain a skilled workforce to support long-term competitiveness of the District.	++	The new affordable housing to be provided on Wilton Park would provide accommodation for local people.

### APPENDIX 3

#### Review of Plans and strategies relevant to Wilton Park

No.	Title of plan, programme or document	Aims and Objectives	Target/Indicators (if applicable)	Relevance to Wilton Park SPD
<b>National</b>				
1	The National Planning Framework (NPPF) (March 2012).	The purpose of this document is to set out the Government's requirements for the planning system which covers all national planning issues. The core principle underpinning the NPPF is the presumption in favour of sustainable development.	No measurable targets set.	Development proposals will need to address the principles of sustainable development.
<b>Local</b>				
2	Draft Affordable Housing Supplementary Planning Document (July 2013).	Gives advice on how the Council will implement its affordable housing policy. Its objectives are to: <ul style="list-style-type: none"> <li>Facilitate the delivery of affordable housing needs; and</li> <li>Assist in the creation and maintenance of sustainable, inclusive and mixed communities.</li> </ul>	Refers to policy targets set out in Core Policy 3 (e.g. a requirement for 40% affordable housing on all schemes of 5 or more homes or on sites of 0.16 hectares and above).	Affordable housing will need to be provided in accordance with Core Policy 3 and the Affordable Housing SPD.
3	Residential Design Guide Supplementary Planning Document (October 2008).	This document sets out guidance to secure high quality residential development which respects and enhances the character of the local area. The following design considerations are included: <ul style="list-style-type: none"> <li>Urban Structure and Layout;</li> <li>Building Design;</li> <li>Natural Environment; and</li> <li>Sustainable Building.</li> </ul>	No measurable targets set.	Development will need to meet the principles of sustainability and good design.



No.	Title of plan, programme or document	Aims and Objectives	Target/Indicators (if applicable)	Relevance to Wilton Park SPD
4	Transport Paper – South Bucks District Transport Strategy (March 2010).	This document sets out Buckinghamshire County Council's Transport Strategy for South Bucks District.	No measurable targets set.	The SPD will need to explore options to relieve the overcapacity of the roads to the east of Beaconsfield, close to the junction of the A40 and A355.
5	Transport Paper – East of Beaconsfield Area (March 2010).	The purpose of this document is to set out the Council's Transport Strategy for the East of Beaconsfield Area, in particular in relation to Wilton Park.	No measurable targets set.	To bear in mind the findings of the assessment in relation to the different options regarding access to Wilton Park.
6	Habitat Regulation Assessment (Screening Statement March 2010) / Stage 1: Appropriate Assessment Review (March 2009) / Appropriate Assessment 2007.	This Assessment focuses on the likely significant effects of the Core Strategy on the nature conservation interests of European-protected areas in the vicinity of the District. Two further documents were subsequently produced to examine changes made or proposed to the Core Strategy after it was published in 2010, albeit both documents concluded that the changes proposed would have no significant impact on European protected areas.	No measurable targets set.	Ensure that likely impacts as a result of development at Wilton Park through increased traffic generation and requisite NO <sub>2</sub> along the A355 are considered (A355 is located within 200 metres of Burnham Beeches). Provision of improved recreation facilities (including open space) would assist in the reduction of human traffic and related impacts on Burnham Beeches Special Area of Conservation.
7	South Bucks District Landscape Character Assessment (October 2011).	The aim of this assessment is to provide an integrated Landscape Character Assessment for the entire County of Buckinghamshire.	No measurable targets set.	To bear in mind the findings of the assessment.
8	Open Space, Sports and Recreational Facilities Strategy (May 2008).	The aim of this document is to undertake an audit on the extent of open space, sports and recreational facilities within the district.	No measurable targets set.	To bear in mind the findings of the assessment.

No.	Title of plan, programme or document	Aims and Objectives	Target/Indicators (if applicable)	Relevance to Wilton Park SPD
9	South Bucks Sustainable Community Strategy (November 2009-2026).	The aim of this Strategy is to set a framework for developing a sustainable community in South Bucks.	No measurable targets set.	Ensure that redevelopment at Wilton Park is in keeping with the vision for South Bucks in 2026.
10	Sustainability and Climate Change Strategy (March 2008).	<p>Sets out the key planning objectives to help combat climate change including:</p> <ul style="list-style-type: none"> <li>Integrate sustainability and carbon reduction into the planning and delivery of the Council's aims;</li> <li>Reduce the authority's carbon footprint;</li> <li>Demonstrate leadership in tackling climate change and sustainability issues, including reducing the overall carbon footprint of the District.</li> </ul>	National Indicators 186 / 187	Ensure that the development makes use of the highest possible standard of sustainable design and construction that are capable of adaptation to the predicted effects of climate change.
11	Buckinghamshire Sports Facilities Strategy (June 2007).	This document provides an audit of sport and leisure facilities within Buckinghamshire.	No measurable target set.	To bear in mind the findings of the assessment.
12	Interim Guidance on Residential Parking Standards (July 2008).	To guide planning decisions for residential development in this interim period before the Development Management DPD is adopted.	No measurable targets set.	Ensure that the development is designed to provide a sustainable accessible environment.
13	Beaconsfield Old Town Conservation Area Character Appraisal (April 2008).	The purpose of this appraisal is to define and record the special architectural and historic interest of Beaconsfield Old Town Conservation Area	No measurable targets set.	The SPD will need to balance the need for redevelopment with the need to protect and enhance the heritage assets of the site.



## APPENDIX 4

### Assessment of Alternative Options - Distribution of Development

Objectives	Distribution of Development			Draft SPD Proposals
	Option 1 (West)	Option 2 (East)	Option 3 (Dispersed)	
To provide residents of South Bucks with the opportunity to live in a decent home.	++ For the purpose of the Appraisal, it is assumed that Core Policy 14 will be implemented to provide approximately 300 decent homes, comprised of a mix of market and affordable housing and unit sizes. The delivery of these houses would strongly support the objective.	++ Same as Option 1.	++ Same as Option 1.	It is not anticipated that a specific option for the distribution of development would have a greater or lesser ability to deliver this objective. The draft SPD should ensure that high quality design is promoted through the brief and that a level of affordable housing (40%) in compliance with Core Policy 3 is sought.
To reduce anti-social activity, including crime and the fear of crime, through the creation of safer places to live and work.	++ Development would be designed in accordance with Secured by Design principles.	++ Same as Option 1.	++ Same as Option 1.	New development must reduce crime through the creation of a safe place to live and work, in accordance with the Residential Design Guide SPD and Core Policy 14.
To improve accessibility to essential services and opportunities to provide good access to high quality education, recreation and other community facilities and	+ Option 1 would see new built development primarily sandwiched between Beaconsfield Old Town and formal and informal open space and recreation. This would enable residents of Wilton Park to have easy access to services in the town, but also informal	+ Option 2 would see development located further to the east of the site, with community facilities and recreation sandwiched between existing development in Beaconsfield and any new housing.	++ Dispersed development, permeated by community facilities and recreation would provide opportunities to link new and existing homes with these facilities.	The draft SPD includes the requirement for a Section 106 Agreement (as part of any planning application) to provide contributions. It also requires on-site provision of a new multi-purpose community facility and open space and recreation facilities.



<p><b>services.</b></p>	<p>public space. However this would be less convenient for existing residents in Beaconsfield wishing to gain access to new open space.</p>			
<p><b>Environmental Objectives</b></p> <p><b>To encourage the use of sustainable and integrated methods of transport to reduce negative effects on the environment.</b></p>	<p>+ All options would need to see improved access to sustainable transport. Option 1 would see new dwellings and built development located closer to the Old Town, providing the most suitable of the 3 options for encouraging walking and cycling to the town for residents of Wilton Park.</p>	<p>+ Option 2 would enable better access to open space and recreation for existing residents in Beaconsfield. It would however create longer journeys for residents and people at Wilton Park wishing to gain access to shops and services in Beaconsfield. Due to the increased length, these journeys are less likely to be made by foot.</p>	<p>+ The dispersed pattern of development would generally create longer distances to travel, although it also creates an opportunity to integrate attractive and usable walking and cycling routes across the Wilton Park site. It also provides the most balanced option for improving access for all, by dispersing new houses with community facilities and open space.</p>	<p>The draft SPD makes provision for new access links to Beaconsfield and encourages sustainable and integrated transport measures. Any new development should make provision for walking and cycling and ensure that access to public transport can be promoted. It is recognised that none of the options are likely to deliver access to Seer Green station due to land ownership constraints.</p>
<p><b>To provide for sustainable levels of water use, supply and management.</b></p>	<p>+ Any residential units should achieve water efficiency targets of 105 litres per person per day. Water efficiency measures should also be included for non domestic development.</p>	<p>+ Same as Option 1.</p>	<p>+ Same as Option 1.</p>	<p>The development has regard to water use targets established in Core Policy 12. New water infrastructure and sewerage may need to be included at the site to cater for future development. The draft SPD reflects the need for adequate supplies to be included in accordance with Core Policy 14.</p>
<p><b>To maintain and</b></p>	<p><b>++</b> In any option, it is assumed</p>	<p>+ Initial surveys identify that the</p>	<p><b>++</b> Development which is</p>	<p>The draft SPD requires a net</p>





<p><b>enhance biodiversity.</b></p>	<p>that best practice will be implemented to avoid, reduce and compensate for any ecological harm. With regards to Option 1, development to the west of the site would predominantly exist on previously developed land on the footprint of SFA housing, although a large amount of development would still occur in what is presently open space and parkland.</p>	<p>majority of ecological constraints are located towards the eastern part of the Wilton Park site. This includes habitat suitable for protected species such as Great Crested Newts, reptile habitat and wet woodland. From the perspective of the objective, development to the east of the site would be less favourable, by comparison to Option 1.</p>	<p>distributed across the site in a dispersed pattern could give rise to more instances where a conflict between new development and existing ecological assets may occur. However, by the same measure dispersed development also has the greatest ability to avoid sensitive ecological receptors. Assuming this is possible; Option 3 would support the objective and enable significant opportunities for new green infrastructure ecological and connectivity.</p>	<p>gain in biodiversity resources across the site. All options could be taken forward assuming that the specific location of development was sensitive to existing ecological assets. Given the scale of the site, all options present an opportunity to enhance biodiversity. However the draft SPD recognises that the main areas for enhancement should be in the eastern and southern parts of the site. Provision could also form part of mitigation measures for Burnham Beeches.</p>
<p><b>To conserve and enhance the landscape and townscape character of South Bucks and in particular, those areas of designated importance.</b></p>	<p>+ There are limited views into the site from the surrounding area. The 16 storey tower is visible, and the development of site through the removal of the current tower block is anticipated to enhance the landscape and character of the site. Development predominantly situated closer to the existing town is expected to be less favourable however.</p>	<p>++ Same as Option 1, however the development of site further to the east is expected to better support the objective.</p>	<p>++ The removal of the tower will strongly support the objective. More dispersed development is likely to have a lower impact on the surrounding landscape.</p>	<p>The draft SPD recognises the location of the site in the Green Belt as a constraint and provides parameters for the height of new development.  New development will need to have no greater impact than existing development on the openness of the Green Belt in accordance with the National Planning Policy Framework.</p>
<p><b>To conserve and enhance the historic environment.</b></p>	<p>0 The location of development within the site is not expected to influence the ability to achieve this objective. Care would need</p>	<p>0 Same as Option 1.</p>	<p>0 Same as Option 1.</p>	<p>The draft SPD reflects the opportunity to develop design codes which respect the historic environment in</p>



	<p>to be taken to fully consider existing historic and archaeological potential, in order to integrate this into any future development with care.</p>	<p>+ Same as Option 1.</p>	<p>Beaconsfield. It recognises that the design proposals should seek to retain Minerva Way as it provides a connection with the historic nature of Wilton Park, and should incorporate wherever practical the existing avenue of trees.</p>
<p><b>To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy and energy conservation.</b></p>	<p>+ Any proposed development would be required to have integrated energy efficiency features and sustainable building practices, including the integration of renewable energy technologies where feasible in accordance with Core Policies 12 and 13.</p>	<p>+ Same as Option 1. More dispersed levels of development are likely to reduce the viability of decentralised energy networks; however renewable energy targets are still expected to be achieved.</p>	<p>The draft SPD includes a number of sustainable design principles to be addressed in new development, including in relation to renewable energy, and energy efficient design and construction.</p>
<p><b>Minimise waste and then re-use or recover it through recycling, composting or energy recovery.</b></p>	<p>+ All development options will generate waste through construction and operation. Development to the west of the site could be over existing buildings and hard standing, enabling opportunities for waste prevention through direct reuse of roads and hardstanding. All new development would need to employ sustainable waste management in design and construction, and be designed in accordance with Core Policy 13.</p>	<p>+ As with Option 1.</p>	<p>The draft SPD includes sustainable design principles for waste management. It will be important to reuse existing materials through demolition and recovery activities, which should be further explored in the planning process.</p>



<p><b>To conserve soil resources &amp; quality</b></p>	<p>+ None of the land at Wilton Park is used for agricultural purposes. Option 1 would support the objective.</p>	<p>+ Same as Option 1.</p>	<p>+ Same as Option 1.</p>	<p>Development would look to reuse existing brownfield land. The soils are not classified as having agricultural value, and no option is clearly favourable for protecting existing soils. The draft SPD should promote effective management of soils which should remain a consideration through later stages of development.</p>
<p><b>To improve the efficiency of land use through the re-use of existing buildings and developing on previously developed land (PDL).</b></p>	<p>+? The western part of the site includes the SFA housing. If this SFA housing is retained or if new development occurs on this footprint, the objective would be supported. However a less positive relationship would be seen if new development is located on open space and then the SFA housing is later demolished.</p>	<p>+ In general there is limited scope to reuse buildings on the eastern part of the site (behind the security fence). These are not suitable for the land uses set out in Core Policy 14 and there is strong support in Core Policy 14 and through public consultation to remove the tower block. However development would predominantly be on previously developed land, and would be able to follow general development patterns around the existing buildings.</p>	<p>-? In general dispersed development may impact more greatly on land use by comparison to Options 1 and 2 as it could require more infrastructure to deliver, e.g. road infrastructure.</p>	<p>The draft SPD indicates that much of the redevelopment will take place on previously developed land. The draft SPD also recognises that there may be an opportunity to retain and refurbish some or all of the existing homes in SFA south area, subject to MOD requirements and the condition of the houses.</p>
<p><b>To minimise the risk of flooding in relation to both new and existing development including existing infrastructure.</b></p>	<p>++ The development is within a low flood risk area. Option 1 would support the objective on the assumption that any new development would follow Core Policy 13 and be brought forward with an appropriate Flood Risk and Drainage Assessment.</p>	<p>++ Same as Option 1</p>	<p>++ Same as Option 1, although it is possible that more extensive requirements for road infrastructure may increase impermeable surfacing.</p>	<p>The draft SPD encourages the use of sustainable drainage and recognises that any future development proposals will need to include SUDS.</p>

<p><b>To reduce pollution of the air, water and soil and also combat sources of noise and light pollution.</b></p>	<p>+ Development of the site would see the remediation or management of any existing contamination. Construction practices would be specified to minimise risk to groundwater and the risks posed to the Burnham Beeches SAC. Noise and light pollution from new development would need to be considered through layout and design to ensure that there are no cumulative effects with Beaconsfield Old Town. In general however, given the nature of the land use, noise impacts are not expected to pose a problem.</p>	<p>+ Same as Option 1. Development further away from the existing settlement at Beaconsfield is less likely to generate cumulative effects from noise and light pollution. However these would be controlled and it is not expected that there would be a difference between options.</p>	<p>+ Same as Option 1 although a more dispersed development scenario could lead to a greater area where light pollution is generated.</p>	<p>The draft SPD should set out a comprehensive set of principles to ensure that potential sources of pollution are controlled and mitigated. Consideration will need to be given in particular to the impacts of construction on ground water quality and availability.</p>
<p><b>Economic Objectives</b></p> <p><b>To encourage economic growth and competitiveness, whilst achieving a broad balance in the distribution and growth of housing, population &amp; employment.</b></p>	<p>++ It is assumed that development would be in accordance with Core Policy 14 which requires the delivery of a high quality mix of residential and employment development to deliver economic benefits. This new employment development, alongside the new housing development, would afford the opportunity for people to live and work locally. The location of this would be better suited to the west of the site, enabling easier access.</p>	<p>++ Same as Option 1. The benefits of employment generating land uses would be expected despite the general location of this land use on the site. However in general development of this nature further to the east would be less supported because of the increased distance of the road network and access to Beaconsfield.</p>	<p>++ Same as Option 1, although more dispersed development enables a separation between residential development and employment generating land uses.</p>	<p>The draft SPD requires a proportion of employment land uses. This should be delivered alongside access improvements to ensure economic competitiveness.</p>



<p><b>To encourage a diverse economy which is focused on higher value added, lower impact activities</b></p>	<p>+ The opportunity to deliver a mixed use scheme will support the ability for residents to find work locally. It is not expected that the distribution of development would affect the ability to achieve this objective.</p>	<p>+ Same as Option 1.</p>	<p>+ Same as Option 1.</p>	<p>The draft SPD encourages a mix of land uses, and attempt to promote a diversity of employment uses too. The dispersal of employment uses is not considered to be an important aspect. However to promote accessibility and use, any convenience store/ local shop should be located in easy walking distance of residential development, and office type development may be best suited in easy reach of the main access to prevent unnecessary vehicle movements through the site.</p>
<p><b>To develop and maintain a skilled workforce to support long-term competitiveness of the District</b></p>	<p>+ The opportunity to deliver a mixed use scheme will support this objective.</p>	<p>+ Same as Option 1.</p>	<p>+ Same as Option 1.</p>	<p>It is considered that development of the site would support and benefit local workers.</p>

## APPENDIX 5

### Assessment of Alternative Options - Density and Spread of Development

Objectives	Density and Footprint		Draft SPD Proposals
	Option 1 (Higher density, lesser area)	Option 2 (Lower density, greater area)	
<p><b>To provide residents of South Bucks with the opportunity to live in a decent home.</b></p>	<p>++ For the purpose of the SA, it is assumed that Core Policy 14 will be implemented to provide decent homes, comprised of a mix of market and affordable housing and unit sizes. This would be delivered irrespective of the density of this housing. Any higher density housing must ensure that adequate provision of private and semi private open space is provided.</p>	<p>++ Same as Option 1. Lower density housing would provide a more open environment for residents; however this should not have any further positive effect on the ability of residents of South Bucks to live in a decent home.</p>	<p>The draft SPD encourages high quality dwellings, which are designed and constructed to a high standard. Higher density development should not compromise the ability to live in a decent home, but should ensure that adequate private space is provided and that considerations for noise nuisance and availability of day/light sunlight is taken into account.</p>
<p><b>To reduce anti-social activity, including crime and the fear of crime, through the creation of safer places to live and work.</b></p>	<p>+ All development must take into account secured by design principles. Increasingly dense development could lead to greater probability of noise complaints and loss of amenity, which should be addressed in design. Natural surveillance should be considered to reduce the fear of crime.</p>	<p>+ It is expected that lower density development, spread over a greater area would reduce the potential for noise complaints. Domestic burglaries have been identified to be higher than the regional average in Beaconsfield, and lower density development could increase the likelihood of this. Design principles should ensure that the potential for</p>	<p>The draft SPD should address design principles for safety, security and anti-social behaviour. This should consider the need for natural surveillance and adequate lighting in particular.</p>



<p><b>To improve accessibility to essential services and facilities to provide opportunities to obtain good access to high quality health, education, and recreation and other community facilities and services.</b></p>		<p>crime is reduced. Consideration would need to be given to access paths and street lighting to ensure that places feel safe and the fear of crime reduced.</p>	
<p><b>To improve accessibility to essential services and facilities to provide opportunities to obtain good access to high quality health, education, and recreation and other community facilities and services.</b></p>	<p>0 For the purposes of the SA it is assumed that S106 contributions will be made to support essential services, medical and educational facilities off-site, although the draft SPD recognises that there may be scope for on-site health provision (if needed) as part of the community hub. From the perspective of access, in general it is expected that higher density development would improve the viability and feasibility of locating local services nearby and of providing good transport links.</p>	<p>0 Same as Option 1, although progressively lower density development would reduce the ease of access to essential services, and reduce the land available for the provision of recreation and community facilities.</p>	<p>The draft SPD should set out a S106 framework for ensuring that new development makes necessary contributions for essential services. The implications of the density of development should not have an impact on the ability of these essential services to be delivered, although it is recognised that higher density development might allow ease of access to such services and greater land area for open space and recreation.</p>
<p><b>Environmental Objectives</b></p>			
<p><b>To encourage the use of sustainable and integrated methods of transport to reduce negative effects on the environment.</b></p>	<p>++ In general denser development is likely to support accessibility and the feasibility and availability of public transport. The objective is supported by progressively higher levels of density.</p>	<p>+ Decreasing densities, leading to increasingly spaced development reduces the potential for sustainable transport methods and may increase car usage. The opportunity to integrate walking and cycle routes which are attractive is still possible however.</p>	<p>The draft SPD encourages sustainable forms of transport. It is recognised that lower densities reduces the efficacy of public transport, and may increase car journeys.</p>

<p><b>To provide for sustainable levels of water use, supply and management.</b></p>	<p>+ All development would be water efficient. Increasing densities and the reduced spread of development enables the potential for reduced water and waste water infrastructure to be required. It is considered that all residential development would need to meet water efficiency standards of 105 litres / bedspace / day. More densely developed buildings (apartments and flats) are less able to implement more advanced potable water saving measures, such as rainwater harvesting because of the reduced ratio of roof space/collection area to people.</p>	<p>+ As with Option 1, but it should be recognised that less densely developed buildings would require underground services, and the length of these would increase with decreasing density.</p>	<p>The draft SPD includes sustainable design principles to promote water efficiency in new development. The draft SPD should also recognise the need for adequate water and waste water infrastructure to be implemented, which should show preference to reusing existing utilities in advance of installing additional infrastructure.</p>
<p><b>To maintain and enhance biodiversity</b></p>	<p>+ In general the Wilton Park site is sizeable enough to ensure biodiversity is protected and enhanced. Denser development offers a greater area of land to conserve for biodiversity interest, although potentially reduces the opportunity for creating suburban habitats.</p>	<p>+ Same as Option 1, although it is recognised that lower density development would need to avoid ecologically valuable areas and ensure green infrastructure is maintained around the site for connectivity.</p>	<p>The draft SPD requires a net gain in biodiversity resources across the site. Both options could enable this to occur, however to ensure that biodiversity is maintained, the draft SPD should ensure that new development avoids the most valuable and sensitive habitats on the site, and protection measures are implemented for species and habitats that will be retained.</p>
<p><b>To conserve and enhance the landscape and</b></p>	<p>- The site has limited views into</p>	<p>+ In general, progressively</p>	<p>The draft SPD should ensure that</p>





<p><b>townscape character of South Bucks and in particular, those areas of designated importance</b></p>	<p>it, so it is expected that the site could afford a relatively high level of density without having significant visual impacts from surrounding viewpoints. In general, however, the landscape and townscape character of Beaconsfield and surrounds is not characterised by high density developments. There is a desire through Core Policy 14 to see the tower block demolished.</p>	<p>lower density would support the objective.</p>	<p>landscape is protected through the inclusion of design and densities which respects the landscape setting. It is recognised that the site is one of the highest points within south Buckinghamshire and is well screened, meaning that views into the site are limited. The draft SPD should ensure that the density and massing of new development is taken forward in a way which limits impacts on the landscape.</p>
<p><b>To conserve and enhance the historic environment</b></p>	<p>- In general it is expected that increased development density would be out of context with the historic influences in Beaconsfield.</p>	<p>+ Generally decreasing levels of development would support the objective to conserve and enhance the historic environment.</p>	<p>The draft SPD recognises that the architectural character could draw on the Old Town historical references, local rural village character and a more formal solution building upon the potential opportunity to recreate the historic Wilton House.</p>
<p><b>To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy and energy conservation</b></p>	<p>+ Increasing development density, for example from houses to flats could have a positive effect on development's thermal efficiency. However in contrast, it is recognised that opportunities for passive solar design and in particular the maximisation of natural light and ventilation may reduce with progressively higher densities.</p>	<p>+ Decreasing development density may lead to greater opportunities for renewable energy micro generation and passive design. It is recognised that the feasibility and viability of decentralised energy networks would decrease with decreasing densities.</p>	<p>The draft SPD establishes sustainable design principles which assist to combat climate change by following a hierarchical approach to energy management. All new development will be expected to follow this approach, which should be further explored through the planning application process.</p>

<p><b>Minimise waste and then re-use or recover it through recycling, composting or energy recovery</b></p>	<p>+ The implementation of Core Policy 14 would deliver a development which minimises waste and promotes the waste hierarchy.</p> <p>+ In general increasingly high density which occupies a progressively smaller footprint would support this objective. The relationship is not significant however, as the soil is not thought to be of high agricultural value.</p>	<p>+ Same as Option 1, although lower density development may require greater connecting infrastructure and wastage generated from its delivery.</p> <p>- Increasing building footprint would have a negative effect on the objective; however the relationship is not significant based on the limited value of the soil and that none of the land at Wilton Park is used for agricultural purposes.</p>	<p>The draft SPD includes sustainable design principles for waste management.</p> <p>The draft SPD should promote effective management of soils, which should be a consideration for more detailed stages of planning.</p>
<p><b>To conserve soil resources &amp; quality</b></p>	<p>+ In general increasingly high density which occupies a progressively smaller footprint would strongly support this objective.</p> <p>++ The site is within an area which has a low probability of flood risk. Increasing densities with lower footprints is expected to support the objective.</p>	<p>- Development at the site would be on previously developed land, however increasing footprints would have a negative relationship on the objective for the efficient use of land.</p> <p>+ As with Option 1, however increasing levels of development, leading to greater levels of hardstanding would conflict with this objective, although all development would have to implement drainage measures to prevent adverse effects from surface water.</p>	<p>The draft SPD encourages the sustainable use of land and encourages development on previously developed land. Where possible this should be on existing building footprints.</p> <p>The draft SPD encourages the use of sustainable drainage and recognises that any future application will need to include SUDS. It includes an analysis of hard standing and current built form. It is recognised that any new areas of hardstanding, over and above the existing levels would need to be managed to ensure that increased run-off rates are controlled, and that an allowance is made for climate change.</p>
<p><b>To improve the efficiency of land use through the re-use of existing buildings and developing on previously developed land (PDL)</b></p>	<p>+ In general increasingly high density which occupies a progressively smaller footprint would strongly support this objective.</p>	<p>- Development at the site would be on previously developed land, however increasing footprints would have a negative relationship on the objective for the efficient use of land.</p> <p>+ As with Option 1, however increasing levels of development, leading to greater levels of hardstanding would conflict with this objective, although all development would have to implement drainage measures to prevent adverse effects from surface water.</p>	<p>The draft SPD encourages the sustainable use of land and encourages development on previously developed land. Where possible this should be on existing building footprints.</p>
<p><b>To minimise the risk of flooding in relation to both new and existing development including existing infrastructure</b></p>	<p>++ The site is within an area which has a low probability of flood risk. Increasing densities with lower footprints is expected to support the objective.</p>	<p>- Development at the site would be on previously developed land, however increasing footprints would have a negative relationship on the objective for the efficient use of land.</p> <p>+ As with Option 1, however increasing levels of development, leading to greater levels of hardstanding would conflict with this objective, although all development would have to implement drainage measures to prevent adverse effects from surface water.</p>	<p>The draft SPD encourages the use of sustainable drainage and recognises that any future application will need to include SUDS. It includes an analysis of hard standing and current built form. It is recognised that any new areas of hardstanding, over and above the existing levels would need to be managed to ensure that increased run-off rates are controlled, and that an allowance is made for climate change.</p>



<p><b>To reduce pollution of the air, water and soil and also combat sources of noise and light pollution</b></p>	<p>- In general it is considered that development would be taken forward to manage environmental impacts, and to mitigate these to an acceptable level. It is recognised that higher densities could give rise to greater noise impacts. Taller buildings might also require more significant groundworks, which could have an impact on groundwater availability and flow.</p>	<p>+ As with Option 1, although it is expected that progressively lower densities would be likely to give rise to fewer or reduced environmental impacts. Night time light pollution has the potential to increase however, with increased road lengths and street lighting.</p>	<p>The draft SPD sets out a comprehensive set of principles to ensure that potential sources of pollution are controlled and mitigated. Consideration will need to be given in particular to the impacts of construction on ground water quality and availability.</p>
<p><b>Economic Objectives</b></p>			
<p><b>To encourage economic growth and competitiveness, whilst achieving a broad balance in the distribution and growth of housing, population &amp; employment</b></p>	<p>++ It is assumed that development would be in accordance with Core Policy 14 which requires the delivery of a high quality mix of residential and employment development to deliver economic benefits. It is not expected that there would be a variation on this with increasing or decreasing densities, assuming the same overall quantum of development was delivered.</p>	<p>++ Same as Option 1.</p>	<p>Development must comply with Core Policy 14 requirements to provide employment uses.</p>
<p><b>To encourage a diverse economy which is focused on higher value added, lower impact activities</b></p>	<p>+ The opportunity to deliver a mixed use scheme will support the ability for residents to find work locally. It is not expected that the density and spread of development would affect the ability to achieve this objective.</p>	<p>+ Same as Option 1.</p>	<p>Development must comply with Core Policy 14 requirements to provide employment uses.</p>



<p><b>To develop and maintain a skilled workforce to support long-term competitiveness of the District</b></p>	<p>+ The opportunity to deliver a mixed use scheme will support this objective.</p>	<p>+ Same as Option 1.</p>	<p>Development must comply with Core Policy 14 requirements to provide employment uses.</p>
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## APPENDIX 6

### Assessment of Alternative Options - Land Use Mix

Objectives	Land Use Mix	Draft SPD Proposals
Social Objectives	Option 1 – Residential with mainly use class type B1	Option 2 – Residential with alternative employment
To provide residents of South Bucks with the opportunity to live in a decent home.	<p>++ The delivery of Core Policy 14 promotes a mix of residential and employment land uses. Irrespective of the employment generating types, this objective is expected to be strongly supported.</p>	<p>The draft SPD encourages high quality dwellings, which are designed and constructed to a high standard.</p>
To reduce anti-social activity, including crime and the fear of crime, through the creation of safer places to live and work.	<p>+ All development must take into account secured by design principles. There is no reason to expect changing levels of crime or fear of crime with the different employment generating land uses proposed.</p>	<p>New development must reduce crime through the creation of a safe place to live and work, in accordance with Policy EP6 and Core Policy 14.</p>
To improve accessibility to essential services and facilities to provide opportunities to obtain good access to high quality health, education, and recreation and other community facilities and services.	<p>0 For the purposes of the SA it is assumed that S106 contributions will be made to support essential services, medical and educational facilities offsite, thus supporting the objective, although the draft SPD recognises that (if needed) there may be scope for on-site health provision as part of the</p>	<p>The draft SPD makes reference to S106 contributions as part of the phasing and delivery strategy.</p>

<p><b>Environmental Objectives</b></p> <p><b>To encourage the use of sustainable and integrated methods of transport to reduce negative effects on the environment</b></p>	<p>community hub. The inclusion of mainly office type employment uses would likely have a neutral effect on the accessibility to essential services.</p> <p>+ A mix of residential and B1 employment development could enable people to live and work locally. Office type development would generate daily trips, typically at peak hours. Opportunities for travel planning and local bus services, particularly at peak hours from local transport networks could be accommodated.</p> <p>+ Water efficiency measures would be included for non domestic development.</p>	<p>+ A mix of residential and employment development could enable people to live and work locally. Other employment may generate less private car journeys, and potentially outside of peak times. There may however be less opportunity for sustainable transport initiatives to be implemented.</p> <p>+ Same as Option 1. Office type development may have comparatively lower water consumption to other potential employment generating land uses, such as a care home. The objective would still be supported through the implementation of water efficiency measures.</p> <p>+ Same as Option 1.</p>	<p>The draft SPD encourages sustainable transport and travel planning for any employment generated land use, appropriate to the type of land use likely to come forward.</p>
<p><b>To provide for sustainable levels of water use, supply and management</b></p>	<p>+ Water efficiency measures would be included for non domestic development.</p>	<p>+ Same as Option 1. Office type development may have comparatively lower water consumption to other potential employment generating land uses, such as a care home. The objective would still be supported through the implementation of water efficiency measures.</p>	<p>The draft SPD secures water efficiency measures to be included for non domestic development.</p>
<p><b>To maintain and enhance biodiversity</b></p>	<p>+ Development of a mix of residential and employment land uses has the potential to maintain and enhance biodiversity, through the preservation and inclusion of</p>	<p>+ Same as Option 1.</p>	<p>The draft SPD requires a net gain in biodiversity resources across the site.</p>



<p><b>To conserve and enhance the landscape and townscape character of South Bucks and in particular, those areas of designated importance</b></p>	<p>suitable habitat. + The design of any employment type development would need to respect the existing development patterns in Beaconsfield. The design would need to be of a high quality, in accordance with the requirements of Core Policy 14.</p>	<p>+ Same as Option 1.</p>	<p>The draft SPD establishes design principles which secure a high quality design of all future development.</p>
<p><b>To conserve and enhance the historic environment</b></p>	<p>0 No relationship found.</p>	<p>0 No relationship found.</p>	<p>No relationship found.</p>
<p><b>To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy and energy conservation</b></p>	<p>+ Any proposed development would be required to have integrated energy efficiency features and sustainable building practices including the integration of renewable energy technologies where feasible in accordance with Core Policies 12 and 13.</p>	<p>+ Same as Option 1, although it is possible that the technological solutions for meeting with policy requirements in Core Policy 12 may be different, to reflect the varying energy profiles for the types of employment uses.</p>	<p>The draft SPD includes a number of sustainable design principles to be addressed in new development, including in relation to renewable energy, and energy efficient design and construction. The draft SPD should not encourage one specific technology solution, but promote appropriate solutions to meet the type of use and energy profile of the development. This should be assessed using appropriate energy assessment software with any future planning application.</p>
<p><b>Minimise waste and then re-use or recover it through recycling, composting or energy recovery</b></p>	<p>+ All development options will generate waste through construction and operation. Office type developments may generate significant quantities of recyclable waste streams, which would need to be handled by a local operator.</p>	<p>+ Alternative employment uses may generate different types of waste, including packaging waste and compostable waste streams. The draft SPD reflects the need for appropriate waste storage and segregations to be allowed for, which will support the objective.</p>	<p>The draft SPD includes sustainable design principles for waste management.</p>



<p><b>To conserve soil resources &amp; quality</b></p>	<p>+ None of the land at Wilton Park is used for agricultural purposes. Option 1 would support the objective.</p>	<p>+ Same as Option 1.</p>	<p>The draft SPD should promote effective management of soils and should be a consideration for more detailed stages of development.</p>
<p><b>To improve the efficiency of land use through the re-use of existing buildings and developing on previously developed land (PDL)</b></p>	<p>+ Wilton Park includes previously developed land, however also areas of undeveloped open space. It is not expected that existing buildings on the Wilton Park site would be suitable to accommodate office development of the nature that would attract large employment generators to the site.</p>	<p>+ Same as Option 1. No building is expected to be suitable to be re-used in its form to cater for alternative employment generating land uses, such as a residential care home or health club.</p>	<p>The draft SPD encourages the sustainable use of land and seeks to locate development on previously developed land, and where possible on existing building footprints.</p>
<p><b>To minimise the risk of flooding in relation to both new and existing development including existing infrastructure</b></p>	<p>++ The development is not within a flood risk area. It is assumed that any new development would follow Core Policy CP13 and be brought forward with an appropriate Flood Risk and Drainage Assessment, commensurate with the scale of the development and extent of hard standing.</p>	<p>++ Same as Option 1.</p>	<p>The draft SPD encourages the use of sustainable drainage and recognises that any future application will need to include SUDS.</p>
<p><b>To reduce pollution of the air, water and soil and also combat sources of noise and light pollution</b></p>	<p>+ In general it is considered that development would be taken forward to manage environmental impacts, and to mitigate these to an acceptable level.</p>	<p>+ Same as Option 1.</p>	<p>The draft SPD sets out a comprehensive set of principles to ensure that potential sources of pollution are controlled and mitigated.</p>



<p><b>Economic Objectives</b></p> <p><b>To encourage economic growth and competitiveness, whilst achieving a broad balance in the distribution and growth of housing, population &amp; employment</b></p>	<p>++ The delivery of Core Policy 14 to achieve a mix of residential and employment generating land uses will strongly support the objective.</p>	<p>+? It could be expected that alternative employment generating lands uses would typically support fewer employees per square metre of building footprint, although this would ultimately depend on the nature of the alternative employment generating land use.</p>	<p>Development must comply with Core Policy 14 requirements to provide employment uses. From the perspective of delivering economic growth, it is expected that office type development would support a greater number of jobs than alternative employment uses.</p>
<p><b>To encourage a diverse economy which is focused on higher value added, lower impact activities</b></p>	<p>+ The delivery of commercial office type employment would strongly support the objective.</p>	<p>++ The inclusion of alternative employment options could be regarded to support a diverse economy.</p>	<p>The draft SPD encourages a mix of employment generating land uses.</p>
<p><b>To develop and maintain a skilled workforce to support long-term competitiveness of the District</b></p>	<p>++ The delivery of a primarily office type employment land use is expected to strongly support the objective to develop and maintain a skilled workforce to support the competitiveness of the district.</p>	<p>+ The inclusion of alternative employment uses, such as a care home would support the objective, although it is expected that such employment generating land uses might require lower levels of skill and would be less able to support the long-term competitiveness of the District.</p>	<p>The draft SPD encourages a mix of employment generating land uses.</p>

## APPENDIX 7

### Assessment of Alternative Options – Nature of the Access Road / future Relief Road

Objectives	Access Road / Future Relief Road		Draft SPD Proposals
	Option 1 – Faster Access Road	Option 2 – More integrated route	
<b>To provide residents of South Bucks with the opportunity to live in a decent home.</b>	0 Neutral relationship.	0 Same as Option 1.	The draft SPD promotes high quality design. The size of site means there is scope to provide a range of dwelling types and sizes, from large detached dwellings to smaller flats, to meet market demand and local housing needs. The alignment and nature of the access/future relief road should not influence the achievement of the objective.
<b>To reduce anti-social activity, including crime and the fear of crime, through the creation of safer places to live and work.</b>	0 A faster access route that runs the perimeter of the Wilton Park site would not have a relationship with this objective. A well designed faster route may create a safer place for residents to live and work, as traffic is not taken through the site; however this is not expected to reduce anti-social behaviour, crime and the fear of crime.	+ Bringing traffic through the site through an access road may help to create an environment with better natural surveillance and reduced fear of crime. Consideration would need to be given to road safety measures however, to ensure that vehicle speeds are restricted.	The draft SPD should make sure that reference is given to road safety measures in any access road, distribution road through the new development.
<b>To improve accessibility to essential services and facilities to provide opportunities to obtain good access to high</b>	++ Any faster route, acting predominately as a relief road	+ An access route which is integrated through the site	A faster route would be expected to support this objective by



<p>quality health, education, and recreation and other community facilities and services.</p>	<p>to reduce congestion on the London End roundabout would support the objective for both the Wilton Park site, but would also have wider community benefits for existing residents and workers within the Beaconsfield and the surrounding area.</p>	<p>would support the ability of residents of the new development to access essential services. However the ability of the road to ease congestion and shorten journey times would be reduced.</p>	<p>shortening journey times. The draft SPD recognises that the route will 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.</p>
<p><b>Environmental Objectives</b></p>			
<p>To encourage the use of sustainable and integrated methods of transport to reduce negative effects on the environment.</p>	<p>+ Provision of access from the Pyebush Roundabout provides the opportunity for Minerva Way to become an attractive pedestrian and cycle connection to Beaconsfield. Closure of Minerva Way to vehicles (except for access) will also help to address congestion and safety concerns at the London End roundabout.</p>	<p>++ The benefits of closure to Minerva Way would be realised for Option 2. However a route which is better integrated into the site may facilitate a bus route through the site more readily.</p>	<p>The draft SPD proposes that the section of relief road that crosses the site will be designed in accordance with the Manual for Streets, which instructs designers to ensure that the functions of place and movement are carefully balanced. Walking and cycling around Wilton Park and Beaconsfield are important modes of travel, and design of the Relief Road as it passes through the site will recognise this.</p>
<p>To provide for sustainable levels of water use, supply and management.</p>	<p>0 – A neutral relationship between the objective and the option is expected.</p>	<p>0 – Same as Option 1.</p>	<p>The development should have regard to water use targets established in Core Policy 12. The nature of the road is expected to have a neutral relationship on the objective.</p>
<p>To maintain and enhance biodiversity.</p>	<p>? At this stage it is not possible to predict the implications on biodiversity from a faster access road. Any new route would be taken forward with</p>	<p>? Same as Option 1.</p>	<p>The alignment outside the Wilton Park site is beyond the remit of the draft SPD.</p>

<p><b>7. To conserve and enhance the landscape and townscape character of South Bucks and in particular, those areas of designated importance.</b></p>	<p>full consideration to sensitive ecological receptors and habitats.</p> <p>-? Each option would require development over existing open space. The alignment outside of the Wilton Park site is beyond the remit of the draft SPD, and it is this area that could be expected to have the greatest visual impact on surrounding viewpoints as it would cross open land. There is therefore some uncertainty. However a more direct alignment, skirting around the Wilton Park site would pass closer to the existing Old Town and have a greater impact on the town.</p>	<p>+? A more integrated route, for example that includes landscaping and narrower carriageways to restrict speeds could reduce the landscape and visual effects of the new route through the site. It is important to recognise that the alignment outside of the Wilton Park site is beyond the remit of the SPD.</p>	<p>Consideration of the need for a relief road and its alignment outside of the Wilton Park site is beyond the remit of the draft SPD.</p>
<p><b>To conserve and enhance the historic environment.</b></p>	<p>0? A neutral relationship is expected.</p>	<p>0? No relationship.</p>	<p>The draft SPD encourages the preservation of historic trees and tree lines of Minerva Way. Trees are encouraged to be preserved and incorporated within the design. The alignment of the road may impact on offsite historical features. Consideration of the need for an A355 Relief Road and its alignment outside of the Wilton Park site is outside the remit of the SA and the impact of any future alignment on the Scheduled Ancient Monument (SAM) is</p>



<p><b>To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy and energy conservation.</b></p>	<p><b>0</b> – Neutral relationship, although a more direct route, which does not see vehicles lose speed and accelerate after leaving the site could lead to fewer emissions from vehicles.  + The sub course of any future road could be constructed from demolition material derived from the Wilton Park site.</p>	<p><b>0</b> – As with Option 1, although a slower more integrated route may have the effect of increasing fuel consumption as vehicles would use fuel in an urban environment, rather than extra-urban.  + Same as Option 1.</p>	<p>unknown.  Whilst vehicle emissions are an important consideration for mitigating climate change, there is no close relationship with this objective to achieve sustainable building practices and renewable energy.  The draft SPD should encourage resource efficiency through making use of demolition waste for the construction of any future access/relief road.</p>
<p><b>Minimise waste and then re-use or recover it through recycling, composting or energy recovery.</b></p>	<p>+ The delivery of either route could be expected to have an impact on soils, however the soils at the site are not used for agricultural purposes and it is thought that the relationship is generally supported through applying good construction practices.  - Negative relationship, as an access route / relief road would cross undeveloped land.</p>	<p>+ Same as Option 1.</p>	<p>No further analysis.</p>
<p><b>To conserve soil resources &amp; quality.</b></p>	<p>+ Not in a flood zone and drainage would be included to adoptable standards.</p>	<p>- Same as Option 1.  + Same as Option 1.</p>	<p>The draft SPD recognises that the route will need to take into account the potential need to retain of some or all of the SFA housing, subject to MOD requirements.  The draft SPD requires future planning applications will require a Flood Risk and Drainage Assessment, including demonstration that Sustainable</p>
<p><b>To improve the efficiency of land use through the re-use of existing buildings and developing on previously developed land (PDL).</b></p>	<p><b>To minimise the risk of flooding in relation to both new and existing development including existing infrastructure.</b></p>		

	<p>- Any new relief road would create new noise, air and light pollution. It is relevant that any relief road, which is able to relieve congestion pressure from London End, may help to reduce the levels of pollution close to Beaconsfield Old Town.</p>	<p>- A more integrated route, generating lower speeds may be quieter, although air pollution from vehicles would need to be considered around buildings.</p>	<p>Drainage (SUDS) principles will be adhered to. The draft SPD recommends that the 'Manual for Streets' are followed. The Manual aims to change street design for the better, reducing the impact of vehicles, including pollution.</p>
<p><b>Economic Objectives</b></p>			
<p><b>To encourage economic growth and competitiveness, whilst achieving a broad balance in the distribution and growth of housing, population &amp; employment.</b></p>	<p>++ Improving people's accessibility through reducing journey times, particularly at peak times would strongly support the objective.</p>	<p>+ Bringing traffic through the site could support any new local employment generating land uses in particular. It is expected that journey times would be increased however; therefore Option 1 carries greater economic benefits.</p>	<p>The draft SPD recognises that the first phase of development will include delivery of the initial stage of the relief road. This will ensure that all construction traffic enters and leaves the site via the Pyebush Roundabout and well as providing access to any SFA housing that is to be retained on site.</p>
<p><b>To encourage a diverse economy which is focused on higher value added, lower impact activities</b></p>	<p>0 Neutral Relationship</p>	<p>0 Same as Option 1.</p>	<p>In general the delivery of a new access/relief road is not expected to have a relationship with this objective.</p>
<p><b>To develop and maintain a skilled workforce to support long-term competitiveness of the District</b></p>	<p>0 Neutral Relationship</p>	<p>0 Same as Option 1.</p>	<p>In general the delivery of a new access/relief road is not expected to have a relationship with this objective.</p>





## APPENDIX 8

### Assessment of Alternative Options – Location of the Site’s Access Road

Objectives Social Objectives	Access Road / Future Relief Road		Draft SPD Proposals
	Option 1 – Access from the Pyebush Roundabout	Option 2 –Direct Access from the A40	
To provide residents of South Bucks with the opportunity to live in a decent home.	0 Neutral relationship.	0 Same as Option 1.	The draft SPD should ensure that high quality design is promoted. The size of site means there is scope to provide a range of dwelling types and sizes, from large detached dwellings to smaller flats, to meet market demand and local housing needs. The location of the access road should not influence the achievement of the objective.
To reduce anti-social activity, including crime and the fear of crime, through the creation of safer places to live and work.	0? Neutral relationship.	0? Same as option 1.	It is currently not clear whether access from either the Pyebush Roundabout or the A40 would have any positive or negative relationships on safety. Any new access would need to be designed to ensure road safety is maintained.
To improve accessibility to essential services and facilities to provide opportunities to obtain good access to high quality health, education, and recreation and other community facilities and services.	++ It is assumed that either route would be able to deliver access to existing facilities in Beaconsfield and the surrounding area. The access from the Pyebush Roundabout would enable people using the site to access Beaconsfield	+ Whilst an access route directly onto the A40 would still facilitate access to essential services and facilities, it is expected that the junction would need to be signalised to enable traffic in and out of the site.	In general the access closer to the town would enable more integration between the existing services and those proposed within the draft SPD.

	<p>more readily, as the junction is closer to the existing town and the M40.</p>		
<p><b>Environmental Objectives</b> <b>To encourage the use of sustainable and integrated methods of transport to reduce negative effects on the environment.</b></p>	<p>+ Provision of access from the Pyebush Roundabout provides the opportunity for Minerva Way to become an attractive pedestrian and cycle connection to Beaconsfield. Closure of Minerva Way to private vehicles, accept for access will also help to address congestion and safety concerns at the London End Roundabout. A new access route, close to the M40 and the town would support this.</p>	<p><b>0</b> The proposals would bring traffic out onto the A40, which could create longer journeys and require that vehicles needing access to the M40 and Beaconsfield would be required to double back to the Pyebush Roundabout.</p>	<p>Both access routes would open access to the site; however access from the Pyebush Roundabout would provide a more integrated approach, which is better able to link the site with Beaconsfield and the M40. Purely from a comparative basis, Option 1 is better able to support the objective.</p>
<p><b>To provide for sustainable levels of water use, supply and management.</b></p>	<p><b>0</b> – A neutral relationship between the objective and the option is expected.</p>	<p><b>0</b> – Same as Option 1.</p>	<p>The development should have regard to water use targets established in Core Policy 12. The location of the road is expected to have a neutral relationship on the objective.</p>
<p><b>To maintain and enhance biodiversity.</b></p>	<p>+ The site has been subject to ecological walkover surveys, including the area of land between the MDS site and the Pyebush Roundabout. The impacts of a new access here generally avoid the most sensitive habitats on the site, helping to maintain ecology at the site level.</p>	<p>- ? The exact location of a link between the A40 and the site is not defined, however generally a band of ancient woodland runs between the site and the A40. It is expected that this route would have a more detrimental effect on biodiversity by comparison to the Pyebush Roundabout</p>	<p>Any new access route should take account of ecology. The draft SPD should ensure that new development avoids the most valuable and sensitive habitats on the site, and protection measures are implemented for species and habitats that will be retained.</p>



<p><b>To conserve and enhance the landscape and townscape character of South Bucks and in particular, those areas of designated importance.</b></p>	<p>-? Each option would require development over existing open space within the Green Belt. The access nearer to Beaconsfield might have a greater impact on townscape by comparison to an access further to the east. However if the same access is able to deliver part of a relief road, the impact of this route would be preferred overall as there would be a more limited impact on the Green Belt.</p>	<p>option. -? The A40 route would be located within the Green Belt. If this is not able to facilitate a new relief road, it is likely that greater levels of highway infrastructure would have a more detrimental impact in the Green Belt.</p>	<p>Both options would have an impact on the Green Belt. The Pyebush access would be located closer to the existing old town, having greater potential to impact on townscape. However any new A40 access might create additional infrastructure requirements overall, and have an impact on the landscape in this way.</p>
<p><b>To conserve and enhance the historic environment.</b></p>	<p>0 A neutral relationship is expected.</p>	<p>- The access route would impact on ancient woodland, and therefore a negative relationship could be expected.</p>	<p>Any proposed route through ancient woodland would have an impact on this objective.</p>
<p><b>To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy and energy conservation.</b></p>	<p>0 - Neutral relationship, although a more direct route leaving the site to Beaconsfield and the M40 could lead to fewer emissions from vehicles.</p>	<p>0 - As with Option 1, although the A40 access may create additional journey lengths for vehicles travelling to the M40 and Beaconsfield.</p>	<p>Whilst vehicle emissions are an important consideration for mitigating climate change, there is no close relationship with this objective to achieve sustainable building practices and renewable energy.</p>
<p><b>Minimise waste and then re-use or recover it through recycling, composting or energy recovery.</b></p>	<p>+ The sub course of any future road could be constructed from demolition material derived from the Wilton Park site.</p>	<p>+ Same as Option 1.</p>	<p>The draft SPD should encourage resource efficiency through making use of demolition waste for the construction of any future access/relief road.</p>

<p><b>To conserve soil resources &amp; quality.</b></p>	<p>+ The delivery of either route could be expected to have an impact on soils, however the soils at the site are not used for agricultural purposes and it is thought that the relationship is generally supported through applying good construction practices.</p>	<p>+ Same as Option 1.</p>	<p>The draft SPD should promote effective management of soils, which should be a consideration for more detailed stages of planning.</p>
<p><b>To improve the efficiency of land use through the re-use of existing buildings and developing on previously developed land (PDL).</b></p>	<p>- Negative relationship, as the access route would cross undeveloped land.</p>	<p>- As with Option 1.</p>	<p>Neither access point would support this objective; however the existing Minerva Way is not suitable to remain as the only access point into the site.</p>
<p><b>To minimise the risk of flooding in relation to both new and existing development including existing infrastructure.</b></p>	<p>+ Not in a flood zone and drainage would be included to adoptable standards.</p>	<p>+ Same as Option 1.</p>	<p>The draft SPD requires that future planning applications will require a Flood Risk and Drainage Assessment, including demonstration that Sustainable Drainage (SUDS) principles will be adhered to.</p>
<p><b>To reduce pollution of the air, water and soil and also combat sources of noise and light pollution.</b></p>	<p>- Any new access road would create new noise, air and light pollution.</p>	<p>- Same as Option 1.</p>	<p>Both access options could be expected to have a negative relationship with this objective.</p>
<p><b>Economic Objectives</b></p>			
<p><b>To encourage economic growth and competitiveness, whilst achieving a broad balance in the distribution and growth of housing, population &amp; employment.</b></p>	<p>+ Any new access route into the site would enable this objective to be met. An option which serves both as an access, but also forms part of a route for a future relief road is considered to be a cost effective and economic solution.</p>	<p>+ A separate access to a relief road may have higher infrastructure costs, but may provide for a more effective relief road, which would be dedicated to moving traffic away from the London End Roundabout.</p>	<p>The objective would be supported by either access option.</p>



<p><b>To encourage a diverse economy which is focused on higher value added, lower impact activities</b></p>	<p><b>0 Neutral Relationship.</b></p>	<p><b>0 Same as Option 1.</b></p>	<p>It is not expected that there would be a relationship with this objective.</p>
<p><b>To develop and maintain a skilled workforce to support long-term competitiveness of the District</b></p>	<p><b>0 Neutral Relationship.</b></p>	<p><b>0 Same as Option 1.</b></p>	<p>It is not expected that there would be a relationship with this objective.</p>

## APPENDIX 9

### Draft SPD Appraisal

Objectives	Draft SPD Proposals and relationship with Objectives	Scoring	Measures to prevent reduce and offset significant effects.
<p><b>Social Objectives</b></p> <p><b>To provide residents of South Bucks with the opportunity to live in a decent home.</b></p>	<p>The draft SPD strongly supports this objective. The Brief will help to deliver the District's housing requirements of 2,200 to 2,800 new dwellings in the period 2006 to 2026. The Brief recognises that the size of site means there is scope to provide a range of dwelling types and sizes, from large detached dwellings to smaller flats, to meet market demand and local housing needs. A mix of unit sizes is encouraged.</p> <p>The Draft SPD also requires affordable housing to be provided in line with Core Policy 3, unless it is clearly demonstrated that this is not economically viable.</p>	<p>++</p>	<p>The draft SPD refers to a number of mechanisms to deliver a balanced approach to housing, including following the requirements of Core Policy 3 and the Affordable Housing SPD.</p>
<p><b>To reduce anti-social activity, including crime and the fear of crime, through the creation of safer places to live and work.</b></p>	<p>The draft SPD would support this objective. New development should reduce opportunities for crime and anti-social behaviour through the creation of a safe place to live.</p>	<p>+</p>	<p>The draft SPD refers to the need to adopt Secured by Design standards in any new development brought forward. It also refers to the Residential Design Guide SPD, which supports this.</p>
<p><b>To improve accessibility to essential services and facilities to provide opportunities to obtain good access to high quality health, education, and recreation and other community facilities and services.</b></p>	<p>The draft SPD recognises an opportunity to open the site up to the general public, including the woodland and other semi-natural habitats, which have remained closed to the public for over 70 years. The draft SPD provides an opportunity to improve access to the</p>	<p>+</p>	<p>Identifies a phasing and delivery plan which includes a framework for S106 contributions.</p>



	<p>Green Belt, both within the site and beyond it, through the creation of new green infrastructure networks such as pedestrian and cycle routes and areas of open space within the site. The draft SPD also includes a new multi-purpose community facility and makes provision for health infrastructure (if needed) and new school places.</p>		
<p><b>Environmental Objectives</b></p>			
<p><b>To encourage the use of sustainable and integrated methods of transport to reduce negative effects on the environment.</b></p>	<p>The draft SPD strongly supports sustainable and integrated transport. The Brief supports the delivery of a future relief road, to ease congestion problems at London End Roundabout, having a wider benefit for the town. The draft SPD recognises that walking and cycling around Wilton Park and Beaconsfield are important modes of travel, and design of the relief road as it passes through the site will recognise this.</p> <p>The draft SPD requires that Minerva Way provides a high quality, attractive and safe pedestrian/cycle route between Beaconsfield and the site. It also requires new direct, connected, attractive, comfortable and safe routes to be created within the site, connected to existing footpaths to the south.</p> <p>The draft SPD seeks to accommodate bus routes and recognises that stops should be located a maximum distance to houses where practicable.</p> <p>The Brief also recognises that future development proposals for the site should indicate opportunities for access to between the site and Seer Green Station, and that design proposals should continue to consider opportunities for this connection in further detail at the application stage.</p>	<p>++</p>	<p>The sustainable transport measures proposed through the draft SPD are comprehensive, and will mitigate against the potential effects of increased car use.</p>





	<p>A Travel Plan will be prepared for the site, to encourage people to use sustainable modes of transport.</p>		
<p><b>To provide for sustainable levels of water use, supply and management.</b></p>	<p>The draft SPD supports this objective.</p>	<p>+</p>	<p>The draft SPD sets out principles for climate change adaptation, including the need to control water consumption.</p> <p>With regards to water and sewerage infrastructure, the draft SPD makes provision such that a planning application must demonstrate that a retained (and potentially upgraded) Waste Water Treatment Plant has sufficient capacity to serve the proposed development or, if not, that other arrangements would be required.</p>
<p><b>To maintain and enhance biodiversity.</b></p>	<p>The draft SPD supports the objective, although the degree to which biodiversity may be enhanced is still unknown. At the core of the development proposals the scheme seeks to deliver new green infrastructure, including enhanced ecological areas. Part of the brief for the site is that it supports biodiversity and ecology. Informal recreational areas are planned to take account of existing ecological areas, and the need to enhance ecology and biodiversity. The draft SPD also recognises that development should provide new opportunities for newts, bats, badgers, and nesting and breeding birds. The draft SPD also requires new public open space to ensure that potential impacts from</p>	<p>+?</p>	<p>The draft SPD requires development proposals to show how the site provides the opportunity to manage the existing ecology and enables an increase in biodiversity. Any planning application will need to demonstrate that the site has been assessed to determine its current ecological value and how this will be extended and managed in the future.</p>



<p><b>To conserve and enhance the landscape and townscape character of South Bucks and in particular, those areas of designated importance.</b></p>	<p>visitor pressure on the Burnham Beeches SAC are mitigated. It also requires further consideration is given to contamination of the water table, should any hydrological connection exist between the site and the SAC.</p> <p>The draft SPD recognises that the dispersal of new buildings across the site, set within high quality areas of open space, parkland and recreational facilities, is considered to be appropriate as it will result in an overall reduction in density across the site; helping to protect the openness of the Green Belt and provide opportunities for screening.</p> <p>The draft SPD also identifies that the locations of new buildings should seek to avoid significant natural and landscape constraints, which it should be possible to incorporate in to areas of open space.</p> <p>The opportunity to enhance the landscape would be strongly supported by the demolition of the 16 storey tower.</p>	<p>++</p>	<p>With regard to landscape character, the draft SPD identifies the opportunity to preserve existing parkland trees at the site.</p> <p>With regards to townscape, new development would deliver a number of character areas; designed and detailed so that their individual characters can be clearly defined. Each area will be described and coded to ensure that the extent of building heights, layout, density, scale, materials, and supporting technical responses are clearly identified.</p>
<p><b>To conserve and enhance the historic environment.</b></p>	<p>The site contains no scheduled ancient monuments or listed buildings. Reference is given in the draft SPD to remnants of part of a garden wall of a historic Palladian villa. The draft SPD also recognises the potential significance of the bunker. Any future planning application for the site would need to consider the development proposals in relation to these features.</p>	<p>+?</p>	<p>The draft SPD requires the design of new buildings to be of high quality and appropriate to the location of the site. Reference is given for future design codes to reflect the historic references to Beaconsfield Old Town.</p>
<p><b>To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy and energy conservation.</b></p>	<p>The draft SPD sets out sustainable design principles which should be followed. A series of measures to mitigate climate change are included within the draft SPD.</p>	<p>+</p>	<p>New development should make a contribution towards mitigating the effects of climate change in terms of construction practices</p>

			and materials and energy use. Any future planning application would be supported by assessments and details of how the principles would be addressed.
<b>Minimise waste and then re-use or recover it through recycling, composting or energy recovery.</b>	The draft SPD sets out principles for sustainable waste management. It is recognised that any new development would generate waste, however in following the UK Waste Hierarchy principles set out in the draft SPD, waste would be minimised and re-use and recycling promoted. The draft SPD also promotes the inclusion of community recycling facilities.	+	New development should make a contribution towards sustainable waste management, including following recognised practices for the design of waste management segregation and storage.
<b>To conserve soil resources &amp; quality</b>	Development in accordance with the draft SPD could follow existing building footprints, although could occur outside these areas.	-?	In general the soil at the Wilton Park site is not of high value and is not used for agricultural purposes.
<b>To improve the efficiency of land use through the re-use of existing buildings and developing on previously developed land (PDL).</b>	The draft SPD generally supports this. It reflects policy within the NPPF and the Core Strategy which reflects that 80% of the new development needed to meet local housing targets should be achieved on previously developed land. There is however no guarantee that development at Wilton Park will follow the same footprint of previous built development, though the draft SPD steers development towards the existing built areas of the site. The draft SPD recognises that development could be located in areas that are not currently built on, provided that these areas are not constrained by way of ecology, trees or views into and out of the site. With regards to the reuse of buildings, the draft SPD recognises the potential to retain SFA housing (once vacated) in the southern area for continued residential use.	+?	The draft SPD steers development towards the existing built areas of the site, although it is acknowledged that new development could be located on currently undeveloped areas, provided that, overall, there is no greater impact on the Green Belt and the objectives of the draft SPD.
<b>To minimise the risk of flooding in relation to both new and existing development including existing infrastructure.</b>	The site is at low risk from flooding. The draft SPD recognises the low risk from flooding and how new development would need to incorporate Sustainable	++	The draft SPD requires that future planning applications will require a Flood Risk and Drainage



	Drainage.		Assessment, including demonstration that Sustainable Drainage (SUDS) principles will be adhered to.
<b>To reduce pollution of the air, water and soil and also combat sources of noise and light pollution.</b>	The draft SPD sets out a comprehensive framework for addressing pollution. Any future planning applications must be supported by a range of technical assessments which will present controls and mitigations to prevent, reduce and offset environmental impacts arising from new development.	+	The draft SPD includes sustainable design principles for pollution control.
<b>Economic Objectives</b>			
<b>To encourage economic growth and competitiveness, whilst achieving a broad balance in the distribution and growth of housing, population &amp; employment.</b>	The draft SPD recognises that in accordance with the requirement for a mixed use scheme, the development will incorporate commercial floorspace. The draft SPD promotes potential employment opportunities, which include small-scale retail (Class A1) or business uses (Class B1), a residential institution such as a care/nursing home (Class C2), crèche or day nursery (Class D1) and other leisure and recreation uses (Sui Generis). The draft SPD also encourages live-work units.	++	The draft SPD enables a mix of employment generating land uses to come forward. The exact type would be subject to market analysis at the time of the planning application.
<b>To encourage a diverse economy which is focused on higher value added, lower impact activities</b>	As above, the draft SPD encourages a mix of employment uses. The exact quantum and mix of development is not yet known, although in general is expected to deliver the objective.	+?	The draft SPD enables a mix of employment generating land uses to come forward.
<b>To develop and maintain a skilled workforce to support long-term competitiveness of the District</b>	Development of the site in accordance with the draft SPD would support and benefit local workers through the creation of short-term (construction) and long-term employment opportunities. There is potential to provide a range of new employment opportunities and apprenticeship schemes, in order to provide local jobs opportunities and services, and help to integrate the development with the existing town of Beaconsfield.	+	The draft SPD makes provision for employment generating land uses.



## APPENDIX 10

### Cumulative / synergistic impacts

The SEA Directive requires consideration of secondary, cumulative and synergistic effects (which together are often called cumulative effects). This is because problems may arise from the accumulation of a large number of small and often indirect effects, rather than a few large and obvious ones. Secondary effects are indirect effects, for example health effects of air pollution from transport. Cumulative effects are the total result of environmental impact from a number of projects and activities. They arise for instance where several developments each have an insignificant effect, but together have a significant effect, or where several individual effects (e.g. noise, dust and visual) have a combined effect. Synergistic effects are those which interact to produce a total effect greater than the sum of the individual effects, for example progressive fragmentation of a habitat leading to areas too small to support the resident wildlife. An assessment of possible cumulative impacts was undertaken as part of the Sustainability Appraisal Report prepared in support of the South Bucks Core Strategy. At this strategic level, there is major uncertainty in identifying cumulative effects, and it is only possible to do so in general terms.

The table below identifies the potential cumulative effects of the South Bucks Core Strategy, most relevant to the Wilton Park draft SPD.

Cumulative Effects of the South Bucks Core Strategy most relevant to the Wilton Park Draft SPD		
Potential Causes	Potential Cumulative Effect	Affected Receptor
Development near Burnham Beeches SAC and additional traffic on the A355. Visitor pressure.	Adverse impact on Burnham Beeches SAC.	Burnham Beeches SAC.
Green house gas emissions from increases in traffic and energy use (both in relation to new housing and commercial development).	Climate Change.	There will be local effects in South Bucks, but also a contribution to the global problem.
Increased traffic flows, as a result of development in South Bucks, increasing affluence, and planned development in surrounding areas. Increased congestion on the A4.	Loss of tranquillity and impact on air quality.	District wide, but particularly rural areas. Residents and businesses on the A4.
Urban intensification.	Potential for increased flooding and possible groundwater pollution.	Groundwater and watercourses.
Urban intensification and general increase in human activities.	Fragmentation of wildlife habitat.	Flora and fauna.
Developer contributions.	Improvements in community infrastructure.	Local residents, community facilities and open space.



## APPENDIX 11

### Monitoring

Monitoring can help to identify unexpected effects, providing the opportunity to take remedial action. Guidance advises that monitoring of significant sustainability effects should be integrated with other monitoring work (related to the Local Development Framework). For this reason, the significant sustainability effects indicators that have been developed as part of the Sustainability Appraisal process are reported upon annually in the Council's Annual Monitoring Report (AMR).

The significant sustainability effects indicators will work alongside the monitoring framework set out in Appendix 8 of the Core Strategy. An initial list of indicators was identified in the Sustainability Appraisal Scoping Report of the Core Strategy (May 2005) and these have subsequently been updated to take account of the Core Strategy Monitoring Framework and stakeholder comments. The significant sustainability effects indicators to be used in monitoring the South Bucks Core Strategy are listed in Appendix 4 of the 'South Bucks Proposed Submission Core Strategy – Sustainability Appraisal Report', under the relevant Sustainability Appraisal Objectives. Also listed are the indicators and targets developed specifically to monitor implementation of the policies in the South Bucks Core Strategy. In some cases the same indicators will be used to monitor both the significant sustainability effects of the Core Strategy, and implementation of the Core Strategy policies.

The Delivery and Monitoring Framework for Core Policy 14 (included at Appendix 7 of the Core Strategy) states:

Core Strategy Policy	Delivery Agency	Indicator	Target
CP14 Wilton Park.	SBDC, landowners and Developers.	Planning permission and implementation adhere to relevant policy requirements and related Draft SPD requirements.	To meet relevant policy Requirements (and related Development Brief), once Planning permission has been granted, and once again, when the scheme has been implemented.