

# BEACONSFIELD NEIGHBOURHOOD PLAN

2023 – 2040



The 4 Ends Roundabout looking south, Old Town Beaconsfield

## SUBMISSION VERSION

Published by Beaconsfield Town Council for examination under the Neighbourhood Planning (General) Regulations 2012 (as amended).

August 2023

## **A Guide to Reading this Plan**

Of necessity, this Neighbourhood Plan is a detailed technical document. The purpose of this page is to explain the structure and help you find your way around the plan.

### **1. Introduction & Background**

This section explains the background to this Neighbourhood Plan.

### **2. The Neighbourhood Area**

This section details many of the features of the designated area.

### **3. Planning Policy Context**

This rather technical section relates this Plan to the National Planning Policy Framework and the adopted planning policies of former South Bucks District Council.

### **4. Community Views on Planning Issues**

This section explains the community involvement that has taken place.

### **5. Vision, Objectives & Land Use Policies**

This is the key section. Firstly, it provides a statement on the Neighbourhood Plan Vision and Objectives. It then details Policies which are proposed to address the issues outlined in the Foreword and in Section 4. These Policies are listed on page 5. There are Policy Maps at the back of the plan and additional information in the Appendices to which the policies cross reference.

### **6. Implementation**

This section explains how the Plan will be implemented and future development guided and managed. It suggests projects which might be supported by financial contributions from future approved development schemes. Finally, it deals with a number of issues, which although relevant, are outside the scope of a Neighbourhood Plan.

Below is our Neighbourhood Plan logo signifying our 3 hearts of the town.





## CONTENTS

Foreword	4	6. Implementation	31
List of Policies	5	Policies Map & Insets	32
1. Introduction & Background	6	Appendix A Green Infrastructure & Local Green Spaces	36
2. The Neighbourhood Area	8	Appendix B Local Heritage Assets	47
3. Planning Policy Context	11	Appendix C Post Occupancy Evaluation Guidance Note	67
4. Community Views on Planning Issues	14		
5. Vision, Objectives & Land Use Policies	15		



## FOREWORD

*Beaconsfield Town Council has been working with local volunteers to develop ideas for its Neighbourhood Plan. I would like to thank them on behalf of the Council for their great service to the community. Their initial work included gaining an understanding of what a Neighbourhood Plan is and how it sits within the bigger Planning Policy Framework, reviewing available data and undertaking research. The focus has been on Environment & Design, Heritage & Working and Shopping & Living in the '3 hearts of the town' - Holtspur, New Town and the Old Town.*

*The Neighbourhood Plan provides a shared vision for our community and its future development. It will inform Buckinghamshire Council planners, landowners, and developers on what is important for our town with potentially better outcomes.*

*Beaconsfield Town Council aims to serve all residents in our Parish by:-*

- 1. Managing facilities, our built and natural environment, infrastructure, and opportunities to create a safe, inclusive community and a place you want to live. A place that will be relevant and thriving for many years to come, for all those that live and work and visit the town.*
- 2. Helping to create a vibrant and thriving community and provide the building blocks to facilitate a greater sense of community in all areas of our town.*

- 3. Giving everyone the opportunity to engage, obtain a wide range of views and insights and deliver a Neighbourhood Plan benefiting all in our community.*

*This work together with the public's thoughts and ideas through our various consultations has helped to shape the development of our Neighbourhood Plan which I hope you will find of interest.*

*Cllr Alastair Pike*

*Mayor of Beaconsfield – (May 2021 – May 2023)*





## LIST OF POLICIES

<b>POLICY NO.</b>	<b>POLICY TITLE</b>	<b>PAGE NO.</b>
BEACON1	A Spatial Plan for the Town	16
BEACON2	New Town at the Heart of the Community	17
BEACON3	A Thriving Old Town	18
BEACON4	A Sustainable Holtspur	19
BEACON5	Green Infrastructure	20
BEACON6	Local Green Spaces	21
BEACON7	Zero Carbon Buildings	22
BEACON8	The Beaconsfield Design Code	26
BEACON9	Local Heritage Assets & Areas of Special Character	27
BEACON10	Walking & Cycling in the Town	28
BEACON11	Smaller Housing	30



# 1. INTRODUCTION & BACKGROUND

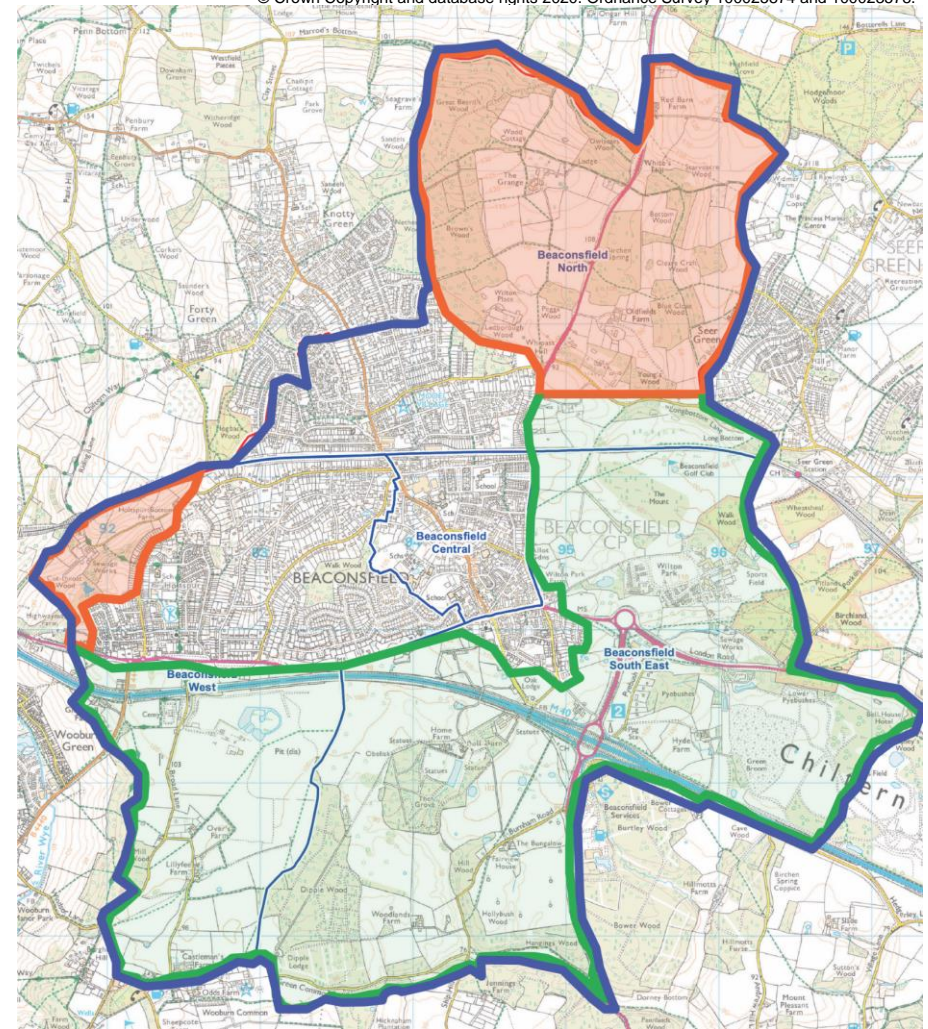
1.1 Beaconsfield Town Council is preparing a Neighbourhood Plan for the area designated by Buckinghamshire Council in November 2020. The plan is being prepared in accordance with the Neighbourhood Planning (General) Regulations of 2012 (as amended).

1.2 The area coincides with the Parish boundary of Beaconsfield (see Plan A to the right) and is centred on the town. The adjoining areas of Knotty Green and Forty Green on the northern edge of the town lie within neighbouring Penn Parish.




1.3 The purpose of the Neighbourhood Plan is to set out a series of planning policies that will be used to determine planning applications in the area in the period to 2040. The Plan will form part of the development plan for Beaconsfield, alongside the Buckinghamshire Local Plan, which will cover the same period, and the extant policies of the South Bucks Core Strategy of 2011 and Local Plan of 1999 until they are replaced by a combination of the county Local Plan and this Neighbourhood Plan.

1.4 Neighbourhood Plans provide local communities with the chance to manage the quality of development of their areas. Once approved at a referendum, the Plan becomes a statutory part of the development plan for the area and will carry significant weight in how planning applications are decided. Plans must therefore contain only land use planning policies that can be used for this purpose. This often means that there are important issues of interest to the local community that cannot be addressed in a Plan if they are not directly related to planning.

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Plan A: Designated Beaconsfield Neighbourhood Area

-  = Green Belt
-  = Area of Outstanding Natural Beauty & Green Belt
-  = Parish boundary

1.5 Although there is considerable scope for the local community to decide on its planning policies, Neighbourhood Plans must meet some 'basic conditions'. In essence, the conditions are:

- Is the Plan consistent with the national planning policy?
- Is the Plan consistent with local planning policy?
- Does the plan promote the principles of sustainable development?
- Has the process of making the plan met the requirements of European law/UK law?

1.6 In addition, the Town Council will need to demonstrate to an independent examiner that it has successfully engaged with the local community in preparing the Plan. If the examiner is satisfied that it has, and considers the Plan meets the above conditions, then the Plan will go to a referendum of the local electorate. If a simple majority of the turnout votes in favour of the Plan, then it becomes adopted as formal planning policy for the town.

### **The Pre-Submission Plan**

1.7 The Pre-Submission version of the Neighbourhood Plan provided an opportunity for the Town Council to formally consult on the proposed vision, objectives, and policies of the Plan (see details below). It has reviewed the relevant national and local planning policies and assessed how they affect this area. It has also gathered its own evidence and its reports are published separately in the evidence base.

### **Sustainability Appraisal & the Habitats Regulations**

1.8 Buckinghamshire Council has confirmed in its screening opinion of 2022 that a Strategic Environmental Assessment is not required of the Neighbourhood Plan as its policy provisions do not have the potential to cause significant environmental effects. It has consulted the statutory bodies, which have confirmed their agreement with that opinion. This accords with the requirements of the Environmental Assessment of Plans & Programmes Regulations 2004 (as amended).

1.9 Buckinghamshire Council has also confirmed that no Habitats Regulations Assessment of the Neighbourhood Plan will be necessary, as the Plan contains no proposals that may have harmful effects on any proximate internationally designated nature conservation site. The statutory body, Natural England, has agreed and so the Plan also accords with the Conservation of Habitats and Species Regulations 2017 (as amended).

### **The Next Steps**

1.10 The plan is submitted to Bucks Council to arrange its independent examination and referendum.

This Neighbourhood plan has been produced by Beaconsfield Town Council  
Town Hall, Penn Road  
Beaconsfield, Buckinghamshire, HP9 2PP

Details on the Neighbourhood Plan can be viewed on our website at:  
<https://beaconsfieldtowncouncil.gov.uk/beaconsfield-town-council-neighbourhood-plan/>



## 2. THE NEIGHBOURHOOD AREA



St Mary's Church, Windsor End

### A Brief History

2.1 Although there is evidence of two Roman roads one from St. Albans to Silchester near Reading, and another from London north-westwards passing through this area, the town of Beaconsfield is thought to be of Saxon origin. A church of wooden construction was on the site of the present Parish Church dating from about 900 AD. The site was probably chosen because it had a good water supply and it was half-way between London and Oxford, important reasons in those days for a journey which then would have taken about two days.

2.2 The earliest known documentary reference to Beaconsfield is in 1185, where it is spelt 'Bekenesfeld'. However, we have no means of knowing when the name was first used, exactly how it was pronounced, or to what precise area it was applied. Although the name is given in authoritative

dictionaries as meaning 'field by the beacon', the widespread local belief is that it described a 'clearing in the beeches', and the Town has adopted a beech tree as its insignia. Although there have been many variations of spelling down the centuries, the 'a' did not appear until relatively late and the name has traditionally always been pronounced locally to begin with 'Beck', not 'Beak'.

### Feudal Times

2.3 In the thirteenth century the area came under the feudal authority of Richard, Earl of Cornwall, who persuaded his brother King Henry III in 1255 to grant him the right to hold a weekly market in the Manor of Beaconsfield on Tuesday of every week. In 1266 the Town then became part of the endowment of Burnham Abbey, and in 1269 a further grant was made to hold a fair, which is still held annually on 10th May.

2.4 The market closed early in the nineteenth century but was revived in 1882. The covered market hall in Aylesbury End stood for nearly seven centuries but was demolished in 1952. The Abbey derived substantial fees from these markets and fairs, and the space at the centre of the Town where they were held was jealously protected from any encroachments. That is why the four 'Ends' (an old Buckinghamshire term) which form the crossroads are so broad and spacious. The Parish Church was rebuilt in stone around 1470, and survived until it was again rebuilt and enlarged on the same site in 1869.

2.5 Linked with the dissolution of the monasteries was the building in 1534 of the impressive house, which is now called The Old Rectory. It incorporates a small section of the nunnery building that it replaced, and a number of emblems from the coat of arms of Richard Rawson, the Rector. It remained in use as the rectory until 1868. After the dissolution of Burnham Abbey, the Town and surrounding lands became divided into three great estates - Halbarne (later Hall Barn), Gregories, and Whiltones (now Wilton Park) - all forming part of the Manor of Beaconsfield.



## Hall Barn

2.6 Following the purchase of the Manor of Beaconsfield by the Waller family in 1624, Hall Barn became famous as the home of Edmund Waller, a leading poet of his day. He played a prominent part in the Civil War, which led to him being tried for treason and condemned to death, but his sentence was commuted to exile abroad and a heavy fine. He was later allowed to return to Beaconsfield where he was responsible for building the present house, probably between 1675 and 1680, which was later extended. In 1972 the house was restored to its original size.

## Gregories

2.7 Meanwhile Gregories was owned, along with Wilton Park, by another branch of the Waller family. In 1768 Gregories passed into the ownership of Edmund Burke. Here Burke entertained many of the leading personalities of the day, including Dr. Johnson, Sir Joshua Reynolds, Goldsmith, Garrick and Charles James Fox. It was Burke who renamed the house 'Butler's Court' following a dispute over manorial rights, and it was from here that he wrote and spoke eloquently in Parliament about the American War of Independence and the French Revolution. He lies buried in St. Mary's Church at his own request, and the bicentenary of his death occurred in 1997. Butler's Court was burned down in 1813. The present house of that name was built by Arthur Grenfell on a different site and dates from 1891. Lord Grenfell, his brother, lived in this house from 1895-1912

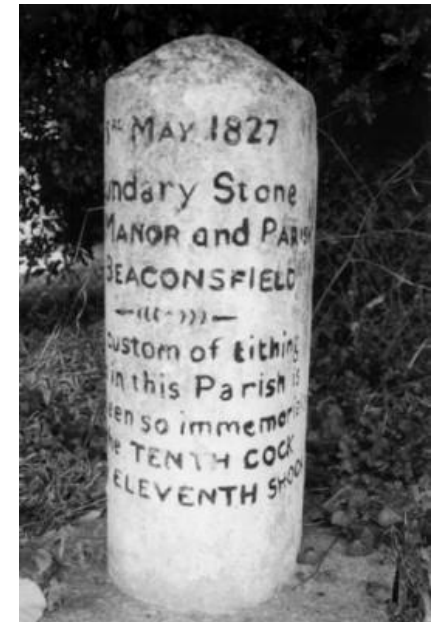
## Wilton Park

2.8 The White House, usually known as Wilton Park, was built in the early part of the eighteenth century, and was acquired in about 1779 by Josias Du Pre, a former Governor of Madras, after having been in occupation for several years under a lease. His monument is in St. Mary's Church in the north aisle. The Du Pre family lived in the house for some 170 years until it was taken over by the War Office at the beginning of the second world war. It was used as a centre for the interrogation of the most senior prisoners of war, including Rudolph Hess and Field Marshal von Rundstedt. This fine

Palladian mansion, with its Adam interior, was demolished in 1967, after which the site was re-developed and used by the Defence School of Languages. This closed in September 2013.

## The Seventeenth Century Onwards

2.9 The seventeenth century brought an era of prosperity to the Town due mainly to the rapid growth in the coaching trade. Coaches broke their journeys here enroute to or from places like Oxford, Woodstock, Banbury, Cheltenham and Shrewsbury. Highwaymen found the surroundings of the Town very convenient for their activities, and the hill coming up to the King's Head, Holtspur, was one of their favourite sites for robbing affluent passengers. An adjoining stretch of woodland is still known as Cut Throat Wood.



Boundary Stone North Drive/A40

2.10 The prosperity of the Town continued through the eighteenth century, when some of its finest houses were built, and the great estates with their farms were still thriving. With the following century Beaconsfield, like many other towns, moved into an era of improved sanitation, education, and policing. However, by the middle of the century, it was being severely affected by the spread of the railways across the rest of the country. This ruined the coaching trade upon which the Town had become heavily dependent. Between 1837 and 1847 the tollgate receipts fell to less than half, and the formerly busy inns became idle. Plans to build a railway through Beaconsfield proved to be uneconomic because of the high ground and the line did not materialise until 1906. Those who wished to use the railways had to go to Wooburn Green or Slough by coach and later by bus.

2.11 At the same time agriculture fell into decline and the weekly market was closed. The population fell from a peak of 1,763 in 1831 to 1,524 in 1871 despite the reduction in infant mortality. It took a great deal of fund-raising in the midst of this depression to finance the rebuilding and enlargement of the Parish Church in 1869. The restoration of the tower with its new pinnacles and the renewal of the bells had to be deferred for 15 years when funds ran out.

Strictly applied planning measures in the Old Town, which has now become a Conservation Area, coupled with tight control by the Hall Barn Estate have helped to preserve the traditional character and charm of the Old Town, while modern residential and shopping development has largely taken place in the New Town area.



London End, Old Town

### Development of the New Town

2.12 The construction of the railway was completed in 1906 and the station, which was built nearly a mile to the north of the original Town on farmland formerly part of the Gregories and Wilton Park estates, became the focal point for the development of the New Town. This grew rapidly and continues to grow as there are now approximately 12,500 inhabitants in Beaconsfield. Bekonscot Model Village & Railway which is the world's oldest original model village is situated in Warwick Road opening for the first time in 1929.



Station Road, New Town

### Holtspur

2.13 Holtspur, lying to the west of the main Town and formerly part of Wooburn, expanded rapidly after the Second World War with residential development and its own shopping parades. A temporary wooden church was built in 1949 and was replaced by St. Thomas' in 1961. Holtspur has now become part of Beaconsfield.

### 3. PLANNING POLICY CONTEXT

3.1 The town lies within the administrative area of the new Buckinghamshire Council Unitary Authority, which replaced South Bucks District Council as the Local Planning Authority in April 2020.

#### National Planning Policy

3.2 The most recent version of the National Planning Policy Framework (NPPF) was published in July 2021 and is an important guide in the preparation of neighbourhood plans. The following paragraphs of the NPPF are considered especially relevant to this neighbourhood plan:

- Neighbourhood Planning (§29)
- Size, type and tenure of housing (§62)
- Networks of high-quality open space and Local Green Spaces (§98 - §103)
- Promoting active travel networks (§104 and §106)
- Achieving well designed places (§126 - §132)
- Protecting Green Belt land (§137 - §151)
- Planning for climate change (§153 and §154)
- Protecting and enhancing biodiversity (§179)
- Planning positively for heritage (§190 and §203)

3.3 It is important to note that the NPPF provisions for strategic policy setting housing targets for neighbourhood plans to consider delivering (in §66 and §67) cannot apply to settlements inset within the Green Belt. The NPPF provisions on the Green Belt prevent neighbourhood plans allocating conventional housing or other development land (i.e. 'inappropriate' development not exempt by §149 or §150).

3.4 The NPPF is supported by online Planning Practice Guidance, which provides detail on how the NPPF should be implemented. The Government also published its first National Design Guide in autumn 2019 to encourage better design outcomes from the planning system. The Guide encourages local communities to engage in understanding the character of their areas

and, where preparing neighbourhood plans, to prepare design policies specific to their local areas which this Neighbourhood Plan has done. As noted in Section 5 below, the national policy position on how the planning system should be used to tackle climate change continues to evolve.

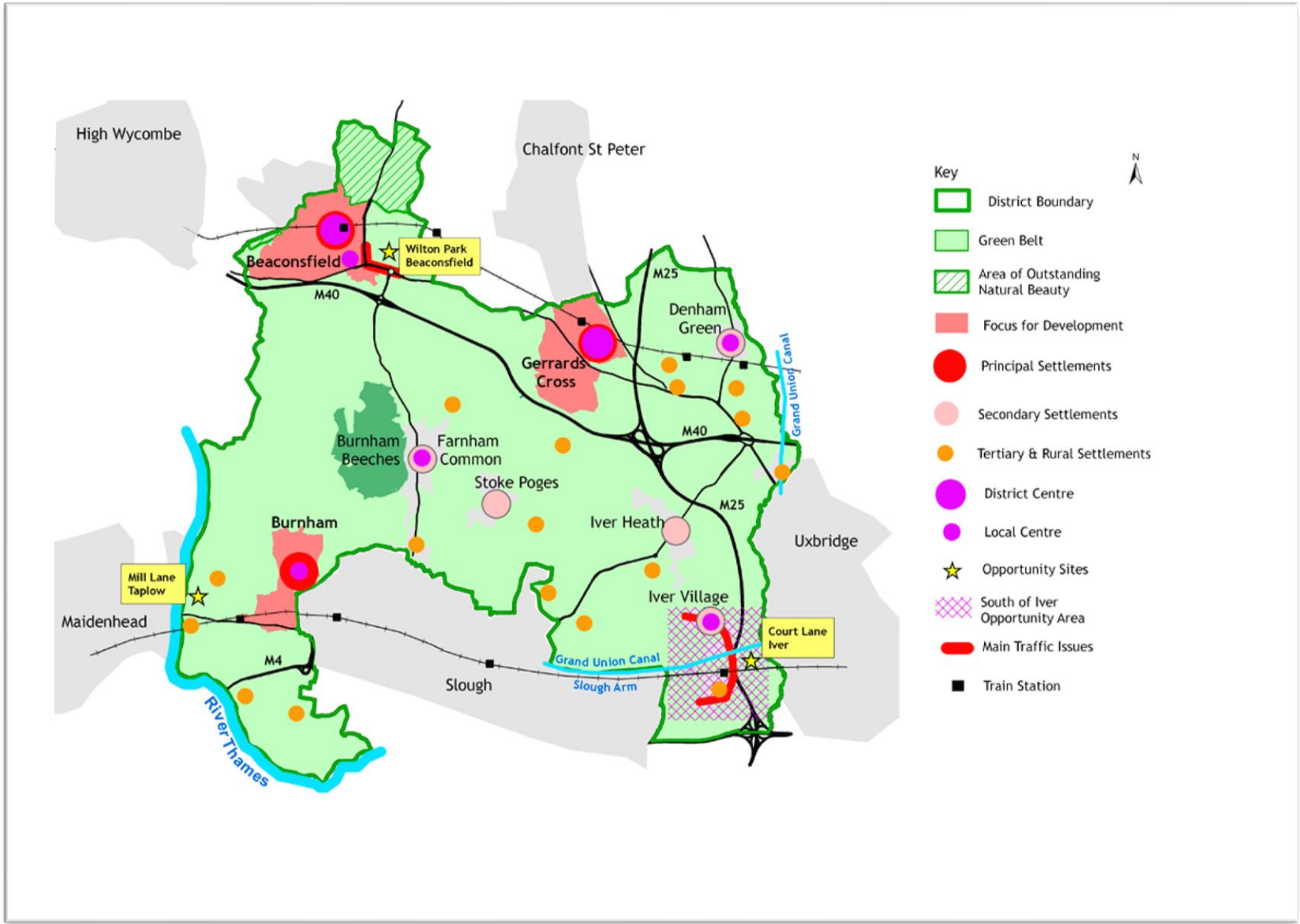
#### Strategic Planning Policy

3.5 The Neighbourhood Plan must be in general conformity with the strategic policies of the development plan, which primarily comprises the policies of the adopted South Bucks Core Strategy of 2011 and the remaining policies of the South Bucks Local Plan of 1999.

3.6 The key policies including those of the Local Plan that apply to Beaconsfield are:

- GB1 Green Belt Boundaries
- C1 (and Appendix 5) Development in a Conservation Area
- EP3 (and Appendix 8) Use, Design & Layout of Development
- EP4 Landscaping
- H10 (and Appendix 4) Residential Areas of Exceptional Character
- TC1 Development in Beaconsfield New Town
- S1 District Shopping Centres
- S3 Neighbourhood Shops
- COM2 Loss of Community Facilities
- Wilton Park Development Brief SPD
- Local Plan Policy H9
- Burnham Beeches SAC Strategic Access Management and Monitoring Strategy Supplementary Planning Document

3.7 The South Bucks Core Strategy defines the town as the largest of three Principal Settlements in the District and sets out a strategy comprising the delivery of 440 new dwellings to be built within the built-up area of Beaconsfield in the period 2006-26. Over this period, it anticipated “the



Plan B: South Bucks Core Strategy – Key Diagram



rate of new housing development will slow. Together with more stringent design policies, the combined effect will be to soften and slow the impact new development has on the townscape character of Beaconsfield". The South Bucks Core Strategy of 2011 also states "there is scope for around 300 additional units on the Wilton Park Opportunity Site, to the east of Beaconsfield. The redevelopment of the Wilton Park site could provide improved recreational facilities for the local community, and could also help address localised traffic congestion issues, through provision of a new access road directly off the Pyebush roundabout" (which has since been built and the road opened). The Wilton Park scheme, which now has had 350 homes consented (304 residential premises and 46 retained service family accommodation dwellings), includes a park, football pitches & green spaces which are considered important features that should remain protected. Furthermore, the existing walking and cycling routes should be protected and future routes provided to ensure connectivity to a network linking Beaconsfield and surrounding villages/settlements. The above is already fulfilled by the Wilton Park Development Brief SPD.

3.8 The core strategy also expected "a range of measures will be implemented to address the particular traffic congestion issues in and around Beaconsfield. In addition, together with the Town Council, further opportunities will be explored to help alleviate parking issues in the Old Town." It proposed approximately 2,250 sqm of new comparison goods floorspace will be developed in the period post 2016, helping to strengthen the role of the New Town and "further employment floorspace will be supported in both the New and the Old Towns, and at Wilton Park, helping to provide a diverse range of employment opportunities for local residents." It is noted that retail and the working world changed in 2020 with demand for retail and commercial shrinking, therefore supporting the existing 3 hearts commercial areas vibrancy is a key priority, so out of town shopping/commercial will not be supported. It is observed that little has happened in the last decade to successfully address the traffic problems – it is too soon to know the effects of the 'A355 relief road' – and the additional retail floorspace has not been delivered.

3.9 In addition to the saved Local Plan policies, the Core Strategy includes the following strategic policies of relevance to this Neighbourhood Plan:

- Core Policy 2 Housing Type & Size
- Core Policy 5 Open Space etc
- Core Policy 7 Accessibility & Transport
- Core Policy 8 Built & Historic Environment
- Core Policy 9 Natural Environment
- Core Policy 11 Healthy & Viable Town Centres
- Core Policy 13 Environmental & Resource Management
- Core Policy 14 Wilton Park Opportunity Site

3.10 The Town Council is mindful that these policies predate the publication of the NPPF, originally in 2012, hence the provisions of the NPPF are especially important in shaping how the Neighbourhood Plan will consider its policies, until the new Buckinghamshire Local Plan is adopted and replaces current policies. The Neighbourhood Plan will be examined before the adoption of the Local Plan, though account may be taken of its reasoning, evidence base and draft policies as they emerge.

3.11 The submitted Chiltern & South Bucks Local Plan was withdrawn from examination in 2021 and will not be resubmitted. It contained proposals for major Green Belt release and development beyond the Wilton Park commitment of the Core Strategy and would have replaced the saved Local Plan and Core Strategy policies. Its withdrawal means that its evidence and reasoning are not relevant in informing the Neighbourhood Plan.

3.12 Buckinghamshire Council has begun the process of bringing forward its first Local Plan for the new unitary authority area, including Beaconsfield. It proposes to adopt the new Plan and is gathering evidence to shape consultations on the plan. It is therefore at too early a stage to inform the Neighbourhood Plan.

3.13 The Buckinghamshire Waste and Minerals development plans also apply in the neighbourhood area but they are not considered relevant in the preparation of this Neighbourhood Plan. There are no made neighbourhood plans in the vicinity to date, but others are also in the process of being prepared, most notably for Penn Parish and for a number of parishes to the south of the town.

#### 4. COMMUNITY VIEWS ON PLANNING ISSUES

4.1 Beaconsfield Town Council embarked on the Council's first Neighbourhood Plan project in October 2020. The initial stage sought members of the community to volunteer to help shape the future look and feel of our town. Members were recruited through advertising and contacting local groups, with around 30 expressions of interest coming forward. Despite unusual times, we managed to make a start, through virtual meetings on this long-term project. A steering group was set up in November 2020 and then further working groups as the project progressed meeting either face-to-face or on Zoom. 20 volunteers are in various working groups with further volunteers helping with footfall and parking occupancy data gathering.

4.2 Below is a list of the various community engagement activities that have taken place with the general public:

- Website – A dedicated web page on the Town Council website for the Neighbourhood Plan was set up in November 2020. This provides a platform to find out more and keep up-to-date on progress. Also, you can subscribe to a mailing list for relevant updates. There is also a dedicated email address for all enquiries which is [np@beaconsfieldtowncouncil.gov.uk](mailto:np@beaconsfieldtowncouncil.gov.uk) and is published on the website.
- Promotion - Adverts have been placed in the local bi-monthly A5 magazine 'Beaconsfield Together' to raise awareness of the project and to promote events. Magazines are delivered to every household via Royal Mail and updates have continued since the project started.

- Posters on the Council notice boards are also utilised to promote the Neighbourhood Plan Project and signpost to events, community questionnaire/survey and the website.
- Facebook posts by the Clerk have also been used to promote various stakeholder engagement.
- Questionnaire/Survey – This survey was sent via Royal Mail to every address in Beaconsfield in November 2021. This was also available to be filled in electronically on our website and has resulted in a huge response of circa 970 submissions. The results of the submissions have been analysed and published on our website for all to see. This was promoted via all the above routes.
- Exhibition – A public exhibition in all the areas of the town was held from 17-19 March 2022. This was promoted via all the above routes. The aim was to invite the public to view our progress and to seek out views and opinions from residents and businesses. Circa 110 people came to the exhibition. A further 20 written submissions were received from the general public.

All this feedback and engagement has guided and shaped the development of our Beaconsfield Neighbourhood Plan Pre-Submission Draft.

4.3 In recent years there has been growing concern with regards to over developed infill in the town, which is not in keeping with its setting. This causes a general erosion of the character of the town. Also, there is lack of homes close to the town centre for those wishing to downsize. With regards to public green space in the town centre, this is well below the national average for such a town which also lacks a park in the centre. This, coupled with the threat in previous years of loss of greenbelt, has heightened interest by local residents in the town's development, its growth, amenities and the need to support community facilities. Therefore, the Town Council felt this was the right time to prepare a Neighbourhood Plan. Maintaining our Green Belt is of vital importance as it plays a key role in defining our town's character and whose boundaries preserve our identity as a distinct town and protects from urban sprawl.

## 5. VISION, OBJECTIVES & LAND USE POLICIES

### Vision

5.1 The following vision statement has been prepared to guide the plan's objectives, policies & proposals by the Neighbourhood Plan team:

*“Beaconsfield Town Council’s vision for 2040 is to have a vibrant and thriving town. A jewel in South Buckinghamshire as a historic market town. An example of a seamless blend of old and new, that enhances its different townscape settings. The historic character within the town’s distinctive wooded setting and its Green Belt must be preserved.*

*The town provides all the modern day amenities in its town centres including homes for key workers and an ageing population. It is a place where you do not need a car and it has a diverse multicultural community that continues to grow in the 21st century.*

*A market town that is equipped to adapt to our changing climate and nurture our natural environment, bringing nature and recreation into all areas of the town.*

*At its heart is a great sense of community in our commercial town centres. Each with its own community hub that serves all residents in our town, providing complete, connected and community focused places.*

*Our 3 hearts of the town, namely Holtspur, Old Town and New Town will be relevant, inspiring, and welcoming for all those that live, work and visit the town. Be inclusive to all, with modern infrastructure and community facilities providing opportunities to work, rest and play.*

*A place where you want to live.”*

### Objectives

5.2 The key objectives of the Neighbourhood Plan are:

- To protect the semi-rural environment and the Green Belt and to support a diverse mix of green infrastructure including green spaces, ancient woodland, trees and hedgerows, water bodies, assets of biodiversity, children’s playgrounds, and recreational playing fields and achieve biodiversity net gain.
- To conserve and enhance the character and quality of Beaconsfield, while ensuring the town remains vibrant, with relevant centres for business and recreation with a wide range of facilities, building a sense of community.
- To encourage new and more diverse retail businesses and related facilities with high quality frontages and pavement areas in the established ‘Three Hearts’ commercial areas of the town.
- To enhance and increase our public realm and create a community hub in the New Town to help create a vibrant, inclusive community supporting all ages.
- To protect, support and enhance recreation for the entire community in all areas of the town.
- To support small homes with their own front doors and small outside space for downsizers or starter homes, well located for non-car users to ensure that the housing mix better meets the needs of a balanced community.
- To conserve the historic heritage and enhance the attractive character of the whole town with new buildings and extensions that are contextual and complementary to the existing high-quality design.
- To support improvements to create safer pavements and more accessible public realm in the ‘Three Hearts’ of the town for pedestrians, cyclists and wheel and pushchair users.

## Land Use Policies

### **Policy BEACON1: A Spatial Plan for the Town**

**A. Inappropriate Development proposals will not be supported within the Green Belt & AONB. These areas should be afforded the greatest protection to conserve all the land so designated, and to enhance the special character, heritage, distinctiveness, maintain important rural views and continue to provide buffer zones between existing development such as, but not limited to, the Wilton Park SPD consented scheme and the A355/Amersham Road.**

**B. The focus for new development in the Parish of Beaconsfield will be on reusing brownfield land and on realising other suitable development opportunities within the town boundary, as shown on the Policies Map within the blue line labelled BEACON1. Using the principles of ‘brownfield first’ and of ‘gentle densification’ in the town reinforces the objective to protect the Green Belt.**

**C. Within the town, the focus for using brownfield land and for gentle densification will be in the New Town to contribute to bolstering and sustaining its vitality and viability as the primary centre for retail and other town centre uses, as shown on the Policies Map Inset 1 - BEACON2 New Town. Old Town will serve as a secondary centre for town centre uses with a special clustering of café/restaurant, public house and niche retail uses. The local centre at Holtspur will continue to help meet the day-to-day needs of the local community as a ‘20-minute neighbourhood’.**

**D. Outside of the three centres, proposals should sustain and enhance the residential character of the suburban areas of the town through sensitively designed infill and plot redevelopment. Proposals at Wilton Park must be compliant with the adopted Wilton Park Supplementary Planning Document<sub>2</sub> otherwise they will not be supported.**

**E. The harmful effects of traffic congestion, especially traffic with an origin and destination outside the town, will be tackled through a series of traffic management measures and the promotion of other means of moving about the town.**

5.3 The following policies relate to the development and use of land in the designated Beaconsfield Neighbourhood Area. Each policy is numbered and titled, and it is shown in bold. Where necessary, the area to which it will apply is shown on the Policies Map attached to the document. After each policy there is some supporting text that explains the purpose of the policy, how it will be applied and, where helpful, how it relates to other development plan policies.

5.4 This policy establishes a coherent spatial plan for the town and its surrounding (Green Belt) countryside that shows how its key component parts – the ‘Three Hearts’ of New Town, Old Town and Holtspur – will work together to bolster this sustainable community. It accords with the broader spatial strategy objectives for the town of the South Bucks Core Strategy.

5.5 Critical to the success of the town will be maintaining its identity as a distinct, self-contained settlement nestled within the Green Belt with stunning landscape views and open vistas from Amersham Road and Minerva Way. The urban fabric of the town offers opportunities for gentle densification, especially in its key centres, but also to reuse previously developed (‘brownfield’) land. Patrick Abercrombie notably defined such an approach thus: “It should be possible for a just balance to be struck between conservation and development: certain parts must be preserved intact and inviolate, but others can, after suffering a change, bring forth something new but beautiful, provided a conscious effort is made” (The Preservation of Rural England, 1926).

5.6 The policy requires proper attention is given to prioritising and realising such opportunities as they arise, rather than utilize the Green Belt. Not only is this approach more efficient in using a scarce land resource, but it will



avoid creating unsustainable patterns of growth, poorly located from established infrastructure and therefore car dependent.

5.7 The exploratory work on the plan indicated that there may be brownfield sites that become available for redevelopment later in the plan period, noting that some have been submitted for assessment by Bucks Council in its 2021 'call for sites'. Once housing supply objectives are made available, the Brownfield Land Register (May 2022) is to be referred to for fulfilling future growth requirements of the town. Given it is not possible for the neighbourhood plan to modify Green Belt boundaries and allocate land for development, the policy sets no housing supply objective, and the plan makes no housing site allocations. This may be reviewed in partnership with Buckinghamshire Council in the event that the new Local Plan requires future growth in the town.

5.8 The evidence collated for the project indicates that in the main the 'Three Hearts' have coped with the challenges of retailing in the 21<sup>st</sup> century and of Covid 19. New Town is the largest centre at the geographic heart of the settlement (including its Knotty Green and Forty Green neighbours) and contains a healthy mix of town centre uses. Vacancies and turnover have increased as independent retailers struggle with high rents and reduced footfall; but in comparison to the national picture, it is still relatively low. Old Town complements New Town with its special historic character and smaller number and range of retail uses, but with a stronger mix of hospitality uses. The two parades and community, sports, and educational uses at Holtspur serve a large and distinct residential area in western Beaconsfield. Therefore, any addition of commercial areas out of the existing high streets/commercial centres could be detrimental to their viability and vitality.

5.9 Of the land outside the town and in the Green Belt, Wilton Park is an established brownfield site that has undergone redevelopment in the last few years, with planning granted but not yet built for a large number of homes, which are in the pipeline. Maintaining an effective buffer between

that separate development and the main town will therefore be important. Also, further proposals are expected to come forward in the future – the principles of land use change can only be a matter for the new Local Plan as that would be strategic policy but this plan's policy on green infrastructure will inform how any such change may be managed.

5.10 However, the town suffers from considerable traffic congestion that undermines both the character and enjoyment of Beaconsfield, and its public spaces for both New Town and Old Town. Much is generated by traffic passing through the town between the M40 and the villages north-west of the town, in particular via the B474/Penn Road. Also on the A40 (especially when there are problems on the parallel M40 motorway). The policy encourages proposals to tackle these problems if the town is to continue to be sustainable. Therefore, it is vital this is addressed before any further large-scale projects are approved.

**Policy BEACON2: New Town at the Heart of the Community**

**Proposals to maintain the established mix of town centre and housing uses in the New Town, as shown on the Policies Map, will be encouraged. Proposals will be supported on land at and around the Town Hall off Station Road, as also shown on the Policies Map, to co-locate and improve the currently dispersed range of community facilities in the New Town. Proposals to reduce through traffic on Penn Road and Station Road, and to improve the public realm will also be encouraged and supported.**

5.11 This policy defines the town centre boundary for New Town which retains the boundary shown on the South Bucks Proposals Map 2011 for Policy TC1 of the South Bucks Local Plan. There has been no change in circumstance to indicate that the boundary should be modified as part of the neighbourhood plan. As Policies TC1 and S1 no longer comply with national planning policy and the Use Class Order 2020, they are replaced by this policy. The effect of the 2020 Order especially has rendered redundant

the Policy S1 definition of primary and secondary shopping frontages and they are not taken forward in this policy.

5.12 New Town sustains a wide range of retail, office, café/restaurant, and public houses uses, with two important, large food stores (Sainsburys and Waitrose) anchoring the town centre. The New Town is proud to host Bekonscot Model Village & Railway, the world's oldest original model village which opened in 1929. The 1.5 acre site still attracts visitors from far and wide. Providing opportunities to enhance its role and link to other visitor venues or local business in the town would be welcomed. There are many dwellings on the upper floors of ground floor uses along the spine of New Town, namely Penn Road and Station Road. The centre is well served by public transport – most notably the station but also local bus services – and by public car parks. It is busy during weekday and weekend daytimes but less so in the evenings.

5.13 The Town Council is keen to upgrade the capacity and quality of community uses in the New Town. The Town Hall occupies a prominent location adjacent to Waitrose and the station off Station Road and the site offers an opportunity for redevelopment to deliver a wider range of modern community uses, which may enable the relocation of similar uses, e.g. the Library, community space, playground, museum. The role of the Town Hall as a civic location in the heart of the New Town is felt to be of primary importance. This role should remain and continue to be an asset of social value. It is key to preserve the historic function as a Town Hall and at the same time be fit for the added needs of the community in the 21st Century. The policy supports development or refurbishment proposals to come forward that will provide for an updated Town Hall and other community facilities as suggested above on this site. This will contribute to bolstering the vitality and viability of the New Town at the heart of the community and provide greater opportunities for visitors.

5.14 Similarly, the policy supports proposals to resolve the traffic problems along Penn Road and Station Road. Traffic builds up and becomes

congested on the current road junction configuration, which detracts from the quality of the local public realm. There has not been the opportunity in the making of the plan to identify specific proposals, though the problem has been made clear in community consultations. This policy draws attention to the issue so that proposals are encouraged to come forward within the plan period.

### **Policy BEACON3: A Thriving Old Town**

**A. Proposals to maintain the established mix of town centre uses, most notably its café/restaurant, public house and niche retail uses, in the defined Old Town Area, as shown on the Policies Map, will be supported. Proposals for new housing will be supported if they reuse previously used land behind the London End frontage or the upper floors of established ground floor town centre uses. Proposals to change the established town centre use of a ground floor unit facing on to London End to a residential use will not be supported.**

**B. Proposals will also be encouraged and supported to:**

- reduce M40 north/south bound traffic through the Old Town
- relocate some of the existing free public parking spaces from the defined Old Town Area to a new public car park on land at Windsor End, as shown on the Policies Map
- use these opportunities to improve the public realm in the defined Old Town Area to enhance its special architectural and historic character, especially by creating new publicly accessible open green spaces and an improved parking layout.

5.15 This policy identifies Old Town as another important location within the town within which are clustered a number of town centre uses, i.e. retail, office, café/restaurant, public houses, weekly and monthly market and community facilities. It is also host to the National Film and Television School. For half a century, it has developed some of Britain and the world's top creative talent including Oscar-winning animator Nick Park, creator

of Wallace & Gromit. Providing opportunities to enhance its role and link to other visitor venues or local business in the town would be welcomed.

The Local Plan defined parts of the London End, Wycombe End, Windsor End and Aylesbury End frontages in the Old Town as a Local Shopping Centre in its Policy S2 but again that policy is now out of date and is replaced by this policy. The new area includes all of the land whose current use is either in an established town centre use or its reuse for a town centre purpose would be suitable in principle. As with New Town, the use of a frontage policy mechanism of this former type is no longer effective.

5.16 The Old Town is a jewel in the crown of the town. As the oldest part of the town at the crossroads of the A40 London-Wycombe and Aylesbury-Windsor routes, it is lined with buildings of 15th – 17th century origins around wide thoroughfares that would have served important market and agricultural functions in the past. It complements the New Town ‘offer’ in providing small, historic units suited to niche retailers, offices and hospitality businesses. Those businesses mean that it has a more vibrant night-time economy.



The 4 Ends Roundabout, Old Town

5.17 It also has housing that has been successfully knitted in with its tight plot pattern (of former burgage plots in many cases) over centuries. Opportunities for sensitive housing infill still arise on occasions and such uses are regarded as compatible with the overall mix of uses in the Old Town. They may be well suited to the beneficial reuse of historic buildings, although the policy seeks to prevent the loss of town centre uses on the ground floors (and permitted development rights allowing for such changes of use do not extend to listed buildings) from commercial to residential.

5.18 The Old Town is also blighted – perhaps more so than the new town – by traffic and extensive areas of on and off street carparking, which all detract from its special historic character. Historic spaces like the Market Place, where Aylesbury End meets the A40, and all along London End/Wycombe End and much of Windsor End, have been given over to parking. This also does not sustain the business uses, as currently there is no time limit for parking and therefore no turnover of occupancy to support local trade. The combination of regularly queuing traffic and parked cars along London End especially results in a space now dominated – visually, noise, air quality – by cars.

5.19 The policy therefore supports proposals to reduce these harmful effects through traffic management measures and by allocating land off Windsor End (next to the Rugby Club) in the ownership of the highways authority, Buckinghamshire Council, for further parking. The land lies outside the Old Town Conservation Area (though within its setting) but within the Green Belt. The use of the land for a public car park to alleviate problems in the most important part of the Conservation Area is considered to be appropriate development in the Green Belt by way of its being defined as ‘local transport infrastructure’ for which the land is the only viable and available alternative, in accordance with §150(c) of the NPPF.

#### **Policy BEACON4: A Sustainable Holtspur**

**A. Proposals to maintain and enhance the established mix of local centre uses in the parades at Mayflower Way and at Heath Road/Holtspur Top Lane, as shown on the Policies Map, will be supported.**

**B. Proposals that will lead to the loss of community, sports and educational facilities in Holtspur will be resisted, unless they can show that better replacement facilities are to be provided in Holtspur, or that the use of the land for any other community uses is no longer required.**

5.20 This policy defines these two locally important shopping parades in Holtspur to encourage their ongoing role in serving the local community. The Use Class Order 2020 and permitted development rights since, prevent the policy going further in seeking to protect the established uses from a change of use. However, it is possible that further changes may be made to national policy within the plan period to bring such matters back into planning control.

5.21 Holtspur also has a number of well used local community facilities like Holtspur School and the Beacon Sports Centre. The policy identifies these facilities as serving an important community purpose and resists proposals that will lead to their loss.

#### **Policy BEACON5: Green Infrastructure**

**A. The Neighbourhood Plan designates a Green Infrastructure Network, as shown on the Policies Map, for the purpose of promoting ecological connectivity, outdoor recreation, and sustainable movement through the parish and into neighbouring parishes and helping mitigate climate change. The Network comprises the town's variety of green spaces, ancient woodland, trees and hedgerows, water bodies, assets of biodiversity value, children's play areas, recreational playing fields, off-street footways, cycleways, bridleways and includes publicly accessible Common Land, Key Community and Amenity space, Green Belt and Local Green Spaces.**

**B. Development proposals that lie within or adjoining the Network are required to have full regard to creating, maintaining, and improving the Network, including delivering a net gain to general biodiversity value using Natural England's biodiversity metric calculation tool, in the design of their layouts, landscaping schemes and public open space and play provisions. Elsewhere, all proposals should protect and maintain trees and hedgerows, provide for the planting of new trees, hedgerows, and**

**bulb planting of local provenance where it is compatible with the street scene. CIEEM mitigation guidelines (Avoid, minimise, restore, offset/compensate, enhance) should also be followed.**

**C. Proposals of a gross site area of more than 2 hectares should wherever possible incorporate woodland planting of local provenance using the Defra Metric 3.0 Guidelines on-site of a species and standard that will effectively store/sequester carbon, as verified by the Woodland Carbon Code, unless it can be demonstrated that the soil or other site feature cannot accommodate this planting. In such circumstances a biodiversity net gain proposal on the site should be incorporated.**

**D. To support the bat and hedgehog numbers in the Parish, all suitable new buildings bordering or within close proximity to open spaces and the green infrastructure network will be required to incorporate integrated bat boxes and hedgehog holes.**



Holtspur Bank Nature Reserve

5.22 This policy serves four closely related purposes aimed at protecting and improving the wealth of green infrastructure assets within the town and its surrounding countryside in line with the objectives of South Bucks Core Policy 9 (and Core Policy 5 in respect of its Local Green Space designations). This green infrastructure is an important part of the landscape and character of the town and includes trees, hedgerows and verges which are important for wildlife and overall biodiversity. It also recognises the importance of the strategic function of the Green Belt in separating areas to avoid urban sprawl and coalescence. Furthermore, the



Green Belt is of greater importance as it is well documented that Beaconsfield has significantly less public green space as compared with other towns in the southeast. It has been noted that there is no reasonably sized public park in the centre of new town or a playground for young children.

5.23 This policy identifies and designates a network of these green infrastructure assets, the full extent of which is shown on the Policies Map. It illustrates how extensive and well connected they are as effective habitat corridors when combined with private gardens (which do not form part of the identified network). Within and on the edge of the town, Walk Wood, Browns Wood, the railway embankments, and the lines of street trees (and of lengths of mature trees across many gardens in the former Gregories Estate) are the most significant and extensive assets. However, there are many more smaller pockets of green space, and field boundary hedgerows in the countryside, that add to the overall biodiversity functionality of the network.

5.24 Clause B requires building and development proposals that lie within or adjoining the network to acknowledge, understand and respond to the presence of this network in the design of their proposals. The location of new buildings within a plot, and the accompanying landscape scheme, offers proposals the opportunity to enhance the functionality of the network, maintaining and improving the network and or at the very least to avoid any harm. Felling of healthy trees should therefore be resisted. Any loss of trees should be replaced with new appropriate tree species.

Delivering a net gain to general biodiversity value using Natural England's biodiversity metric calculation tool is vital for the continuous improvement of the network with a focus on planting and maintaining local native species of trees and hedgerows. Planting orchards and woodlands of native trees should be encouraged where it is compatible with the landscape and soil. Planting of street trees, wildflowers, and bulbs of local provenance are

actively encouraged where it would add a net biodiversity gain and is compatible with the street scene.

5.25 Thirdly, the policy requires any larger development proposals to ensure their landscape schemes exploit the opportunity to plan new local native species of woodland of a type that will store carbon. The Woodland Trust operates a Carbon Code to verify species and ground conditions that will serve this purpose.

5.26 Fourthly, the policy requires that all building and development proposals must strictly adhere to the law protecting bats and their roosts including the loss and fragmentation of their habitats, diminished food supply, destruction of roosts and disease as set out in the Wildlife and Conservation Act (1981) (as amended), and the Conservation of Habitats and Species Regulations (2017) (as amended). The construction of bat houses and provision of hedgehog habitats and holes are key to protect populations, so are encouraged and supported when considering building and development proposals within or close proximity to the green infrastructure network.

#### **Policy BEACON6: Local Green Spaces**

**The Neighbourhood Plan designates as Local Green Spaces the following sites, as shown on the Policies Map:**

- 1. St. Michael's Green**
- 2. The Oval**
- 3. Walk Wood**
- 4. Holtspur Recreation Ground**
- 5. Market Square Garden, Aylesbury End**
- 6. Malthouse Square Playground**

**Proposals for inappropriate development in a Local Green Space will only be supported in very special circumstances.**

5.27 This policy designates six sites within the network that qualify as Local Green Spaces, as defined by §101 of the NPPF. As their designation engages the Green Belt policy provisions of the NPPF (via its §102), we are advised there is no need to designate other land that is already in the Green Belt as these green spaces already have the highest level of protection.

5.28 There are a number of publicly accessible green spaces with a strong community and amenity function which also lie within the Green Belt which are to be maintained and improved for community use, namely the following land: the Beaconsfield Cricket Club, Wilton Park Parkland, Wilton Park football pitches, Oak Lodge Meadow rugby pitches, Wooburn Green Lane football pitches, ancient and key woodland and priority habitats, Holtspur Bank Local Nature Reserve, Holtspur Bottom Butterfly Reserve, and Ivins Road Allotments, as they are considered strategic green infrastructure. The selected spaces all lie in close proximity to their local communities and are cherished for a range of reasons, which are explained in Appendix A.

5.29 The NPPF (§147) considers the construction of new buildings in the Green Belt as inappropriate by definition and this will apply to this policy as well, meaning that proposals will only be approved if very special circumstances can be demonstrated. However, its §149 and §150 allow for some specific exceptions, for example for recreation facilities, provided they will preserve the open character of the Local Green Space.



Walk Wood

#### **Policy BEACON7: Zero Carbon Buildings**

**A. All development must be ‘zero carbon ready by design’ to minimise the amount of energy needed to heat and cool buildings through landform, layout, building orientation, massing and landscaping.**

**B. Wherever feasible, all new buildings should be certified to a Passivhaus or equivalent standard with a space heating demand of less than 15KWh/m<sup>2</sup>/year. Where schemes that maximise their potential to meet this standard by proposing the use of building forms or plot size, plot coverage and layout that are different to those of the Beaconsfield Design Code, this will be supported, provided it can be demonstrated that the scheme will not have a significant harmful effect on the character of the local area.**

**C. Where the Passivhaus or equivalent standard is not feasible, all proposals for new and refurbished buildings should demonstrate that they have been tested to ensure the buildings will perform as predicted. In all such cases, a planning condition will be attached to the planning permission to require the provision of a Post Occupancy Evaluation Report to the Local Planning Authority within a specified period. Where the Report identifies poor energy performance and makes recommendations for reasonable corrective action, the applicant must demonstrate that those actions have been implemented before the condition will be discharged.**

**D. All planning applications for major development are also required to be accompanied by a Whole Life-Cycle Carbon Emission Assessment, using a recognised best practice methodology, to demonstrate actions taken to reduce embodied carbon resulting from the construction and use of the building over its entire life.**

**E. All proposals to include An Energy Statement will also need to be submitted to demonstrate compliance with the policy (except for**

**householder applications). The statement will include a passive design capacity assessment to demonstrate how opportunities to reduce the energy use intensity (EUI) of buildings over the plan period have been maximised in accordance with the energy hierarchy. Designers shall evaluate the operational energy use using realistic information on the intended use, occupancy and operation of the building to minimise any performance gap.**

5.30 The UK Parliament declared an environment and climate emergency in May 2019. The Climate Change Act 2008 is the basis for the UK's approach to tackling and responding to climate change. It requires that emissions of carbon dioxide and other greenhouse gases are reduced and that climate change risks are prepared for. The Act also establishes the framework to deliver on these requirements and commits the UK government by law to reducing greenhouse gas emissions to 'net zero' by 2050. Buckinghamshire Council and Beaconsfield Town Council have also published their Climate Emergency Statements.

5.31 The Energy White Paper published in December 2020 sets out the government's Vision and 10-point transition plan for how the UK will reach the UK target of 'net zero' carbon emissions by 2050. The White Paper confirms the government's intention to ensure significant strides are made to improve building energy performance to meet this target. This means that by 2030 all new buildings must operate at 'net zero', the means by which this can be achieved is described in the diagram on page 25. This approach unequivocally focuses on the energy hierarchy and the role of post occupancy monitoring and verification to ensure buildings perform in the way they are designed.

5.32 The consultation on the 'Future Buildings Standard' announced in January 2021 aims to 'radically improve' the energy performance of new homes ensuring they are 'zero carbon ready' by 2025. This means having high levels of energy efficiency and fabric performance that produce 75 to

80 per cent lower carbon emissions than houses built to current standards. The Government has also confirmed in its response to the Future Homes Standard consultation that they do not intend to amend the Planning and Energy Act 2008 and that as a result the setting of energy efficiency standards at the Local Plan or Neighbourhood Plan scale is permissible.

#### **ZERO CARBON BUILDINGS – WHAT IS PASSIVHAUS?**

Passivhaus is a quality assured standard and methodology for low energy building, which can help create buildings which use around 75% less energy than standard practice for UK newbuild.

#### **Key Passivhaus features:**

- Super insulation;
- Stringent levels of airtightness;
- Minimal thermal bridging;
- Optimisation of passive solar gain;
- Mechanical ventilation with heat recovery;
- Simple compact shape.

5.33 This policy is in five parts, the combination of which is intended to deliver a step change in the energy performance of all new and extended buildings in the town and, in doing so, encourage and incentivise the use of the Passivhaus or equivalent standard of building design. Along with the passive design capacity assessment, it is anticipated that designers will demonstrate compliance using a design for performance methodology such as the Passivhaus Planning package or CIBSE TM34 Operational Energy. Achieving this level of performance will make a significant contribution to mitigating climate change that the Neighbourhood Plan can help deliver.

5.34 Clause A of the policy requires developers to ensure they address the government's climate change targets and energy performance at the very initial stages of design. 'Zero Carbon Ready by Design' means making spatial decisions on layout and orientation of buildings at the outset to maximise

the passive design benefits ('free heat') of a site and avoids leaving this to technical choices and assessment at the Building Regulation stage, by which time the opportunity may have been lost.

5.35 Clause B requires all schemes, no matter what their intended use or size other than householder extensions, to use the Passivhaus Planning Package (PHPP) or equivalent design methodology for all buildings. It acknowledges that it may not be feasible to do so and allows applicants to explain those factors that make the method unfeasible, for example, the topography and orientation of the site. In respect of scheme viability, any extra-over cost of building to the 'zero carbon ready' Passivhaus standard (now less than 5%) will diminish to zero well within the period of this Plan, as per both the Governments Regulatory Impact Assessments and research by the Passivhaus Trust. The policy will help avoid expensive and unnecessary retrofit costs are not passed down to building occupiers in the future, particularly in an area which has relatively high property values. Scheme viability will not therefore be acceptable as a reason for not using the Standard, unless the applicant can demonstrate the scheme has abnormal costs to accommodate.

5.36 The policy acknowledges that there may sometimes be a trade-off between its objectives and local design policy. Although meeting these standards ought not to compromise a scheme fitting in with the character of a local area, on occasions this may be the case. It therefore allows for some degree of flexibility in meeting the Beaconsfield Design Code, especially in terms of prevalent building orientation and density. Proposals seeking to apply the PHPP must also be able to demonstrate that the Passivhaus standard can be achieved. Prior to commencement a 'pre-construction compliance check' completed by a Passivhaus Designer accredited by the Passive House Institute (PHI) will be required and secured by condition. Upon completion a Quality Approved Passivhaus certificate for each building will be required prior to occupation, again secured by condition.



5.37 Clause C operates where the developer cannot or chooses not to use the Passivhaus or equivalent standard. It requires that every building in the consented scheme is subject to a Post-Occupancy Evaluation (POE) including actual metered energy use, and to submit the report to the local planning authority (see Appendix C for further details). This provision is implemented by a planning condition being attached to the planning permission, which will only be discharged once the report has been submitted and any recommended actions to rectify any performance gap with the design stage assessment are carried out by the developer. Passivhaus certified schemes cannot fail in this way, hence they are not subject to this clause and will not require a POE report.

5.38 The policy complements South Bucks Core Policy 12 'Sustainable Energy' which shares the same overall aim but predates the climate change policy development at national level of the last few years. However, the then proposed supplementary guidance was not taken forward by South Bucks. In the absence of such guidance covering the energy performance of new buildings, Clause D requires major development proposals (i.e. those the NPPF defines as such, currently being 10 or more homes) to be accompanied by a Whole Life-Cycle Carbon Emissions Assessment. This requirement will be added to the Buckinghamshire Validation Checklist for outline and full planning applications applying to proposals in Beaconsfield until such a time that there is a county-wide requirement.



# Net Zero Operational Carbon

## Ten key requirements for new buildings

By 2030 all new buildings must operate at net zero to meet our climate change targets. This means that by 2025 all new buildings will need to be designed to meet these targets. This page sets out the approach to operational carbon that will be necessary to deliver zero carbon buildings. For more information about any of these requirements and how to meet them, please refer to the: UKGBC - Net Zero Carbon Buildings Framework; BBP - Design for Performance initiative; RIBA - 2030 Climate Challenge; GHA - Net Zero Housing Project Map; CIBSE - Climate Action Plan; and, LETI - Climate Emergency Design Guide.

### Low energy use

- 1** Total Energy Use Intensity (EUI) - Energy use measured at the meter should be equal to or less than:
  - 35 kWh/m<sup>2</sup>/yr (GIA) for residential<sup>1</sup>

For non-domestic buildings a minimum DEC B (40) rating should be achieved and/or an EUI equal or less than:

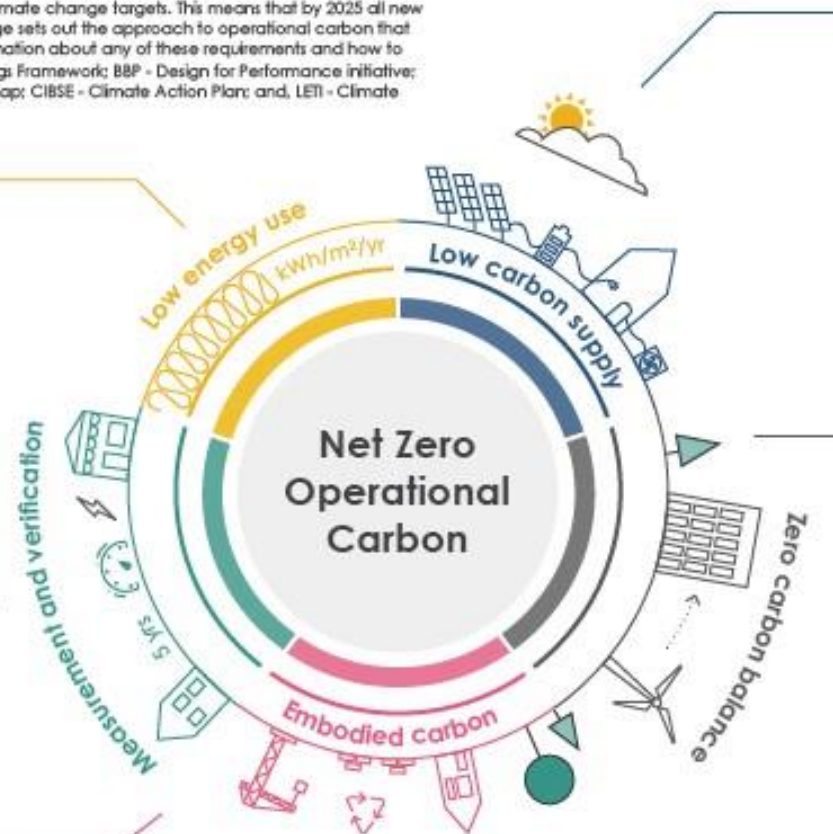
  - 65 kWh/m<sup>2</sup>/yr (GIA) for schools<sup>1</sup>
  - 70 kWh/m<sup>2</sup>/yr (NLA) or 55 kWh/m<sup>2</sup>/yr (GIA) for commercial offices<sup>1,2</sup>
- 2** Building fabric is very important therefore space heating demand should be less than 15 kWh/m<sup>2</sup>/yr for all building types.

### Measurement and verification

- 3** Annual energy use and renewable energy generation on-site must be reported and independently verified in-use each year for the first 5 years. This can be done on an aggregated and anonymised basis for residential buildings.

### Reducing construction impacts

- 4** Embodied carbon should be assessed, reduced and verified post-construction.<sup>3</sup>



### Low carbon energy supply

- 5** Heating and hot water should not be generated using fossil fuels.
- 6** The average annual carbon content of the heat supplied (gCO<sub>2</sub>/kWh) should be reported.
- 7** On-site renewable electricity should be maximised.
- 8** Energy demand response and storage measures should be incorporated and the building annual peak energy demand should be reported.

### Zero carbon balance

- 9** A carbon balance calculation (on an annual basis) should be undertaken and it should be demonstrated that the building achieves a net zero carbon balance.
- 10** Any energy use not met by on-site renewables should be met by an investment into additional renewable energy capacity off-site OR a minimum 15 year renewable energy power purchase agreement (PPA). A green tariff is not robust enough and does not provide 'additional' renewables.

#### Notes:

**Note 1 - Energy use intensity (EUI) targets**  
The above targets include all energy use in the building (regulated and unregulated) or measured at the meter and exclude on-site generation. They have been derived from predicted energy use modeling for best practice a review of the best performing buildings in the UK and a preliminary assessment of the renewable energy supply for UK buildings. There are likely to be residual on-site knowledge & expertise in these fields. As heating and hot water is not generated by fossil fuels, this causes an on electric building until other zero carbon fuels exist, (meth) targets are the same as (EUI). Once other zero carbon heating fuels are available this will be adopted.

**Note 2 - Commercial offices**  
With a typical net to gross ratio, 703kWh/m<sup>2</sup> NLA/yr is equivalent to 55kWh/m<sup>2</sup> OIA/yr. Building owners and developers are recommended to target a base building rating of 4 stars using the BREEAM Design for Performance process based on MIBRE.

**Note 3 - Whole life carbon**  
It is recognised that operational emissions represent only one aspect of net zero carbon in new buildings. Reducing whole life carbon is crucial and will be covered in separate guidance.

**Note 4 - Adaptation to climate change**  
Net zero carbon buildings should also be adapted to climate change. It is essential that the risk of overheating is managed and that cooling is minimised.

Developed in collaboration with:



Developed with the support of:



5.39 Clause E requires an Energy Statement to be submitted to cover the following:

- an assessment of the proposal to minimise regulated and unregulated emissions, the embodied emissions and the emissions associated with maintenance, repair and replacement of the new building(s), as well as its dismantling, demolition and eventual material disposal
- a calculation of the energy and carbon emissions covered by the Future Homes Standard and Building Regulations and, separately, the energy demand and carbon emissions from any other part of the development that are not covered by the Future Homes Standard or Building Regulations
- the proposal to reduce carbon emissions beyond the Future Homes Standard and Building Regulations through the energy efficient design of the site, buildings and services
- the proposal to further reduce carbon emissions through the use of zero or low-emission decentralised energy where feasible
- the proposal to further reduce carbon emissions by maximising opportunities to produce and use renewable energy on-site, utilising storage technologies where appropriate
- the proposal for a demand-side response, specifically through installation of smart meters, minimising peak energy demand and promoting short-term energy storage
- an analysis of the expected cost to occupants associated with the proposed energy strategy

5.40 Every new build or redevelopment project in Beaconsfield provides an opportunity to make a difference and a contribution towards meeting our climate change targets for 2050. This new information requirement need not be an unreasonable expectation of even the smallest schemes for new buildings. Land values in the town are very high relative to build costs and ought to be sufficient to ensure the policy requirements to tackle improving energy and carbon performance are viable.

#### **Policy BEACON8: The Beaconsfield Design Code**

**Development proposals will be supported provided they have full regard to the Beaconsfield Design Code as relevant to their location, scale and nature and must comply with the requirements of the Design Code. Where a proposal does not seek to follow the requirements of the Code then the applicant will be obliged to justify why an exception should be made.**

5.41 This policy responds to the Government’s encouragement that neighbourhood plans should set out local design guidance by refining Core Policy 8 ‘Built and Historic Environment’ to provide a compendium of design guidance in the form of a Code that covers all of the town, except the two designated Conservation Areas, which already have adopted design guidance. These are The Old Town Centre and Hampden Hill.

5.42 The Code has brought together in one place a range of guidance published by the former South Bucks District and Buckinghamshire County Councils since 2007 but only some of which has been adopted as supplementary planning guidance for development management purposes. It also aligns well with the wider Chilterns Design Guide. The Code is an integral part of the policy but is extensive in distinguishing the different areas of the town and is therefore published separately to the Neighbourhood Plan. To be clear therefore, as the Code has been prepared and consulted on as part of the Plan, its content carries the full weight of the development plan in decision making and is not subordinate or supplementary guidance carrying lesser weight.

5.43 Applicants will therefore be expected to have acknowledged, understood, and responded positively to the Code as relevant to the location, scale and nature of their proposals. Where a proposal does not seek to follow the requirements of the Code then the applicant will be

obliged to justify why an exception should be made, for example, because a scheme meets the Zero Carbon provisions of Policy BEACON7 requiring a design solution that cannot fully comply with the Design Code.

**Policy BEACON9: Local Heritage Assets & Areas of Special Character**

**A. The Neighbourhood Plan identifies Local Heritage Assets, as listed in Appendix B, by way of their local architectural and historic value. Development proposals that may affect the significance of a Local Heritage Asset must take that significance into account in demonstrating that the scale of any proposed harm to or loss of the heritage asset is justified.**

**B. The Neighbourhood Plan designates the following as Areas of Special Character, as shown on the Policies Map:**

- 1. Gregories to Burkes Road area**
- 2. Penn Road and Ledborough Lane area**
- 3. The Seeleys Estate**

**Development proposals in an Area of Special Character must have special regard to their essential characteristics.**

5.44 The policy serves two purposes. Firstly, its Clause A identifies a number of ('non-designated') heritage assets in the parish that, whilst not statutorily listed, have some local heritage value for the purposes of applying South Bucks Core Policy 8 on the historic environment and §203 and §204 of the NPPF. The owners of the heritage assets properties have already been notified of the proposed inclusion on this list and their responses have been considered in the Consultation Statement.

5.45 The assets have been identified from a number of sources and have been evaluated against the criteria advocated by Historic England in its 2019 guidance note. A description of the value of each asset is provided in the Appendix B list along with the source. Buckinghamshire Council has its own Local Heritage List project, which shares the same aims of this policy. Given both have used the same evaluation criteria, it is expected that the assets identified in this policy will be added to Buckinghamshire list in due course.

5.46 Secondly, its Clause B identifies three Areas of Special Character in the town derived from a review of the former 'Residential Areas of Exceptional Character' designation by South Bucks Local Plan Policy H10 carried out as part of the Design Code. Despite changes through some plot redevelopment and building extensions in the areas in recent years, their essential character has survived and continues to warrant additional planning policy attention. The Design Code of Policy BEACON8 provides the detail guidance for applicants of schemes in these areas.



**Policy BEACON10: Walking & Cycling in the Town**

**A. The layout and means of access and landscape schemes of development proposals should sustain and enhance the functionality of walking & cycling routes. Proposals that will harm the functioning or connectivity of a route will not be supported.**

**B. Proposals for major development should demonstrate how they have, in the following priority order:**  
- sought to minimise the need for use of a car within the town  
- for longer trips, sought to encourage and enable the use of active, public, and shared forms of transport  
- and for trips that must be made by car, sought to encourage, and enable the use of zero emission vehicles.

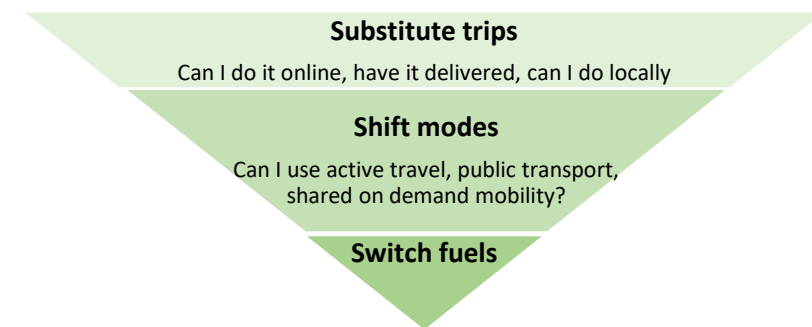
**C. Public realm improvements that provide more pedestrian and cycle friendly environments to connect key amenities in the town will be encouraged and supported including a network of cycle racks in key locations where practicable.**

**D. A network of safe and effective walking and cycling routes in the town connecting key amenities, schools, the railway station, and local green spaces, and into surrounding countryside and neighbouring settlements, will be actively encouraged and supported.**

5.47 This policy embraces the principles of the Sustainable Accessibility and Mobility Framework advocated in the Net Zero Transport report published by the Royal Town Planning Institute in 2021. The Framework adopts a place-based approach to net zero transport by focusing on solutions that create better places and healthier, happier, more resilient communities. It also fits well with the emerging Local Cycling & Walking Infrastructure Plans (LCWIP) at the Buckinghamshire and Beaconsfield levels – locally, a

proposed network is being developed in partnership with Beaconsfield Cycle Paths Action Group (BCP) to encourage more local journeys to be undertaken on foot and by bike. BCP proposed network of cycle paths connects all 7 schools and is supported for implementation, see page 29.

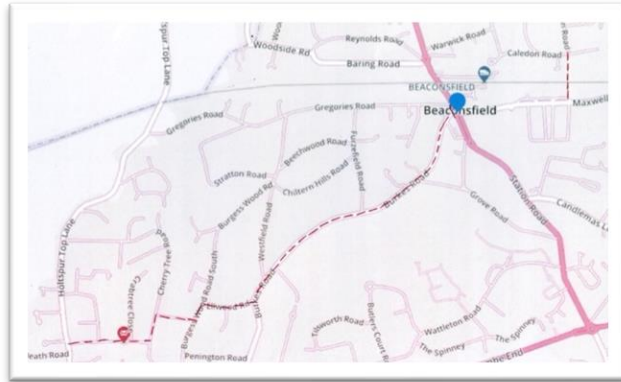
5.48 Together with more EV charging points opportunity in Policy BEACON10 B, these objectives are critical to good planning, linking the imperative to reduce transport emissions with wider objectives related to decarbonisation, housing growth and nature recovery. This hierarchical approach (shown below) calls for measures that first focus on the role of place in reducing trips, before considering how to increase the proportion of the remaining trips that are taken by active, public, and shared forms of transport. By improving walking and cycling infrastructure and access to and from the railway this supports a cultural shift to leaving the car at home and choosing instead to walk or cycle into areas. This promotes vibrancy, encouraging to Buy Local and reduces traffic which all benefits the town.



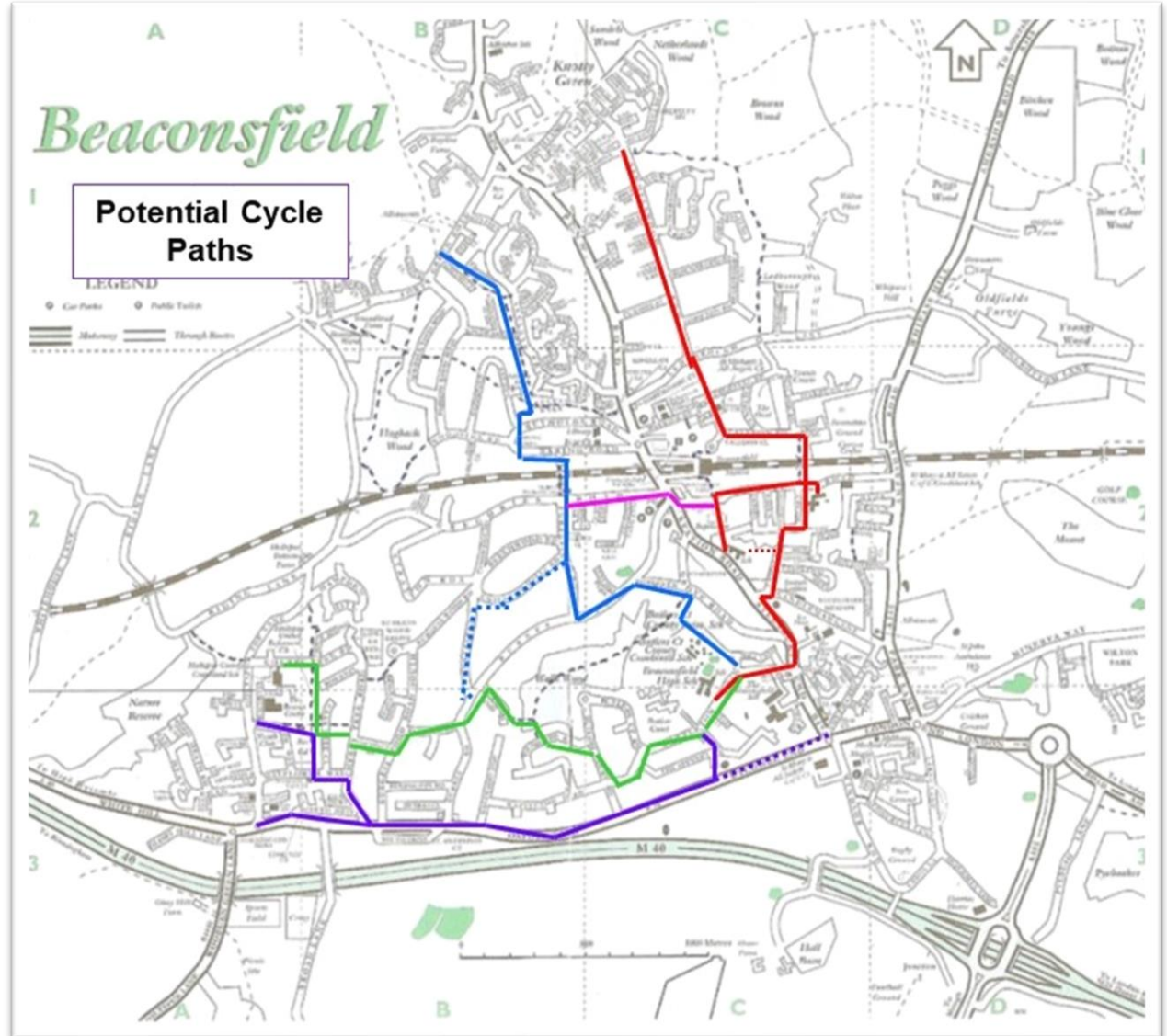
5.49 The town has a network of walking and cycling routes, and many extend beyond its boundaries to connect it with the countryside and its neighbouring settlements. It is known for example that the emerging Penn Parish Neighbourhood Plan (including Knotty Green and Forty Green) intends to map the same network in its policy proposals. The aim of both is to raise awareness of the routes to encourage safe and convenient use, and to identify future opportunities to improve their connectivity, in line with South Bucks Core Policy 7 'Accessibility and Transport'.



Existing and potential cycle paths in Beaconsfield



Existing cycle paths in Beaconsfield



BCP Potential Cycle Paths map with different colour routes

### **Policy BEACON11: Smaller Housing**

**On housing schemes comprising five or more net dwellings within the town, provision should be made for approximately half as small homes of one or two bedrooms where this can be achieved without detriment to the amenities of neighbouring properties and to the character of the surrounding area as defined by the Design Code of Policy BEACON8.**

5.50 The aim of this policy is to diversify the local housing stock to help satisfy the increased demand for smaller, lower cost dwellings and generally to improve choice. The town is distinct in the former South Bucks area with its housing stock consisting predominantly of three or four bedroomed properties and is amongst the most expensive to buy in the country. Approved infill schemes over the last few years have almost all comprised dwellings well above this average size. Although the 2019 housing needs assessment of the withdrawn Local Plan indicated that more 3 and 4 bedroom homes were needed across South Bucks, such an approach would only serve to skew the town's housing stock even further. This is evidenced in the Local Insight report for Beaconsfield 2018, which shows households in Beaconsfield by Council tax band for Band F and above houses i.e. 3-4 bedroom = 55.6% of all dwellings, compared with only 15.4% for South Bucks and therefore demonstrates the currently skewed housing mix. The average size of private households in the town (i.e. the number of people occupying a dwelling) is lower than in most other parts of Buckinghamshire and is likely to continue to fall. Similarly, the number of elderly households is projected to increase considerably over the same period.

5.51 The provision of a stock of small housing units would give the elderly an opportunity (if they wish) to vacate their larger dwellings, yet remain resident in the town and provide an opportunity for younger and/or key worker, one and two person households to find suitable accommodation in

the area. This is key for the continuing development of vibrancy in our communities and overall sustainability of the town. Better utilisation of the existing housing stock is unlikely to occur unless smaller units are available either by the construction of small new dwellings or by the conversion of existing properties.

5.52 In addition, a greater number of smaller units can be delivered on a given site than larger units. The provision of a higher proportion of small dwellings (i.e. greater than 50% of the total of schemes of five or more dwellings) will ensure an efficient use of scarce land in the town.

5.53 Any net new dwellings within the 5.6km zone of influence will require mitigation to prevent adverse impacts upon Burnham Beeches.



Old Town Beaconsfield

## 6. IMPLEMENTATION

6.1 The Neighbourhood Plan policies will be implemented through the determination of planning applications for development in the Parish by the local planning authority.

### Development Management

6.2 The Planning Authority will use a combination of the Local Plan and Neighbourhood Plan policies to inform and determine its planning application decisions. The Town Council is a statutory consultee on planning applications made in parish of Beaconsfield and it will be made aware of any future planning applications or alterations to those applications by the planning authority. It will seek to ensure that the Neighbourhood Plan policies have been identified and applied correctly by applicants and by the planning authority officers in their decision reports.

### Local Infrastructure Improvements

6.3 Where opportunities arise through Section 106 agreements (or through the Community Infrastructure Levy) to secure financial contributions to invest in improving local infrastructure, the Town Council propose that the priorities for investment of future Community Infrastructure Levy, and/or S106 contributions received by the local planning authority are for improvements of the public realm and community infrastructure.

### Other Non-Planning Matters

6.4 During the process of preparing the Neighbourhood Plan, there have been many ideas for improving or addressing current problems in the town that lie outside the scope of the land use planning system to control. The Town Council has noted these issues and will take them forward through its

day-to-day business and in partnership with the local community, Buckinghamshire Council and relevant parties.

These include:

- traffic management and improved north-south road connectivity, to reduce town congestion
- improvement of A355/Ledborough/Longbottom junction to reduce through traffic to the new and old town
- public car parking enhancements
- improvements to public realm across the town and a Community Hub for the New Town
- transport improvements for non-car users, including cycling and walking paths, and pedestrian and community friendly zones
- improvements to greening the urban environment and street scene through tree planting, and bulb planting on public and private land including roadside verges

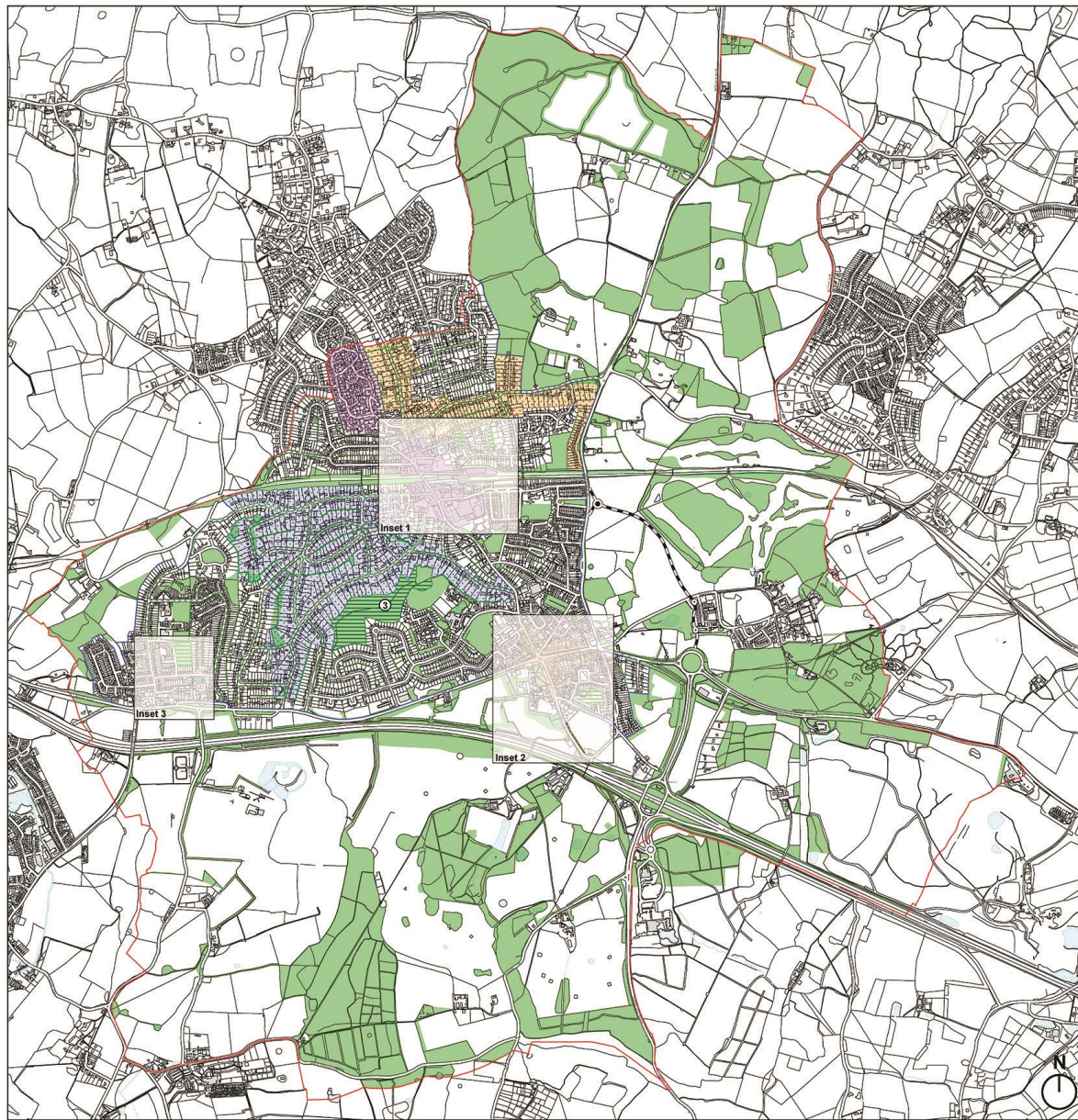
### Monitoring and Reviewing the Plan

6.5 The Town Council will endeavour to monitor the effectiveness of the Neighbourhood Plan in informing decisions on planning applications and in informing the emerging Buckinghamshire Local Plan, which is expected to be adopted in the next two years. The Town Council will undertake a first review of the Neighbourhood Plan once the Local Plan has been adopted and this will include a review of Local Green Spaces and respond to any policy prompts as necessary. Otherwise, in line with best practice, it will look to review the plan on a five yearly cycle so that its contents remain valid and up to date.





# POLICIES MAP & INSETS



**Beaconsfield Neighbourhood Plan  
Policies Map  
March 2023**

- Key**
- Parish Boundary
  - BEACON1 Town Boundary
  - BEACON2 New Town
  - BEACON2 Town Hall Land
  - BEACON3 Old Town
  - BEACON3 Public Car Park Land
  - BEACON4 Holtspur
  - BEACON5 Green Infrastructure
  - BEACON5 Significant Street Trees
  - BEACON6 Local Green Spaces
  - 3. Walk Wood
- BEACON7 Areas of Special Character**
- Seeleys Estate
  - Gregories to Burkes Road
  - Penn Road & Ledborough Lane
- Beaconsfield Eastern Relief Road

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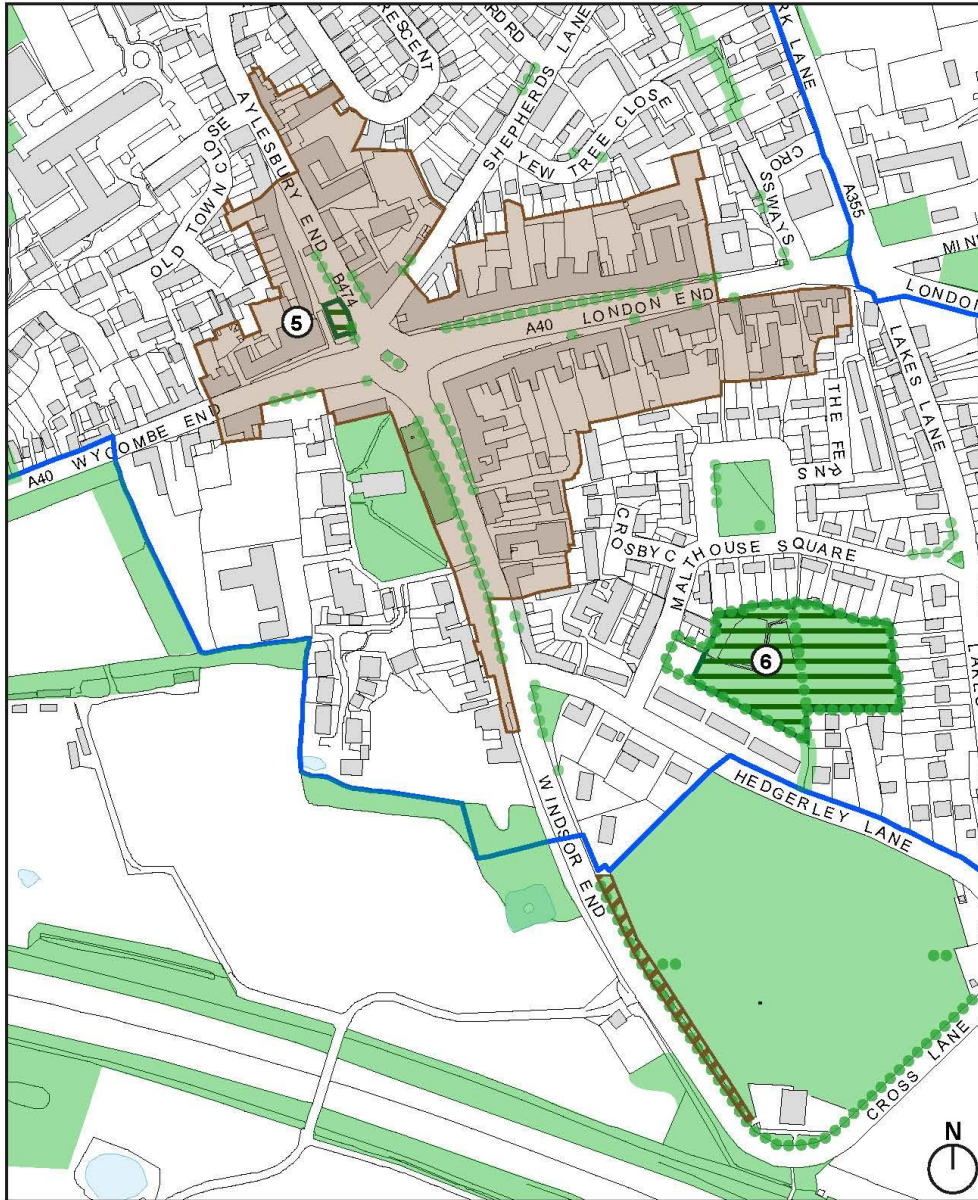


Beaconsfield Neighbourhood Plan  
Policies Map Inset 1  
March 2023

- Key
- BEACON2 New Town
  - BEACON2 Town Hall Land
  - BEACON5 Green Infrastructure
  - BEACON5 Significant Street Trees
  - BEACON6 Local Green Spaces
  - 1. St. Michael's Green
  - 2. The Oval
  - BEACON7 Areas of Special Character
  - Gregories to Burkes Road
  - Penn Road & Ledborough Lane

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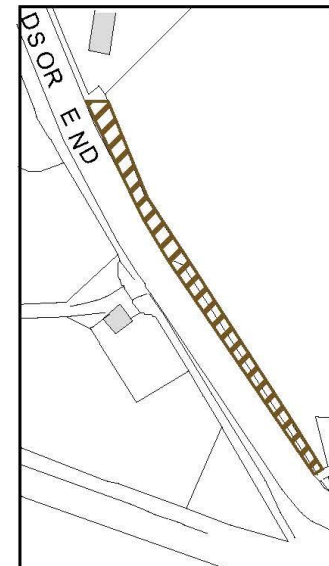


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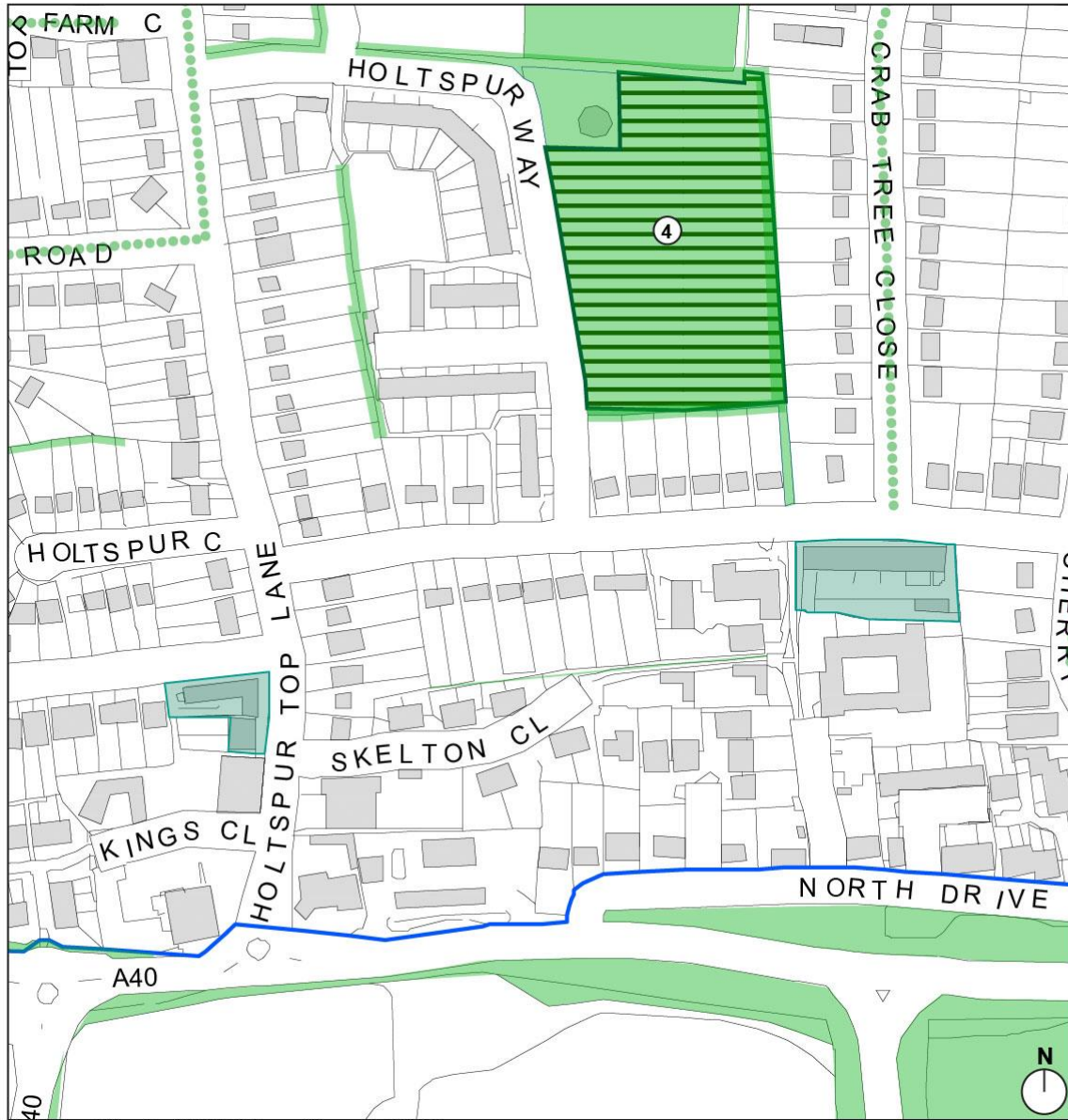
**Beaconsfield Neighbourhood Plan  
Policies Map  
Inset 2  
March 2023**

**Key**

- BEACON1 Town Boundary
- BEACON3 Old Town
- BEACON3 Potential car parking opportunity
- BEACON5 Green Infrastructure
- BEACON5 Significant Street Trees
- BEACON6 Local Green Spaces
- 5. Market Square Garden
- 6. Malthouse Square Recreation Ground



Potential car parking opportunity



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**Beaconsfield Neighbourhood Plan  
Pre-Submission Policies Map  
Inset 3  
July 2022**

**Key**

- BEACON1 Town Boundary
- BEACON4 Holtspur
- BEACON5 Green Infrastructure
- BEACON5 Significant Street Trees
- BEACON6 Local Green Spaces
- 4. Holtspur Recreation Ground**

## APPENDIX A: GREEN INFRASTRUCTURE (POLICY BEACON5) & LOCAL GREEN SPACES (POLICY BEACON6)

A study was undertaken during 2022/23 of all the publicly accessible open spaces in the town to inform this policy, which included audits of each site and analysis of public feedback. A clear and consistent methodology was used to assess the sites. A qualitative analysis tool was used to identify candidates for Local Green Space designation as part of this policy.

A total of 32 green spaces were identified throughout the town. Many of these spaces have existing designations such as Village Green status, Common land, and/or are located within the Green Belt.

Account was taken of other specific designations affecting the spaces including the natural environment, and historic areas. Ancient woodlands and veteran trees are afforded increased protection through the National Planning Policy Framework (NPPF). Sports pitches and playing fields have no formal designation but are addressed in the national policy at Paragraph 99 of the NPPF.

We are advised that land already within the Green Belt does not require designation as it has the same policy status. However, it does not recognise the landscape quality or community value of land. Within the Green Belt a number of green spaces have been identified that need to be maintained and improved as they have strong community and amenity value, and therefore they are also included in this open spaces study, namely Beaconsfield Cricket Club, Wilton Park Parkland and pond, Wilton Park football pitches, Oak lodge Meadow rugby pitches, Wooburn Green Lane football pitches, ancient and key woodland, and priority habitats, Holtspur Bank Nature Reserve, Holtspur Bank Butterfly Reserve and Ivins Road Allotments.

In determining those spaces in the town which are suitable for inclusion on a Local Green Spaces list, consideration has been given to Paragraph 102 of the National Planning Policy Framework (NPPF) Guidelines which states:

***“The Local Green Space designation should only be used where the green space is:***

***(a) in reasonably close proximity to the community it serves.***

***(b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and,***

***(c) local in character and is not an extensive tract of land”.***

The above criteria (a), (b) and (c) were considered when engaging with the local community. Each of the spaces identified met criteria (a) and (c). For criteria (b) it was important to establish the reasons why certain spaces were special to the local community and locally significant. The following criteria were deemed important as set out in the table below.



Market Square Garden



Walk Wood

<b>Accessibility</b>	This relates to the visual attractiveness and aesthetic value of the space, and its contribution to the streetscape, landscape, character or setting of the town. It also relates to how it contributes to local character, by defining a sense of place, or by helping to define the physical form of the town.
<b>Historical Significance</b>	This relates to the historic importance the space holds for the town. This could be because it contributes to the setting of a heritage asset or some other locally valued landmark. It may also hold cultural associations which are of particular significance.
<b>Recreational Value</b>	This is the local significance for recreation and importance to the town for a particular recreation activity or range of activities. These could be formal or informal activities.
<b>Tranquillity</b>	This is how well the space serves as a quiet place to sit and relax, offering a place for reflection and peaceful enjoyment.
<b>Biodiversity/ Wildlife</b>	The space is locally significant for wildlife in a way that could be demonstrated such as a home to species or habitats of principal importance, ancient woodland, or locally characteristic plants and animals.
<b>Air Quality</b>	The quality of air for general health and wellbeing is important for a space's overall attractiveness as place to relax or for exercise.

For the analysis, each space was given a score between 1 and 5 as to how well it met each of the criteria. 1 being low and 5 being high. The results were collated and set out in tabular and graphical format set out more fully in Appendix B of the 'Local Green Spaces and Green Infrastructure Study'. This analysis identified 6 key spaces as potential candidates for Local Green Space designation.

The analysis is summarised in the following schedules with information for each space including type, location, a brief description, size, ownership, any existing protections, if they met criteria (a), (b) and (c) of Paragraph 102 of the NPPF, total qualitative score and if they were a candidate for Local Green Space designation.



**BEACONSFIELD NEIGHBOURHOOD PLAN - OPEN SPACES AND GREEN INFRASTRUCTURE STUDY**  
**LIST OF PUBLICLY ACCESSIBLE LOCAL GREEN SPACES AND LOCAL GREEN SPACE DESIGNATION CANDIDATE SITES**

Name	Type	Location	Description	Size (acres)	Ownership	Existing Protection	Test (a) Close to community	Test (b) Community Value	Test (c) Local in character and not extensive	Total Score (Max. 30)	Local Green Space Designation
Town Hall Green (1)	Green space	Station Road in front of Town Hall building.	Grassed area and flowerbeds with benches. Area used to sit and relax by local residents and workers.	tbc	Unitary (BTC mangt)	Common Land	√	√	√	21	
St Michael's Green (2)	Green space	Warwick Road	Grassed area with flowerbeds surrounded by church and residential. Area used to sit and relax for local residents and workers, and visitors to Bekonscot. Picnicking, etc.	tbc	Unitary (BTC mangt)	x	√	√	√	24	<p><i>Accessibility</i> Excellent</p> <p><i>History</i> Church green</p> <p><i>Recreation</i> A place to sit and relax by local residents and workers, and visitors to Bekonscot. Open green space to play for small children</p> <p><i>Tranquillity</i> Quiet place close to the centre of town</p> <p><i>Air Quality</i> Good</p>
Garvin Avenue Toddler Playground (3)	Playground	Garvin Avenue next to St Mary and All Saints CofE Primary School/ Playgroup	Playground for toddlers (< 5 years of age).	tbc	Unitary (Leased to BTC)	x	√	√	√	16	



Name	Type	Location	Description	Size (acres)	Ownership	Existing Protection	Test (a) Close to community	Test (b) Community Value	Test (c) Local in character and not extensive	Total Score (Max. 30)	Local Green Space Designation
The Oval (4)	Sport Green space	Tennis Club, Grenfell Road	Beaconsfield Tennis Club, boules, green space, and mature tree area. Surrounded by residential. Area used for sport, relaxation, and dog walking.	3.2	BTC	x	√	√	√	24	<p><b>Accessibility</b> Very good</p> <p><b>Recreation</b> A place to play tennis. A place for young children to play Walking dogs</p> <p><b>Tranquillity</b> Quiet areas to sit and relax</p> <p><b>Wildlife/Biodiversity</b> Variety of mature trees and scrub</p> <p><b>Air Quality</b> Good</p>
Seeley's Walk (5)	Green pathway	Path from Penn Road to Woodside Avenue, and spurs north and north west	Green pathway with grass and trees. Important link between Seeleys estate and the New Town shops/station	1.0	BTC	x	√	√	√	19	
Gurney's Piece (6)	Green pathway	Path over railway from Gregories Road to Baring Road	Green pathway with grass and trees. Important link over the railway between Gregories Road to Baring Road.	0.3	BTC	x	√	√	√	16	
Chesterton Green (7)	Green space	Between Maxwell Road and Garvin Avenue	Large open grassed area in centre of New Town surrounded by residential on two sides.	n/k	L & Q	x	√	x	√	12	

Name	Type	Location	Description	Size (acres)	Ownership	Existing Protection	Test (a) Close to community	Test (b) Community Value	Test (c) Local in character and not extensive	Total Score (Max. 30)	Local Green Space Designation
One Tree Meadow (8)	Green space Meadow Woodland	Off eastern end of One Tree Lane	Large open green space/meadow edged with mature and scrub woodland. Surrounded by residential on 3 sides & the railway line. Area used for walking, dog walking, picnicking, fitness etc.	6.5	BTC	Village Green Status	√	√	√	20	
Wheeler's Green (9)	Green space	Corner of Candlemas Lane and Candlemas Mead	Square grassed area surrounded by residential and road on two sides. Used for dog walking and cut through.	0.2	BTC	Village Green Status	√	√	√	14	
Candlemas Pond (10)	Green space Pond	Corner of Candlemas Lane and Station Road	Grassed space with pond with fencing and residential on one side. Pond is a good visual attraction but limited access.	n/a	BTC	Common Land	√	√	√	21	
Candlemas Mead (11)	Green space	Cul de sac at end of Candlemas Mead	Open oval shaped grassed area surrounded by residential.	n/k	L & Q	x	√	√	√	11	
Davenies Strip and Piece (12)	Green pathway Woodland	Station Road close to Davenies School	Strip of green pathway and trees with benches. An important path from Old to New Town.	n/k	Unitary (BTC Mangt)	Common Land	√	√	√	16	

Name	Type	Location	Description	Size (acres)	Ownership	Existing Protection	Test (a) Close to community	Test (b) Community Value (*see analysis)	Test (c) Local in character and not extensive	Total Score (Max. 30)	Local Green Space Designation
Hyde Green (13)	Green space	Off Amersham Road between Maxwell Road and Waller Road	Extensive open grassed area. Open fields to east beyond A355. Surrounded by residential on 3 sides. No clearly defined use other than providing open view for residents.	n/k	L & Q	x	√	x	√	11	
Walk Wood (14)	Woodland Green space	Between Burkes Rd, Walkwood End, Tilsworth Rd, Butlers Court Rd, Grove Rd and Butlers Court Primary School and Beaconsfield High School	Large ancient woodland. Open green area surrounded by meadow. Area used for walking, picnicking, and tranquillity.	24.1	BTC	x	√	√	√	29	<p><b>Accessibility</b> Very good</p> <p><b>Recreation</b> Woodland for walking, dog walking Green space for fitness A place to relax and children to play.</p> <p><b>Tranquillity</b> Quiet place close to town centre</p> <p><b>Biodiversity/ Wildlife</b> Rich ancient woodland environment</p> <p><b>Air Quality</b> Good</p>
Geary's Piece and Meadow (15)	Woodland Green space	Between A40 Wycombe End and The Spinney	Deciduous woodland habitat. Open grassed area, meadow. Rough, overgrown pathway. Area has no clearly defined use.	2.9	BTC	x	√	x	√	11	

Name	Type	Location	Description	Size (acres)	Ownership	Existing Protection	Test (a) Close to community	Test (b) Community Value	Test (c) Local in character and not extensive	Total Score (Max. 30)	Local Green Space Designation
Spinney/Wattleton Road (16)	Woodland	Junction of The Spinney/Wattleton Road	Small woodland area surrounded by residential. Used for dog walking, leisure.	0.5	BTC	x	√	√	√	17	
War Memorial and Garden (17)	Green space	Windsor End	War Memorial with small, grassed area & flower beds. A further large grassed area - place to sit and relax, and for reflection.	n/k	Hall Barn	Common Land	√	√	√	20	
Market Square Garden (18)	Green space	Aylesbury End	Green area and flowerbeds with mature trees. Area used to sit and relax.	0.8	BTC	x	√	√	√	20	<b>Historic</b> Old established garden in Old Town <b>Accessibility</b> Excellent <b>Recreation</b> Place to sit and relax.
Malthouse Square (19)	Green space	Malthouse Square	Square open grassed area surrounded by residential.	n/k	L & Q	x	√	√	√	13	
Malthouse Square Playground (20)	Playground Green space	Between Malthouse Square, Hedgerley Lane and Lakes Lane	Large, grassed area with playground and fitness equipment. Surrounded by residential. Area used for recreation, fitness and to relax.	2.8	BTC	x	√	√	√	24	<b>Accessibility</b> Excellent <b>Recreation</b> Place for young children to play. Fitness equipment Quiet place to sit and relax. <b>Tranquillity</b> Quiet place close to Old Town <b>Biodiversity/ Wildlife</b> Surrounded by woodland and hedgerows. <b>Air Quality</b> Good

Name	Type	Location	Description	Size (acres)	Ownership	Existing Protection	Test (a) Close to community	Test (b) Community Value	Test (c) Local in character and not extensive	Total Score (Max. 30)	Local Green Space Designation
Oak Lodge Meadow (21)	Sport	Between Windsor End, Cross Lane and Hedgerley Lane	Large, grassed area set out with rugby pitches and pavilion. Area used for sport.	11.7	BTC	Green Belt	√	√	√	18	
Holtspur Recreation Ground (22)	Playground Green space	Between Holtspur Way, Mayflower Way, Crab Tree Close and Beacon Close	Large open grassed space with trees, a playground and fitness equipment. Area used for recreation, fitness, and to relax.	3.6	BTC	x	√	√	√	21	<p><b>Recreation</b> Place for young children to play Fitness equipment Quiet place to sit and relax.</p> <p><b>Tranquillity</b> Quiet place to relax</p> <p><b>Wildlife</b> Surrounded by wooded area and hedgerows</p> <p><b>Air Quality</b> Good</p>
Cherry Tree Road (23)	Green space	North Cherry Tree Road	Small triangular piece of green grassed area with low evergreen hedgerows bisected by residents parking at its centre.	tbc	L & Q	x	√	√	√	12	
Hampden Hill (24)	Green space	Hampden Hill off north part of Holtspur Top Lane	Large circular shaped open space. Grassed area with a few benches and trees surrounded by residential property. Area used for dog walking and to relax. It was designated a Conservation Area on 28 October 2005 and a Village Green in 2011.	2.6	BTC	Conservation Area  Village Green Status	√	√	√	23	



Name	Type	Location	Description	Size (acres)	Ownership	Existing Protection	Test (a) Close to community	Test (b) Community Value (*see analysis)	Test (c) Local in character and not extensive	Total Score (Max. 30)	Local Green Space Designation
Holtspur Bank Nature Reserve (25)	Nature reserve Woodland	West off Holtspur Top Lane	Nature reserve on sloping site with extensive woodland areas. Area used for walking, nature watching, dog walking and to relax.	26.5	BTC	Green Belt	√	√	√	28	
Holtspur Bank Butterfly Reserve (26)	Nature reserve	West off Holtspur Top Lane	Butterfly reserve adjacent to nature reserve. Area used for walking, nature watching, dog walking and to relax.	tbc	BTC	Green Belt Conservation Area	√	√	√	28	
Ivins Road Allotments (27)	Allotments	Ivins Road off southern section of Holtspur Top Lane	Rectangular shaped allotment area with grassy paths. Surrounded by residential and Holtspur Bank Nature Reserve to the north.	1.8	BTC	Green Belt	√	√	√	21	
Woburn Green Lane Sports Field (28)	Sport	Woburn Green Lane, south of M40	Large open area with 3.75 football pitches and changing rooms. An area used for sport.	9.5	BTC	Green Belt	√	√	√	10	
Beaconsfield Cricket Club (29)	Sport	London Road, Old Town	Cricket ground (3 pitches), clubhouse and outbuilding. Open grassed area.	n/k	Beaconsfield Cricket Club	Green Belt	√	√	√	20	
Wilton Park Football Pitches (30)	Sport	Wilton Park	Football pitches. Part of Wilton Park development area.	n/k	Inland Homes	Green Belt	√	√	√	18	

Name	Type	Location	Description	Size (acres)	Ownership	Existing Protection	Test (a) Close to community	Test (b) Community Value	Test (c) Local in character and not extensive	Total Score (Max. 30)	Local Green Space Designation
Wilton Park Parkland (31)	Green space	Wilton Park	Parkland green open space. Part of Wilton Park development area. Recreational use.	n/k	Inland Homes	Green Belt	√	√	√	18	
Ancient and key woodland and priority habitats (32)	Green space Woodland	Minerva Way, Wilton Park, Bowl Barrow Way	Woodland and green habitats. Some form parts of Wilton Park development area. Walking	n/k	Inland Homes Portman Estates Burtley Estate	Green Belt	√	√	√	20	

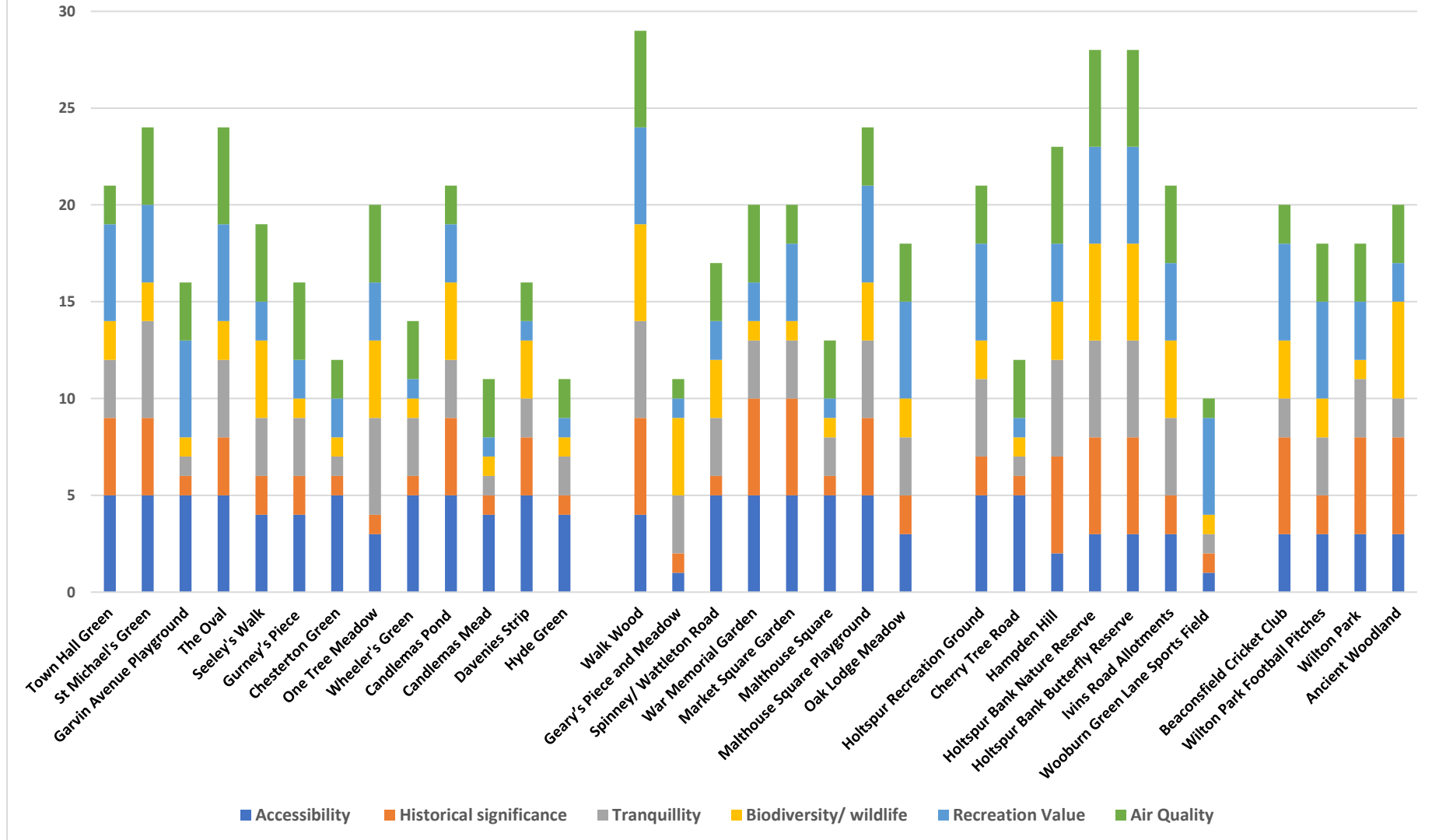
**Notes:**

- *BTC - Beaconsfield Town Council*
- *Unitary – Buckinghamshire Council*
- *L & Q – London and Quadrant Housing Association*
- *n/a - not applicable*
- *n/k – not known*
- *tbc – to be confirmed*
- *Land which is Common Land or has Town or Village Green Status has been confirmed by Beaconsfield Town Council from Council registers.*
- *Excluded land: Church, Cemetery, Car Parks, private woodland outside town, Schools green spaces*



Rare species found at Holtspur Bank nature reserve include Chalkhill Blue Butterfly, Small Copper Butterfly and Purple Pyramidal orchids

### Beaconsfield Neighbourhood Plan - 2023 Publicly Accessible Local Green Spaces - Qualitative Analysis



## APPENDIX B: LOCAL HERITAGE ASSETS LIST (POLICY BEACON8)

The following buildings and structures are not on the Statutory List of Buildings ('listed buildings') but have been identified as having local heritage value in relation to the provisions of Policy BEACON8.

Below is the final list with a description of each building and structure in a Local Heritage Asset Study at the time of submission. The assets have been identified using a variety of sources noted in the schedule and using the criteria established by Historic England for this purpose (and that are also being used by the Buckinghamshire Local Heritage Asset project).

### Source

- \* = *Beaconsfield Old Town Conservation Area Appraisal (see appendix for schedule and map)*
- \*\* = *Beaconsfield Hampden Hill Conservation Area Appraisal*
- \*\*\* = *Buckinghamshire Historic Environment Record*
- \*\*\*\* = *Chiltern & South Bucks Townscape Character Study*
- \*\*\*\*\* = *The Buildings of England: Buckinghamshire (Pevsner & Williamson, 1994)*

*A = Architectural and artistic interest*

*G = Group Value*


*H = Historic/Social Interest*

*L = Landmark Status*



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Kind thanks to **Beaconsfield & District Historic Society** for allowing us the use of their photos.

Ref no.	Location	Asset Type	Special Local Interest
1	Nos 17, 35/37, 43-47 and 87 Aylesbury End	A/G *	 <p data-bbox="703 635 1503 663">A set of buildings of group value with those listed in Aylesbury End.</p> <p data-bbox="703 707 2096 914">No. 17 is a modern reconstruction of a cottage, probably early 17<sup>th</sup> End century, demolished in 1977, which had formerly been the site of Old Elm Tree Inn. Very plain, 2 storeys with single storey addition at the front and a catslide roof over right-hand bay. Old red and grey brick with plain clay tile roof. Nos. 35/37 were formerly the Star P.H. Painted brick and pebbledash with half-timbered gables in "Brewer's Tudor" style. Between them is a distinctive stepped pediment where the pub's name was displayed - this has an art deco look. Regarded as significant for its historical associations and contribution to the street scene.</p> <p data-bbox="703 959 2096 1134">No. 43 is two storey - hipped plain clay tiled roof - red and grey brick in Flemish bond. An early 19th century postcard (side) shows a plain gable-ended building here. Rather picturesque small building which could be enhanced by the removal of the overlarge shop front. Nos. 45/47 are a pair of red brick two storey, probably 19th century, cottages with bay windows to ground floor in centre with continuous pitched roof over and front doors either side with steps up. Extra door on left, presumably to a covered passage. Plain clay tiled roof.</p> <p data-bbox="703 1177 2096 1382">No. 87 (Burkes Corner) is a large house perhaps originally 3, with hipped slate roof and built of orange/red brick (repointed with rather too much mortar). Ground floor has 3 canted bay windows under hipped slated roofs. Front door is off-centre with a classical door case and bracketed hood with slightly pitched roof covered in lead. All windows are sash with glazing bars. House appears restored with modern extension in sympathetic style to the south. However, the wide garage door gives too strong a horizontal emphasis. Attached to the north is the flat roofed Burkes Cottage. Important and sensitive position at entrance to the conservation area.</p>



2	Meadow Cottages, off Aylesbury End	A/G *	Row of one and a half storey houses. In east gable end is a lozenge shaped date stone "B 1912. In red/brown brick the 10 gables are a notable feature. The houses have the appearance of estate cottages, or even alms houses. Each has a small front garden behind a white picket fence.
3	Hedgerley End House, Hedgerley Lane	A *	Large two-storey house with attic; hipped machine plain clay tiled roof in chequer pattern, with large, bracketed eaves. Early C20 in an Arts & Crafts style. Tower to left front with tall multi-paned window similar in style to those at The White Horse restaurant & Pub in London End and 2 Lakes Lane. Pebble dashed painted white. Hipped dormer. Modern rooflights mar the interesting roofscape.
4	Nos 2,4-10,16-22, 24-30, 32-42, 44-52, 54, 1-9, 11-13 and Parkside Lakes Lane	A/G *	<p>The Old Town has a very high proportion of listed buildings in its historic core. This forms the principal character zone in the conservation area. Other character zones are formed by the 19th century development of workers accommodation in Lakes Lane.</p> <p>No.2 (Cape Cottage) is at the northern end of a two-storey row of workers' cottage, the name links this cottage to neighbouring Cape House but any connection has not been researched. It has been "gentrified" with a lead covered door hood in Georgian style and the brick has been painted white. The oriel window on the northern elevation looks c.1900. This and the painted pebbledash on this wall echoes the Arts and Crafts style of Cape House. Nos. 4-10 are the remainder of that row of red and grey brick. Slate roof. Some Yorkshire sashes. Door to 10 in south flank wall. 10 has attic window and uPVC windows. Chimney stacks on front roofs.</p> <p>Nos. 16-22 (evens) is a row of workers' cottages. Machine clay tile roof. No. 16 has a set-back extension with rough sawn timber cladding. All have sloping door hoods. Relieving arches in buff brick. Tiny front gardens behind picket fences in Hall Barn estate style. All have sash windows with 4 panes, but No.16 has uncharacteristic diamond leaded lights. Two stacks on ridge. Nos. 24-30 (even) have a date stone "Jubilee Cottages 1887". Row with slate roof. All have sloping door hoods with slate roofs. Red and grey brick with relieving arches in red brick. Front gardens have red brick walls. Two stacks on ridge. Sash windows with 4 panes.</p> <p>Nos. 32-42 (evens) is a row where the brick has been painted cream. Hipped roof with machine clay tiles. Sloping door hoods with clay tile roofs. All sash windows with 4 panes. Gardens have untreated picket fences. Three stacks each with 6 chimney pots. Nos.44-52 (evens) have a date stone "Cornish Villas 1902". Hipped machine clay tile roof and red and grey brick. Ground floor windows are bays under a continuous sloping roof covered with clay tiles. Sash windows in bays have glazing bars to top half. First floor sash windows have 4 panes. Three chimney stacks.</p> <p>No. 54 (The Old Manse) is a large house in comparison with the artisans' cottages in Lakes Lane. The former manse,</p>

	Nos 2,4-10,16-22, 24-30, 32-42, 44-52, 54, 1-9, 11-13 and Parkside Lakes Lane		<p>which was probably used as a school in the C19. Modern materials such as UPVC window frames have detracted from its character, but it remains important for its historic associations. Nos. 1-9 (odds) may be the row shown on the 1846 Tithe Map. Row appears "bookended" by 1 and 9 which have been painted white. The rest are of red and grey brick. Hipped old clay tile roof. Relieving arches to ground floor windows and dentils at eaves. UPVC windows detract from historic character. Nos. 11/13 is a pair of cottages with old clay tile hipped roof. Central stack. No front doors - access from side. Each has two sashes to ground and first floor. Very attractive red/orange brick.</p> <p>Parkside is a mid-late C19 two-storey house, red brick with hipped roof. Sash windows and central door with pedimented porch. On site of alms houses in 1846 Tithe Map. Its red brick boundary wall is important in the streetscape of Lakes Lane. Wall to A40 frontage obscures ground floor from view but does allow sight of visually intrusive rooflight on front of roof.</p>
5	Nos 29,31,43/45, 38, 72, 84, 90 and Wilton House, London End	A/G *	<p>A set of buildings that have group value with those listed in London End as well as some intrinsic architectural and historic interest in their own right.</p> <div data-bbox="936 699 1861 1283" data-label="Image"> <p><i>Photo by</i> Arthur A. White, Beaconsfield LONDON END, BEACONSFIELD (LOOKING EAST) <i>To face page</i></p> </div>

	Nos 29,31,43/45, 38, 72, 84, 90 and Wilton House, London End		<p>Nos. 29/31 have a date stone "Victoria 1887 Cottages". Pair of two-storey cottages with full height canted bays under slate roof. Central chimney stack. Grey and red brick with red brick dressings. Doors at either end. String course with egg and dart moulding and painted white. 29 has modern door in sympathetic Victorian style. Stone doorstep with metal scraper also in character. No. 38 is one of a pair with no 40. White painted brick with slate roof. Two storey. Two sash windows to first floor with glazing bars. Plain shop front with shop door to right of window. Another old wooden door to far right. No 40 not included because of its overlarge shop front which is out of scale with the building.</p> <p>Nos. 43/45 important for historic interest. On site of the Chequers Public House which became the workhouse. That use ceased when the Union Workhouse was built in Amersham. Present building erected early C20 (how much of the former building remained is not known) and was used as a convalescent home for sick children. Carriage entrance between 43 and 45 has Denner Hill setts in front as part of pavement. No. 72 is c1900. Arts and style house which is on the (private) track which led to the (demolished) mill. This can be seen from the street thanks to the set-back of the White Horse Public House and the track making a gap in the street frontage.</p> <p>No. 84 (The Old Mill House). House probably early C19. The windmill built in 1811 stood behind the house. Two storey red brick house under hipped old clay tile roof. Central door in Georgian style doorcase. Tall, blocked opening in centre of first floor (like a warehouse door, presumably in connection with mill). Four sash windows, each with four panes. No. 90 (Cape House) is a landmark building on the A40 at entrance to the conservation area and close to the roundabout in front of Wilton Park Lodge. Large early C20 house in Arts and Crafts style now subdivided. The first floor veranda is particularly noticeable. Gables, black and white half timbering, clay tiled roof with finials, hanging tile elevations are typical features of the style.</p>
6	Nos 2-30 and 35-52 Malthouse Square	A/G *	<p>Around 1920 a carefully planned early local authority housing scheme influenced by the ideas of the garden suburb was developed behind London End. Whilst two pairs of cottages face Lakes Lane, most of the houses were arranged in a regular fashion around a large, rectangular grassed area, so creating the impression of a village with houses assembled around a green. The spaciousness of the development is another "garden suburb" characteristic with all the houses having gardens front and back and generous spacing between the pairs of cottages or terraces. With the exception of the loss of two pairs of cottages (numbers 31-34) with a new development forming Crosby Close, and the later addition of two pairs of bungalows (16a/17a and 22a/23a), the original estate layout remains unchanged.</p>

Nos 2-30 and 35-52  
Malthouse Square



There were 52 houses of six different types in the original layout: Type 1 (numbers 9-12, 13-16, 23- 26, 27-30 and 45-48); Type 2 (numbers 19-20, 43-44 and 49-50); Type 3 (numbers 5-6 and 39-40); Type 4 (numbers 3-4, 7-8, 17-18 and 21-22); Type 5 (numbers 37-38 and 41-42); and Type 6 (L shaped pairs numbers 1-2, 35-36 and 51-52).



Type 1




Type 2






Type 3


	Nos 2-30 and 35-52 Malthouse Square		 <p style="text-align: center;">Type 4                      Type 5                      Type 6</p>
7	Nos 2, 9, 11, 13, 15/17, 21, 25 and 27 Park Lane	A/G *	<p>A group of early 20<sup>th</sup> Century buildings in a prominent location on a main road on the edge of the town. Group value and some individual local architectural value.</p> <p>No.2 (The Old Dairy) adds character to Park Lane and can be glimpsed between the tall neatly clipped hedges in the front garden. Black and white half-timbering and hipped clay tile roofs. Single storey. No. 9 (Bull Farm Cottage) designed by the important architect, P. Morley Horder (west side) Cottage (1870-1944) who was articulated in the offices of George Devey. He designed numerous country houses. He often used roughcast, as in this house, and a photograph in the National Monuments Record is inscribed "showing what can be done on a 25 foot strip of land". Two gables face the road. The semi-circular arrangement at the front of the house shown in the old photograph has been altered so that the carefully planned layout of gates to garage, front door and side entrance set in the boundary wall has been lost.</p> <p>No.11 is of Arts and Crafts style characteristics such as black and white half-timbering to gable, hanging tiles, tall chimneys to side wall, and balcony. Red brick to ground floor and painted roughcast to upper floor. Roof is a clay profiled tile. Roof finials and ridge crests. No. 13 (April Cottage) is a reconstruction of a vernacular timber framed cottage. Rather out of character with its C20 neighbours but nonetheless is picturesque and makes a positive contribution. Two buildings in L-shape. Old red brick, timbers and clay tiles have been used. Nos. 15/17 is a pair of semi-detached houses in Arts and Crafts style. (West side) Two central doors with recessed porches. Half-timbered full height bays. Red brick with painted pebbledash to first floor. Ridge crests and roof finials. Two gabled dormers in clay tiled roof. Dentils at first floor level. Elaborate chimney stacks (two).</p> <p>No.21 (The Cottage) is a picturesque one storey detached house with attic. Weatherboard at apex of gables. Very tall chimney stacks and massive clay tiled roofs. Painted pebbledash with yellow/brown stock brick base, which is</p>




	Nos 2, 9, 11, 13, 15/17, 21, 25 and 27 Park Lane		unusual for Beaconsfield. No. 25 is of two storeys plus attic. Half-timbered gables at front and side. Veranda to left front at first floor level. Tile hung elevation with red brick base. Gabled dormer. Roof finials. Clay tiled roof. Two tall chimney stacks. No.27 is a plainer red brick two storey house with central door between two full height canted bays with half-timbered gabled. Clay tile roof with chimney stack either end. Plain sash windows. Probably c1900.
8	Milestone, White Hill (A40)	H ***	<p>Eighteenth or nineteenth century milestone on A40 at White Hill along southern footway Streetview Link: <a href="http://bit.ly/3hvEqoy">http://bit.ly/3hvEqoy</a> Part of Stokenchurch to River Colne turnpike road. On south side of road. 42cm wide, 40cm deep, 67cm high. Under trees on wide grass verge. Inscription: left: Oxford 29 Wycombe 4: front: London 25 Uxbridge 10: XXV Miles to LONDON 1744: back: old carving XXVIII Miles to OXFORD. Carved benchmark on lower right face. Shown on 1814 OS Surveyor's draft drawing.</p> 
9	Stables, Shepherds Lane	A *	C19 buildings of red brick with clay tile roofs (now Squash Club). Important for historic associations and rarity value since the grounds of the large houses and inns on the northern side of London End extended to Shepherds Lane where stables and outbuildings were kept. These may have belonged to the Yews.

10	Former Wesleyan Reform Chapel, Shepherds Lane	A/H/L	 <p>A red brick, tall, single storey former chapel building dated 1909. Appearance unaltered and a good example of this type and age of religious building. With gabled Welsh slate roof and decorated ridge tiles and eaves, and lighter brick quoins at each building corner. Two colour brick voussoir over pointed arch windows with building name and date in stone and four dated foundation stones on front elevation. Of social value as one of the churches of the town and of townscape value in sitting front of the building line on Shepherds Lane, so prominent in views south west along the Lane into the Conservation Area and to the listed buildings just beyond.</p>
11	Gatehouse, Roman Catholic Cemetery, Shepherds Lane	A	Picturesque red brick single storey building with and clay tile gabled roof at the entrance to the cemetery.
12	The Old Barn, Orchard Road	H	One of the oldest buildings in this area of at least mid C19 sitting at the entrance to a former orchard. Modern window frames and side extension including garage but historic integrity survives in vernacular form and materials. Painted brick with distinctive chimney breast proud of the front elevation. Low clay tile roof with now three flat roof, half dormers. Sits in front of the building line so prominent in views into Orchard Road.
13	War Memorial, Windsor End	A/H/G *	The war memorial was originally sited further north at mouth of Windsor End but moved in 1936 to make way for traffic roundabout. A lanterne de morts -architect J.O. Cheadle of New Square, Lincolns Inn - builders Wooldridge & Simpson of Kidlington, Oxford. Unveiled in 1921 by Field Marshall Lord Grenfell (who lived at Butlers Court).

	War Memorial, Windsor End		
14	Little Hall Barn, Windsor End.	H ***	<p>Formally known as the Brick House, it was leased to Edmund Waller in 1627 and it is likely that he lived here – Hall Barn itself was not built until the 1670s. It was renamed Little Hall Barn by Judith Aislabie who had remarried after the death of Stephen Waller. During the 19<sup>th</sup> century it was let to a succession of tenants including the writer, William Hickey.</p> 
15	Former Police Station, Windsor End	A/H */*****	<p>Built in 1870, the building opposite St Marys and All Saints Church on Windsor End was the first recorded Beaconsfield Police Station. By Buckinghamshire surveyor/architect Carter following standard design approach (see also Newport Pagnell). Red-brick Victorian frontage with its detailing such as relieving arches, pointed arch over the door and dentils at the eaves, contributes to the street scene.</p>

	Former Police Station, Windsor End		<p>It used to have three cells and an inspector's residence. Part of the building was also the original Court House. A constable and one Inspector looked after the then population of 1600 people. Next to the station was a pound for stray cattle. By 1934 there was one inspector, one sergeant (who lived next to the Greyhound pub) and nine constables (one of which supported Seer Green and another Chalfont St Peter). There were also rooms for single men above the cell block behind the Police Station. In the 1940's there were police houses at 17 and 19 Reynolds Road and subsequently 15 and 17 Mayflower Way and in Wattleton Road. All are now private residences.</p> <p>In 1964 a new Court House was opened behind the original building. In 1970 Bucks County Council took over the building, using it initially for the Highways Department and later as the Social Services Home Care Office for South Bucks. The vacated Police Station building was also used by the Court Office Staff who ran the Magistrates Courts for Beaconsfield and Burnham. (The original Court Office had been above a saddler's shop at 11 Windsor End.) In 1993 Magistrates Court closed and cases were heard in High Wycombe.</p> <p>Public demand resulted, in 1982, in the opening of a Police Office within the Town Hall. In 2016 this was manned voluntarily and was home to the Police Community Support Officers who walked the streets of Beaconsfield. The former Police Station is now the Beaconsfield Registry Office registering births, deaths and marriages and often features as Causton Police Station on the TV series '<i>Midsomer Murders</i>'.</p> 
16	16-20 Windsor End	G *	<p>A row of modern cottages built in traditional style in old materials to replace a demolished row. Brick in stretcher bond indicates this rebuild. They make a picturesque contribution to the street scene in character with the demolished historic cottages and neighbouring buildings.</p>

17	Nos 1-4 Grosvenor Villas, off Wycombe End	G *	A row of C19 two storey red brick cottages with slate roof and fretted bargeboards. Two chimney stacks on ridge. Bay windows to ground floor under continuous slated roof. Sash windows to upper floor. Front gardens. On an unmade track behind Grosvenor House and facing west. Group value.
18	Milestone, Wycombe End (A40)	H ***	<p>Probable eighteenth to nineteenth century milestone on A40 Wycombe End. Part of Stokenchurch to River Colne turnpike road. On south side of road. No dimensions recorded. Inscription: left : Oxford 30 <a href="#">Wycombe</a> 3: front : London 24 Uxbridge 9 : right: XXIV Miles to London 1744. Shown on 1814 OS surveyor's draft drawing. Southern footway along A40 (beside a field gate heading west immediately after bus stop) Streetview Link: <a href="http://bit.ly/3hBO4pP">http://bit.ly/3hBO4pP</a></p> 
19	1-30 Hampden Hill	A/G **	<p>Hampden Hill is a rare example of a 1960s speculative housing development of innovative, contemporary and distinctive design which remains largely as the architect intended. Stanley Hinge Hamp (1877-1968) was a significant architect and partner in the firm of Colcutt and Hamp (still practising in Chesham). He designed domestic buildings across Greater London, Middlesex and Buckinghamshire. In 1935 Hamp became Vice President of the Royal Institute of British Architects (RIBA). He worked on many prestigious buildings and is credited with the river frontage of the Savoy Hotel.</p> <p>The houses at Hampden Hill were designed by Stanley's daughter, Mary Christian Hamp. She trained at the Architectural Association, qualifying in 1942, and practised under the name Christian Hamp. She submitted competition designs for a Glass House (1940), for the Festival of Britain (1951), and for the 1960 Ideal Home exhibition. In 1962 she worked on the Russian Shop in Holborn, in which timber was used extensively in doors, fittings and wall claddings. Much of her work was domestic and included alterations to her father's houses but there seems to have been little research into her life and work. Hampden Hill is her principal known creation.</p> <p>The development is homogeneous, designed by a single architect but built in two phases using common materials. It comprises twenty-nine houses, each with three or four bedrooms over two storeys. The development encompasses considerable variety within a small range. There are four different house designs, in order of size, starting with the smallest: Type A: seven examples (numbers 10 to 16) Type B: fifteen examples (numbers 1-4, 17-20, and 24-30) Type C: four examples (numbers 6 to 9) Type D: three examples (numbers 21 to 23). Types A and B have their long elevations below roof slopes and their minor elevations below gables, while Types C and D have the opposite arrangement, with major facades below gables and lesser short elevations below roof slopes.</p>



1-30 Hampden Hill

In all four Types, the main house is a unified block with flat sides. The ancillary spaces, including utility area, garage, porch, and pergola, are common to each but arranged differently. Most are flat-roofed, single-storey projections, although the garage in Type B is integral, and in Type A it has a pitched roof which mirrors that of the main house. The building materials respect the natural setting, especially since the houses are predominantly clad in wood. Walls of yellow stock brick and black-stained weather-boarding contrast with doorways, window frames, and bargeboards of white timber. These contrasts are an important means of articulating the design, with openings outlined in white, and spine walls revealed by external brickwork. Grey concrete tiled roofs blend in with the rural setting.



Type A





Type B




Type C



Type D

20	Garden to Corner Cottage, corner of Stratton Road and Gregories Road	H ***	It featured on the front of the SBDC Council’s publication regarding areas of special character. It was designed in 1921 by Walter Holden for society photographer Richard Neville Speight.
21	Beaconsfield Film Studios, Station Road	H ***	<p>Original purpose-built studio buildings from 1922 – still used as a sound stage by the National Film &amp; Television School (NFTS) that now operates the site. Studios used almost continuously since under different ownerships. Became NFTS in 1982. Additional buildings in 1960s and notably in 2008 with the Oswald Morris Building, which won a RIBA prize.</p> <div style="display: flex; justify-content: space-around;">   </div>
22	Overroads, Grove Road	H *****	G K Chesterton lived here before moving to Top Meadows (Grade II listed) opposite. Overroads was the first house built in Grove Road, which itself was one of the town’s first suburban streets and is laid out on the former Gregories Estate. Built in Arts and Crafts style.

	Overroads, Grove Road		
23	Two Ways Cottage, Off Eghams Wood Road	A *****	Oblong brick building by June Park architect of 1946. An attractive design with features that became popular after 1950. It was built as a lodge to Far Corner behind in Woodside Road.
24	Beaconsfield Station Ticket Office, Off Station Road	L/H ***	Station façade surviving from 1906 with few modern alterations. Single storey of red brick with slate roof and three tall brick chimneys. Three external lamps – part original iron fitting – fits with the historic appearance of a late Victorian railway station.
25	Bekonscot Model Village, Warwick Road	***	<p>Built in the 1920s and visited by Queen Elizabeth in 1954. Train and modelling enthusiasts are fortunate that Ronald Callingham wanted to share his interest in model railways with the public by opening his garden to visitors, asking only a donation for entry, otherwise the town would not have this World-Famous Attraction. It was in 1929/30 that Bassett Lowke was commissioned to build the railway where the tennis court once existed and, at which time, the swimming pool was being turned into the ornamental lake. Bassett Lowke provided the track, engines and rolling stock at a cost of £179.</p> <p>The earlier maps and brochures show an ‘Out and Back’ layout. This consisted of a terminus, Maryloo, with six platforms having an overall canopy, leading to a double track to North Bekonscot, which had an island platform, then on to Greenhailey, a model of Beaconsfield Station and Bekonscot, both of which had four lines to allow express trains to overtake local trains. The next station was Hanton where the track became single until Splashyng, then passed over Alexandra Bridge, based on the design of Sydney Harbour Bridge, to cross the lake, followed by a</p>

Bekonscot Model Village, Warwick Road

return loop through Evenlode station. Later Gulley Junction was made between Bekonscot and Hanton into Maryloo to allow trains to take a more direct circular route, both clockwise and anti-clockwise.



Initially the railway had a three-rail system, the third rail for electric pick-up at 20 volts dc. When insulated wheels became available all track was converted to two rails, at a voltage of 28 volts dc, giving a more authentic appearance. Originally there were positions for operators around the site, but now all control is by means of computers, using direct digital control located in a genuine former signal box. The scale of the railway is 1 to 32 and the gauge is 45mm. The buildings and people are to a scale of 1 to 12, but few visitors seem to notice this discrepancy.



At one time all new buildings and changes required planning permission from the council, even when they were being removed for repair or repainting. The process involved submitting plans and much paperwork, but this requirement eventually ended as recently as 2004.






Bekonscot came close to being shut down or relocated in the 1960s. Concern had been raised by local residents about the noise that the crowds created and particularly the amount of traffic and parking problems. Sunday opening was under threat. A petition signed by 2250 people in support of Bekonscot was submitted. The situation reached County Council as well as Beaconsfield UDC level who tried to find an alternative site with locations at Hedgerley Lane and Broad Lane being suggested. The Trust at Bekonscot were not prepared to accept that and threatened to close, but a field at the back of St Theresa's Church was offered as a car park and the matter was resolved.

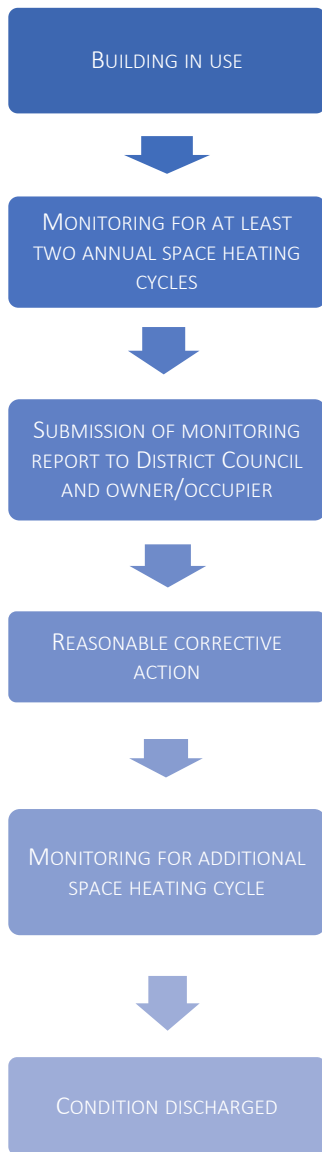


26	St. Teresa Roman Catholic Church, Warwick Road	A/H/L *****	<p>Built in 1926 and one of the first churches in England to be dedicated to St. Therese of Lisieux, who was canonised the year before. Also associated with Gilbert Keith Chesterton - many of the artefacts in the church are associated with him - including a statue of Our Lady - and the tower end of the church with its Martyrs Chapel was completed as a memorial to him. Of neo-Gothic style sitting behind other buildings on Warwick Road and a tall front hedge and trees. Main tall-canopied entrance facing car park on southern elevation. Unusual tower form above main internal space with hipped slate roof of squat appearance but tall enough to be a landmark in some views in this part of the town.</p> 
27	Nat West Bank, Penn Road, Reynolds Road	A/L	<p>This building was built about 1915 and is also a building of character.</p> 

28	Nos 1-6 and Barclays Bank, Station Parade, Penn Road	A/L/G	<p>Station Parade is opposite the road leading to the station. This row of shops and offices was built by CE Gibbings around 1905. The shops have lead decorated windows above the shop front. Built in Arts and Crafts style. Barclays Bank the northern most building in the parade was built in 1907 and is a highlight of the parade. It sits opposite Waitrose and the Nat West Bank.</p> 
29	Nos 1-10 Burkes Parade, Station Road	A/L/G	<p>The Burkes parade further south of the railway bridge has Frosts at one end and Hamptons on the corner. This parade is of historic value and character. Built by James and William Gurney between 1908 and 1911. these elegant three-story shops are an important and attractive parade. Built in Arts and Crafts style. Although not particularly well maintained, they contribute to the character of the New Town.</p> 

30	14 Station Road (was Prezzo)	H/A	<p>The once old cinema in Station Road is a building of character built about 1929 with little change to the façade.</p>  <p><i>Photo courtesy of Clare Bull/Beaconsfield Historical Society</i></p> <p>The Picture House, later known as The Chiltern, situated in Beaconsfield New Town, opened on the 15th September 1927. Land had been acquired for building a cinema earlier in the year and it took six months to build. Designed by Leathart and Granger of London (who were noted architects of many cinemas in the provinces), and built by Wrights of Great Missenden, it was owned by the Cheshire family, who also owned The Playhouse cinema in Gerrards Cross. The first film to be shown was “Mare Nostrum” starring Alice Terry and Antonio Moreno. It was a silent film – The Jazz Singer, the first “talkie” was not released until later that year. Prior to this, Beaconsfield residents were able to see films at Burkes Hall, incidentally, also owned by the Cheshire’s. This Hall was known, eventually, as the Old Silent Picture House and stood at the corner of Burkes and Gregories Road (where Cardain House and Costa is now). How often films were shown there is unknown, but in 1921 a second projector was purchased to facilitate the showing of long films, so filmgoing must have been popular. However, it was decided that a purpose-built cinema was needed in the town and The Picture House fulfilled this requirement.</p> <p>The Picture House could initially seat 500, but this was later reduced to 486. As technology advanced, and screens became larger, in 1955 the capacity was further reduced to 376 which enabled the showing of “Cinemascope” (wide screen) films, the first one shown being “Cockleshell Heroes”.</p> <p>In 1961 the Picture House was acquired by the Beaconsfield Town Council for the sum of £29,000 and, in 1963, it was closed for extensive modernisation. This modernisation, which included complete refurbishment of the foyer, entrance hall as well as a new larger stage, space for an orchestra if required, dressing rooms and new facilities for</p>
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	14 Station Road (was Prezzo)		<p>audience and artists, also included a new name – The Chiltern. The Chiltern would not only show films but would also be used by the Beaconsfield Theatre Group and other amateur organisations.</p> <p>The refurbished Chiltern cinema re-opened on 18th November 1963 under Mr Arthur Leah, Manager. Richard Baker, the late broadcaster and newsreader, attended the re-opening with a film crew and there was extensive local publicity. The opening film shown was the blockbuster James Bond’s “From Russia with Love”. The cinema finally closed its doors on Friday 29th September 1989 after operating for over 60 years despite a spirited campaign by residents to prevent this happening. The final film shown was “The Three Fugitives”.</p>
31	Boundary stone		<p>North Drive (n/e footway by junction with A40)  Streetview Link: <a href="http://bit.ly/3hx3ziE">http://bit.ly/3hx3ziE</a></p> 
32	Milestone		<p>Northern footway along A40 (heading east immediately after Potkiln Lane)  Streetview Link: <a href="http://bit.ly/3hCgboz">http://bit.ly/3hCgboz</a></p> 



## APPENDIX C

### Post-occupancy evaluation guidance note

Pulling on latest guidance and best practice, this guidance note sets out how Post-Occupancy Evaluation (POE) should be undertaken.

1.01 Post-Occupancy Evaluation (POE) is the method of obtaining feedback on a building's energy performance 'in use', to ensure it measures up to the commitments made by the team that designed and built it. It offers significant potential to address the performance gap and occupant satisfaction.

1.02 Where a monitoring regime to ensure the 'as designed' building performance targets are achieved in practice for all new and refurbished buildings is required, it is important that data is collected robustly, following good practice POE principles. It is therefore recommended that for residential development the POE methodology in section 11.4 of the Home Quality Mark ONE: Technical Manual: England, Scotland & Wales SD239 (2018)58, or as updated, is used as a guide for meeting this requirement. For non-residential buildings the BSRIA Soft Landings and Design for Performance framework (BG 76/2019), or as updated, may be used.

1.03 Applicants are required to set out in their Energy Statement how their monitoring regime, will work in practice and be independently verified by a third party. The Energy Statement to be submitted with the planning application.

1.04 As each new or refurbished building comes into use, the developer must ensure performance monitoring and data collection for all relevant parameters for one whole year is carried out once the building is substantially occupied, in line with good POE practice for residential or non-residential uses. This verification process should entail, after appropriate commissioning has taken place, comparison of the 'as designed' parameters (energy, carbon, air quality and overheating risk) to monitoring data under the same categories, to assess and compare actual performance.

1.05 In order to account for seasonality, a minimum of 12 months monitoring data is required. On the other hand, to account for actual weather, the modelling results can be adjusted with degree days for the relevant year.





Steel Farm, Northumberland  
Image Source: [Passivhaus Trust](#)

1.06 A 'performance gap metric', which will compare designed and actual performance (e.g. a percentage difference) for each of the 4 required parameters (energy, carbon, air quality and overheating risk) should be issued at POE stage. This needs to be issued for both the 'central' scenario and the 'lowest acceptable performance /reasonable worst-case scenario' as a minimum, with multiple scenarios considered if at all possible.



Burnham Overy Staithe, Norfolk  
Image Source: [Passivhaus Trust](#)

1.07 The process and reporting methodology used for the POE will need to be repeatable, so that performance can be monitored for at least 2 annual space heating cycles.

1.08 A report will then be required to be submitted to both building owners/occupiers and to Buckinghamshire Council, which states the performance gap metric and identifies any reasons for deviation from predicted energy usage, carbon emissions, indoor air quality and overheating performance, as well as recommendations for reasonable corrective action that will be taken to reduce or eliminate the performance gap.



Wereham Village Hall, Norfolk  
Image Source: [Passivhaus Trust](#)

1.09 The submission of the monitoring report to owners/occupiers and the council must be secured by planning condition, to be determined at the time of application based on case-specific factors. The applicant must demonstrate that the reasonable corrective actions committed to in the monitoring report, and subsequently agreed by Buckinghamshire Council, have been implemented through another annual heat cycle before the condition will be discharged.

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