



Burnham Submission Neighbourhood Plan

2024 – 2045

Published by [Burnham Parish Council](#) for Submission Consultation under the Neighbourhood Planning (General) Regulation 2012 (as amended)

[Go straight to plan](#)

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.

Introduction and Background

This section explains the background to this Neighbourhood Plan and how you can take part in and respond to the consultation.

The Neighbourhood Area

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

Planning Policy Context

This rather technical section relates this Plan to the National Planning Policy Framework and the planning policies of Buckinghamshire Council.

Community Views on Planning Issues

This section explains the community involvement that has taken place.

Vision, Objectives & Land Use Policies

This key section firstly 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. There are also Policy Maps and additional information in the Appendices to which the policies cross reference.

Implementation & Monitoring

This section explains how the Plan will be implemented and future development guided and managed. It suggests projects which might be supported by the Community Infrastructure Levy which the Parish Council will have some influence over. Finally, it deals with a number of issues which although relevant are outside the scope of a Neighbourhood Plan.

Policy Maps & Appendix

Supporting documentation including Policy Maps, Appendices and additional evidence are contained in this section.

“The Burnham Neighbourhood Plan plays an essential role in allowing residents to shape the future of the village in which they live and work and can have significant influence on new development proposals. Once approved by a community referendum, the Plan becomes a statutory part of the development plan for the Parish and carries significant weight in how planning applications are decided. In Section 5 we set out the vision and objectives for the plan. These objectives were built on the feedback received from residents around aspects of our villages which could change, be encouraged, or protected. First and foremost, there is a clear desire to protect our historic centre, conservation areas, areas of scientific interests around Burnham Beeches, and green spaces; and to protect and develop local services. At the same time, there is the need to encourage development focus towards brownfield sites, and towards good design principles. Change should help ensure we protect or improve the character of the village by protecting our community and commercial services, enhancing the viability and vitality of our village centre. The Neighbourhood Plan has taken many hours of hard work by the Neighbourhood Plan Steering Group made up of residents, support from specialist consultants O’Neill Homer and successive Parish Council Clerks who have co-ordinated the administration of the plan under the advice of the steering group.”

Burnham Neighbourhood Plan Steering Group

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Introduction and Background

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1.0 Burnham Parish Council is preparing a Neighbourhood Plan for the area designated by the local planning authority, Buckinghamshire Council previously South Bucks District Council, on 17 May 2018. The area coincided with the Parish Boundary as of the time of designation (see Plan A). The Burnham Neighbourhood Plan area includes 7 houses that are separated from Burnham by the M4. These houses were in Burnham Parish up to 1st March 2025, and from that date moved to Dorney Parish. The two Parishes have agreed to proceed on the existing neighbourhood plan boundaries and will continue to work together on any issues affecting this area. The plan is being prepared in accordance with the Neighbourhood Planning (General) Regulations of 2012 (as amended).

1.1 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 2045. The Plan will form part of the development plan for the parish, alongside the policies of the adopted South Bucks Local Plan 1999 and the adopted South Bucks Core Strategy 2011. The Local Plan and Core Strategy policies will eventually be replaced by the first Buckinghamshire Local Plan, which is also expected to run to 2045.

1.2 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 part of the Council's statutory development plan and will carry significant weight in how planning applications are decided in the neighbourhood area. Plans must therefore contain only land use planning policies that can be used for this purpose. This often means that important issues of interest to the local community cannot be addressed in a Plan if they are not directly related to planning. Although there is scope for the local community to decide on its planning policies, Neighbourhood Plans must meet all relevant basic conditions (see Figure 1 overleaf).

1.3 In addition, the Parish Council will need to demonstrate to an independent examiner that it has successfully engaged with the local community and stakeholders 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 (over 50%) of the turnout votes in favour of the Plan, then it becomes adopted as formal planning policy for the area.

The Submission Plan

1.4 A draft ('Pre-Submission') Plan was published for consultation in October 2024 in line with the Regulations. The Parish Council has reviewed the comments received from the local community and other interested parties, including Buckinghamshire Council, and have made changes to this final version.

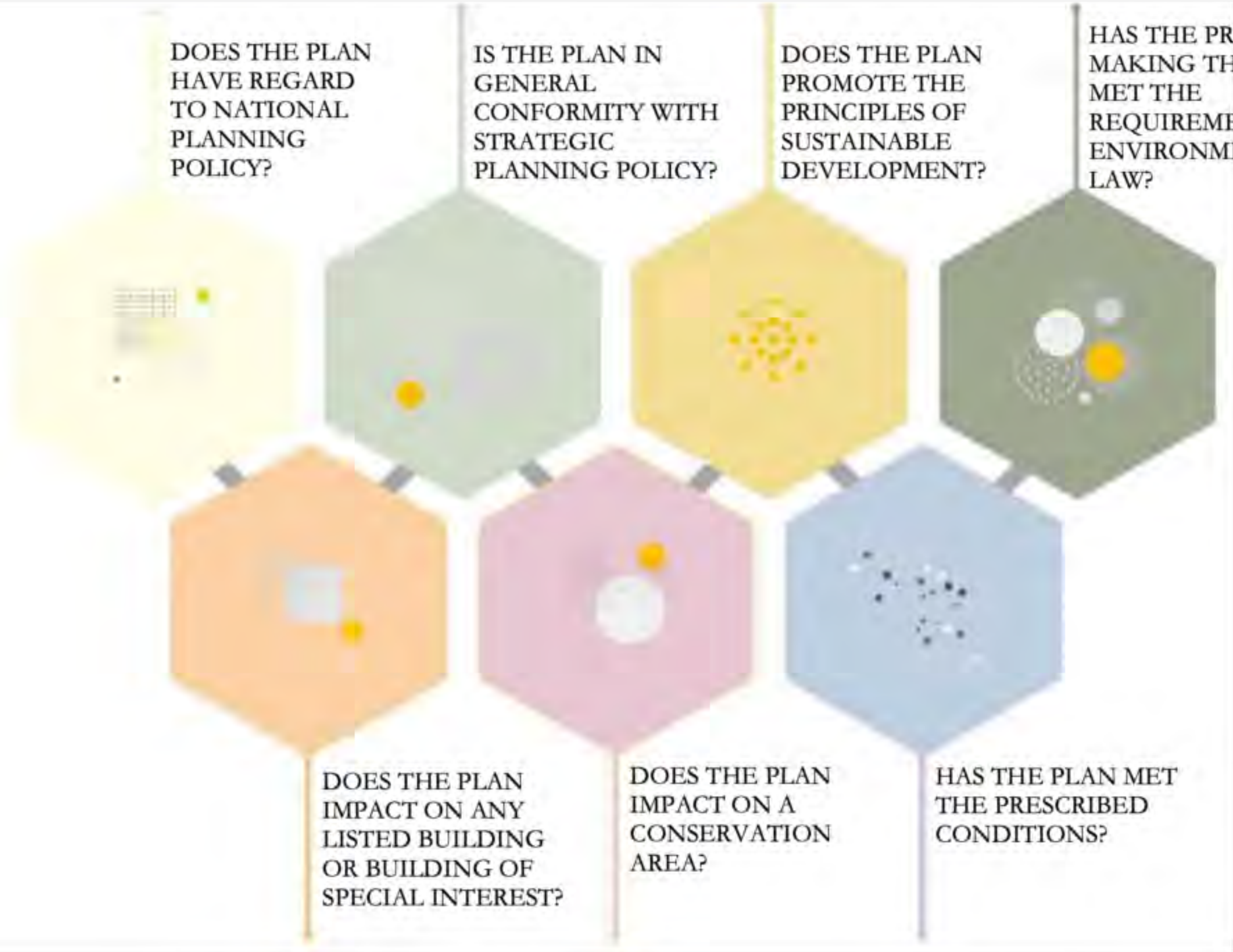


Figure 1. Basic Conditions

Strategic Environmental Assessment & The Habitats Regulations

1.5 A Strategic Environmental Assessment (SEA) assesses the environmental implications of a proposed policy or plan. It allows for the cumulative effects of development and policies to be assessed and addresses any identified issues at an early stage. A screening request was submitted to Buckinghamshire Council for this purpose in accordance with the Environmental Assessment of Plans & Programmes Regulations 2004 (as amended). Buckinghamshire Council issued a screening opinion in November 2024 which has confirmed that an SEA is not required. The Basic Conditions Statement which will be submitted alongside the Submission Plan will summarise how the neighbourhood plan contributes to the achievement of sustainable development.

1.6 The request also seeks Buckinghamshire Council's opinion on the requirement to prepare a Habitats Regulations Assessment as per the Conservation of Habitats and Species Regulations 2017 (as amended). The screening report in November 2024 confirmed that a Habitats Regulations Assessment of the neighbourhood plan will not be required.

The Next Steps

1.7 This Plan will be submitted to Buckinghamshire Council for a further consultation and to arrange for its examination by an independent examiner and subsequent referendum, if the examiner is satisfied that the draft plan meets the basic conditions.



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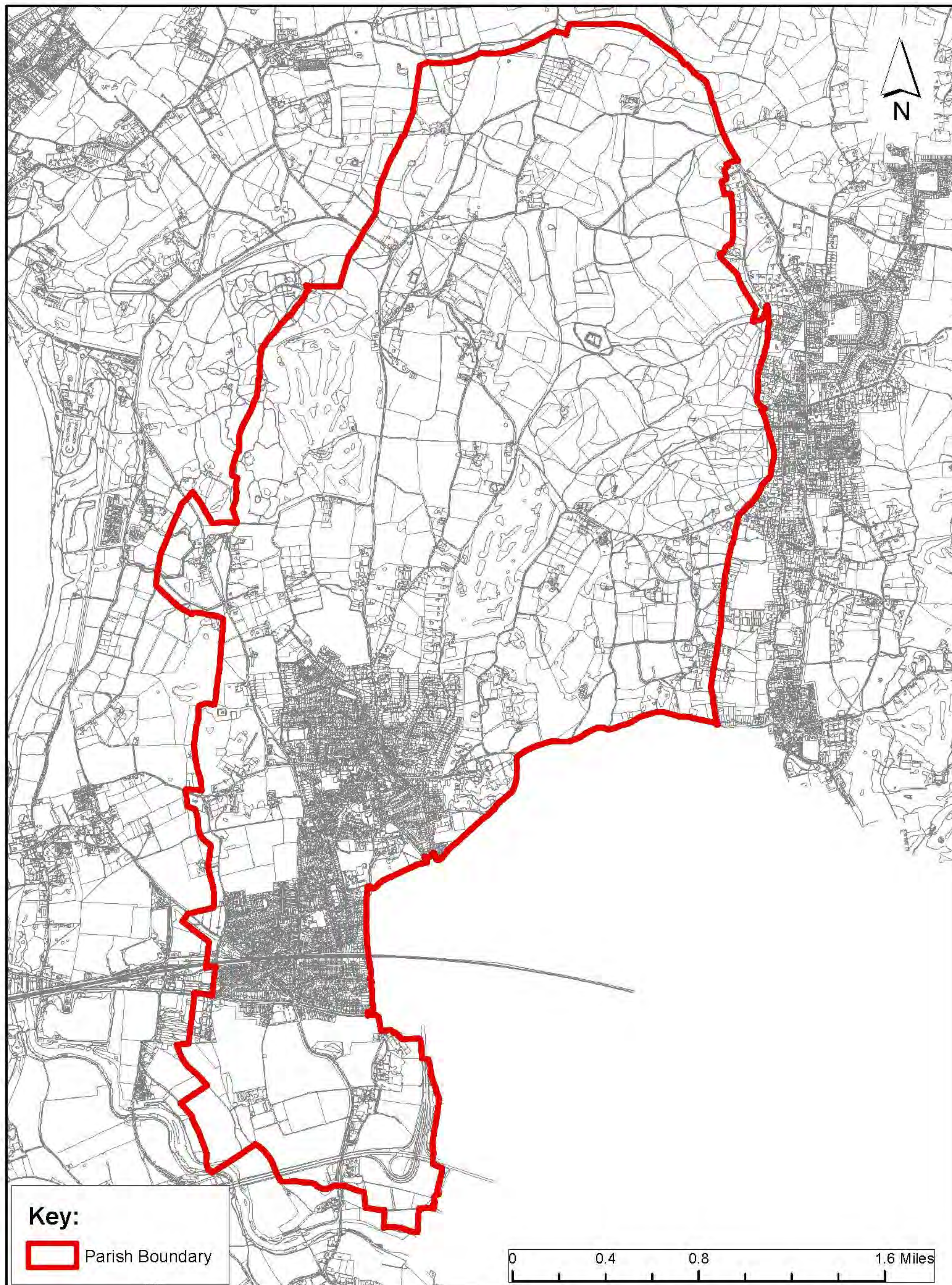
The Neighbourhood Area

[Burnham Parish](#)

[History of Burnham](#)

Burnham Parish

Burnham Parish



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2.1. Burnham parish extends from the built-up area boundary of Slough in the south to Green Common Lane bordering Beaconsfield in the north. The eastern boundary runs along Crown Lane, Bedford Drive, Stewarts Drive, Egypt Lane and the A355 which borders Farnham Common. The western boundary is shared with Taplow parish. a

2.2. The built-up area of Slough extends up to the south eastern corner of the parish boundary, running along Lower Britwell Road, Priory Road and then down Huntercombe Lane North. Other significant settlements nearby include Maidenhead, the centre of which is approximately 3 miles from Burnham High Street and Beaconsfield which is approximately 6 miles to the north.

2.3. The parish has a population of 12,512, where 18% are aged 0-14, 62% are aged 15 – 64 and 18% are aged 65+. Source: 2021 Census

2.4. Burnham, with an overall average price of £489,226, was similar in terms of prices to nearby Taplow (£509,033) but was more expensive than Slough (£432,977) and cheaper than Farnham Royal (£714,082) and Beaconsfield (£1,286,339). The majority of sales in Burnham during the last year were flats, selling for an average price of £314,328. Semi-detached properties sold for an average of £515,513, with terraced properties fetching £388,249. Overall, sold prices in Burnham over the last year were 4% up on the previous year and 8% up on the 2020 peak of £451,166. Source: Rightmove

2.5. The housing stock in Burnham began to increase at the end of the nineteenth century when larger individual houses were built piecemeal and this continued into the early twentieth century, with small developments in Fairfield Road (early 1900s) and Linkwood (1930s). In 1921 Orchardville was the first council housing estate in Burnham parish, followed by North Burnham Estate in the early 1950s, Clonmel Way in the 1960s and the Lent Green Estate in the 1970s. Private housing estates also catered for the rapid increase in residents with Nursery Estate (late 1950s), Hag Hill Estate (1960s), the Fairway (1960s) and Hatchgate Gardens (1970s). Smaller developments continue up to the present with St Denis Close being the latest (2021), commemorating Burnham's links with St Denis de l'Hotel in France. Source: Buckinghamshire's Heritage Portal

2.6. All of the parish lies within the Metropolitan Green Belt, with the main part of the village inset, whilst Littleworth Corner to the north, Huntercombe to the south and East Burnham to the east are 'washed over' by the Green Belt.

2.7. There is a large Sainsbury's to the south of the parish as well as a Tesco Superstore immediately outside the parish boundary. There are 7 other convenience stores within the Parish: Morrisons & Tesco Express in the High Street; three stores – Premier, Simply Local and Dhariwals – in Eastfield Road; Dallas News on the corner of Taplow Road; and Richway Food and Wine on Nursery Road. There is no convenience store provision north of the High Street.

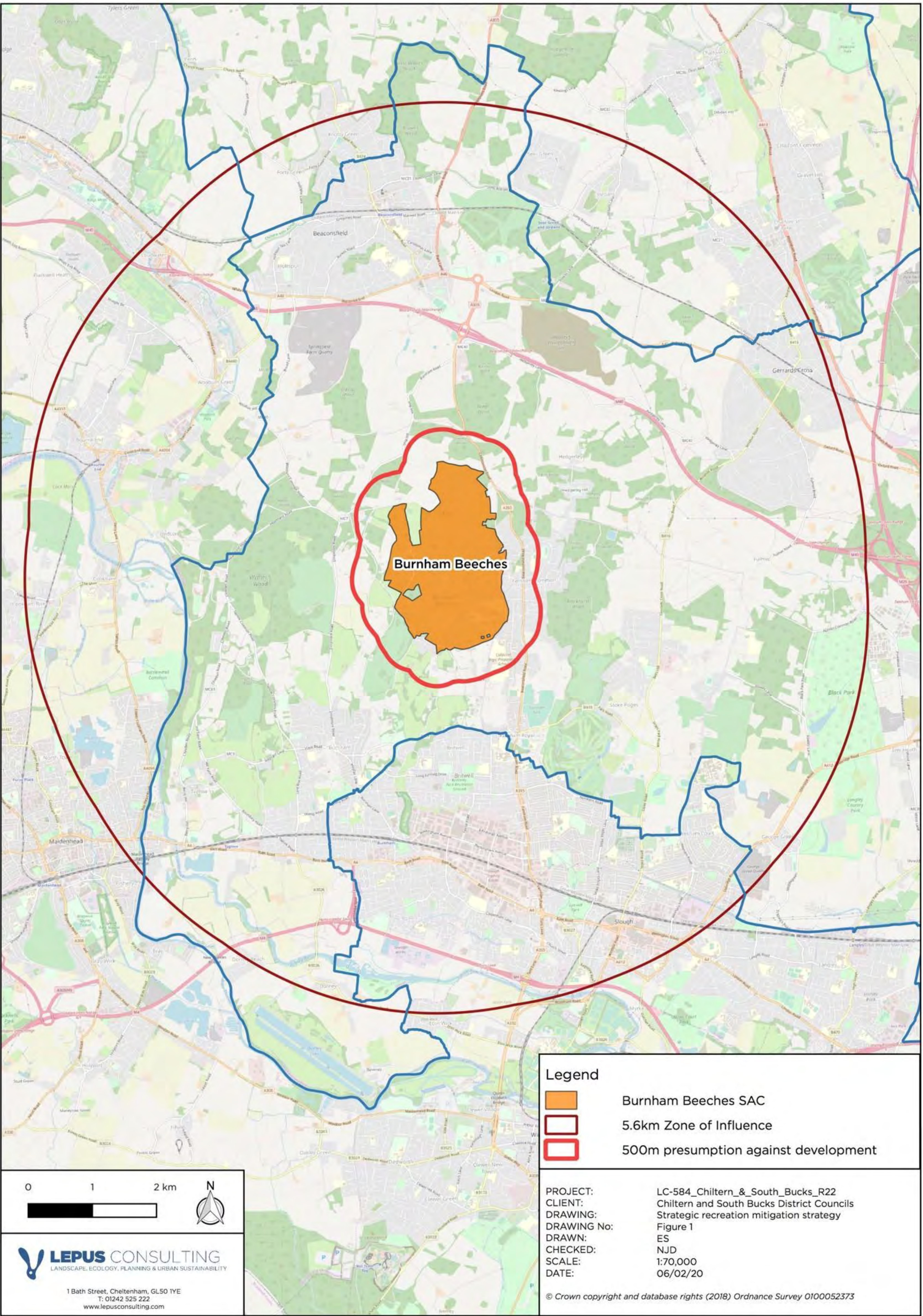
2.8. The parish hosts a variety of educational institutions. The largest of these is Burnham Grammar School which has served Burnham and surrounding communities since 1960 and currently has approximately 1,250 students. The catchment area of the school covers Burnham, parts of Slough and a number of other settlements in south Buckinghamshire. There are also two full primary schools: Lent Rise School to the south of the Parish, and St Peters CofE Primary School in the centre of the parish; and an Infant only school – Dropmore Infant School.

2.9. Burnham Park Academy previously operated in the parish but was closed in 2019. The site is currently being used for filming purposes and is maintained by Buckinghamshire Council; but contains important community assets, including a sports hall paid for by the community and extensive playing fields, which are not currently being utilised for community benefit. A number of young people from the parish currently have to attend schools outside of the Parish; reinstituting non-selective secondary provision within the Parish is a very high priority for the local community. Whilst the Neighbourhood Plan cannot directly deliver a new school, it is seeking to retain the use of the site.

2.10. There are a number of community facilities located in the parish, mainly centred around the High Street and surrounding historic core. This includes Burnham Health Centre, Burnham Community Library, Burnham Park Hall, Burnham Working Mens Club, the Royal British Legion, scout and guide huts and a youth club. There are also the following pubs: The Bee, The Red Lion, Ye Olde Swan, Old Five Bells and Garibaldi. The churches in the parish boundary are as follows: Burnham Methodist Church, St Mary's Church, United Reformed Church, St Peter's Church and the Church of St Anne.

2.11. There is extensive Early Years provision in Burnham which consists of: Be Happy Day Nursery (3 months to 5 years, SEND local offer), Beeches Nursery (3 months to 5 years, SEND local offer), Starfish Nursery (Term time only), Old Station Nursery (0 months to 5 years), Oratory Montessori School (0 months to 5 years), Little Fishes and Rainbow Fishes and St Peters C of E primary school (separate admission, 2 to 4 years, SEND Local offer, Term time only), Burnham Methodist Church (Toddler Group, Pre-school, Term time only, Thursday 9.15am to 11.15am), Burnham Family Centre (0 months to 19 years, up to 25 with SEND), Little Angels Baby and Toddler Group (Term time only, 0 months to 4 years, Thursday 9.30am to 11.30am) and Burnham Montessori (2 to 5 years, Monday to Friday term time only, 8.45am to 3.45pm) at Dropmore Church Hall.

2.12. There are large areas of ancient woodlands to the north and the Burnham Beeches and Littleworth Common Sites of Special Scientific Interest (SSSI) to the north of the built-up areas. The Burnham Beeches are a particularly important asset in the parish, although it is coming under increasing recreational pressures. The north of the parish lies within the South Bucks Heaths & Parklands Biodiversity Opportunity Area and the majority of the parish is within the Burnham Beeches Special Area of Conservation (SAC) 3.5 mile (5.6km) Zone of Influence. Some areas of the parish are also within the 500m Presumption Against Development Zone (see Plan B). Dropmore, Nashdom Abbey and Huntercombe Manor Historic Parks and Gardens are all located in the parish.



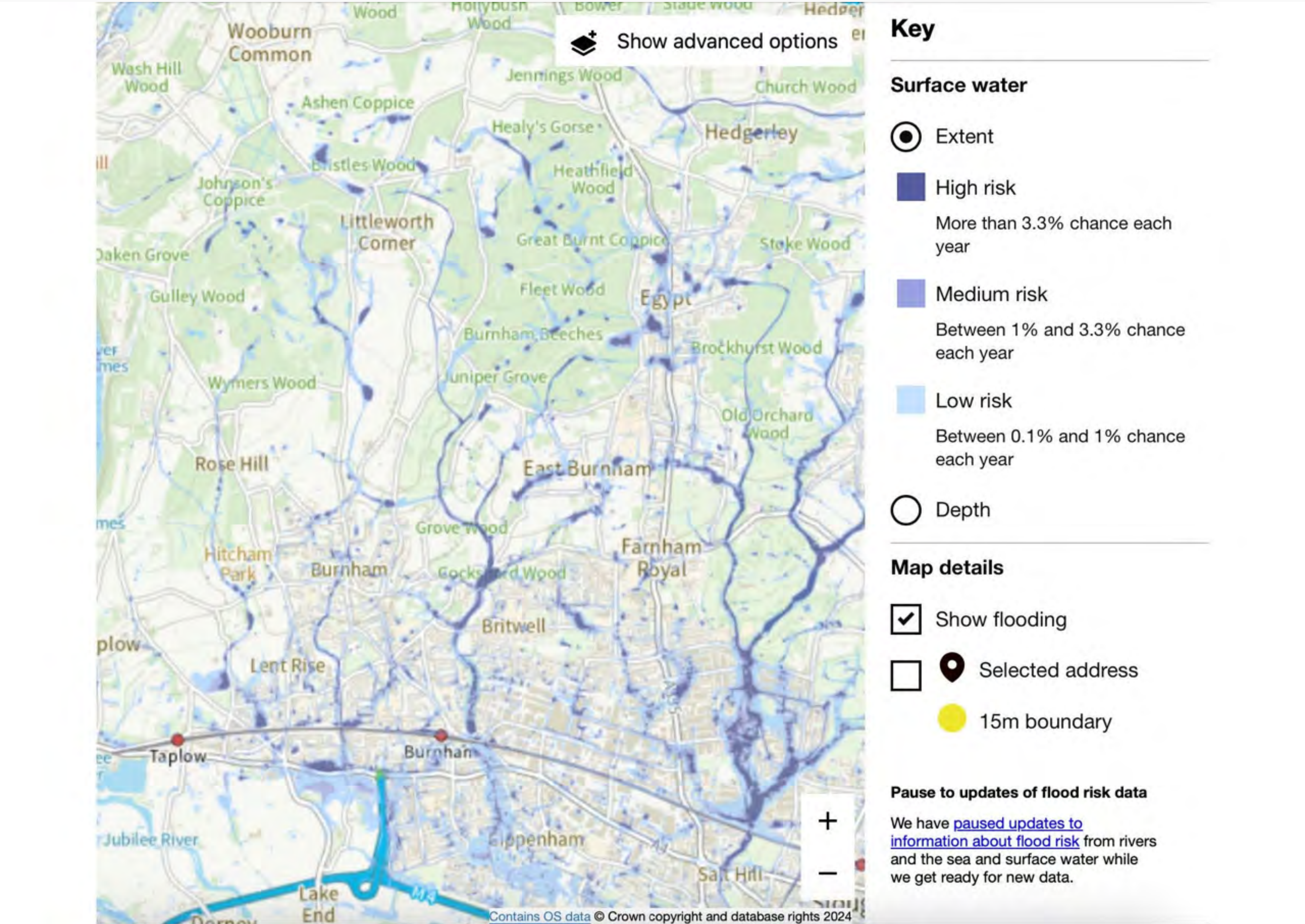
Plan B: Extract from Burnham Beeches SAC SPD – Zones of Influence (https://buckinghamshire-gov-uk.s3.amazonaws.com/documents/Burnham_Beeches_Adopted_SPD_1_ur0JiMw_HURqdJZ.pdf)

2.13. There are 2 Conservation Areas (CA) in the parish, both designated in 1977. These are Burnham CA and Huntercombe CA which are further described in Section 3.

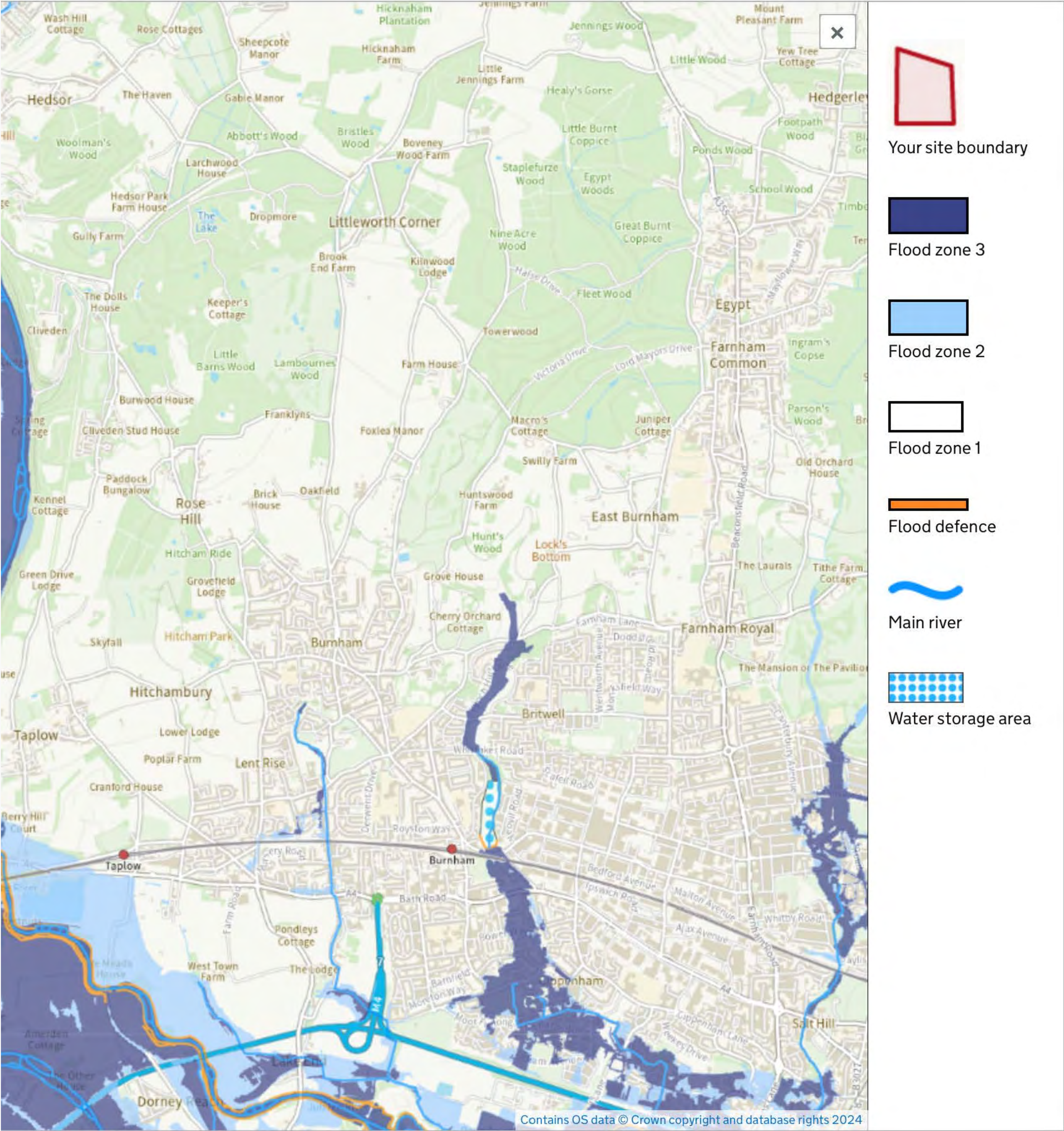
2.14. There are 122 Listed Buildings in the parish¹: 4 Grade I Listed Buildings, 4 Grade II* Listed Buildings and 114 Grade II Listed Buildings (see Plan C below). The Grade I buildings are Burnham Abbey, Church of St Mary, Dropmore and Huntercombe Manor. The Grade II* buildings are Burnham Beeches Hotel Entrance Gates and Curtain Walls, Church of St Peter, Church of St Anne and Nashdom.

2.15. There are 5 bus routes that operate in the parish, consisting of First Bus (4, 12 and 13), Thames Travel Bus 53 and Red Eagle Bus 68. Crossrail (now called the Elizabeth Line) runs across the south of the parish and the Great Western Line runs from London to Bristol and beyond. Burnham and Taplow stations are just outside the parish to the east and west and serve both lines. Many children travel out of area – for example to Maidenhead or Beaconsfield schools – by bus, train, private coach or taxi; and others come from Slough and Langley to Burnham Grammar school.

2.16. Flood risk in the parish is generally low, especially from fluvial sources (see Plan D). There are however some areas affected by surface water flooding, mainly running down the centre of the parish from north to south (see Plan E).



Plan D: Surface Water Flood Risk (<https://flood-map-for-planning.service.gov.uk/>)



A Brief History of Burnham

2.17. The Domesday Book of 1086 provides an accessible record of Burnham showing that there were 28 villagers and 7 smallholders with 12 ploughs. The Lord of the Manor had land for a further 3 ploughs, and there were 2 slaves. There was woodland enough for 600 pigs and the whole was valued at £10. The Manor of Burnham was held by Walter Fitz Otho. Subsequently it became divided with part going to the Huntercombe family and part to Richard, Earl of Cornwall (King John's second son) who gave his portion as an endowment to Burnham Abbey which he founded in 1266. Huntercombe Manor and the Abbey lie to the south of the village. In 1271 the Abbess of Burnham Abbey was granted the right to hold a market in the village every Thursday and a Fair on the Festival of St Matthew. After 1539 when Henry VIII dissolved the monasteries, Burnham Abbey was destroyed, the site reverted to the Crown, was leased out and became a farm. The ruins were restored and re-consecrated in 1916 and continued as the home of nuns of the Society of the Precious Blood until 2024 when the remaining nuns moved out and the abbey was put up for sale.

2.18. A sixteenth century Market Hall existed in Church Street until about 1940. Together with the Church dedicated to St Peter of which the oldest part dates from the 12th century, this became the nucleus of the village together with the 17th century George PH, 18th century Five Bells PH and the 19th century School, Fire Station and Mission Hall. Portions of 16th and 17th century cottages still stand in the High Street most notably Swan Cottage. This was the original Swan Inn. The Church contains many old memorials and items of interest.

2.19. In 1792 Lord Grenville (Prime Minister 1806 – 7) built his house at Dropmore to the north east of the village and became Lord of the Manor. His name heads the deed written to set up Burnham's first school on The Gore in 1811. This served Burnham, Hitcham and Taplow until 1870 when the school by St Peter's Church was built. The Infant School was started in 1849 on the site of the old Workhouse at the south end of the churchyard. These schools moved to Minniecroft Road in 1963. The Mission Hall (now a fish restaurant) was built by George Hanbury of Hitcham House in 1880 for less formal Anglican Church Services for working people: later there was a boys' club offering boxing and sports facilities.

2.20. The first Fire House was built in Church Street to house the manual engine bought with money left in the Will of Henry Sayer of Huntercombe in 1810. A new Fire Station was built in 1908 and the engine and fire crew were a great feature of the village until 1996.

2.21. In the 19th century Burnham was a place of business with blacksmiths, harness makers and saddlers, two foundries, seven shoemakers, tailors and dressmakers, nurserymen and seedsmen, three bakers, two grocers and two butchers. Brickmaking was a local industry. The Bricklayers' Arms public house, which is now housing, was also the site of brickmaking. In the early 20th century, there was still a farmhouse and yard at the southern end of the High Street. During the 20th century, many businesses closed or moved away, but new ones have taken their place. A regular weekly Market on Wednesdays has been successfully revived.

2.22. For many hundreds of years, the road to London from the west forded the river at Taplow and followed the line of the present Hitcham Lane and Gore Road to the north of the village and on through Farnham Royal and through the villages to London. Mail coaches took the fast route, along what was called the Bath Road, to Maidenhead and letters arrived in Burnham from there by foot post at 8.00am every morning. The Great Western Railway had reached Taplow by 1838, continuing on westwards over the Thames River Bridge. Burnham did not have a station until 1899 when Burnham Beeches Station was opened, partly to meet the demand created after the City of London purchased Burnham Beeches when it was advertised for sale as part of the Dropmore Estate in 1879. It was dedicated for public use and visitors initially used Slough Station. People walked from the new station at Burnham to the Beeches, although there was some road transport available.

2.23. The George PH was the venue for Magistrates' meetings though these were later held in the Reading Room built over the Fire Station. This also became Burnham's first library remaining until the purpose-built Library in Burnham Park was opened in 1973. This has a Local History Collection. The first village hall was provided by Edward Clifton Brown in Gore Road (now no.25). He came to Burnham in 1902, developed the Burnham Grove Estate and lived at Burnham Grove (now Burnham Beeches Hotel).

2.24. The Priory just to the south of the village was built in about 1824 by Walter Jackson, an Engraver from the City of London, on what had been agricultural land. He died in 1834. In 1939 it was sold to Sydney Jones of the Manor Park Construction Company who later exchanged land with the Parish Council for land to the south of the churchyard where he built The Precincts and St Peter's Close, and the first Burnham Park Hall was built on Priory land in 1965. Burnham Park now contains a new replacement building, completed in 2010.

2.25. The new building is the meeting place of Burnham Parish Council which held its first meeting on 31st December 1894, having taken on the role of local government from the Parish Vestry under the Local Government Act of that year. Vestry Meetings continued solely as part of the Church's administration, having handed over responsibility for appointing constables, road surveyors and lighting among other tasks. The population at that time was about 2700 and the parish covered a larger area than today since Cippenham was included. Hitcham was a separate parish. Parts of Burnham were transferred to Slough in the 1930s, when it was still part of Buckinghamshire.

2.26. Until the late 19th century Burnham consisted of the village High Street and outlying farms and cottages, stretching from Farnham Royal in the east to Hitcham in the west; it included Burnham Beeches. Some of Cippenham's farm land was used for the Slough Trading Estate in the early 20th century. This was a new concept in the provision of rented industrial buildings whereby planning and services were undertaken by the landlord, leaving companies free to concentrate on developing their products.

2.27. In 1920 Eton Rural District Council, with Burnham Parish Council, built the village's first council houses at Orchardville. The early 1950s saw the development of Burnham with the building of the Priory Estate to the south of the village and the Grenville Estate to the north. At the same time, the development of a London County Council Estate on what had been Burnham Grove Estate farmland linked the village with Farnham Royal and the Farnham Road. In the 1970s the new Lent Green Estate joined with Lent Rise which was a mainly Victorian development, with some additions for example in the 1930s and 1950s. The old hamlet of Lent centred around Lent Green at the top of the hill, to the west of the village. From the early 20th century private housing developments grew and building has continued up to the present time, thereby increasing the population to over 12,000.

by Mary Bentley of Burnham Historians

1. Correct as of February 2025 ↩



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3.1. The parish lies within the county of Buckinghamshire. Buckinghamshire Council is the local planning authority for the area.

National Planning Policy

3.2. The National Planning Policy Framework (NPPF) published by the Government is an important guide in the preparation of local plans and neighbourhood plans. The following paragraphs of the latest NPPF version published in December 2023 are considered especially relevant:

- Neighbourhood Planning (§28 – §30)
- Village/Town Centres (§88 – §90)
- Promoting healthy and safe communities (§96 – §97)
- Open space and recreation (§102 – §103)
- Local Green Spaces (§104 – §107)
- Promoting sustainable travel (§108)
- High quality design (§135)
- Conserving and enhancing the natural environment (§180 – §182)
- Conserving and enhancing the historic environment (§195 – §209)
- Planning for climate change (§159, §162)

3.3 The most recent iteration of the National Planning Policy Framework (NPPF), published in December 2024, sets out transitional arrangements for neighbourhood plans. It states in §234 that plans submitted for Regulation 15 before 12 March 2025 will be examined under the previous iteration of the NPPF (December 2023). Plans submitted after 12 March 2025 will be examined under the latest iteration of the NPPF (December 2024). The 2024 NPPF states in §232 that policies assessed against the old framework should not be considered ‘out of date’ for decision-making purposes. Weight will continue to be given to policies according to their degree of consistency with the latest version of the NPPF.

Strategic Planning Policy

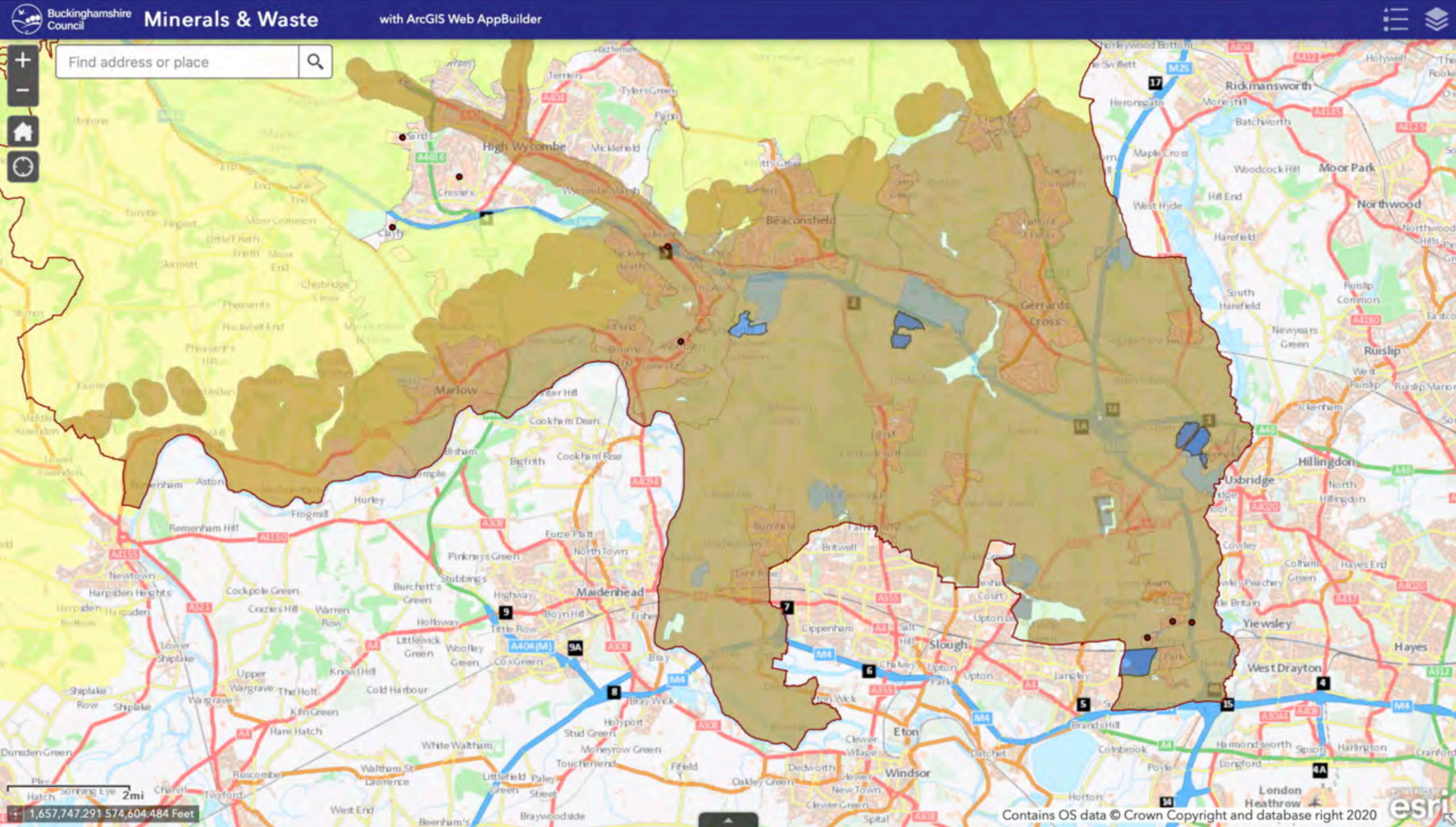
3.5. The Neighbourhood Plan must be in general conformity with the strategic policies of the development plan, which primarily comprises the saved policies of the *South Bucks District Local Plan* adopted in March 1999 and the *South Bucks Core Strategy* adopted February 2011. All of these policies predate the NPPF, but most are considered to be consistent with it and so until they are replaced they will continue to operate in determining planning applications.

3.6. The *Core Strategy* defines Burnham as a ‘principal settlement’. The Parish currently lies entirely within the Green Belt, but the built-up area of Burnham is ‘inset’ from the Green Belt. The *Local Plan* allocated two sites at Gore Road and Lent Rise Road, both have now been completed. There are also a number of development management policies in both documents that cover a wide range of matters affecting the parish, including its Local Shopping Centre, Conservation Areas, Listed Buildings, priority habitats, SSSIs, and Ancient Woodland (see Plan G).

3.7. Buckinghamshire Council has begun the process of bringing forward its first Local Plan for the county of Buckinghamshire. The current Local Development Scheme proposes to adopt the new Plan by 2027. It is therefore at too early a stage to inform the Neighbourhood Plan; however, some updated evidence has been published which has informed the preparation of this Neighbourhood Plan.

3.8. Under the previous method for calculating housing requirements, Buckinghamshire Council was expected to deliver 2,912 homes per year. Under the new standard method, introduced at the end of 2024, this number has increased by 48% to 4,319.

3.9. The Buckinghamshire Minerals and Waste Local Plan 2016-2036 also forms part of the Development Plan and apply in the neighbourhood area. The entirety of the Parish lies within a Minerals Safeguarding Area for alluvium whilst there is also an area of clay-with-flints around East Burnham (see Plan F). Their normal effect is to sterilise land from development prior to extraction unless it is clear that the development site will not prejudice the economic extraction of the mineral.



PlanF: Minerals and Waste Local Plan Policies Map Burnham extract ((<https://bucksouncil.maps.arcgis.com/apps/webappviewer/index.html?id=1520ce1d2157466d87c92461c4d138aa&%20Waste=>)

3.10. Buckinghamshire Council has also adopted a number of Supplementary Planning Documents (SPDs) and other guidance which are material considerations when planning applications are determined. The most relevant to the designated neighbourhood area include:

- South Bucks Residential Design Guide SPD adopted October 2008
- South Bucks Affordable Housing SPD adopted July 2013
- Burnham Beeches SAC Strategic Access Management and Monitoring Strategy SPD adopted November 2020 and Hydrology and Recreation Reports
- Biodiversity Net Gain SPD adopted July 2022
- Travel Plans: Guidelines for developers published July 2022
- Parking guidance for new development published September 2022

3.11. The Burnham Beeches SAC SPD introduces zones of influence around the Burnham Beeches SAC as part of its Mitigation Strategy. The Mitigation Strategy seeks to address the requirement to avoid or mitigate adverse impacts on the integrity of Burnham Beeches SAC mainly due to recreational pressures. A 500m presumption against development zone and a 5.6km zone of influence (see Plan D) is operational. There is a presumption against development or increase of dwellings within the zone of 500m of the linear boundary of the SAC and financial contributions are sought from all net new residential development within the 500 metres – 5.6km zone of influence.

Neighbourhood Planning Policy

3.12. The parishes of The Farnhams to the east, Taplow to the west, Dorney to the south and Hedgerley to the north are currently preparing neighbourhood plans. The Farnhams Regulation 16 consultation stage concluded in September 2024. Others have not yet reached any formal stages. There are green infrastructure functionality and connectivity matters which will work across parish boundaries and the detail of those at their formal stages have informed this plan.

The Local Plan for Slough

3.13. The Proposed Spatial Strategy for Slough consultation ended in January 2021. The strategy proposes that nearly all of the Borough's growth will take place in the centre of Slough, however it notes that there may need to be some release of Green Belt sites on the edge of Slough to meet housing needs. The Council published its 'Proposed Release of Green Belt Land for Family Housing' consultation document in November 2021 which does not identify any sites in Burnham.

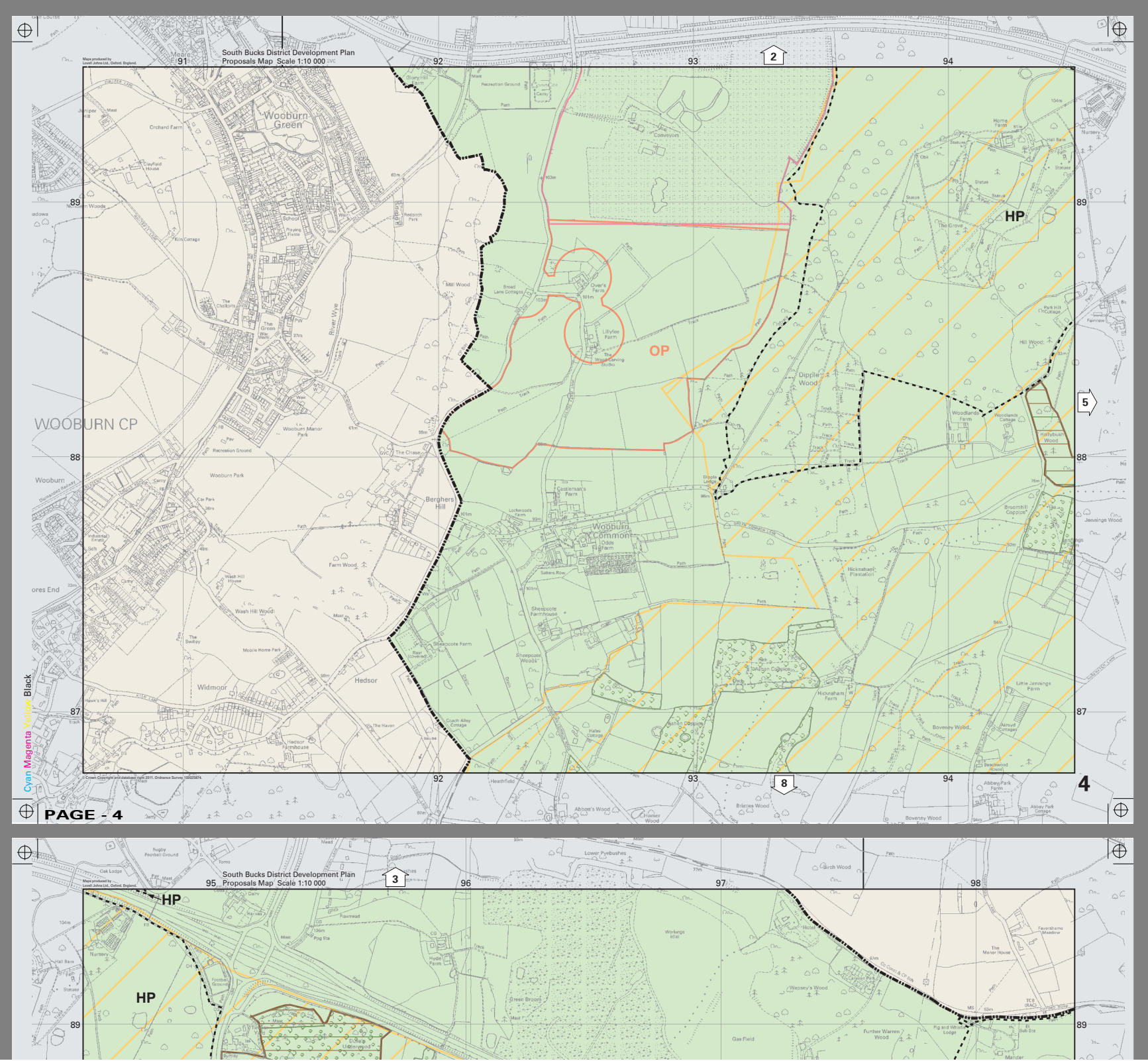
3.14. The document also notes that the ideas for the northern expansion of Slough, outside the parish boundary but which would have an impact on the designated neighbourhood area, remain an option. However, the strategy recognises that it is one option of many that are currently being assessed and its conclusions will be published in a Draft Local Plan. Its publication timetable is yet to be agreed.

3.15. The strategy also reverts back to restraining development in order to protect the Green Belt, Colne Valley Park and Strategic Gap between Slough and Greater London in the absence of any policy support or any demonstrable need for the expansion of Heathrow airport. The Strategy does not address or recognise the proposed changes to calculating housing need which may have an impact on the number of homes needed to be accommodated in Slough and Buckinghamshire.

Burnham and Huntercombe Conservation Areas

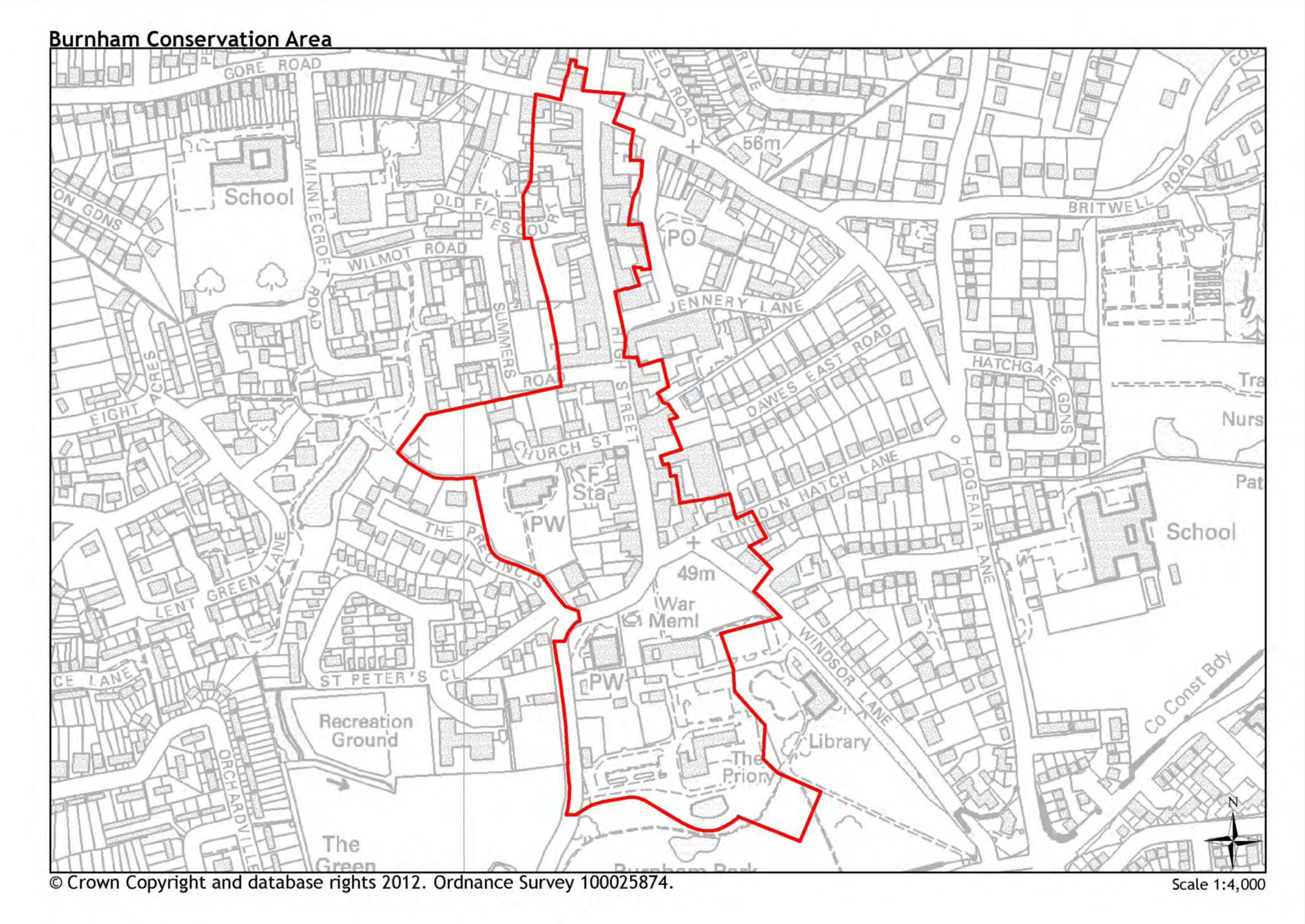
3.16. Both the Burnham Conservation Area (see Plan H) and the Huntercombe Conservation Area (see Plan I) were designated in 1977. Conservation Areas were introduced by the Civic Amenities Act of 1967, to protect areas of special interest as opposed to individual buildings. Since 1967 some 8,000 conservation areas have been designated in England. Under the Planning (Listed Buildings and Conservation Areas) Act 1990 local authorities have a duty to designate conservation areas and from time to time to review the boundaries. Such areas are defined as ‘areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’.

3.17. The main attributes that define the special character of an area are its physical appearance and history, i.e. the form and features of buildings and the spaces between them, their former uses and historical development. Where there are a number of periods of historical development, the character of individual parts of the conservation area may differ. Contrasts between the appearance of areas and the combination of buildings of various ages, materials and styles may contribute to its special character.

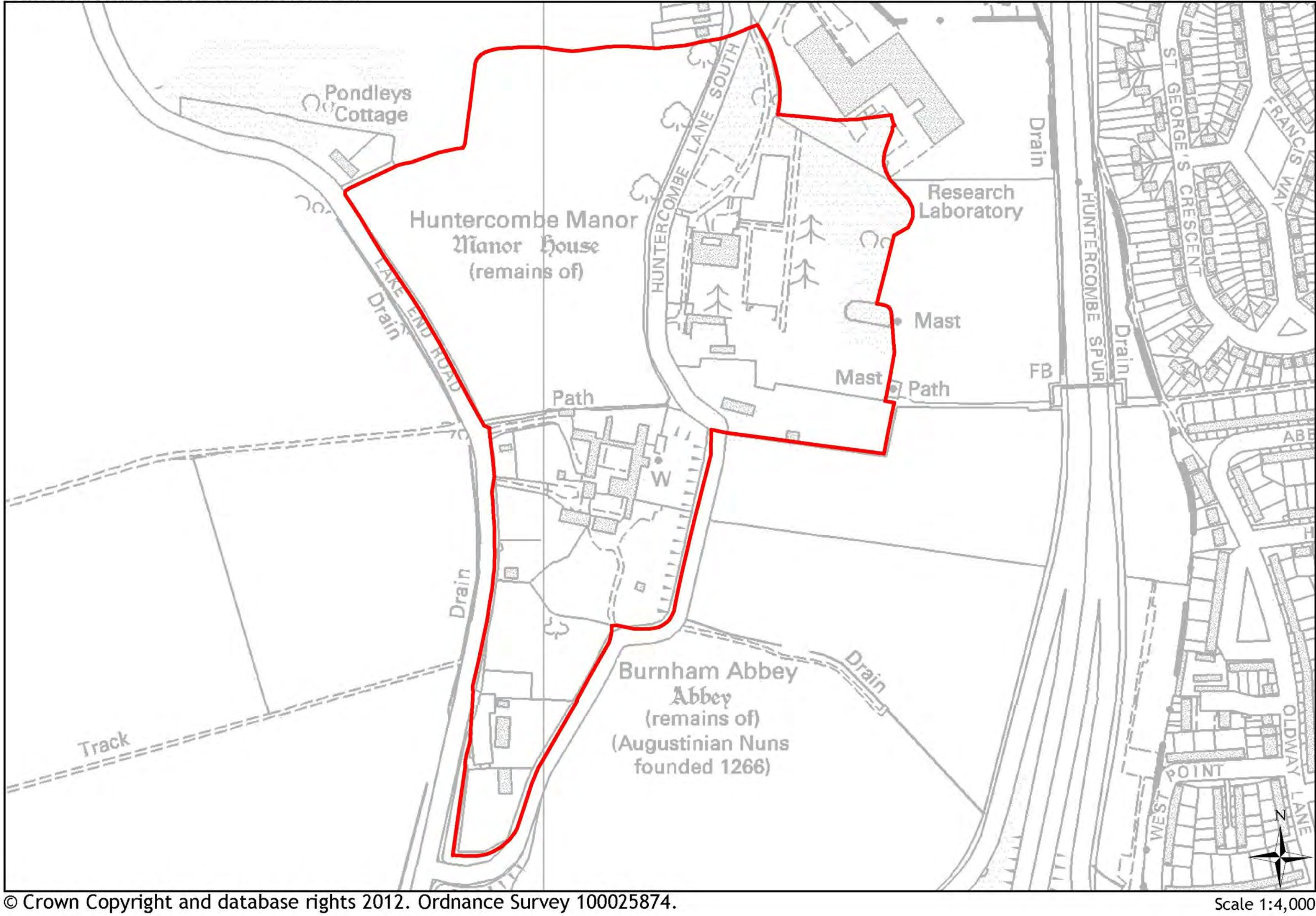


Plan G South Bucks District Proposals

Download



Huntercombe Conservation Area



Plan I: Huntercombe Conservation Area (https://buckinghamshire-gov-uk.s3.amazonaws.com/documents/Map_of_Huntercombe.pdf)

BURNHAM NEIGHBOURHOOD PLAN

A plan for the development of Burnham, South Buckinghamshire

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Community Views on Planning Issues

4.1. In discussion with the community the clear priority of residents was the need to protect the greenbelt as far as is possible in line with national planning guidance, access to the countryside and green spaces, and the conservation areas, which contribute significantly to the relative tranquillity and rural character of the village.

4.2. The following views were also expressed:

- o Development must be sympathetic and proportional to the existing character of different areas of the village.
- o Protecting and wherever possible enhancing the high street and its local businesses and shops by allowing continued appropriate development was considered vital to ensure the village continues to thrive.
- o The need for affordable housing, including key worker housing, not least to ensure local schools can attract and retain vital teaching staff.
- o It is considered essential that the village's non-selective secondary education provision be restored, following the closure of the non-selective secondary school in 2019.
- o Concerns around retrospective planning, which it is recognised is difficult to address, the overuse of infilling and the building of properties which are out of character with the existing village stock and design was also repeatedly highlighted.

- o Protecting and further enhancing community facilities such as Burnham Park Hall, Burnham Park, play areas, the George Pitcher Memorial Ground and Cherry Orchard, Burnham Library, and school pitches to encourage wellbeing in the community.
- o Sustainable travel options, including sufficient bus routes and cycle provision.
- o A desire to protect and retain the current green belt as far as is possible in line with national planning guidance.
- o Concerns around the potential encroachment from further expansion of the Slough urban form into Burnham; and the importance that Burnham and Buckinghamshire Council are both fully consulted on any such proposals.
- o The need for further highways work to address existing issues, for example around the high street.
- o The protection of woodland including both areas currently protected and areas not currently protected.



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Vision, Objectives and Land Use Policies

Vision:

In 2045 Burnham will be a place where:

“There is a high quality and pollution-free environment where people of all ages can live healthy lifestyles with access to a wide range of active and passive activities. Children can enjoy both organised and informal activities in safe situations. Local Green Spaces have been designated and protected. They will be well used by the local community for a range of activities. Access to the Burnham Beeches Special Area of Conservation is available to everyone. There will be designated areas and corridors for wildlife to flourish. There is a thriving Health Centre, library and range of community services based in the village and accessible by all members of the community. Burnham parish will be a safe place to live, work and play for all members of society. There will be a mixed demographic that will not be dominated by one age group. Young people and families will stay for the good schools, affordable housing, and employment opportunities. Older people will have appropriate housing with access to local shops and suitable facilities. New development is designed to a high standard, reflecting the historic character and amenity of Burnham and the other villages in the Parish. Burnham village will have a separate identity from neighbouring areas. Burnham’s heritage is celebrated, and tourists will wish to visit. Walking and cycling is a preferred option for short personal journeys and for recreation due to the pleasant and safe network of routes. Pavements and footways are in good condition and provide safe access for pedestrians and people with limited mobility. On-street parking has reduced since 2018. The road network is updated to meet the needs of residents and visitors, enabling sustainable transport of the future. Local retail and commerce are thriving, and the High Street has a range of shops and services to meet the needs of residents and visitors.”

Objectives:

The scope of the objectives is focused on what parts of this vision that the Plan (through the planning system) can achieve if it is successfully implemented over the next decade or more. They are therefore:

- 1. To protect and improve local community uses sustaining community life.**
- 2. To manage the design quality of new development.**
- 3. To deliver new homes in suitable locations enabling the Green Belt to continue to serve its purposes.**
- 4. To protect and improve green and blue infrastructure and sustainable travel networks.**

[Land Use Policies](#)[BUR1: Burnham Design Code](#)[BUR2: Green and Blue Infrastructure](#)[BUR3: Local Green Spaces](#)[BUR4: Urban Greening](#)[BUR5: Sustainable Travel](#)[BUR6: Local Community Uses](#)[BUR7: Burnham Village Centre](#)[BUR8: Addressing the Sustainability Performance Gap](#)

Land Use Policies

5.1. The purpose of these policies is both to encourage planning applications for proposals that the local community would like to support, and to discourage applications for development that the community does not consider represent sustainable development in the parish.

5.2. There are many parts of the Parish that are not affected by these policies, and there are many other policy matters that have been left to the adopted South Buckinghamshire policies and forthcoming Buckinghamshire Local Plan to cover. This has avoided unnecessary repetition of policies between this Neighbourhood Plan and adopted planning policies, though they have a mutual, helpful inter-dependence.

5.3. Set out below are the proposed land use policies. Each policy is numbered and titled, and it is shown in bold italics for ease of reference. Where necessary, the area to which it will apply is shown on the Policies Map attached to the document. After each policy 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.

Policy BUR1: Burnham Design Code

A. Development proposals should contribute to the objective of achieving well-designed places reflecting local character and design preferences. To achieve this, proposals must demonstrate how their scheme positively responds to the relevant design strategy and accords with all the relevant codes set out in the Burnham Design Code, attached as Appendix A, as relevant to their location, scale and nature.

5.4. This policy responds to the Government’s encouragement that neighbourhood plans should set out local design guidance by refining saved Local Plan Policy EP3 ‘The Use, Design and Layout of Development’ and Core Strategy Policy 8 ‘Built and Historic Environment’; and in respect of its Conservation Areas by refining saved Local Plan Policy C1 ‘Development Within a Conservation Area’; to provide a compendium of design guidance in the form of a Code that covers all of the parish.

5.5. The Code is an integral part of the policy but is extensive in distinguishing the different character areas in the parish and is therefore published separately as Appendix A 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.

5.6. Applicants will therefore be expected to have acknowledged, understood and responded positively to the relevant design strategy and demonstrate compliance with the relevant codes as set out in the Code and 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.

Appendix A Burnham Design Code

Policy BUR2: Green and Blue Infrastructure

A. The Neighbourhood Plan designates the Burnham Green Infrastructure Network, as shown on Plan J below, for the purpose of promoting nature recovery and helping mitigate climate change. The Network comprises the Burnham Beeches SAC and SSSI, open amenity space with recreation value, priority habitats, ancient woodland, other woodlands, woodland corridors and the South Bucks Heaths and Parklands Biodiversity Opportunity Area (BOA).

B. Development proposals that lie within or adjoining the Network are required to have full regard to maintaining and improving the functionality of the network, including delivering a net gain to biodiversity, in the design of their layouts, landscaping schemes and public open space provisions.

C. Proposals that will harm the functionality or connectivity of the Network, including the loss of ancient woodland, ancient and veteran trees, and ancient wood pasture which are irreplaceable habitats, will not be supported.

D. Development proposals that will lead to an extension of the Network including the proper management of ancient woodland, ancient and veteran trees, and ancient wood pasture as irreplaceable habitats, will be supported, provided they are consistent with all other relevant policies of the development plan.

E. The Policies Map shows those parts of the designated Network that are known or likely to have biodiversity value either as habitat areas; as hedgerows or lines of trees; or as streams and rivers. For the purpose of calculating Biodiversity Net Gain requirements using DEFRA's latest metric, development proposals located within or adjoining that part of the Network should anticipate achieving at least a medium distinctiveness multiplier score.

F. Any proposal that can demonstrate that off-site compensation to mitigate for biodiversity loss is necessary must follow a sequential approach to its delivery. The gain should be delivered within or adjoining the network where the land is suited in principle for delivering the necessary gain. If this is not practical, then gain should be delivered on land within an adjoining parish that is suited in principle for delivering the necessary gain. Only if it can be shown that this is not practical may the gain be delivered on other land.

5.7. The policy defines the presence of green and blue infrastructure assets in the Parish which have multiple roles including carbon sinking, flood alleviation, climate change mitigation and biodiversity net gain. By doing so it supports Core Strategy Policy 6 ‘Local Infrastructure Needs’. Plan J shows the extent of the Network, which allows applications to determine if their proposals should take this policy into account. The BOA comprises part of the Network, but for technical reasons, cannot be added to Plan J. The BOA has therefore been shown separately on Plan K. The Parish Council should take an active role in ensuring that development proposals are complying with the policy.

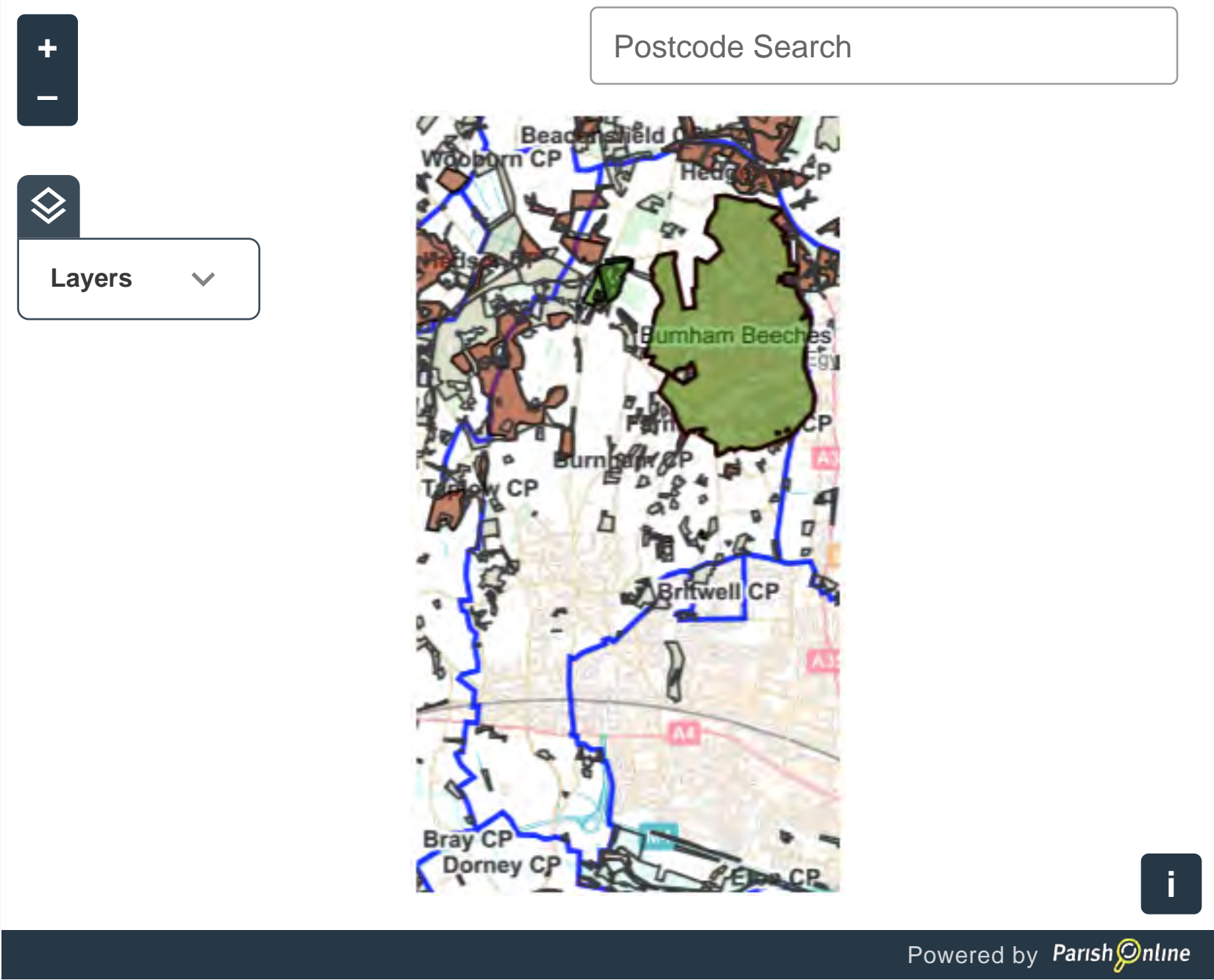
5.8. The policy requires that all development proposals that lie within the network, or that adjoin it, should consider how they may improve it, or at the very least do not undermine its integrity of connecting spaces and habitats. This may mean that development layouts are designed to contribute to the network’s effectiveness. The policy also requires a biodiversity net gain to be delivered. This is expected to be in line with national provisions which is expected to be a minimum of 10% as identified in the Environment Act 2021. Net gain will be measured using DEFRA’s latest biodiversity metric.

5.9. The policy also recognises that the provisions of the NPPF on irreplaceable habitats (such as ancient woodland or ancient or veteran trees) applies in the designated neighbourhood area. Proper management of this special resource will be expected to be in line with Natural England and the Forestry Commission’s standing advice on this matter^[1]. Development will also be expected to have regard to existing standing advice on hydrology currently provided in the form of the Development Management Guidance Note: Hydrology in Burnham Beeches, February 2014^[2].

5.10. Clauses E and F respond to the biodiversity net gain (BNG) provisions of the Environment Act 2021 which became a statutory part of plan making and development management in February 2024 and April 2024 for small sites. The statutory BNG Metric provides the means for applicants to calculate the baseline biodiversity value of the application site in determining the net gain requirement of their proposals.

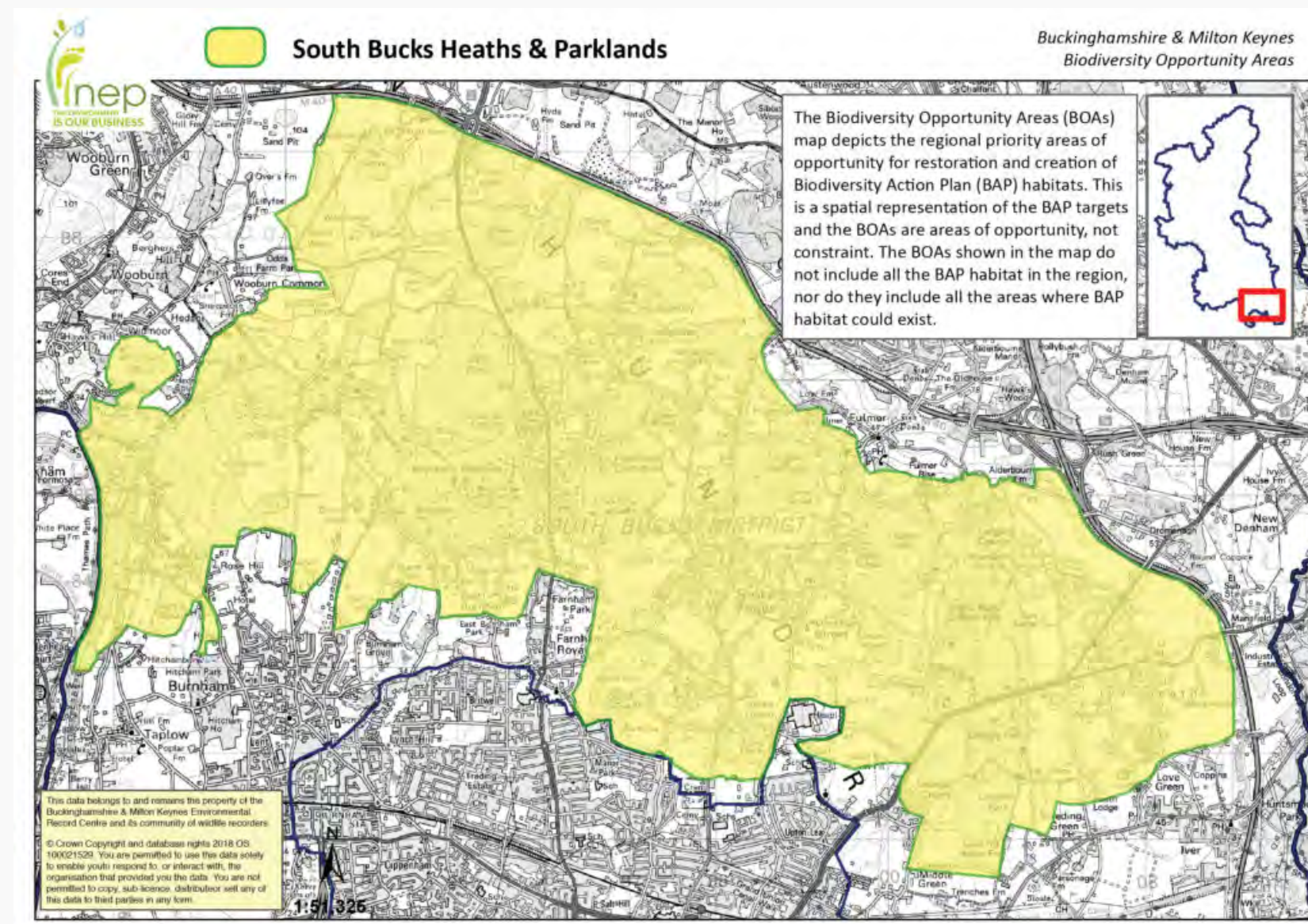
5.11. Clause E relates to those parts of the Network of biodiversity value. Given it includes all defined Priority Habitats and semi-natural habitats, native hedgerows and trees and natural water bodies, the clause anticipates that the distinctiveness multiplier score of the BNG Metric (from very low to very high) will be at least medium. The Biodiversity Metric User Guide can be viewed online [here](#).

5.12. Finally, the policy sets out how the loss of biodiversity value will be addressed through a sequential approach. The new biodiversity net gain requirement of at least 10% (as set out by the Environment Act of 2021 and the Biodiversity Net Gain SPD) should be delivered either onsite or within or adjoining the Network so that the benefits of development are accrued as close as possible. In every case, attention should be paid to schemes avoiding undermining the openness of the Green Belt. However, it is accepted that the Network in the Parish may not be suited to delivering every type of required off-site gain. In such cases Clause F allows for the gain to be delivered in adjoining parishes to Burnham parish or, as a final resort, on land elsewhere.



Plan J: Green Infrastructure Map (see PDF version)

The map above was created using Parish Online. Parish Online works best using Chrome, and may have difficulties with functionality when using Safari.



Plan K: Biodiversity Opportunity Area Map (<https://bucksmknep.co.uk/boa/south-bucks-heaths-and-parklands/>)

^[1] <https://www.gov.uk/guidance/ancient-woodland-ancient-trees-and-veteran-trees-advice-for-making-planning-decisions>

^[2] <https://www.buckinghamshire.gov.uk/planning-and-building-control/planning-policy/local-development-plans-and-guidance/local-planning-guidance/>.

Policy BUR3: Local Green Spaces

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

1. **Lent Green Lane Pond**
2. **Lent Green Lane Amenity Green Space**
3. **Lent Green, Lent Green Lane**
4. **The Green (north and south)**
5. **Bayley Crescent Amenity Space**
6. **Redwood Amenity Green Space**
7. **Ashcroft Court Amenity Green Space**
8. **Grenville Close Amenity Green Space**
9. **Wyndham Crescent Amenity Green Space**

B. Proposals for development in a local green space will only be supported in very special circumstances.

5.13. The policy designates a series of Local Green Spaces in accordance with §105 – §107 of the NPPF. A designation has the policy effect of the equivalence of the Green Belt in terms of the definition of ‘inappropriate development’ consistent with §152 of the NPPF and of the ‘very special circumstances’ tests in the NPPF when determining planning applications located within a designated Local Green Space. For this reason, some spaces which are important, but already lie within the Green Belt, have not been included in this list but may be identified in other policies of the Neighbourhood Plan. Other areas are not included on this list, as they are not considered to be under significant threat but remain important to the community and are listed elsewhere in this document. This policy is in line with Core Strategy Policy 5 ‘Open Space, Sport and Recreation’ which highlights the importance of green spaces, sports and recreational facilities for improving healthy living and social inclusion.

5.14. A review of all open land within the settlement has been completed, informed by the qualifying criteria in the NPPF. The land is considered to meet those criteria and is therefore worthy of designation as illustrated and justified in Appendix B. In the Parish Council’s judgement, each designation is capable of enduring beyond the end of the plan period. The owners of these sites were notified of the proposed Local Green Space designations during the preparation of the Plan.

5.15. The policy has been reviewed in relation to the consideration in the Court of Appeal (2020 EWCA Civ 1259) of an equivalent policy in a neighbourhood plan in Mendip District. Policy BUR4 follows the matter-of-fact approach in the NPPF. In the event that development proposals come forward on the local green spaces within the Plan period, they can be assessed on a case-by-case basis by Buckinghamshire Council. In particular it will be able to make an informed judgement on the extent to which the proposal concerned demonstrates the ‘very special circumstances’ required by the policy.

Appendix B Local Green Spaces

Policy BUR4: Urban Greening

A. All proposals for major development should contribute to the greening of Burnham by including urban greening measures in the design of the buildings, hard surfacing and landscape schemes. Housing proposals or mixed use proposals that are housing-led should meet or exceed a Burnham Urban Greening Factor of 0.4. All other major commercial development or buildings in other uses should meet or exceed a Burnham Urban Greening Factor of 0.3.

B. All suitable new buildings bordering open spaces will be required to incorporate integrated swift and bat boxes.

5.16. This policy is inspired by the London Plan principle of an Urban Greening Factor (UGF) to encourage more and better urban greening as the prime means of increasing climate resilience. Burnham offers a blend of more densely populated urban areas alongside quieter, tranquil rural countryside features. In places it has similar older and suburban characteristics to parts of London, therefore it has a similar need and potential for this approach to support the town in adapting to and mitigating the impacts of climate change. The policy is not part of the Burnham Design Code as it applies to land across the whole town and not just its older areas.

5.17. The model assists in determining the appropriate provision of urban greening for new developments and is explained in detail in Appendix C. Urban greening should be a fundamental and integral element of site and building design in the future, incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage.

5.18. The policy sets targets for new residential (a factor of 0.4) and commercial (0.3) uses and only applies to major applications. Burnham is a relatively densely populated urban and suburban area in places, with much of its green infrastructure located towards the northern boundary of the parish. With the intensification in parts of the area in the coming years, there is a premium on making a step change in its climate resilience. It is therefore reasonable to adopt a these UGF targets and, given land values and the positive approach taken to enabling new development, there is no reason to believe that the target will undermine the viability of new developments.

Appendix C Urban Greening

Policy BUR5: Sustainable Travel

A. The Neighbourhood Plan identifies the existing Sustainable Travel Network and opportunities for improvements, as shown on the Policies Map and Plan L below, for the purposes of prioritising active travel and encouraging the use of public transport in the Parish.

B. Development proposals on land that lies within or adjacent to the Network should sustain, and where practicable, enhance the functionality of the Network by virtue of their layout and means of access and landscape treatment.

C. Development proposals that enhance pedestrian and cycling connectivity between the two sides of the railway line will be supported.

D. Proposals that maintain or improve the Sustainable Travel Network will be supported.

5.19. The policy seeks to encourage safe, accessible, convenient and enjoyable means of walking and cycling in the parish. It refines Core Policy 7 on Accessibility and Transport by providing a local element to its provisions.

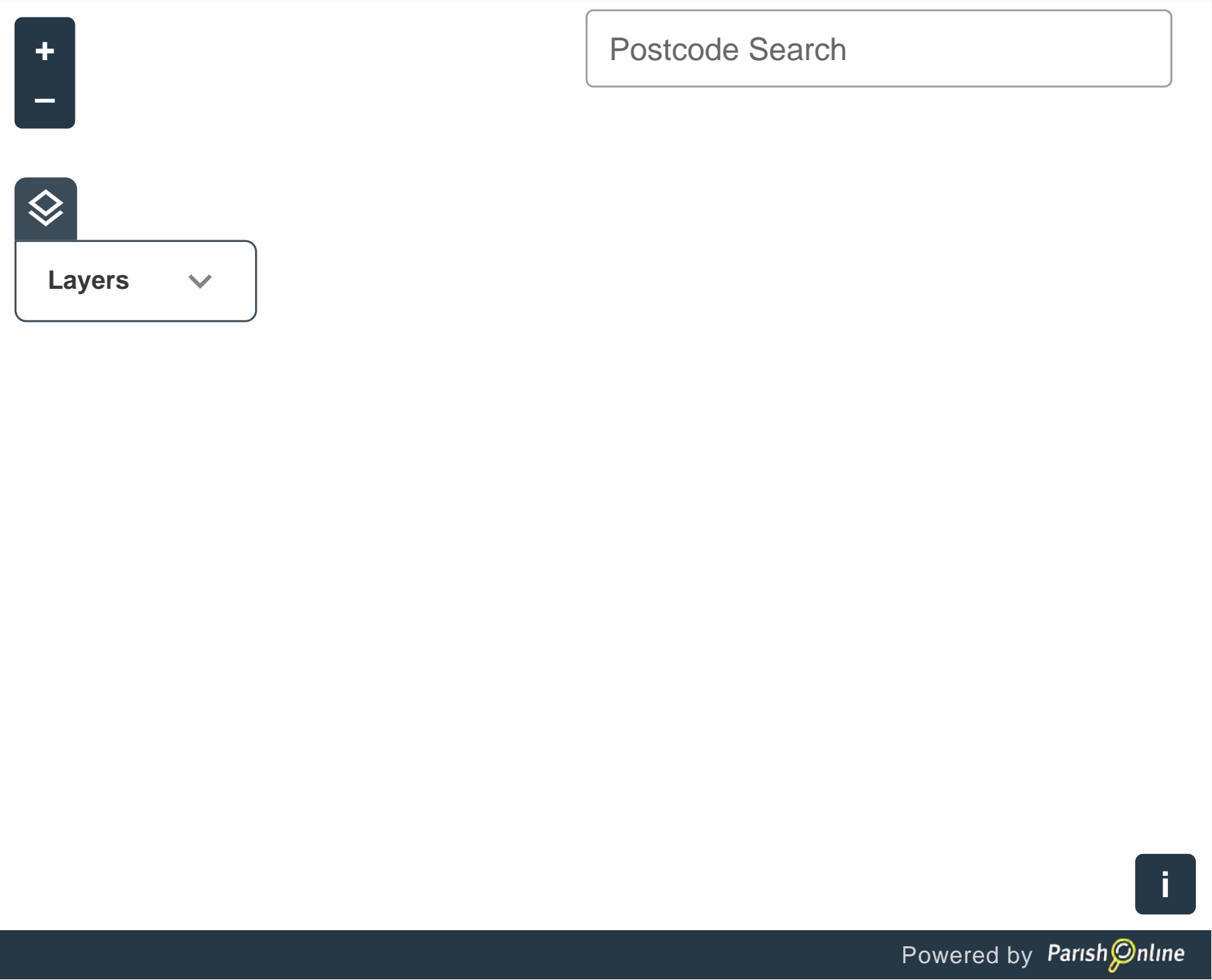
5.20. Currently, there is little provision for cycling in the area. The best recreational cycling is around the Beeches on the tarmacked surfaces and along the Jubilee River (just outside the Parish boundary). These are free of motorised traffic but shared with pedestrians and horses. Additionally, a number of the existing footpaths are in need of improvements.

5.21. The policy therefore seeks to start to deal with these issues by identifying the main existing walking and cycling routes. Plan L shows the full extent of the Network, which allows applications to determine if their proposals should take this policy into account. The policy requires all development proposals that lie within or adjacent to the Network to consider how they may improve connectivity, or at the very least do not undermine the existing value of the Network, or the opportunities for improvement.

5.22. Where proposals include provision for landscaping, new means of access or new layouts, there may be an opportunity to relate the land better to the Network and/or improve the attractiveness and connectivity of routes. Proposals should therefore consider this in the design of schemes without undermining other planning policy objectives. In some cases, proposals will enable the creation of new connections and/or the delivery of opportunities for improvement that extend the benefits of the Network. They will be supported provided they are appropriate in other respects. At the very least, the policy requires that proposals that will undermine the existing value of the Network, or opportunities for improvement, will be refused permission.

5.23. Proposals may find it useful to refer to the [Cycle Infrastructure Design \(LTN 1/20\) Guide](#) which sets out key principles for designing high quality and safe cycle infrastructure. Additionally, the [Buckinghamshire Local Cycling & Walking Infrastructure Plan \(LCWIP\)](#) is currently in development which envisages the development of a countywide active travel network for Buckinghamshire. It provides strategic opportunities for linking local networks, focussing on links through and between villages and towns. Proposed links that could be of interest in the area include Beaconsfield – Farnham Common – Farnham Royal.

5.24. The Policies Map and Plan L below identify a number of areas where improvements to the Network are most needed. Further details on the current condition of these routes as well as suggestions for improvements can be found in Appendix D.



Plan L: Sustainable Travel Map ([see PDF version](#))

The map above was created using Parish Online. Parish Online works best using Chrome, and may have difficulties with functionality when using Safari.



Policy BUR6: Local Community Uses

A.The Neighbourhood Plan identifies the local community uses in Appendix E, and as shown on the Policies Map, in the Parish.

B. Proposals that will harm or result in the loss of a local community use will not be supported unless it can be clearly demonstrated that:

- i. A replacement building and/or land can be provided in an equally convenient location within the community it serves; or
- ii. It can be demonstrated that the facility is no longer required for its existing use, or for any other community use in the built-up area in which it is located, as appropriate to the type of use under consideration.

C. Proposals to improve the viability of an established community use of buildings and ancillary land by way of its extension or partial redevelopment will be supported, provided the design of the scheme and the resulting increase in use are appropriate, will not harm the amenities of adjoining residential properties, and will not undermine the viability of the primary community use.

5.25. The Local Community Uses list identified in Appendix E is comprised of a mix of religious worship sites, educational facilities, sport & recreational facilities, healthcare facilities and residential care homes. The Use Class Order of September 2020 now deems such uses as either Class F2 (‘Local Community Uses’), in the case of schools and churches, F1 (‘Learning and non-residential institutions’), in the case of day nurseries and medical services, E (‘Commercial, Business and Service’), and in the case of residential care homes, C2 (‘Residential institutions’).

5.26. Policy COM2 ‘Loss of Community Facilities’ of the South Bucks Local Plan and Policy 5 ‘Open Space, Sport and Recreation’ and Policy 6 ‘Local Infrastructure Needs’ of the South Bucks Core Strategy seeks to avoid the loss of community facilities, open space, sport and recreational facilities. The policy therefore identifies community facilities to be protected from loss. As finding land for such uses is often difficult, it is important that established land is retained in that use, even if the current occupier is not viable. A description of each facility and its community value is provided in Appendix E. Collectively, these facilities are cherished by the community and offer a valuable and vital resource to support community life, and therefore warrant the protection of the policy.

5.27. Whilst it is acknowledged that the Neighbourhood Plan cannot directly deliver the re-opening of Burnham Park Academy, it is seeking to retain the existing use of the site to reflect the wishes of the community. Even if current evidence shows insufficient demand for a new secondary school in Burnham at this time, which is disputed particularly given such a school would draw from surrounding council areas as well as Buckinghamshire, the Parish Council maintains the position that its location is so significant that, should it be required within the plan period (2045), the site ought to be safeguarded for the future. There is no alternative suitable site that would be equally integrated into the community and sustainable, especially from a transport perspective. This is particularly pertinent looking into the future, given the recent increase in Buckinghamshire Council’s updated housing requirement figure; and that the current figures for school demand consider only births taken place and therefore do not go beyond the mid 2030s in terms of demand. In policy terms, the BURNP can continue to be safeguarded as a school (the last established use was F1) and there have been no applications to change the use since its closure.

5.28. It is recognised that in some cases, particularly for Class E, change of use do not require planning permission. This is because new permitted development rights have enabled future changes of use from what are now Class E (commercial, business and service) uses to residential uses through the prior approval system. That prior approval system still requires consideration of the harmful effects to the character of the Conservation Area (if the premises lies within it) and the impact on local provision if a medical service or day nursery service is lost. Although the neighbourhood plan policy is not engaged in a prior approval determination, together with Policy BUR1 it has identified these services play an important part in the distinct function and character of the Conservation Area, and the impact of their loss would be detrimental to local community life. The evidence provided as part of the neighbourhood plan therefore provides a legitimate reason for refusal for proposals that will lead to the loss of these particular services.

Policy BUR7: Burnham Village Centre

A. The Neighbourhood Plan defines Burnham Village Centre as shown on the policies map. Proposals for a change of use that will result in the loss of an active commercial, business or service use of a ground floor frontage in a village centre will be resisted.

B. Mixed use development schemes lying within Burnham Village Centre which retain an active commercial, business or service use of a ground floor frontage and contribute to the attractiveness of Burnham Village Centre through public realm enhancements will be supported.

5.29. It is now widely accepted that high streets need to diversify to become more community focussed in their use and to do so requires planning for a mix of different uses^[1]. Unsurprisingly therefore, there is a local desire to protect community facilities and pubs, local businesses and shops, encourage new and improve existing community facilities and encourage change and improvements to the environment in the Village Centre. It is also therefore not enough for planning policy to seek to simply protect existing commercial business, and service uses. It is also important for planning policy to enable a diversification of uses to allow for emerging trends and needs to be met.

5.30. Burnham Village Centre is a functional centre and has retained a healthy variety of commercial, business and service uses with a reasonably high occupancy rate, however the High Street has been affected by some recent closures. The majority of these uses are located on the High Street itself, or the roads which immediately adjoin it including Church Street and Jennery Lane.

5.31. The policy is twofold, firstly it protects the essential core of local shopping facilities in Burnham Village Centre, in line with the provisions of Local Plan Policy S2 'Local Shopping Centres' and Core Strategy Policy 11 'Healthy and Viable Town and Village Centres' which gives particular support to the retail offer in Burnham as a Local Centre. The Village Centre plays a vital role in providing the local communities with convenience and local services that reduce their dependence on travelling to larger centres. The Chiltern and South Bucks Retail Study 2017 noted that Burnham was the most popular destination for pubs or bars with residents within Zone 6 (Burnham/Slough West). However, the Retail Study also noted that Zone 6 had the fewest visitors for health and fitness reasons than anywhere else in the Districts and many residents from Zone 6 will go elsewhere to meet their health and fitness needs, because there is a lack of local provision. The focus of commercial, businesses and services use however, need only be limited to ground floor frontages and other local community uses would be well suited to upper floors, as is the case already. Commercial, business and service uses play an important role in the distinct function and character of the Conservation Area, and the impact of their loss would be detrimental to local community life. Paragraph 5.26 is therefore also relevant in this respect.

5.32. In addition to protecting existing commercial, business and service ground floor frontages, it is considered that changes which seek to meet local needs in retaining, or enhancing, the vitality and viability of the defined Village Centre should be encouraged and enabled. The policy therefore also seeks to encourage mixed use schemes in the defined Village Centre, which retains an active ground floor frontage and contribute to the attractiveness of the defined Village Centre through public realm enhancements.

5.33. The Conservation Area Appraisal details many features and characteristics that contribute to the attractiveness of Burnham Village Centre and should be used as a starting point to inform the design of public realm enhancements.

^[1] <https://www.highstreettaskforce.org.uk/resources/details/?id=40ffe198-8121-462b-b77a-7fa3a8de3550>

Policy BUR8: Addressing the Sustainability Performance Gap

A. All planning permissions granted for new and refurbished buildings should demonstrate that they have been tested to ensure the buildings will perform as predicted and will include a planning condition to require the provision of a Post Occupancy Evaluation Report to the Local Planning Authority within a specified period, unless exempted by Clause B. 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.

B. Buildings proposed to be certified to a Passivhaus or equivalent standard with a space heating demand of less than 15kwh/m2/year will not be subject to the provisions of Clause A. Where schemes that maximise their potential to meet this standard by proposing the use of terraced and/or apartment building forms of plot size, plot coverage and layout that are different to those of the character area within which the proposal is located, this will be supported, provided it can be demonstrated that the scheme will not have a significant harmful effect on the character area.

C. All development should 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. Consideration should be given to resource efficiency at the outset and whether existing buildings can be re-used as part of the scheme to capture their embodied carbon.

D. A Sustainability Statement will 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.

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

5.34. One of the most important measures that can be taken to tackle climate change is in how buildings are designed to ensure they are ‘zero carbon ready’ now, so they don’t have to be expensively retrofit in only a few years’ time (at an estimated cost per dwelling of between £15K/£25K). There is a growing evidence base to suggest that buildings do not perform as well as anticipated at design stage. Findings demonstrate that actual energy consumption in buildings will usually be twice as much as predicted. This passes on expensive running and retrofitting costs to future occupants.

5.35. Clause A of the policy therefore requires that every building in a consented housing development scheme of any size is subject to a Post-Occupancy Evaluation (POE) including actual metered energy use, and to submit the report to the local planning authority. It will be implemented by attaching a planning condition, 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. There is no current adopted development plan policy which seeks to deal with the performance gap. In the absence of supplementary guidance from Buckinghamshire Council on POE, guidance has been included in Appendix F. Passivhaus certified schemes will not fail in this way and they are therefore exempted from this policy requirement. PassivHaus is the most common and rigorous design approach, although the build cost is slightly higher than normal, the ongoing energy cost to occupiers is a fraction of the cost now (so avoiding fuel poverty).

5.36. To further incentivise the use of the Passivhaus, or equivalent standard, Clause B of 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 adopted design guidance, especially in terms of prevalent building orientation and density. Proposals seeking to apply the Passivhaus Planning Package (PHPP) must also be able to demonstrate that the Passivhaus standard can be achieved. Prior to commencement a ‘preconstruction 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 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. Applicants are directed to the Net-Zero Carbon Toolkit created by Cotswold District Council and two partner councils, WODC and Forest of Dean District Council. The toolkit is available as a resource for private and public sector organisations to use and adopt ([link](#)).

5.38. Clause E requires a Sustainability Statement to demonstrate compliance with the policy along with the passive design capacity assessment, it is anticipated that designers will demonstrate compliance using a design for performance methodology such as the PHPP 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. Many developers and housebuilders are ‘pricing in’ the need to meet such standards within the next five years anticipating that the Government will need to make national requirements as part of its climate change obligations. This new information requirement need not be an unreasonable expectation of even the smallest schemes for new buildings.

5.39. The policy complements Core Strategy Policy 8 on built and historic environment and Policy 12 on sustainable energy. However, in the absence of any current adopted policy from Buckinghamshire Council covering the energy performance of new buildings, Clause E also requires all development proposals that are not householder applications to be accompanied by a Whole Life-Cycle Carbon Emissions Assessment, RICS methodology is preferred ([link](#)).The assessment will enable the design team to understand and respond to the lifetime consequences of their design decisions and to design for adaptability, longevity and disassembly; contributing to resource efficiency (as per Clause C of the policy) and contributing to the ‘circular economy’.

5.40. These requirements will be added to the Buckinghamshire Council Validation Checklist for outline and full planning applications applying to proposals in the parish until such a time that there is a district-wide requirement.

5.41. Every new build or redevelopment project in the parish 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.

Appendix F Post Occupancy Evaluation Guidance

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Implementation & Monitoring

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6.1. The Neighbourhood Plan will be implemented through Buckinghamshire Council consideration and determination of planning applications for development in the parish. The Parish Council will monitor the effectiveness of the policies through the development management process.

Development Management

6.2. The Parish Council will use a combination of the Local Plan and this Neighbourhood Plan policies to inform and determine its planning application decisions. The Parish Council is a statutory consultee on planning applications made in the parish 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 officers in their decision reports.

6.3. Where necessary, the Parish Council may seek to persuade the Secretary of State to call-in a planning application that it considers is in conflict with the Neighbourhood Plan but which the planning authority has deemed to consent. Similarly, it may also seek to persuade the Secretary of State to recover an appeal of a refused application, where the conflict with one or more Neighbourhood Plan policies has been important in the reasons for refusal. In both cases, the Parish Council will do so if it considers matters of national policy significance (for neighbourhood planning) are raised. The success or otherwise of the policies will feed into the assessment of the need for a review of the Plan.

Local Infrastructure Improvements

6.4. Initial consultations with local residents and users of local facilities demonstrated the importance of infrastructure improvements including community facilities. Opportunities may arise through S106 agreements or through the Community Infrastructure Levy (CIL) to secure financial contributions to invest in improving local infrastructure. When the Neighbourhood Plan is made, the Parish Council will be able to determine how and where 25% of the CIL collected from schemes in the parish is spent (currently only 15%).

6.5. The Parish will prioritise the following in spending CIL funds:

- Sustainable travel improvement projects – focussing on key locations.
- Village centre public realm enhancements.
- The enhancement of existing indoor and outdoor community facilities, such as the Hall, play areas, the George Pitcher Memorial Ground, The Park etc.
- Projects to enhance sustainability and biodiversity; including retrofitting buildings to improve their energy efficiency and the cost of running these buildings.
- Measures to tackle crime and anti-social behaviour such as additional CCTV.
- These should be long-term sustainable projects, rather than short-term or maintenance tasks.

6.6. Buckinghamshire Council has control over the expenditure of its 75% of CIL. The Parish Council expresses the following projects as preferences for funding allocation, which Buckinghamshire Council may wish to take into consideration:

- Provision of a non-selective secondary school for Burnham.
- Enhancement of local health provision in Burnham.
- Larger scale road improvements such as:
 - Addressing flooding, particularly on roads under bridges.Improved safe pedestrian access on Hitcham Road.Improved safe road crossings in the village centre.Improvements to Farnham Lane.Road safety and pedestrian improvements to the northern part of Stomp Road.
- - Improved safe pedestrian routes and road crossings in and near the village centre
- Further sustainable travel improvement projects, including maintaining and developing the footpath network and improving cycle provision.

6.7. The Parish Council recommends Slough Council seek to advance these projects which affect Burnham Parish:

- A cycleway to Burnham Station along Burnham Lane.
- Improving safety at the crossing from the Priory Estate across Huntercombe Lane North.
- Improvements to Farnham Lane to better accommodate existing levels of traffic, including heavy traffic.

Other Non-Planning Matters

6.8. During the process of preparing the Neighbourhood Plan, there have been many ideas for improving or addressing current problems in the parish that lie outside the scope of the land use planning system to control. The Parish Council has noted these issues and will take them forward through its day-to-day business and in partnership with the local community and relevant parties. These include:

- Traffic management on the high street, especially of heavy goods vehicles.
- Stronger enforcement of existing planning regulations.
- Protection of existing verges.
- Addressing crime and anti-social behaviour.
- The further protection of mature trees.
- Addressing fly-tipping in the Parish.



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Layers

Postcode Search



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Powered by ParishOnline

The map above was created using Parish Online. Parish Online works best using Chrome, and may have difficulties with functionality when using Safari. PDF copies of the maps are also available above.

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Appendicies

- Appendix A – [Burnham Design Code](#)
- Appendix B – [Local Green Spaces](#)
- Appendix C – [Urban Greening Factor](#)
- Appendix D – [Sustainable Travel Audit](#)
- Appendix E – [Local Community Uses](#)
- Appendix F – [Post Occupancy Evaluation Guidance](#)



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Last updated: October 08, 2024

This Privacy Policy describes Our policies and procedures on the collection, use and disclosure of Your information when You use the Service and tells You about Your privacy rights and how the law protects You.

We use Your Personal data to provide and improve the Service. By using the Service, You agree to the collection and use of information in accordance with this Privacy Policy.

Interpretation and Definitions

Interpretation

The words of which the initial letter is capitalised have meanings defined under the following conditions. The following definitions shall have the same meaning regardless of whether they appear in singular or in plural.

Definitions

For the purposes of this Privacy Policy:

- **Account** means a unique account created for You to access our Service or parts of our Service.
- **Affiliate** means an entity that controls, is controlled by or is under common control with a party, where “control” means ownership of 50% or more of the shares, equity interest or other securities entitled to vote for election of directors or other managing authority.
- **Company** (referred to as either “the Company”, “We”, “Us” or “Our” in this Agreement) refers to Rcoh Ltd, The Office, Merriscourt, Sarsden, Chipping Norton OX7 6QX.
- **Cookies** are small files that are placed on Your computer, mobile device or any other device by a website, containing the details of Your browsing history on that website among its many uses.
- **Country** refers to: United Kingdom
- **Device** means any device that can access the Service such as a computer, a cellphone or a digital tablet.
- **Personal Data** is any information that relates to an identified or identifiable individual.
- **Service** refers to the Website.
- **Service Provider** means any natural or legal person who processes the data on behalf of the Company. It refers to third-party companies or individuals employed by the Company to facilitate the Service, to provide the Service on behalf of the Company, to perform services related to the Service or to assist the Company in analyzing how the Service is used.
- **Usage Data** refers to data collected automatically, either generated by the use of the Service or from the Service infrastructure itself (for example, the duration of a page visit).
- **Website** refers to Burnham Neighbourhood Plan, accessible from <https://burnhamplan.co.uk>
- **You** means the individual accessing or using the Service, or the company, or other legal entity on behalf of which such individual is accessing or using the Service, as applicable.

Collecting and Using Your Personal Data

Types of Data Collected

Personal Data

While using Our Service, We may ask You to provide Us with certain personally identifiable information that can be used to contact or identify You. Personally identifiable information may include, but is not limited to:

- Usage Data

Usage Data

Usage Data is collected automatically when using the Service.

Usage Data may include information such as Your Device's Internet Protocol address (e.g. IP address), browser type, browser version, the pages of our Service that You visit, the time and date of Your visit, the time spent on those pages, unique device identifiers and other diagnostic data.

When You access the Service by or through a mobile device, We may collect certain information automatically, including, but not limited to, the type of mobile device You use, Your mobile device unique ID, the IP address of Your mobile device, Your mobile operating system, the type of mobile Internet browser You use, unique device identifiers and other diagnostic data.

We may also collect information that Your browser sends whenever You visit our Service or when You access the Service by or through a mobile device.

Tracking Technologies and Cookies

We use Cookies and similar tracking technologies to track the activity on Our Service and store certain information. Tracking technologies used are beacons, tags, and scripts to collect and track information and to improve and analyze Our Service. The technologies We use may include:

- **Cookies or Browser Cookies.** A cookie is a small file placed on Your Device. You can instruct Your browser to refuse all Cookies or to indicate when a Cookie is being sent. However, if You do not accept Cookies, You may not be able to use some parts of our Service. Unless you have adjusted Your browser setting so that it will refuse Cookies, our Service may use Cookies.
- **Web Beacons.** Certain sections of our Service and our emails may contain small electronic files known as web beacons (also referred to as clear gifs, pixel tags, and single-pixel gifs) that permit the Company, for example, to count users who have visited those pages or opened an email and for other related website statistics (for example, recording the popularity of a certain section and verifying system and server integrity).

Cookies can be “Persistent” or “Session” Cookies. Persistent Cookies remain on Your personal computer or mobile device when You go offline, while Session Cookies are deleted as soon as You close Your web browser. You can learn more about cookies on [TermsFeed website](#) article.

We use both Session and Persistent Cookies for the purposes set out below:

- **Necessary / Essential Cookies** Type: Session Cookies Administered by: Us Purpose: These Cookies are essential to provide You with services available through the Website and to enable You to use some of its features. They help to authenticate users and prevent fraudulent use of user accounts. Without these Cookies, the services that You have asked for cannot be provided, and We only use these Cookies to provide You with those services.
- **Cookies Policy / Notice Acceptance Cookies** Type: Persistent Cookies Administered by: Us Purpose: These Cookies identify if users have accepted the use of cookies on the Website.
- **Functionality Cookies** Type: Persistent Cookies Administered by: Us Purpose: These Cookies allow us to remember choices You make when You use the Website, such as remembering your login details or language preference. The purpose of these Cookies is to provide You with a more personal experience and to avoid You having to re-enter your preferences every time You use the Website.

For more information about the cookies we use and your choices regarding cookies, please visit our Cookies Policy or the Cookies section of our Privacy Policy.

Use of Your Personal Data

The Company may use Personal Data for the following purposes:

- **To provide and maintain our Service**, including to monitor the usage of our Service.
- **To contact You:** To contact You by email, telephone calls, SMS, or other equivalent forms of electronic communication, such as a mobile application's push notifications regarding updates or informative communications related to the functionalities, products or contracted services, including the security updates, when necessary or reasonable for their implementation.
- **To provide You** with news, special offers and general information about other goods, services and events which we offer that are similar to those that you have already purchased or enquired about unless You have opted not to receive such information.
- **To manage Your requests:** To attend and manage Your requests to Us.
- **For business transfers:** We may use Your information to evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all of Our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which Personal Data held by Us about our Service users is among the assets transferred.
- **For other purposes:** We may use Your information for other purposes, such as data analysis, identifying usage trends, determining the effectiveness of our promotional campaigns and to evaluate and improve our Service, products, services, marketing and your experience.

We may share Your personal information in the following situations:

- **With Service Providers:** We may share Your personal information with Service Providers to monitor and analyze the use of our Service, to contact You.
- **For business transfers:** We may share or transfer Your personal information in connection with, or during negotiations of, any merger, sale of Company assets, financing, or acquisition of all or a portion of Our business to another company.
- **With Affiliates:** We may share Your information with Our affiliates, in which case we will require those affiliates to honor this Privacy Policy. Affiliates include Our parent company and any other subsidiaries, joint venture partners or other companies that We control or that are under common control with Us.
- **With business partners:** We may share Your information with Our business partners to offer You certain products, services or promotions.
- **With other users:** when You share personal information or otherwise interact in the public areas with other users, such information may be viewed by all users and may be publicly distributed outside.
- **With Your consent:** We may disclose Your personal information for any other purpose with Your consent.

Retention of Your Personal Data

The Company will retain Your Personal Data only for as long as is necessary for the purposes set out in this Privacy Policy. We will retain and use Your Personal Data to the extent necessary to comply with our legal obligations (for example, if we are required to retain your data to comply with applicable laws), resolve disputes, and enforce our legal agreements and policies.

The Company will also retain Usage Data for internal analysis purposes. Usage Data is generally retained for a shorter period of time, except when this data is used to strengthen the security or to improve the functionality of Our Service, or We are legally obligated to retain this data for longer time periods.

Transfer of Your Personal Data

Your information, including Personal Data, is processed at the Company's operating offices and in any other places where the parties involved in the processing are located. It means that this information may be transferred to — and maintained on — computers located outside of Your state, province, country or other governmental jurisdiction where the data protection laws may differ than those from Your jurisdiction.

Your consent to this Privacy Policy followed by Your submission of such information represents Your agreement to that transfer.

The Company will take all steps reasonably necessary to ensure that Your data is treated securely and in accordance with this Privacy Policy and no transfer of Your Personal Data will take place to an organisation or a country unless there are adequate controls in place including the security of Your data and other personal information.

Delete Your Personal Data

You have the right to delete or request that We assist in deleting the Personal Data that We have collected about You.

You may contact Us to request access to, correct, or delete any personal information that You have provided to Us.

Please note, however, that We may need to retain certain information when we have a legal obligation or lawful basis to do so.

Disclosure of Your Personal Data

Business Transactions

If the Company is involved in a merger, acquisition or asset sale, Your Personal Data may be transferred. We will provide notice before Your Personal Data is transferred and becomes subject to a different Privacy Policy.

Law enforcement

Under certain circumstances, the Company may be required to disclose Your Personal Data if required to do so by law or in response to valid requests by public authorities (e.g. a court or a government agency).

Other legal requirements

The Company may disclose Your Personal Data in the good faith belief that such action is necessary to:

- Comply with a legal obligation
- Protect and defend the rights or property of the Company
- Prevent or investigate possible wrongdoing in connection with the Service
- Protect the personal safety of Users of the Service or the public
- Protect against legal liability

Security of Your Personal Data

The security of Your Personal Data is important to Us, but remember that no method of transmission over the Internet, or method of electronic storage is 100% secure. While We strive to use commercially acceptable means to protect Your Personal Data, We cannot guarantee its absolute security.

Children’s Privacy

Our Service does not address anyone under the age of 13. We do not knowingly collect personally identifiable information from anyone under the age of 13. If You are a parent or guardian and You are aware that Your child has provided Us with Personal Data, please contact Us. If We become aware that We have collected Personal Data from anyone under the age of 13 without verification of parental consent, We take steps to remove that information from Our servers.

If We need to rely on consent as a legal basis for processing Your information and Your country requires consent from a parent, We may require Your parent’s consent before We collect and use that information.

Links to Other Websites

Our Service may contain links to other websites that are not operated by Us. If You click on a third party link, You will be directed to that third party’s site. We strongly advise You to review the Privacy Policy of every site You visit.

We have no control over and assume no responsibility for the content, privacy policies or practices of any third party sites or services.

Changes to this Privacy Policy

We may update Our Privacy Policy from time to time. We will notify You of any changes by posting the new Privacy Policy on this page.

We will let You know via email and/or a prominent notice on Our Service, prior to the change becoming effective and update the “Last updated” date at the top of this Privacy Policy.

You are advised to review this Privacy Policy periodically for any changes. Changes to this Privacy Policy are effective when they are posted on this page.

Contact Us

If you have any questions about this Privacy Policy, You can contact us by email: info@oneillhomer.co.uk



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