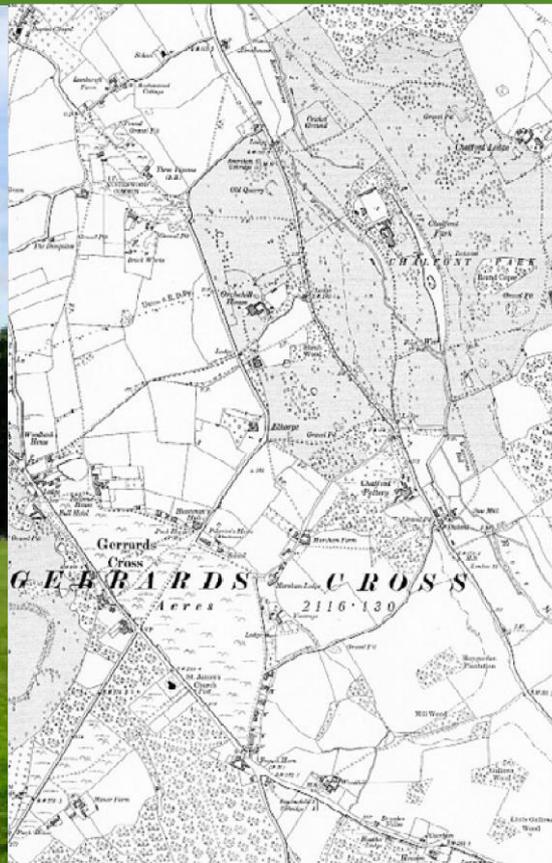


# Gerrards Cross Parish Neighbourhood Plan 2017 - 2040

Appendix A: Food, Retail and Services list

Submission  
Dec 2023



## BARS, RESTAURANTS, COFFEE SHOPS

1	Wildwood Restaurant and Bar	Packhorse Road
2	Sizzler Indian Restaurant	Packhorse Road
3	Gail's Bakery	Packhorse Road
4	Pizza Express	Packhorse Road
5	Wenzel's Bakery	Packhorse Road
6	Caffe Nero, coffee shop	Packhorse Road
7	Lomito, restaurant	Packhorse Road
8	Pappa John's takeaway pizza	Ethorpe Cres
9	Costa, coffee shop	Packhorse Road
10	One4Six, coffee and ice cream	Packhorse Road
11	The Ethorpe Hotel, bar and restaurant	Packhorse Road
12	Di Paolo, Italian restaurant	Oak End Way
13	Thai Rack, Thai restaurant	Oak End Way
14	Blossom Chinese restaurant	Oak End Way
15	Malik's, Indian restaurant	Oak End Way
16	Huddle, coffee shop	Station Road
17	The Taps @ GX	Station Road
18	Jack & Alice, bar, restaurant	Packhorse Road
19	Luna Rossa, Italian restaurant	Packhorse Road
20	@home pizza, takeaway	Marsham Way
21	Malik's Express Kitchen	Marsham Way
22	Fego, lunch, coffee	Packhorse Road
23	The Journeyman (opening summer 2023)	Packhorse Road
24	The Apple Tree	Oxford Road
25	The Bull Hotel	Oxford Road

## HAIR, BEAUTY, NAILS

1	Guinot	Packhorse Road
2	Hob hair salon	Packhorse Road
3	Lynn Nails	Packhorse Road
4	Nail and Beauty 4 All	Ethorpe Cres
5	Salon 77 Hair	Packhorse Road
6	Hairart salon	Oak End Way
7	Faith Spa	Station Road
8	Bliss Massage and Wellness	Station Road
9	GX Nails & Brows	Station Road
10	The Tan Inn	Packhorse Road
11	Ozzy The Barber	Packhorse Road
12	GX Beauty Lounge	Packhorse Road
13	Ottoman Barber & Barista	Packhorse Road
14	De Luxe Clinic	Marsham way
15	Geezers, barber	Marsham Way
16	GX Barbers	Bulstrode Way
17	Vision, hair	Packhorse Road
18	The Gallery	Oxford Road

## HEALTH & WELL BEING

1	Brash Dental Care	Ethorpe Cres
2	Boots	Packhorse Road
3	GX Specialist Orthodontic Centre	Packhorse Road
4	GX Dentist	Packhorse Road
5	Oak End Dental	Oak End Way
6	The Village Dental Health Care	Oak End Way
7	Elite Dental Clinic	Oak End Way
8	The Eaton Practice Chiropody & Foot Health	Oak End Way
9	Health & Beauty Pharmacy	Packhorse Road
10	Boots Opticians	Packhorse Road
11	Specsavers	Packhorse Road
12	Harrold's Opticians and Audiologists	Station Road
13	Yoga Hook	Station Road

## HOME INTERIORS, FURNISHINGS. APPLIANCES, DIY ETC.

1	Neville Johnson, home interiors	Packhorse Road
2	Gilroy Interiors	Packhorse Road
3	Local Plumbers, Local Bathrooms	Oak End Way
4	Carpetright	Packhorse Road
5	Lord's	Station Road
6	Field's domestic appliances	Station Road
7	David Bailey home interiors	Packhorse Road
8	Ridgeway Interiors (kitchens)	Packhorse Road
9	ScrewFix	Packhorse Road
10	Lighting Matters, light shop	Packhorse Road
11	Extreme Design Kitchens	Packhorse Road
12	Southern Electrical Services & SES Security	Ethorpe Cres

## DRY CLEANERS

1	Excel dry cleaners	Packhorse Road
2	Crease Buster, dry cleaning & ironing	Bulstrode Way
3	Blue Dragon dry cleaners	Packhorse Road
4	Royale Dry Cleaners, repairs & alterations	Oak End Way

## CHARITY SHOPS

1	Thames Hospice	Packhorse Road
2	Oxfam	Packhorse Road
3	Barnados	Packhorse Road
4	Cancer Research	Packhorse Road

## FOOD & DRINK

1	Tariq Halal Butchers	Packhorse Road
2	Wenzel's Bakery	Packhorse Road

3	Waitrose	Station Road
4	Savanna Butcher	Station Road
5	Holland & Barrett Health Foods	Station Road
6	Tesco	Packhorse Road
7	Cook	Packhorse Road
8	Majestic Wine Warehouse	Packhorse Road
9	GX Food	Oxford Road

#### WOMEN'S FASHION

1	Blush Boutique	Packhorse Road
2	Heidi & Hudson	Packhorse Road
3	The Forge Boutique	Packhorse Road

#### MEN'S FASHION

1	Matt La Moda	Packhorse Road
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#### ESTATE AGENTS

1	Strutt & Parker	Packhorse Road
2	Hamptons	Packhorse Road
3	Hamptons	Packhorse Road
4	The Frost Partnership	Packhorse Road
5	Gibbs Gillespie	Packhorse Road
6	Oakwood Estates	Packhorse Road

#### BOOKS, CARDS, STATIONERY, NEWSPAPERS, MAGAZINES

1	WH Smith	Packhorse Road
2	Card Factory	Packhorse Road
3	Cardella	Packhorse Road
4	GX Bookshop	

#### OTHER

1	Traveltime, Travel Agents	Packhorse Road
2	Coral, bookmakers	Packhorse Road
3	The Photo Shop	Station Approach
4	Aspire Cars, taxi service	Packhorse Road
5	Everyman Cinema	Ethorpe Cres
6	Arnold Funeral Services	Oak End Way
7	Koa Tails Dog Grooming	Packhorse Road
8	JJ Toys	Packhorse Road
9	Gerrards Cross Community Library	Station Road
10	Timpson	Tesco Car Park
11	Phone Lab mobile accessories & repairs	Packhorse Road
12	Post Office	Packhorse Road

13	Peek-A-Bu Baby Accessories	Packhorse Road
14	BP Service Station with M&S Simply Food	Oxford Road
15	GX Veterinary Clinic	Packhorse Road
16	The Spa @ Paws dog grooming (coming soon)	Station Road

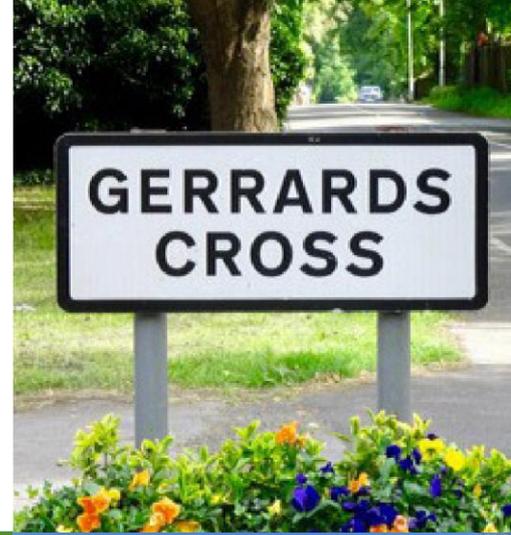
#### LEGAL & FINANCIAL SERVICES

1	Parchment Solicitors	Station Approach
2	Tax Assist Accountants	Station Road
3	Clarity Family Law Solicitors	Station Road
4	Russell Phillips accountants	Station Road
5	BP Collins	Station Road
6	Chalfont Investments	Station Road
7	Bindman & Co Solicitors	Station Road
8	Salisbury Financial Services	Packhorse Road
9	Hemsley Miller Financial Services	Packhorse Road
10	Eastwood Financial Solutions	Packhorse Road
11	Nunn Hayward accountants	Packhorse Road
12	Chhokar & Co Solicitors & Chartered Accountants	Oxford Road
13	Hassium Asset Management	Packhorse Road

#### BUSINESS SUPPORT SERVICES

1	SignX Graphics	Ethorpe Cres
2	Techfix PC Solutions IT support & repairs	Packhorse Road
3	Effective Business Events & Travel	Oak End Way
4	The Wonky Agency graphic design/websites/social media	Station Road
5	Best Outcome project management	Packhorse Road
6	Robertson Sumner recruitment tech industry	Packhorse Road
7	Reference Point technology/software	West Common
8	Nexus IT support & computer repair	Station Road

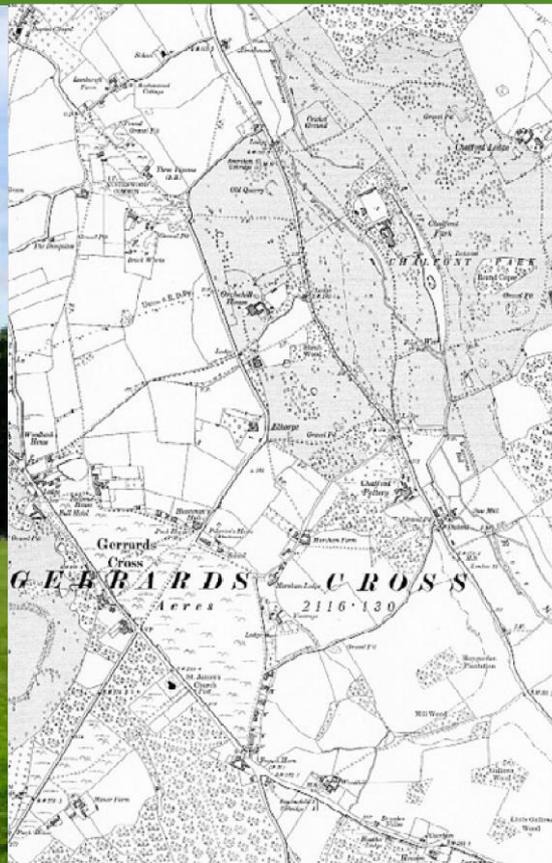
List correct at January 2023



# Gerrards Cross Parish Neighbourhood Plan 2017 - 2040

## Appendix B: Demographic Data

Submission  
Dec 2023



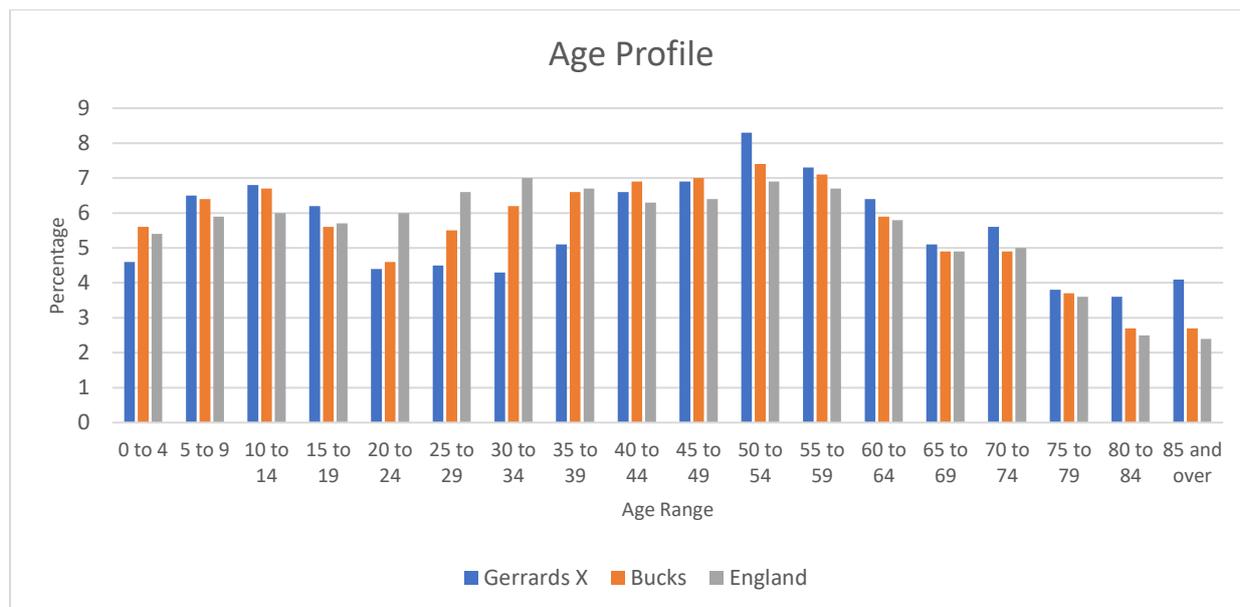
## Appendix B Profile of Gerrards Cross <sup>1</sup>

<b>Key Facts (Census data 2021)</b>	<b>Gerrards Cross</b>
Area:	1,088 ha
Total population*:	8,600
Population Density:	7.9 persons per hectare
Households*:	3,100

\*To nearest 100

### Population

Gerrards Cross is located in the former South Bucks District and is classified as District Shopping Centre. The Parish is split into three wards: north, south and east. Taken together the overall population size of the Parish, according to the 2021 census was 8,600\* persons or 1.55% of the unitary authority area, living in 3,100\* households. The population of Buckinghamshire was 553,100 at the 2021 census. The population of Gerrards Cross grew by 8.4% between 2001 and 2011 and by 7.3% between 2011 and 2021 and continues to grow.



### Age

- Gerrards Cross has a higher percentage (19.5%) of school age (5-19) children than 17.6% across England.
- 26.69% of the population of Gerrards Cross were aged between 19 and 44 in 2011 compared to 24.9% in 2021.
- Just under 50% (49.23%) of the population of Gerrards cross was aged 45 and over in 2011, a percentage that had increased to 51.1% in the 2021 census.

<sup>1</sup> Source – [Census data 2021](#)

## Gender

- In terms of gender, 48.5% of Gerrards Cross residents are male and 51.5% female, reflective of the statistics for the District as a whole.

## Deprivation levels

- The Indices of Multiple Deprivation 2019 score measure relative levels of deprivation in areas of England.
- Overall, Gerrards Cross is amongst the 10% least deprived neighbourhoods in the country.
- However, the 'Barriers to housing and services' deprivation domain (which covers the physical and financial accessibility of housing and local services) score was in the 10% most deprived.
- In 2021, 67.1% of household in Gerrards Cross are not deprived in any dimension compared to 48.4% for England (in 2011 these figures were 63% and 42.5%).
- 5.4% of households are deprived in 2 or more dimensions in Gerrards Cross compared England's figure of 18.1%.

## Diversity

- In the 2011 census, 65.8% of people in Gerrards Cross said they were White British, and 25.2% were Asian, Asian British or Asian Welsh.
- When asked their religion the majority, 46.6% identified themselves as being Christian (a decrease of 15% from 2011) while 22.3% stated that they have no religion.
- The census showed that 8.2% of people over the age of 3 in Gerrards Cross did not speak English as their main language, similar to the Buckinghamshire figure of 7.3%.

## Transport availability

- The 2011 census showed that 7% did not have access to a car and subsequently are reliant on other forms of transport such as public transport services. This is 4% lower than the district percentage but considerably lower than the national figure of 23.5%. In total 59.0% of households owned 2 or more cars, which is noticeably higher than the national percentage of 35.9%.

## Health and wellbeing

- The health of people in the former South Bucks district is generally better than the England average. Levels of smoking and substance misuse is low, as is childhood obesity. Life expectancy for both men and women are higher than the England average.
- The rate of people reported killed or seriously injured on the roads between 2013-15 in the Public Health Profile was 85.1 per 100,000 compared to the England average of 38.5 per 100,000.
- The 2021 Census asked three questions relating to health and the provision of unpaid care. The questions relate to whether people felt their general health was good, whether they looked after or gave help or support to other family members, friends, neighbours, or others, and lastly whether their day-to-day activities were limited because of a health problem or disability.

- At the time of the 2021 census 89.4% of people in Gerrards Cross said they felt they were in "good" or "very good" health, this is similar to 86.3% for the county as a whole but higher than the national average of 82.2%. 2.67% reported they were in "bad" or "very bad health" compared to 3.3% across the county and 5.2% Nationally.

### Provision of unpaid care

- The question asked "Do you look after, or give any help or support to family members, friends, neighbours or others because of either; a long term physical or mental illness health / disability? Or because of problems related to old age?" (note that the Census data does not differentiate between the two reasons offered).
- At the time of the census 5% said that they were providing 1 to 19 hours of unpaid care, similar to 4.6% at county level. 0.9% said they provided between 20 and 49 hours of unpaid care per week, very similar to 1.10% at District level. 2% said they provided over 50 hours of unpaid care, a slight increase from the 2011 figure of 1.4%. There is an increase in unpaid care of 2% in total since 2011.

### Disability

- 10.3% of the population of Gerrards Cross were registered disabled under the Equality Act. This is slightly lower than the county figure of 13.5% and considerably lower than the England figure of 17.3%.

### Housing data

- There were 3,100\* households in Gerrards Cross at the time of the 2021 census (1.4% of the 220,300\* households across the county).
- 40.8% of houses (down from 45.2% in 2011) were owned outright. 36.4% households owned their home with a mortgage or a loan. 77.2% of households were therefore owned (outright or mortgage) compared to 71.2% across the County and 62.3% across England.
- 18% of homes were classified as privately rented or living rent-free. Nearly 5% higher than the 2011 figure (13.2%). 4.8% of households were social rented homes. This is significantly less than the County figure of 13% and the National figure of 17.1%.
- In the Parish, 78.3% of all dwellings are a whole house or bungalow, similar to the UK figure of 77.4%. Flats & Maisonettes made up 21.4% of all properties.
- 6% of homes had 1 bedroom and 61.8% had 4 or more bedrooms. This is a stark contrast to the England figures of 11.6% and 21.1% respectively.
- Occupancy rating calculates whether a household is overcrowded, ideally occupied or under occupied. This is calculated by comparing the number of bedrooms the household requires to the number of available bedrooms. 64.7% of households had an occupancy rating of +2 or more, highlighting the number of households with 2 or more bedrooms than required. The England figure was 35.6%.

## Employment and labour market

### Employment (calculations based on people aged 16 and over)

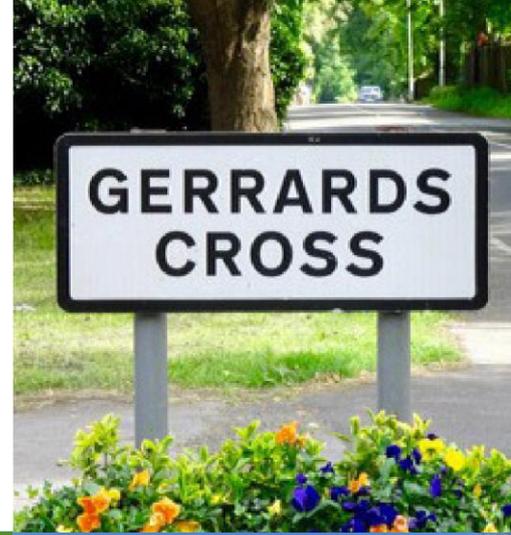
- In 2021, 56.8% of people were economically active and in employment, 2.6% were unemployed. 40.7% were economically inactive (retired or not seeking employment).
- 50.2% worked 31-48 hours/week and 21.8% worked 49 hours or more/week. This is in comparison to the England figures of 59.1% and 11.1% and Buckinghamshire figures of 57.8% and 13.6% respectively.

### Qualifications

- Of those aged over 16, 57.2% of the population of the Parish has a degree or equivalent, higher than 41% in the county and significantly higher than 33.9% across England.
- The percentage with no formal qualifications at all stands at 8.6%, lower than the county (13.8%) and again significantly lower than England (18.1%).

### Travel to work

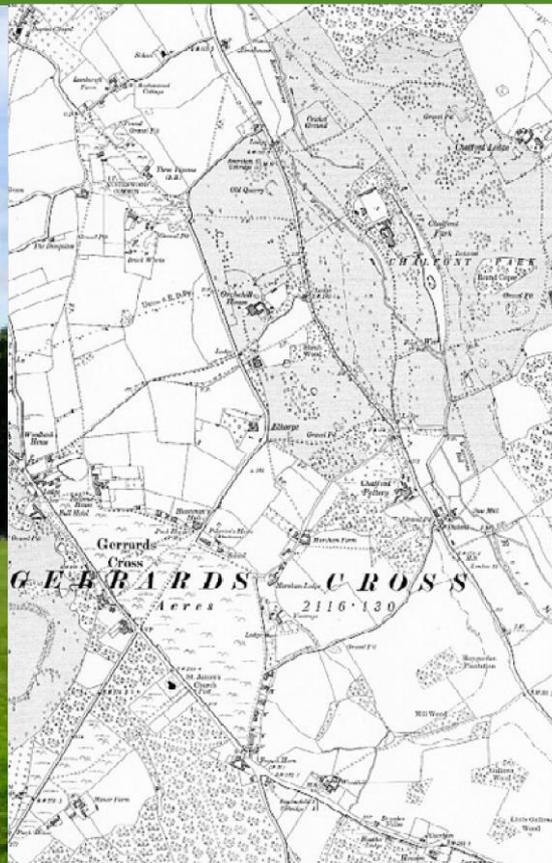
- Of the residents aged 16 and in employment, 56.7% worked mainly at or from home. The England figure was 31.5%. *It is unknown by the ONS what effect the coronavirus pandemic had on this figure.*
- The car is used as the main means of travel to work for 31.6% (the county figure is 43.9%) while 4.5% use public transport (the England figure is 8.2%) and 3.4% travel on foot (the England figure is 7.6%).



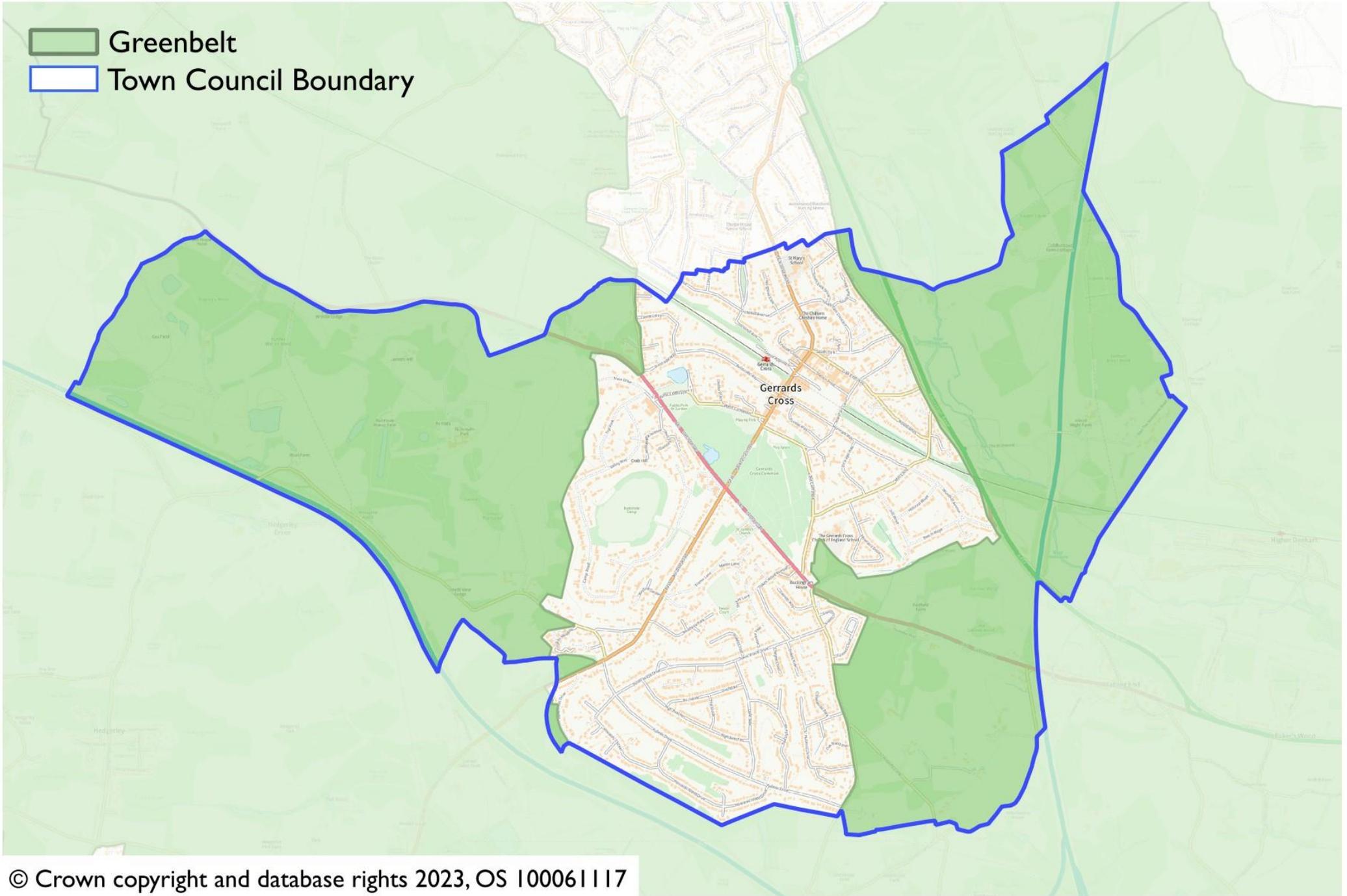
# Gerrards Cross Parish Neighbourhood Plan 2017 - 2040

## Appendix C: Greenbelt Map

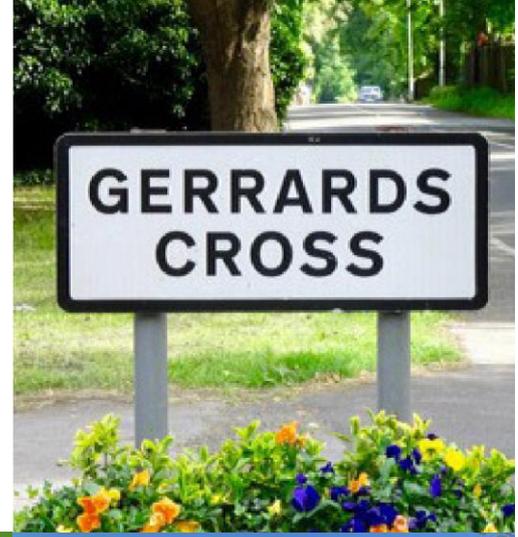
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Greenbelt  
Town Council Boundary



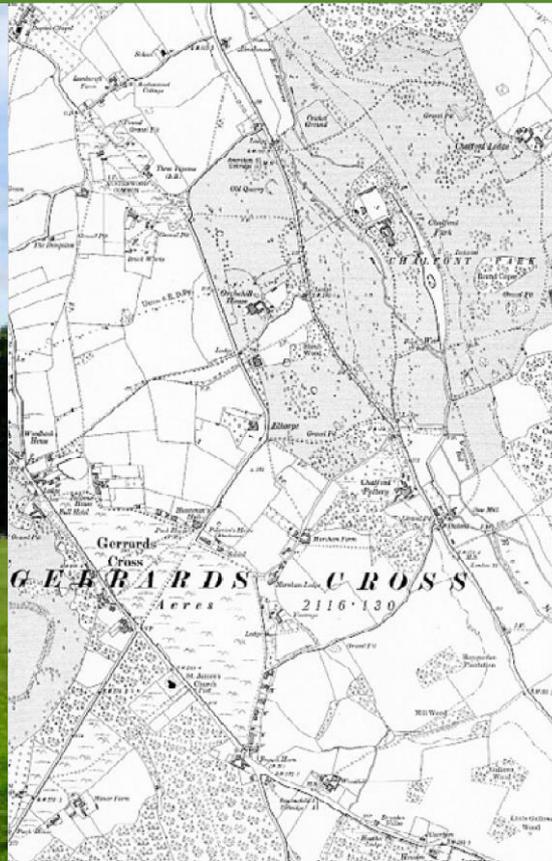




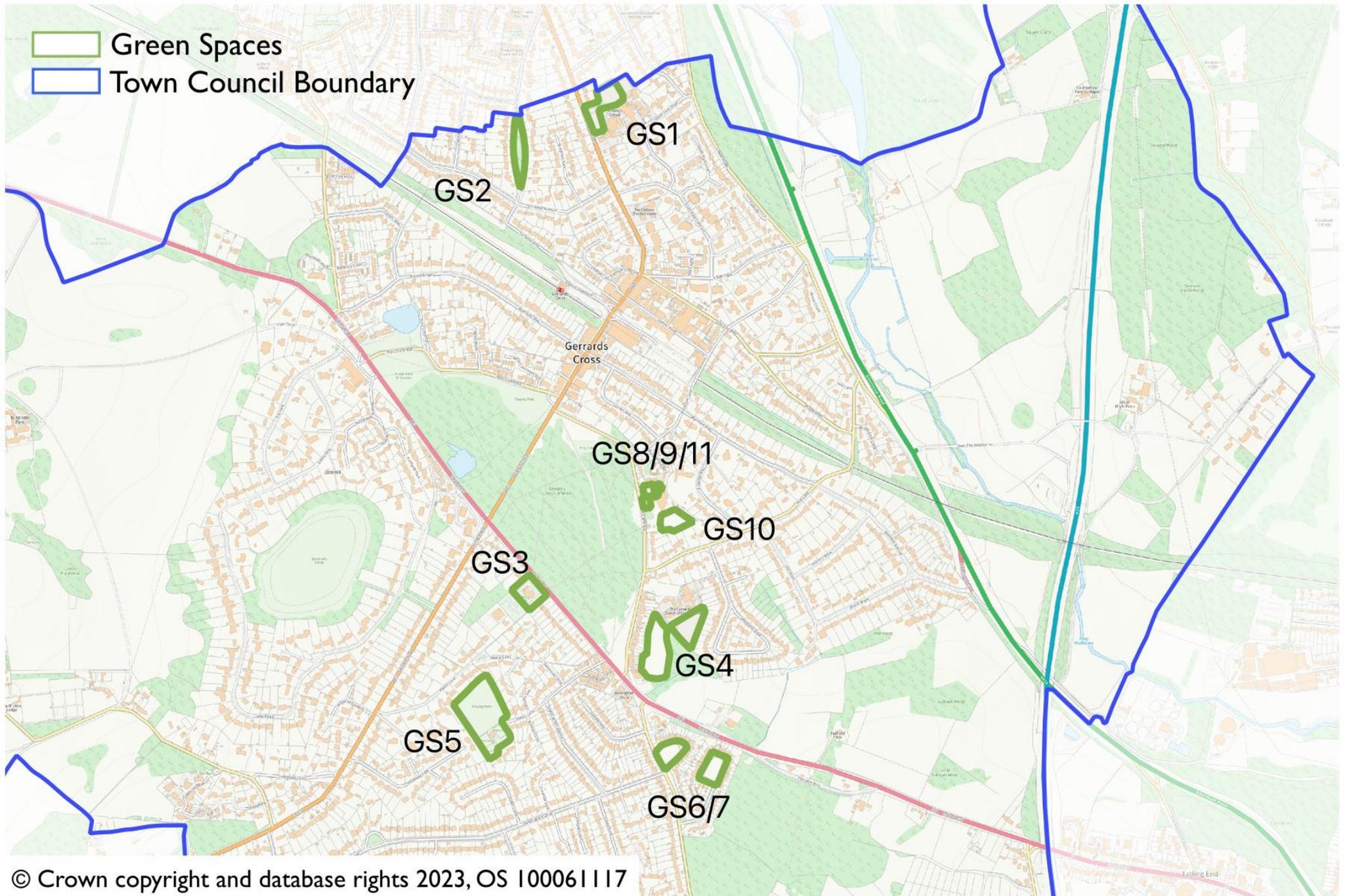
# Gerrards Cross Parish Neighbourhood Plan 2017 - 2040

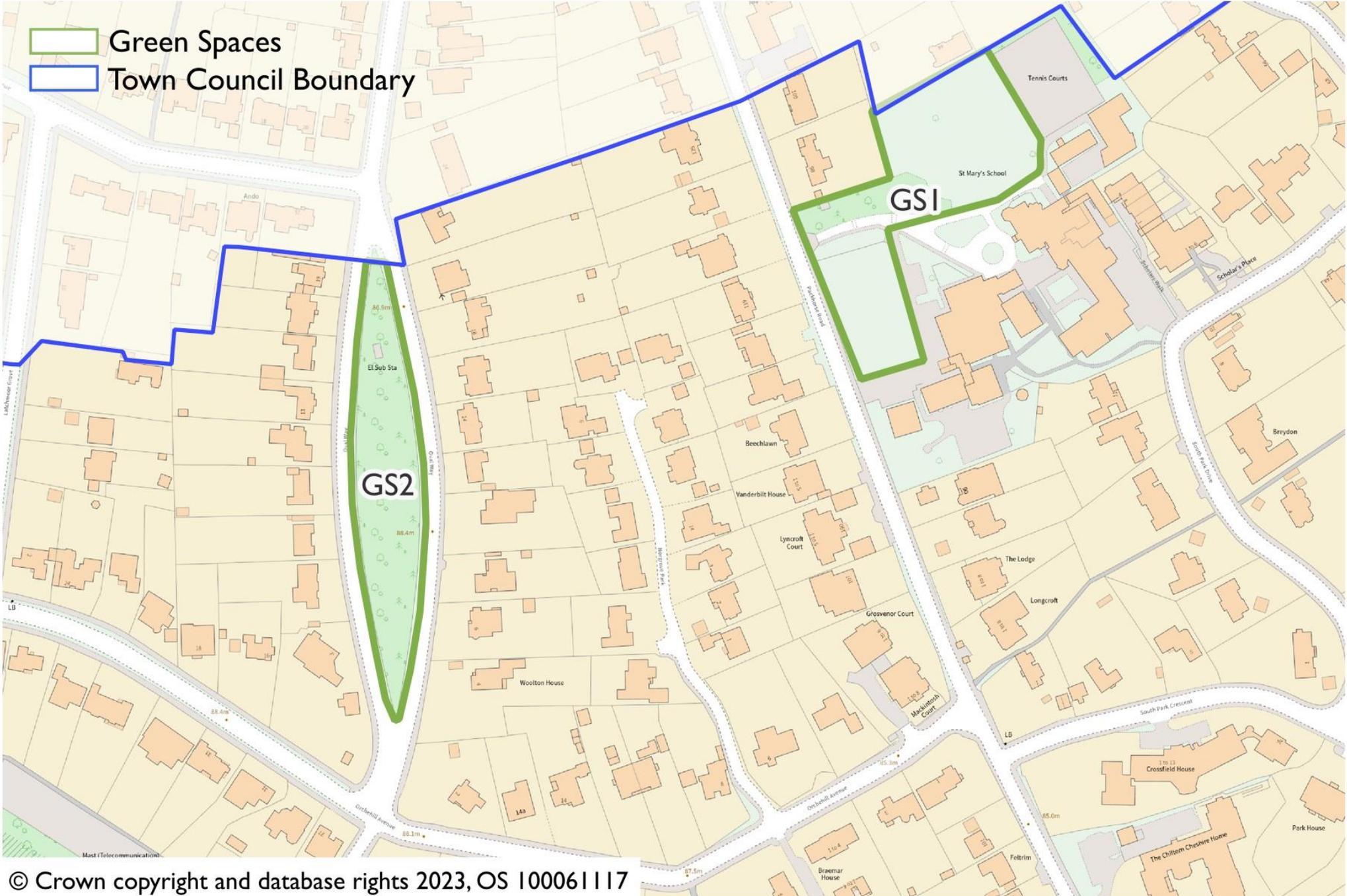
## Appendix D: Green Spaces Maps

Submission  
Dec 2023



<b>Neighbourhood Plan Policy 15 Reference</b>	<b>Name of Green Space</b>
GS1	St Marys School playing/sports fields
GS2	Oval Way central island
GS3	St James Church Cemetery
GS4	Gerrards Cross C of E School playing/sports fields
GS5	Gerrards Cross Cricket & Sports Club
GS6	Gaviots Green
GS7	Gaviots Close
GS8	Memorial Centre Allotments
GS9	Memorial Centre Tennis Courts
GS10	Memorial Centre Green area
GS11	Memorial Centre War Memorial





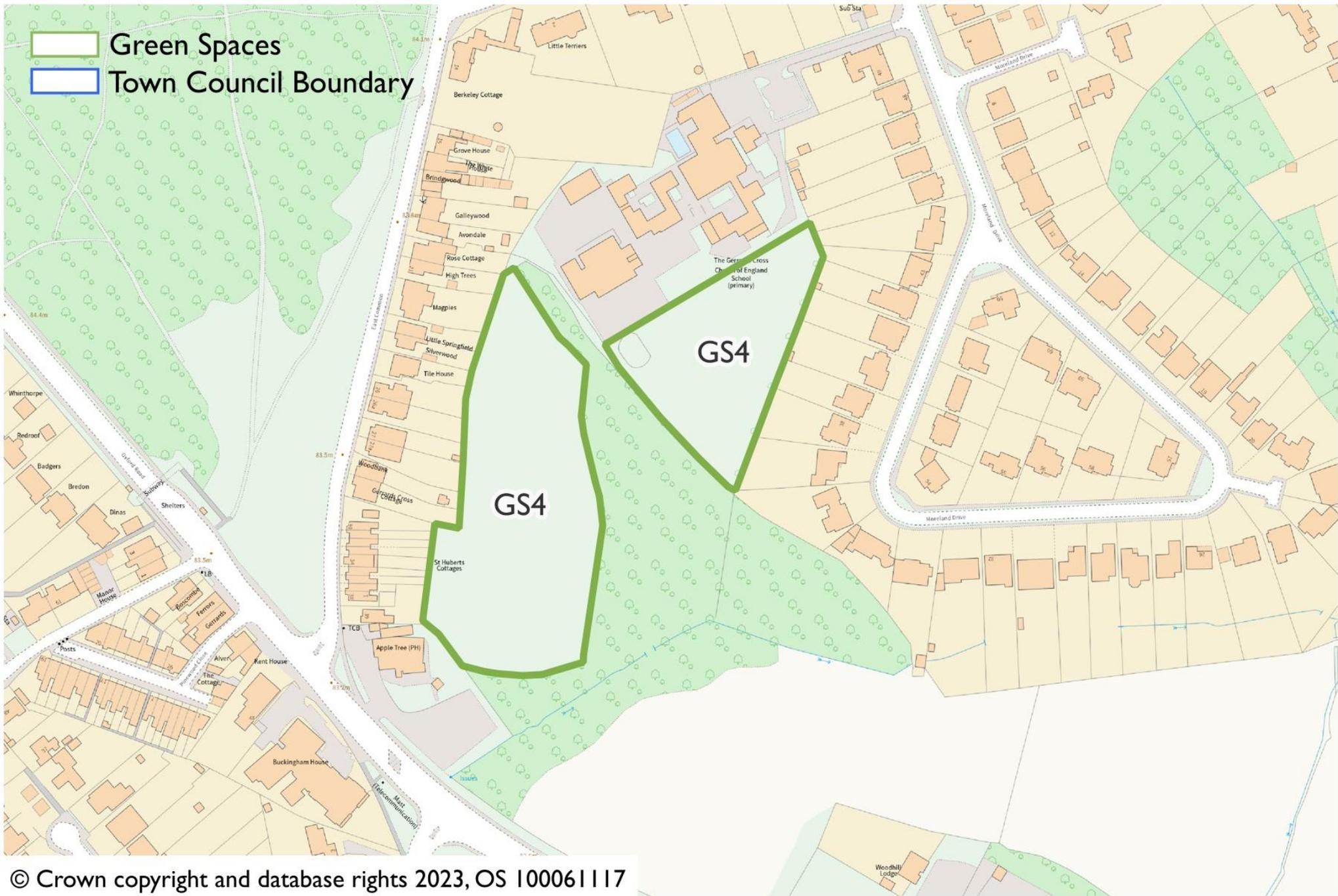
Green Spaces

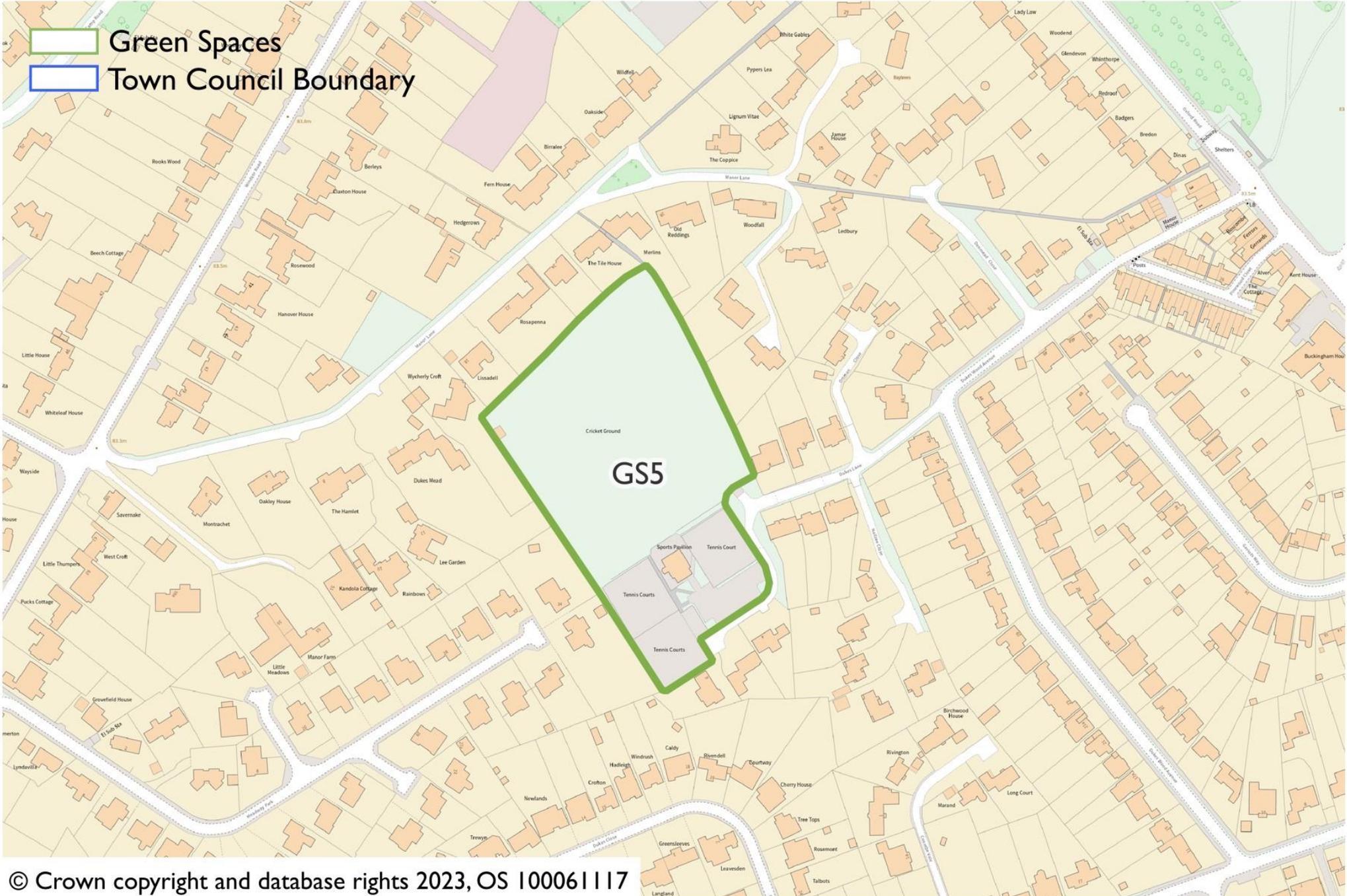
Town Council Boundary

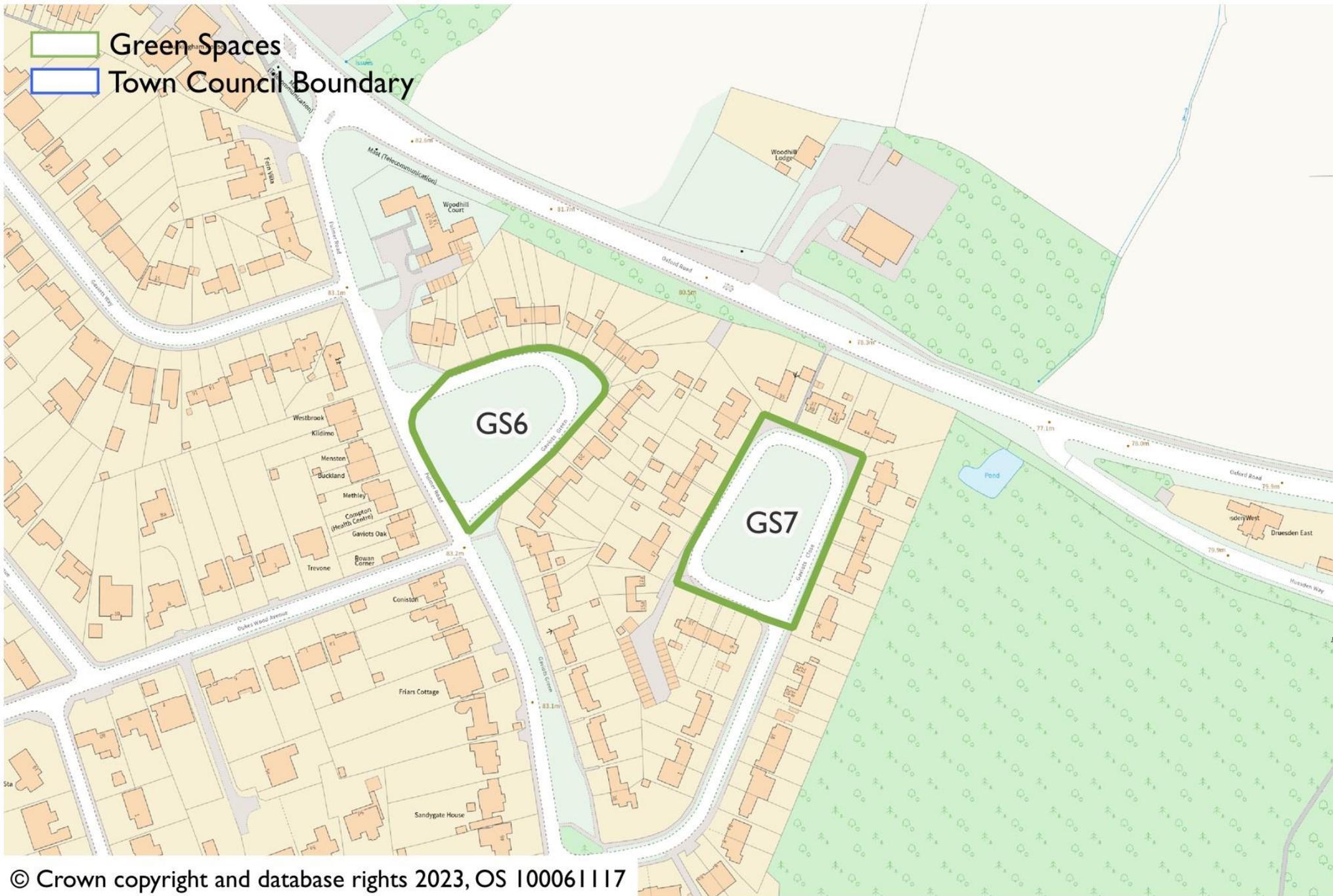
GS1

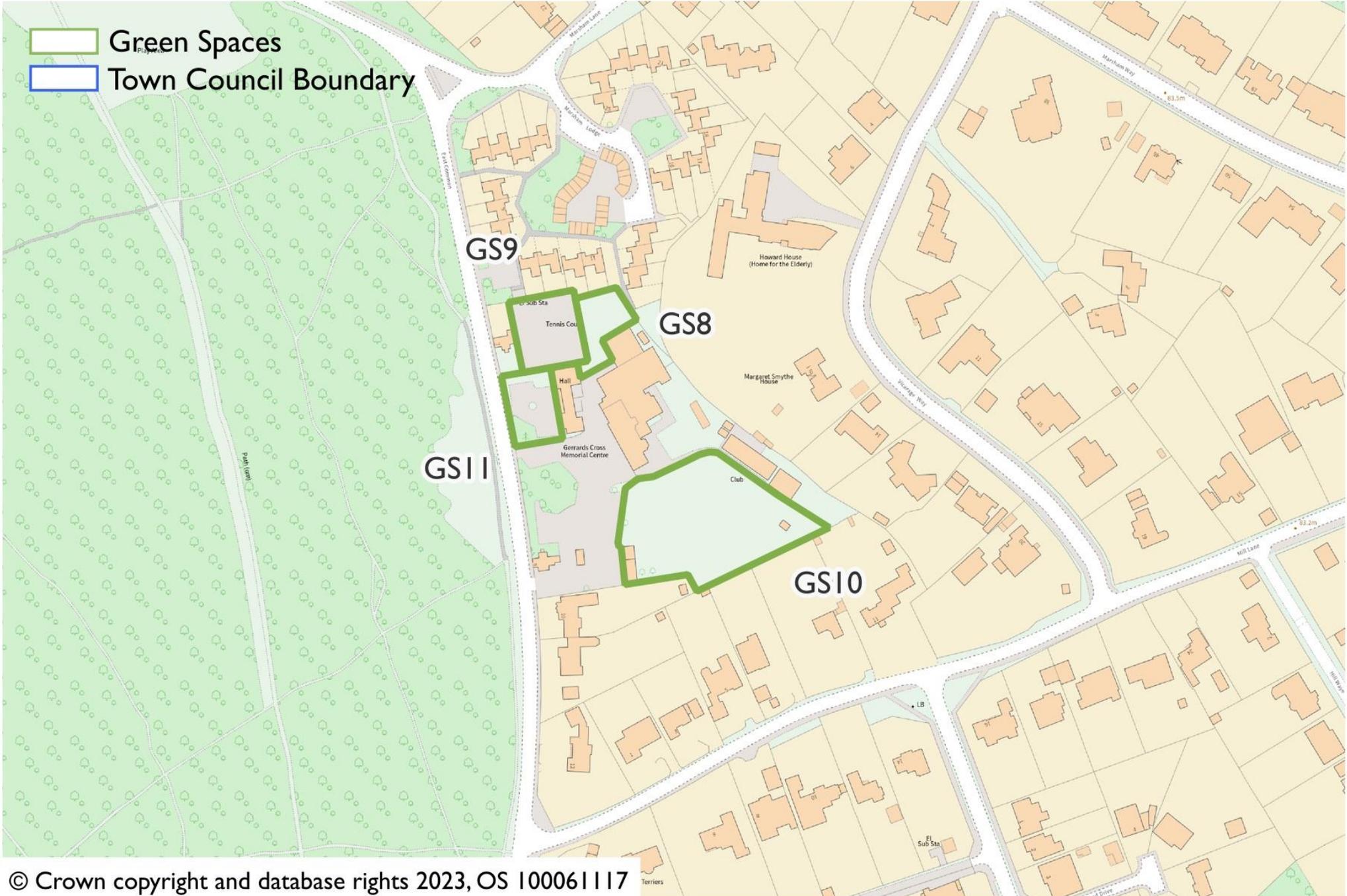
GS2

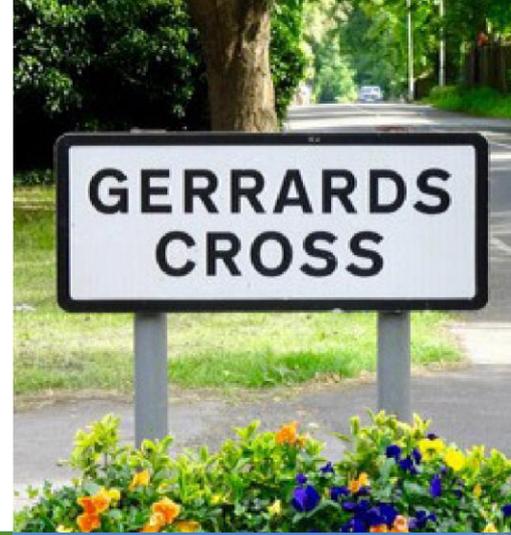








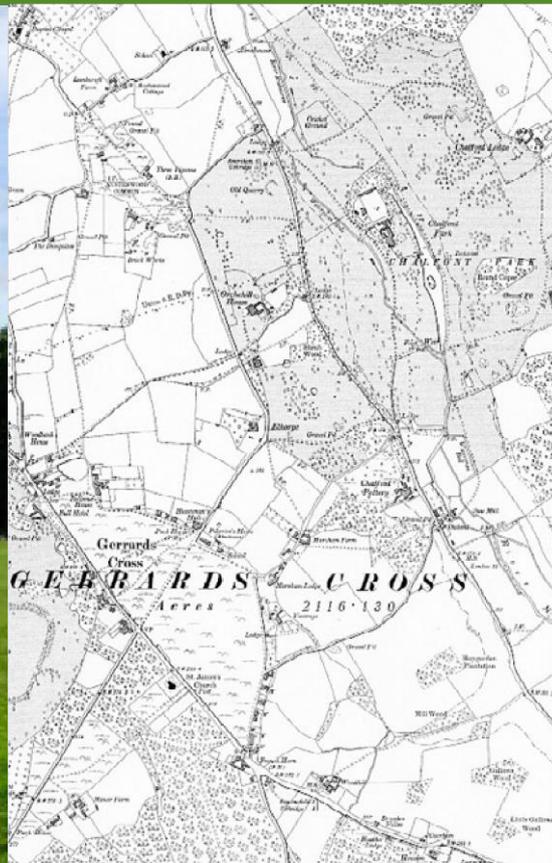




# Gerrards Cross Parish Neighbourhood Plan 2017 - 2040

## Appendix E: Green Belt release sites

Submission Draft  
Dec 2023

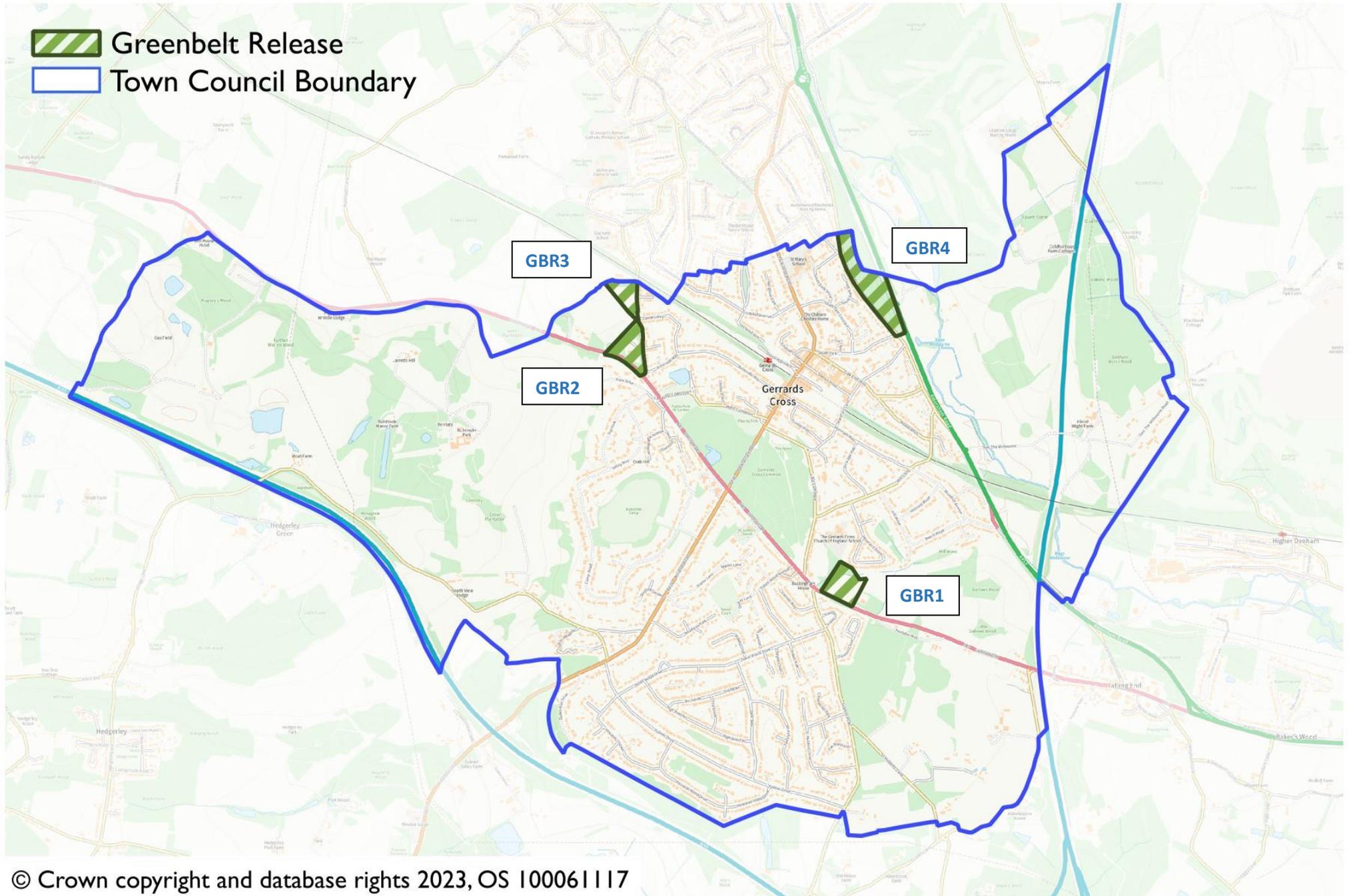




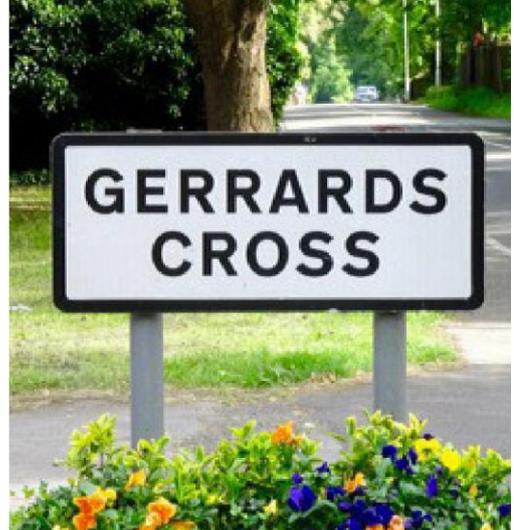
Greenbelt Release



Town Council Boundary







# Gerrards Cross Parish Neighbourhood Plan 2017 - 2040

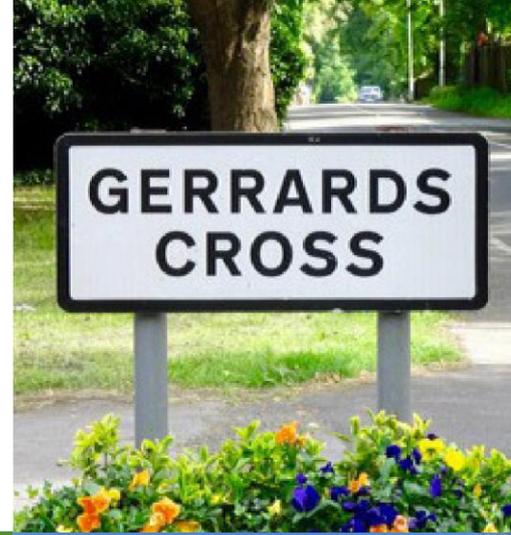
Appendix F: Non-designated heritage assets including  
sites of archaeological interest.

Submission  
Dec 2023



Name	Location	Permission sought from owner? Y/N	Reason for designation
Gerrards Cross railway station			The station was built as part of the Great Western and Great Central Joint Railway and was opened on 2 April 1906 as Gerrards Cross for the Chalfonts. It is in a deep cutting that was dug for the line to maintain a very shallow maximum gradient, to allow for fast running with steam-hauled trains. The line opened after the Chalfont Viaduct was built 1.2 miles (1.9 km) further up the line to traverse the River Misbourne.
St James Church			The church was consecrated by the Bishop of Oxford on 30 August 1859. It was erected at the sole cost of the sisters of the late General George Alexander Reid, who was MP for Windsor. Architect Sir William Tite. White and yellow brick with red brick diapering; Welsh slate roof; cruciform plan with octagonal dome surrounded by 4 square turrets with concave conical roofs. Campanile at north-west. The church celebrated its 150th anniversary on 31 August 2009.
The Bull			Opened in 1688 as a coaching inn and frequented by highwaymen
Apple Tree House			The building dates from 1757 and it has been a pub for at least 100 years. It used to be a rest house on the road to London. In 1830 the rent was five shillings a year.
St Huberts Cottages			Grade II built 1860 built by the eccentric author and adventurer, Thomas Mayne Reid. He is said to have galloped his horse on the Common.
Cinema			Built 1925 as a playhouse
St Mary's School			Originally a Lady's residence. St Mary's School was established in 1872 by the Anglican Foundation of The Sister of the Community of St. Mary the Virgin in Paddington, London The school relocated to Lancaster Gate in 1911, where it was known as St. Mary's College. In 1937 the school relocated to its present site, Orchehill House, in Gerrards Cross.
Post Office			The current Post Office at the corner with Marsham Way designed in 1912 by the London architects Kemp & How is in a Neo- Classical style. The fine Post Office doorway with its oval window to the side and the bay window both make a significant contribution to the streetscape.
Westminster House	Oak End Way		The only listed building in this character zone is the former bank, now Westminster House, in a Renaissance style. This landmark at the entrance to the Commercial Centre exudes quality using differently coloured bricks to enliven the design. Care has been taken that each elevation to the street on this corner site has visual interest. An ornately carved stone pedimented doorcase at Westminster House faces Packhorse Road.
Buildings	Station Rd		See <a href="https://www.southbucks.gov.uk/media/10627/Gerrards-Cross-Common-and-Centenary-Character-Appraisal/pdf/Gerrards_Cross_Common_and_Centenary_Character_Appraisal.pdf?m=636347559147070000">https://www.southbucks.gov.uk/media/10627/Gerrards-Cross-Common-and-Centenary-Character-Appraisal/pdf/Gerrards_Cross_Common_and_Centenary_Character_Appraisal.pdf?m=636347559147070000</a>
Memorial Centre			The Memorial Centre originated as Walters Croft House. A cottage was built on this site as an encroachment on the Common. The exact date of the present building is not known but its appearance suggests an 18th century core, with extensions and two lodges being added in the early 19th century. The hunting connection comes from its ownership in the 1830s and 1840s by a keen sportsman, when the Berkeley Hunt met in front of the house. The War Memorial formed from the stables to the Vicarage, which is now the Gerrards Cross Memorial Centre. The design is by Lutyens.
Hartley Court			The Victorian decoration on the listed former almshouses at Hartley Court is almost hidden by trees but the highly ornate chimneys, diaper brick work and stone dressings can still be glimpsed.
Wildwood			Previously called The Packhorse Public House a former coaching inn on the main drovers route 18th century in parts
Berkley Cottage	East Common		In 1818 the Old Berkeley's Huntsman, Thomas Oldacre, built Berkeley Cottage, a listed building still standing on East Common.

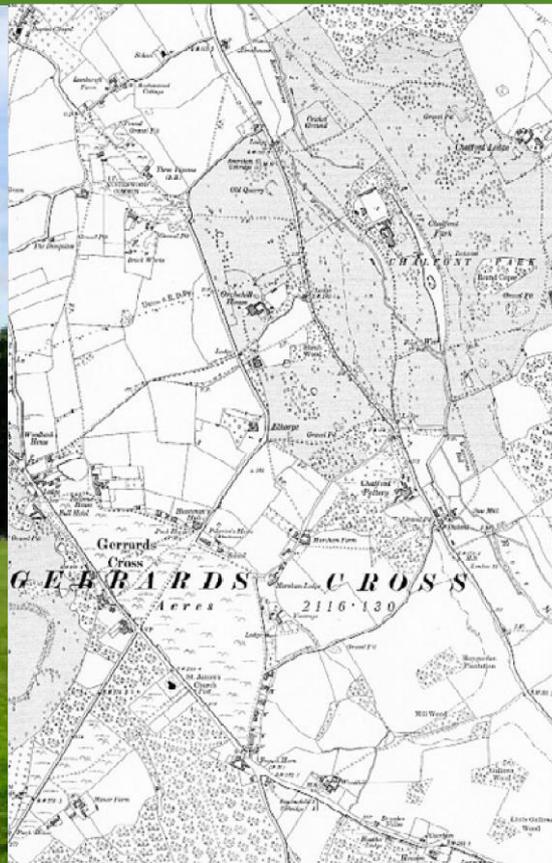
Woodbank & GX cottages	East Common		built by the Bulstrode estate between 1840 and 1876. Plain but built in atypical stock brick.
Grove House	East Common		Picturesque early C19 brick cottage painted white. Shallow hipped Welsh slate roof. Central porch with gabled roof and finial, scalloped barge boards, timber lattice sides and integral wooden seats.
The Bolt	East Common		A 1920s house designed by London architects, Hoare & Wheeler. An elegant design made picturesque with colourwash, a cottage-style lattice porch and white picket fence
Dargle	East Common		1931. This has half-timbering, an open Tudor style timber porch and plaster medallions on the walls.
Marsham Lodge	East Common		Marsham Lodge in Marsham Lane is one of two Span developments in South Bucks District. The other is Cedar Chase in Taplow, built in 1967, and included in the Taplow Conservation Area when it was re-designated in 2006. Started by the architect Eric Lyons in the 1950s
Devon Villas	West Common		Other terraces include Langstone Villas and Devon Villas on West Common, both more decorative with Devon Villas showing an Arts and Crafts influence.
Walpole House	West Common		The character of these buildings is generally that of a genteel Georgian vernacular.
Broom Cottages	West Common		Broom Cottages form a row built in 1880 in a very plain style– one of these cottages was formerly a shop
Langston Villas	West Common		Other terraces include Langstone Villas and Devon Villas on West Common, both more decorative with Devon Villas showing an Arts and Crafts influence.
Heath Cottage	West Common		Heath Cottage, West Common, dated 1830. Originally three cottages, now amalgamated into one dwelling and sensitively extended
Widenham House	West Common		Although in an Arts and Crafts style, they continue the 18th century tradition of genteel residences close to Latchmoor
Smeaton Cottage	West Common		A distinctive glass verandah gives interest to Smeaton Cottage, one of the picturesque group of houses south of Latchmoor Pond.
Waynefleet Lodge			Waynefleete Lodge at the junction of Lower Road and South Park Drive. This was originally the eastern entrance to the grounds of Orchehill House on the turnpike road to Amersham. C 1846
Woodhill Lodge			Original Lodge for the Orchehill Estate
Oval Way			The layout of other new roads in the garden village was determined by a combination of historic boundaries and the imagination of the developers. North of the railway Oval Way is in a particularly distinctive form with the road branched around an ovoid ornamental spinney.
West End Cottages			The more ornate West End Cottages built c.1870
Raylands Lodge			Similar Lodge to Waynefleet Lodge above



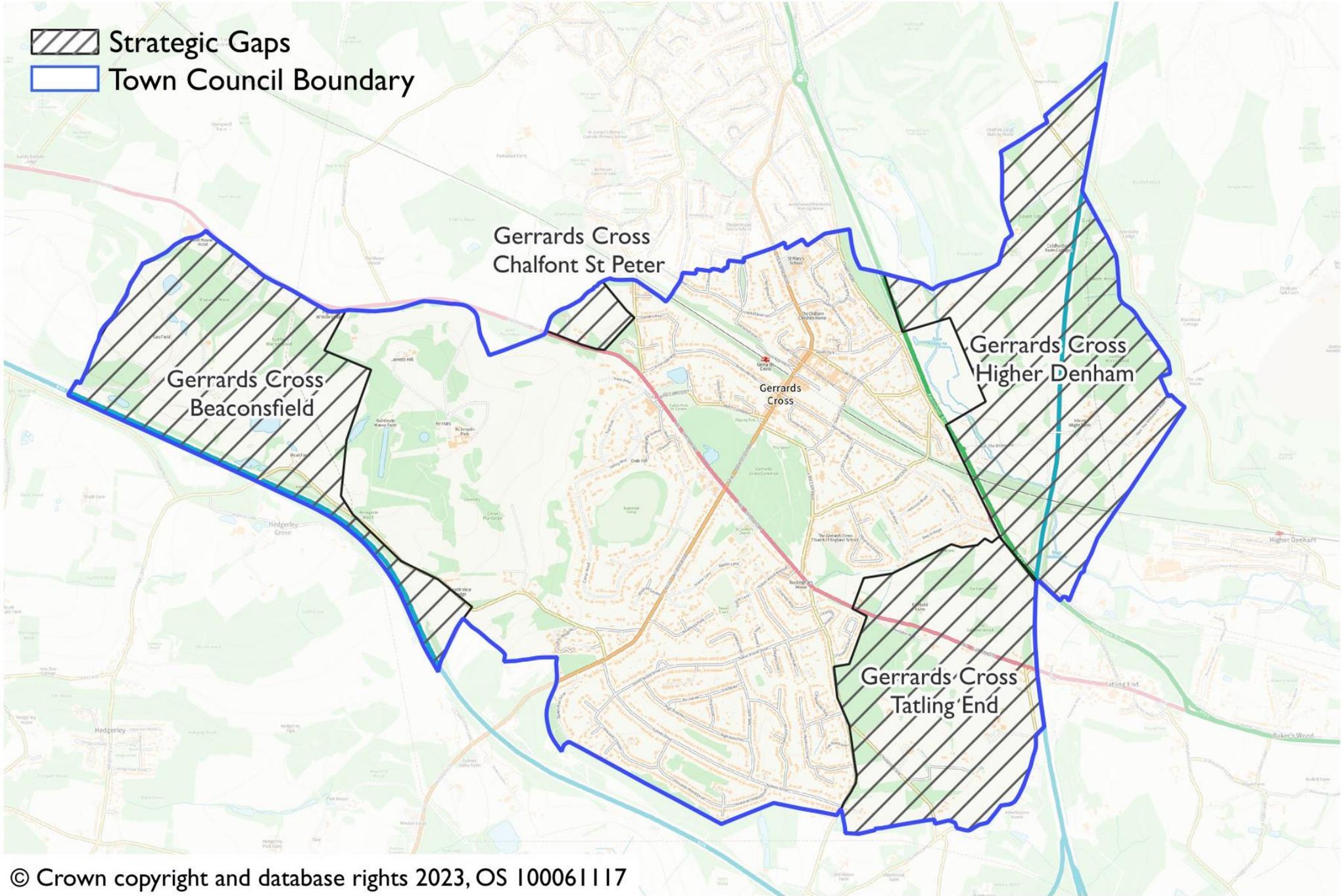
# Gerrards Cross Parish Neighbourhood Plan 2017 - 2040

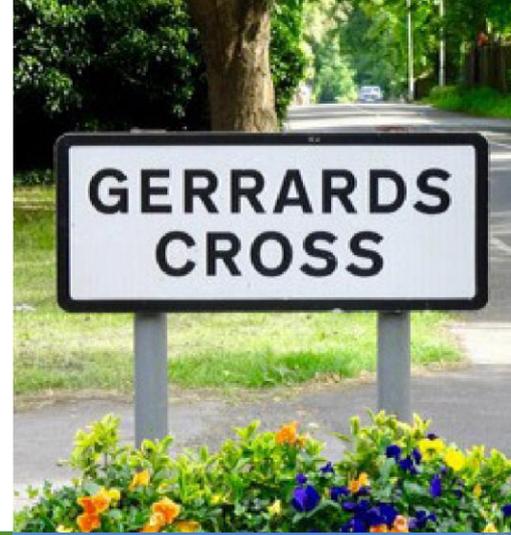
## Appendix G: Strategic Gaps

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 Strategic Gaps  
 Town Council Boundary

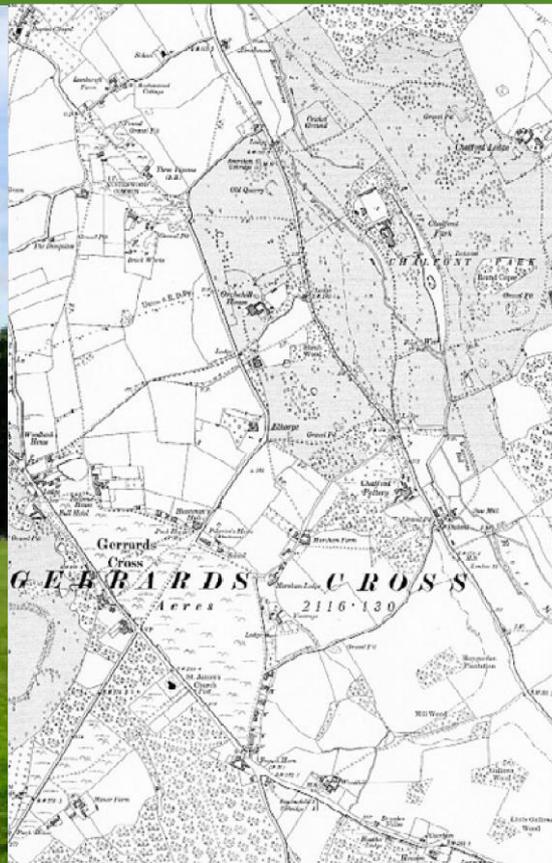




# Gerrards Cross Parish Neighbourhood Plan 2017 - 2040

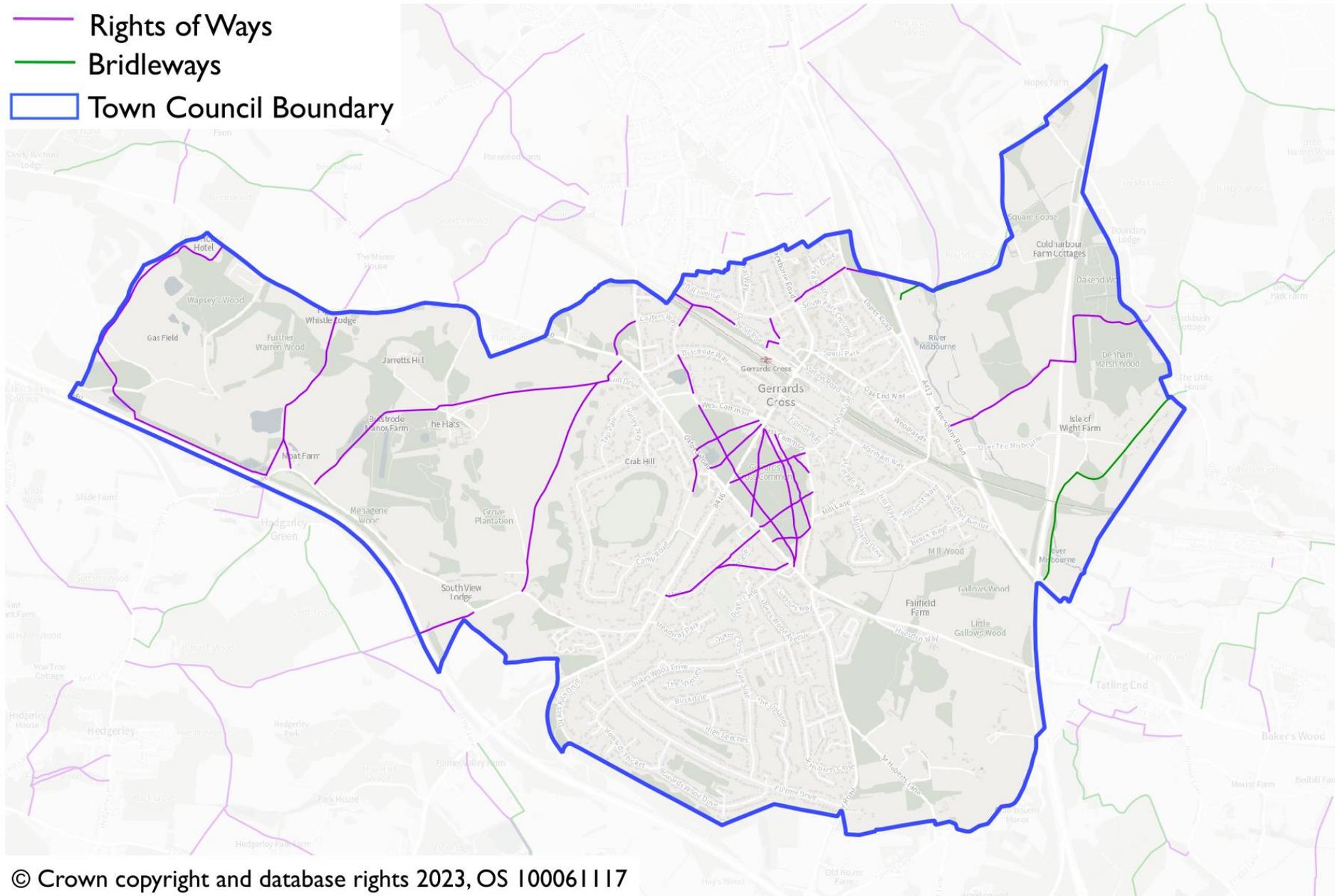
## Appendix H: Footpath & cycle routes Map

Submission  
Dec 2023



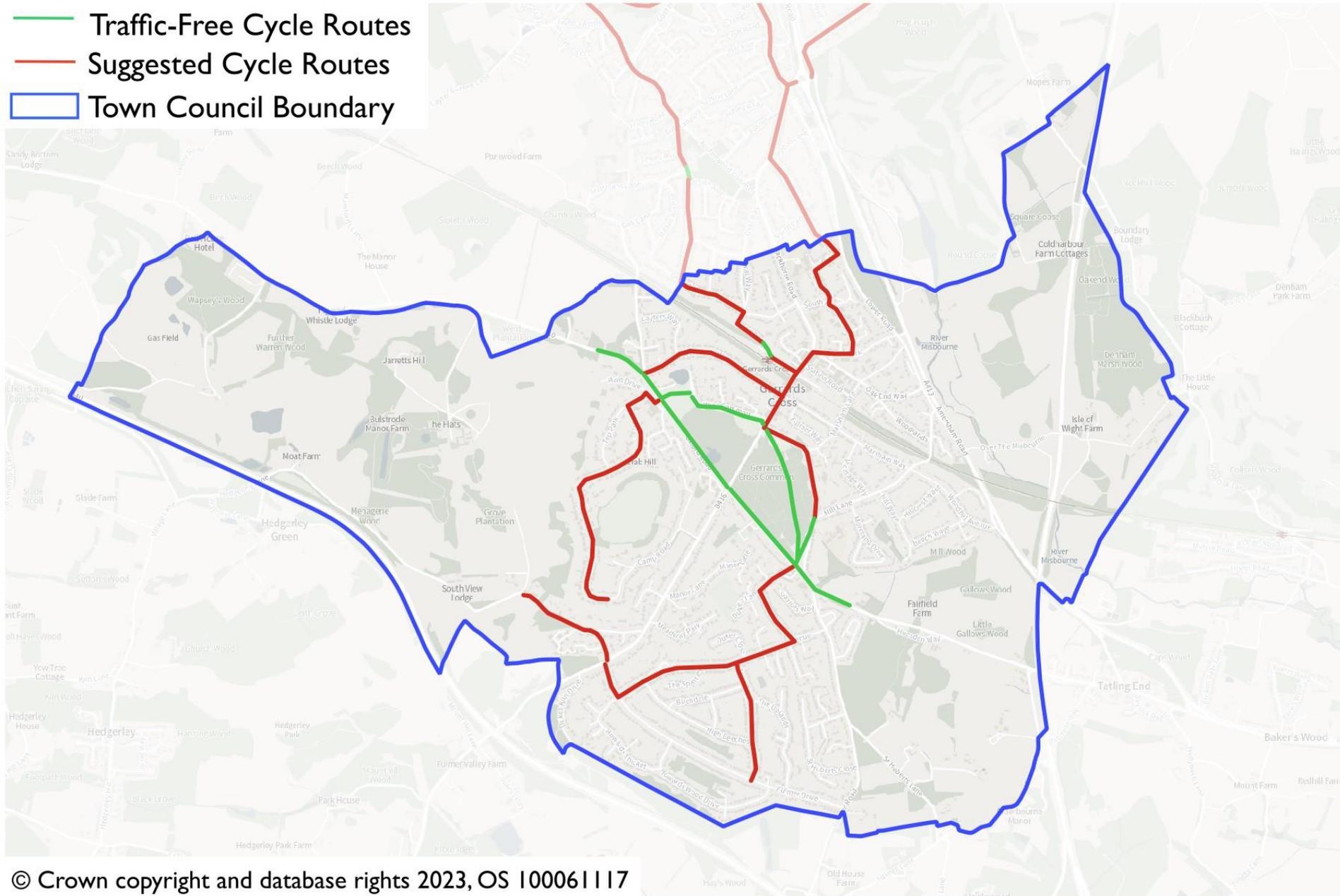
# Gerrards Cross Footpaths map

-  Rights of Ways
-  Bridleways
-  Town Council Boundary



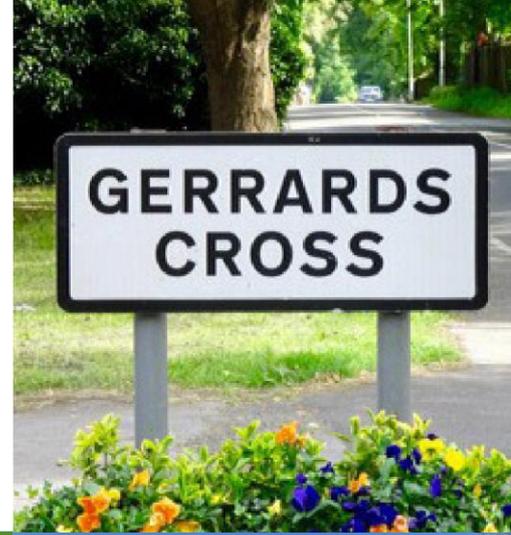
# Gerrards Cross Cycleways map

- Traffic-Free Cycle Routes
- Suggested Cycle Routes
- Town Council Boundary





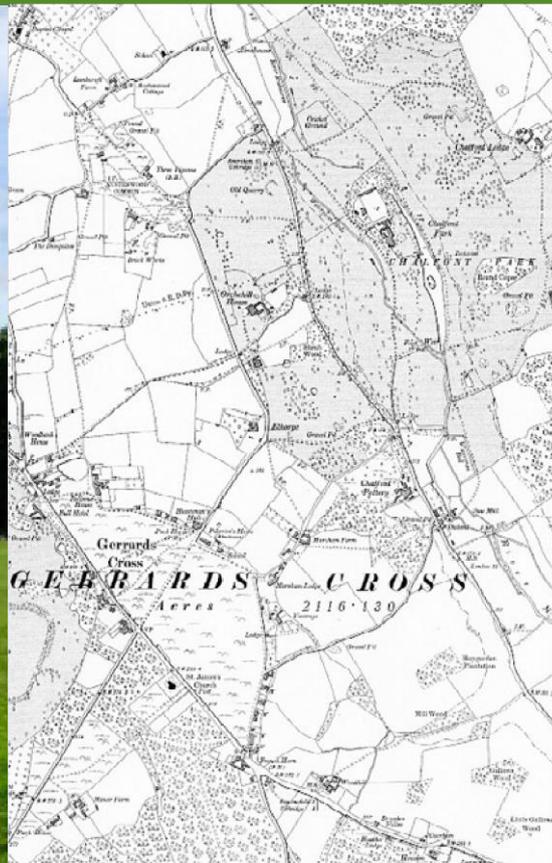




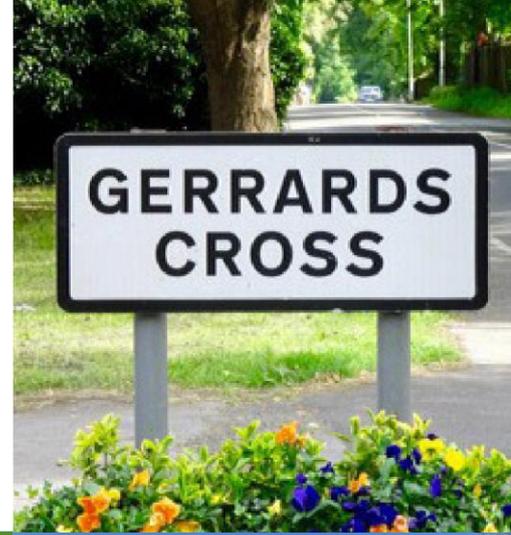
# Gerrards Cross Parish Neighbourhood Plan 2017 - 2040

## Appendix I: Community Aspirations

Submission  
Dec 2023



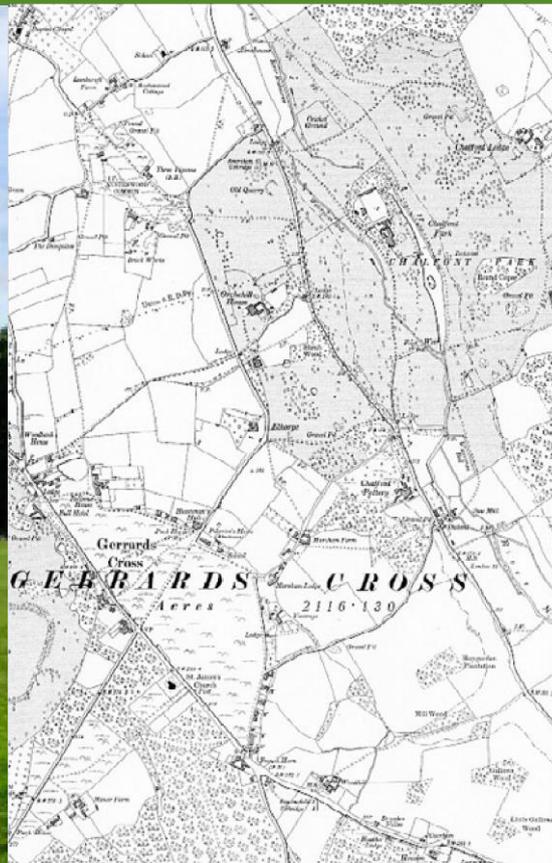
- **Community Aspiration 1:** Support the creation of a banking hub in Gerrards Cross
- **Community Aspiration 2:** Provide a better bus service that extends late into the evening.
- **Community Aspiration 3:** Provide sufficient electric car charging points around the town.
- **Community Aspiration 4:** Provide appropriate space for the provision of a new GP surgery within Gerrards Cross.
- **Community Aspiration 5:** Support and improve sports and community facilities.



# Gerrards Cross Parish Neighbourhood Plan 2017 - 2040

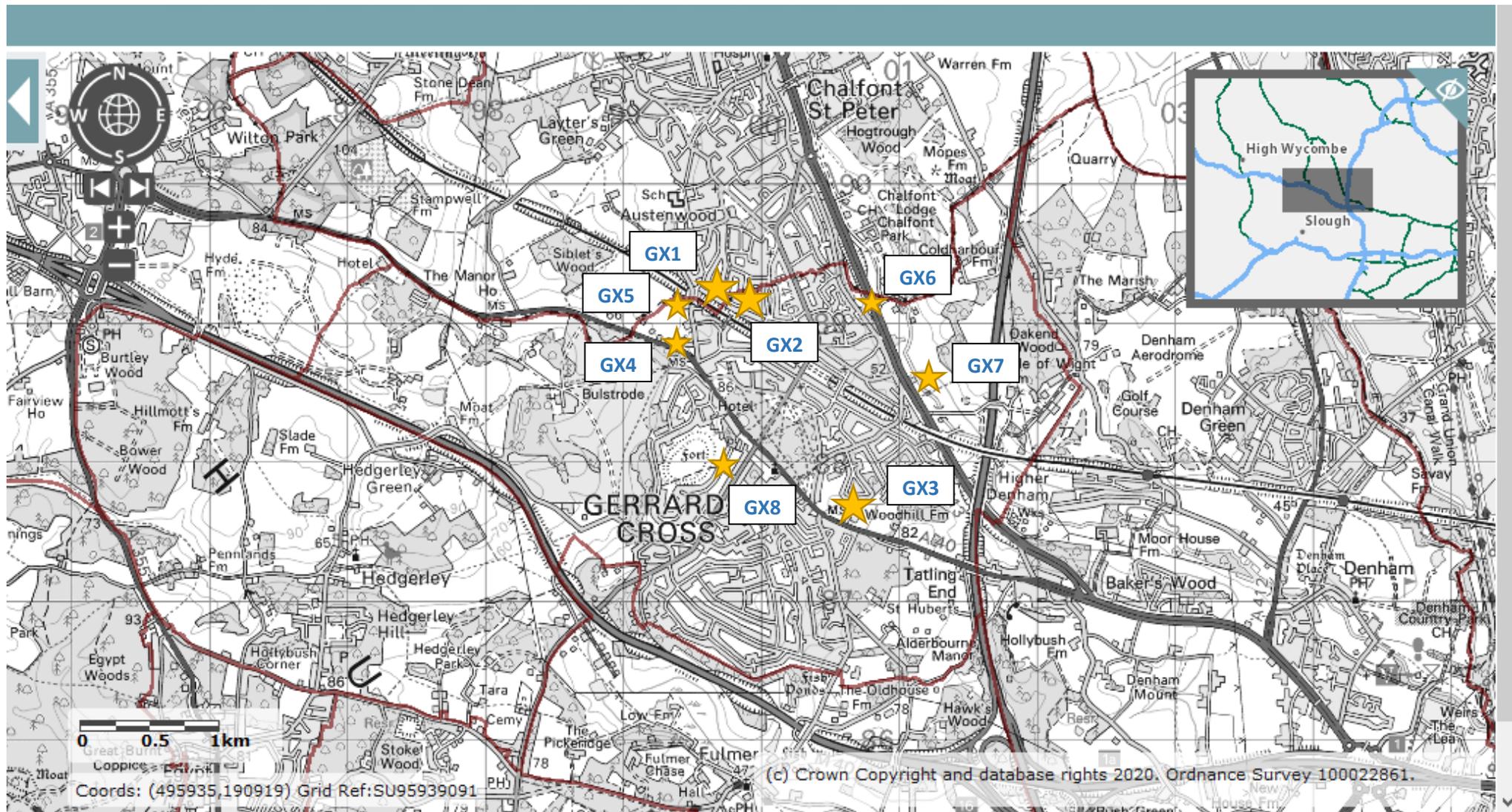
Appendix J: Site selection

Submission  
Dec 2023



## Site Selection Process

<b>Date</b>	<b>Activity</b>
Feb 2020	Steering Group meeting to agree the Neighbourhood Plan should look to include sites for housing.
May 2020	AECOM commissioned to carry out a Housing Needs Assessment for Gerrards Cross
July 2020	Steering Group consider sites in SBDC HELAA for possible inclusion in Neighbourhood Plan.
Nov 2020	Landowners and developers invited to propose sites, within the parish which might be appropriate for development. This invitation was delivered to each household and business in Gerrards Cross via Gerrards Cross Town Council newsletter – VOICE – November 2020 edition. And advertised on the Town Council and GXPlan websites.
Jan 2021	All (8) sites submitted reviewed by Steering Group and put forward for Site Assessment by Navigus Planning (see below).
April 2021	One site was found to be feasible and this was added to the Neighbourhood Plan.



Map Ref	Site name
GX1	Orchehill Rise car park
GX2	Overflow station car park
GX3	Land next to Apple Tree Pub, Oxford Rd
GX4	Rylands Mead-land within existing boundary
GX5	Land north of Rylands Mead, west of Bull Lane
GX6	West of A413 Lower Rd
GX7	Land east of A413 bound by M25 & railway
GX8	Bulstrode Camp, Camp Rd



Access	Site GX1 Orchehill Rise Car Park	Site GX2 Overflow Car Park	Site GX3 Site next to Apple Tree Pub on A40	Site GX4 Raylands Mead	Site GX5 North of Raylands Mead, west of Bull Lane	Site GX6 Strip to the west of A413 next to Lower Road	Site GX7 Land to the east of A413 bounded by M25 and railway	Site GX8 Land either side of Camp Road
Vehicular access to highway	Yes, access from Orchehill Rise could be provided.	Access only via very small service road off Packhorse Road. Service road only just wide enough for a single vehicle and not suitable for vehicular access. Alternative access would have to be provided onto Station Approach but this would have to be aligned to drop down approximately 10-15m from the site. Such an access would be likely to require a significant proportion of the site, thereby reducing its dwelling yield. It would also be likely to increase the cost of the development which may make the development unviable.	Yes, access from Oxford Road could be provided.	Yes, access from Bull Lane could be provided.	Yes, access from Bull Lane could be provided.	Yes, access from Lower Road could be provided.	Access only possible from southbound A413 dual carriageway. To access the site from the south would require travelling approximately 1km north to the roundabout exit with the B416 and then doubling the 1km back southbound on the A413. This does not represent a reasonable option for providing vehicular access.	Access to the eastern part of the site could be provided from Windsor Road. Access to the western part of the site could be provided from Camp Road but this is a private road and would require agreement with the owner.

Biodiversity	Site GX1 Orchehill Rise Car Park	Site GX2 Overflow Car Park	Site GX3 Site next to Apple Tree Pub on A40	Site GX4 Raylands Mead	Site GX5 North of Raylands Mead, west of Bull Lane	Site GX6 Strip to the west of A413 next to Lower Road	Site GX7 Land to the east of A413 bounded by M25 and railway	Site GX8 Land either side of Camp Road
European designated sites - SAC/SPA/Ramsar	No	No	No	No	No	No	No	No
National designated sites - Site of Special Scientific Interest (SSSI)	No	No	No	No	No	No	No	No
Sites of national importance - ancient woodland	No	No	No	No	No	No	No	No
<b>SUMMARY OF HIGH LEVEL ISSUES ASSESSMENT</b>	No fundamental issues that would clearly preclude consideration of the site for development.	It is considered that access to the site is likely to represent a showstopper issue to development.	No fundamental issues that would clearly preclude consideration of the site for development. However, the site's location in the Green Belt means that it cannot be allocated in the Neighbourhood Plan until it has been released from the Green Belt through strategic review of Green Belt boundaries that would inform a Local Plan review. In order for it to be released, it must be demonstrated that the site no longer fulfils the five purposes of the Green Belt (see NPPF paragraph 134). It should be noted that the Buckinghamshire Green Belt Assessment Part One did not consider the parcel of land containing this site to be worthy of	No fundamental issues that would clearly preclude consideration of the site for development. However, the site's location in the Green Belt means that it cannot be allocated in the Neighbourhood Plan until it has been released from the Green Belt through strategic review of Green Belt boundaries that would inform a Local Plan review. In order for it to be released, it must be demonstrated that the site no longer fulfils the five purposes of the Green Belt (see NPPF paragraph 134). It should be noted that the Buckinghamshire Green Belt Assessment Part One did not consider the parcel of land	No fundamental issues that would clearly preclude consideration of the site for development. However, the site's location in the Green Belt means that it cannot be allocated in the Neighbourhood Plan until it has been released from the Green Belt through strategic review of Green Belt boundaries that would inform a Local Plan review. In order for it to be released, it must be demonstrated that the site no longer fulfils the five purposes of the Green Belt (see NPPF paragraph 134). It should be noted that the Buckinghamshire Green Belt Assessment Part One did not consider the parcel of land containing this site to be worthy of consideration for green belt release.	No fundamental issues that would clearly preclude consideration of the site for development. However, the site's location in the Green Belt means that it cannot be allocated in the Neighbourhood Plan until it has been released from the Green Belt through strategic review of Green Belt boundaries that would inform a Local Plan review. In order for it to be released, it must be demonstrated that the site no longer fulfils the five purposes of the Green Belt (see NPPF paragraph 134). It should be noted that the Buckinghamshire Green Belt Assessment Part Two assessed the full extent of this site and considered it to make a 'moderate' contribution to meeting green belt purposes.	Whilst not a showstopper issue, access to the site is sufficient an issue to question the merit of allocating this site. If the whole of the larger site area were included then the extent of the access issue would be reduced overall. However, the significant majority of the larger site is outside the Gerrards Cross parish boundary and therefore outside the influence of any site allocation in a neighbourhood plan for Gerrards Cross. The site's location in the Green Belt means that it cannot be allocated in the Neighbourhood Plan until it has been released from the Green Belt through strategic review of Green Belt boundaries that would inform a Local Plan review. In order for it to be released, it must be	No fundamental issues that would clearly preclude consideration of the site for development.

			consideration for green belt release.	containing this site to be worthy of consideration for green belt release.			demonstrated that the site no longer fulfils the five purposes of the Green Belt (see NPPF paragraph 134). It should be noted that the Buckinghamshire Green Belt Assessment Part One did not consider the parcel of land containing this site to be worthy of consideration for green belt release.	

<b>DETAILED SITE ASSESSMENT</b>	<b>Site GX1 Orchehill Rise Car Park</b>	<b>Site GX8 Land either side of Camp Road</b>
<b>Context</b>		
Current and previous uses (mixed use or previously developed land)	Car park	Residential
Surrounding land uses	Residential, car parking for railway	Residential, open space, woodland
General character - open countryside/rural/suburban	Suburban	Low density suburban.
Topography - flat/sloping or undulating/steep gradient	Flat	Generally flat
<b>Housing</b>		
Able to accommodate affordable housing	<b>Size of site would limit potential to provide a significant amount of affordable housing.</b>	Scale of site means there would be significant potential to accommodate affordable housing.
Able to provide a range of housing types, sizes and tenures	<b>Size of site would limit potential to provide a wide range of housing.</b>	Scale of site means there would be significant potential to accommodate a wide range of housing needs.
<b>Community Facilities and Access to Services</b>		
Distance to schools (primary and secondary)	1,600 metres (20 min walk)	1,800 metres (21 min walk)
Distance to town centre/shop(s)	50 metres - adjacent to town centre	1,290 metres (15min walk)
Distance to open space/recreation facilities	800 metres (11 min walk)	Adjacent to Gerrards Cross Common and within 10-minute walk of Gerrards Cross Common Playground.
Loss of community/recreation facilities/cultural	No	No
Opportunity to provide open space/ recreation/ community facility	<b>Size of site would limit potential to provide other uses.</b>	Site has significant potential to provide a wide range of open space and recreational/community uses.
<b>Biodiversity</b>		
Local designation - SNCI/LNR/BOA	No	No
Tree Preservation Order (within site/ boundary)	No	Not known but there are a significant number of mature trees present within the site, therefore there is a high potential for a number of trees to be subject to TPO.
Opportunity to enhance biodiversity and green infrastructure	<b>None</b>	Significant opportunity to enhance biodiversity and green infrastructure
<b>Landscape</b>		

Views into site (wide/framed/screened/long/short)	None	None
Views out of the site (wide/framed/screened/long/short)	None	None
Opportunity to enhance landscape	None	The site is visually well contained by existing housing and mature trees. It is unlikely that the landscape can be materially improved through development.
<b>Heritage</b>		
Any listed buildings within/close to site	No	No
Conservation Area - within or nearby	Within Conservation Area. Development would have to ensure that it is designed appropriately.	Close to Conservation Area but unlikely to affect its setting
Any Scheduled Monument within/close to site	No	Adjacent to Bulstrode Park camp, a Bronze/Iron Age multi-vallate hill fort. Development of the part of the site closest to the scheduled monument could impact its setting. This is likely to restrict the extent of the area that could be developed.
<b>Transport</b>		
Distance to railway station	Adjacent to railway station.	0.8 miles (15min walk)
Site potential to generate significant additional traffic/congestion	Size of site means this would be unlikely.	<b>Development of full extent of site at 30dph could create traffic issues. However, if only part of the site is developed (due to constraints such as presence of scheduled monument) then traffic generation likely to be capable of mitigation.</b>
Pedestrian access	Site has direct pedestrian access to town centre	Site has direct pedestrian access into town centre via public rights of way through Gerrards Cross common and then along B416 at the start of the town centre. This provides a safe and attractive route which maximises the potential for pedestrian use.
Public rights of way (PROW) present	No	PROW adjacent to site but would not be affected by development.
Access by bike	Site has direct access by bike to town centre	Access to town centre would be along busy B416 road. This is likely to deter widescale cycling.
<b>Environmental Quality</b>		

Water quality issues	Within a Drinking Water Protected Zone (Surface Water). This means it is within the Water Framework Directive, where raw water is abstracted from rivers and reservoirs. Raw water needs to be protected to ensure that it is not polluted which could lead to additional purification treatment.	No
Air quality issues	No - site not within or close to an Air Quality Management Area.	No - site not within or close to an Air Quality Management Area.
Any local noise issues	Site is adjacent to railway line therefore there could be some issues relating to noise from trains unless noise screening is provided.	No
Agricultural land classification	N/a - predominantly a previously development site not established for agricultural use.	N/a - predominantly a previously development site not established for agricultural use.
Potential contaminated land	Not known	Not known
<b>Other issues</b>		
Other issues	The availability of the overflow car park for development would need to be confirmed with Network Rail and/or the train operating company.	The development of the site would involve the loss of a significant number of existing residential properties, many of which are very high value properties (>£1m). There is the potential that this could significantly impact on the viability of development. Even if the development is viable, it could significantly limit the potential to deliver important strategic and local objectives such as affordable housing and important local benefits such as green open space and recreational facilities.
<b>SUMMARY</b>	<b>The site is very well located to the town centre and has no fundamental constraints. However, it is limited in size and will therefore make a limited contribution towards addressing housing needs (including affordable housing) and wider objectives.</b>	<b>The site is of a scale that creates the possibility of making a significant contribution towards addressing housing needs, including affordable housing. It is also well located to access the town centre safely on foot. Its location adjacent to a scheduled monument will likely restrict the overall amount of development although this could create the opportunity to provide public open space and significant biodiversity benefits. Access along Camp Road - a private road - will be an issue as will the assembly of a significant number of high value private dwellings on the site at present; this could serve to significantly impact on the viability of the site.</b>

Key



Significant negative impact likely which will be very difficult to mitigate.



Some negative impact likely although there is a reasonable prospect of it being mitigated.



Potential negative impact and it is unclear whether there is a reasonable prospect of it being mitigated.



Site does not have potential to make a positive contribution towards an important issue (e.g. housing need, environment, providing reasonable alternatives to the private car).



No Issue/Neutral impact



Some positive impact likely although unlikely to be significant.



Significant positive impact likely to be created through the development of the site.

## SITE MAPS

MAPS ARE FOR QUICK REFERENCE ONLY AND MAY NOT BE TO SCALE

### GX1 Orchehill Rise Car Park



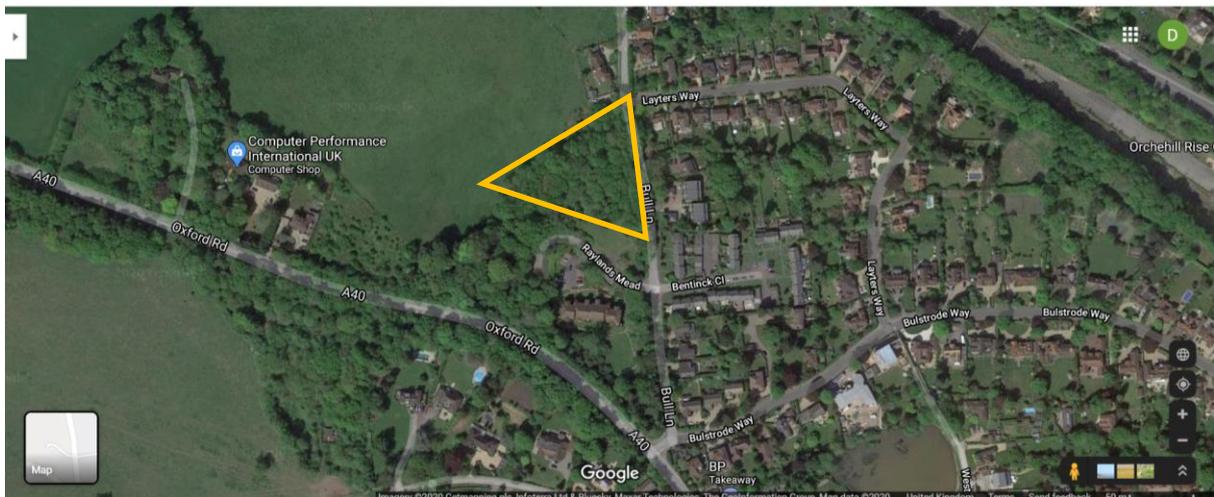
### GX2 Overflow Car Park



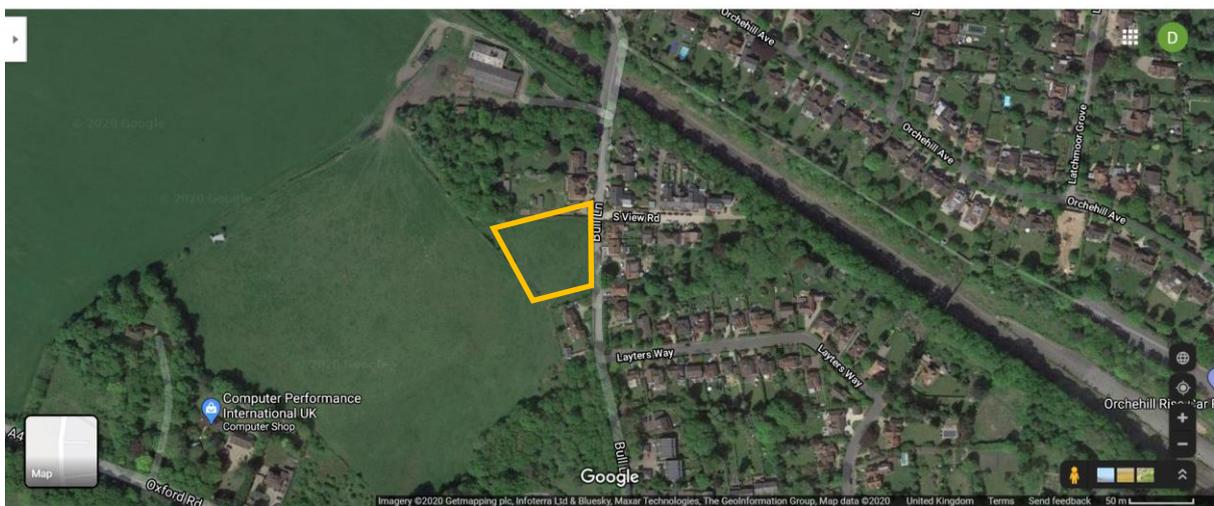
### GX3 Site next to Apple Tree Pub on A40



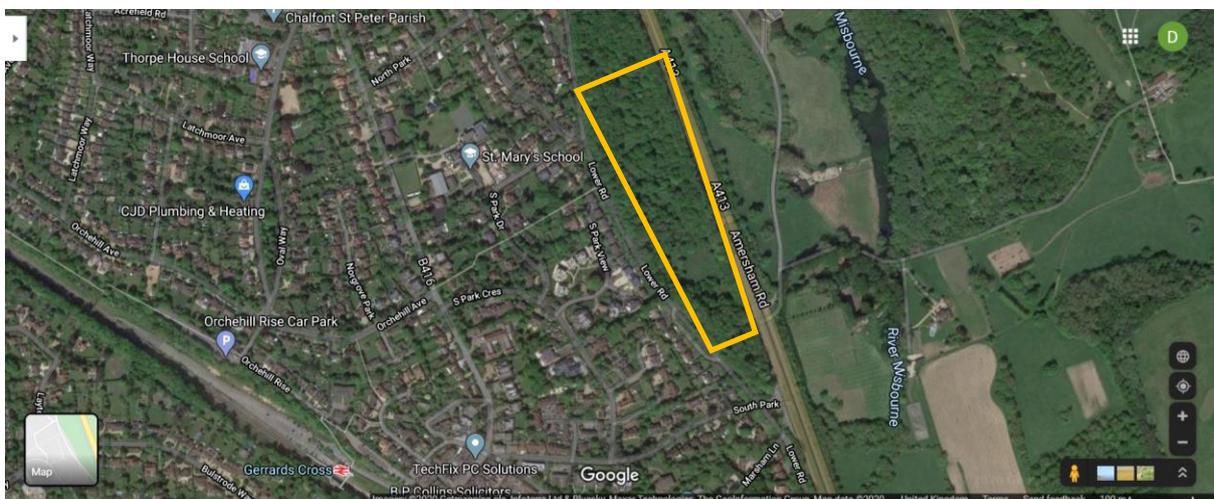
**GX4 Raylands Mead – land within existing boundary owned by freeholders.**



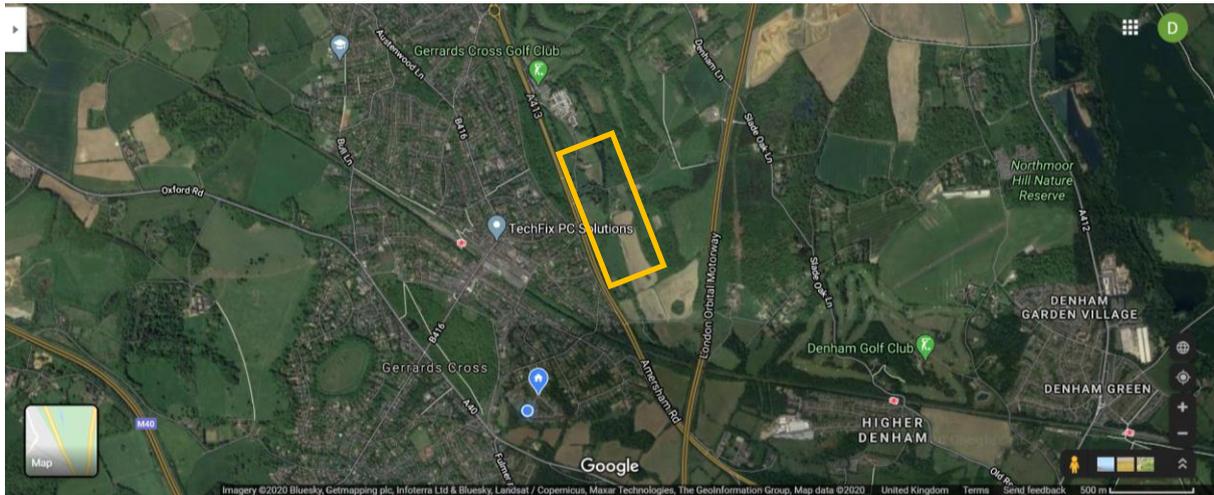
**GX5 North of Raylands Mead, west of Bull Lane**



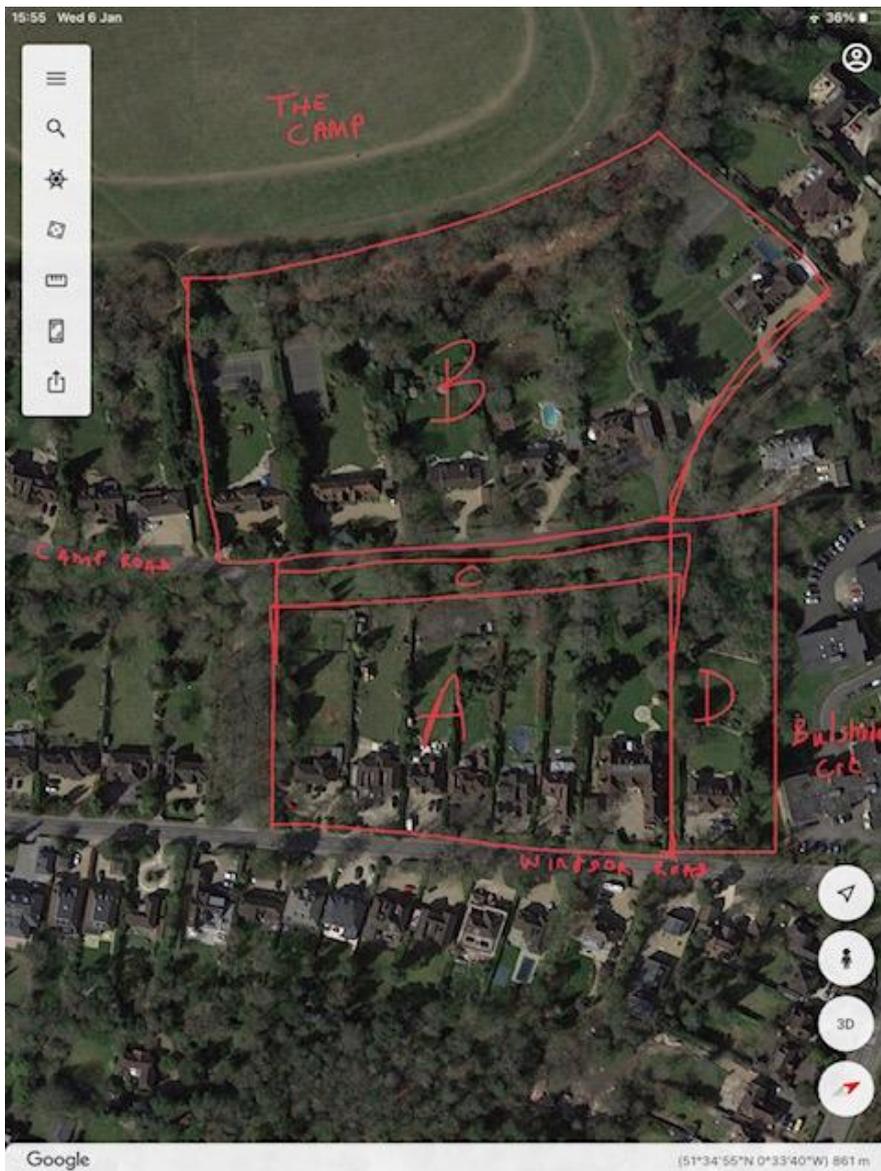
**GX6 Strip to the west of A413 next to Lower Road within GX boundary, identified by SBDC.**



**GX7 Land in the triangle to the east of the A413 bounded by the M25 and railway, where not in flood plain**



**GX8 Bulstrode Camp, Camp Rd**



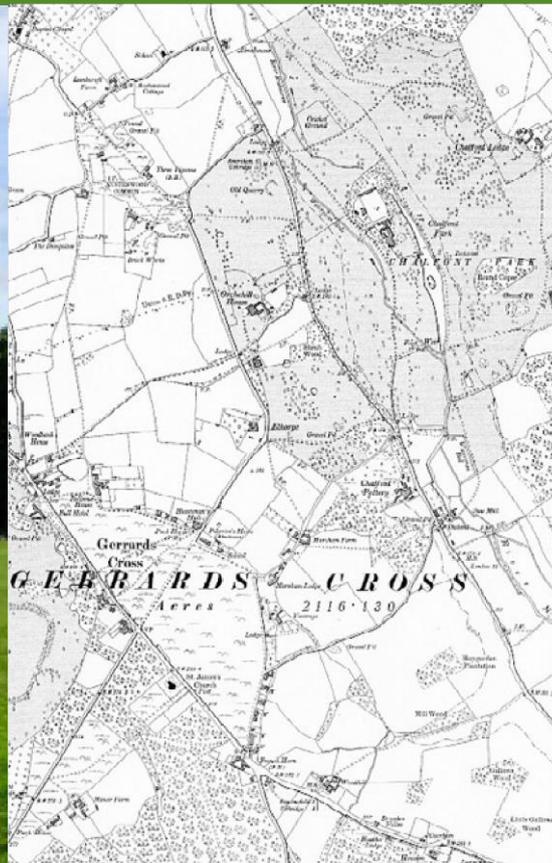
Map provided by developer.

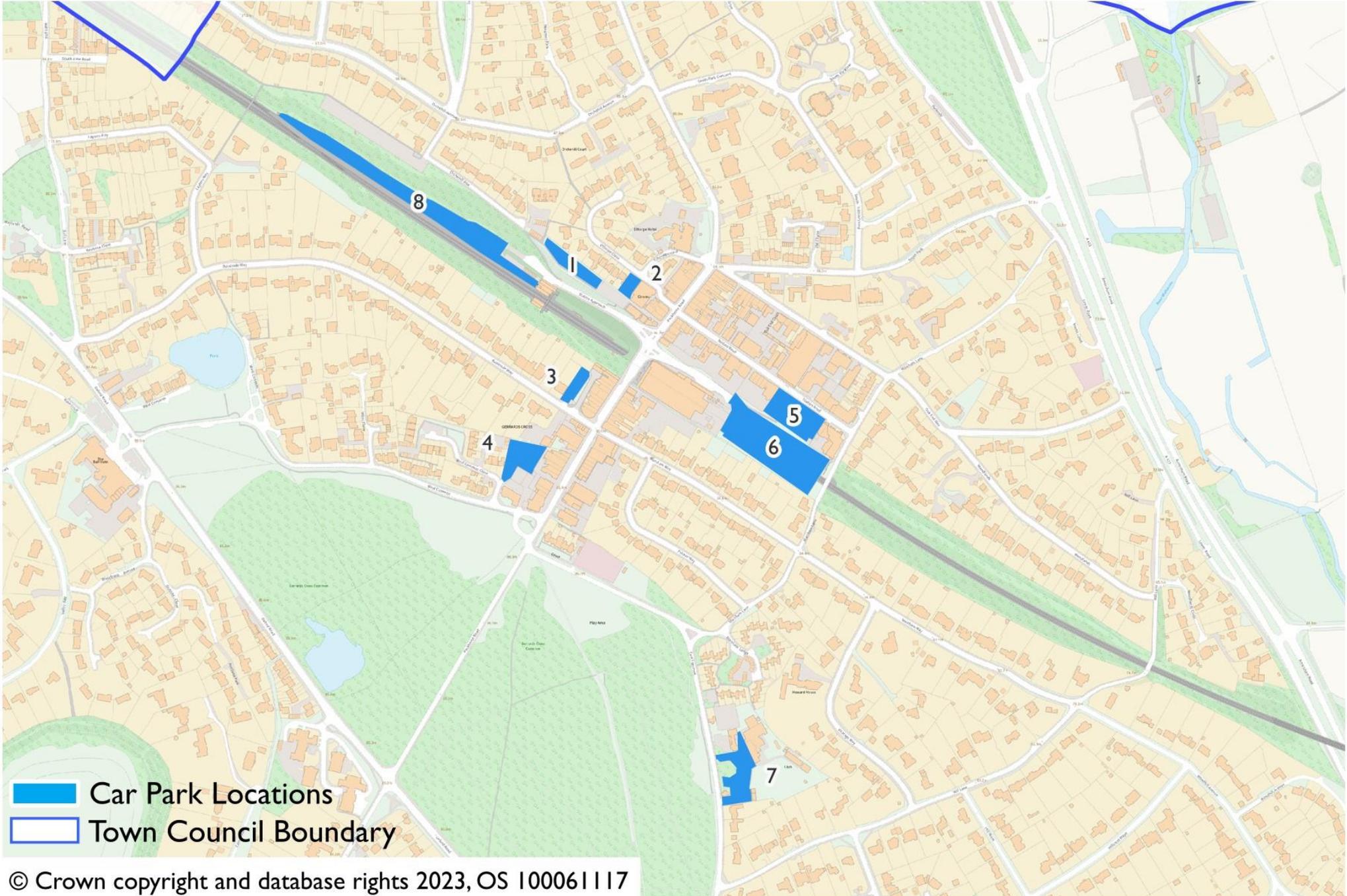


# Gerrards Cross Parish Neighbourhood Plan 2017 - 2040

## Appendix K: Policy 12 Car Parks

Submission  
Dec 2023





■ Car Park Locations  
□ Town Council Boundary

<b>KEY</b>	<b>Car Park</b>
1	Station Upper car park-Ethorpe Close
2	Cinema car park
3	Bulstrode Way car park
4	Packhorse Road car park
5	Station Road car park
6	Tesco car park
7	Memorial Centre car park
8	Gerrards Cross Train Station car park